

W2649359

When Recorded Return To:

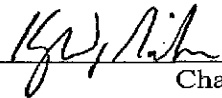
Blake K. Wade
Ballard Spahr LLP
201 South Main Street, Suite 800
Salt Lake City, Utah 84111

E# 2649359 PG 1 OF 4
ERNEST D ROWLEY, WEBER COUNTY RECORDER
07-AUG-13 1058 AM FEE \$1.00 DEP SGC
REC FOR: WEBER COUNTY TREASURER

NOTICE OF ENCUMBRANCE AND ASSESSMENT AREA DESIGNATION

Notice is hereby given that the County Commission (the "Commission") of Weber County, (the "County") has (i) designated the Weber County, Utah Summit Mountain Assessment Area (the "Assessment Area"), for the purpose of financing the costs of constructing and installing road improvements, water improvements, sewer improvements, and related improvements, and to complete said improvements in a proper and workmanlike manner and (ii) intends to finance said Improvements by levying an assessment against those properties located within the Assessment Area described by legal description and tax identification number as indicated on Exhibit 1 attached hereto.

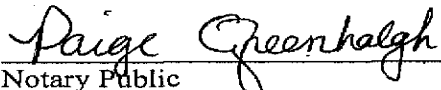
For information call John Bond, Weber County Treasurer at (801) 399-8406.


Chair

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On August 7, 2013 personally appeared before me, Kerry W. Gibson, who duly acknowledged to me that he executed the foregoing instrument on behalf of Weber County, Utah in his capacity of Chair of the Commission.

My Commission Expires:
01-30-2017


Notary Public
Residing at: Weber Co., Utah

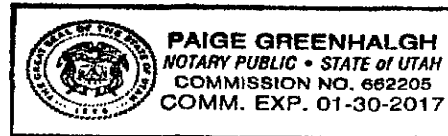


EXHIBIT "1"

NOTE: The following legal description is intended to describe only property lying within Weber County, Utah, with title to said property held by SUMMIT MOUNTAIN HOLDING GROUP, L.L.C., a Utah Limited Liability Company. Any property determined to be located within Cache County or held by any person or entity other than Summit Mountain Holding Group, LLC, is specifically excepted from this description.

Legal Description

Beginning at the West Quarter Corner of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian; and running thence South $86^{\circ}12'00''$ East along the Center Section Line of said Section 6, 2,114.40 feet to the Weber County Line between Weber and Cache Counties; thence along said County Line South $32^{\circ}04'40''$ East 430.30 feet to the most Northerly Corner of Powder Ridge Condominiums Phase 1 Amended as Recorded in the Office of the Weber County Recorder; thence along the Westerly Line of said Powder Ridge Condominium Plat the following Five (5) Courses: 1) South $57^{\circ}57'32''$ West 266.13 feet, 2) southerly along a 402.11 foot radius non-tangent curve to the right, (chord bears South $20^{\circ}37'26''$ East a distance of 159.99 feet), through a central angle of $22^{\circ}57'00''$, a distance of 161.07 feet, 3) South $09^{\circ}08'56''$ East 310.95 feet, 4) southerly along a 1,667.00 foot radius tangent curve to the left, (chord bears South $14^{\circ}06'10''$ East a distance of 287.90 feet), through a central angle of $09^{\circ}54'28''$, a distance of 288.26 feet and 5) South $19^{\circ}03'23''$ East 235.48 feet; thence southerly along a 133.00 foot radius tangent curve to the right, (chord bears South $10^{\circ}05'26''$ West a distance of 129.56 feet), through a central angle of $58^{\circ}17'38''$, a distance of 135.32 feet; thence South $61^{\circ}56'18''$ East 141.24 feet; thence North $77^{\circ}13'09''$ East 197.50 feet; thence North $42^{\circ}42'42''$ East 695.92 feet to the County Line; thence along said County Line the Following Eight (8) Courses: 1) South $47^{\circ}03'40''$ East 477.42 feet, 2) South $76^{\circ}31'40''$ East 1,156.25 feet, 3) North $72^{\circ}56'20''$ East 2,236.46 feet, 4) South $83^{\circ}59'38''$ East 300.00 feet, 5) South $44^{\circ}11'33''$ East 390.61 feet, 6) South $85^{\circ}40'38''$ East 1,023.04 feet, 7) North $51^{\circ}00'04''$ East 1,073.77 feet, and 8) North $64^{\circ}33'56''$ East 1,295.49 feet to the East Line of Section 5, Township and range aforementioned; thence South $00^{\circ}36'15''$ East 2,678.66 feet to the Southeast Corner of said Section 5; thence South $00^{\circ}35'31''$ East along the East Line of Section 8, Township and Range aforementioned 5,539.71 feet to the Southeast Corner of said Section 8; thence North $89^{\circ}07'47''$ West along the South Line of said Section 8, 2,676.30 feet to the South Quarter Corner of said Section 8; thence North $88^{\circ}43'17''$ West along said South Line 2,749.68 feet to the Southwest Corner of said Section 8; thence North $86^{\circ}23'27''$ West along the South Line of Section 7, Township and Range Aforementioned 1,310.82 feet to the West Sixteenth Corner of Sections 18 and 7, Township and Range aforementioned; thence North $04^{\circ}19'32''$ West 866.76 feet; thence West 2460.69 feet; thence south $02^{\circ}20'05''$ East 659.64 feet; thence North $84^{\circ}07'08''$ West along the South Line of said Section 7, 1,197.28 feet to the Southwest Corner of said Section 7; thence North $00^{\circ}07'53''$ West along the West Section Line 2,681.50 feet to the West Quarter Corner of said Section 7; thence North $00^{\circ}17'05''$ West along said West Line 2,688.55 feet to the Northwest Corner of said Section 7; thence North $00^{\circ}23'20''$ East along the West line of said Section 6, 2,673.92 feet to the point of beginning.

Less and excepting that portion deeded to Weber State College as described in that certain Quit-Claim Deed recorded December 31, 1990, as entry number 1128104, at book 1592, page 1024 in the records of the Weber County Recorder.

Also less and excepting a private road dedicated November 24, 1982 as Entry No. 868457 in Plat Book 24 at pages 80, 81 and 82 of Weber County records.

23-012-0051 ^{LA} A

EXHIBIT "1" (CONTINUED)

NOTE: The individual tax parcel numbers and parcel descriptions that comprise the foregoing assessment area description are as follows:

PARCEL W-16: (23-012-0029) *JKP*

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING SOUTHWESTERLY OF THE WEBER CACHE COUNTY LINE.

PARCEL W-17: (23-012-0030) *JKP*

ALL OF LOTS 6 AND 7, AND THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING SOUTH OF THE WEBER-CACHE COUNTY LINE (40-21).

EXCEPT THAT PART DEEDED IN BOOK 1405-215 AND 1405-217.

ALSO EXCEPT PRIVATE ROAD (24-80,81,82).

PARCEL W-18: (23-012-0032) *JKP*

ALL OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

PARCEL W-23: (23-012-0052) *JKP*

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING SOUTH OF THE WEBER-CACHE COUNTY LINE.

PARCEL W-24: (23-012-0054) *JKP*

THAT PART OF THE FOLLOWING PROPERTY LYING SOUTHWESTERLY OF THE WEBER-CACHE COUNTY LINE (40-21).

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

EXCEPT THAT PART DEEDED IN BOOK 1405-215.

ALSO EXCEPT THAT PART DEEDED TO WEBER STATE COLLEGE (1592-1024).

SUBJECT TO 50 FOOT RIGHT OF WAY 25 FEET EACH SIDE OF THE FOLLOWING CENTER LINE:

BEGINNING AT A POINT OF THE NORTHERLY LINE OF THE ABOVE DESCRIBED PRIVATE ROAD, SAID POINT BEING NORTH 0D57'08" EAST ALONG THE SECTION LINE 1216.92 FEET AND WEST 2186.87 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE

NORTH 87D33'51" EAST 254.12 FEET TO A POINT ON THE ARC OF A 900.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 2D26'09" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17D00' A DISTANCE OF 267.04 FEET; THENCE NORTH 70D33'51" EAST 185.00 FEET TO A POINT ON THE ARC OF A 700.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 19D26'09" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21D34'46" A DISTANCE OF 263.64 FEET; THENCE NORTH 21D51'21" EAST 317.07 FEET;

PARCEL W-26: (23-012-0069) *JKP*

THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

PARCEL W-27: (23-012-0118) *JKP*

ALL OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

EXCEPT THE WEST HALF OF THE NORTHWEST QUARTER.

ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

PART OF THE NORTH HALF OF SECTION 18 AND THE SOUTH HALF OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN U.S. SURVEY; BEGINNING AT A POINT 1320 FEET WEST ALONG THE EAST WEST CENTER LINE FROM THE EAST CORNER OF SECTION 18 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18, RUNNING THENCE NORTH ALONG THE CENTER LINE OF SAID NORTHEAST QUARTER 3520.00 FEET TO THE POINT 880 FEET NORTH OF THE SOUTH LINE OF SECTION 7; THENCE WEST 2640 FEET, THENCE SOUTH 3520 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, THENCE EAST ALONG THE EAST-WEST CENTER LINE OF SECTION 18, 2640.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.