



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

**Town of Jackson**

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

**Joint Town/County**

- Parks and Recreation
- Pathways
- Housing Department

**Teton County**

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

**State of Wyoming**

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

**Federal Agencies**

- Army Corp of Engineers
- Utility Providers

**Qwest**

- Lower Valley Energy
- Bresnan Communications

**Special Districts**

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: March 2, 2022

Item #: P22-049

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: [tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov)

**Owner:**

Jackson Hole Acquisition Group &  
Snow King Mountain Resort, LLC  
PO Box 1846  
Jackson, WY 83001

**Applicant:**

Jorgensen Assoc.  
PO Box 9550  
Jackson, WY 83001

**REQUESTS:**

The applicant is submitting a request for a Grading Pre-Application for the properties located at 400 & 402 E Snow King Ave., legally known as SE1/4NW1/4 SEC. 34, TWP. 41, RNG. 116 TRACT B and PT SE1/4NW1/4, SEC. 34, TWP. 41, RNG. 116. TRACT A (PER LOT DIVISION, MAP T-71-A) , PIDNs: 22-41-16-34-2-00-012 and 22-41-16-34-2-00-014

For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.

**Please respond by: March 9, 2022 (with Comments)**

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[blenz@jacksonwy.gov](mailto:blenz@jacksonwy.gov)



March 2, 2022

Tyler Valentine, Senior Planner  
Town of Jackson Planning & Building Department  
PO Box 1687 - 150 E Pearl Street  
Jackson, Wyoming 83001

-Email Delivered [tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov)-

**RE: Pre-Application Conference Request for Grading for Snow King Loop Road Realignment and Utility Relocation, 400 & 402 E Snow King Avenue, PIDNs: 22-41-16-34-2-00-012, 22-41-16-34-2-00-014**

Dear Tyler,

Please accept this pre application conference request for grading permit for eh above reference properties on Snow King resort. The applicants are seeking to realign Snow King Loop Road and its utilities to accommodate the future development of employee housing and parking. This will be the precursor for future resort development to ensure that infrastructure and housing are built to the satisfaction of all stakeholders before venturing into future resort development regulated by the Snow King Resort Master Plan.

Attached you will find a 2-d grading concept that is meant to begin discussions with Town of Jackson (TOJ) Public Works. As we iterate through the design phases (SD and DD) our goal is to involve staff early and often before submitting permit to ensure a collaborative and smooth process. Preliminary plans have determined a realignment length of approximately 1,025-ft to achieve the desired future development. All existing utilities running along Snow King Loop Road will also be moved to follow the new alignment. Pedestrian facilities will need to be discussed and designed as per the requirements of the Master Plan and the future development of this portion of the Resort.

For processing, please find enclosed the following items:

- Application for a Pre-Application Conference Request (PAP)
- Warranty Deeds and Letters of authorization.
- Jorgensen Associates, Inc., Preliminary Realignment Exhibit

Should you have any questions or require additional information, please do not hesitate to contact me at our office. Thank you for your assistance.

Sincerely,

**JORGENSEN ASSOCIATES, INC.**

Brendan Schulte  
Chief Operating Officer



**PRE-APPLICATION CONFERENCE REQUEST (PAP)**  
Planning & Building Department

150 E Pearl Ave. ph: (307) 733-0440 fax:  
P.O. Box 1687 [www.townofjackson.com](http://www.townofjackson.com)  
Jackson, WY 83001

***For Office Use Only***

Fees Paid \_\_\_\_\_

Time & Date Received \_\_\_\_\_

Application # \_\_\_\_\_

***Please note:*** Applications received after 3 PM will be processed the next business day.

**APPLICABILITY.** This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to [www.townofjackson.com/204/Pre-Application](http://www.townofjackson.com/204/Pre-Application)

**PROJECT.**

Name/Description: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Lot, Subdivision: \_\_\_\_\_

PIDN: \_\_\_\_\_

**PROPERTY OWNER.**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name, Agency: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

Property Owner

Applicant/Agent

**ENVIRONMENTAL PROFESSIONAL.** For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**TYPES OF PRE-APPLICATION NEEDED.** Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

Physical Development Permit Grading  
 Use Permit  
 Development Option or Subdivision Permit  
 Interpretations of the LDRs  
 Amendments to the LDRs  
 Relief from the LDRs  
 Environmental Analysis

**This pre-application conference is:**  
 Required  
 Optional  
 For an Environmental Analysis  
 For grading

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)) of the submittal packet.

Have you attached the following?

**Application Fee.** Go to [www.townofjackson.com/204/Pre-Application.com](http://www.townofjackson.com/204/Pre-Application.com) for the fees.

**Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

**Narrative Project Description.** Please attach a short narrative description of the project that addresses:  
 Existing property conditions (buildings, uses, natural resources, etc)  
 Character and magnitude of proposed physical development or use  
 Intended development options or subdivision proposal (if applicable)  
 Proposed amendments to the LDRs (if applicable)

**Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:  
 Property boundaries  
 Existing and proposed physical development and the location of any uses not requiring physical development  
 Proposed parcel or lot lines (if applicable)  
 Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

**Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

**Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

---

Signature of Owner or Authorized Applicant/Agent

---

Date

---

Name Printed

---

Title

First American Title NY - National Account  
666 Third Ave  
New York, New York 10017

RECORDED AT REQUEST OF:  
Ornend G. Yielding, Esq.  
Lowndes, Drosdick, Doster, Kantor &  
Reed, P.A.  
215 N. Eola Drive  
Orlando, FL 32801

WHEN RECORDED MAIL TO:  
Ornend G. Yielding, Esq.  
Lowndes, Drosdick, Doster, Kantor &  
Reed, P.A.  
215 N. Eola Drive  
Orlando, FL 32801

GRANTOR: JMIR SNOW KING LLC  
GRANTEE: JACKSON HOLE ACQUISITION GROUP LLC  
Doc 0962522 Filed At 12:19 ON 12/28/18  
Sherry L. Daigle Teton County Clerk fees: 74.00  
By Mary Smith Deputy Clerk

(FOR RECORDER'S USE ONLY)

### **WARRANTY DEED**

By and between

**JMIR SNOW KING LLC,**  
a Delaware limited liability company, as GRANTOR

And

**JACKSON HOLE ACQUISITION GROUP, LLC,**  
a Delaware limited liability company, as GRANTEE

### **THE PROPERTY:**

The Snow King Resort  
400 E. Snow King Avenue, Jackson Hole, Wyoming 83001

## WARRANTY DEED

**JMIR SNOW KING, LLC**, a Delaware limited liability company, GRANTOR, whose mailing address is 111 Congress Avenue, Suite 2600, Austin, Texas 78701, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to **JACKSON HOLE ACQUISITION GROUP, LLC**, a Delaware limited liability company, GRANTEE, whose mailing address is C/O KDG Capital, LLC, 5600 Mariner Street, Suite 200, Tampa, Florida 33609, the following described real estate, situated in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

State Parcel ID Nos.:

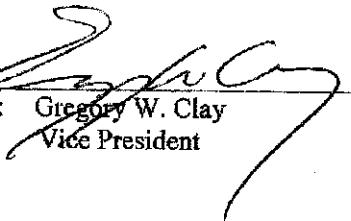
22-41-16-34-2-00-012  
22-41-16-34-3-05-001  
22-41-16-34-3-05-010  
22-41-16-34-2-63-005  
22-41-16-34-2-63-010  
22-41-16-34-2-65-005  
22-41-16-34-2-65-010  
22-41-16-34-2-68-005  
22-41-16-34-2-71-005  
22-41-16-34-2-71-010  
22-41-16-34-2-74-010  
22-41-16-34-2-74-005  
22-41-16-34-2-78-005  
22-41-16-34-3-02-005  
22-41-16-34-3-02-006  
22-41-16-34-3-02-007  
22-41-16-34-3-02-012  
22-41-16-34-3-03-005  
22-41-16-34-3-03-010  
22-41-16-34-3-03-015

Together with and including all oil, gas, and other minerals and mineral rights appurtenant thereto and owned by Grantor, if any, and all improvements and all other appurtenances and hereditaments thereunto belonging; subject to general taxes for the year of closing, local improvement districts, building and zoning regulations, city, county and state subdivision and zoning laws, and those certain easements, restrictive covenants, and reservations listed on Exhibit "B" attached hereto.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE APPEARS ON FOLLOWING PAGE]

WITNESS our hands this 27th day of December, 2018.

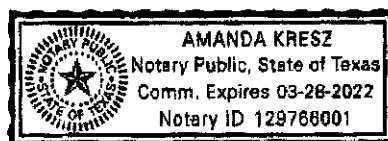
**JMIR SNOW KING LLC,**  
a Delaware limited liability company

By:   
Name: Gregory W. Clay  
Title: Vice President

STATE OF TEXAS )  
 ) ss  
COUNTY OF TRAVIS )

The foregoing instrument was acknowledged before me by Gregory W. Clay, in his capacity as Vice President of **JMIR SNOW KING, LLC**, a Delaware limited liability company, this 20 day of December, 2018.

Witness my hand and official seal.



  
Notary Public  
My Commission Expires:

Signature Page

Snow King Resort – Deed

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE LAND**

Real property in the City of Jackson, County of Teton, State of Wyoming, described as follows:

**PARCEL 1:**

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4, SECTION 34, TOWNSHIP 41 NORTH, RANGE 116 WEST, 6TH P.M., TOWN OF JACKSON, TETON COUNTY, WYOMING, BEING PART OF THAT TRACT OF RECORD IN BOOK 12 OF DEEDS, PAGE 630, AND SHOWN AS TRACT B OF MAP T-71A AS RECORDED IN THE OFFICE OF THE COUNTY CLERK, TETON COUNTY, WYOMING, SECONDARILY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTH 1/2 NORTHWEST 1/4, SECTION 34, TOWNSHIP 41 NORTH, RANGE 116 WEST, 6TH PM, TETON COUNTY, WYOMING, LYING WHOLLY WITHIN THE CORPORATE LIMITS OF THE TOWN OF JACKSON, AND BEING A PORTION OF THAT RECORD TRACT IN BOOK 12 DEEDS, PAGE 630, IN THE TETON COUNTY CLERK'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY-MOST CORNER OF SAID RECORD TRACT BEING COMMON TO THE NORTHWEST CORNER OF THAT RECORD PARCEL IN BOOK 5 DEEDS, PAGE 507, IN SAID OFFICE, WHERE IS FOUND A BLM TYPE BRASS CAP SET BY RLS 164;

THENCE SOUTH 89°44'00" EAST, 307.10 FEET ALONG THE NORTH LINE OF SAID PARCEL IN BOOK 5 DEEDS, PAGE 507, TO A BLM TYPE BRASS CAP SET BY RLS 164;

THENCE SOUTH 89°45'38" EAST, 321.38 FEET TO A POINT;

THENCE SOUTH 44°45'31" EAST, 159.96 FEET TO A POINT;

THENCE NORTH 45°14'34" EAST, 202.56 FEET TO A POINT;

THENCE NORTH 00°19'13" EAST, 236.93 FEET TO A POINT;

THENCE NORTH 45°02'34" WEST, 227.03 FEET TO A POINT;

THENCE NORTH 68°50'59" WEST, 231.12 FEET TO A POINT;

THENCE SOUTH 71°18'58" WEST, 231.98 FEET TO A POINT;

THENCE SOUTH 52°36'18" WEST, 120.77 FEET TO A POINT;

THENCE SOUTH 37°30'09" WEST, 119.11 FEET TO A POINT;

THENCE NORTH  $52^{\circ}29'51''$  WEST, 58.86 FEET TO A POINT ON THE  
WESTERLY LINE OF SAID TRACT IN BOOK 12 DEEDS, PAGE 630,  
ALSO BEING THE EASTERLY LINE OF VINE STREET;

THENCE SOUTH  $26^{\circ}03'00''$  WEST, 102.13 FEET ALONG SAID  
WESTERLY LINE TO A BLM TYPE BRASS CAP SET BY RLS 164;

THENCE SOUTH  $08^{\circ}15'00''$  WEST, 211.10 FEET TO THE POINT OF  
BEGINNING;

THE BASIS OF BEARING BEING SOUTH  $89^{\circ}44'$  EAST ALONG SAID  
NORTH LINE OF THAT RECORD PARCEL IN BOOK 5 DEEDS, PAGE  
507.

PARCEL 2:

UNITS 370 AND 379 OF GRAND VIEW PLAZA CONDOMINIUMS  
ADDITION TO THE TOWN OF JACKSON, TETON COUNTY,  
WYOMING, ACCORDING TO THAT PLAT RECORDED JANUARY 22,  
2009 AS PLAT NO. 1258, AND AS FURTHER DEFINED AND  
DESCRIBED IN DECLARATION OF CONDOMINIUM RECORDED IN  
BOOK 716 OF PHOTO, PAGE 1120-1148.

PARCEL 3:

UNITS 275 AND 285 OF LOVE RIDGE CONDOMINIUMS FIRST  
ADDITION TO THE TOWN OF JACKSON, TETON COUNTY,  
WYOMING, ACCORDING TO THAT PLAT RECORDED JULY 26, 2001  
IN BOOK 2 OF MAPS, PAGE 44, AS PLAT NO. 1021 AND FURTHER  
DEFINED AND DESCRIBED IN DECLARATION OF CONDOMINIUM  
RECORDED IN BOOK 429 OF PHOTO, PAGE 1065-1087, FIRST  
AMENDMENT RECORDED IN BOOK 465 OF PHOTO, PAGE 800-802,  
SECOND AMENDMENT RECORDED IN BOOK 485 OF PHOTO, PAGE  
311-313, THIRD AMENDMENT RECORDED IN BOOK 513 OF PHOTO,  
PAGE 75-78, FOURTH AMENDMENT RECORDED IN BOOK 538 OF  
PHOTO, PAGE 3-6, AND FIFTH AMENDMENT RECORDED IN BOOK  
563 OF PHOTO, PAGE 716-719.

PARCEL 4:

UNITS 295 AND 305 OF LOVE RIDGE CONDOMINIUMS SECOND  
ADDITION TO THE TOWN OF JACKSON, TETON COUNTY,  
WYOMING, ACCORDING TO THAT PLAT RECORDED AUGUST 7,  
2002, AS PLAT NO. 1059, AND AS FURTHER DEFINED AND  
DESCRIBED IN DECLARATION OF CONDOMINIUM RECORDED IN  
BOOK 429 OF PHOTO, PAGE 1065-1087, FIRST AMENDMENT  
RECORDED IN BOOK 465 OF PHOTO, PAGE 800-802, SECOND  
AMENDMENT RECORDED IN BOOK 485 OF PHOTO, PAGE 311-313,  
THIRD AMENDMENT RECORDED IN BOOK 513 OF PHOTO, PAGE 75-  
78, FOURTH AMENDMENT RECORDED IN BOOK 538 OF PHOTO,

PAGE 3-6, AND FIFTH AMENDMENT RECORDED IN BOOK 563 OF PHOTO, PAGE 716-719.

PARCEL 5:

UNIT 315 OF LOVE RIDGE CONDOMINIUMS THIRD ADDITION TO THE TOWN OF JACKSON, TETON COUNTY, WYOMING, ACCORDING TO THAT PLAT RECORDED DECEMBER 31, 2002 AS PLAT NO. 1076, AND FURTHER DEFINED AND DESCRIBED IN DECLARATION OF CONDOMINIUM RECORDED IN BOOK 429 OF PHOTO, PAGE 1065-1087, FIRST AMENDMENT RECORDED IN BOOK 465 OF PHOTO, PAGE 800-802, SECOND AMENDMENT RECORDED IN BOOK 485 OF PHOTO, PAGE 311-313, THIRD AMENDMENT RECORDED IN BOOK 513 OF PHOTO, PAGE 75-78, FOURTH AMENDMENT RECORDED IN BOOK 538 OF PHOTO, PAGE 3-6, AND FIFTH AMENDMENT RECORDED IN BOOK 563 OF PHOTO, PAGE 716-719.

PARCEL 6:

UNITS 355 AND 365 OF LOVE RIDGE CONDOMINIUMS FOURTH ADDITION TO THE TOWN OF JACKSON, TETON COUNTY, WYOMING, ACCORDING TO THAT PLAT RECORDED JULY 8, 2003 AS PLAT NO. 1091, AND FURTHER DEFINED AND DESCRIBED IN DECLARATION OF CONDOMINIUM RECORDED IN BOOK 429 OF PHOTO, PAGE 1065-1087, FIRST AMENDMENT RECORDED IN BOOK 465 OF PHOTO, PAGE 800-802, SECOND AMENDMENT RECORDED IN BOOK 485 OF PHOTO, PAGE 311-313, THIRD AMENDMENT RECORDED IN BOOK 513 OF PHOTO, PAGE 75-78, FOURTH AMENDMENT RECORDED IN BOOK 538 OF PHOTO, PAGE 3-6, AND FIFTH AMENDMENT RECORDED IN BOOK 563 OF PHOTO, PAGE 716-719.

PARCEL 7:

UNITS 335 AND 345 OF LOVE RIDGE CONDOMINIUMS FIFTH ADDITION TO THE TOWN OF JACKSON, TETON COUNTY, WYOMING, ACCORDING TO THAT PLAT RECORDED JANUARY 9, 2004 AS PLAT NO. 1104, AND FURTHER DEFINED AND DESCRIBED IN DECLARATION OF CONDOMINIUM RECORDED IN BOOK 429 OF PHOTO, PAGE 1065-1087, FIRST AMENDMENT RECORDED IN BOOK 465 OF PHOTO, PAGE 800-802, SECOND AMENDMENT RECORDED IN BOOK 485 OF PHOTO, PAGE 311-313, THIRD AMENDMENT RECORDED IN BOOK 513 OF PHOTO, PAGE 75-78, FOURTH AMENDMENT RECORDED IN BOOK 538 OF PHOTO, PAGE 3-6, AND FIFTH AMENDMENT RECORDED IN BOOK 563 OF PHOTO, PAGE 716-719.

PARCEL 8:

UNIT 325 OF LOVE RIDGE CONDOMINIUMS SIXTH ADDITION TO THE TOWN OF JACKSON, TETON COUNTY, WYOMING, ACCORDING

TO THAT PLAT RECORDED SEPTEMBER 9, 2004 AS PLAT NO. 1131, AND FURTHER DEFINED AND DESCRIBED IN DECLARATION OF CONDOMINIUMS RECORDED IN BOOK 429 OF PHOTO, PAGE 1065-1087, FIRST AMENDMENT RECORDED IN BOOK 465 OF PHOTO, PAGE 800-802, SECOND AMENDMENT RECORDED IN BOOK 485 OF PHOTO, PAGE 311-313, THIRD AMENDMENT RECORDED IN BOOK 513 OF PHOTO, PAGE 75-78, FOURTH AMENDMENT RECORDED IN BOOK 538 OF PHOTO, PAGE 3-6, AND FIFTH AMENDMENT RECORDED IN BOOK 563 OF PHOTO, PAGE 716-719.

PARCEL 9:

UNITS 485, 486, 487 AND 495 OF GRAND VIEW CONDOMINIUMS FIRST ADDITION TO THE TOWN OF JACKSON, TETON COUNTY, WYOMING, ACCORDING TO THAT PLAT RECORDED DECEMBER 13, 2005 AS PLAT NO. 1169 AND FURTHER DEFINED AND DESCRIBED BY DECLARATION OF CONDOMINIUM RECORDED IN BOOK 611 OF PHOTO, PAGE 1088-1110, AND AMENDMENT RECORDED IN BOOK 637 OF PHOTO, PAGE 284-287.

PARCEL 10:

UNITS 505, 515 AND 525 OF GRAND VIEW CONDOMINIUMS SECOND ADDITION TO THE TOWN OF JACKSON, TETON COUNTY, WYOMING, ACCORDING TO THE PLAT RECORDED SEPTEMBER 7, 2006 AS PLAT NO. 1180, AND AS FURTHER DEFINED AND DESCRIBED BY DECLARATION OF CONDOMINIUM RECORDED IN BOOK 611 OF PHOTO, PAGE 1088-1110, AND AMENDMENT RECORDED IN BOOK 637 OF PHOTO, PAGE 284-287.

**EXHIBIT 'B'**

**PERMITTED ENCUMBRANCES**

All references to "Public Records" or "Recording Information" herein shall mean the Public Records of the Teton County Clerk

1. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
2. Ownership or title to any mineral interest, and the effect on the surface of the exercise of the mineral rights.

**PARCEL 1**

1. Intentionally Deleted.
2. Easement, including terms and conditions contained therein:

Granted To:	Lower Valley Power and Light, Inc.
For:	Construction, operation and maintenance of electric distribution circuits
Recorded:	October 22, 1974
Recording Information:	Book 35 of Photo, Page 210

3. Easement, including the terms and conditions contained therein:

Granted To:	Mountain States Telephone and Telegraph
For:	Construction, operation and maintenance of communication facilities.
Recorded:	September 17, 1980
Recording Information:	Book 103 of Photo, Page 754-755

4. Right of way, including terms and conditions contained therein:

Granted To:	Town of Jackson
For:	Right to lay out, construct, inspect, operate, maintain, and repair an underground pipe line
Recorded:	October 28, 1980
Recording Information:	Book 105 of Photo, Page 55-57

**Exhibit B**

5. Easement, including terms and conditions contained therein:

Granted to: Snow King Partnership, a general partnership  
For: Vehicular and Pedestrian Ingress and Egress  
Recorded: May 5, 1983  
Recording Information: Book 138 of Photo, Page 475-480

6. Easement, including terms and conditions contained therein:

Granted to: Snow King Partnership, a general partnership  
For: Reciprocal Sewer Easement  
Recorded: May 5, 1983  
Recording Information: Book 138 of Photo, Page 493-499

7. Easement, including terms and conditions contained therein:

Granted to: Stanley R. Wilhelmsen  
For: Driveway Access, Ingress and Egress  
Recorded: October 26, 1987  
Recording Information: Book 194 of Photo, Page 513-526 and Agreement recorded  
December 5, 1994 in Book 299 of Photo, Page 94-96

8. Easement, including terms and conditions contained therein:

Granted to: Pitchfork Development Company  
For: Driveway Access, Ingress and Egress  
Recorded: March 21, 1991  
Recording Information: Book 235 of Photo, Page 935-949

9. Easement, including terms and conditions contained therein:

Granted to: J. David Love and Jane M. Love  
For: Driveway Access, Ingress and Egress  
Recorded: December 11, 1992  
Recording Information: Book 262 of Photo, Page 975-985

10. Easement, including terms and conditions contained therein:

Granted to: Donald P. Prehoda, Jr., Trustee of the Love Charitable  
For: Remainder Unitrust  
Recorded: Driveway Access, Ingress and Egress  
Recording Information: December 11, 1992  
Book 262 of Photo, Page 986-996

Exhibit B

11. Easement, including terms and conditions contained therein:

Granted to: Wyoming Design Group, a limited liability company, A Wyoming company  
For: Driveway Access, Ingress and Egress  
Recorded: January 8, 1993  
Recording Information: Book 264 of Photo, Page 545-555 and Amendment recorded September 7, 1994 in Book 295 of Photo, Page 149-152

12. Easement, including terms and conditions contained therein:

Granted to: S.K. Land Limited Liability Company, a Wyoming limited liability company  
For: Driveway Access, Ingress and Egress  
Recorded: December 16, 1998  
Recording Information: Book 367 of Photo, Page 845-854

13. Affidavit Affecting Title Re: Snow King Planned Resort District Master Plan recorded July 19, 2001 in Book 429 of Photo, Page 1-211 and Amendment of Affidavit Affecting Title recorded April 12, 2012 in Book 805 of Photo, Page 651-659.

14. Access and Parking Agreement including the terms and conditions thereof:

Between: Snow King Resort, Inc.  
And: Love Ridge Development, LLC  
Recorded: August 22, 2001  
Recording Information: Book 432 of Photo, Page 603-606

15. Memorandum of Lease including the terms and conditions thereof:

Between: Snow King Resort, Inc.  
And: NewCom Wireless, LLC  
Recorded: March 6, 2002  
Recording Information: Book 452 of Photo, Page 827-829

16. Easement, including terms and conditions contained therein:

Granted to: Grand View Development, LLC, a Wyoming limited liability company  
For: Driveway access, ingress and egress  
Recorded: November 19, 2008  
Recording Information: Book 713 of Photo, Page 130-140

Exhibit B

17. Covenants, conditions, restrictions and/or easements contained therein:

Recording Information: June 18, 2009 in Book 733 of Photo, Page 179-187; First Amendment recorded December 15, 2011 in Book 796 of Photo, Page 428-430; and Amended and Restated August 31, 2012 in Book 818 of Photo, Page 118-125

18. Easement, including terms and conditions contained therein:

Granted to: The Town of Jackson, a Wyoming municipal corporation  
For: Roadway Access Easement in Gross  
Recorded: January 19, 2011  
Recording Information: Book 774 of Photo, Page 770-774

19. Intentionally Deleted.

20. Easement, including terms and conditions contained therein:

Granted To: Lower Valley Energy, Inc.  
For: Construction, operation and maintenance of electric distribution circuits  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 26-33

21. Easement, including terms and conditions contained therein:

Granted to: Snow King Holdings, LLC, a Wyoming limited liability company  
For: Pool Deck  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 79-83

22. Easement, including terms and conditions contained therein:

Granted to: Snow King Holdings, LLC, a Wyoming limited liability company  
For: Water, storm water and sewer lines, and related facilities  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 92-98

23. Easement, including terms and conditions contained therein:

Granted to: Snow King Holdings, LLC, a Wyoming limited liability company  
For: Storm water sewer pipes, lines and related facilities  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 99-105

Exhibit B

24. Easement, including terms and conditions contained therein:

Granted to: Snow King Holdings, LLC, a Wyoming limited liability company  
For: Telecommunications and related facilities  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 106-112

25. Transfer and Allocation of Development Rights recorded August 31, 2012 in Book 818 of Photo, Page 134-139.

26. Covenants, conditions, restrictions and/or easements contained therein:

Recording Information: August 31, 2012 in Book 818 of Photo, Page 188-201 and amended by instrument recorded November 14, 2013 in Book 858 of Photo, Page 827-836

27. Intentionally Deleted.

28. Easement, including terms and conditions contained therein:

Granted to: Snow King Holdings, LLC, a Wyoming limited liability company  
For: Water, Sewer and Related Utilities  
Recorded: April 27, 2015  
Recording Information: Book 893 of Photo, Page 281-286

29. Intentionally Deleted.

30. Intentionally Deleted.

31. Intentionally Deleted

**PARCEL 2**

32. Intentionally Deleted.

33. Intentionally Deleted.

34. Affidavit Affecting Title Re: Snow King Planned Resort District Master Plan recorded July 19, 2001 in Book 429 of Photo, Page 1-211 and Amendment of Affidavit Affecting Title recorded April 12, 2012 in Book 805 of Photo, Page 651-659.

35. Easements across common areas, limited common areas, and the right to grant further easements as reserved in the Certificate of Owner; road and utility easement, ski lift/tramway, activity easement, easements to the Town of

**Exhibit B**

Jackson and utility companies; dedication of private roadways and sewer and water system; disclosure regarding impacts from ski resort activities and future development; all as shown on that plat recorded as Plat No. 1258.

36. Declaration of Restrictive Covenants for Employee Housing Unit Located at Grand View Plaza Condominiums including the terms and conditions thereof:

Between: Grand View Development, LLC, a Wyoming limited liability company  
And: The Town Council of Jackson, Wyoming  
Recorded: January 22, 2009  
Recording Information: Book 716 of Photo, Page 1114-1119 (Unit 370)

37. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in Condominium Declaration and as may be contained in the By-Laws adopted pursuant to said Declaration:

Recorded: January 22, 2009  
Recording Information: Book 716 of Photo, page 1120-1148

38. Covenants, conditions, restrictions and/or easements contained therein:

Recording Information: June 18, 2009 in Book 733 of Photo, Page 179-187; First Amendment recorded December 15, 2011 in Book 796 of Photo, Page 428-430; and Amended and Restated August 31, 2012 in Book 818 of Photo, Page 118-125

39. Intentionally Deleted.

**PARCELS 3 through 8**

40. Intentionally Deleted.

41. Intentionally Deleted.

42. An easement reserved in a deed, including the terms and conditions thereof:

Reserved By: Snow King Resort, Inc.  
For: Access, ingress, egress, driveway and utilities  
Recorded: October 26, 1998  
Recording Information: Book 363 of Photo, Page 1068-1073 (Parcels 3 & 4 only; Common Areas)

43. Easements across common areas, limited common areas, and the right to grant further easements as reserved in the Certificate of Owner; restrictions on the use of basement/garage level units; easement for Snow King Loop Road; road and utility easement, ski lift/tramway, activity easement, easements to the Town of Jackson, emergency vehicles and utility companies; dedication of private roadways and sewer and water system; disclosure regarding impacts from ski resort activities and future development; reservation of access for construction and future development activities; all as shown on those plats recorded as Plat Nos. 1021, 1059, 1076, 1091, 1104 and 1131.

**Exhibit B**

44. Affidavit Affecting Title Re: Snow King Planned Resort District Master Plan recorded July 19, 2001 in Book 429 of Photo, Page 1-211 and Amendment of Affidavit Affecting Title recorded April 12, 2012 in Book 805 of Photo, Page 651-659.

45. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in Condominium Declaration and as may be contained in the By-Laws adopted pursuant to said Declaration:

Recorded:	July 26, 2001
Recording Information:	Book 429 of Photo, Page 1065-1087, and First Amendment recorded August 7, 2000 in Book 465 of Photo, Page 800-802, and Second Amendment recorded December 31, 2002 in Book 485 of Photo, Page 311-313, and Third Amendment recorded July 8, 2003 in Book 513 of Photo, Page 75-78, and Fourth Amendment recorded January 9, 2004 in Book 538 of Photo, Page 3-6, and Fifth Amendment recorded September 9, 2004 in Book 563 of Photo, Page 716-719

46. Access and Parking Agreement including the terms and conditions thereof:

Between:	Snow King Resort Inc.
And:	Love Ridge Development, LLC.
Recorded:	August 22, 2001
Recording Information:	Book 432 of Photo, Page 603-606 (Common Areas)

47. Easement, including terms and conditions contained therein:

Granted to:	Snow King Resort, Inc.
For:	Driveway access, ingress, egress and utilities
Recorded:	July 14, 2005
Recording Information:	Book 595 of Photo, Page 547-553 (Parcel 7 only; Common Areas)

48. Intentionally Deleted.

#### PARCELS 9 & 10

49. Intentionally Deleted.

50. Intentionally Deleted.

51. Affidavit Affecting Title Re: Snow King Planned Resort District Master Plan recorded July 19, 2001 in Book 429 of Photo, Page 1-211 and Amendment of Affidavit Affecting Title recorded April 12, 2012 in Book 805 of Photo, Page 651-659.

#### Exhibit B

52. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in Condominium Declaration and as may be contained in the By-Laws adopted pursuant to said Declaration;

Recorded: December 13, 2005  
Recording Information: Book 611 of Photo, Page 1088-1110 and Amendment recorded September 7, 2006 Book 637 of Photo, Page 284-287

53. Easements across common areas, limited common areas, and the right to grant further easements as reserved in the Certificate of Owner; restrictions on the use of basement/garage level units; easement for Snow King Loop Road; road and utility easement, ski lift/tramway, activity easement, easements to the Town of Jackson, emergency vehicles and utility companies; dedication of private roadways and sewer and water system; disclosure regarding impacts from ski resort activities and future development; reservation of access for construction and future development activities; all as shown on those plats recorded as Plat Nos. 1169 and 1180.

54. Intentionally Deleted.

55. The terms and conditions of Beneficial Access Easement ;

Granted To: Jackson Hotel Partnership, a general partnership  
For: Vehicular and Pedestrian Ingress and Egress  
Recorded: May 5, 1983  
Recording Information: Book 138 of Photo, Page 469-474 (Easement A)

56. The terms and conditions of Beneficial Access Easement ;

Granted To: Snow King Partnership, a general partnership  
For: Vehicular and Pedestrian Ingress and Egress  
Recorded: May 5, 1983  
Recording Information: Book 138 of Photo, Page 475-480 (Easement B)

57. The terms and conditions of Beneficial Access Easement ;

Granted To: Jackson Hotel Partnership, a general partnership  
For: Pedestrian Ingress and Egress  
Recorded: May 5, 1983  
Recording Information: Book 138 of Photo, Page 481-485 (Easement C) together with Memorandum recorded May 5, 1983 in Book 138 of Photo, Page 448-468

58. The terms and conditions of Beneficial Water Line Easement ;

Granted To: Jackson Hotel Partnership, a general partnership  
For: Use, Maintenance, and Repair of the existing water line  
Recorded: May 5, 1983  
Recording Information: Book 138 of Photo, Page 486-492

59. Intentionally Deleted.

60. The terms and conditions of Beneficial Sewer Line Easement ;

Exhibit B

Granted To: Jackson Hotel Partnership, a general partnership  
For: Reciprocal Sewer Easement  
Recorded: May 5, 1983  
Recording Information: Book 138 of Photo, Page 493-499

61. Intentionally Deleted.

62. The terms and conditions of Beneficial Basement ;  
Granted To: Stanley R. Wilhelmsen  
For: Driveway Access, Ingress and Egress  
Recorded: October 26, 1987  
Recording Information: Book 194 of Photo, Page 513-526

63. The terms and conditions of Beneficial Access Easement ;  
Granted To: J. David Love and Jane M. Love  
For: Driveway Access, Ingress and Egress  
Recorded: December 11, 1992  
Recording Information: Book 262 of Photo, Page 975-985

64. The terms and conditions of Beneficial Access Easement ;  
Granted To: S.K. Land Limited Liability Company, a Wyoming limited  
liability  
company  
For: Driveway Access, Ingress and Egress  
Recorded: December 16, 1998  
Recording Information: Book 367 of Photo, Page 845-854

65. The terms and conditions of Access and Parking Agreement ;  
Granted To: Snow King Resort, Inc. and Love Ridge Development, LLC  
For: Access and Parking  
Recorded: August 22, 2001  
Recording Information: Book 432 of Photo, Page 603-606

66. Easements for access on the plat recorded as Plat No. 1156.

67. The terms and conditions of Beneficial Access Easement ;  
Granted To: Snow King Resort, Inc., a Wyoming corporation  
For: Driveway access, ingress, egress and utilities  
Recorded: July 14, 2005  
Recording Information: Book 595 of Photo, Page 526-532

68. The terms and conditions of Beneficial Access Easement ;  
Granted To: Snow King Resort, Inc., a Wyoming corporation  
For: Driveway access, ingress, egress and utilities  
Recorded: July 14, 2005

Exhibit B

Recording Information: Book 595 of Photo, Page 533-539

69. The terms and conditions of Beneficial Access Easement ;

Granted To: Snow King Resort, Inc., a Wyoming corporation  
For: Driveway access, ingress, egress and utilities  
Recorded: July 14, 2005  
Recording Information: Book 595 of Photo, Page 540-546

70. The terms and conditions of Beneficial Access Easement ;

Granted To:  
For: Driveway access, ingress, egress and utilities  
Recorded: July 14, 2005  
Recording Information: Book 595 of Photo, Page 547-553

71. The terms and conditions of Beneficial Access Easement ;

Granted To: Grand View Development, LLC, a Wyoming limited liability  
company  
For: Driveway access, ingress and egress  
Recorded: November 19, 2008  
Recording Information: Book 713 of Photo, Page 130-140

72. The terms and conditions of Beneficial Utility Easement ;

Granted To: Snow King Holdings, LLC, a Wyoming limited liability  
company  
For: Water, sanitary sewer and related facilities  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 34-40

73. The terms and conditions of Beneficial Utility Easement ;

Granted To: Snow King Holdings, LLC, a Wyoming limited liability  
company  
For: Telecommunications and related facilities  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 41-47

74. The terms and conditions of Beneficial Utility Easement ;

Granted To: Snow King Holdings, LLC, a Wyoming limited liability  
company  
For: Storm sewer and related facilities  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 48-56

75. The terms and conditions of Beneficial Utility Easement ;

Exhibit B

Granted To: Snow King Holdings, LLC, a Wyoming limited liability company  
For: Storm sewer and related facilities  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 57-63

76. The terms and conditions of Beneficial Utility Easement ;  
Granted To: Snow King Holdings, LLC, a Wyoming limited liability company  
For: Telecommunications and related facilities  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 64-72

77. The terms and conditions of Beneficial View Easement ;  
Granted To: Snow King Holdings, LLC, a Wyoming limited liability company  
For: View Corridor Easement  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 73-78

78. The terms and conditions of Beneficial Easement ;  
Granted To: Snow King Holdings, LLC, a Wyoming limited liability company  
For: Pool deck encroachment and expansion  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 79-83

79. The terms and conditions of Beneficial Utility Easement ;  
Granted To: Snow King Holdings, LLC, a Wyoming limited liability company  
and Grand View Development, LLC, a Wyoming limited liability company  
For: Utilities and infrastructure  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 84-91

80. The terms and conditions of Restrictive Covenant and Right of First Refusal ;  
Granted To: JMIR Snow King LLC, a Delaware limited liability company  
For: Covenant, Rental Management Operations and Right of First Refusal  
Recorded: August 31, 2012  
Recording Information: Book 818 of Photo, Page 188-201 and First Amendment recorded November 14, 2013 in Book 858 of Photo, Page 827-836 and Partial Termination of Right of First Refusal recorded September 24, 2015 in Book 905 of Photo, Page 171-177

#### Exhibit B



Town of Jackson  
150 E Pearl Avenue  
PO Box 1687, Jackson, WY 83001  
P: (307)733-3932 F: (307)739-0919  
www.jacksonwy.gov

Date:

## LETTER OF AUTHORIZATION

### NAMING APPLICANT AS OWNER'S AGENT

**PRINT** full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Jackson Hole Acquisition Group, LLC C/O KDG Capital, LLC

Being duly sworn, deposes and says that \_\_\_\_\_ is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 400 E Snow King Avenue

Legal Description: SE1/4NW1/4 SEC. 34, TWP. 41, RNG. 116 TRACT B

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jorgensnen Associates, Inc (C/O Brendan Schulte)

Mailing address of Applicant/agent: PO Box 9550 Jackson, WY 83002

Email address of Applicant/agent: bschulte@jorgeng.com

Phone Number of Applicant/agent: 307-690-7292

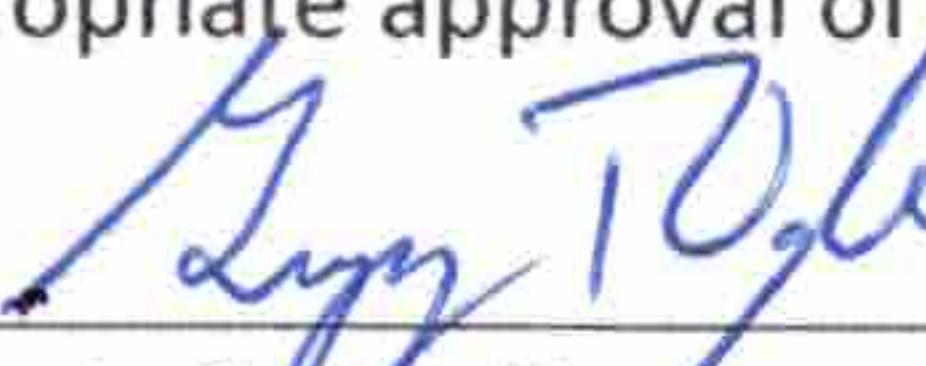
Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified in this(these) application(s) at the premises listed above:

Development/Subdivision Plat Permit Application       Building Permit Application

Public Right of Way Permit     Grading and Erosion Control Permit     Business License Application

Demolition Permit       Other (describe) \_\_\_\_\_

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

  
Property Owner Signature

*Manager*

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

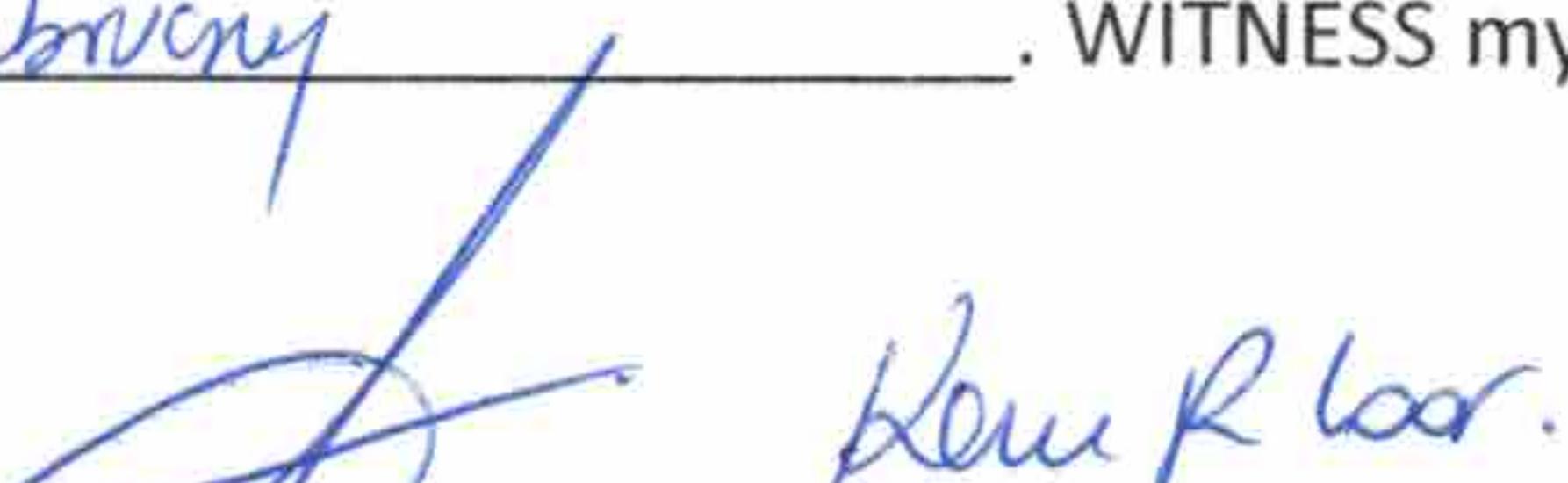
STATE OF Florida )

)

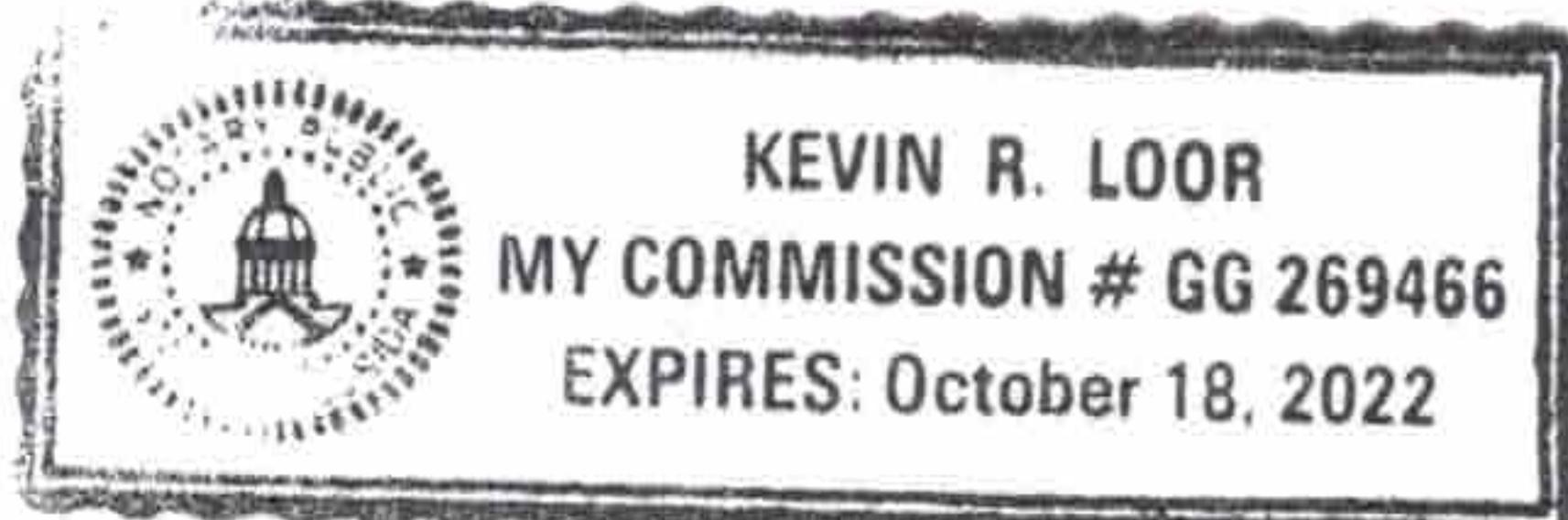
COUNTY OF Hillsborough ) SS.

)

The foregoing instrument was acknowledged before me by Gregory T. Ogle this 17th day of February, WITNESS my hand and official seal.

  
Notary Public

My commission expires: Oct 18, 22.



RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

## WARRANTY DEED

Snow King Holdings, LLC, a Wyoming limited liability company, GRANTOR, of Teton County, State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Snow King Mountain Resort, LLC, a Wyoming limited liability company, GRANTEE, whose mailing address is P.O. Box 1846, Jackson, Wyoming, 83001, the following described real estate, situated in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

State Parcel ID No.: 22-41-16-34-2-00-014

Together with and including all oil, gas, and other minerals and mineral rights appurtenant thereto and owned by Grantor, if any, and all improvements and all other appurtenances and hereditaments thereunto belonging; subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS our hands this 27 day of NOVEMBER, 2017.

GRANTOR: SNOW KING HOLDINGS LLC  
 GRANTEE: SNOW KING MOUNTAIN RESORT LLC  
 Doc 0940085 Filed At 14:52 ON 11/28/17  
 Sherry L. Daigle Teton County Clerk fees: 18.00  
 By Mary D Antrobus Deputy

Snow King Holdings LLC, a  
 Wyoming limited liability company

By: Max C. Chapman  
 Max C. Chapman, Jr.  
 Manager

STATE OF WYOMING      )  
                             )  
                             ) ss  
 COUNTY OF TETON      )

The foregoing instrument was acknowledged before me by Max C. Chapman Jr., who is personally known to me or has established his identity and authority to me by reasonable proof, as Manager of Snow King Holdings, LLC, a Wyoming limited liability company, this 27 day of November, 2017.

Witness my hand and official seal.



Notary Public

February 13, 2021

EXHIBIT A

LEGAL DESCRIPTION  
REMAINDER PORTION OF TRACT A  
MAP T-71A

A Parcel of Land located in the SE1/4 NW1/4 Section 34, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being a Portion of Tract A as shown on Map T-71-A, as recorded in the Office of the Teton County Clerk and being more particularly described as follows:

Beginning at a Point on the south line of Said NW1/4 of Said Section 34, which Point lies N89°56'03"E, 248.15 feet from the Center-West One-Sixteenth Corner of Said Section, a southwesterly corner of Said Tract A;  
Thence along the boundary lines of Said Tract A through the following courses and distances:

N01°35'27"W, 340.16 feet;  
S89°47'24"E, 321.72 feet;  
S44°50'13"E, 160.12 feet;  
N45°15'00"E, 202.66 feet;  
N00°19'48"E, 236.85 feet;  
N45°05'36"W, 226.76 feet;  
N68°54'11"W, 231.10 feet;  
S71°15'33"W, 231.97 feet;  
S52°32'51"W, 120.77 feet;  
S37°26'42"W, 119.11 feet;  
N52°32'56"W, 58.85 feet;  
N26°00'21"E, 133.67 feet;  
N27°43'21"E, 135.70 feet;  
N89°52'28"E, 91.77 feet;  
N00°34'45"W, 9.95 feet;  
S88°30'46"E, 316.36 feet;  
S59°05'58"E, 379.52 feet;  
S00°16'09"E, 129.02 feet;

Thence departing the boundary of Said Tract A and proceeding along a boundary line of a parcel transferred from Snow King Resort, Inc. to SK Land LLC as shown on Map T-71E as recorded in Said Office, S58°37'05"W, 29.19 feet;

Thence continuing along said boundary line, S00°16'09"E, 364.73 feet to a point on the northwesterly boundary line of Lot 22 of the Lodge Ridge Lodge Homes Fifth Addition, Plat No. 1184 as recorded in Said Office;

Thence along said northwesterly boundary line, Lot 20, S33°01'48"W, 37.59 feet to a point on the northeasterly boundary line of Grand View Plaza Condominiums Addition, Plat No. 1258 as recorded in Said Office;

Thence along the boundary lines of Said Grand View Plaza Condominiums through the following courses and distances:

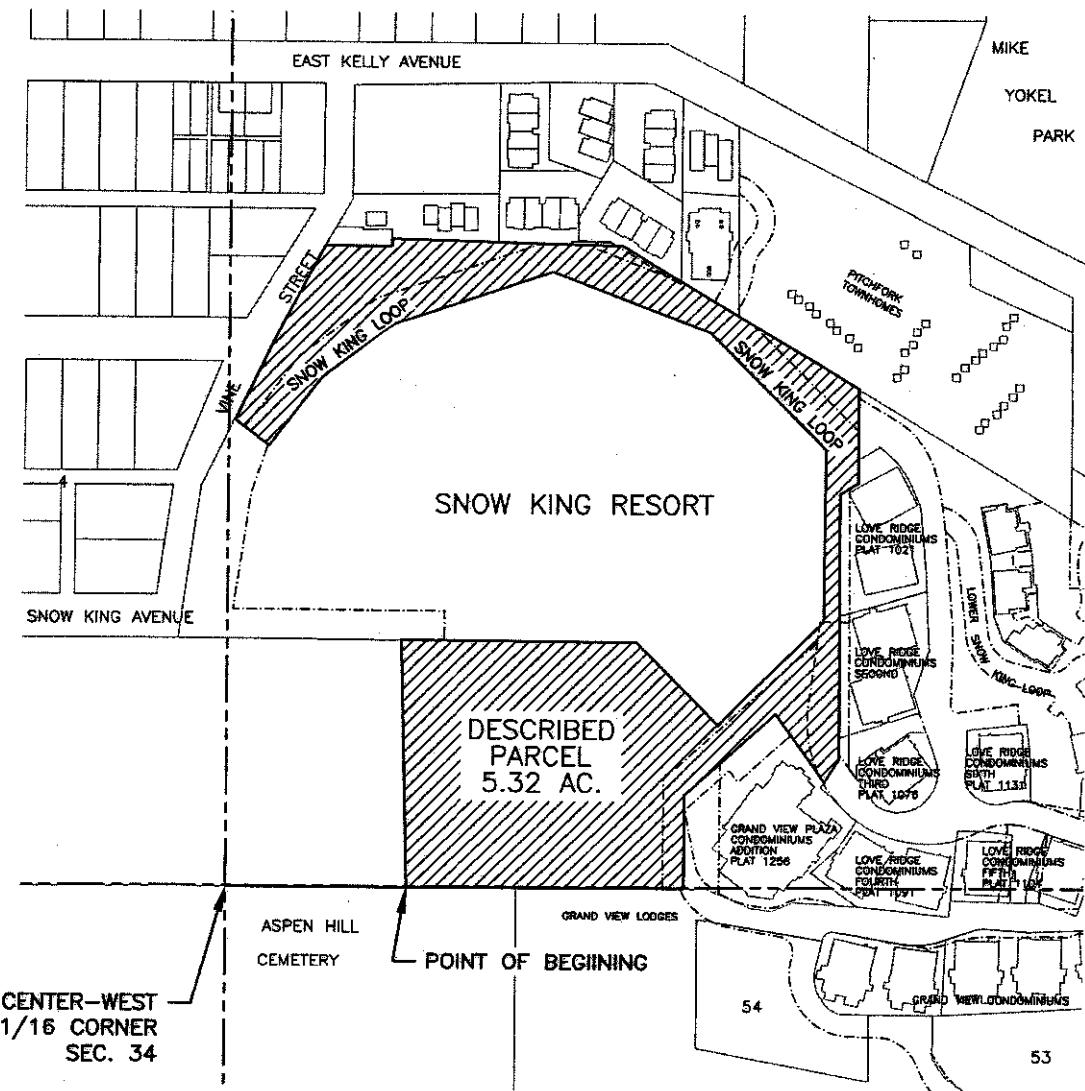
N35°54'57"W, 114.91 feet;  
S48°04'04"W, 166.86 feet;  
S00°03'57"E, 129.29 feet to the southwest corner of Said Grand View Condominiums and a point on the east-west midsection line of Said Section 34 and the southerly line of Said Tract A;

Thence along said southerly line, Tract A and said east-west midsection line, S89°56'03"W, 380.39 feet to the Point of Beginning.

Said Parcel containing 5.32 acres, more or less, subject to and together with easements, rights-of-way, reservations, and restrictions, of sight and/or of record.

Michael Quinn  
Wyoming PLS 4270  
Nelson Engineering  
17-126-01

EXHIBIT B



RAFFERTY CENTER  
 (Pt.) SE1/4 NW1/4 Section 34  
 Township 41 North Range 116 West  
 6th P.M., Teton County,  
 Wyoming



0 200'

DRAWING NO	DRAWING TITLE	Nelson Engineering		DATE
1	Exhibit B Rafferty Center Legal Description			5/21/2017
JOB NO		ENGINEERED	EDQ	
17-126-01		DRAWN	EDQ	
		CHECKED		
		APPROVED		



Town of Jackson  
150 E Pearl Avenue  
PO Box 1687, Jackson, WY 83001  
P: (307)733-3932 F: (307)739-0919  
[www.jacksonwy.gov](http://www.jacksonwy.gov)

Date:

**LETTER OF AUTHORIZATION**  
NAMING APPLICANT AS OWNER'S AGENT

**PRINT** full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Snow King Mountain Resort, LLC C/O Ryan Stanley

Being duly sworn, deposes and says that \_\_\_\_\_ is the owner in fee of the premises located at:  
Name of property owner as listed on deed  
Address of Premises: 402 E Snow King Avenue

Address of Premises: 402 E Snow King Avenue

Legal Description: PT SE1/4NW1/4, SEC. 34, TWP. 41, RNG. 116. Tract A (PER LOT DIVISION, MAP T-71-A)

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jorgensen Associates, Inc (C/O Brendan Schulze)

Mailing address of Applicant/agent: PO Box 9550 Jackson, WY 83002

Email address of Applicant/agent: bschulte@jorgeng.com

Phone Number of Applicant/agent: 307-690-7292

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified in this(these) application(s) at the premises listed above:

Development/Subdivision Plat Permit Application       Building Permit Application

Public Right of Way Permit     Grading and Erosion Control Permit     Business License Application

Demolition Permit       Other (describe) \_\_\_\_\_

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

---

**Property Owner Signature**

Ryan Stanley

**Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner**

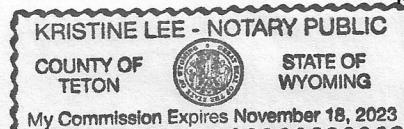
Individual Owner  
STATE OF Wyoming )  
COUNTY OF Custer ) SS.

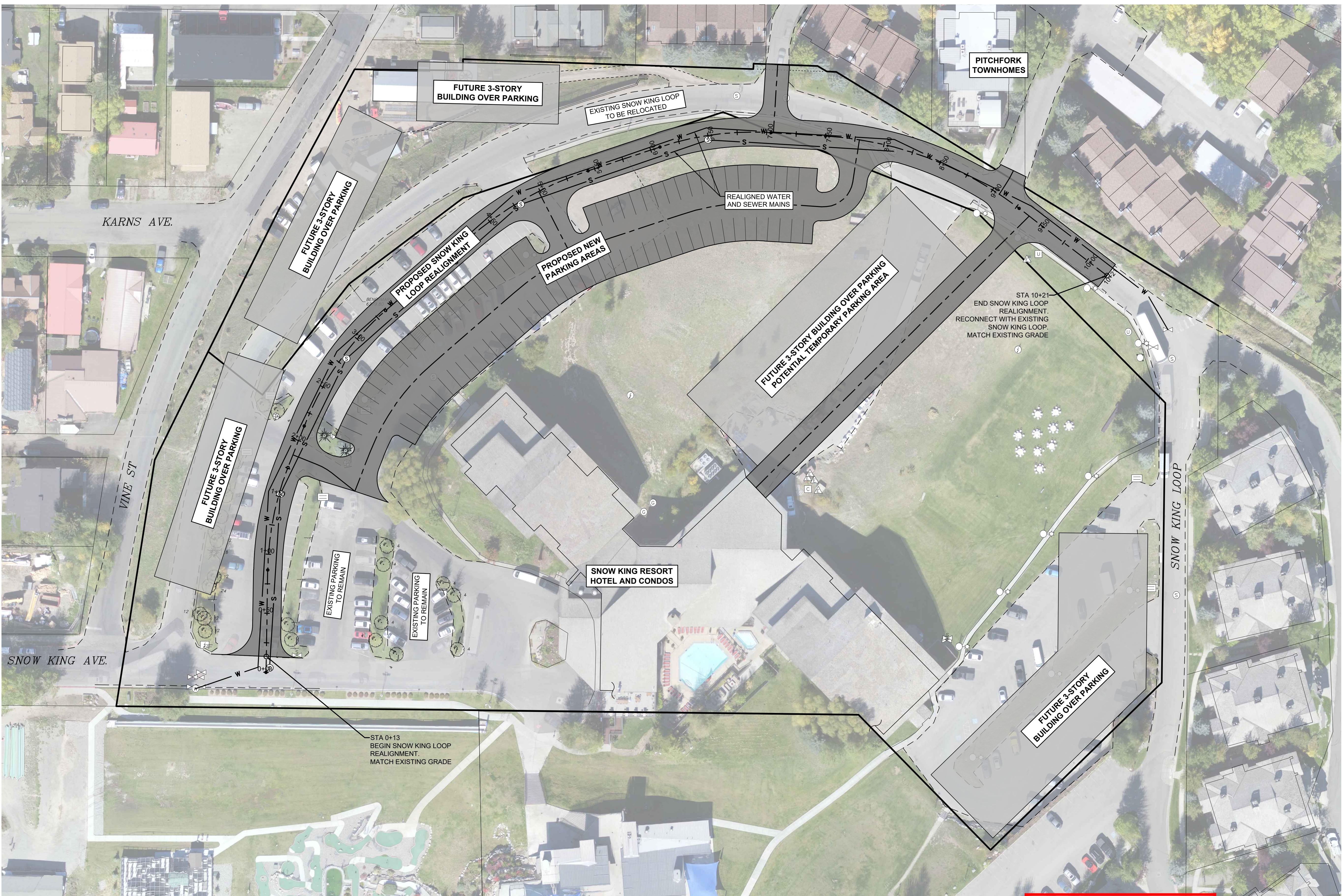
The foregoing instrument was acknowledged before me by Ryan Stanley this 28 day of February 2022. WITNESS my hand and official seal.

Notary Public

My commission expires:

11-18-22





PROJECT TITLE: SNOW KING LOOP REALIGNMENT  
JACKSON HOLE ACQUISITION GROUP, LLC  
SEC. 34, T41N, R116W, 6TH PM  
TETON COUNTY, WYOMING

SHEET TITLE: SNOW KING LOOP  
PRELIMINARY REALIGNMENT EXHIBIT

DRAFTED BY: KB  
REVIEWED BY: AJ  
PLAN VERSION DATE  
PRE APP EXHIBIT 02/07/2022

PROJECT NUMBER  
21088

SHEET  
C1

SCALE: 1 INCH = 40 FEET  
THIS SCALE VALID ONLY FOR 22x34 PRINTS