

WHEN RECORDED RETURN TO:

Wadsworth Golf Construction Company
13941 S. Van Dyke Road
Plainfield, IL 60544
(815) 436-8400

ENTRY NO. 01210354

09/29/2023 03:54:27 PM B: 2796 P: 0450

Lien PAGE 1/14

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

LEE 40.00 BY WADSWORTH GOLF CONSTRUCTION COMPANY



Space above this line is for recorder's use only.

UTAH NOTICE OF CONSTRUCTION LIEN

STATE OF UTAH
COUNTY OF SUMMIT

Notice is hereby given that this Construction Lien, the "Lien", is filed as of **September 28, 2023**, the ("Effective Date"), by **Wadsworth Golf Construction Company** (Claimant) located at **13941 S. Van Dyke Road Plainfield, IL 60544**, with the phone number of **(815) 436-8400**, and with the **Utah Contractor's License #6325536-5501** issued on **September 14, 2006** and expiring on **November 30, 2023**. The "Claimant" claims a construction lien in the sum of **\$507,483.14** for labor, services, materials, and/or equipment furnished for improvement to certain real property owned by **Promontory Investments, LLC and/or Promontory Investments Landco, LLC** (collectively, the "Owner"), located at **8758 Promontory Ranch Road Park City, UT 84032 – Summit County** and with the legal property description as follows:

- **Parcel SS-25** See Exhibit A for Legal Description
- **Parcel SS-26** See Exhibit B for Legal Description
- **Parcel SS-51-C** See Exhibit C for Legal Description
- **Parcel SS-52** See Exhibit D for Legal Description
- **Parcel PSH-A** See Exhibit E for Legal Description
- **Parcel PSH 24-27** See Exhibit F for Legal Description (4 pgs)

This Lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said real property.

The Claimant and Promontory Investments, LLC (Owner), entered into a contract agreement on **February 2, 2022**, whereby the Claimant provided the following labor, services, materials, and/or equipment at the Property:

Construction of an 18 Hole Par 3 Golf Course and Practice Facility

for the total amount of **\$7,080,792.81**, including the Original Contract Value, Approved Change Orders and Approved Additional Work Orders (Contract Price).

The first day of the work on the Property was March 7, 2022. The last day of the work on the Property by the Claimant was August 15, 2023 (the "Completion Date").

As of the Effective Date, the Claimant has received payment of \$6,573,309.56.

The Owner has failed to pay the Balance Due despite demands and requests for payment. Accordingly, the Claimant declares that the amount of \$507,483.15 is justly due to the Claimant.

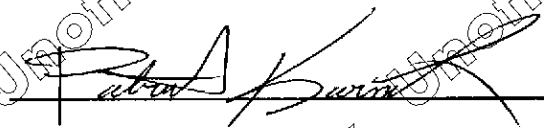
In accordance with Utah Code Ann. 38-11-107, if the Lien is against an owner-occupied residence, as defined in Utah Code Ann. 38-11-102, the owner may take steps to require the Claimant to remove the Lien under the Residence Lien Restriction and Lien Recovery Fund Act if one (1) of the following circumstances applies:

- (i) The owner meets the conditions described in Subsection 38-11-204 (4)(a) and (b); or
- (ii) (A) a subsequent owner purchases a residence from the owner;
(B) the subsequent owner who purchases the residence under Subsection (1)(a)(ii)(A) occupies the residence as a primary or secondary residence within 180 days from the date of transfer or the residence is occupied by the subsequent owner's tenant or lessee as a primary or secondary residence within 180 days from the date of transfer; and
(C) the owner from whom the subsequent owner purchased the residence met the conditions described in Subsection 38-11-204(a) and (b).

Owners must apply for a Certificate of Compliance with the Department of Commerce, Division of Occupational and Professional Licensing in order to obtain protection from the Residence Lien Restriction and Lien Recovery Fund Act.

The Claimant declares that the contents of this Lien are true and correct to the best of their knowledge. Subscribed and sworn to as of the Effective Date.

Claimant Signature:



Date: September 28, 2023

Claimant Printed Name: Patrick Karnick

NOTARY ACKNOWLEDGEMENT

State of Illinois
County of Will

The foregoing instrument was acknowledged before me on September 28, 2023, by the undersigned, Patrick Karnick, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Kimberly Needham

Notary Public

My Commission Expires: 8.4.2026



EXHIBIT A

Account 0147433

Location

Account Number 0147433
Acres 154.51
Situs ,
Tax District 42 - SSSD A,JK,T,U (C-C) (E-E) (V) (VI)
Parcel Number SS-25
Geo Neighborhood 03-18-01 - PROMONTORY MISC LAND
Legal SEC 13 T1SR4E SLBM CONT 640 AC
(LESS 25.91 AC 1521-1361 SS-25-A)
(LESS 12.99 AC 1521-1361 SS-25-B)
(LESS 30.07 AC 1521-1361 SS-25-C)
(LESS 4.02 AC 1521-1361 SS-25-D)
(LESS 7.09 AC 1609-571 NS-PROM-RD)
(LESS 41.28 AC 1756-97 ASPEN CAMP SUBDIVISION)
(LESS 0.06 AC 1955-1897 SS-25-F)
(LESS 2.91 AC PROMONTORY NICKLAUS WEST PHASE 1 SUB)
(LESS 0.16 AC PROMONTORY NICKLAUS WEST PHASE 2 SUB)
(LESS 37.66 AC PROMONTORY PAINTED SHORES PHASE 1 SUBDIVISION)
(LESS 12.05 AC PROMONTORY NICKLAUS WEST PHASE 4 SUB)
(LESS 46.06 AC 2470-1181 PROMONTORY ELK RIDGE HEIGHTS SUB)
(LESS 9.04 AC PROMONTORY NICKLAUS WEST PHASE 5 SUB)
(LESS 10.89 AC VILLAS AT PAINTED VALLEY SUB)
(LESS 16.66 AC RESIDENCES AT PAINTED VALLEY SUB)
(LESS 2627-1792,1795,1802,1823 SS-25-26-G5, SS-25-G6, SS-25-52-PVG1, SS-25-52-PVG2 & SS-25-52-BH7H)
(LESS 42.88 AC PROMONTORY ELK RIDGE BLUFFS SUB)
(LESS 8.55 AC SS-25-H 2713-1572)
(LESS 10.52 AC SIGNAL HILL WATER TREATMENT PLANT SUB)
(LESS 13.55 AC (ENTRY NO. 1188361, 2738-884) PROMONTORY PAINTED SHORES PHASE 3 SUBDIVISION (ENTRY NO. 1188747.2739-1003)
(LESS 16.27 AC (ENTRY NO. 1190641,2744-1243) PROMONTORY SAGE HILLS ESTATES SUBDIVISION)
BAL 154.51 AC M/L SWD-19 UMISC-388 RWD177 M66-592 M254-433 385-711 419-431 472-729 570-82 580-378 1314-147 (REF:1422-644) (REF:1710-1560 & 1756-92) 2015-1789 2727-29 2729-754 2738-884 2739-1003
Parent Parcels

Owner

Name PROMONTORY INVESTMENTS LANDCO LLC
Address 8758 N PROMONTORY RANCH RD PARK CITY, UT 84098

Value

| | |
|--|--|
| Market (2023) | \$3,993,240 |
| Taxable | \$3,993,240 |
| Exempt | (\$903,040) |
| Total Taxable | \$3,090,200 |
| Tax Area: 42 Tax Rate: 0.005798 | |
| Type | Actual Assessed Acres SQFT |
| Improvement | \$903,040 \$903,040 22576.000 |
| Land | \$3,090,200 \$3,090,200 154.510 |

EXHIBIT B

Account 0139331

Location

Account Number 0139331
Acres 74.30
Situs,
Tax District 42 - SSSD A,K,T,U (C-C) (E-E) (V) (VI)
Parcel Number SS-26

Geo Neighborhood 00-08-01 - PROMONTORY COMMERCIAL

Legal NE1/4 NE1/4; SE1/4 NW1/4; NE1/4 SW1/4; S1/2 NE1/4 & SE1/4 SEC 14 T1SR4E SLM 360 AC M/L
(LESS 25.29 AC 1412-994 SS-26-A)
(LESS 18.52 AC 1412-994 SS-26-B)
(LESS 3.09 AC 1412-994 SS-26-C)
(LESS 10.10 AC 1521-1361 SS-26-D)
(LESS 17.12 AC 1521-1361 SS-26-E)
(LESS 3.98 AC 1521-1361 SS-26-F)
(LESS 4.82 AC 1609-571 NS-PROM-RD)
(LESS 4.13 AC 1609-571 SS-RCT-RD)
(LESS 31.06 AC 1626-807 SS-26-G)
(LESS 38.07 AC 1699-772 SS-51-C-3)
(LESS 69.63 AC 1699-775 SS-26-H)
(LESS 0.06 AC 1955-1897 SS-26-I)

(LESS 2627-1785,1788,1792 SS-23-26-G1, SS-26-G4 & SS-25-26-G5)
(LESS 40.24 AC (ENTRY NO. 1190641, 2744-1243) PROMONTORY SAGE HILLS ESTATES SUBDIVISION) BAL 74.30 AC M/L M66-592 UWD388 BWD177 SWD-19-472 M254-435 385-711 419-431 472-729 570-82-580-378 1314-147 (REF:1422-644) (SEE SWD-1426-762 PIVOTAL PROMONTORY DEVELOPMENT LLC TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT) (SEE SWD-1592-728 PIVOTAL PROMONTORY DEVELOPMENT LLC TO QUESTAR GAS CO) 2015-1789 2727-29

Parent Parcels

City

Transfers

Entry Number
01190641
01184558
01151043
01151042
01151041
00889382
00858851
00735860
00735859
00700667
00693704

Owner

Name PROMONTORY INVESTMENTS LANDCO LLC
8758 N PROMONTORY RANCH RD
PARK CITY, UT 84098

Value

Market (2023) \$1,054,261
Taxable \$1,054,261
Tax Area: 42 **Tax Rate:** 0.005798
Type **Actual** **Assessed** **Acres** **SQFT**
Improvement \$16,761 \$16,761
Land \$1,037,500 \$1,037,500 73.300 43560.000

Quit Claim Deed 7

Recording Date

06/10/2022 12:09:33 PM
03/03/2022 02:01:41 PM
12/21/2020 03:09:50 PM
12/21/2020 03:09:50 PM
12/21/2020 03:09:50 PM
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11/05/2008 10:26:06 AM
05/11/2005 04:44:00 PM
03/11/2005 04:44:00 PM
06/09/2004 02:21:00 PM
04/01/2004 02:44:00 PM

EXHIBIT C

Account 0370779

Location

Account Number 0370779
Acres 333.52
Situs 6680 N PROMONTORY RANCH RD
Tax District 42 - SSSD A, K, T, U (C-C) (E-E) (V) (VI)
Parcel Number SS-51-C

Owner

Name PROMONTORY INVESTMENTS LLC
C/O: STEPHEN LEES
8758 PROMONTORY RANCH RD
PARK CITY, UT 84098

Value

Market (2023) \$4,846,810
Taxable \$3,455,551
Tax Area: 42 Tax Rate: 0.005798
Type Actual Assessed Acres SQFT
Improvement \$2,927,470 \$2,665,030 789.000
Land \$1,919,340 \$790,521 333.520

Geo Neighborhood 00-08-01 - PROMONTORY COMMERCIAL

Legal THAT PORTION OF THE FOLLOWING DESC PARCEL LYING IN SEC 23 T1SR4E SLBM: BEG AT THE SW COR OF SEC 36 T1SR4E SLBM SUMMIT COUNTY UTAH (BASIS OF BEARING BEING N 00°03'26" W FROM THE SD SW COR TO THE W1/4 COR OF SD SEC 36 BOTH BEING FOUND STONE MONUMENTS); & RUN TH ALONG THE W SEC LINE OF SD SEC 36 N 00°03'26" W 2664.42 FT TO A STONE FOUND AT THE W1/4 COR OF SD SEC 36; TH N 00°38'03" W 2697.90 FT TO A STONE FOUND AT THE NW COR OF SD SEC 36; TH S 89°40'24" W 1316.90 FT TO THE SW COR OF THE SE1/4 OF THE SE1/4 OF SEC 26; TH N 00°06'02" W 2661.98 FT TO THE NW COR OF THE NE1/4 OF THE SE1/4 OF SD SEC 26; TH S 89°40'42" W 1316.04 FT TO THE SW COR OF THE NE1/4 OF SD SEC 26; TH N 00°04'55" W 2667.46 FT TO A STONE FOUND AT THE N1/4 COR OF SD SEC 26; TH N 00°02'27" W 2642.55 FT TO THE SW COR OF THE NE1/4 OF SEC 23; TH N 89°58'47" W 1858.84 FT M/L TO THE E'LY LINE OF THE STATE OF UTAH DIVISION OF PARKS & RECREATION R/W (FORMERLY THE UPRR R/W); TH ALONG SD R/W LINE THE FOLLOWING TEN (10) COURSES: 1) N 17°11'48" W 60.67 FT; TH 2) N 88°45'48" E 52.25 FT; TH 3) N 17°06'43" W 719.18 FT; TH 4) N 19°47'10" W 992.62 FT M/L TO A PT ON A NON-TANGENT 950.00 FT RAD CUR TO THE LEFT RAD PT BEARS N 07°16'03" W; TH 5) E'LY 153.29 FT ALONG THE ARC OF SD CUR THROUGH A CENTRAL ANGLE OF 09°14'43"; TH 6) N 19°43'58" W 298.63 FT; TH 7) S70°16'02" W 153.37 FT; TH 8) N 20°21'29" W 444.80 FT; TH 9) S 75°29'27" W 48.91 FT; & TH 10) N 20°05'58" W 344.63 FT; TH LEAVING SD R/W LINE S 89°36'59" E 114.14 FT TO A STONE FOUND AT THE NW COR OF SD SEC 23; TH S 89°36'59" E 2672.06 FT ALONG THE N LINE OF SD SEC 23 TO A STONE FOUND AT THE N1/4 COR OF SD SEC

23; TH N 00°23'35" E 1335.49 FT TO THE NE COR OF THE SE1/4 OF THE SW1/4 OF SEC 14; TH N 89°42'03" W 1339.30 FT TO THE NW COR OF THE SE1/4 OF THE SW1/4 OF SEC 14; TH N 00°15'11" E 1333.52 FT TO THE NW COR OF THE NE1/4 OF THE SW1/4 OF SEC 14; TH N 00°14'50" E 1334.05 FT TO THE NW COR OF THE SE1/4 OF THE NW1/4 OF SD SEC 14; TH S 89°51'19" E 1345.97 FT TO THE NE COR OF THE SE1/4 OF THE NW1/4 OF SD SEC 14; TH S 89°47'40" E 1332.03 FT TO THE SW COR OF THE NE1/4 OF THE NE1/4 OF SD SEC 14; TH N 00°19'53" E 1335.93 FT TO THE NW COR OF THE NE1/4 OF THE NE1/4 OF SD SEC 14; TH N 89°48'16" W 1329.81 FT ALONG THE N LINE OF SD SEC 14 TO AN EXISTING IRON ROD AT THE NW COR OF SD SEC 14; TH CONT ALONG SD N LINE; N 89°55'31" W 2698.76 FT TO A FOUND ALUMINUM CAP AT THE NW COR OF SD SEC 14 & THE SW COR OF SEC 11; TH N 00°13'55" W 2642.81 FT TO A STONE FOUND AT THE W1/4 COR OF SD SEC 11; TH N 07°10'37" W 2817.61 FT TO A STONE FOUND AT THE NW COR OF SD SEC 11 & THE SW COR OF SEC 2; TH N 90°48'17" E 4816.75 FT TO A STONE FOUND AT THE NW COR OF SEC 2 TISR4E SLBM; TH S 89°36'41" E 567.30 FT TO A STONE FOUND AT THE SW COR OF SEC 35 TINR4E SLBM; TH N 00°47'21" E 5248.25 FT TO A FENCE COR FOUND AT THE NW COR OF SD SEC 35; TH S 89°57'25" E 5053.95 FT TO A STONE FOUND AT THE NE COR OF SD SEC 35; TH S 00°24'17" W ALONG THE E LINE OF SD SEC 5268.15 FT TO A STONE FOUND AT THE SE COR OF SD SEC 35; TH N 88°48'36" E 2528.81 FT TO A REBAR FOUND AT THE N1/4 COR OF SEC 1 TISR4E SLBM; TH S 00°07'57" E 2309.38 FT TO THE SW COR OF THE NE1/4 OF SD SEC 1; TH S 89°25'16" E 2682.59 FT TO THE E1/4 COR OF SD SEC 1; TH S 00°05'47" E 2676.60 FT ALONG THE E LINE OF SEC 1 TO THE NE COR OF SEC 12; TH S 00°05'47" E ALONG THE E LINE OF SD SEC 5353.21 FT TO A STONE FOUND AT THE SE COR OF SD SEC 12; TH S 00°35'51" E 5311.76 FT TO A STONE FOUND AT THE SE COR OF SEC 13; TH S 00°02'26" W 5315.33 FT TO A REBAR FOUND AT THE SE COR OF SEC 24; TH N 89°50'58" W 1338.50 FT TO THE NW COR OF THE NE1/4 OF THE NE1/4 OF SEC 25; TH S 00°01'14" E 2660.23 FT TO THE SW COR OF THE SE1/4 OF THE NE1/4 OF SD SEC 25; TH S 00°00'30" E 1343.62 FT TO THE SW COR OF THE NE1/4 OF THE SE1/4 OF SEC 25; TH S 89°49'21" E 1336.97 FT TO THE SE COR OF THE NE1/4 OF THE SE1/4 OF SD SEC 25; TH S 00°01'22" W 1321.75 FT TO

A STONE FOUND AT THE
 SE COR OF SD SEC 25; TH S 00°52'12" E
 2688.62 FT TO A STONE FOUND AT THE
 E 1/4 COR OF SEC 36; TH S 00°30'19" W
 2609.87 FT TO A STONE FOUND AT THE
 SE COR OF SD SEC 36; TH N 89°59'51"
 W 2652.94 FT TO A STONE FOUND AT
 THE S1/4 COR OF SD SEC 36; TH N
 89°31'22" W 2666.73 FT M/L TO THE PT
 OF BEG CONT 459.05 AC M/L IN SD SEC
 23
 (LESS 1.75 AC 1412-994 SS-51-C-1)
 (LESS 46.12 AC 1513-1444 SS-51-C-2-X)
 (LESS 4.06 AC 1609-571 NS-PROM-RD)
 (LESS 73.6 AC 1699-772 SS-51-C-3) BAL
 339.52 AC M/L 1314-147 (REF:1422-644)
 2015-1789

Parent Parcels SS-51

City

Transfers

| Entry Number | Form Name | Recording Date |
|-----------------|--------------------------|-------------------------------|
| <u>00889282</u> | <u>Quit Claim Deed 7</u> | <u>12/30/2009 04:56:31 PM</u> |
| <u>00735859</u> | | <u>05/11/2005 04:44:00 PM</u> |
| <u>00693704</u> | | <u>04/01/2004 02:44:00 PM</u> |
| <u>00681621</u> | | <u>12/01/2003 02:56:00 PM</u> |
| <u>00649898</u> | | <u>03/03/2003 04:23:00 PM</u> |
| <u>00649897</u> | | <u>03/03/2003 04:23:00 PM</u> |
| <u>00649896</u> | | <u>03/03/2003 04:23:00 PM</u> |
| <u>00635307</u> | | <u>10/18/2002 11:58:00 AM</u> |
| <u>00607432</u> | | <u>01/02/2002 03:51:00 PM</u> |
| <u>00606616</u> | | <u>12/21/2001 10:30:00 AM</u> |
| <u>00605054</u> | | <u>12/04/2001 12:52:00 PM</u> |
| <u>00603999</u> | | <u>11/20/2001 03:14:00 PM</u> |
| <u>00603998</u> | | <u>11/20/2001 03:11:00 PM</u> |
| <u>00601582</u> | | <u>10/25/2001 04:03:00 PM</u> |
| <u>00562856</u> | | <u>04/05/2000 02:40:00 PM</u> |

Images

- Photo
- Sketch
- GIS



EXHIBIT D

Account 0148142

Location

Account Number 0148142
Acres 396.98
Situation
Tax District 42 - SSSD A, K, T, U (C-C) (E-E) (V) (VI)
Parcel Number SS-52

Geo Neighborhood 03-18-01 - PROMONTORY MISC LAND

Legal SEC 24 T1SR4E SLM CONT 640 AC (LESS 0.07 AC 1955-1897 SS-52-A) (LESS 13.11 AC PROMONTORY NICKLAUS WEST PHASE 1 SUBDIVISION) (LESS 11.22 AC PROMONTORY NICKLAUS WEST PHASE 2 SUB) BAL 615.60 AC (LESS 9.85 AC PROMONTORY PAINTED SHORES PHASE 1 SUBDIVISION) (LESS 3.44 AC PROMONTORY DOUBLE DEER COTTAGES PH 1 SUB) (LESS 2627 1802, 1806, 1810, 1813, 1817, 1820, 1823, SS-25-52-PVG1, SS-25-52-PVG2, SS-52-54-A-PVG3, SS-52-54-A-PVG4, SS-52-PVG5, SS-52-PVG6 & SS-25-52-BH7H7) (LESS 1.64 AC PROMONTORY DOUBLE DEER COTTAGES PH 3 SUB) (LESS 2.57 AC PROMONTORY DOUBLE DEER COTTAGES PH 2 SUB) (LESS 8.13 AC PROMONTORY CLUBHOUSE VILLAS AT PAINTED VALLEY SUB) (LESS 24.25 AC PROMONTORY THE FAIRWAYS AT PAINTED SHORES SUBDIVISION 2693-980) (LESS 1.67 AC SS-25-H 2713-1572) (LESS 53.55 AC (ENTRY NO. 1187948, 2734-424) PROMONTORY VISTA POINT SUBDIVISION (ENTRY NO. 1188742, 2739-987) (LESS 3.33 AC (ENTRY NO. 1188361, 2738-884) PROMONTORY PAINTED SHORES PHASE 3 SUBDIVISION (ENTRY NO. 1188747, 2739-1003) BAL 403.30 AC M/L UWD565 M66-592 SWD437 HQC522 M254-435 385-711 419-431 472-729 570-82 580-378 1314-147 (REF:1422-644) 2015-1789 2727-29 2734-424 2739-987 2754-292 (LESS 6.32 AC SS-52-PL (ENTRY NO. 1194064, 2754-292) BAL 396.38 AC M/L

Parent Parcels

City

Transfers

Owner

Name PROMONTORY INVESTMENTS LANDCO LLC
8758 N PROMONTORY RANCH RD
PARK CITY, UT 84098

Value

Market (2023) \$7,399,600
Taxable \$7,399,600
Tax Area: 42 Tax Rate: 0.005798
Type Actual Assessed Acres
Land \$7,399,600 \$7,399,600 369.980

Entry Number

- 01194064
- 01188747
- 01188742
- 01188361
- 01187948
- 01184558
- 01180088
- 01173438

Form Name

Recording Date

- 08/23/2022 02:09:20 PM
- 05/09/2022 12:14:19 PM
- 05/09/2022 12:14:19 PM
- 05/02/2022 04:17:53 PM
- 04/27/2022 11:43:18 AM
- 03/03/2022 02:01:41 PM
- 12/21/2021 11:24:06 AM
- 09/17/2021 02:18:53 PM

EXHIBIT E

Account 0527564

Location

Account Number 0527564
Acres 5.64
Situs 3010 HILLS RIDGE RD,
Tax District 42 - SSSD A,KK,T,U (C-C) (E-E) (V) (VI)
Parcel Number PSH-A
Geo Neighborhood 00-08-01 - PROMONTORY COMMERCIAL
Legal PARCEL A, PROMONTORY SAGE HILLS ESTATE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 245,599 SQ FT OR 5.64 AC. 2784-1744
Parent Parcels SS-25 SS-26
City

Owner

Name PROMONTORY DEVELOPMENT LLC
Address 8758 N PROMONTORY RANCH RD
PARK CITY, UT 84098

Value

Market (2023) \$1,528,603
Taxable \$1,528,603
Tax Area: 42 **Tax Rate:** 0.005798
Type **Actual** **Assessed** **Acres** **SQFT**
Improvement \$638,843 \$638,843
Land \$889,760 \$889,760 4.640 43560.000

Transfers

Entry Number

01205993

01190641

Form Name

Recording Date

06/20/2023 03:46:31 PM

06/10/2022 12:09:33 PM

Images

- Sketch
- GIS

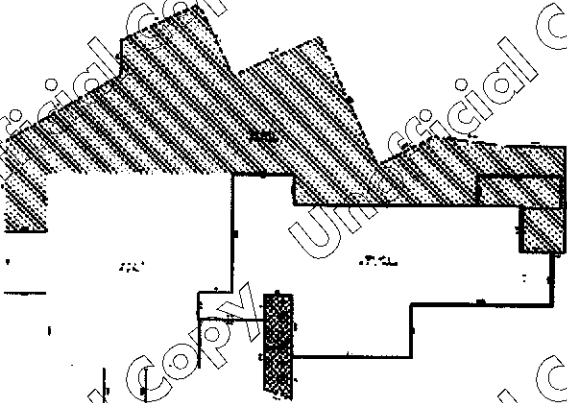


EXHIBIT F (1)

Account 0527379

Location

Account Number 0527379
Acres 0.69
Situs 2856 HILLS RIDGE RD ,
Tax District 42 - SSSD A,JK,T,U (C-C) (E-E) (V) (VI)
Parcel Number PSH-24
Geo Neighborhood 03-18-34 - PROMONTORY SAGE HILLS ESTATES SUB
Legal LOT 24, PROMONTORY SAGE HILLS ESTATES SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 29,928 SQ FT OR 0.69 AC. 2784-1744
Parent Parcels SS-25
SS-26
City

Owner

Name PROMONTORY DEVELOPMENT LLC
8758 N PROMONTORY RANCH RD
PARK CITY, UT 84098

Value

Market (2023) \$540,000
Taxable \$540,000
Tax Area: 42 **Tax Rate:** 0.005798
Type Actual Assessed Acres Units
Land \$540,000 \$540,000 0.690 1.000

Transfers

Entry Number

01205993
01190641

Form Name

Recording Date

06/20/2023 03:46:31 PM
06/10/2022 12:09:33 PM

Images

- GIS



EXHIBIT F (2)

Account 0527386

Location

Account Number 0527386
Acres 0.57
Situs 2836 HILLS RIDGE RD,
Tax District 42 - SSSD A,JK,T,U (C-C) (E-E) (V) (VI)
Parcel Number PS14-25
Geo Neighborhood 03-18-34 - PROMONTORY SAGE HILLS ESTATES SUB
Legal LOT 25, PROMONTORY SAGE HILLS ESTATES SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 25,029 SQ FT OR 0.57 AC. 2784-1744
Parent Parcels SS-25
SS-26
City

Owner

Name PROMONTORY DEVELOPMENT LLC
8758 N PROMONTORY RANCH RD
PARK CITY, UT 84098

Value

Market (2023) \$540,000
Taxable \$540,000
Tax Area: 42 **Tax Rate:** 0.005798
Type Actual Assessed Acres Units
Land \$540,000 \$540,000 0.570 1.000

Transfers

Entry Number

01205993
01190641

Form Name

Recording Date

06/20/2023 03:46:31 PM
06/10/2022 12:09:33 PM

Images

- [GIS](#)



EXHIBIT (3)

Account 0527393

Location

Account Number 0527393
Acres 0.61
Situs 2822 HILLS RIDGE RD ,
Tax District 42 - SSSD A,JK,T,U (C-C) (E-E) (V) (VI)
Parcel Number PS11-26
Geo Neighborhood 03-18-34 - PROMONTORY SAGE HILLS ESTATES SUB
Legal LOT 26, PROMONTORY SAGE HILLS ESTATES SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 26,463 SQ FT OR 0.61 AC. 2784-1744
Parent Parcels SS-25
SS-26
City

Owner

Name PROMONTORY DEVELOPMENT LLC
8758 N PROMONTORY RANCH RD
PARK CITY, UT 84098

Value

Market (2023) \$540,000
Taxable \$540,000
Tax Area: 42 **Tax Rate:** 0.005798
Type Actual Assessed Acres Units
Land \$540,000 \$540,000 0.610 1.000

Transfers

Entry Number

01205993
01190641

Form Name

Recording Date

06/20/2023 03:46:31 PM
06/10/2022 12:09:33 PM

Images

- GIS



EXHIBIT F(4)

Account 0527401

Location

Account Number 0527401
Acres 0.58
Situs 2802 HILLS RIDGE RD ,
Tax District 42 - SSSD A,JK,T,U (C-C) (E-E) (V)
(VI)
Parcel Number PS11-27
Geo Neighborhood 03-18-34 - PROMONTORY
SAGE HILLS ESTATES SUB
Legal LOT 27, PROMONTORY SAGE HILLS
ESTATES SUBDIVISION; ACCORDING TO THE
OFFICIAL PLAT THEREOF AND ON FILE IN
THE SUMMIT COUNTY RECORDERS OFFICE
CONT 25,255 SQ FT OR 0.58 AC. 2784-1744
Parent Parcels SS-25
SS-26
City

Owner

Name PROMONTORY DEVELOPMENT LLC
8758 N PROMONTORY RANCH RD
PARK CITY, UT 84098

Value

Market (2023) \$540,000
Taxable \$540,000
Tax Area: 42 Tax Rate: 0.005798
Type Actual Assessed Acres Units
Land \$540,000 \$540,000 0.580 1.000

Transfers

Entry Number

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Images

- [GIS](#)

