

WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1450
Salt Lake City, Utah 84101

Ent 496331 Bk 1345 Pg 14-21
Date: 23-MAR-2021 1:41:46PM
Fee: \$162.00 Check Filed By: HP
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: GILMORE & BELL PC

MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT, UTAH
MOUNTAIN VILLAGE ASSESSMENT AREA #2

FIRST AMENDMENT TO ASSESSMENT ORDINANCE

DATED AS OF MARCH 10, 2021

FIRST AMENDMENT TO ASSESSMENT ORDINANCE

WHEREAS, the Board of Trustees (the "Board") of the MIDA Mountain Village Public Infrastructure District, Utah (the "District"), previously adopted Resolution No. 2021-01 on February 26, 2021, pursuant to which the Board authorized and approved a Designation Resolution and Assessment Ordinance (the "Original Assessment Ordinance") for the Mountain Village Assessment Area #2; and

WHEREAS, the Original Assessment Ordinance provided for its publication in the Salt Lake Tribune, but due to publishing difficulties, the Board desires to change the Original Assessment Ordinance to specify that the Original Assessment Ordinance has been or will be published in the Wasatch Wave instead; and

WHEREAS, the District hereby declares the effective date of this First Amendment to Assessment Ordinance to be the date hereof; and

WHEREAS, the District now desires to approve this First Amendment to Assessment Ordinance and notes that except as amended hereby, the Original Assessment Ordinance remains in full force and effect:

NOW THEREFORE, BE IT ORDAINED BY THE MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT, UTAH:

Section 1. Change of Newspaper Publication. The District hereby amends the Original Assessment Ordinance to reflect the publication of the Original Assessment Ordinance in the Wasatch Wave. The District confirms, approves and ratifies the publication of the Original Assessment Ordinance in the Wasatch Wave and approves all actions taken in connection therewith.

Section 2. All Necessary Action Approved. The Executive Director and other officials of the District are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this First Amendment to Assessment Ordinance.

Section 3. Original Assessment Ordinance. Other than as amended by this First Amendment to Assessment Ordinance, the Original Assessment Ordinance is hereby ratified and confirmed and shall remain in full force and effect.

Section 4. Recordation of First Amendment to Assessment Ordinance. This First Amendment to Assessment Ordinance shall be signed by the Chair and Executive Director and shall be recorded in the ordinance book kept for that purpose. This First Amendment to Assessment Ordinance shall also be recorded with Wasatch County and a copy shall be posted on the Utah Public Notice Website (<http://pmn.utah.gov>). This First Amendment to Assessment Ordinance shall take effect immediately.

Dated as of March 10, 2021.

By: Steve Farrell
Chair

ATTEST:

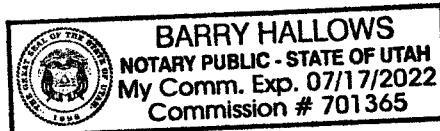
By: Mark L. Lewis
Executive Director

APPROVED AS TO FORM:

By: J. R. Cott
Attorney for the District

STATE OF UTAH)
: ss.
COUNTY OF WASATCH)

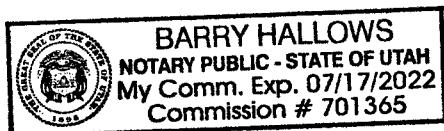
The foregoing instrument was acknowledged before me this March 22, 2021, by Steve Farrell, the Chair of the MIDA Mountain Village Public Infrastructure District, who represented and acknowledged that he signed the same for and on behalf of the MIDA Mountain Village Public Infrastructure District.



Barry Hallows
NOTARY PUBLIC

STATE OF UTAH)
: ss.
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this March 22, 2021, by Heather Kruse the Executive Director of the MIDA Mountain Village Public Infrastructure District, who represented and acknowledged that she signed the same for and on behalf of the MIDA Mountain Village Public Infrastructure District.



Barry Hallows
NOTARY PUBLIC

EXHIBIT A

ASSESSMENT LIST

Inasmuch as the assessed property has yet to be subdivided as contemplated for development, the Assessment is levied by Assessment Unit ("AU") and against all of the Assessment Area classifications (zones) as follows:

	Total Assessment				\$99,800,000
	Total AUs				875.0
<u>Zone</u>	<u>Subdivided Parcel</u>	<u>Parcel Identification Number</u>	<u>AUs</u>	<u>Assessment per AU</u>	<u>Total Assessment Amount</u>
1	MWR	MWR-HOTEL-0-025-024*	248.5	\$84,616.23	\$21,027,134.23
2	Lot 1A, Mine Hotel	0IX-L001-0-025-024	183.0	136,064.47	24,899,798.79
3	Lot 2, Condos	0IX-L002-0-025-024	120.0	104,944.42	12,593,331.42
4	Lot 5, Five Star Hotel	0IX-L005-0-025-024	149.5	169,432.07	25,330,094.85
5	Lot 13, Blue Ledge	0IX-L013-0-024-024	140.0	91,591.59	12,822,822.65
6	Lot 18 Townhomes	0IX-L018-0-025-024	34.0	91,965.24	3,126,818.05

*Although this parcel has been subdivided into the following Tax ID numbers, the allocation of AUs to such properties will not occur until a later date.

Unit Number	Tax ID
R-6002	00-0021-5106
R-6004	00-0021-5107
R-6005	00-0021-5108
R-6006	00-0021-5109
R-6007	00-0021-5110
R-6031	00-0021-5111
R-6032	00-0021-5112
R-6033	00-0021-5113
R-6035	00-0021-5114
R-6037	00-0021-5115
R-6038	00-0021-5116
R-6039	00-0021-5117
R-6040	00-0021-5118
R-6041	00-0021-5119
R-6042	00-0021-5120
R-6043	00-0021-5121
R-6045	00-0021-5122
R-6047	00-0021-5123

R-6048	00-0021-5124
R-6050	00-0021-5125
R-6111	00-0021-5126
R-6112	00-0021-5127
R-6113	00-0021-5128
R-6114	00-0021-5129
R-7002	00-0021-5130
R-7004	00-0021-5131
R-7005	00-0021-5132
R-7006	00-0021-5133
R-7007	00-0021-5134
R-7031	00-0021-5135
R-7032	00-0021-5136
R-7033	00-0021-5137
R-7035	00-0021-5138
R-7037	00-0021-5139
R-7038	00-0021-5140
R-7039	00-0021-5141
R-7040	00-0021-5142
R-7041	00-0021-5143
R-7042	00-0021-5144
R-7043	00-0021-5145
R-7045	00-0021-5146
R-7047	00-0021-5147
R-7048	00-0021-5148
R-7050	00-0021-5149
R-7111	00-0021-5150
R-7112	00-0021-5151
R-7113	00-0021-5152
R-7114	00-0021-5153
R-8033	00-0021-5154
R-8035	00-0021-5155
R-8037	00-0021-5156
R-8038	00-0021-5157
R-8039	00-0021-5158
R-8043	00-0021-5159
R-8045	00-0021-5160
B-1-1	00-0021-5161

B-1-2	00-0021-5162
C-1-1	00-0021-5163
C-1-2	00-0021-5164
C-1-3	00-0021-5165
C-1-4	00-0021-5166
C-1-5	00-0021-5167
C-1-6	00-0021-5168
C-1-7	00-0021-5169
C-1-8	00-0021-5170
Hotel Unit	00-0021-5105

The Assessment Area is more particularly described as follows:

The surface rights in and to certain real property located in Wasatch County, State of Utah, described as follows:

PARCEL 1 – LEASEHOLD ESTATE

Commercial Units B-1-1, B-1-2 and C-1-1 through C-1-8, inclusive, The Hotel Unit, MWR CONFERENCE HOTEL CONDOMINIUMS, a Utah Expandable Condominium Project, together with their appurtenant undivided ownership interests in the common elements of the project, as the same are identified and established in the Record of Survey Map of MWR Conference Hotel Condominiums recorded August 21, 2020 as Entry No. 483152 in Book 1308 at Page 263 of the official records, and the Declaration of Condominium for MWR Conference Hotel Condominiums, recorded August 21, 2020 as Entry No. 483153 in Book 1308 at Page 288 of the official records in the office of the Wasatch County Recorder.

PARCEL 2 – FEE SIMPLE

Units R-6002, R-6004, R-6005, R-6006, R-6007, R-6031, R-6032, R-6033, R-6035, R-6037, R-6038, R-6039, R-6040, R-6041, R-6042, R-6043, R-6045, R-6047, R-6048, R-6050, R-6111, R-6112, R-6113, R-6114, R-7002, R-7004, R-7004, R-7005, R-7006, R-7007, R-7031, R-7032, R-7033, R-7035, R-7037, R-7038, R-7039, R-7040, R-7041, R-7042, R-7043, R-7045, R-7047, R-7048, R-7050, R-7111, R-7112, R-7113, R-7114, R-8033, R-8035, R-8037, R-8038, R-8039, R-8043 and R-8045, MWR CONFERENCE HOTEL CONDOMINIUMS, a Utah Expandable Condominium Project, together with their appurtenant undivided ownership interests in the common elements of the project, as the same are identified and established in the Record of Survey Map of MWR Conference Hotel Condominiums recorded August 21, 2020 as Entry No. 483152 in Book 1308 at Page 263 of the official records, and the Declaration of Condominium for MWR Conference Hotel Condominiums, recorded August 21, 2020 as Entry No. 483153 in Book 1308 at Page 288 of the official records in the office of the Wasatch County Recorder.

PARCEL 3 – FEE SIMPLE

All of Lots 2, 5, 13 and 18, MIDA Master Development Plat Subdivision, according to the official plat thereof, recorded June 30, 2020 as Entry No. 480155 in Book 1299 at Page 1122 of the official records in the office of the Wasatch County Recorder.

Lot 1A, MIDA MASTER DEVELOPMENT PLAT, Lots 1, 15B and Parcels 1 & 2 Amended Subdivision, according to the official plat thereof recorded February 10, 2021 as Entry No. 493880 in Book 1338 at Page 55 of the official records in the office of the Wasatch County Recorder.

Wasatch County Tax Serial Numbers: 0IX-L001-0, 0IX-L002-0, 0IX-L005-0, 0IX-L013-0 and 0IX-L018-0.