

**FEASIBILITY REQUEST FOR THE CREATION OF
A PRELIMINARY MUNICIPALITY
(Amended Pursuant to Utah Code § 10-2a-503(7)(a))**

Lieutenant Governor's Office
350 State St., #220
Salt Lake City, UT 84103

The undersigned (the "**Applicant**") hereby applies for the creation of a new Preliminary Municipality ("**Preliminary Municipality**") pursuant to the Utah Code, Title 10, Chapter 2a, Part 5, Utah Code annotated 1953 (Utah Code § 10-2a-502(1)).

I. Applicant; Contact Sponsor

Applicant / Owner:

Kanab 600 LLC, a Utah limited liability company
2901 Bluegrass Blvd, #410
Lehi, UT 84043
Phone No. 435-632-2883

Primary Contact / Sponsor:

Greg Whitehead
2901 Bluegrass Blvd., #410
Lehi, UT 84043
Phone No. 435-632-2883
Email: greg@philo.ventures

With a copy to:

Snell & Wilmer LLP
Attn: Craig Jenson
15 West South Temple, Suite 1200
Salt Lake City, UT 84101
Phone No. 801-257-1881
Email: cjenson@swlaw.com

The above and undersigned Applicant represents 100% of the surface property owners within the proposed boundaries of the Preliminary Municipality (Utah Code § 10-2a-502(5)(a)).

II. Proposed Preliminary Municipal Boundaries

The Applicant requests that the initial boundaries of the proposed Preliminary Municipality include all of the real property depicted and described in Exhibit A-1 (Utah Code § 10-2a-502(5)(e)(i)).

III. Description of the Preliminary Municipality

Pursuant to Utah Code § 10-2a-502(5)(d), the Applicant provides the following description of the Preliminary Municipality area. The Preliminary Municipality will be located approximately 1.36 miles outside of Kanab, Utah, and is comprised of approximately 595.15 acres. The Preliminary Municipality will include a varied mix of uses including open space and parks, a nightly rental resort, a hotel, civic buildings, commercial areas, and a mix of residential unit types, including affordable housing, apartments, condominiums, townhomes, and a wide range of single-family home lots from 0.2 to 5 acres, along with the necessary public and private infrastructure to facilitate the Preliminary Municipality's development. A portion of the Preliminary Municipality will also be used for municipal building space. A depiction of the planned development and phasing thereof is attached hereto as Exhibit A-2 and Exhibit A-3.

Phase 1 will include approximately 98 townhomes and approximately 40,000 square feet of commercial/hotel space spread over approximately 29.97 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2. Phase 2 will include 69 vacation rental units and seven single family homes within approximately 44.80 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2. Phase 3 will include 78 single family homes and approximately 25,000 square feet of commercial space on approximately 58.05 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2. Phase 4 will include 60 townhome units and approximately 30,000 square feet of commercial space on approximately 25.11 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2. Phase 5 will include 168 multifamily apartment units within seven buildings on approximately 8.10 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2. Phase 6 will include 55 single family homes on approximately 10.19 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2. Phase 7 will include 48 townhome units, 39 for-rent residential units, and six single family homes on approximately 31.20 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2. Phase 8 will include 64 single family homes on approximately 10.84 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2. Phase 9 will include 95 single family homes on approximately 21.33 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2. Phase 10 will include 42 single family homes on approximately 64.61 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 3. Phase 11 will include 139 single family homes on approximately 32.69 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 3. Phase 12 will include 147 single family homes on approximately 34.62 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 3. Phase 13 will include 86 single family homes on approximately 84.11 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 3. Phase 14 will include 77 single family homes on approximately 94.85 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 3. Phase 15 will include a church/religious building parcel, community park, and 50 single family homes spread over approximately 44.64 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2.

IV. Map of Preliminary Municipality

An accurate map and other supporting documents, prepared by a licensed surveyor are attached hereto as Exhibit A-1, Exhibit A-2, Exhibit A-3 and show:

- A depiction of the legal description of the boundaries of the Preliminary Municipality area and each phase of the proposed Preliminary Municipality area (Utah Code § 10-2a-502(5)(e)(i));

- All development planned for the proposed Preliminary Municipality area (Utah Code § 10-2a-502(5)(e)(ii)); and
- That the first phase of the proposed Preliminary Municipality area is projected to have at least 100 residents when completed, as depicted on Exhibit A-2 and on the attached Exhibit B (Utah Code § 10-2a-502(5)(e)(iii)).

V. Applicant's Statements

The Applicant hereby states that:

- (a) Those signing on behalf of the entity owner(s) are authorized to do so;
- (b) The Applicant is the owner of all the real property included within the Preliminary Municipality (Utah Code § 10-2a-502(5)(a));
- (c) This Feasibility Request is signed by 100% of the property owners of real property within the Preliminary Municipality (Utah Code § 10-2a-502(2)(d)(i));
- (d) The land comprising the Preliminary Municipality is contiguous (Utah Code § 10-2a-502(2)(a));
- (e) None of the land comprising the Preliminary Municipality is located within a county of the first or second class (Utah Code § 10-2a-502(2)(b));
- (f) None of the land comprising the Preliminary Municipality is located within .25 miles of an existing municipality. The Preliminary Municipality is at least 1.36 miles away from the closest municipality, the City of Kanab, as depicted on the attached Exhibit C (Utah Code § 10-2a-502(2)(c));
- (g) The area comprising the Preliminary Municipality is not owned by more than three persons and at least 50% of the area is undeveloped (Utah Code § 10-2a-502(2)(d));
- (h) The Applicant intends to develop the Preliminary Municipality to the point that at least 100 individuals will reside in the area, the area will have an average population density of no less than seven individuals per square mile, and at least 10% of the housing within the Preliminary Municipality will be affordable housing, as defined by Utah Code § 10-2a-501(1) (Utah Code § 10-2a-502(2)(e));
- (i) The area comprising the Preliminary Municipality does not include any land owned by the United States government (Utah Code § 10-2a-502(2)(f));
- (j) The area comprising the Preliminary Municipality is located entirely within Kane County (Utah Code § 10-2a-502(2)(g));
- (k) The area comprising the Preliminary Municipality is not included in a pending annexation area (Utah Code § 10-2a-502(3)(a));
- (l) The area comprising the Preliminary Municipality is not the subject of a completed feasibility study or supplemental feasibility study that qualifies to proceed under Utah Code § 10-2a-205(5)(a) (Utah Code § 10-2a-502(3)(b)); and
- (m) The area comprising the Preliminary Municipality does not include all or part of an area that is the subject of a completed feasibility study or supplemental feasibility study

whose results comply with Utah Code § 10-2a-504(4) (Utah Code § 10-2a-502(3)(c)).

VI. Applicant's Consent; Designation of Primary Sponsor Contact

The Applicant, as the owner of 100% of the land comprising the Preliminary Municipality, hereby consents to the creation of a Preliminary Municipality and including the real property described and depicted in Exhibit A-1 in the proposed preliminary municipality area. The Applicant further designates the undersigned individual as the primary sponsor contact for this Feasibility Request (Utah Code §§ 10-2a-502(2)(d)(i), 10-2a-502(5)(a), and 10-2a-502(5)(c)).

VII. Feasibility Study Request

Pursuant to Utah Code § 10-2a-502(5)(f), the Applicant hereby requests that the Lieutenant Governor commission a study to determine the feasibility of incorporating the Preliminary Municipality. The Applicant stands ready and willing to provide any further information necessary to perform the feasibility study.

VIII. Electronic Means; Counterparts

This Feasibility Request may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

IN WITNESS WHEREOF, the Applicant has executed this Feasibility Request as of the date indicated above.

KANAB 600, LLC,
a Utah limited liability company

By: Philo Venture Partners, LLC (f/k/a Mountain
Venture Partners, LLC), a Delaware limited liability
company

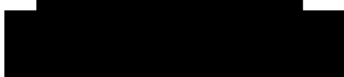
Its: Manager



F3CAF2F82B2B47E...
Name: Greg Whitehead

Its: Manager

THE UNDERSIGNED, as Manager of Philo Venture Partners, LLC (f/k/a Mountain
Venture Partners, LLC), a Delaware limited liability company, the Manager of Kanab 600, LLC,
a Utah limited liability company, consents to be the primary sponsor contact for this Feasibility
Request.



F3CAF2F82B2B47E...
Greg Whitehead, an individual

EXHIBIT A-1

Legal Description and Boundary Map

As-Surveyed Description

A parcel of land, situate in Section 6, and in the West Half of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the found 3" aluminum Talbot Land Surveyors monument, stamped RLS 165634, dated 1997, at the South Quarter Corner of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence North 88°00'26" West 2633.05 feet along the measured Section line, following, more or less, an existing fence line, to the found 3" aluminum Talbot Land Surveyors monument, stamped RLS 165634, dated 2007, at the Corner of Sections 5, 6, 7, and 8;

thence North 0°48'25" East 661.17 feet along the measured Section line, to the South-South 64th Corner of Sections 5 and 6;

thence North 89°09'03" West 2639.55 feet along the 64th Section line, to the Center-South-South 64th Corner of Section 6;

thence North 0°55'06" East 1982.77 feet along the measured Quarter Section line, to the found 3" aluminum Alpha Engineering monument, stamped PLS 174919, with no date, at the Center Quarter Corner of Section 6;

thence North 0°55'00" East 2594.43 feet along the measured Quarter Section line, and the east line of the Crimson Estates Subdivision, Phase 3, to a point located 40.00 feet south, along the Quarter Section line, from the found 5/8" rebar and Iron Rock cap at the North Quarter Corner of Section 6;

thence South 89°06'17" East 2631.89 feet, running parallel with and 40.00 feet perpendicularly distant southerly from the measured Section line, to a point on the Section line, located South 0°49'58" West 40.00 feet along the measured Section line, from a found Mag Nail and Washer, stamped PLS 5561917, at the Corner of Sections 5, 6, 31, and 32;

thence South 89°23'33" East 2630.47 feet, running parallel with and 40.00 feet perpendicularly distant southerly from the measured Section line, to a point on the measured Quarter Section line, located South 0°47'51" West 40.00 feet along the Quarter Section line from a found 5/8" rebar and Iron Rock cap at the North Quarter Corner of Section 5;

thence South 0°47'51" West 5299.89 feet along the measured Quarter Section line, to the Point of Beginning.

Parcel contains: 25,924,555 square feet, or 595.15 acres.



REGISTERED PROFESSIONAL ENGINEER
REGISTERED LAND SURVEYOR
REGISTERED PROFESSIONAL SURVEYOR
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
REGISTERED PROFESSIONAL CHEMICAL ENGINEER
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
REGISTERED PROFESSIONAL ARCHITECTURAL ENGINEER
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
REGISTERED PROFESSIONAL CHEMICAL ENGINEER
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
REGISTERED PROFESSIONAL ARCHITECTURAL ENGINEER

WILLOW, UTAH
BOUNDARY SURVEY
MOUNTAIN VIEW DR.
LUMPER CLIFFS DR.
HIGHWAY 89

32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

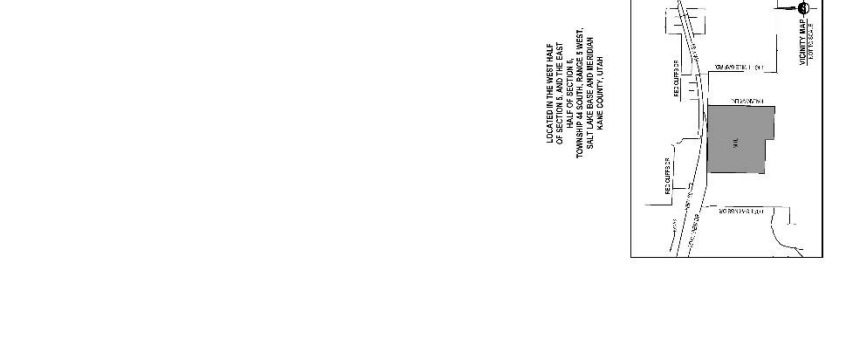
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

LEGEND

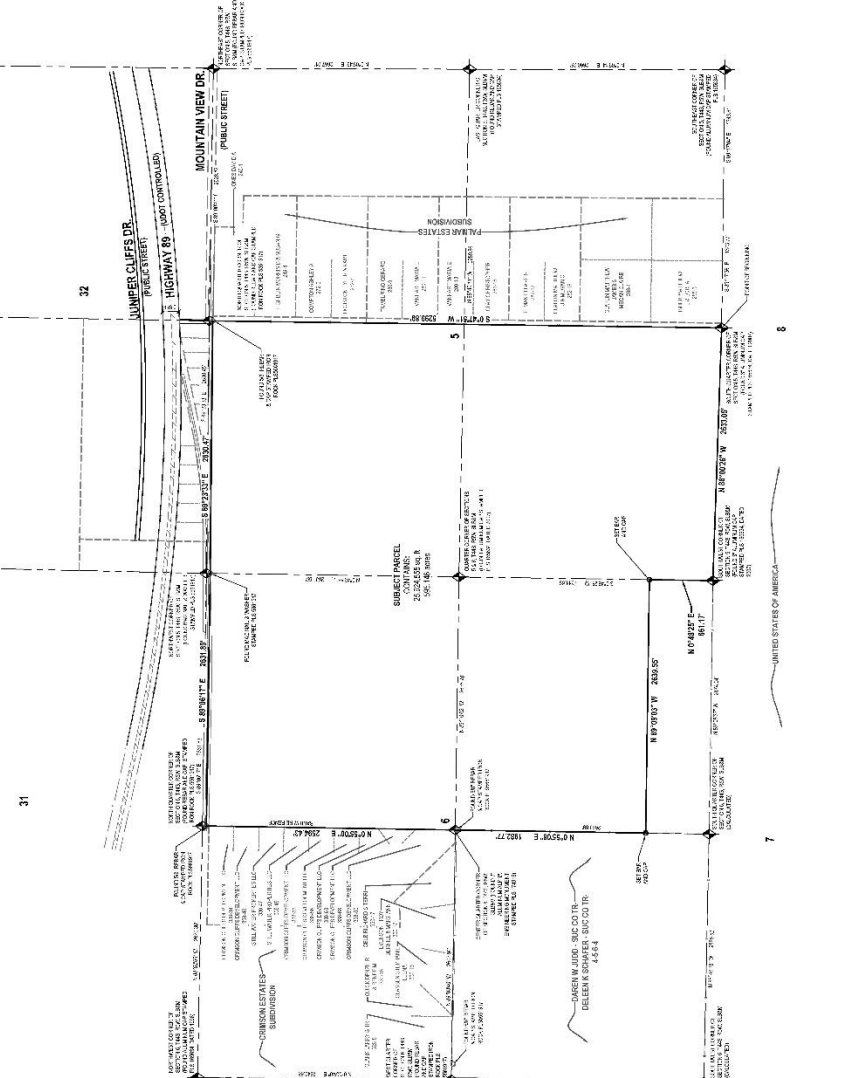
1. UNDEVELOPED LAND	2. UNDEVELOPED LAND	3. UNDEVELOPED LAND	4. UNDEVELOPED LAND	5. UNDEVELOPED LAND	6. UNDEVELOPED LAND	7. UNDEVELOPED LAND	8. UNDEVELOPED LAND	9. UNDEVELOPED LAND	10. UNDEVELOPED LAND
11. UNDEVELOPED LAND	12. UNDEVELOPED LAND	13. UNDEVELOPED LAND	14. UNDEVELOPED LAND	15. UNDEVELOPED LAND	16. UNDEVELOPED LAND	17. UNDEVELOPED LAND	18. UNDEVELOPED LAND	19. UNDEVELOPED LAND	20. UNDEVELOPED LAND
21. UNDEVELOPED LAND	22. UNDEVELOPED LAND	23. UNDEVELOPED LAND	24. UNDEVELOPED LAND	25. UNDEVELOPED LAND	26. UNDEVELOPED LAND	27. UNDEVELOPED LAND	28. UNDEVELOPED LAND	29. UNDEVELOPED LAND	30. UNDEVELOPED LAND
31. UNDEVELOPED LAND	32. UNDEVELOPED LAND	33. UNDEVELOPED LAND	34. UNDEVELOPED LAND	35. UNDEVELOPED LAND	36. UNDEVELOPED LAND	37. UNDEVELOPED LAND	38. UNDEVELOPED LAND	39. UNDEVELOPED LAND	40. UNDEVELOPED LAND
41. UNDEVELOPED LAND	42. UNDEVELOPED LAND	43. UNDEVELOPED LAND	44. UNDEVELOPED LAND	45. UNDEVELOPED LAND	46. UNDEVELOPED LAND	47. UNDEVELOPED LAND	48. UNDEVELOPED LAND	49. UNDEVELOPED LAND	50. UNDEVELOPED LAND
51. UNDEVELOPED LAND	52. UNDEVELOPED LAND	53. UNDEVELOPED LAND	54. UNDEVELOPED LAND	55. UNDEVELOPED LAND	56. UNDEVELOPED LAND	57. UNDEVELOPED LAND	58. UNDEVELOPED LAND	59. UNDEVELOPED LAND	60. UNDEVELOPED LAND
61. UNDEVELOPED LAND	62. UNDEVELOPED LAND	63. UNDEVELOPED LAND	64. UNDEVELOPED LAND	65. UNDEVELOPED LAND	66. UNDEVELOPED LAND	67. UNDEVELOPED LAND	68. UNDEVELOPED LAND	69. UNDEVELOPED LAND	70. UNDEVELOPED LAND
71. UNDEVELOPED LAND	72. UNDEVELOPED LAND	73. UNDEVELOPED LAND	74. UNDEVELOPED LAND	75. UNDEVELOPED LAND	76. UNDEVELOPED LAND	77. UNDEVELOPED LAND	78. UNDEVELOPED LAND	79. UNDEVELOPED LAND	80. UNDEVELOPED LAND
81. UNDEVELOPED LAND	82. UNDEVELOPED LAND	83. UNDEVELOPED LAND	84. UNDEVELOPED LAND	85. UNDEVELOPED LAND	86. UNDEVELOPED LAND	87. UNDEVELOPED LAND	88. UNDEVELOPED LAND	89. UNDEVELOPED LAND	90. UNDEVELOPED LAND
91. UNDEVELOPED LAND	92. UNDEVELOPED LAND	93. UNDEVELOPED LAND	94. UNDEVELOPED LAND	95. UNDEVELOPED LAND	96. UNDEVELOPED LAND	97. UNDEVELOPED LAND	98. UNDEVELOPED LAND	99. UNDEVELOPED LAND	100. UNDEVELOPED LAND



RECORDING INFORMATION

WILLOW, UTAH
 BOUNDARY SURVEY
 MOUNTAIN VIEW DR.
 LUMPER CLIFFS DR.
 HIGHWAY 89

32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1



BOUNDARY SURVEY

WILLOW, UTAH
 BOUNDARY SURVEY
 MOUNTAIN VIEW DR.
 LUMPER CLIFFS DR.
 HIGHWAY 89

10F1

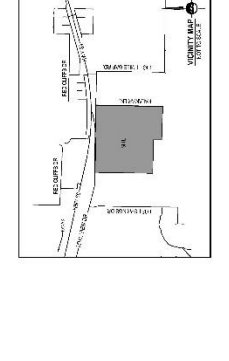
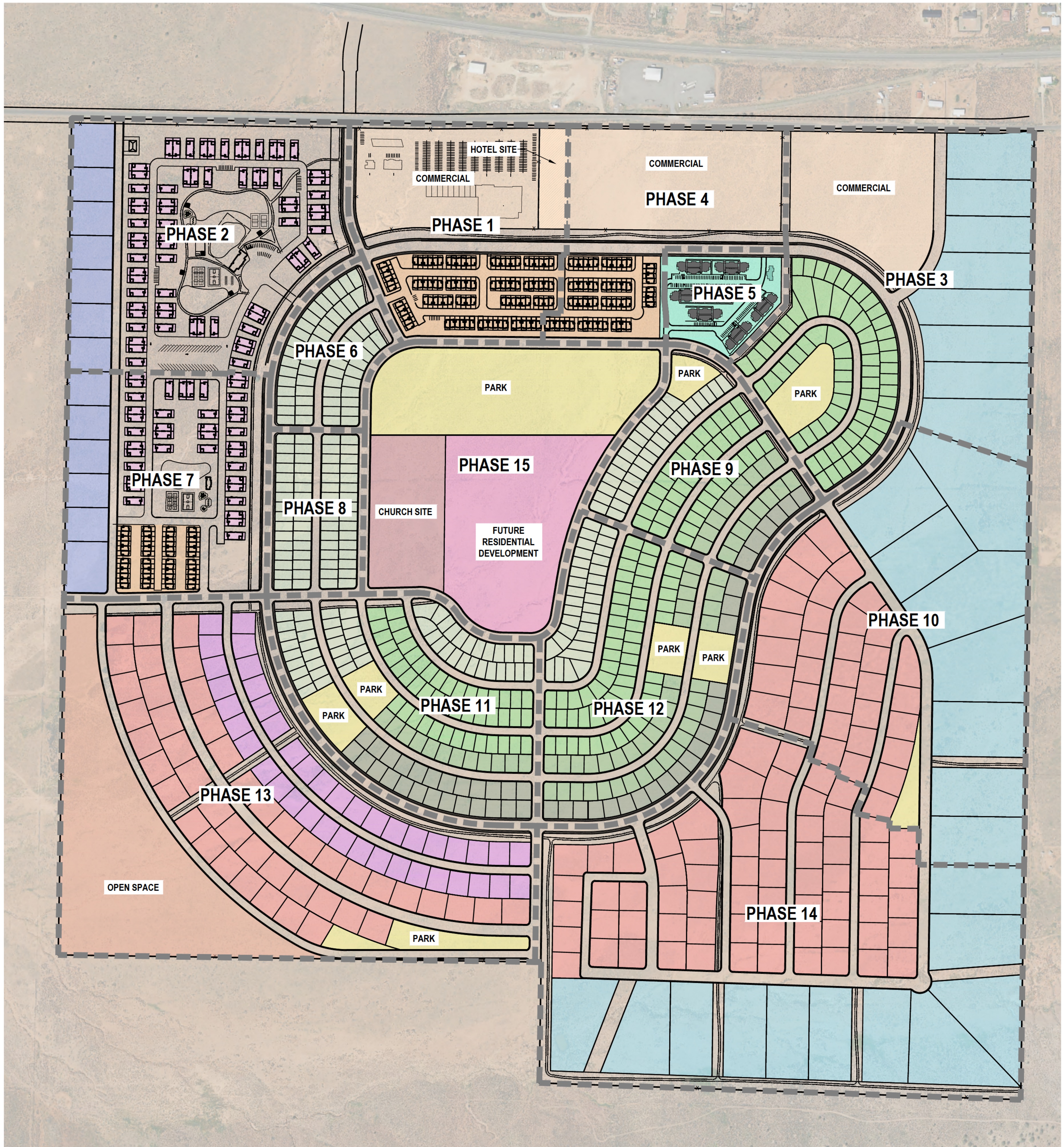


EXHIBIT A-2

Site Plan with Phasing



LAND USE KEY

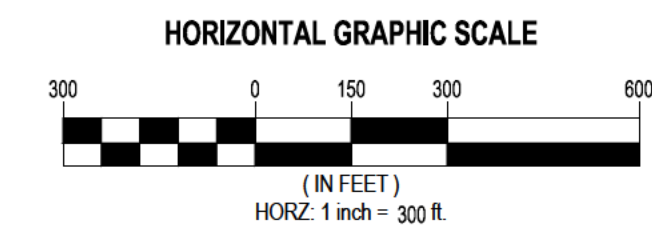
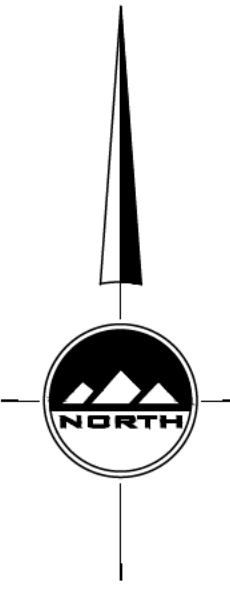
- .11 ACRE LOTS**
(238 LOTS)
- .14 ACRE LOTS**
(214 LOTS)
- .16 ACRE LOTS**
(67 LOTS)
- .18 ACRE LOTS**
(50 LOTS)
- .33 ACRE LOTS**
(41 LOTS)
- .5 ACRE LOTS**
(144 LOTS)
- 1 ACRE LOTS**
(13 LOTS)
- TOWNHOMES**
(206 UNITS)
- VACATION UNITS**
(108 UNITS)
- APARTMENT**
(168 UNITS)
- EQUESTRIAN LOTS**
(27 LOTS)
- COMMERCIAL**
(41.33 ACRES)
- PARK**
(28.2 ACRES)
- CIVIC/RELIGIOUS**
(7.9 ACRES)
- OPEN SPACE**
(23.4 ACRES)
- FUTURE RESIDENTIAL DEVELOPMENT**
(16.6 ACRES)

SITE SUMMARY

Total Site Area	595.15 Acre
Total Units	1,276 Units
Gross Density	2.14 du/ac
Total Open Space	51.61 Acres
Open Space %	8.65
Residential Units	794
Multi-Family Units	374
Vacation Rentals	108
Total Units	1,276

PHASE SUMMARY

PHASE	UNITS / LOTS	APPROX. ACREAGE
1	(98) TOWNHOMES COMMERCIAL / HOTEL	29.97
2	(69) VACATION UNITS (7) 1.0 ACRE LOTS	44.80
3	(8) EQUESTRIAN LOTS (70) .14 ACRE LOTS COMMERCIAL SPACE	58.05
4	(60) TOWNHOMES COMMERCIAL SPACE	25.11
5	(7) APARTMENT BUILDINGS (168 UNITS)	8.10
6	(55) .11 ACRE LOTS	10.19
7	(48) TOWNHOMES (39) RENTAL UNITS (6) 1.0 ACRE LOTS	31.20
8	(64) .11 ACRE LOTS	10.84
9	(33) .11 ACRE LOTS (39) .14 ACRE LOTS (17) .16 ACRE LOTS (6) .18 ACRE LOTS	21.33
10	(8) EQUESTRIAN LOTS (34) .5 ACRE LOTS	64.61
11	(55) .11 ACRE LOTS (47) .14 ACRE LOTS (12) .16 ACRE LOTS (25) .18 ACRE LOTS	32.69
12	(32) .11 ACRE LOTS (58) .14 ACRE LOTS (38) .16 ACRE LOTS (19) .18 ACRE LOTS	34.62
13	(41) .33 ACRE LOTS (45) .5 ACRE LOTS	84.11
14	(11) EQUESTRIAN LOTS (66) .5 ACRE LOTS	94.85
15	CHURCH SITE/ PARK (50) .25 ACRE LOTS	44.64



ENSIGN
THE STANDARD IN ENGINEERING

RICHFIELD
225 N 100 E
Richfield, UT 84701
Phone: 435.896.2983

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHO. E. 801.000.0000

WILLOW, UTAH PRELIMINARY MUNICIPAL SITE PLAN EXHIBIT C

PRELIMINARY MUNICIPAL SITE PLAN WITH PHASING

PROJECT NUMBER: 113700
PRINT DATE: 08/13/2024
PROJECT MANAGER: K. CHAPPELL
DESIGNED BY: D. FAILMER

EXHIBIT A-2

EXHIBIT A-3

Phasing Plan with Legal Descriptions

Phase 1 Description

A parcel of land, situate in the Northwest quarter of Section 5 and the Northeast quarter of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located North 89°06'17" West 1113.65 feet (along the measured section line) and South 40.00 feet from the Northeast corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence South 89°06'17" East 1113.07 feet to the East line of said Section 6;
thence into said Section 5, South 89°23'33" East 84.07 feet;
thence South 0°47'18" West 706.62 feet;
thence North 89°23'33" West 29.52 feet;
thence South 0°36'27" West 320.50 feet
thence North 89°23'37" West 56.35 feet to the West line of said Section 5;
thence into said Section 6, North 89°23'37" West 39.85 feet;
thence South 0°36'27" West 162.50 feet;
thence North 89°23'33" West 669.42 feet;
thence around a 297.00 foot radius curve to the left, 96.41 feet having a delta angle of 18°35'55" (chord bears South 81°18'30" West 95.99 feet);
thence around a 1195.31 foot radius non-tangent curve to the right, 228.39 feet having a delta angle of 10°56'51" (chord bears North 27°42'11" West 228.04 feet);
thence North 22°12'28" West 428.12 feet;
thence around a 433.00 foot radius curve to the right, 175.16 feet having a delta angle of 23°10'38" (chord bears North 10°37'09" West 173.96 feet);
thence North 0°59'35" East 444.70 feet to the Point of Beginning.

Parcel contains: 1,305,507 square feet, or 29.970 acres more or less.

Phase 2 Description

A parcel of land, situate in the Northeast quarter of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located North 89°06'17" West 1113.65 feet (along the measured section line) and South 40.00 feet from the Northeast corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence South 0°59'35" West 444.70 feet
thence around a 433.00 foot radius non-tangent curve to the left, 175.16 feet having a delta angle of 23°10'38" (chord bears South 10°37'09" East 173.96 feet);
thence South 22°12'28" East 131.31 feet;
thence around a 820.00 foot radius non-tangent curve to the left, 877.46 feet having a delta angle of 61°18'39" (chord bears South 37°08'13" West 836.19 feet);
thence North 82°48'27" West 235.22 feet;
thence North 89°05'23" West 876.68 feet to the quarter section line;
thence North 0°55'00" East 1384.33 feet along the quarter section line;
thence South 89°06'17" East 1518.82 feet to the Point of Beginning.

Parcel contains: 1,951,701 square feet, or 44.805 acres more or less.

Phase 3 Description

A parcel of land, situate in the Northwest quarter of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°23'33" East 1275.85 feet (along the measured section line) and South 40.00 feet from the Northwest corner of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence South 89°23'33" East 1354.04 feet to the quarter section line;
thence South 0°47'51" West 1833.80 feet along the quarter section line;
thence North 71°27'22" West 749.25 feet;
thence around a 600.00 foot radius non-tangent curve to the right, 390.16 feet having a delta angle of 37°15'27" (chord

bears South 37°10'22" West 383.32 feet);
thence South 55°48'05" West 221.37 feet;
thence North 34°11'55" West 515.00 feet;
thence North 34°16'12" West 250.21 feet;
thence around a 478.00 foot radius curve to the left, 149.02 feet having a delta angle of 17°51'45" (chord bears North 41°03'23" West 148.42 feet);
thence North 44°30'52" East 460.63 feet;
thence North 0°30'14" East 299.82 feet;
thence North 89°23'40" West 8.18 feet;
thence North 0°36'27" East 666.59 feet to the Point of Beginning.

Parcel contains: 2,529,223 square feet, or 58.063 acres more or less.

Phase 4 Description

A parcel of land, situate in the Northwest quarter of Section 5 and the Northeast quarter of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°23'33" East 1275.85 feet (along the measured section line) and South 40.00 feet from the Northwest corner of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence South 0°36'27" West 666.59 feet;
thence North 89°23'40" West 681.14 feet;
thence South 0°36'27" West 523.00 feet;
thence North 89°23'33" West 599.97 feet to the West line of said Section 5;
thence into said Section 6, North 89°23'33" West 39.21 feet;
thence North 0°36'27" East 162.50 feet;
thence South 89°23'37" East 39.85 feet to the East line of said Section 6;
thence into said Section 5, South 89°23'37" East 56.35 feet;
thence North 0°36'27" East 320.50 feet;
thence South 89°23'33" East 29.52 feet;
thence North 0°47'18" East 706.62 feet;
thence South 89°23'33" East 1192.37 feet to the Point of Beginning.

Parcel contains: 1,093,974 square feet, or 25.114 acres more or less.

Phase 5 Description

A parcel of land, situate in the Northwest quarter of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°23'33" East 616.10 feet (along the measured section line) and South 1229.69 feet from the Northwest corner of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence North 89°23'33" West 34.00 feet;
thence North 0°36'27" East 523.00 feet;
thence South 89°23'40" East 689.33 feet;
thence South 0°30'14" West 299.82 feet;
thence South 44°30'52" West 460.63 feet;
thence around a 478.00 foot radius non-tangent curve to the left, 309.75 feet having a delta angle of 37°07'42" (chord bears North 68°33'07" West 304.36 feet);
thence North 88°58'36" West 51.99 feet to the Point of Beginning.

Parcel contains: 352,877 square feet, or 8.101 acres more or less.

Phase 6 Description

A parcel of land, situate in the Northeast quarter of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located North 89°06'17" West 1552.79 feet (along the measured section line) and South 1724.34

feet from the Northeast corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence North 0°55'00" East 194.25 feet;
thence around a 820.00 foot radius curve to the right, 957.10 feet having a delta angle of 66°52'32" (chord bears North 34°21'16" East 903.69 feet);
thence South 22°12'28" East 296.81 feet;
thence around a 1195.31 foot radius non-tangent curve to the left, 228.39 feet having a delta angle of 10°56'51" (chord bears South 27°42'11" East 228.04 feet);
thence around a 297.00 foot radius non-tangent curve to the left, 368.52 feet, having a delta angle of 71°05'32" (chord bears South 36°27'46" West 345.33 feet);
thence South 0°55'00" West 194.25 feet;
thence North 89°05'00" West 523.00 feet to the point of beginning.

Parcel contains: 444,166 square feet, or 10.197 acres more or less.

Phase 7 Description

A parcel of land, situate in the East half of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located North 89°06'17" West 1552.79 feet (along the measured section line) and South 1724.34 feet from the Northeast corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence South 0°55'00" West 866.25 feet;
thence around a 1280.00 foot radius curve to the left, 46.14 feet having a delta angle of 2°03'55" (chord bears South 0°06'57" East 46.14 feet);
thence South 88°51'05" West 784.59 feet;
thence around a 4800.00 foot radius curve to the right, 174.89 feet having a delta angle of 2°05'15" (chord bears South 89°53'43" West 174.88 feet);
thence North 89°03'40" West 148.53 feet to the quarter section line;
thence along the quarter section line, North 0°55'06" East 33.00 feet to the center quarter corner of said Section 6;
thence continuing along the quarter section line, North 0°55'00" East 1210.10 feet;
thence South 89°05'23" East 876.68 feet;
thence South 82°48'27" East 235.22 feet;
thence around a 820.00 foot radius non-tangent curve to the left, 79.64 feet having a delta angle of 5°33'52" (chord bears South 3°41'57" West 79.61 feet)
thence South 0°55'00" West 194.25 feet to the point of beginning.

Parcel contains: 1,359,307 square feet, or 31.205 acres more or less.

Phase 8 Description

A parcel of land, situate in the East half of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located North 89°06'17" West 1552.79 feet (along the measured section line) and South 1724.34 feet from the Northeast corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence South 89°05'00" East 523.00 feet;
thence South 0°55'00" West 893.55 feet;
thence South 88°51'05" West 522.51 feet
thence around a 1280.00 foot radius non-tangent curve to the right, 46.14 feet having a delta angle of 2°03'55" (chord bears North 0°06'57" West 46.14 feet);
thence North 0°05'00" East 866.25 feet to the point of beginning.

Parcel contains: 472,248 square feet, or 10.841 acres more or less.

Phase 9 Description

A parcel of land, situate in the Northwest quarter of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°23'33" East 616.10 feet (along the measured section line) and South 1229.69 feet from the Northwest corner of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence South 88°58'36" East 51.99 feet;
thence around a 478.00 foot radius non-tangent curve to the right, 458.77 feet having a delta angle of 54°59'27" (chord bears South 59°37'14" East 441.36 feet);
thence South 34°16'12" East 250.21 feet;
thence South 34°11'55" East 515.00 feet;
thence South 55°48'05" West 93.59 feet;
thence around a 800.00 foot radius curve to the left, 482.58 feet having a delta angle of 34°33'44" (chord bears South 38°31'14" West 475.29 feet);
thence North 68°45'38" West 1023.00 feet;
thence around an 1823.00 foot radius non-tangent curve to the right, 759.99 feet having a delta angle of 23°53'10" (chord bears North 33°10'57" East 754.50 feet);
thence around a 167.00 foot radius reverse curve to the left, 129.76 feet having a delta angle of 44°31'04" (chord bears North 22°52'00" East 126.52 feet);
thence North 0°36'27" East 162.70 feet to the point of beginning.

Parcel contains: 928,999 square feet, or 21.327 acres more or less.

Phase 10 Description

A parcel of land, situate in the West half of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°23'33" East 959.28 feet (along the measured section line) and South 3271.35 feet from the Northwest corner of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence around a 800.00 foot radius non-tangent curve to the left, 80.62 feet having a delta angle of 5°46'26" (chord bears North 12°09'54" East 80.59 feet);
thence North 9°16'40" East 531.31 feet;
thence around a 800.00 foot radius curve to the right, 649.59 feet having a delta angle of 46°31'25" (chord bears North 32°32'23" East 631.89 feet);
thence North 55°48'05" East 314.96 feet;
thence around a 600.00 foot radius curve to the left, 390.16 feet having a delta angle of 37°15'27" (chord bears North 37°10'22" East 383.32 feet);
thence South 71°27'22" East 749.25 feet to the quarter section line;
thence along the quarter section line, South 0°47'51" West 2188.17 feet;
thence North 89°12'09" West 578.00 feet;
thence North 0°47'51" East 195.67 feet;
thence North 89°12'09" West 161.00 feet;
thence North 0°47'51" East 21.45 feet;
thence around a 100.00 foot radius curve to the right, 22.23 feet having a delta angle of 12°44'14" (chord bears North 7°09'58" East 22.18 feet);
thence North 78°28'04" West 189.50 feet;
thence around a 130.00 foot radius non-tangent curve to the right, 31.25 feet having a delta angle of 13°46'19" (chord bears North 18°25'06" East 31.17 feet);
thence North 23°06'03" East 125.73 feet;
thence North 69°06'10" West 175.00 feet;
thence North 20°15'11" East 32.83 feet;
thence North 70°23'29" West 175.00 feet;
thence around a 1285.00 foot radius non-tangent curve to the left, 84.00 feet having a delta angle of 3°44'44" (chord bears North 17°44'09" East 83.99 feet);
thence North 72°47'57" West 485.21 feet to the point of beginning.

Parcel contains: 2,814,522 square feet, or 64.613 acres more or less.

Phase 11 Description

A parcel of land, situate in the East half of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian,

more particularly described as follows:

Beginning at a point located North 89°06'17" West 1566.56 feet (along the measured section line) and South 2636.84 feet from the Northeast corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence North 88°51'05" East 828.91 feet;
thence around a 251.53 foot radius non-tangent curve to the right, 268.86 feet having a delta angle of 61°14'31" (chord bears South 60°37'22" East 256.24 feet);
thence around a 309.92 foot radius reverse non-tangent curve to the left, 262.90 feet having a delta angle of 48°36'11" (chord bears South 61°22'09" East 255.09 feet);
thence South 89°09'03" East 167.48 feet;
thence around a 142.03 foot radius non-tangent curve to the left, 51.23 feet having a delta angle of 20°40'05" (chord bears North 79°44'06" East 50.96 feet);
thence South 0°50'57" West 1032.82 feet;
thence North 89°09'03" West 217.48 feet;
thence around a 1280.00 foot radius curve to the right, 1965.99 feet having a delta angle of 88°00'09" (chord bears North 45°08'59" West 1778.36 feet) to the point of beginning.

Parcel contains: 1,423,894 square feet, or 32.688 acres more or less.

Phase 12 Description

A parcel of land, situate in the West half of Section 5 and the Southeast quarter of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°23'33" East 959.28 feet (along the measured section line) and South 3271.35 feet from the Northwest corner of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence around a 800.00 foot radius non-tangent curve to the right, 1058.33 feet having a delta angle of 75°47'50" (chord bears South 52°57'02" West 982.83 feet);
thence North 89°09'03" West 262.99 feet;
thence North 0°50'57" East 1032.82 feet;
thence around a 142.03 foot radius non-tangent curve to the left, 149.05 feet having a delta angle of 60°07'38" (chord bears North 39°20'15" East 142.30 feet);
thence North 9°16'40" East 216.39 feet;
thence around a 1823.00 foot radius curve to the right, 380.58 feet having a delta angle of 11°57'41" (chord bears North 15°15'31" East 379.89 feet);
thence South 68°45'38" East 1023.00 feet;
thence around a 800.00 foot radius non-tangent curve to the left, 167.01 feet having a delta angle of 11°57'41" (chord bears South 15°15'31" West 166.71 feet);
thence South 9°16'40" West 531.31 feet;
thence around a 800.00 foot radius curve to the right, 80.62 feet having a delta angle of 5°46'26" (chord bears North 12°09'54" East 80.59 feet) to the point of beginning.

Parcel contains: 1,508,220 square feet, or 34.624 acres more or less.

Phase 13 Description

A parcel of land, situate in the Southwest quarter of Section 5 and the Southeast quarter of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located North 89°06'17" West 1566.56 feet (along the measured section line) and South 2636.84 feet from the Northeast corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence around a 1280.00 foot radius non-tangent curve to the left, 1965.99 feet having a delta angle of 88°00'09" (chord bears South 45°08'59" East 1778.36 feet);
thence South 89°09'03" East 250.48 feet to the East line of said Section 6;
thence along the East line of said Section 6, South 0°50'57" West 744.42 feet;
thence North 89°09'03" West 2639.55 feet to the quarter section line;
thence along the quarter section line, North 0°55'06" East 1949.77 feet;
thence South 89°03'40" East 148.53 feet;

thence around a 4800.00 foot radius curve to the left, 174.89 feet having a delta angle of 2°05'15" (chord bears North 89°53'43" East 174.88 feet);
thence North 88°51'05" East 784.59 feet to the point of beginning.

Parcel contains: 3,663,952 square feet, or 84.113 acres more or less.

Phase 14 Description

A parcel of land, situate in the Southwest quarter of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the South quarter corner of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence along the south line of said Section 5, North 88°00'26" West 2633.05 feet to the Southwest corner of said
Section 5;
thence along the West line of said Section 5, North 0°48'25" East 661.17 feet;
thence North 0°50'57" East 744.42 feet;
thence South 89°09'03" East 229.99 feet;
thence around a 800.00 foot radius curve to the left, 1058.33 feet having a delta angle of 75°47'50" (chord bears North 52°57'02" East 982.83 feet);
thence South 72°47'57" East 485.21 feet
thence around a 1285.00 foot radius non-tangent curve to the right, 84.00 feet having a delta angle of 3°44'44" (chord bears South 17°44'09" West 83.99 feet);
thence South 70°23'29" East 175.00 feet;
thence South 20°15'11" West 32.83 feet;
thence South 69°06'10" East 175.00 feet;
thence South 23°06'03" West 125.73 feet;
thence around a 130.00 foot radius non-tangent curve to the left, 31.25 feet having a delta angle of 13°46'19" (chord bears South 18°25'06" West 31.17 feet);
thence South 78°28'04" East 189.50 feet;
thence around a 100.00 foot radius non-tangent curve to the left, 22.23 feet having a delta angle of 12°44'14" (chord bears South 7°09'58" West 22.18 feet)
thence South 0°47'51" West 21.45 feet;
thence South 89°12'09" East 161.00 feet;
thence South 0°47'51" West 195.67 feet;
thence South 89°12'09" East 578.00 feet to the quarter section line;
thence along the quarter section line, South 0°47'51" West 1277.92 feet to the point of beginning.

Parcel contains: 4,131,586 square feet, or 94.848 acres more or less.

Phase 15 Description

A parcel of land, situate in the West half of Section 5, and the East half of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°23'33" East 616.10 feet (along the measured section line) and South 1229.69 feet from the Northwest corner of Section 5, Township 44 South, Range 5 West, Salt Lake Base and Meridian;
thence South 0°36'27" West 162.70 feet;
thence around a 167.00 foot radius curve to the right, 129.76 feet having a delta angle of 44°31'04" (chord bears South 22°52'00" West 126.52 feet);
thence around a 1823.00 foot radius reverse non-tangent curve to the left, 1140.58 feet having a delta angle of 35°50'51" (chord bears South 27°12'06" West 1122.06 feet);
thence South 9°16'40" West 216.39 feet;
thence around a 142.03 foot radius non-tangent curve to the right, 200.28 feet having a delta angle of 80°47'43" (chord bears South 49°40'17" West 184.09 feet);
thence North 89°09'03" West 167.48 feet;
thence around a 309.92 foot radius non-tangent curve to the right, 262.90 feet having a delta angle of 48°36'11" (chord bears North 61°22'09" West 255.09 feet);
thence around a 251.53 foot radius reverse non-tangent curve to the left, 268.86 feet having a delta angle of 61°14'31"

(chord bears North 60°37'22" West 256.24 feet);
thence South 88°51'05" West 306.41 feet;
thence North 0°55'00" East 1087.81 feet;
thence around a 297.00 foot radius curve to the right, 464.92 feet having a delta angle of 89°41'27" (chord bears North
45°45'44" East 418.89 feet);
thence South 89°23'33" East 1342.59 feet to the point of beginning.

Parcel contains: 1,944,742 square feet, or 44.645 acres more or less.

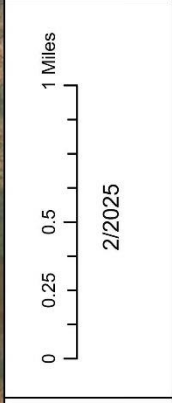
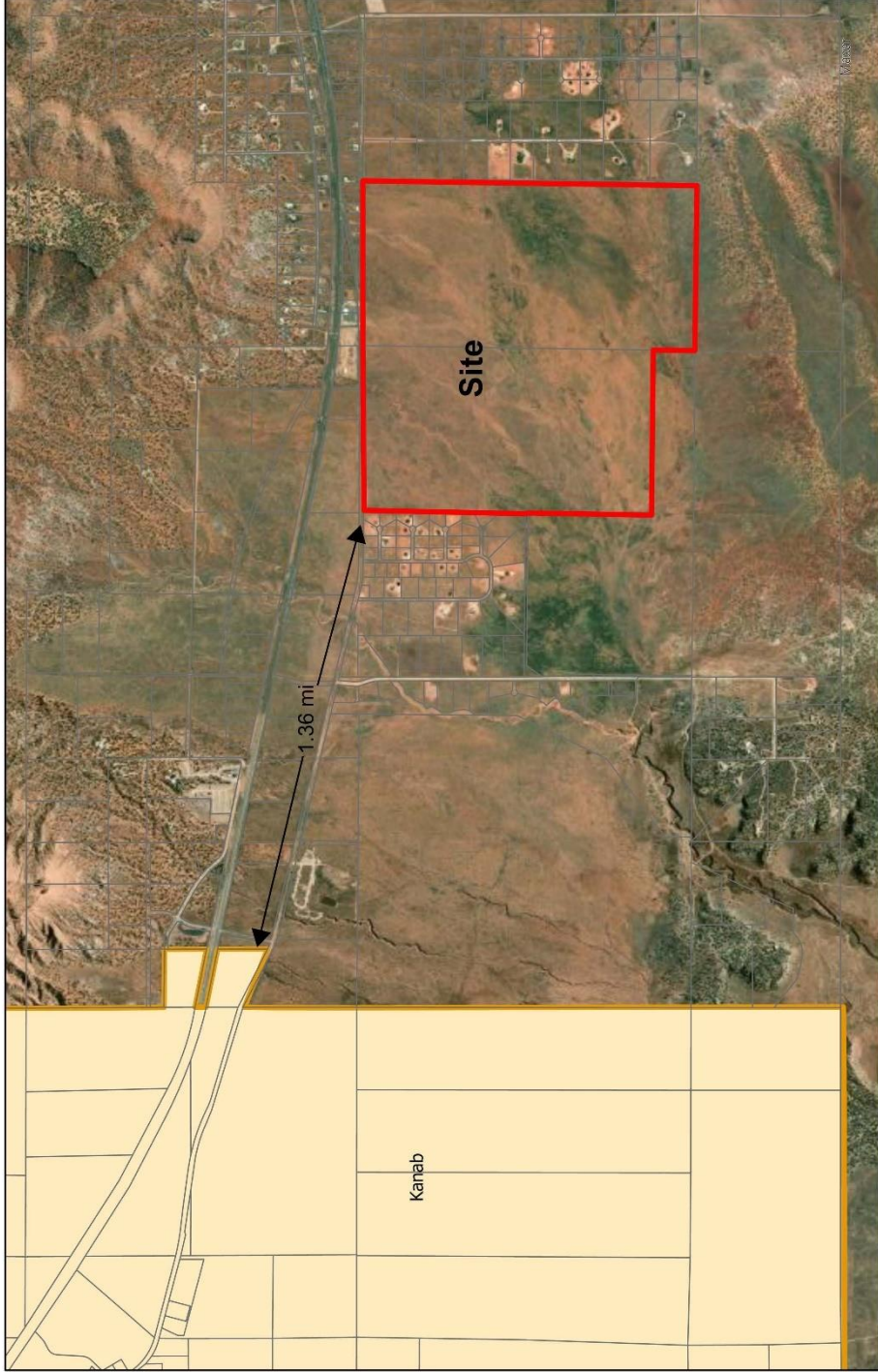
EXHIBIT B

Unit Tables

PHASE SUMMARY		
PHASE	UNITS / LOTS	APPROX. ACREAGE
1	(98) TOWNHOMES COMMERCIAL / HOTEL	29.97
2	(69) VACATION UNITS (7) 1.0 ACRE LOTS	44.80
3	(8) EQUESTRIAN LOTS (70) .14 ACRE LOTS COMMERCIAL SPACE	58.05
4	(60) TOWNHOMES COMMERCIAL SPACE	25.11
5	(7) APARTMENT BUILDINGS (168 UNITS)	8.10
6	(55) .11 ACRE LOTS	10.19
7	(48) TOWNHOMES (39) RENTAL UNITS (6) 1.0 ACRE LOTS	31.20
8	(64) .11 ACRE LOTS	10.84
9	(33) .11 ACRE LOTS (39) .14 ACRE LOTS (17) .16 ACRE LOTS (6) .18 ACRE LOTS	21.33
10	(8) EQUESTRIAN LOTS (34) .5 ACRE LOTS	64.61
11	(55) .11 ACRE LOTS (47) .14 ACRE LOTS (12) .16 ACRE LOTS (25) .18 ACRE LOTS	32.69
12	(32) .11 ACRE LOTS (58) .14 ACRE LOTS (38) .16 ACRE LOTS (19) .18 ACRE LOTS	34.62
13	(41) .33 ACRE LOTS (45) .5 ACRE LOTS	84.11
14	(11) EQUESTRIAN LOTS (66) .5 ACRE LOTS	94.85
15	CHURCH SITE/ PARK (50) .25 ACRE LOTS	44.64

EXHIBIT C

Municipality Proximity Map



2/2025

Willow Utah Proximity Map

Approximately 595.15 Acres

Snell & Wilmer
15 S Temple, Suite 1200, Salt Lake
City, UT 84101

