Land Offering

Wasatch County Parcel Section 36
T3S R5E Section 36
T4S R5E Section 01

~ 720 ± Acres

Wasatch County, Utah
LOCATION & PROPERTY DESCRIPTION

LOCATION
Wasatch County Parcel Section 36 is a roughly 720 acre parcel of land that sits approximately 5 miles east of Heber City within Wasatch County, Utah. The parcel can be accessed via Westward Ho Rd. (Please see Exhibit A).

DESCRIPTION
A legal description for this parcel has not yet been written. The subject lands are approximately 720 acres. The awarded RFP applicant will need to deliver a legal description for the transaction.

ENTITLEMENTS
The existing zoning for this parcel P-160 Preservation. The zone allows for 1 dwelling per 160 acres. Please see Wasatch County Zoning Ordinances for additional information.

UTILITIES
Purchaser is to research and verify actual locations/availability of all utilities.

IMPROVEMENTS
The lands are accessible by Westward Ho Rd a dirt road that gives access to the southeastern portion of the property.

The successful purchaser of the subject parcel will be required to construct/pay for all roadway improvements, infrastructure, and improvements related to the development of the proposed parcel.

PROPERTY CONDITION
This parcel sits in an ungraded natural, raw condition. There are 4 existing easements of record running through the parcel: ESMT 266 (Issued to Wasatch County for a right of way of Big Pole Dr and power lines); ESMT 576 (issued to Heber Ranches LLC for Development Easement for Wolf Creek Road / Westward Ho Rd); ESMT 2188 (Thomas Family Trust U/A/D for Little Pole Road C); and PRED 741 (issued to Heber Ranches LLC for Development Easement for Wolf Creek Road / Westward Ho Rd).

OFFER INFORMATION
In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

• Proposed project vision concept plan
• Term of property inspection period
• Term of closing

Additional pages may be necessary.
Wasatch County Parcel Section 36 - 720+/- Acres – Proposal Details

SUBMIT SEALED PROPOSALS TO: SITLA
ATTN: Gregg McArthur

ADDRESS: 1593 East Grapevine Crossing
Washington, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: May 31, 2022

ANTICIPATED BOARD APPROVAL: July 31, 2022

FURTHER INFORMATION: Gregg McArthur
At above address
(435) 522-7411

SITLA reserves the right to reject any or all proposals
Information for Respondents

Proposals

Development Proposals: SITLA requests Purchase/Development proposals for Wasatch County Parcel Section 36 which is located within T3S R5E Section 36 and T4S RE5 Section 01. The Trust may enter into negotiations with one or more parties submitting proposals or may reject all proposals.

Form: Each development proposal shall be submitted in a sealed envelope bearing the words “Wasatch County Parcel Section 36 - 720+/- Acres”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

Signatures: All proposals shall be signed and have the full address written in the appropriate spaces.

Withdrawal: Any proposal may be withdrawn any time prior to the scheduled proposal closing time.

Opening: Proposals will not be publicly opened.

Proposed compensation structure: Proposals for transaction may include:

1-) Development Lease. Trust Lands Administration’s contribution to a development lease will be the subject lands. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partners can propose either lot creation and vertical home building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. In no circumstance will the Trust authorize loans or liens on or against its lands.

2-) Direct Sale. Purchaser to provide total price for the subject lands. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, some kind of escalator for the unpurchased property must be defined.
Proposal Form

Proposal is submitted to: SITLA, Attn: Gregg McArthur
1593 Grapevine Crossing
Washington, UT 84780

Date: ____________________________________________

Business Name: __________________________________

Respondent Name: _________________________________

Title: ____________________________________________

Business Address: __________________________________

Telephone: ________________________________________

Email Address: _____________________________________

Signature(s) _________________________________________

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<th>Development Lease</th>
<th>Total Lots or Doors</th>
<th>Minimum Lot Sales Price</th>
<th>Partner Share (%)</th>
<th>SITLA share (%)</th>
<th>SITLA Revenue</th>
<th>Home share participation (if applicable)</th>
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Total Offer Price: ________________________________________

Special Terms/Conditions:

Submitters may use the table above, or their own form if more details are needed