

NOTICE
OF
APPLICATION DEADLINE TO COMBINE LOTS
FOR PURPOSES OF THE 2008 SPECIAL ASSESSMENT

Timber Lakes Water Special Service District (“the District”) has adopted a procedure for combining adjacent lots owned by common owners for purposes of the 2008 special assessment area adopted by the Wasatch County Council on July 2, 2008. The procedure was suggested by the County, following the protest hearing, to help lessen the assessment burden on certain multiple lot owners who were committing to build only one residence on the combined lots. The procedure does not impact the combining of lots for county or property owners’ association purposes.

This procedure will allow a common owner of adjacent multiple lots (owned as of June 17, 2008) to combine the multiple lots so that only one water hookup provided by the District will be made available to one of the combined lots in perpetuity. Thus the owner will be assessed on only one lot for purposes of the 2008 special assessment. However, the owner must make a decision as to which of the lots will be the lot where the hookup will be made and which lot or lots will not have any water available for future hookup. The election to combine lots is permanent and will run with the land. That is, the election likely will have a negative impact on the marketability of the lot or lots having no water availability.

If you think that you may be eligible for combining lots, that is, if you own more than one lot and the lots are adjacent (either side-by-side or end-to-end), please contact the District Office, which will provide you with the copy of the procedure and clarify any questions that you may have. All notices will be reviewed by a special committee of the Board.

The deadline for filing a notice of intent to combine adjacent lots is September 30, 2008. The filing of the notice of intent may require several documents and authorization certificates, so do not postpone getting a copy of the procedure and the draft agreement. It will take significant time to prepare a complete notice properly. An incomplete notice will not be considered if not corrected before the end of business on September 30, 2008.

IF YOU OWN MORE THAN ONE ADJACENT LOT, PLEASE CONTACT THE DISTRICT AS SOON AS POSSIBLE TO DETERMINE YOUR ELIGIBILITY TO COMBINE LOTS FOR THE 2008 SPECIAL ASSESSMENT.

Comment: US Bank has committed to purchase Bond Anticipation Notes in the amount of \$8.5 million at 4.39%. The financing is scheduled to close on August 8, 2008 whereupon the Contractor will be able to begin construction on our water system improvements. Hopefully the closing will occur without any problems. The District feels very fortunate to have obtained such favorable financing at this time. The Wasatch County Council adopted the resolution to accept the financing and enter into the purchase agreement with US Bank on July 30, 2008. We appreciate the services of Zions Bank in helping us to obtain the financing.