



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
- Joint Housing Dept
- Teton County**
- Planning Division

- Engineer
- Surveyor
- 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: February 11, 2025

Item #: P25-013

Planner: Andrew Bowen

Phone: 733-0440 ext. 1306

Email: abowen@jacksonwy.gov

Owner

Glenwood JH, Inc.
4011 80th St
Kenosha, WI 53142

Applicant

Matt Gotham
Jorgensen Associates
PO Box 9550
Jackson, WY 83002

REQUESTS:

The applicant is submitting a request for a Condominium Plat for the property located at 165 N Glenwood St, legally known as LOTS 5-6, BLK. 6, JACKSON.

PIDN: 22-41-16-28-4-10-001

For questions, please call Andrew Bowen at 733-0440, x1306 or email to the address shown below. Thank you.

Please respond by: March 4, 2025 (with Comments)

RESPONSE: For Departments not using SmartGov, please send responses via email to planning@jacksonwy.gov



January 29, 2025

Mr. Tyler Valentine Town of Jackson Senior Planner

Re: The Glenwood Phase II Condominium Addition Plat Application – 165 N. Glenwood St.

Mr. Valentine,

On behalf of Glenwood JH, Inc., we are applying for condominium plat of Lot 100, Glenwood Adjustment Addition which is resultant from the boundary adjustment application P25-005 (the lots formerly known as Lots 5 & 6, Block 6, Town of Jackson).

This submittal includes:

- Town of Jackson Planning Application
- Copy of check for application fee of \$1,324 – check will be dropped off in-person
- Warranty Deed showing current ownership of Lots 5 & 6, Block 6.
- Letter of Authorization assigning Jorgensen Associates, Inc. as agent
- Notice of Intent to Subdivide published 1/22/25 & 1/29/25
- Title Report dated December 24, 2024
- Draft of Supplemental Declarations No. 4 annexing GCE of Phase 2 into GCE of Phase 1 and transferring ownership of “adjustment area” back to the HOA
- Draft Affidavits of Mortgagee
- Park & school exaction fee worksheets
- Draft Subdivision Plat

Thank you for your consideration in this matter.

JORGENSEN ASSOCIATES, INC.

Matt Gotham, PLS
Survey Manager



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type 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>.

Response to Submittal Requirements. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists 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 Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title

GRANTOR: ROSEVILLE VENTURES II LLC
GRANTEE: GLENWOOD JH INC
Doc 1040206 Filed At 14:33 ON 06/10/22
Maureen Murphy Teton County Clerk fees: 15.00
By Corrina Dorman Deputy Clerk

WARRANTY DEED

Roseville Ventures II, LLC, a Wisconsin limited liability company, GRANTOR, of Teton County, WY, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Glenwood JH, Inc., a Wyoming corporation, GRANTEE, whose address is 4011 80th Street, Kenosha, WI 53142, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lots 5 and 6 of Block 6 of the Original Townsite of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 18, 1901 as Plat No. 100.

PIDN: 22-41-16-28-4-10-004

Together and including all improvements thereon, and all 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.

[remainder of page intentionally blank]

WITNESS the due execution and delivery of this Warranty Deed this 1st day of May, 2022. ^{June}

Roseville Ventures II, LLC, a Wisconsin limited liability company

By: SC

Name: Stephen C. Mills

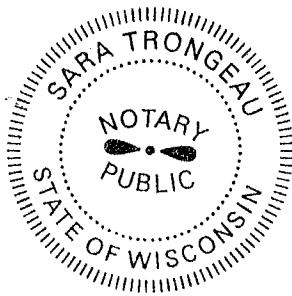
Title: Managing Member

State of WI

County of Kenosha

This instrument was acknowledged before me on 6/1/22 by Stephen C. Mills, as the Managing Member of Roseville Ventures II, LLC, a Wisconsin limited liability company.

(Seal, if any)



Sara Trongeau
(Signature of notarial officer)

Sara Trongeau - Notary
(Title)

My commission expires: 8/25/25

18826259_v1



Town of Jackson Planning and Building Department

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

Stephen R. Mills, President of Glenwood JH, Inc.

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

Being duly sworn, deposes and says that Glenwood JH, Inc. is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 185 N. Glenwood St.

Legal Description: Lot 1-4, Block 6, Town of Jackson

Legal Description: _____
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Matt Gotham, Jorgensen Associates, Inc.

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

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

Phone Number of Applicant/agent: 307-733-5150

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

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

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

STATE OF WISCONSIN)
COUNTY OF KENOSHA) SS.
)

The foregoing instrument was acknowledged before me by Stephen R. Mills this 30th day of August, 2021.

WITNESS my hand and official seal.

Janis E. Hagerty
Notary Public



My commission expires: 02/10/2024

Public NOTICES

What is a Public Notice?

These pages include a variety of notices required by Town, County and State statutes and regulations. These notices include Meeting Agendas, proposed city and county ordinances, tax and budget information, Liquor Licenses, foreclosures, summonses and bid invitations.

How to place a Public Notice

Jackson Hole News&Guide • PO Box 7445
Jackson, WY 83002 • (307) 733-2047

Rate: \$24.00 per column inch

Preferred Method of Submission is via Email in a Word/Text document to Legals@jhnewsandguide.com. Legals submitted via hard copy or PDF will be charged a typesetting fee of \$50.00 per typed page

LEGAL DEADLINE: THURSDAY AT 3:00 PM

TETON COUNTY NOTICES Teton County Board of Commissioners

• MEETING NOTICES •

Teton County Board of Commissioners
Voucher Meeting Notice
200 S. Willow, Jackson, Wyoming
Monday, January 27, 2025, 9:00 a.m.
Meeting agenda is available on tetoncountywy.gov
Meeting streaming is available online.
Be advised the online meeting agendas may be revised
until 5:00pm the day before the meeting.

Publish: 01/22/25

Teton County Board of Commissioners
Regular Meeting Notice
200 S. Willow, Jackson, Wyoming
Tuesday, January 28, 2025, 9:00 a.m.
Meeting agenda is available on tetoncountywy.gov
Meeting streaming is available online.
Be advised the online meeting agendas may be revised
until 5:00pm the day before the meeting.

Publish: 01/22/25

TETON COUNTY DIVISION OFFICES

• REQUEST FOR BIDS •

INVITATION TO BID
TETON COUNTY FAIR
2025 CLEANING CONTRACT
Bid ID: 195951
Bid #: 2025-001

Invitation to Bid on the cleaning of certain buildings owned and operated by Teton County Fairgrounds located in Teton County, Wyoming. The buildings include: the Community Building, the Fair Office, the Heritage Arena, the Rodeo Arena, six (6) restrooms and all property located at the Teton County Fairgrounds. Bids will be accepted for all locations plus the restrooms and the entire fairgrounds as a whole. The cleaning contract shall start on Wednesday July 16 and end on Wednesday July 30, 2025 for the cleaning of the buildings and spaces listed above.

Notice is hereby given that Teton County, Wyoming (Owner) will receive sealed bids for the cleaning contract prior to 1:00PM MDT on Monday February 3, 2025 at the Teton County Fair Office, 305 W. Snow King Avenue (mailing address PO Box 3075) Jackson, Wyoming 83001 for the cleaning needs of the 2025 Teton County Fair.

The bid instructions and contract documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

No bids will be opened unless sealed and filed.

Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured, supplied or grown in Wyoming, quality being equal to articles offered by competitors outside of the state.

W.S. §16-6-106.

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.

**END OF INVITATION
Publish: 01/22, 01/29/25**

INVITATION TO BID
TETON COUNTY FAIR
2025 CONSTRUCTION CONTRACT
Bid ID: 195954
Bid #: 2025-002

Invitation to Bid for the set up and tear down of the 2025 Teton County Fair. The Teton County Fair event consists of horse show events, a carnival, vendors, acts and entertainment, night events, 4-H livestock barn, Exhibit Hall, Big Top Tent, campers and any other unforeseen construction needs. The construction contract shall start on Wednesday July 16 and end on Friday August 1, 2025.

Notice is hereby given that Teton County, Wyoming (Owner) will receive sealed bids for the construction contract prior to 1:30PM MDT on Monday February 3, 2025 at the Teton County Fair Office, 305 W. Snow King Avenue (mailing address PO Box 3075) Jackson, Wyoming 83001 for the construction needs

JANUARY 22, 2025

of the 2025 Teton County Fair.

The bid instructions and contract documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

No bids will be opened unless sealed and filed.

Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured, supplied or grown in Wyoming, quality being equal to articles offered by competitors outside of the state.

W.S. §16-6-106.

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.

END OF INVITATION

Publish: 01/22, 01/29/25

INVITATION TO BID
TETON COUNTY FAIR
2025 ELECTRICAL CONTRACT
Bid ID: 195956
Bid #: 2025-003

Invitation to Bid on the electrical contract for the 2025 Teton County Fair. The Teton County Fair event consists of a carnival, vendors area, acts and entertainment, night events, Heritage Arena, Exhibit Hall, Rodeo Arena, campers and any other unforeseen electrical needs. The electrical contract shall be for the week of Monday July 21 through Monday July 28, 2025.

Notice is hereby given that Teton County, Wyoming (Owner) will receive sealed bids for an electrical contract prior to 2:00PM MDT on Monday February 3, 2025 at the Teton County Fair Office, 305 W. Snow King Avenue (mailing address PO Box 3075) Jackson, Wyoming for the electrical needs of the 2025 Teton County Fair.

The bid instructions and contract documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

No bids will be opened unless sealed and filed.

Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured, supplied or grown in Wyoming, quality being equal to articles offered by competitors outside of the state.

W.S. §16-6-106.

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.

END OF INVITATION

Publish: 01/22, 01/29/25

INVITATION TO BID
TETON COUNTY FAIR
2025 PARKING CONTRACT
Bid ID: 195957
Bid #: 2025-004

Invitation to Bid on the parking contract for the 2025 Teton County Fair. Contractor must manage 2 parking stations on Snow King Ave throughout the main five days of the Fair. The parking contract will be for the days of Wednesday July 23 through Sunday July 27, 2025.

Notice is hereby given that Teton County, Wyoming (Owner) will receive sealed bids for the parking contract prior to 2:30PM MDT on Monday February 3, 2025 at the Teton County Fair Office, 305 W. Snow King Avenue (mailing address PO Box 3075) Jackson, Wyoming 83001 for the parking needs for the 2025 Teton County Fair.

No bids will be opened unless sealed and filed.

Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured, supplied or grown in Wyoming, quality being equal to articles offered by competitors outside of the state.

W.S. §16-6-106.

The bid instructions and contract documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.

END OF INVITATION

Publish: 01/22, 01/29/25

INVITATION TO BID
TETON COUNTY FAIR
2025 EVENT SECURITY CONTRACT
Bid ID: 195958
Bid #: 2025-005

Invitation to Bid on the event security contract for the 2025 Teton County Fair. The Teton County Fair event consists of a carnival, vendors, acts and entertainment, night events, 4-H Livestock Barn, Exhibit Hall, Rodeo Arena, Big Top Tent, campers and any other unforeseen security needs. The event security contract will be for the days of Wednesday July 23 through Sunday July 27, 2025.

Notice is hereby given that Teton County, Wyoming (Owner) will receive sealed bids for the event security contract prior to 3:00PM MDT on Monday February 3, 2025 at the Teton County Fair Office, 305 W. Snow King Avenue (mailing address PO Box 3075) Jackson, Wyoming 83001 for the event security needs of the 2025 Teton County Fair.

The bid instructions and contract documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured, supplied or grown in Wyoming, quality being equal to articles offered by competitors outside of the state.

W.S. §16-6-106.

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.

END OF INVITATION

Publish: 01/22, 01/29/25

Request for Qualifications
Teton County Fair
2025 Fair Rodeo Stock Contractor
RFQ ID: 195959
RFQ #: 2025-006

Teton County/Teton County Fair Board is issuing this Request for Qualifications ("RFQ") in search of a Rodeo Stock Contractor. An individual or business that has expertise and experience with the production of a rodeo, specifically through providing and managing all stock necessary for the event, and to be on-site the day of the rodeo to help successfully execute the 2025 Teton County Fair Rodeo.

Experienced individuals or businesses are invited to provide the information listed in this RFQ to the Teton County Fair Board (TCFB) up to but not later than 3:30PM MST on Monday February 3, 2025.

Project Description: Please see Scope of Work.

Accessibility: The RFQ instructions and supplemental documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

Respondents may register (free) on Public Purchase to access the RFQ and respond to it. Questions regarding the RFQ may be posted on the Public Purchase website. Answers will be posted and both questions and answers will be available to all respondents.

Proposals may be submitted:

-Online through Public Purchase
-Mailed USPS to Teton County Fair PO Box 3075 Jackson, WY 83001
-Delivered in-person at the Teton County Fair Office 305 W. Snow King Ave Jackson, WY 83001
-Emailed to Rachel Grimes, Fair Manager, rgrimes@tetoncountywy.gov

Responses will be presented publicly at 3:30PM MST on Monday February 3, 2025 at the Teton County Fair Office located at 305 W. Snow King Ave in Jackson, WY.

END OF INVITATION
Publish: 01/22, 01/29/25

TETON COUNTY, WYOMING
INTEGRATED SOLID WASTE AND RECYCLING
JACKSON, WYOMING

TETON COUNTY POST OFFICE
PAPER RECYCLABLES COLLECTION

Request for Proposals

Project Name: Teton County, Wyoming Post Office Paper Recyclables Collection

The Issuing Office for the Bidding Documents is Teton County Integrated Solid Waste and Recycling, 3270 S. Adams Canyon Road, Jackson, WY, 83001. The Request for Proposals is for the

• Public Notices •

collection, all necessary equipment, labor and transportation required to remove all mail-related paper recyclables from four (4) Teton County Post Offices and transport said paper recyclables to the Teton County Recycling Center. The contract period for the Post Office paper recyclables collection Contract is two (2) years, with an option to renew for an additional two (2) years if agreeable to both parties. Bid documents are available for download through Public Purchase (www.publicpurchase.com; Bid ID: 196373).

Proposals will be accepted electronically through Public Purchase until 2:00 pm (MST), March 3, 2025. Instructions for submittals are available on the Teton County website at Departments/General Services/Purchasing: <http://www.tetoncountywy.gov/1951/Purchasing>

Proposals will be opened at 2:00 pm (MST), March 3, 2025, after closing and upon release by Public Purchase in the office of the Superintendent of Integrated Solid Waste. The public and any interested parties are invited to attend via Zoom conference call (ID 812 2227 8079).

The Owner reserves the right to accept or reject any or all proposals and to waive informalities and irregularities in proposals. Questions are to be posted on the Public Purchase website. All questions and answers will be available to all bidders.

Publish: 01/22, 01/29/25

TOWN OF JACKSON NOTICES

• REQUEST FOR BIDS •

ADVERTISEMENT FOR BIDS

Town of Jackson, Wyoming

Gregory Lane Infrastructure Improvements TOJ Bid No. 25-04

Notice is hereby given that the Town of Jackson, Wyoming is requesting Bids for the construction of the Gregory Lane Infrastructure Improvements Project.

Sealed Bids will be received at the Office of the Town Clerk, Town of Jackson, PO Box 1687, located at 150 East Pearl Avenue, Jackson, WY 83001 (Town Hall), emailed bids will be received at Townclerk@jacksonwy.gov until Thursday, February 20, 2025 at 2:00 PM Local Time. At that time the Bids received will be publicly opened and read at that location. Bids shall be delivered according to the Instructions to Bidders.

The Project generally includes the installation of new water, sewer, and stormwater main lines, service connections, cable utilities, street lights, concrete curb and gutter, sidewalks, adjacent property access driveways, and asphalt road surface. The project schedule generally runs from Spring 2025 to Fall 2026 as coordinated with the Owner.

A pre-bid conference for all contractors will be held at the Town of Jackson Public Works Department Office located at 450 W. Snow King Avenue on Thursday, February 6, 2025 at 2:00 PM MST. Bids from general contractors not present at the pre-bid conference will be accepted. Attendance may be In-person or virtual.

Complete digital bidding documents are available at www.questcdn.com. You may download the Digital documents for a fee by inputting QuestCDN project No. 9475853 or Owner Project No. 25-04 on the website's projects tab search page. Please contact QuestCDN.com at (952) 233-1632 for assistance in membership registration, downloading plan sets, and working with this digital project information. Paper or Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office.

Questions regarding the Bidding Documents should be directed to Town of Jackson Engineering, townengineering@jacksonwy.gov (Phone: 307-733-3079).

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents. A bid security in the amount of 5% of the bid shall accompany each bid. All bids are to be prepared in accordance with the Bidding Documents. Responsible Wyoming bidders will be given a 5% preference.

The Town of Jackson reserves the right to reject any and all bids, and to waive all informalities. The Town of Jackson may accept any bid which in its opinion best serves its interests.

Publish: 01/22, 01/29/25

ADVERTISEMENT FOR BIDS

Town of Jackson, Wyoming

2025 Chip Seal Project: TOJ Bid No. 25-08

Notice is hereby given that the Town of Jackson, Wyoming is requesting Bids for the construction of 2025 Chip Seal Project. Sealed Bids will be received at the Office of the Town Clerk, Town of Jackson, PO Box 1687, located at 150 East Pearl Avenue, Jackson, WY 83001 (Town Hall), emailed bids will be received at Townclerk@jacksonwy.gov until February 6, 2025 at 2:00pm local time. At that time the Bids received will be publicly opened and read. Bids shall be delivered according to the instructions to bidders. The project consists of approximately 250,000 square feet of chip seal treatment in various locations throughout Town. Construction timeline: July 14 - August 29, 2025. Issuing Office: Town of Jackson Engineering Division. Complete digital bidding documents available at www.questcdn.com. QuestCDN project No. 9499918 or Owner Project No. 25-08.

Questions: TownEngineering@jacksonwy.gov (307-733-3079). Paper or Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer

to the Instructions to Bidders that are included in the Bidding Documents. A bid security in the amount of 5% of the bid shall accompany each bid. All bids are to be prepared in accordance with the Bidding Documents. Responsible Wyoming bidders will be given a 5% preference. The Town of Jackson reserves the right to reject any and all bids, and to waive all informalities. The Town of Jackson may accept any bid which in its opinion best serves its interests.

Publish: 01/22, 01/29/25

• CONTINUED PUBLICATIONS •

ADVERTISEMENT FOR BIDS

Town of Jackson, Wyoming

2025 Spring and Fall Street Patching and Overlay Project: TOJ Bid No. 25-06

Notice is hereby given that the Town of Jackson, Wyoming is requesting Bids for the construction of 2025 Spring and Fall Street Patching and Overlay Project. Sealed bids will be received at the office of the Town Clerk, Town of Jackson, PO Box 1687, located at 150 East Pearl Avenue, Jackson, WY 83001, (Town Hall), emailed bids will be received at TownClerk@jacksonwy.gov until January 30, 2025, at 2:00 pm local time. At that time the Bids received will be publicly opened and read. Bids shall be delivered according to the instructions to bidders. Street patching consists of approximately 50,000 total square feet of asphalt street patching in various locations throughout Town, divided between spring and fall construction timelines. Mill and overlay of various streets consist of approximately 85,000 total square feet occurring in the spring of 2025, and approximately 20,000 square feet of alley paving in the fall. Construction timeline: Spring Portion - April 15 through May 23, 2025; Fall Portion - September 2 through October 15, 2025. Issuing Office: Town of Jackson Engineering Division. Complete digital bidding documents are available at www.questcdn.com. You may download the digital documents by inputting QuestCDN project No. 9489349 or Owner Project No. 25-06 on the website's projects tab search page. Please contact QuestCDN.com for assistance in membership registration, downloading plan sets, and working with this digital project information.

Paper or Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. Questions regarding the Bidding Documents should be directed to Town of Jackson Engineering, TownEngineering@jacksonwy.gov (Phone: 307-733-3079, Ext. 1414). For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents. A bid security in the amount of 5% of the bid shall accompany each bid. All bids are to be prepared in accordance with the Bidding Documents. Responsible Wyoming bidders will be given a 5% preference.

The Town of Jackson reserves the right to reject any and all bids, and to waive all informalities. The Town of Jackson may accept any bid which in its opinion best serves its interests.

Publish: 01/15, 01/22/25

GENERAL PUBLIC NOTICES

• PUBLIC NOTICE •

Public Notice:

Proclamation and Notice of Spring Creek Improvement and Service District Election

Public Notice is hereby given that a Special Election shall be held on Tuesday May 6th, 2025, for the purpose of electing one (1) director of the Spring Creek Improvement and Service District. The County Clerk and her staff will conduct the Special Election by mail ballot. The two names on the ballot will be Donna Falk and Marc Segal. The previous election was in November 2024, but it was declared null and void by the appointed canvassing board. The term of the elected position will be three- and one-half years (3.5); the term ending with the District's November 2028 election.

Pursuant to Wy Statute 22-16-123(b)(i), each qualified elector of the District is entitled to vote and shall be mailed a ballot with a return envelope between 25 days and 15 days before May 6, 2025. If you are a landowner, but not a registered voter, you may request a ballot to vote as a landowner from the County Clerk. Voting is also permitted at the Teton County Clerk's office on Election Day, May 6, 2025, from 8am to 5pm at 200 S Willow Street, Jackson WY. Ballots must be returned in the envelope, which is provided to the Election Official. The Teton County Clerk, no later than 5pm on May 6, 2025. Contact the Teton County Clerk's Office with questions. 307-733-4430

Publish: 01/22, 01/29/25

• INTENT TO SUBDIVIDE •

LEGAL NOTICE

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with §18-5-306 Wyoming Statutes Glenwood JH, Inc. intends to apply for a permit to subdivide in the Town of Jackson. The proposed subdivision will contain 10 condominium units. The project is located on 0.32 acres, currently described as Lots 5-6, Blk 6, a portion of the SE1/4 SE1/4 of Section 28, Township 41N, Range 116W. The street address is 165 N Glenwood Street, Jackson, WY. The name of the proposed subdivision is The Glenwood Phase II Condominium Addition to the Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town Council at the Jackson Town Hall. Please contact the Town of Jackson Planning Office at 733-0440 for scheduled meeting dates.

Publish: 01/22, 01/29/25

• CONTINUED PUBLICATIONS •

PUBLIC NOTICE

The Wyoming Public Service Commission (Commission) approved the Application of Wyoming Gas Company, a division of Natural Gas Processing Co. (Wyoming Gas or the Company) for authority to pass on a decrease in its wholesale gas supply cost of \$0.0201 per CCF.

1. The Company's proposal results in a decrease of \$1.40, or 2.24%, before taxes, in the monthly bill for a typical residential customer using 70 CCF per month during the rate effective period of October 1, 2024, through September 30, 2025. Actual bills will vary with usage.

2. Commission Rule Chapter 3, Section 26 allows a utility to pass-on, to its customers, known or projected commodity cost increases or decreases, on a dollar-for-dollar basis, subject to public notice, opportunity for hearing, and refund.

3. Wyoming Gas's Application is available for inspection at the Commission or <https://dms.wyo.gov/external/publicusers.aspx> (Enter Record No. 17676).

4. Anyone desiring to file a statement, intervention petition, protest, or request for a hearing must file in writing with the Commission, on or before January 23, 2025. A proposed intervention or request for a hearing shall set forth the grounds, the position and interest of the petitioner in this proceeding.

5. If you wish to participate in this matter and you require reasonable accommodation for a disability, contact the Commission at (307) 777-7427, or 2515 Warren Avenue, Suite 300, Cheyenne, Wyoming 82002. Communications-impaired persons may contact the Commission by accessing Wyoming Relay at 711. Please mention Docket No. 30009-78-GP-24.

Dated: December 23, 2024.

Publish: 01/15, 01/22/25

IN THE DISTRICT COURT OF THE STATE OF WYOMING IN AND FOR THE COUNTY OF TETON NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF: LORELIE BAILEY MILLER, Deceased

Probate No.: 2024-CV-0019197

NOTICE OF PROBATE

You are hereby notified that on December 30, 2024 the Last Will and Testament of Lorelie Bailey Miller (the "Decedent") was admitted to probate by the above named Court, and Robert M. Schneider was appointed personal representative thereof. Any action to set aside the Will shall be filed in the Court within three months from the date of the first publication of this notice, or thereafter be forever barred.

Notice is further given that all persons indebted to Lorelie Bailey Miller or to Lorelie Bailey Miller's Estate, are requested to make immediate payment to the Estate of Lorelie Bailey Miller, C/O the Majors Law Firm, P.C., P.O. Box 2922, 125 S. King Street, Suite 2A, Jackson WY 83001-2922.

Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers in the Office of the Clerk of Court on or before three months after the date of the first publication of this notice, and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

DATED December 30, 2024.

[signed]
M. Jason Majors
Majors Law Firm, P.C.
125 S. King Street, Ste 2A
P.O. Box 2922
Jackson, WY 83001-2922
(307) 733-4117 Phone
(307) 733-4117 Facsimile
Wyoming Bar Registration # 6-3789
Attorney for Personal Representative
Publish: 01/08, 01/15, 01/22/25

TOM HAN

TETON REGION MARKETING EXPERT

LET'S WORK
Together!
Jackson Hole News & Guide
307.739.9540
Tom@JHNewsAndGuide.com

Public NOTICES

What is a Public Notice?

These pages include a variety of notices required by Town, County and State statutes and regulations. These notices include Meeting Agendas, proposed city and county ordinances, tax and budget information, Liquor Licenses, foreclosures, summonses and bid invitations.

How to place a Public Notice

Jackson Hole News&Guide • PO Box 7445
Jackson, WY 83002 • (307) 733-2047

Rate: \$24.00 per column inch

Preferred Method of Submission is via Email in a Word/Text document to Legals@jhnewsandguide.com. Legals submitted via hard copy or PDF will be charged a typesetting fee of \$50.00 per typed page

LEGAL DEADLINE: THURSDAY AT 3:00 PM

TETON COUNTY NOTICES Teton County Board of Commissioners

• MEETING NOTICES •

Teton County Board of Commissioners
Voucher Meeting Notice
200 S. Willow, Jackson, Wyoming
Monday, February 3, 2025, 9:00 a.m.
Meeting agenda is available on tetoncountywy.gov
Meeting streaming is available online.
Be advised the online meeting agendas may be revised
until 5:00pm the day before the meeting.

Publish: 01/29/25

Teton County Board of Commissioners
Regular Meeting Notice
200 S. Willow, Jackson, Wyoming
Tuesday, February 4, 2025, 9:00 a.m.
Meeting agenda is available on tetoncountywy.gov
Meeting streaming is available online.
Be advised the online meeting agendas may be revised
until 5:00pm the day before the meeting.

Publish: 01/29/25

TETON COUNTY DIVISION OFFICES

• PUBLIC NOTICE •

NOTICE OF PUBLIC REVIEW
TETON COUNTY PLANNING COMMISSION MEETING
02/24/2025
Notice is hereby given that a Public Hearing will be held by the Teton County PLANNING COMMISSION for the purpose of considering the applications listed below pursuant to the Wyoming State Statutes, Sections 16-3-101, et. seq. 18-5-201, et. seq. and 18-5-301, et. seq. as applicable. The Public Hearing will be held in the Commissioners Meeting Room of the Teton County Administration Building at 200 S. Willow Street in Jackson, Wyoming on Monday, 02/24/2025 in their regular meeting which begins at 6:00 PM. Information regarding the applications listed below may be obtained from the Teton County Planning and Building Services Department, Monday through Friday, 8:00 AM to 5:00 PM, telephone 307-733-3959.

Applicant: SJ Planning Solutions, c/o Susan Johnson

Permit No.: MSC2024-0037

Request: A Miscellaneous Planning Request pursuant to Sections 8.2.15 and 4.5.1 of the Teton County Land Development Regulations for a Master Site Plan in Area I of the Northern South Park Incentive Overlay.
Location: Area I of the Northern South Park Incentive Overlay, also PIDNs 22-40-16-06-3-00-023 and 22-40-16-06-3-00-020. Generally located Southeast of the intersection of High School Road and South Park Loop Road. The two parcels are zoned Rural-1 and are in the Scenic Resources and the Northern South Park Incentive overlays.

Applicant: SJ Planning Solutions, c/o Susan Johnson

Permit No.: VAR2024-0003

Request: A Variance pursuant to Section 8.8.2. of the LDRs to vary the dimensional limitations of the Teton Village Master Plan to reduce the Landscape Surface Ratio (LSR) standards applicable to Walk Festival Hall in Teton Village Area I, being a proposed reduction to 16.3% where 18.7% is currently required.

Location: The subject property, Lot 174, Pt. Lot 20, Jackson Hole Ski Corp. Addition, Fifth Filing, is located on and accessed from 3330 W Cody Lane, Teton Village, WY. The property is zoned Planned Resort (PR) and the County Lodging Overlay.

Publish: 01/29/25

• CONTINUED PUBLICATIONS •

INVITATION TO BID
TETON COUNTY FAIR
2025 CONSTRUCTION CONTRACT
Bid ID: 195954
Bid #: 2025-002

Invitation to Bid for the set up and tear down of the 2025 Teton County Fair. The Teton County Fair event consists of horse show events, a carnival, vendors, acts and entertainment, night events, 4-H livestock barn, Exhibit Hall, Big Top Tent, campers and any other unforeseen construction needs. The construction contract shall start on Wednesday July 16 and end on Friday August 1, 2025.

Notice is hereby given that Teton County, Wyoming (Owner) will receive sealed bids for the construction contract prior to 1:30PM MDT on Monday February 3, 2025 at the Teton County

JANUARY 29, 2025

ty Fair Office, 305 W. Snow King Avenue (mailing address PO Box 3075) Jackson, Wyoming 83001 for the construction needs of the 2025 Teton County Fair.

The bid instructions and contract documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

No bids will be opened unless sealed and filed.

Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured, supplied or grown in Wyoming, quality being equal to articles offered by competitors outside of the state. W.S. §16-6-106.

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.

END OF INVITATION
Publish: 01/22, 01/29/25

INVITATION TO BID
TETON COUNTY FAIR
2025 ELECTRICAL CONTRACT
Bid ID: 195956
Bid #: 2025-003

Invitation to Bid on the electrical contract for the 2025 Teton County Fair. The Teton County Fair event consists of a carnival, vendors area, acts and entertainment, night events, Heritage Arena, Exhibit Hall, Rodeo Arena, campers and any other unforeseen electrical needs. The electrical contract shall be for the week of Monday July 21 through Monday July 28, 2025.

Notice is hereby given that Teton County, Wyoming (Owner) will receive sealed bids for an electrical contract prior to 2:00PM MDT on Monday February 3, 2025 at the Teton County Fair Office, 305 W. Snow King Avenue (mailing address PO Box 3075) Jackson, Wyoming for the electrical needs of the 2025 Teton County Fair.

The bid instructions and contract documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

No bids will be opened unless sealed and filed.

Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured, supplied or grown in Wyoming, quality being equal to articles offered by competitors outside of the state. W.S. §16-6-106.

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.

END OF INVITATION
Publish: 01/22, 01/29/25

INVITATION TO BID
TETON COUNTY FAIR
2025 PARKING CONTRACT
Bid ID: 195957
Bid #: 2025-004

Invitation to Bid on the parking contract for the 2025 Teton County Fair. Contractor must manage 2 parking stations on Snow King Ave throughout the main five days of the Fair. The parking contract will be for the days of Wednesday July 23 through Sunday July 27, 2025.

Notice is hereby given that Teton County, Wyoming (Owner) will receive sealed bids for the parking contract prior to 2:30PM MDT on Monday February 3, 2025 at the Teton County Fair Office, 305 W. Snow King Avenue (mailing address PO Box 3075) Jackson, Wyoming 83001 for the parking needs for the 2025 Teton County Fair.

No bids will be opened unless sealed and filed.

Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured, supplied or grown in Wyoming, quality being equal to articles offered by competitors outside of the state. W.S. §16-6-106.

The bid instructions and contract documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.

END OF INVITATION
Publish: 01/22, 01/29/25

INVITATION TO BID
TETON COUNTY FAIR
2025 CLEANING CONTRACT
Bid ID: 195951
Bid #: 2025-001

Invitation to Bid on the cleaning of certain buildings owned and operated by Teton County Fairgrounds located in Teton County, Wyoming. The buildings include: the Community Building, the Fair Office, the Heritage Arena, the Rodeo Arena, six (6) restrooms and all property located at the Teton County Fairgrounds. Bids will be accepted for all locations plus the restrooms and the entire fairgrounds as a whole. The cleaning contract shall start on Wednesday July 16 and end on Wednesday July 30, 2025 for the cleaning of the buildings and spaces listed above.

Notice is hereby given that Teton County, Wyoming (Owner) will receive sealed bids for the cleaning contract prior to 1:00PM MDT on Monday February 3, 2025 at the Teton County Fair Office, 305 W. Snow King Avenue (mailing address PO Box 3075) Jackson, Wyoming 83001 for the cleaning needs of the 2025 Teton County Fair.

The bid instructions and contract documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

No bids will be opened unless sealed and filed.

Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured, supplied or grown in Wyoming, quality being equal to articles offered by competitors outside of the state. W.S. §16-6-106.

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.

END OF INVITATION
Publish: 01/22, 01/29/25

INVITATION TO BID
TETON COUNTY FAIR
2025 EVENT SECURITY CONTRACT
Bid ID: 195958
Bid #: 2025-005

Invitation to Bid on the event security contract for the 2025 Teton County Fair. The Teton County Fair event consists of a carnival, vendors, acts and entertainment, night events, 4-H Livestock Barn, Exhibit Hall, Rodeo Arena, Big Top Tent, campers and any other unforeseen security needs. The event security contract will be for the days of Wednesday July 23 through Sunday July 27, 2025.

Notice is hereby given that Teton County, Wyoming (Owner) will receive sealed bids for the event security contract prior to 3:00PM MDT on Monday February 3, 2025 at the Teton County Fair Office, 305 W. Snow King Avenue (mailing address PO Box 3075) Jackson, Wyoming 83001 for the event security needs of the 2025 Teton County Fair.

The bid instructions and contract documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured, supplied or grown in Wyoming, quality being equal to articles offered by competitors outside of the state. W.S. §16-6-106.

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.

END OF INVITATION
Publish: 01/22, 01/29/25

Request for Qualifications
Teton County Fair
2025 Fair Rodeo Stock Contractor
RFQ ID: 195959
RFQ #: 2025-006

Teton County/Teton County Fair Board is issuing this Request for Qualifications ("RFQ") in search of a Rodeo Stock Contractor. An individual or business that has expertise and experience with the production of a rodeo, specifically through providing and managing all stock necessary for the event, and to be on-site the day of the rodeo to help successfully execute the 2025 Teton County Fair Rodeo.

Experienced individuals or businesses are invited to provide the information listed in this RFQ to the Teton County Fair Board (TCFB) up to but not later than 3:30PM MST on Monday February 3, 2025.

• Public Notices •

Project Description: Please see Scope of Work.

Accessibility: The RFQ instructions and supplemental documents are available via hard copy at the Fair Office or online at www.publicpurchase.com or www.tetoncountyfair.com

Respondents may register (free) on Public Purchase to access the RFQ and respond to it. Questions regarding the RFQ may be posted on the Public Purchase website. Answers will be posted and both questions and answers will be available to all respondents.

Proposals may be submitted:

- Online through Public Purchase
- Mailed USPS to Teton County Fair PO Box 3075 Jackson, WY 83001
- Delivered in-person at the Teton County Fair Office 305 W. Snow King Ave Jackson, WY 83001
- Emailed to Rachel Grimes, Fair Manager, rgrimes@tetoncountywy.gov

Responses will be presented publicly at 3:30PM MST on Monday February 3, 2025 at the Teton County Fair Office located at 305 W. Snow King Ave in Jackson, WY.

END OF INVITATION
Publish: 01/22, 01/29/25

TETON COUNTY, WYOMING
INTEGRATED SOLID WASTE AND RECYCLING
JACKSON, WYOMING

TETON COUNTY POST OFFICE
PAPER RECYCLABLES COLLECTION

Request for Proposals

Project Name: Teton County, Wyoming Post Office Paper Recyclables Collection

The Issuing Office for the Bidding Documents is Teton County Integrated Solid Waste and Recycling, 3270 S. Adams Canyon Road., Jackson, WY, 83001. The Request for Proposals is for the collection, all necessary equipment, labor and transportation required to remove all mail-related paper recyclables from four (4) Teton County Post Offices and transport said paper recyclables to the Teton County Recycling Center. The contract period for the Post Office paper recyclables collection Contract is two (2) years, with an option to renew for an additional two (2) years if agreeable to both parties. Bid documents are available for download through Public Purchase (www.publicpurchase.com; Bid ID: 196373).

Proposals will be accepted electronically through Public Purchase until 2:00 pm (MST), March 3, 2025. Instructions for submittals are available on the Teton County website at Departments/General Services/Purchasing: <http://www.tetoncountywy.gov/1951/Purchasing>

Proposals will be opened at 2:00 pm (MST), March 3, 2025, after closing and upon release by Public Purchase in the office of the Superintendent of Integrated Solid Waste. The public and any interested parties are invited to attend via Zoom conference call (ID 812 2227 8079).

The Owner reserves the right to accept or reject any or all proposals and to waive informalities and irregularities in proposals. Questions are to be posted on the Public Purchase website. All questions and answers will be available to all bidders.

Publish: 01/22, 01/29/25

TOWN OF JACKSON NOTICES

• OFFICIAL PROCEEDINGS •

TOWN COUNCIL PROCEEDINGS – UNAPPROVED
JANUARY 21, 2025

JACKSON, WYOMING

The Jackson Town Council met in regular workshop in the Town Hall Council Chambers, located at 150 East Pearl in Jackson, at 1:30 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present: TOWN COUNCIL: Mayor Arne Jorgensen, Jonathan Schechter, Kevin Regan and Devon Viehman. Councilmember Selection Process: Applicants to Interview Selection and interview Question Identification. Tyler Sinclair made staff comment. Council held discussion. Council recessed at 2:20pm and reconvened at 2:26pm. Discussion continued. A motion was made by Jonathan Schechter to recess or adjourn to executive session pursuant to Wyoming Statute §16-4-405(a)(ii) and Wyoming Statute 16-4-405(a)(vii). The motion died for lack of a second. Discussion continued. Council recessed at 2:48pm and reconvened at 2:56pm. A motion was made by Jonathan Schechter and seconded by Kevin Regan to recess or to executive session pursuant to Wyoming Statute §16-4-405(a)(ii) and Wyoming Statute 16-4-405(a)(vii). Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Council entered executive session at 3:00pm and reconvened at 4:35pm. A motion was made by Jonathan Schechter and seconded by Devon Viehman to interview the following three applications: Alyson Sperry, Katie Wilson, and Shelby Read. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Discussion continued. A motion by Devon Viehman and seconded by Kevin Regan was made to add Frederic Gordon to the list of applicants to interview. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Discussion continued. A motion was made by Jonathan Schechter and seconded by Devon Viehman to add Scott Anderson to the list of applicants to interview. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. A motion was made by Jonathan Schechter and seconded by Kevin Regan to move the interview question identification discussion to the evening meeting. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Matters from Mayor and Council. There was no discussion. Council Priorities and Upcoming Agendas. There was no discussion. Adjourn. A motion was made by Jonathan

Schechter and seconded by Devon Viehman to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The workshop adjourned at 4:52pm.

Minutes: rt.
Publish: 01/29/25

TOWN COUNCIL PROCEEDINGS - UNAPPROVED
JANUARY 21, 2025 JACKSON, WYOMING

The Jackson Town Council met in regular session in the Town Hall Council Chambers located at 150 East Pearl in Jackson, at 6:00 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present: TOWN COUNCIL: Mayor Arne Jorgensen, Jonathan Schechter, Devon Viehman, and Kevin Regan. The Pledge of Allegiance was led by Mayor Jorgensen. The Land Acknowledgment was read by Mayor Jorgensen. Mayor Jorgensen read the Kelly Parcel Proclamation. Mayor Jorgensen introduced James Kahlo, Transit Operator, Wanna Johansson, Public Information Officer, and Andrew Bowen, Senior Planner. Public Comment. Timothy Anderson and Rick Howe made public comment. Consent Calendar. A motion was made by Jonathan Schechter and seconded by Devon Viehman to approve the consent calendar including items A-F as presented with the following motions:

A. Meeting Minutes. To approve meeting minutes from the January 6, 2025 Regular Town Council Meeting.

B. Disbursements. To approve the disbursements as presented. 842-NCPERS GROUP WYOMING \$80.00; ACE EQUIPMENT & SUPPLY \$13,543.37; ACE HARDWARE \$1,849.20; AFLAC \$1,647.35; ALDER ENVIRONMENTAL LLC \$760.00; ALPHAGRAPHICS \$1,478.16; AMAZON \$3,464.65; ALTER MOTEL, INC. \$9,765.00; APPLE INC \$49.00; AT&T \$251.88; AXON ENTERPRISES, INC \$9,500.99; BADURA, KYLE \$100.00; BANK OF JACKSON HOLE \$45.00; BAUER, JAMISON \$55.80; BC VENTURES \$1,000.00; BEST BEST & KRIEGER \$1,928.50; BESTDRIVE IDAHO FALLS \$1,131.98; BIG R RANCH & HOME \$199.98; BISON LUMBER \$49.19; BLUE SPRUCE CLEANERS, INC \$219.08; BOLAND, ANITA \$2,200.00; BRIGGS, ERIC L \$194.35; BURKHOLDER, SHAWN \$2,039.63; CAMP ON INC \$13,300.00; CASELLE INC. \$1,973.00; CENTURYLINK \$107.63; CHARLIE'S PLUMBING OF JH \$1,920.00; CITY OF DRIGGS \$2,471.90; CLIMB WYOMING \$1,531.25; CMI - TECO \$468.88; CONRAD & BISCHOFF INC. \$56,638.17; CONTROL SYSTEM TECHNOLOGY, INC. \$18,784.50; CONWAY, LARS \$2,500.00; CORE & MAIN LP \$14,515.40; DEAN'S PEST CONTROL LLC \$270.00; DELTA DENTAL PLAN OF WYOMING \$9,693.30; DIRECT AUTOMOTIVE DIST \$171.21; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; DIVISION OF VICTIM SERVICES \$300.00; E.R. OFFICE EXPRESS \$514.11; ELAN ONE CARD \$17,200.03; ENERGY 1 \$750.00; ENERGY LABORATORIES INC. \$385.00; ETNA TRADE PARK LLC \$4,062.00; EVANS CONSTRUCTION INC \$25,083.64; EXPOSURE SIGNS INC \$651.00; FALL RIVER PROPANE \$1,459.32; FERGUSON ENTERPRISES, INC \$97.77; FIRE SERVICES OF IDAHO \$6,567.55; FLEET-PRIDE \$205.36; FSD INVESTMENTS, LLC \$14,975.00; GEMPLERS INC. \$289.97; GFOA \$460.00; GILLIG LLC \$21.56; GRIFFITH PARTNERSHIP LLC \$3,350.00; HAYES, BRANDY \$77.00; HERRING, JOHN \$175.00; HIGH COUNTRY LINEN \$2,177.13; HUB INTERNATIONAL \$3,281.00; IDAHO STATE TAX COMMISSION \$6,223.00; INTERMOUNTAIN SWEEPER CO. \$223.44; INTERSTATE BATTERY \$2,740.25; IVY OUTDOOR SERVICES LLC \$9,985.00; JACKSON GROUP LOCKBOX \$2,465.77; JACKSON HOLE NEWS & GUIDE \$13,141.65; JACKSON LUMBER INC \$1,554.90; JACKSON PAINT AND GLASS, INC. \$700.00; JONES SIMKINS \$23,740.00; JORGENSEN ASSOCIATES, PC \$18,722.10; KEENAN, PETER \$2,300.00; LENOVO (UNITED STATES) INC. \$36,788.92; LOCAL GOVT LIABILITY POOL \$1,000.00; LOWER VALLEY ENERGY INC \$53,746.99; MARKMAN, JASON \$2,835.00; MSC INDUSTRIAL SUPPLY CO \$680.41; NAPA AUTO PARTS INC. \$1,841.93; OMNI SECURITY SYSTEMS INC \$242.00; ONE CALL OF WYOMING \$90.00; PITTS, SAMANTHA \$77.83; PLAINSMAN PRINTING & SUPPLY \$734.73; PLATT \$4,768.36; PREMIER TRUCK-SALT LAKE CITY \$8,839.47; R & A SAFETY LLC \$633.50; RAMANATHAN, BRINDA \$2,500.00; RIDGELINE EXCAVATION INC \$105,307.85; RUI INC. DBA VILLAGE GARDNER \$198.00; SECOND MOUNTAIN LLC \$6,000.00; SERVPRO OF JACKSON HOLE \$12,914.36; SHORELINE CONSULTING \$2,272.72; SILLIMAN, JEFF \$90.00; SILVER CREEK SUPPLY \$117.39; SILVERSTAR \$3,363.33; SMITH POWER PRODUCTS, INC. \$480.08; SNAKE RIVER MEP COMPLETE, INC \$952.95; SPECIALTY CONSTRUCTION SUPPLY \$865.18; SPRING CREEK ANIMAL HOSPITAL \$736.45; SPSC POA - SOUTH PARK SERVICES CTR POA \$303.82; STANDARD INSURANCE COMPANY \$10,973.31; STEPHENS, TALON \$77.83; STONE, KIRK \$3,087.00; SUNRISE ENVIRONMENTAL \$182.82; SYMBOLARTS, LLC \$135.00; TAPCO \$46,041.00; TETON COUNTY CLERK \$570,414.66; TETON COUNTY-FUND 10 \$82,903.03; TETON COUNTY-FUND 13 \$45,647.31; TETON COUNTY-FUND 19 \$69.92; TETON MOTORS INC \$438.28; TETON ROPE ACCESS AND SERVICES, LLC \$1,400.00; TETON TRASH REMOVAL, INC. \$114.00; THE AFTERMARKET PARTS COMPANY, LLC \$497.00; THERMO FLUIDS, INC. \$281.75; THOMSON WEST \$1,209.20; THYSSEN KRUPP ELEVATOR CORP. \$3,698.36; T-MOBILE \$31.15; TMSC LLC \$3,524.10; UCM DIGITAL HEALTH, INC \$864.50; US HOMES LLC \$1,700.00; VALLEY WEST ENGINEERING, PC \$675.00; VERIZON WIRELESS \$7,725.65; VISA \$11,643.34; VISION SERVICE PLAN - (WY) \$1,831.34; WAM \$265.00; WBC PROPERTIES \$8,600.00; WESTECH \$17,986.01; WESTERN CHARTERS AND TOURS, LLC \$78,740.00; WESTERN STATE \$1,380.15; WHITE GLOVE CLEANING, INC. \$10,860.22; WILSON, JOHN \$2,200.00; WILSON, JOSH \$100.00; WRIGHT, JASON \$155.66; WSP USA INC. \$25,388.75; WY WORKERS' SAFETY & COMP \$25,609.99; WYOMING BUSINESS ALLIANCE \$275.00; WYOMING FIRST AID & SAFETY \$748.49; WYOMING LAW ENFORCEMENT \$155.00; WYOMING RETIREMENT SYSTEM \$191,894.89; WYOMING WATER QUALITY & POLLUTION CONTR \$360.00; YELLOW IRON EXCAVATION, LLC \$3,235.00; ZORO TOOLS, INC. \$811.89

C. December Municipal Court Report. To accept the December Municipal Court Report into record.

D. First Amendment to Lease Agreement Approval for Snow King Radio Tower. To approve the First Amendment to Lease Agreement with American Towers LLC and authorize the

Mayor to execute all necessary documents, subject to minor changes by staff.

E. Naming Official Depositories 2025. To designate Bank of Jackson Hole, a division of NBH Bank as the official depository for the Town of Jackson for 2025.

F. Cooperative Agreement with WYDOT for Broadway Slab Replacements and Sidewalks. To approve and authorize the Mayor to execute the Cooperative Agreement Between the Wyoming Department of Transportation and the Town of Jackson, subject to minor changes by staff.

There was no public comment on the consent calendar. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Public Art Allocation and Annual Plan. Susan Scarlata made staff comment. Council held discussion with staff. Carrie Gerraci answered questions on behalf of JH Public Art. There was no public comment. A motion was made by Jonathan Schechter and seconded by Devon Viehman to allocate \$244,377 into a Public Art Fund for art enrichment. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. A motion was made by Jonathan Schechter and seconded by Devon Viehman to approve \$107,500 for the FY25 Public Art Plan. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Pathway Safety Scoping Report. Brian Schilling made staff comment. Council held discussion with staff. Katherine Dowson made public comment. A motion was made by Jonathan Schechter and seconded by Devon Viehman to direct staff to participate in Friends of Pathways process to develop a community-wide plan to maximize pathway and bike safety. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Resolution 25-05: Fiscal Year 2025 Budget Amendment #2. Kelly Thompson made staff comment. A motion was made by Jonathan Schechter and seconded by Devon Viehman to approve Resolution 25-05 adopting amendments to the fiscal year 2025 budget as presented. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinances. A motion was made by Jonathan Schechter and seconded by Devon Viehman to read ordinances in short title. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Ordinance P. An Ordinance Extending the Term of the Franchise Granted to CenturyLink. AN ORDINANCE AMENDING ORDINANCE 1243 EXTENDING THE TERM OF THE FRANCHISE GRANTED TO QWEST CORPORATION D/B/A CENTURYLINK QC ON BEHALF OF ITSELF TO OPERATE AND MAINTAIN A TELECOMMUNICATIONS SYSTEM FOR THE PURPOSE OF SUPPLYING SERVICE TO THE TOWN OF JACKSON AND GRANTED ON DECEMBER 18, 2019. BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING. There was no public comment. A motion was made by Jonathan Schechter and seconded by Devon Viehman to approve Ordinance P, an ordinance extending the term of the franchise granted to CenturyLink, at third reading and designate it Ordinance 1434. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Ordinance Q. An Ordinance Regarding Riding on Sidewalks and Motor-Assisted Devices. AN ORDINANCE AMENDING SECTIONS 10.14.010, DEFINITIONS, AND 10.14.040, RIDING ON SIDEWALKS, REGARDING MOTOR-ASSISTED DEVICES OF THE CODE OF THE TOWN OF JACKSON, WYOMING. BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING: There was no public comment.

A motion was made by Jonathan Schechter and seconded by Devon Viehman to approve Ordinance Q on second reading. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Ordinance R. An Ordinance Amending Water Rates for the Commercial Filling Station. AN ORDINANCE AMENDING TITLE 13, UTILITIES, CHAPTER 13.04, WATER SYSTEM, SECTION 13.04.300, WATER RATES, OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON. BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING: Floren Poliseo made staff comment. There was no public comment. Council held discussion. A motion was made by Jonathan Schechter and seconded by Devon Viehman to approve Ordinance R on first reading. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Matters from Mayor and Council. Council discussed public comments regarding performers. Council discussed interview questions that will be asked of Council vacancy finalists. A motion was made by Jonathan Schechter as seconded by Devon Viehman to approve the interview questions as presented:

1. What are the main skills or experience that you would bring to the Council?
2. If appointed, what decisions or issues would you like to see the Council address?
3. As you look out over the next 5-10 years, what kinds of changes, if any, do you see occurring to Jackson Hole? What role, if any, should the town government play in affecting those changes and their consequences?
4. There have been many discussions about the challenges we face with the Town of Jackson budget. Please share your thoughts on the Town's budget in the context of process, revenues and expenses.
5. The Town of Jackson is asked to provide a variety of services, whether directly (e.g., through police, public works, planning, and other town departments) or indirectly (e.g., through our funding of human services agencies). The costs of these services have been rising faster than town revenues, putting strains on the town's budget. How should we prioritize our expenditures?
6. Stewardship is frequently used when discussing community goals. Please share your thoughts on stewardship relative to our landscape as well as community. Specific examples of where we are succeeding and where we are challenged would be helpful.
7. Is there a limit on how many people can live in Jackson Hole? Regardless of your answer, how should we think about the consequences of further population growth?
8. Can we build our way out of our affordable housing problem? If not, how should we go about building affordable housing units and prioritizing who lives in them?
9. In relationship to community housing, what are your thoughts on opposition to creating deed-restricted housing within existing neighborhoods, and opposition to deed-restricted housing due to impacts on our environment, traffic, schools, or similar factors? Do you have any thoughts on the benefits of housing community members locally?
10. (statement by Mayor to Council, inviting follow up on previous answers) Are there any questions that Council would like

• Public Notices •

ask relative to the responses to the application questions? 11. Do you have any other comments or points that you would like to add that you feel would help us in our deliberation? Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Town Manager's Report. Tyler Sinclair made staff comment. The Town Manager's report contained updates on Town of Jackson employee housing inventory, temporary sign permits, and Tree City USA application. A motion was made by Jonathan Schechter and seconded by Devon Viehman to approve the Town Manager's Report. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Executive Session. A motion was made by Jonathan Schechter and seconded by Devon Viehman to adjourn to executive session pursuant to Wyoming Statute § 16-4-405(a)(vii). Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 7:39 p.m.

Minutes: rt.
Publish: 01/29/25

• PUBLIC HEARING •

PUBLIC HEARING

The Town of Jackson Town Council will hold a public hearing to consider a request for a Conditional Use Permit for Outfitter/Tour Operator use for the property located at 1300 Carol Lane, legally known as LOT 6, M-B SUBDIVISION; PIDN: 22-40-16-06-1-03-002. Go to <https://www.jacksonwy.gov/491/Agendas-Minutes> and click on the meeting agenda for directions to view and participate in the meeting. The hearing is scheduled for Tuesday, February 18, 2025, beginning at 6:00 p.m. The application can be viewed at <https://www.jacksonwy.gov/467/Current-and-Archived-Applications>. For further information, contact the Planning Dept. at 307-734-3493. [Item P24-105 Page]

Publish: 01/29/25

PUBLIC HEARING

The Town of Jackson Planning Commission will hold a public hearing to consider a request for a Conditional Use Permit for Assembly use at the property addressed 410 S Cache Street, legally known as NO. 1/2 LOTS 7,8, BLK. 1, BRUNDAGE; PIDN: 22-41-16-34-2-30-006.

Please go to <https://www.jacksonwy.gov/491/Agendas-Minutes> and click on the meeting agenda for directions to view and participate in the meeting. The hearing is scheduled for Wednesday, February 19, 2025, beginning at 5:30 p.m. The application can be viewed at <https://www.jacksonwy.gov/467/Current-and-Archived-Applications>. For more information, please contact the Planning Dept. at 307-734-3493 [Item P24-196 Page]

Publish: 01/29/25

PUBLIC HEARING

The Town of Jackson Planning Commission will hold a public hearing to consider a request for a Sketch Plan for a new +/-185,000 sf mixed-use hotel & condominium development within 5 buildings with underground parking located at the following 11 properties: 45 and 65 Mercill, 330, 350, 360, & 370 N Glenwood, and 325, 335, 345, 355, & 375 N Cache St. Go to <https://www.jacksonwy.gov/491/Agendas-Minutes> and click on meeting agenda for directions to view & participate in the meeting. The hearing is scheduled for Wednesday, February 19, 2025, beginning at 5:30 p.m. The application is found at <https://www.jacksonwy.gov/467/Current-and-Archived-Applications>. For further information, contact the Planning Dept. at 733-0440, Ext. 1305. [Item P24-170 Valentine]

Publish: 01/29/25

• ORDINANCES •

ORDINANCE 1434
AN ORDINANCE AMENDING ORDINANCE 1243 EXTENDING THE TERM OF THE FRANCHISE GRANTED TO QWEST CORPORATION D/B/A CENTURYLINK QC ON BEHALF OF ITSELF TO OPERATE AND MAINTAIN A TELECOMMUNICATIONS SYSTEM FOR THE PURPOSE OF SUPPLYING SERVICE TO THE TOWN OF JACKSON AND GRANTED ON DECEMBER 18, 2019. BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING: SECTION I. WHEREAS, the Franchise previously granted to Qwest Corporation dba CenturyLink QC ("Grantee") for the purpose of providing Telecommunication Services to the Town of Jackson, Wyoming ("Franchising Authority"), will expire on January 31, 2025. This Amendment extends the current Franchise Agreement for an additional four (4) months, extending the Franchise by its terms through May 31, 2025. The Parties are willing to be bound by the terms and conditions of this Amendment. WHEREAS, the extension will not constitute a waiver or compromise of any right or claim either party may have under the current Franchise or applicable law as of the effective date of this Amendment, and during the remaining Franchise term. SECTION II. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. SECTION III. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance. SECTION IV. This ordinance shall become effective after its passage, approval, and publication. R. Taylor, Town Clerk.
Publish: 01/29/25

• CONTINUED PUBLICATIONS •

ADVERTISEMENT FOR BIDS
Town of Jackson, Wyoming
Gregory Lane Infrastructure Improvements TOJ Bid No. 25-04
Notice is hereby given that the Town of Jackson, Wyoming is requesting Bids for the construction of the Gregory Lane Infrastructure Improvements Project.
Sealed Bids will be received at the Office of the Town Clerk,

Town of Jackson, PO Box 1687, located at 150 East Pearl Avenue, Jackson, WY 83001 (Town Hall), emailed bids will be received at Townclerk@jacksonwy.gov until Thursday, February 20, 2025 at 2:00 PM Local Time. At that time the Bids received will be publicly opened and read at that location. Bids shall be delivered according to the Instructions to Bidders.

The Project generally includes the installation of new water, sewer, and stormwater main lines, service connections, cable utilities, street lights, concrete curb and gutter, sidewalks, adjacent property access driveways, and asphalt road surface. The project schedule generally runs from Spring 2025 to Fall 2026 as coordinated with the Owner.

A pre-bid conference for all contractors will be held at the Town of Jackson Public Works Department Office located at 450 W. Snow King Avenue on Thursday, February 6, 2025 at 2:00 PM MST. Bids from general contractors not present at the pre-bid conference will be accepted. Attendance may be In-person or virtual.

Complete digital bidding documents are available at www.questcdn.com. You may download the Digital documents for a fee by inputting QuestCDN project No. 9475853 or Owner Project No. 25-04 on the website's projects tab search page. Please contact QuestCDN.com at (952) 233-1632 for assistance in membership registration, downloading plan sets, and working with this digital project information. Paper or Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office.

Questions regarding the Bidding Documents should be directed to Town of Jackson Engineering, townengineering@jacksonwy.gov (Phone: 307-733-3079).

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents. A bid security in the amount of 5% of the bid shall accompany each bid. All bids are to be prepared in accordance with the Bidding Documents. Responsible Wyoming bidders will be given a 5% preference.

The Town of Jackson reserves the right to reject any and all bids, and to waive all informalities. The Town of Jackson may accept any bid which in its opinion best serves its interests.

Publish: 01/22, 01/29/25

ADVERTISEMENT FOR BIDS

Town of Jackson, Wyoming

2025 Chip Seal Project: TOJ Bid No. 25-08

Notice is hereby given that the Town of Jackson, Wyoming is requesting Bids for the construction of 2025 Chip Seal Project. Sealed Bids will be received at the Office of the Town Clerk, Town of Jackson, PO Box 1687, located at 150 East Pearl Avenue, Jackson, WY 83001 (Town Hall), emailed bids will be received at Townclerk@jacksonwy.gov until February 6, 2025 at 2:00pm local time. At that time the Bids received will be publicly opened and read. Bids shall be delivered according to the instructions to bidders. The project consists of approximately 250,000 square feet of chip seal treatment in various locations throughout Town. Construction timeline: July 14 - August 29, 2025. Issuing Office: Town of Jackson Engineering Division. Complete digital bidding documents available at www.questcdn.com. QuestCDN project No. 9499918 or Owner Project No. 25-08.

Questions: TownEngineering@jacksonwy.gov (307-733-3079). Paper or Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents. A bid security in the amount of 5% of the bid shall accompany each bid. All bids are to be prepared in accordance with the Bidding Documents. Responsible Wyoming bidders will be given a 5% preference. The Town of Jackson reserves the right to reject any and all bids, and to waive all informalities. The Town of Jackson may accept any bid which in its opinion best serves its interests.

Publish: 01/22, 01/29/25

GENERAL PUBLIC NOTICES

• ESTATE PROBATE •

PUBLIC NOTICE

IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT

IN AND FOR TETON COUNTY, WYOMING

IN THE MATTER OF THE ESTATE OF

MARK R. VARLEY, Deceased

Probate No. 2025-CV-0019223

NOTICE OF APPLICATION FOR SUMMARY PROBATE

TO ALL PESONS INTERSTED IN SAID ESTATE: You are hereby notified that on the 17th day of January, 2025, an application for summary probate was filed for the estate of the above named decedent by Bret Varley, in the above named court.

Any action set aside the Will or summary distribution shall be filed in the Court within 3 months from the date of the first publication of this notice, or thereafter be forever barred.

Notice is further given that all persons indebted to the decedent or his estate are requested to make immediate payment to the undersigned at c/o King & King, LLC, P.O. Box 40,

Jackson, Wyoming 83001. Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers, in the office of the Clerk of the said Court, on or before 30 days after the date of the first publication of this notice, and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

DATED: January 21, 2025

Executor: Bret Varley /s/

Publish: 01/29, 02/05/25

• NAME CHANGE •

STATE OF WYOMING) IN THE DISTRICT COURT
COUNTY OF TETON) ss.) NINTH JUDICIAL DISTRICT
IN THE MATTER OF THE) Civil Action Case No. 2025-CV-0019212
CHANGE OF NAME OF)
Ethan Guh-Siesel)
Petitioner)

FILED
JAN 06 2025

NOTICE OF PUBLICATION

DISTRICT COURT
9TH JUDICIAL DISTRICT
TETON COUNTY WYOMING

You are hereby notified that a Petition For Change of Name, Civil Action No. _____, has been filed on behalf of (current full name) Ethan Guh-Siesel in the Wyoming District Court for the 9TH Judicial District, whose address is (address of District Court) 855-B WHEATLEIGH WAY, JACKSON, WY 83001, the object and prayer of which is to change the name of the above-named person from Ethan Guh-Siesel to ETHAN GUH (current full name) (desired full name)

Any objection must be filed with the District Court within 30 days following the last date of publication of this notice, or an Order Granting Name Change may be granted without further notice.

DATED this 1st day of January, 2025.

BY CLERK OF COURT:
K. Woodward
Clerk of District Court / Deputy

Publish: 01/29, 02/05, 02/12, 02/19/25

STATE OF WYOMING) IN THE DISTRICT COURT
COUNTY OF TETON) ss.) NINTH JUDICIAL DISTRICT
IN THE MATTER OF THE) Civil Action Case No. 2025-CV-0019215
CHANGE OF NAME OF)
Lauren Guh-Siesel)
Petitioner)

FILED
JAN 06 2025

NOTICE OF PUBLICATION

DISTRICT COURT
9TH JUDICIAL DISTRICT
TETON COUNTY WYOMING

You are hereby notified that a Petition For Change of Name, Civil Action No. _____, has been filed on behalf of (current full name) Lauren Guh-Siesel in the Wyoming District Court for the 9TH Judicial District, whose address is (address of District Court) 855-B WHEATLEIGH WAY, JACKSON, WY 83001, the object and prayer of which is to change the name of the above-named person from Lauren Guh-Siesel to LAUREN GUH (current full name) (desired full name)

Any objection must be filed with the District Court within 30 days following the last date of publication of this notice, or an Order Granting Name Change may be granted without further notice.

DATED this 1st day of January, 2025.

BY CLERK OF COURT:
K. Woodward
Clerk of District Court / Deputy

Publish: 01/29, 02/05, 02/12, 02/19/25

STATE OF WYOMING) IN THE DISTRICT COURT
COUNTY OF TETON) ss.) NINTH JUDICIAL DISTRICT
IN THE MATTER OF THE) Civil Action Case No. _____
CHANGE OF NAME OF)
Alexander Guh-Siesel)
Petitioner)

FILED
JAN 06 2025

NOTICE OF PUBLICATION

DISTRICT COURT
9TH JUDICIAL DISTRICT
TETON COUNTY WYOMING

You are hereby notified that a Petition For Change of Name, Civil Action No. _____, has been filed on behalf of (current full name) Alexander Guh-Siesel in the Wyoming District Court for the 9TH Judicial District, whose address is (address of District Court) 855-B WHEATLEIGH WAY, JACKSON, WY 83001, the object and prayer of which is to change the name of the above-named person from Alexander Guh-Siesel to ALEXANDER GUH (current full name) (desired full name)

Any objection must be filed with the District Court within 30 days following the last date of publication of this notice, or an Order Granting Name Change may be granted without further notice.

DATED this 1st day of January, 2025.

BY CLERK OF COURT:
K. Woodward
Clerk of District Court / Deputy

Publish: 01/29, 02/05, 02/12, 02/19/25

• REQUEST FOR BIDS •

Notice to Vendors

Sealed solicitations will be received by the Association of Educational Purchasing Agencies (AEPA) on behalf of its 30 State Member Agencies which includes NEW BOCES, WY and its Member Users of WY, UT, & SD including but not limited to: Albany 1 Albany County Government Big Horn 1 Big Horn 2 Big Horn 3 Big Horn 4 Campbell 1 Campbell County Government Carbon 1 Carbon 2

• Public Notices •

Carbon County Government Casper College Children's Res Cntr City of Cheyenne City of Cody City of Gillette City of Green River City of Laramie City of Riverton Converse 1 Converse County Government Converse 1 Rec Board Converse 2 Crook 1 Diocese of Cheyenne East Gate Baptist Torrington Fremont 1 Fremont 2 Fremont 6 Fremont 14 Fremont 21 Fremont 24 Fremont 25 Fremont 38 Fremont CDC Fremont County Government Goshen 1 Hot Springs 1 Jackson Hole Airport Johnson 1 Johnson County VA Laramie 1 Laramie 2 Laramie CCC Laramie County Government Lincoln 1 Lincoln 2 Natrona 1 NEW BOCES Niobrara 1 NW BOCES NW Powell College NWCC Gillette College Park 1 Park 16 Park 6 Park County Sheriffs Dept Platte 1 Platte 2 Platte/Converse CDC Region V BOCES Sheridan 1 Sheridan 2 Sheridan 3 Sheridan CDC Sheridan College St. Stephens Sublette 1 Sublette 9 Sublette County Government Sweetwater 1 Sweetwater 2 Sweetwater CDC Teton County Government Teton 1 Trinity Lutheran Church Riverton Uinta 1 Uinta 4 Uinta 6 Uinta County Government University of WY Washakie 1 Washakie 2 Washakie Worland Youth Center Western WY College Rock Springs Weston 1 Weston 7 Wyoming Dept of Transportation Wyoming Girls School SD Custer SD Harrisburg SD Meade SD Spearfish until: 1:30 p.m. ET, February 13, 2025

Solicitations:
IFB 025.5-A HVAC
IFB 025.5-B Disaster Recovery Remediation Services-B Disaster Recovery Remediation Services
IFB 025.5-C E-Rate Consulting Services
IFB 025.5-D Mobile/Cellular Connectivity Solutions

All responses shall be submitted online via Bonfire by the due date and time listed above. Vendors are requested to visit AEPA's website at <https://aepacoop.org/registration-solicitations/> for instructions on how to register at no cost with Bonfire. AEPA documents will be released on January 8, 2025.

Solicitations will be publicly opened after 1:30 p.m. ET, February 13, 2025, at Lakes Country Service Cooperative, 1001 E Mt Faith, Fergus Falls, MN 56537. An opening record will be posted to AEPACOOP.org and newboces.org.

Contact Benny Leonard via email bleonard@newboces.org.
Publish: 01/29/25

• PUBLIC NOTICE •

Please take notice that a Special Meeting of the Jackson Hole Airport Board (the "Board") will commence at 9:00 am on Monday, February 3, 2025, at the Jackson Hole Airport, Administration Office, Board Room with Board members participating either in person or via WebEx. This meeting is in lieu of the regularly scheduled February Board meeting. The meeting can be viewed via live stream and public comment may be provided through the link at www.jacksonholeairport.com. The final agenda will be published on the airport website 24 hours prior to the meeting.
Publish: 01/29/25

Teton Conservation District – Special Meeting Announcement

The Teton Conservation District Board of Supervisors will meet at 9:00 a.m. on Thursday, February 13, 2025 to observe Partners in Conservation (PIC) grant application presentations. No decisions will be made at this meeting. The public may attend in person at our office at 420 W. Pearl Ave. in Jackson or virtually by phone or video conference at www.tetonconservation.org/events. Presentations will primarily be online. For more information, email info@tetonconservation.org or call 307-733-2110. Learn more about your local conservation district at www.tetonconservation.org.
Publish: 01/29/25

IN THE MATTER OF:

THE THOMAS O. MULLER, III 2002 TRUST DATED JULY 23, 2002

NOTICE OF INTENT TO DISTRIBUTE PURSUANT TO W.S. § 4-10-507

TO ALL PERSONS INTERESTED IN SAID TRUST:

You are hereby notified that as of the 16th day of January, 2025, Karen Muller Fort, as Trustee of the Thomas O. Muller, III 2002 Trust dated July 23, 2002, and any amendments thereto (the "Trust"), intends to have the property of the Settlor of the Trust, Thomas O. Muller, III, distributed as permitted under the terms of the Trust. Pursuant to W.S. § 4-10-507, creditors of Thomas O. Muller, III or the Trust shall file claims against the assets of the Trust or commence judicial proceeding to contest the validity of the Trust within one hundred twenty (120) days from the first publication of this notice, or thereafter be forever barred.
DATED this 16th day of January, 2025.

[signed]
Melissa J. Lin, #8-6694
Geitmann Larson Swift LLP
155 E. Pearl Avenue, Suite 100
P.O. Box 1226
Jackson, Wyoming 83001
(307) 733-3923 – voice
(307) 733-3947 – facsimile
mjl@glslp.com
Publish: 01/29, 02/05/25

PROCLAMATION OF ELECTION FOR THE SNAKE RIVER SPORTING CLUB IMPROVEMENT AND SERVICE DISTRICT

NOTICE IS HEREBY GIVEN of an election to be conducted on May 6, 2025 for the purpose of electing three (3) directors of the Snake River Sporting Club Improvement and Service District. The election will primarily be by mail ballot, although

the offices of Grand Teton Property Management located at 610 West Broadway, Suite 203, Jackson, WY 83001 will be open as a polling place on the day of the election between 9:00 a.m. and 5:00 p.m. Each elector entitled to vote shall be mailed a ballot with a return envelope. An elector entitled to vote at this election is a person who is a qualified elector under the Wyoming Special District Elections Act of 1994 or a landowner who has submitted a written authorization and request for a mail ballot not later than thirty (30) days prior to the election. Per Wyoming Statute, a landowner who is not otherwise a qualified elector must submit a written authorization and request a ballot in writing. If you believe you are entitled to vote and have not received a mail ballot ten (10) days before the election, please contact Grand Teton Property Management located at 610 West Broadway, Suite 203, Jackson, WY 83001, or by phone at (307) 733-0205 for ballots and information. All ballots must be returned in the return envelope provided to the District, care of Grand Teton Property Management, no later than 5 p.m. on May 6, 2025.

Two (2) directors will be elected to four-year terms and one (1) director will be elected to a two-year term. Candidates for the office of director of the Snake River Sporting Club Improvement and Service District shall file an application for election with the Secretary of the District, Joe Scott, at the offices Grand Teton Property Management, not more than ninety (90) days and not less than (70) days before the election. For this election, the filing period begins on February 5, 2025, and ends on February 25, 2025.

DATED this 23rd day of January, 2025

Joe Scott, Secretary
Snake River Sporting Club Improvement & Service District

Publish: 01/29/25

• CONTINUED PUBLICATIONS •

Public Notice:

Proclamation and Notice of Spring Creek Improvement and Service District Election

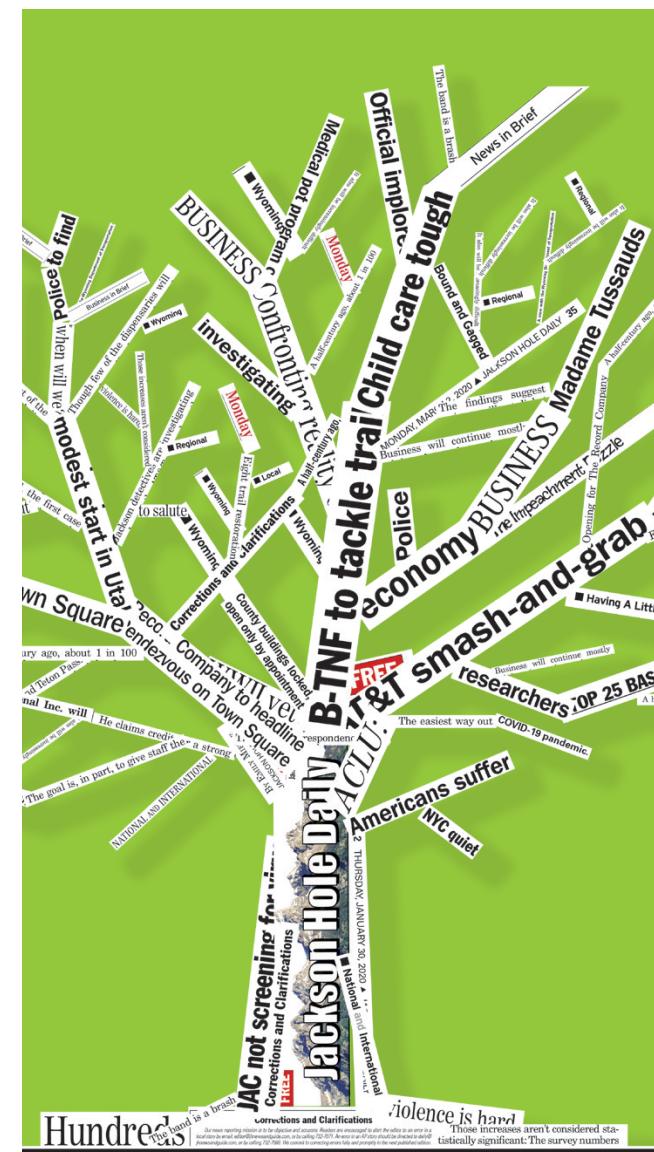
Public Notice is hereby given that a Special Election shall be held on Tuesday May 6th, 2025, for the purpose of electing one (1) director of the Spring Creek Improvement and Service District. The County Clerk and her staff will conduct the Special Election by mail ballot. The two names on the ballot will be Donna Falk and Marc Segal. The previous election was in November 2024, but it was declared null and void by the appointed canvassing board. The term of the elected position will be three- and one-half years (3.5); the term ending with the District's November 2028 election.

Pursuant to Wy Statute 22-16-123(b)(i), each qualified elector of the District is entitled to vote and shall be mailed a ballot with a return envelope between 25 days and 15 days before May 6, 2025. If you are a landowner, but not a registered voter, you may request a ballot to vote as a landowner from the County Clerk. Voting is also permitted at the Teton County Clerk's office on Election Day, May 6, 2025, from 8am to 5pm at 200 S Willow Street, Jackson WY. Ballots must be returned in the envelope, which is provided to the Election Official, The Teton County Clerk, no later than 5pm on May 6, 2025. Contact the Teton County Clerk's Office with questions. 307-733-4430
Publish: 01/22, 01/29/25

LEGAL NOTICE

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with §18-5-306 Wyoming Statutes
Glenwood JH, Inc. intends to apply for a permit to subdivide in the Town of Jackson. The proposed subdivision will contain 10 condominium units. The project is located on 0.32 acres, currently described as Lots 5-6, Blk 6, a portion of the SE1/4 SE1/4 of Section 28, Township 41N, Range 116W. The street address is 165 N Glenwood Street, Jackson, WY. The name of the proposed subdivision is The Glenwood Phase II Condominium Addition to the Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town Council at the Jackson Town Hall. Please contact the Town of Jackson Planning Office at 733-0440 for scheduled meeting dates.
Publish: 01/22, 01/29/25



Hundreds
HELP WANTED HELP WANTED HELP WANTED HELP WANTED HELP WANTED HELP WANTED

violence is hard
Those increases aren't considered statistically significant: the survey numbers

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PAPER TOO

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Condition of Title Guarantee

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First American Title Insurance Company

Guarantee

GUARANTEE NUMBER

50036956-0006178e

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE.

FIRST AMERICAN TITLE INSURANCE COMPANY

a Nebraska corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

For Reference:

File #: W-30639-2

Policy #: 50036956-0006178e

This jacket was created electronically and constitutes an original document

EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters against the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or, (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.

- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- a. the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- b. "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- c. "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- d. "Public Records": those records established under Wyoming statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- e. "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- f. "Amount of Liability": the Amount of Liability as stated in Schedule A.

2. Notice of Claim to be Given by Assured.

The Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- a. The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- b. If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- c. Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- d. In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the

GUARANTEE CONDITIONS (Continued)

assurances set forth in Schedule A to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

- a. In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
- b. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonable necessary information from third parties, as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- a. To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
- b. To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
- c. To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. Limitation Liability.

- a. This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.
- b. If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- c. In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
- d. The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. Payment of Loss.

- a. No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- b. When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

10. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

GUARANTEE CONDITIONS (Continued)

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

11. Arbitration.

Provision intentionally deleted.

12. Liability Limited to This Guarantee; Guarantee Entire Contract.

- a. This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- b. Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- c. No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. Severability.

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. Choice of Law; Forum.

- a. Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guarantees of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- b. Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707.** Phone: **888-632-1642** (claims.nic@firstam.com)

Condition of Title Guarantee SCHEDULE A

Order No.: W-30639-2

Guarantee No.: 50036956-0006178e

Date of Guarantee: December 24, 2024 at 1:34PM

Amount of Liability: \$350.00

Premium: \$250.00

1. Name of Assured:

Jorgensen Associates, Inc.

2. The estate or interest in the Land which is covered by this Guarantee is:

Fee Simple

3. The Land referred to in this Guarantee is described as follows:

See Exhibit "A" for Legal Description

4. Assurances

According to the Public Records as of the Date of Guarantee:

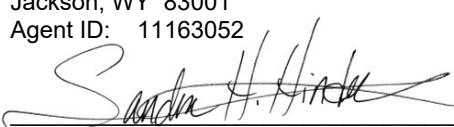
- a. Title to the estate or interest in the Land is vested in:

Glenwood JH, Inc., a Wyoming corporation

- b. Title to the estate or interest is subject to defects, liens, or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority

Issued By:

Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature

Condition of Title Guarantee

SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

- A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
1. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of the persons in possession of the Land.
2. Easements, claims of easements or encumbrances that are not shown in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. (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.
6. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
7. The lien of real estate taxes or assessments imposed on the Title by a governmental authority that are not shown as existing liens in the records of the County Treasurer or in the Public Records.
8. General taxes for the year 2025, and subsequent years, a lien in the process of assessment, not yet due or payable.

TAX NOTE:

Taxes, special and general, assessment districts and service areas, for the year 2024. Tax ID No. OJ-002123.

1st Installment: \$13,349.46 PAID

2nd Installment: \$13,349.46 PAID

9. All matters as delineated on the Official Plat of Original Townsite of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 100.
[Plat No. 100](#)

X X 10. Notice of Location of Underground Public Utility Facilities, recorded June 29, 1978, as Book 72, Page 304, Official Records.
[B72P304](#)

X X 11. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded February 12, 1991, as Book 234, Page 324, Official Records.
[B234P324](#)

X X 12. Record of Survey T-26C, recorded February 25, 2008, as Book 2 of Maps, Page 233, Official Records.
[T-26C](#)

X X 13. Terms and conditions of Parking Relocation Agreement, by and between Shannon G. Spencer and Patrick L. Spencer, and Glenwood JH, Inc., a Wyoming corporation, recorded June 14, 2023, as (instrument) 1061510, Official Records.
[1061510](#)

X 14. Supplemental Declaration No. 2 of Condominium for the Glenwood Condominium Addition to the Town of Jackson (In Relation to Parking and Annexing Additional Property), recorded September 20, 2024, as (instrument) 1090143, Official Records.
[1090143](#)

X 15. Terms and conditions of Parking Relocation Agreement (Unit 20), by and between Kyle Theret, and Glenwood JH, Inc., a Wyoming corporation recorded September 20, 2024, as (instrument) 1090144, Official Records.
[1090144](#)

X 16. Terms and conditions of Parking Relocation Agreement (Unit 19), by and between Zendler Clemens, LLC, a Wyoming limited liability company, and Glenwood JH, Inc., a Wyoming corporation, recorded December 20, 2024, as (instrument) 1095292, Official Records.
[1095292](#)

X 17. Construction Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$30,000,000.00, dated September 4, 2020, recorded September 10, 2020, as (instrument) 0998314, Official Records.
Mortagor: Glenwood JH, Inc., a Wyoming corporation
Mortgagee: Bank of Jackson Hole
[0998314](#)
X An agreement to modify the terms and provisions of said Mortgage, including but not limited to adding additional collateral, recorded June 10, 2022, as (instrument) 1040208, Official Records.
[1040208](#)
X The Beneficial Interest under said Mortgage was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 6, 2023, as (instrument) 1062252, Official Records.
[1062252](#)
Said matter affects this and other property.

18. An assignment of all the money due or to become due as rental, as additional security for the obligations secured by the Mortgage shown hereinabove was assigned to Bank of Jackson Hole, recorded September 10,

2020, as (instrument) 0998315, Official Records.
[0998315](#)

An agreement to modify the terms and provisions of said Assignment of Rents recorded June 10, 2022, as (instrument) 1040208, Official Records.
[1040208](#)

The Beneficial Interest under said Assignment of Rents was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 26, 2023, as (instrument) 1062253, Official Records.
[1062253](#)

Said matter affects this and other property.

19. Construction Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$5,000,000.00, dated June 1, 2022, recorded June 10, 2022, as (instrument) 1040209, Official Records.

Mortgagor: Glenwood JH, Inc., a Wyoming corporation
Mortgagee: Bank of Jackson Hole
Affects Parcel 1
[1040209](#)

The Beneficial Interest under said Mortgage was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 26, 2023, as (instrument) 1062250, Official Records.
[1062250](#)

20. An assignment of all the money due or to become due as rental, as additional security for the obligations secured by the Mortgage shown hereinabove was assigned to Bank of Jackson Hole, recorded June 10, 2022, as (instrument) 1040210, Official Records.
[1040210](#)

The Beneficial Interest under said Assignment of Rents was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 26, 2023, as (instrument) 1062251, Official Records.
[1062251](#)

21. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$15,000,000.00, dated May 20, 2022, recorded June 10, 2022, as (instrument) 1040222, Official Records.

Mortgagor: Glenwood JH, Inc., a Wyoming corporation
Mortgagee: Roseville Ventures II, LLC, a Wisconsin limited liability company
Affects Parcel 1
[1040222](#)

Said Subordination and Standstill Agreement was subordinated to the lien of the Mortgage in Exception No. 23 and 26, by instrument recorded June 10, 2022, as (instrument) 1040231, Official Records.
[1040231](#)

22. Unrecorded leaseholds, if any, rights of parties in possession other than the vestee(s) herein, rights of secured parties under financing statements as to personal property located on the premises herein and the rights of tenants to remove trade fixtures.

Order No.: W-30639-2

Guarantee No.: 50036956-0006178e

***** End of Schedule B *****

EXHIBIT “A” – LEGAL DESCRIPTION

Lots 5 and 6 of Block 6 of the Original Townsite of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 18, 1901 as Plat No. 100.

PIDN: 22-41-16-28-4-10-004

• * * * * * END OF LEGAL DESCRIPTION * * * * *

Note: For informational purposes only, for which the Company assumes no liability for any inaccuracies or omissions, the purported street address and assessor's parcel number of said Land as determined from the latest county assessor's roll is:

165 North Glenwood Street, Jackson, WY 83001

No inspection of said Land has been made, and no assurances are hereby given or implied as to the location of the Land herein described.



Privacy Policy

Last Updated and Effective Date: December 1, 2024

This Privacy Notice (“Notice”) describes how Mother Lode Holding Company and its subsidiaries and affiliates (collectively, “Mother Lode,” “we,” “us,” or “our”) collect, use, store, and share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where this Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a Mother Lode subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).
If you are a California resident, click [here](#) for specific disclosures about how we collect, use, store and disclose your personal information, along with your privacy rights.

Notice at Collection

[What Type of Information Do We Collect About You?](#)

Depending upon how you interact with our Sites and Services, the nature of your Communications, and the nature of our interaction with Third Parties, we may collect the following information from and about you:

- Direct identifiers, including but not limited to your unique online identifier, name, alias, social media handle, IP address, username and password, postal and/or e-mail address, phone number, account name and/or account number, social security number, driver's license number, passport number, and/or state identification number.
- Related identifiers, including but not limited to your date of birth, bank, credit, or debit card number, financial information, and/or insurance policy number.
- Physical characteristics, including protected characteristics under federal and state law, such as age, sex, race, and ethnicity.
- Commercial information, including records of products or services purchased, obtained, or considered.
- Biometric information, such as fingerprints and voice recordings.
- Internet or other electronic network activity information, with our Sites and in Communications, including browser type and version, browser settings, operating systems and platform, device type, operating information, mobile carrier, page response time and download errors.
- Geolocation data, such as your zip code and time zone.
- Audio, electronic, visual, and thermal information, including telephone recordings, electronic communication records, and security camera footage from applicable Mother Lode properties.
- Professional or employment-related information, such as your work history, salary history, and education history.

[How Do We Collect Your Information?](#)

We collect your personal information in three ways:

Directly from you when you access or use our Sites or Services, conduct business dealings with us in the B2B context or when you communicate with us in any manner, including but not limited to:

- Personal information you provide by filling out forms in person or electronically through our Sites, including information provided at the time of registering for any Service or event, posting material, or requesting further services or information;
- Personal information you provide when you access or use our Services;
- Personal information you provide when you conduct B2B dealings with us;
- Personal information you provide when you report a problem with our Sites;
- Records and copies of your correspondence (e.g., email address) if you contact us;
- Your responses to surveys that we might ask you to complete;
- Details of transactions you carry out through our Sites, and the fulfillment of your orders; and
- Your search queries on the Sites.

Automatically when you access or use our Sites or Services, conduct business dealings or when you communicate with us, including but not limited to:

- Details of your visits to the Sites, including traffic data, location data, logs and other communication data;

- Information about your computer and mobile device, and internet connection, including your IP address, operating system, and browser type; and
- Interactivity with an e-mail, including opening, navigating, and click-through information.

From Third Parties, including but not limited to:

- Data analytics providers for the purpose of receiving statistical data about your activity on our Sites;
- Social media networks for the purpose of collecting certain of your social media profile information and activity, including your screen names, profile picture, contact information, contact list, and the profile pictures of your contacts, through the social media platform;
- Service providers, including but not limited to internet service providers, fraud prevention services, and related partners; and
- Public sources, including local, state, and federal government agencies and departments, to facilitate your use of the Sites, and to provide you with our Services.

How Do We Use Your Information?

We use the personal information outlined in [What Type of Information Do We Collect About You](#) for a variety of business and commercial purposes, including but not limited to:

- Provide the Sites to you;
- Provide the Services you have requested;
- Conduct business dealings with you;
- Fulfill a transaction you requested or service your policy;
- Handle a claim;
- Create and manage your account;
- Operate the Sites, including access management, payment processing, Site administration, internal operations, troubleshooting, data analysis, testing, research, and for statistical purposes;
- Respond to your requests, feedback, or inquiries;
- Comply with laws, regulations, and other legal requirements;
- Comply with relevant industry standards and our policies;
- Protect and enforce your rights and the rights of other users against unlawful activity, including identity theft and fraud;
- Protect and enforce our collective rights arising under any agreements entered between Mother Lode and you or any other Third Party;
- Protect the integrity and maintain security of our Sites and Services;
- Operate, evaluate, and improve our business; and
- Deliver content tailored to your interests and the way you use the Sites;
- Present content in a manner that is optimized for your device;
- Measure and analyze the effectiveness of the Sites and Services we provide to you.

How Do We Disclose Your Personal Information?

We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose personal information referenced in [What Type of Information Do We Collect About You](#) with others for a variety of business and commercial purposes, including:

- **With your consent.** We may disclose your personal information with your consent. We may obtain your consent in writing; online, through “click-through” agreements; when you accept the terms of use on our Sites; orally, either in person or on the phone; or by other means.
- **In a business transfer.** We may disclose your personal information as part of a corporate business transaction, such as a merger or acquisition, joint venture, corporate reorganization, financing, or sale of company assets, or in the unlikely event of insolvency, bankruptcy, or receivership, in which such information could be transferred to Third Parties as a business asset in the transaction.

- **To non-affiliated third parties, such as service providers and contractors.** We may disclose your personal information with other parties, such as service providers and contractors, to facilitate your access and use of our Sites and Services, including but not limited to internet service providers, data analytics providers, governmental entities, operating systems and platforms, social medial networks, and service providers who provide us a service (e.g., credit / debit card processing, billing, shipping, repair, customer service, auditing, debugging to identify and repair errors that impair existing intended functionality on our Sites or Services, and/or protecting against malicious, deceptive, fraudulent, or illegal activity).
- **To subsidiaries and affiliates.** We may disclose your personal information with our Mother Lode subsidiaries and affiliates to further facilitate your use of our Sites and Services, and to ensure the smooth and consistent operations of Mother Lode by identifying and repairing errors that impede intended functionality and to protect against malicious, deceptive, fraudulent, or illegal activity.
- **For legal process and protection.** We may disclose your personal information to satisfy any law, regulation, legal process, governmental request, or where we have a good faith belief that access, use, preservation or disclosure of such information is reasonably necessary to:
 - Enforce or apply agreements, or initiate, render, bill, and collect for Services;
 - Protect our rights or interests, property or safety or that of others;
 - In connection with claims, disputes, or litigation - in court or elsewhere;
 - Protect users of our Sites and Services and other carriers or providers from fraudulent, abusive, or unlawful use of, or subscription to, such services; and
 - Facilitate or verify the appropriate calculation of taxes, fees, or other obligations due to a local, state, or federal government.

[Links To Third Party Sites](#)

Our Sites may contain links to Third Party websites and services. Please note that these links are provided for your convenience and information, and the websites and services may operate independently from us and have their own privacy policies or notices, which we strongly suggest you review. This Notice applies to our Sites only, and we do not accept any responsibility or liability for the policies or practices of any Third Parties.

[Third Party Tracking / Do Not Track](#)

Our Sites may, from time to time, collect information about your online activities, over time and across our different Sites. When you use our Sites, third parties may also collect information about your online activities, over time and across different internet websites, online or cloud computing services, online applications, or mobile applications. Some browsers support a “Do Not Track” feature, which is intended to be a signal to websites that you do not wish to be tracked across different websites you visit. Our Sites do not currently change the way they operate based upon detection of a “Do Not Track” or similar signal.

[Social Media Integration](#)

Our Sites and/or Services may, from time to time, contain links to and from social media platforms. You may choose to connect to us through a social media platform, such as Facebook or Twitter. When you do, we may collect additional information from or about you, such as your screen names, profile picture, contact information, contact list, and the profile pictures of your contacts, through the social media platform. Please be advised that social media platforms may also collect information from you. We do not have control over the collection, use and sharing practices of social media platforms. We therefore encourage you to review their usage and disclosure policies and practices, including their data security practices, before using the social media platforms.

How Do We Store and Protect Your Personal Information?

Although no system can guarantee the complete security of your personal information, we take all commercially reasonable steps to ensure your personal information is protected in alignment with all applicable laws and regulations, as appropriate to the sensitivity of your personal information.

How Long Do We Keep Your Personal Information?

We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations. If we dispose of your information, we will do so in a way that is secure and appropriate to nature of the information subject to disposal.

Cookies and Related Technology

We may use browser cookies, beacons, pixel tags, scripts, and other similar technologies from time to time to support the functionality of our Sites and Services. A cookie is a piece of information contained in a very small text file that is stored in your Internet browser or elsewhere on your hard drive. Cookies are transferred from our Sites to your computer, phone or tablet, and allow us to identify your device whenever you return to our Sites. These technologies provide a better experience when you use our Sites and Services, and allow us to improve our services. We may also use analytic software, such as Google Analytics and others, to help better understand how our Sites function on your device(s) and for other analytical purposes. To learn more about how Google uses data when you use our Sites, see [How Google uses data when you use our partners' sites or apps](#). You can opt-out of Google Analytics by installing Google's opt-out browser add-on here <https://tools.google.com/dlpage/gaoptout>.

Below is an overview of the types of cookies and related technology we deploy, and your choices.

Browser Cookies. A browser cookie is a small file placed on the hard drive of your computer. That cookie then communicates with servers, ours or those of other companies that we authorize to collect data for us and allows recognition of your personal computer. You may use the tools available on your computer or other device(s) to set your browser to refuse or disable all or some browser cookies, or to alert you when cookies are being set. However, if you refuse or disable all browser cookies, you may be unable to access certain parts or use certain features or functionality of our Sites. Unless you have adjusted your browser settings so that it refuses all cookies, we may use cookies when you direct your browser to our Sites.

Beacons. Our Sites and e-mails may contain small electronic files known as beacons (also referred to as web beacons, clear GIFs, pixel tags and single-pixel GIFs) that permit us to, for example, to count users who have visited those pages or opened an e-mail and for other website-related statistics. You may use the tools in your device to disable these technologies as well.

Third Party Technology. Our service providers may also use cookies and beacons to collect and share information about your activities both on our Sites and on other websites and applications. In addition, third parties that are unaffiliated with us may also collect information about you, including tracking your browsing history, when you use our Sites. We do not have control over these third-party collection practices. If you wish to minimize these third-party collections, you can adjust the settings of your browsers or install plug-ins and add-ins.

Your Choices. You may wish to restrict the use of cookies or completely prevent them from being set. Most browsers provide for ways to control cookie behavior, such as the length of time they are stored. If you disable cookies, please be aware that some of the features of our Sites may not function correctly. To find out more on how to manage and delete cookies, visit www.aboutcookies.org. For more details on your choices regarding use of your web browsing activity for interest-based advertising, you may visit the following sites:

- <http://networkadvertising.org/>
- <http://optout.aboutads.info/>

- <http://youradchoices.com/>

Your Choices

We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. For California residents, please click [here](#) to understand how to exercise your rights.

- **Right of Correction.** Regardless of where you live, you may submit a request that we correct or update the information we have about you.
- **Right to Change Preferences.** Regardless of where you live, you may change your choices for subscriptions, newsletters, and alerts.
- **Right to Control Advertising and Online Tracking.** Regardless of where you live, you have a right to control how your personal information is tracked online. To learn more about these rights, see [Cookies and Related Technologies](#).
- **Right of Non-Discrimination.** Regardless of where you live, you have a right to exercise your rights under this section free of discrimination. Mother Lode will not discriminate against you in any way if you choose to exercise your rights under this section.

California Consumer Privacy Act Rights and Disclosures

The following disclosures are made pursuant to the California Consumer Privacy Act, as amended by the California Privacy Rights Act and its implementing regulations ("CCPA").

Relevant CCPA Definitions

Term	Definition
Personal information	Information that identifies, relates to, describes, is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, to you or your household.
Sensitive personal information	Personal information that reveals your social security number, driver's license number, state identification card, passport number, account log-in and password, financial account and password, debit or credit card number and access code, precise geolocation information, race, ethnic origin, citizenship or immigration status, religious or philosophical beliefs, union membership, the content of your mail, email or texts other than those communications with us, genetic data, neural data, biometric information, health information, and information that concerns your sex life or sexual orientation.
Sell, sale, or sold	Selling, renting, releasing, disclosing, disseminating, making available, transferring, or otherwise communicating orally, in writing, or by other means, your personal information to a third party for monetary or other valuable consideration.
Share, shared, or sharing	Sharing, renting, releasing, disclosing, disseminating, making available, transferring, or otherwise communicating orally, in writing, or by electronic or other means, your personal information to a third party for cross-context behavioral advertising, whether or not for monetary or other valuable consideration, including transactions between us and a third party for cross-context behavioral advertising for our benefit in which no money is exchanged.

Summary of Categories of Personal Information Collected and Disclosed

Below is a summary of the categories of personal information we have collected from and about you in the twelve months preceding the date this Notice was last updated. Also included in this description is personal information about: (1) why the personal information is collected and used; (2) whether the information is “sold” or “shared” to third parties; (3) whether the information is disclosed for a business purpose to third parties; (4) whether the information includes “sensitive personal information”; and (5) a description of how long we may keep your information. To learn more about the personal information we will collect on an ongoing basis, please see our [Notice at Collection](#) above.

Categories of Personal Information:

- **Identifiers (Includes Sensitive Personal Information):** Includes personal information such as your name, alias, postal address, and telephone number, unique online identifier, social media handle, IP address, username and password, email address, account name and/or account number, social security number, driver’s license number, passport number or state identification number.
- **Physical Characteristics (Includes Sensitive Personal Information):** Includes personal information such as your race, sex, age and ethnicity.
- **Financial Information (Includes Sensitive Information):** Includes personal information such as bank account number, credit card number, debit card number, insurance policy number or other financial information.
- **Internet or other Electronic Network Activity Information:** Includes personal information such as browser type and version, browser settings, operating systems and platform, device type, operating information, mobile carrier, page response time and download errors.
- **Commercial Information:** Includes personal information such as records of products or services purchased, obtained, or considered.
- **Biometric Information (Includes Sensitive Personal Information):** Includes personal information such as fingerprints, and voice recordings.
- **Professional and Educational Information:** Includes your work history, salary history, and education history.
- **Audio, Electronic, Visual, Thermal, and Related Information:** Includes personal information such as photographs, video recordings, or recorded messages.
- **Geolocation:** Such as zip code and time zone.

Category Disclosure Information

Disclosure	Categories	Description
How do we collect this information?	Identifiers*	We collect this personal information directly from you or automatically from your device(s). We also may collect this personal information from third parties such as service providers and government agencies.
	Physical Characteristics*	We collect this personal information directly from you. We also may collect this personal information from other parties, such as service providers.
	Financial Information*	
	Internet or other Electronic Activity Information	We collect this personal information directly from you or automatically from your device(s). We also may collect this personal information from other parties such as service providers.
	Commercial Information	
	Biometric Information*	
	Professional and	We collect this personal information directly

	Educational Information*	from you. We also may collect this personal information from other parties such as service providers and government agencies.
	Audio, Electronic, Visual, and Related Information	We collect this personal information directly from you or automatically from your device(s). We also may collect this personal information from other parties such as service providers.
Does this include sensitive personal information?	<p>The categories of sensitive personal information we collect include social security number, driver's license number, passport number, racial or ethnic origin, health information, bank account number, credit card number, debit card number, or any other financial information with a required access or security code, password, or credentials.</p> <p>*Denotes which categories may include sensitive personal information.</p> <p>We do not process your sensitive personal information other than for the purposes permitted under the CCPA, such as providing the Sites to you, providing the Services you requested, fulfilling a transaction you requested or servicing your policy.</p>	
Is the information "sold" or "shared"?	<p>No. To the extent any Mother Lode affiliated entity has a different practice, it will be stated in the applicable privacy notice posted for the particular affiliated entity.</p>	
What is our business purpose for collecting your information?	<p>See How Do We Use Your Personal Information above.</p>	
Who do we disclose this information to?	<p>See How Do We Share Your Personal Information above.</p>	
How long do we keep the information?	<p>We keep your personal information for so long as is reasonably necessary and proportionate to the original purpose for which we collected the personal information. We base our criteria in determining appropriate retention periods on regulatory and legal requirements, contractual requirements, business needs, and the expectations of you.</p>	

Notice of Disclosure for a Business Purpose

To learn more about the categories of personal information we have disclosed for a business purpose about California residents over the last twelve months, including the categories of parties with whom we have disclosed that personal information, please see [What Type of Personal Information Do We Collect About You](#) and [How Do We Share Your Personal Information](#).

Notice of Sale or Sharing

We do not sell or share personal information as defined under the CCPA, nor have we sold or shared such personal information in the past 12 months. **To the extent any Mother Lode affiliated entity has a different practice, it will be stated in the applicable privacy notice posted for the particular affiliated entity.** We have no actual knowledge of selling or sharing the personal information of minors under the age of 16.

Your Rights

Under CCPA and its implementing regulations, you have a **Right to Know**, **Right to Correct**, **Right to Delete**, and **Right to Non-Discrimination**. We do not offer a right to opt out of sale or sharing or limit the use and disclosure of sensitive personal information because we do not sell or share your personal information or use your sensitive personal information other than for permitted purposes under the CCPA. We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. Please note that for some of these rights, such as the Right to Know, Right to Correct, and Right to Delete, we will verify your identity before we respond to your request. To verify your identity, we will generally match the identifying personal information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information related to your rights request, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

- **Right to Know.** You have a right to confirm whether we are processing your personal information and ask that we disclose to you the categories and specific pieces of personal information we have collected about you including a description of the categories of sources from which we have collected that personal information, the business or commercial purpose for collecting or sharing that information, and the categories of third parties to whom we have disclosed that personal information. You have the right to receive this information in a format, to the extent technically feasible, that is portable, usable, and allows you to transmit the personal information to a person without impediment. You may submit this request by [clicking here](#) or by calling 1-877-626-0668. You may also designate an authorized agent to submit a request on your behalf.
- **Right to Correct.** You have a right to ask that we correct your personal information, subject to appropriate legal exceptions. You may submit this request by [clicking here](#) or by calling 1-877-626-0668. You may also designate an authorized agent to submit a request on your behalf.
- **Right to Delete.** You have a right to ask that we delete your personal information, subject to appropriate legal exceptions. You may submit this request by [clicking here](#) or by calling 1-877-626-0668. You may also designate an authorized agent to submit a request on your behalf.
- **Right of Non-Discrimination.** You have a right to exercise your rights under this section free of discrimination. Mother Lode will not discriminate against you in any way if you choose to exercise your rights under this section.

Authorized Agents

If permitted or required by applicable law, you may exercise your privacy rights through an authorized agent. If we receive your request from an authorized agent, we may ask for evidence that you have provided such agent with a power of attorney or that the agent otherwise has valid written authority to submit requests to exercise rights on your behalf. If you are an authorized agent seeking to make a request, please submit the [Authorized Agent Form](#).

California Minors

If you are a California resident under the age of 18, California Business and Professions Code § 22581 permits you to request and obtain removal of content or information you have publicly posted on any of our Sites. To make such a request, please send an email with a detailed description of the specific content or information to privacy@mlhc.com. Please be aware that such a request does not ensure complete or comprehensive removal of the content or information you have posted and there may be circumstances in which the law does not require or allow removal even if requested.

Children

Our Sites and Services are not intended for children under the age of 18. This includes any links to other websites that we provide for our convenience. We do not knowingly collect personal information of children for any reason.

International Jurisdictions

Our Sites and Services are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Sites or Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your personal information in accordance with this Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Sites and Services, and your agreements with us. Any persons accessing our Sites or Services from any jurisdiction with laws or regulations governing the use of the Internet, including the collection, use, or disclosure of information, different from those of the jurisdictions mentioned above may only use the Sites or Services in a manner lawful in their jurisdiction. If your use of the Sites or Services would be unlawful in your jurisdiction, you may not use the Sites or Services.

Accessibility

We are committed to making our content accessible and user friendly to everyone. To request a copy of this Notice in an alternative format, please contact us at accessibility@mlhc.com or 1-877-626-0668.

Changes To Our Privacy Notice

We may change this Notice from time to time. Any and all changes will be reflected on this page, and where appropriate provided in person or by another electronic method. The effective date will be stated at the top of this Notice. You should regularly check this page for any changes to this Notice.

YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH THE SITES OR SERVICES, OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THE UPDATED NOTICE HAS BEEN POSTED WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS NOTICE.

Contact Us

If you have any questions, please contact us at privacy@mlhc.com or by calling 1-877-626-0668.

GRAMM-LEACH-BLILEY ACT PRIVACY POLICY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) requires financial companies to provide you with a notice of their privacy policies and practices, such as the types of nonpublic personal information that they collect about you and the categories of persons or entities to whom it may be disclosed. In compliance with the Gramm-Leach-Bliley-Act, we are notifying you of the privacy policies and practices of:

Mother Lode Holding Co.

Placer Title Co.

Montana Title and Escrow Co.
National Closing Solutions, Inc.
National Closing Solutions of Alabama
National Closing Solutions of Maryland
Premier Reverse Closings
Centric Title and Escrow

Placer Title Insurance Agency of Utah
Premier Title Agency
North Idaho Title Insurance Co.
Texas National Title
Western Auxiliary Corp.
Wyoming Title and Escrow Co.
Wisconsin Title Closing Service, Inc.

The types of personal information we collect and share depend on the transaction involved. This information may include:

- Identity information such as Social Security number and driver's license information.
- Financial information such as mortgage loan account balances, checking account information and wire transfer instructions
- Information from others involved in your transaction such as documents received from your lender

We collect this information from you, such as on an application or other forms, from our files, and from our affiliates or others involved in your transaction, such as the real estate agent or lender.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to non-affiliates as permitted by law for our everyday business purposes, such as to process your transactions and respond to legal and regulatory matters. We do not sell your personal information or share it for marketing purposes.

We do not share any nonpublic personal information about you with anyone for any purpose that is not specifically permitted by law.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Questions about this notice and privacy policy may be sent to MLHC Counsel, Legal Dept., 185 Fulweiler Avenue, Auburn, CA 95603 or privacy@mlhc.com.

**Supplemental Declaration No. 4 of Condominium
for
the Glenwood Condominium Addition to the Town of Jackson
(In Relation to Annexation of Phase 2)**

This SUPPLEMENTAL DECLARATION NO. 4 OF CONDOMINIUM FOR THE GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON (IN RELATION TO ANNEXATION OF PHASE 2) (this “**Supplemental Declaration No. 4**”) is approved and made this _____ day of _____, 2025, by GLENWOOD JH, INC., a Wyoming corporation (“**Declarant**”) pursuant to the Condominium Ownership Act, Wyoming Statute Section 34-20-101 *et seq.* (the “**Act**”).

RECITALS

A. By Amended and Restated Declaration of Condominiums for The Glenwood Condominium Addition to the Town of Jackson recorded on August 16, 2022 as Instrument No. 1044631 (the “**Original Declaration**,” and as amended and supplemented by Supplemental Declaration No. 1 AND Supplemental Declaration No. 2 (defined below), the “**Declaration**”) in the Office of the Clerk and Recorder of Teton County, Wyoming, Declarant created a community known as The Glenwood Condominiums.

B. The Glenwood Condominiums are depicted on the Plat Map which was recorded on July 1, 2022 in the Office of the County Clerk for Teton County, Wyoming as Plat No. 1441 recorded as Document No. 1041733 (the “**Phase 1 Plat**,” and the property subject to that plat, the “**Phase 1 Property**”).

C. The Original Declaration was amended and supplemented by that certain Amended and Restated Supplemental Declaration No. 1 for the Glenwood Condominium Addition to the Town of Jackson (Assigning Parking and Storage Limited Common Elements) recorded on August 16, 2022 as Instrument No. 1044632 (“**Supplemental Declaration No. 1**”), that certain Supplemental Declaration No. 2 for the Glenwood Condominium Addition to the Town of Jackson (In Relation to Parking and Annexing Additional Property) recorded on September 20, 2024 as Instrument No. 1090143 (“**Supplemental Declaration No. 2**”), and that certain Supplemental Declaration No. 2 for the Glenwood Condominium Addition to the Town of Jackson (In Relation to General Common Elements and an “Adjustment Area”)) recorded on _____ as Instrument No. _____ (“**Supplemental Declaration No. 3**”).

D. Pursuant to Section 9.1 of the Original Declaration, the Declarant has the right to annex, into the scope and regime of the Declaration, the property at Lots 5 and 6, Block 6, Original Plat of Town of Jackson, Plat No. 100, commonly known as 165 N. Glenwood Street, Jackson, Wyoming, and being PIDN 22-41-16-28-4-10-004 (the “**Phase 2 Property**”). As part of that authority under Section 9.1, Declarant has the right to amend the Declaration by a Supplemental Declaration to “reflect the facts of such annexation, including, but not limited to, amending the definitions of Common Elements and Limited Common Elements. Such Supplemental Declaration shall not require the consent of Members, and shall only require the consent of and execution by the Declarant and the owner of the annexed property, if other than Declarant. Any such annexation shall be effective upon the filing for record of such Supplemental Declaration unless otherwise provided therein.”

E. In order to provide for the orderly annexation of the Phase 2 Property and pursuant to the Declarant’s authority to amend the definition of “Common Elements,” the Declarant has entered into this Supplemental Declaration No. 4.

DECLARATION

Declarant hereby declares that this Supplemental Declaration No. 4, shall run with the land and be binding on all parties and heirs, successors and assigns of parties having any right, title or interest in all or any part of the Property. This Supplemental Declaration No. 4 is entered into pursuant to the authority described above.

1. **Definitions.** Unless otherwise defined herein, all capitalized terms used herein shall have the meanings assigned thereto in the Declaration.

2. **Conflicts.** In the event of any conflict between the terms and conditions set forth herein and the terms and conditions of the Declaration, the terms set forth herein shall govern.

3. **Incorporation.** Unless otherwise stated herein, the Declaration shall remain in full force and effect and terms and provision of the Declaration not amended herein shall automatically apply.

4. **Annexation of Phase 2.** The area depicted on Plat _____ recorded on _____ as Instrument No. _____ (the “**Phase 2 Plat**”), being the Phase 2 Property, is hereby annexed into and made subject to the Declaration. The Phase 2 Property shall be deemed to be part of the “Properties,” “Real Property,” and “Project” as defined in the Declaration. The Phase 2 Plat shall be deemed to be part of the “Plat,” “Final Plat,” and “Condominium Plat” as defined in the Declaration.

5. **Amendment of the Definition of “Common Elements” as to the “Adjustment Area”.** The Adjustment Area, as defined in Supplemental Declaration No. 3, is deemed to be part of the “Common Elements” and “General Common Elements” and “GCE” under the Declaration, notwithstanding the terms of Supplemental Declaration No. 3.

6. **Exhibit A to Declaration: Unit Square Footage and Percentage Ownership of General Common Elements.** Exhibit A to the Declaration is hereby amended and restated as set forth as Exhibit A to this Supplemental Declaration No. 4.

7. **Subsequent Amendments and Assignments.** This Supplemental Declaration may be amended, modified or supplemented as provided under the Declaration.

8. **No Other Amendments.** No terms or conditions of the Declaration are changed by this Supplemental Declaration except those which are expressly referenced in the foregoing document.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Declarant has executed this instrument the date and year first written above.

Declarant:

GLENWOOD JH, INC., a Wyoming corporation

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as the _____ of GLENWOOD JH, INC., a Wyoming corporation, this ___ day of _____, 2025.

Witness my hand and official seal.

Notary Public

My commission expires:

AMENDED AND RESTATED EXHIBIT A

TO CONDOMINIUM DECLARATION

Unit Number	Area of Unit Used to Calculate Ownership % of General Common Elements (in some cases the area has been rounded to arrive at the ownership % shown here on Exhibit A)	Ownership % of General Common Elements
Phase 1		
1	3128	[]
2	3049	[]
3	3145	[]
4	3007	[]
5	3201	[]
6	3111	[]
7	3222	[]
8	3044	[]
9	2654	[]
10	2645	[]
11	2652	[]
12	2665	[]
13	3098	[]
14	3229	[]
15	3227	[]
16	3227	[]
17	3233	[]
18	836	[]
19	1639	[]
20	1818	[]
21	1842	[]
Phase 2		
[]	[]	[]
[]	[]	[]
[]	[]	[]
Total	[]	[]

**AFFIDAVIT OF
ACKNOWLEDGMENT AND ACCEPTANCE
OF PLAT
THE GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON
BY
ROSEVILLE VENTURES II, LLC**

TO WIT:

The undersigned officer of Roseville Ventures II, LLC, being first duly sworn, depose and say:

THAT the undersigned have examined a copy of that plat prepared _____, of THE GLENWOOD ADJUSTMENT ADDITION TO THE TOWN OF JACKSON, and being identical to Lots 5-6, Block 6, Town of Jackson, recorded as Plat No. 100 in the Office of the Clerk of Teton County, Wyoming, and that portion of the General Common Element being outside of the building footprint of the Glenwood Condominium Addition to the Town of Jackson, recorded as Plat No. 1441 in said Office;

THAT Roseville Ventures II, LLC is holder of a mortgage on the lands depicted on said plat of The Glenwood Adjustment Addition to the Town of Jackson and described under the Certificate of Surveyor and Certificate of Owner on said plat;

THAT, in the name of and on behalf of Roseville Ventures II, LLC, a Wisconsin limited liability company, the undersigned acknowledge, accept, and consent to the subdivision of land depicted on said plat of Glenwood Adjustment Addition to the Town of Jackson and described in said Certificate of Owner.

ATTEST:

Roseville Ventures II, LLC
a Wisconsin limited liability company

Seal:

By: _____

By: _____

(Printed Name)

(Title)
Roseville Ventures II, LLC

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said State, personally appeared _____, who being duly sworn, did say that their title is _____ and acknowledged that said instrument was signed by them on behalf of Roseville Ventures II, LLC.

WITNESS my hand and official seal.

Notary Public

My commission expires:

**AFFIDAVIT OF
ACKNOWLEDGMENT AND ACCEPTANCE
OF PLAT
THE GLENWOOD ADJUSTMENT ADDITION TO THE TOWN OF JACKSON
BY
BANK OF JACKSON HOLE**

TO WIT:

The undersigned officer of Bank of Jackson Hole, being first duly sworn, depose and say:

THAT the undersigned have examined a copy of that plat prepared _____, of THE GLENWOOD ADJUSTMENT ADDITION TO THE TOWN OF JACKSON, and being identical to Lots 5-6, Block 6, Town of Jackson, recorded as Plat No. 100 in the Office of the Clerk of Teton County, Wyoming, and that portion of the General Common Element being outside of the building footprint of the Glenwood Condominium Addition to the Town of Jackson, recorded as Plat No. 1441 in said Office;

THAT Bank of Jackson Hole is holder of a mortgage on the lands depicted on said plat of The Glenwood Adjustment Addition to the Town of Jackson and described under the Certificate of Surveyor and Certificate of Owner on said plat;

THAT, in the name of and on behalf of Bank of Jackson Hole, a Wyoming corporation, the undersigned acknowledge, accept, and consent to the subdivision of land depicted on said plat of Glenwood Adjustment Addition to the Town of Jackson and described in said Certificate of Owner.

Bank of Jackson Hole,
a Wyoming Corporation

By: _____

(Printed Name)

(Title)
Bank of Jackson Hole

STATE OF _____)
) ss.
COUNTY OF _____)

On this ___ day of _____, 2025 before me, the undersigned, a Notary Public in and for said State, personally appeared _____, who being duly sworn, did say that their title is _____ and acknowledged that said instrument was signed by them on behalf of Bank of Jackson Hole.

WITNESS my hand and official seal.

Notary Public

My commission expires:

CERTIFICATE OF OWNER

State of Wyoming)
County of Teton)S.S.
Town of Jackson)

The undersigned, acting for and on behalf of Glenwood JH, Inc., a Wyoming corporation, owner and proprietor of the lands of this plat, Lot 100 of The Glenwood Adjustment Addition to the Town of Jackson according to that plat recorded in the Office of the Teton County Clerk on _____ 2025 as Plat No. _____ hereby certify that the foregoing subdivision is with their free consent and in accordance with their desires;

that the name of this subdivision shall be THE GLENWOOD PHASE II CONDOMINIUM ADDITION TO THE TOWN OF JACKSON, which is a condominium subdivision identical with Lot 100 of The Glenwood Adjustment Addition to the Town of Jackson;

that said Lot 100 of The Glenwood Adjustment Addition to the Town of Jackson are hereby vacated in accordance with Section 34-12-106 through Section 34-12-110, Wyoming Statutes and that in accordance with said Section 34-12-110, said Clerk is respectfully requested to write "VACATED" across said Lot 100 of The Glenwood Adjustment Addition to the Town of Jackson;

that this subdivision is hereby dedicated for condominium ownership, as recognized in accordance with Wyoming Statutes 1977, and as amended, Sections 34-20-101 through 34-20-104;

that the survey and measure of the individual airspace units and common elements as they appear on this plat is with the free consent and in accordance with the desires of the undersigned;

that the general common element being that portion of the subdivision lying outside of the building footprint as shown hereon and not otherwise identified as Limited Common Element (LCE) is hereby dedicated to the use and enjoyment of the owners of all units within this subdivision and to the owners of all units of The Glenwood Condominium Addition to the Town of Jackson, a subdivision of record in said Office as Plat No. 1441;

that the foregoing subdivision is subject to the following planning approvals: Development Plan (P19-248), Development Option Plan (P20-172), Development Option Plan (P21-025), Development Option Plan (P21-264) & Development Option Plan (P23-109);

that the foregoing subdivision is in accordance with, and subject to the terms and conditions of that "Amended and Supplemental Declaration of Condominium for The Glenwood Condominium Addition to the Town of Jackson, Wyoming", "Supplemental Declaration No. 3 of Condominium (as to Adjustment Area)" and "Supplemental Declaration No. 4 of Condominium (as to Annexation of Phase 2)" to be recorded in said Office of County Clerk at the time of recordation of this plat;

that the ownership of a condominium unit shall consist of ownership of a fee simple estate of an individual airspace as shown on this plat together with an undivided interest in the common elements (GCE & LCE) as defined in said "Declaration of Condominium" to be recorded in said Office on the same date as this plat;

that access to sewer and water facilities, including pipelines, manholes, meters, and valves, and access to lighting facilities including shutoffs, conduits, meters, and controls is hereby granted to the Town of Jackson;

that the undersigned owner hereby reserves unto itself, and its heirs, successors and assigns, the right to grant unto other parties non-exclusive easements for any purpose the undersigned deems necessary in, under, and across the foregoing subdivision and easements shown on this plat, as may be amended by the terms of the third party instruments that created such easements, provided that such future grants shall not cause unreasonable interference with the rights granted by this plat;

that the undersigned owner hereby reserves unto itself, and its heirs, successors and assigns, and is hereby granted the right to ingress and egress over, upon, and across the foregoing subdivision, and the right to perform all construction activities necessary in, under, over, upon, and across the foregoing subdivision, including, but not limited to, grading, installation of infrastructure, landscaping, utilities and roadways and to store materials thereon and to make such other uses thereof as may be reasonably necessary and incidental to the completion of the development of the foregoing subdivision;

that an access easement across the driveways located within this subdivision is hereby granted to emergency vehicles included ambulances, fire fighting vehicles, and police vehicles.

that the foregoing subdivision is SUBJECT TO or BENEFITS from the following of record in said Office (from Wyoming Title & Escrow Title Insurance Company Condition of Title Guarantee Report No. W-30639-2):

All matters as delineated on the Official Plat of Original Townsite of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 100;

Notice of Location of Underground Public Utility Facilities, recorded June 29, 1978 in Book 72 of Photo, page 304, Official Records;

An easement over said land for electric distribution circuits and incidental purposes as granted to Lower Valley Power and Light, Inc., predecessor to Lower Valley Energy, Inc., recorded February 12, 1991 in Book 234 of Photo, page 324, Official Records;

All matters as delineated on that Map of Survey No. T-26C, recorded on February 25, 2008 in Book 2 of Maps, page 233, Official Records;

Terms and conditions of Parking Relocation Agreement, recorded June 14, 2023 as document 1061510, Official Records;

that the undersigned hereby reserve the right to create further easements for utility purposes within the subdivision;

that access to the foregoing subdivision is via adjacent N. Glenwood Street and the north-south public alley between W. Gill Avenue and W. Delaney Avenue, as shown hereon;

that this subdivision is subject to all easements, rights-of-way, reservations, agreements, restrictions and conditions of sight and or record, including, but not limited to, those shown hereon;

that the seller does not warrant to the purchaser that he or she shall have any rights to the natural flow of any stream within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued natural flow of any stream within or adjacent to the subdivision;

that all rights under and by virtue of the homestead exemption laws of this state are hereby released and waived;

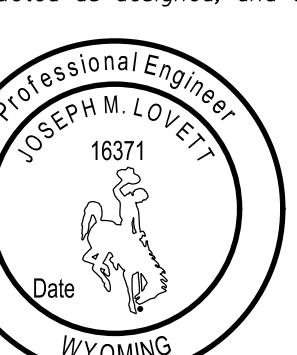
Glenwood JH, Inc., a Wyoming corporation

Signature by separate affidavit recorded concurrently with this plat.

CERTIFICATE OF ENGINEER

State of Wyoming)
County of Teton)S.S.
Town of Jackson)

Joseph M. Lovett, a Wyoming Professional Engineer of Jackson, Wyoming hereby certify that the water distribution systems, sewage collection systems, and stormwater systems designed to serve the foregoing subdivision are connected to the Town of Jackson water, sewer, and stormwater systems and they meet all applicable Federal, State and Town of Jackson requirements and standards; that said systems will be adequate and safe, providing that said systems have been constructed as designed, and operated and maintained correctly.



Joseph M. Lovett, P.E.
Wyoming Professional Engineer No. 16371

The foregoing instrument was acknowledged before me by Joseph M. Lovett this _____ day of 2025.

WITNESS my hand and official seal.

Notary Public
My commission expires:

Matthew P. Gotham
Wyoming Professional Land Surveyor No. 13002

The foregoing instrument was acknowledged before me by Matthew P. Gotham this _____ day of 2025.

WITNESS my hand and official seal.

Notary Public
My commission expires:

CERTIFICATE OF APPROVAL

State of Wyoming)
County of Teton)S.S.
Town of Jackson)

Pursuant to Section 15-1-415 Wyoming Statutes, and the pertinent Land Development Regulations of the Town of Jackson, Wyoming, as amended, the foregoing subdivision, THE GLENWOOD PHASE II CONDOMINIUM ADDITION TO THE TOWN OF JACKSON, was approved at the regular meeting of the Jackson Town Council held on the _____ day of _____ 2025;

ATTEST:

TOWN OF JACKSON

Riley Hovorka, Town Clerk

Arne Jorgensen, Mayor

The foregoing instrument was acknowledged before me by Arne Jorgensen, Mayor, this _____ day of _____ 2025.

WITNESS my hand and official seal.

Notary Public
My commission expires:

The foregoing instrument was acknowledged before me by Riley Hovorka, Town Clerk, this _____ day of _____ 2025.

WITNESS my hand and official seal.

Notary Public
My commission expires:

The foregoing instrument was acknowledged before me by Brian T. Lenz, Town Engineer, this _____ day of _____ 2025.

WITNESS my hand and official seal.

Notary Public
My commission expires:

The foregoing instrument was acknowledged before me by Paul Anthony, Town Planning director, this _____ day of _____ 2025.

WITNESS my hand and official seal.

CERTIFICATE OF MORTGAGEE

The following entities hold mortgages on the subject property:

Bank of Jackson Hole, a division of NBH Bank, mortgages recorded as documents 0998314 and 1040209; Roseville Ventures II, LLC, mortgage recorded as document #1040222;

Consent of Mortgagee, Bank of Jackson Hole, a division of NBH Bank, by separate affidavit recorded concurrently with this plat.

Consent of Mortgagee, Roseville Ventures II, LLC, by separate affidavit recorded concurrently with this plat.

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Teton)S.S.
Town of Jackson)

I, Matthew P. Gotham, a Wyoming Professional Land Surveyor, do hereby certify that the lands of this subdivision are identical with Lot 100 of The Glenwood Adjustment Addition to the Town of Jackson, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat _____.

that to the best of my belief and knowledge, the dimensions of the land, building, common elements, and individual airspace units of The Glenwood Phase II Condominium Addition to the Town of Jackson are correctly shown on this plat, and are from data collected during field surveys performed by Jorgensen Associates, Inc., under my direction during August 2024 and from architectural plans prepared by Northworks Architects of Jackson, WY;

that the foregoing subdivision is SUBJECT TO easements, rights-of-way, covenants, conditions, restrictions, reservations, encumbrances, or agreements of sight and/or record, including, but not limited to, those specifically cited in the Certificate of Owner on this plat;

that according to information provided by a recent search of the records of the State Engineer's Office, no surface water rights are appurtenant to the lands of the foregoing subdivision; ground water rights are appurtenant to the lands of the foregoing subdivision under permits for wells associated with the Town of Jackson water supply system, located on other properties; those ground water rights will be retained.

that the foregoing subdivision is SUBJECT TO easements, rights-of-way, covenants, conditions, restrictions, reservations, encumbrances, or agreements of sight and/or record, including, but not limited to, those specifically cited in the Certificate of Owner on this plat;

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LEGEND

Number of a Condominium Unit of this subdivision (a.k.a. Individual Airspace Unit or Unit as defined more specifically in the Declaration of Condominium for The Glenwood Condominium Addition to the Town of Jackson)

UNIT 1

Condominium Unit perimeter wall being the boundary of an individual airspace that makes up part, or all of a Condominium Unit (individual airspace unit or unit)

Building footprint line

Represents an interior building ceiling or wall face limit or the building exterior face of siding. Shown for illustrative purposes only.

GCE

General Common Element (Common Element used interchangeably within said Declaration); portions of this subdivision EXCEPT for Units, as more specifically defined in said Declaration

Limited Common Elements - Patio: those Limited Common Elements, as defined in the Declaration of Condominium for The Glenwood Condominium Addition to the Town of Jackson, for the exclusive use of a Unit of this subdivision as a patio or deck

Limited Common Elements - Elevator: those Limited Common Elements, as defined in the Declaration of Condominium for The Glenwood Condominium Addition to the Town of Jackson, for the exclusive use of a Unit of this subdivision as an elevator

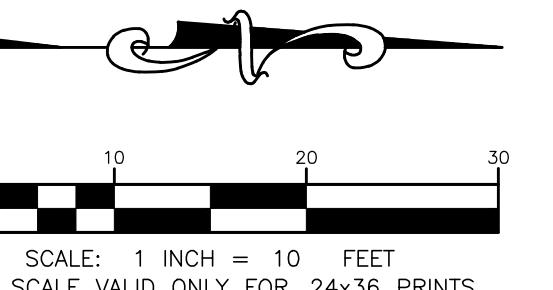
Represents the extents of individual parking spaces located in the basement and the associated stall identification number. Refer to Declaration for Lot parking space allocations.

Indicates ceiling height in plan view. Ceiling height varies. See individual unit details for ceiling heights

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NOTES

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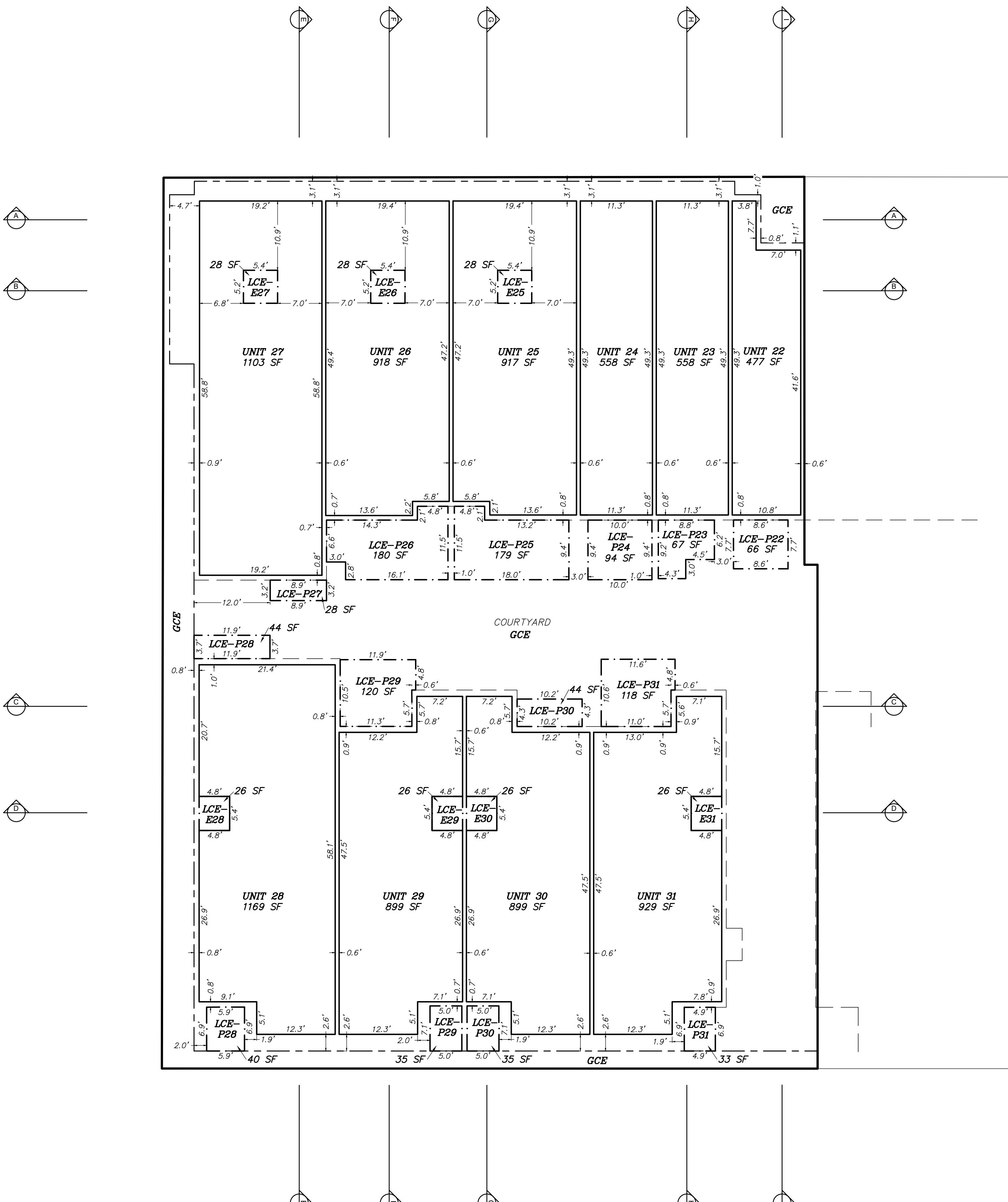


BASEMENT LEVEL
PLAN VIEW

THE GLENWOOD PHASE II
CONDOMINIUM ADDITION TO THE TOWN OF JACKSON
A CONDOMINIUM SUBDIVISION IDENTICAL WITH
LOT 100 OF THE GLENWOOD ADJUSTMENT ADDITION TO
THE TOWN OF JACKSON, PLAT NO. _____

LOCATED IN THE
SE1/4 of SE1/4 Section 28
T41N, R116W, 6th P.M.
Town of Jackson
Teton County, Wyoming

N GLENWOOD ST



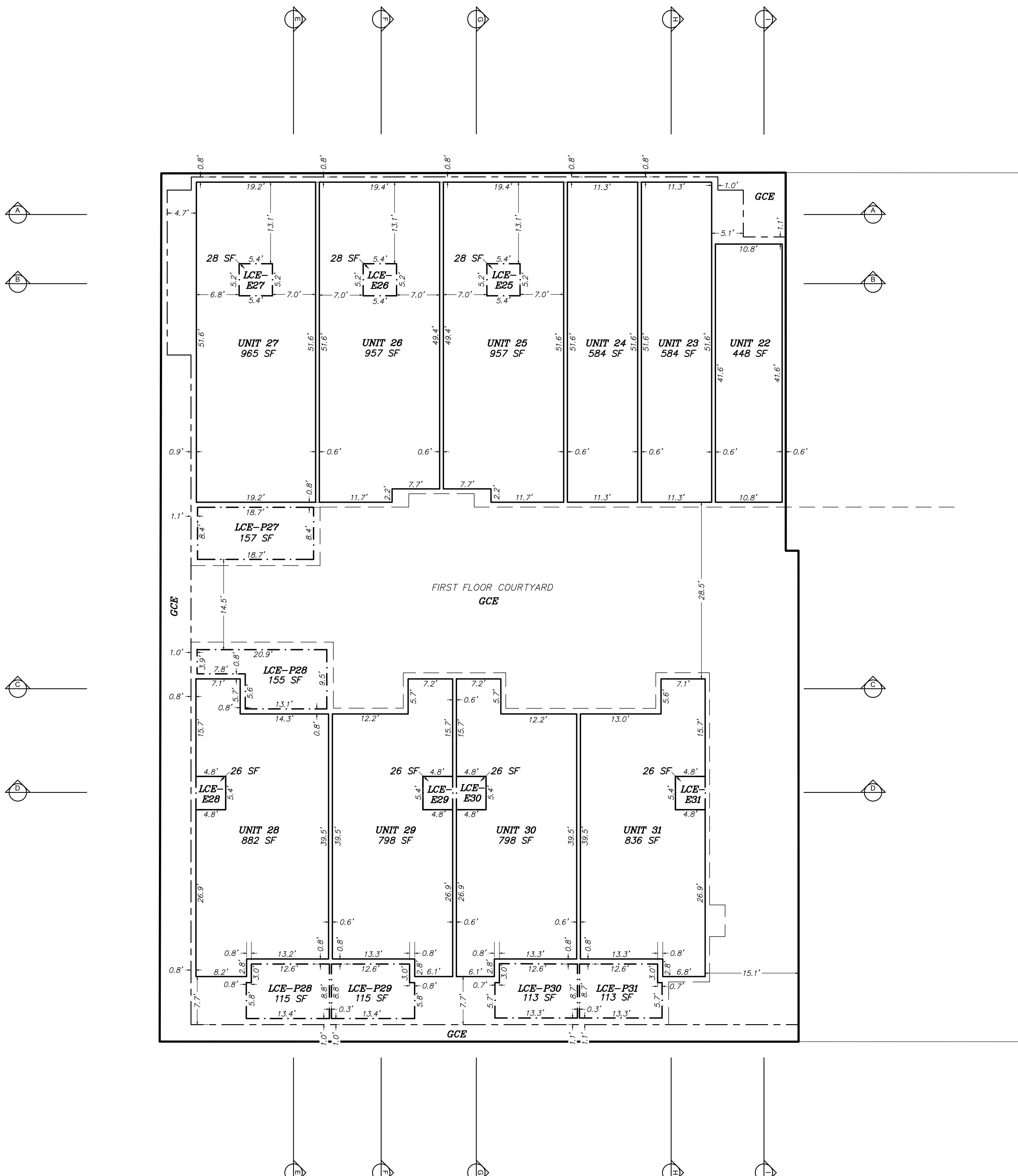
N GLENWOOD ST

FIRST FLOOR LEVEL
PLAN VIEW

THE GLENWOOD PHASE II
CONDOMINIUM ADDITION TO THE TOWN OF JACKSON
A CONDOMINIUM SUBDIVISION IDENTICAL WITH
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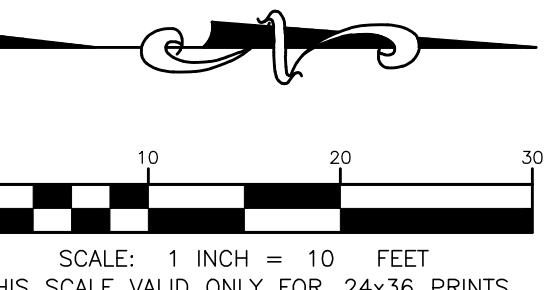
Sheet 4 of 12



N GLENWOOD ST

NOTES

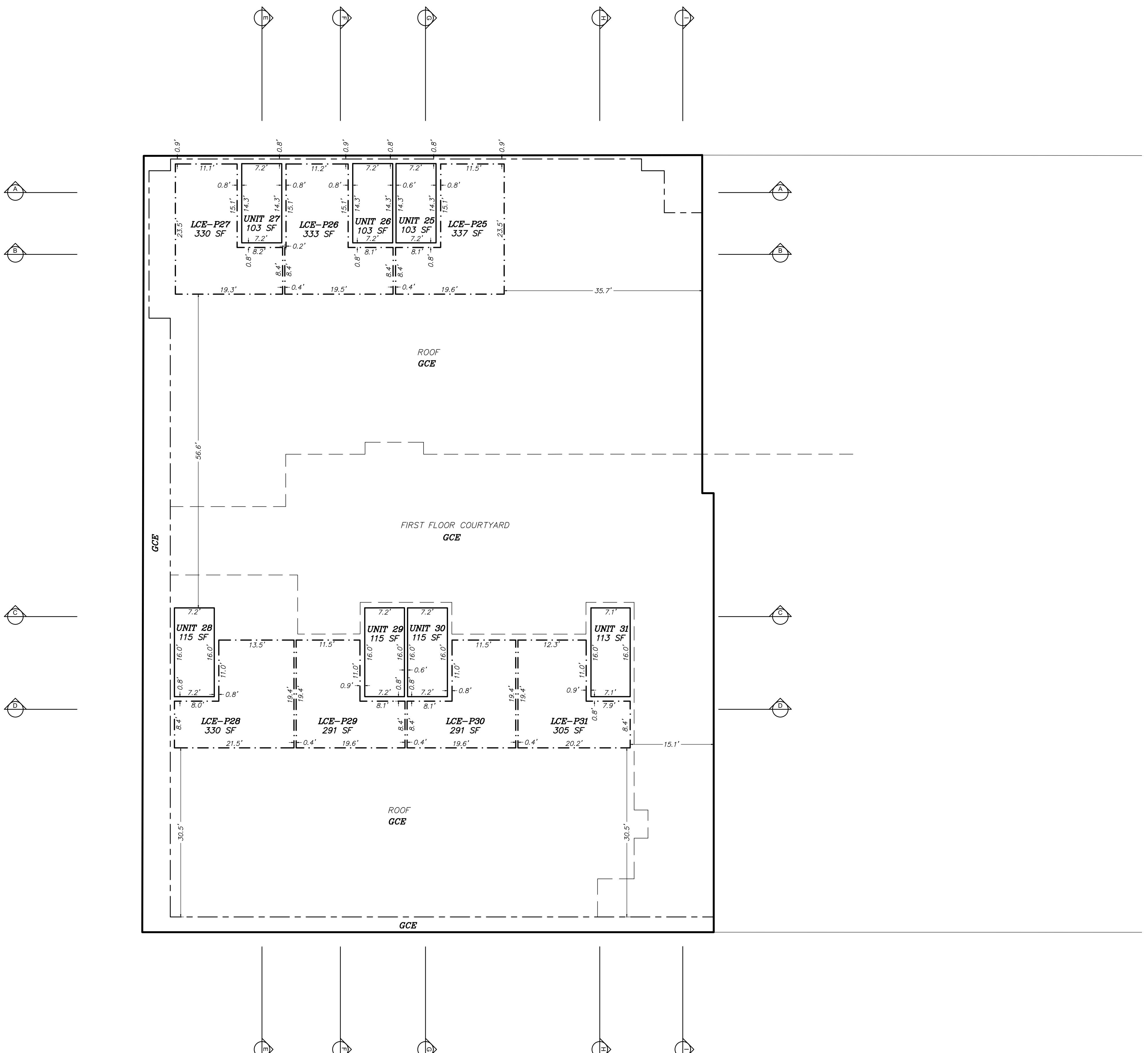
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THIRD FLOOR LEVEL
PLAN VIEW

THE GLENWOOD PHASE II
CONDOMINIUM ADDITION TO THE TOWN OF JACKSON
A CONDOMINIUM SUBDIVISION IDENTICAL WITH
LOT 100 OF THE GLENWOOD ADJUSTMENT ADDITION TO
THE TOWN OF JACKSON, PLAT NO. _____

LOCATED IN THE
SE1/4 of SE1/4 Section 28
T41N, R116W, 6th P.M.
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Teton County, Wyoming

Sheet 6 of 12



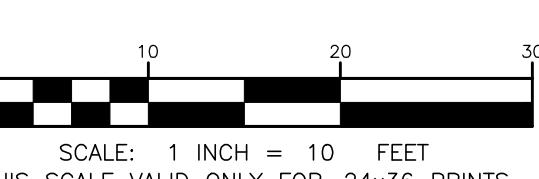
N GLENWOOD ST

LEGEND

UNIT 1	Number of a Condominium Unit of this subdivision (a.k.a. Individual Airspace Unit or Unit as defined more specifically in the Declaration of Condominium for The Glenwood Condominium Addition to the Town of Jackson)
Condominium Unit perimeter wall being the boundary of an individual airspace that makes up part, or all of a Condominium Unit (individual airspace unit or unit)	
Building footprint line	
Represents an interior building ceiling or wall face limit or the building exterior face of siding. Shown for illustrative purposes only.	
Boundary of Limited Common Elements, including patios, elevators and storage spaces	
GCE	General Common Element (Common Element used interchangeably within said Declaration); portions of this subdivision EXCEPT for Units, as more specifically defined in said Declaration
LCE-P	Limited Common Elements - Patio; those Limited Common Elements, as defined in the Declaration of Condominium for The Glenwood Condominium Addition to the Town of Jackson, for the exclusive use of a Unit of this subdivision as a patio or deck
LCE-E	Limited Common Elements - Elevator; those Limited Common Elements, as defined in the Declaration of Condominium for The Glenwood Condominium Addition to the Town of Jackson, for the exclusive use of a Unit of this subdivision as an elevator
(26)	Represents the extents of individual parking spaces located in the basement and the associated stall identification number. Refer to Declaration for Lot parking space allocations.
(14.3)	Indicates ceiling height in plan view. Ceiling height varies. See individual unit details for ceiling heights
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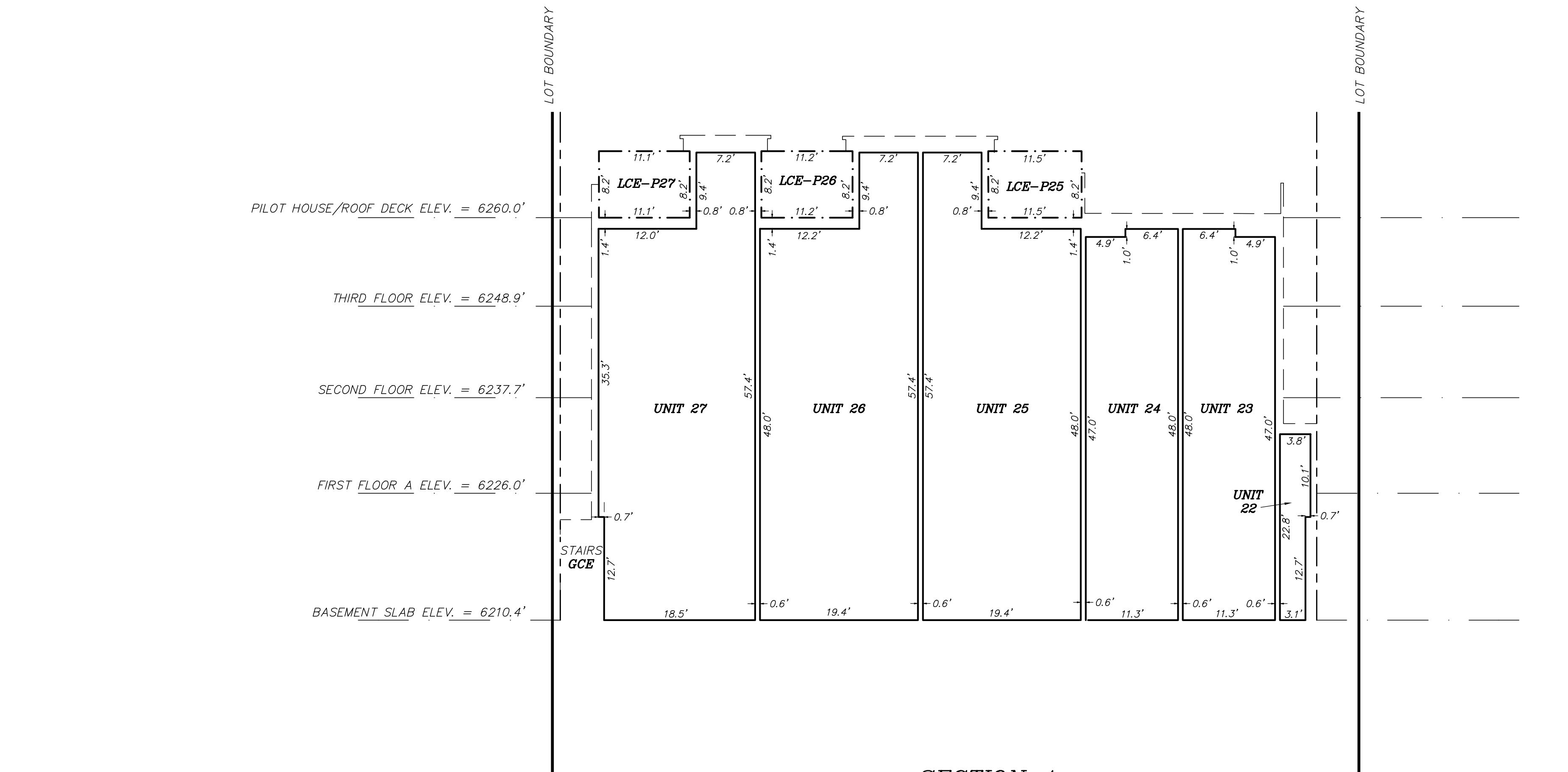
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**THE GLENWOOD PHASE II
CONDOMINIUM ADDITION TO THE TOWN OF JACKSON
A CONDOMINIUM SUBDIVISION IDENTICAL WITH
LOT 100 OF THE GLENWOOD ADJUSTMENT ADDITION TO
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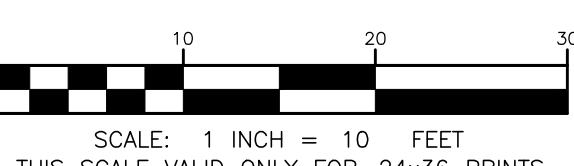
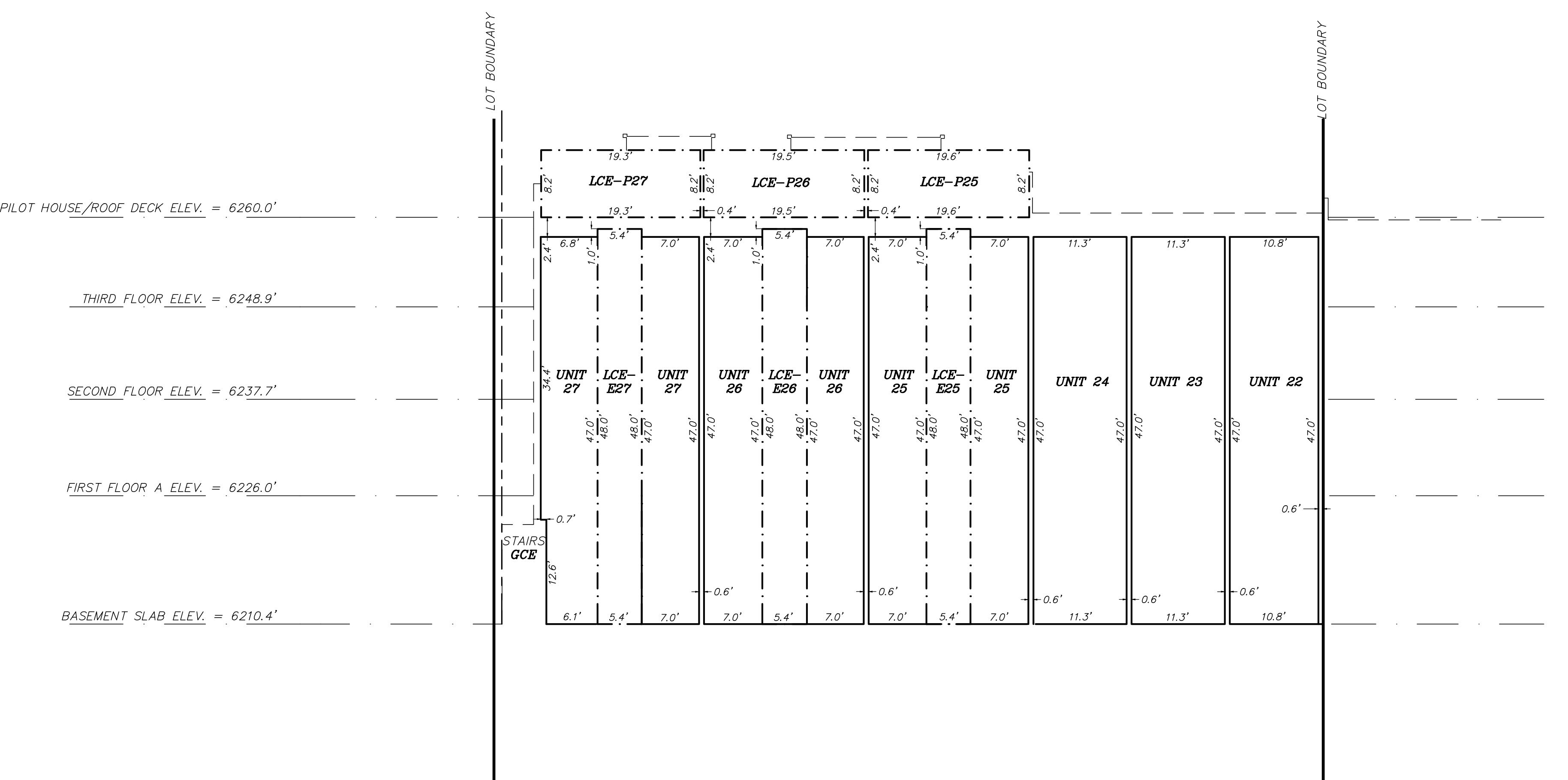
LOCATED IN THE
SE1/4 of SE1/4 Section 28
T41N, R116W, 6th P.M.
Town of Jackson
Teton County, Wyoming

**LEGEND**

UNIT 1	Number of a Condominium Unit of this subdivision (a.k.a. Individual Airspace Unit or Unit as defined more specifically in the Declaration of Condominium for The Glenwood Condominium Addition to the Town of Jackson)
LOT BOUNDARY	Condominium Unit perimeter wall being the boundary of an individual airspace that makes up part, or all of a Condominium Unit (individual airspace unit or unit)
Building footprint line	Building footprint line
Interior building ceiling or wall face limit or the building exterior face of siding. Shown for illustrative purposes only.	Represents an interior building ceiling or wall face limit or the building exterior face of siding. Shown for illustrative purposes only.
Boundary of Limited Common Elements, including patios, elevators and storage spaces	Boundary of Limited Common Elements, including patios, elevators and storage spaces
GCE	General Common Element (Common Element used interchangeably within said Declaration); portions of this subdivision EXCEPT for Units, as more specifically defined in said Declaration
LCE-P	Limited Common Elements - Patio; those Limited Common Elements, as defined in the Declaration of Condominium for The Glenwood Condominium Addition to the Town of Jackson, for the exclusive use of a Unit of this subdivision as a patio or deck
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- PLAN VIEW BUILDING ANGLES ARE RIGHT ANGLES; SEE SHEET 2 OF THIS PLAT FOR BEARINGS OF BUILDING FOUNDATION AND TIES FROM BUILDING FOUNDATION TO SUBDIVISION LOT CORNERS. ALL DIMENSIONS DEPICTED HEREON ARE PARALLEL WITH OR PERPENDICULAR TO THE BUILDING FOUNDATION.
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**SECTIONS A & B****THE GLENWOOD PHASE II
CONDOMINIUM ADDITION TO THE TOWN OF JACKSON
A CONDOMINIUM SUBDIVISION IDENTICAL WITH
LOT 100 OF THE GLENWOOD ADJUSTMENT ADDITION TO
THE TOWN OF JACKSON, PLAT NO. _____**

LOCATED IN THE
SE1/4 of SE1/4 Section 28
T41N, R116W, 6th P.M.
Town of Jackson
Teton County, Wyoming

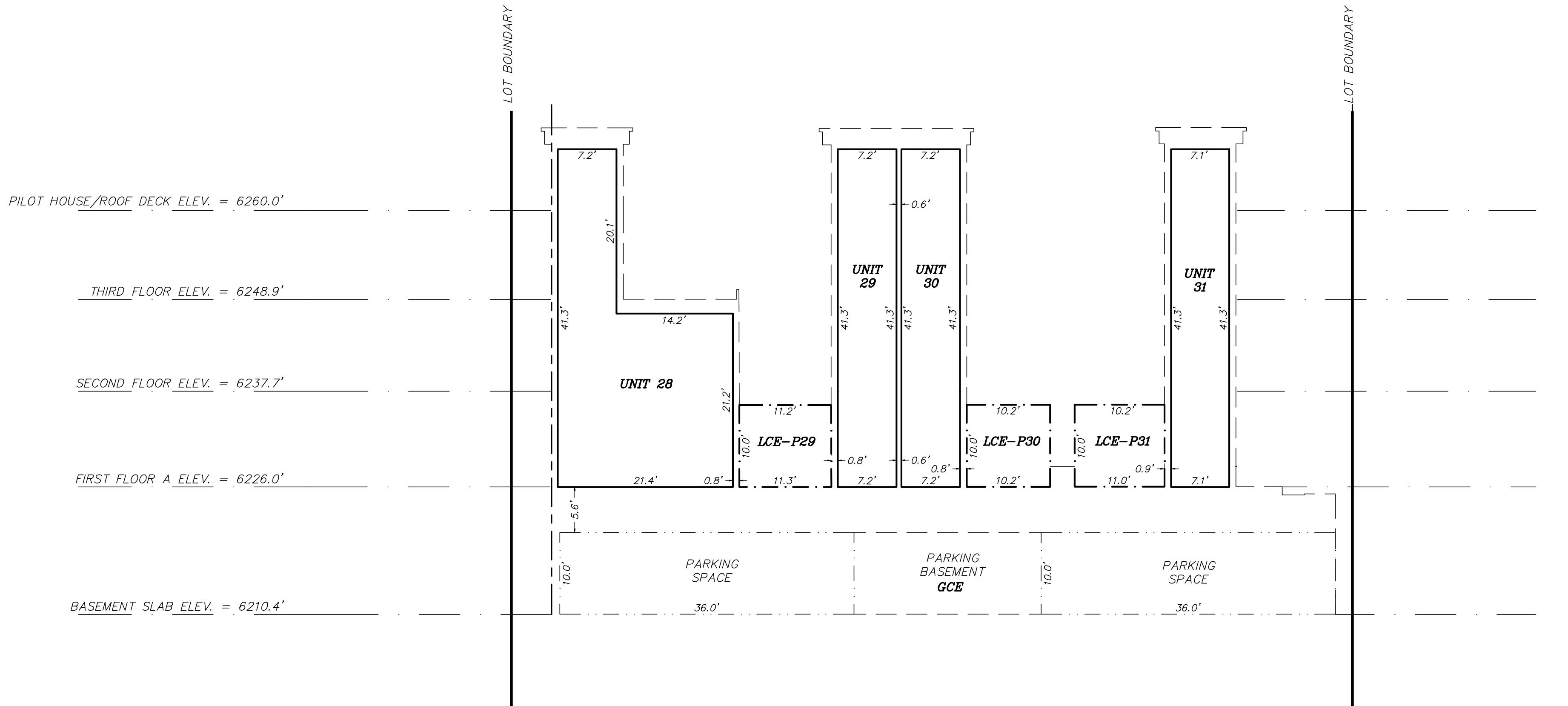
Sheet 8 of 12

PREPARED BY: RF

LAST REVISED: 01/27/2025

MAP PREPARED: 08/19/2024

PROJECT NUMBER: 18105

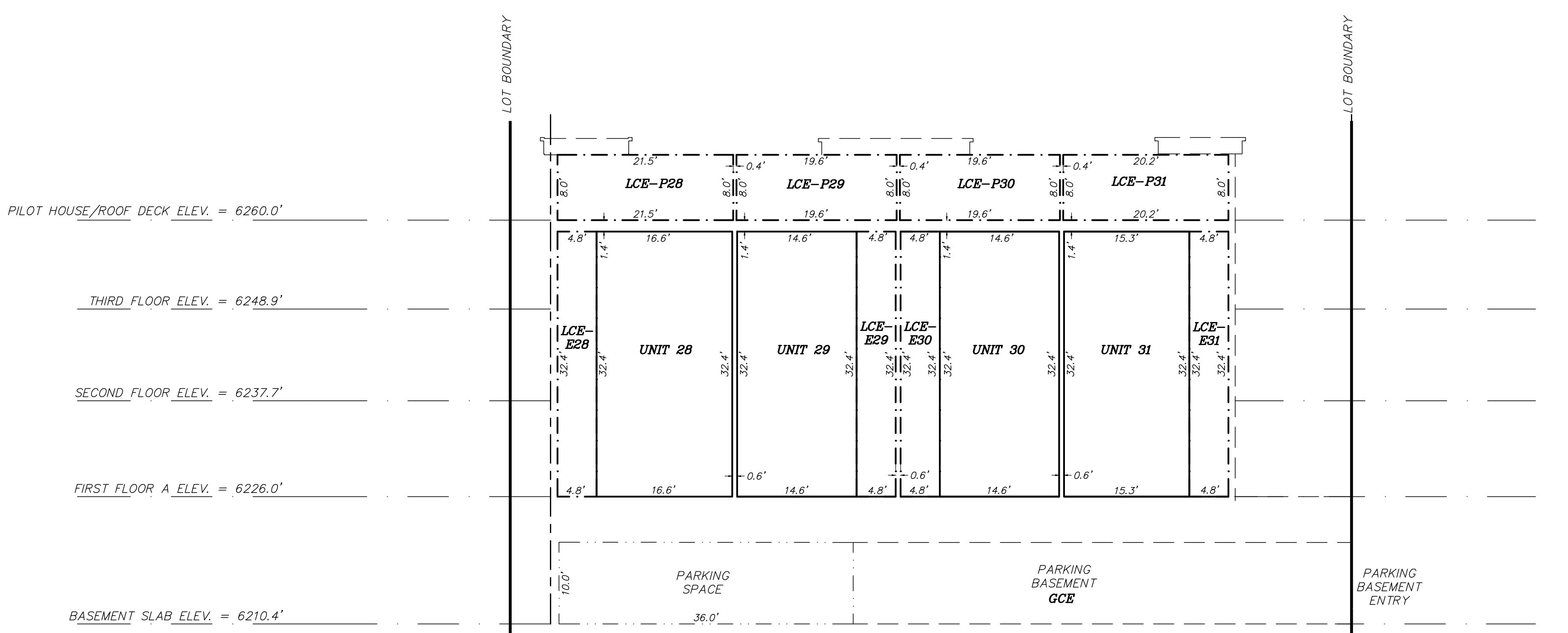
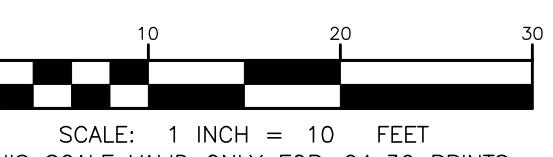


LEGEND

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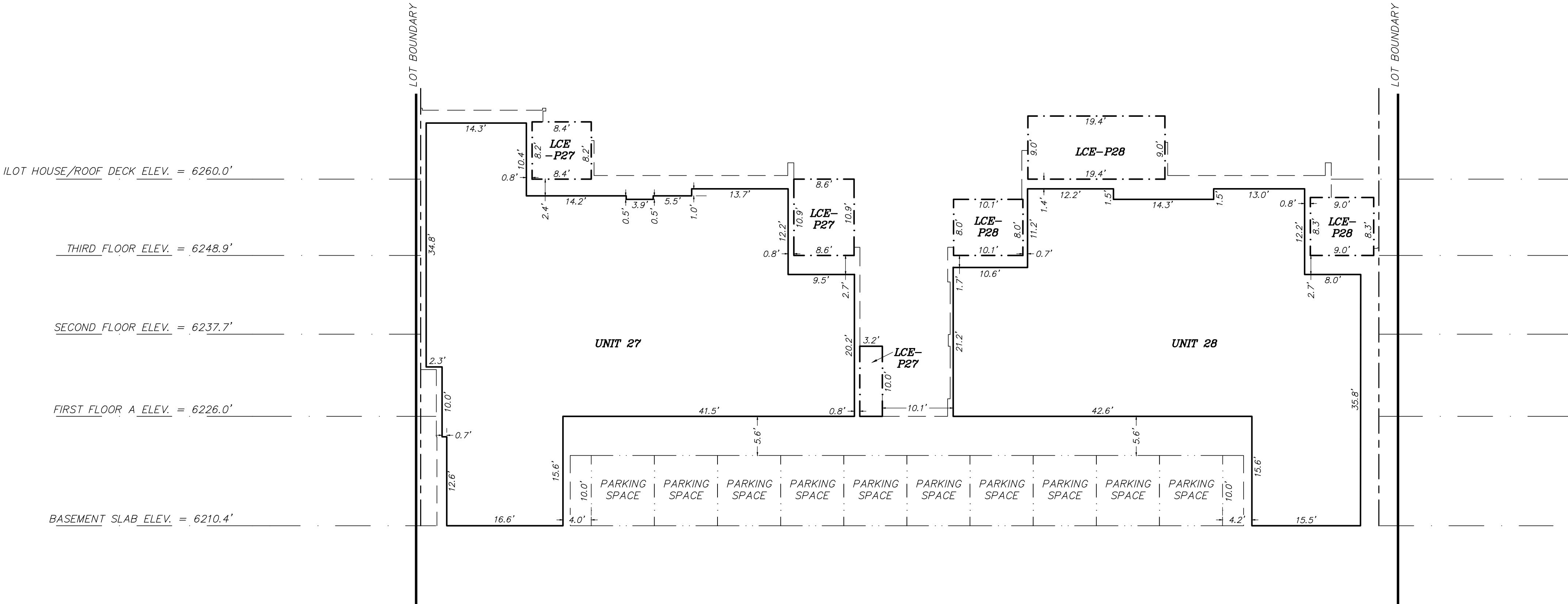


SECTIONS C & D

**THE GLENWOOD PHASE II
CONDOMINIUM ADDITION TO THE TOWN OF JACKSON
A CONDOMINIUM SUBDIVISION IDENTICAL WITH
LOT 100 OF THE GLENWOOD ADJUSTMENT ADDITION TO
THE TOWN OF JACKSON, PLAT NO. _____**

LOCATED IN THE
SE1/4 of SE1/4 Section 28
T41N, R116W, 6th P.M.
Town of Jackson
Teton County, Wyoming

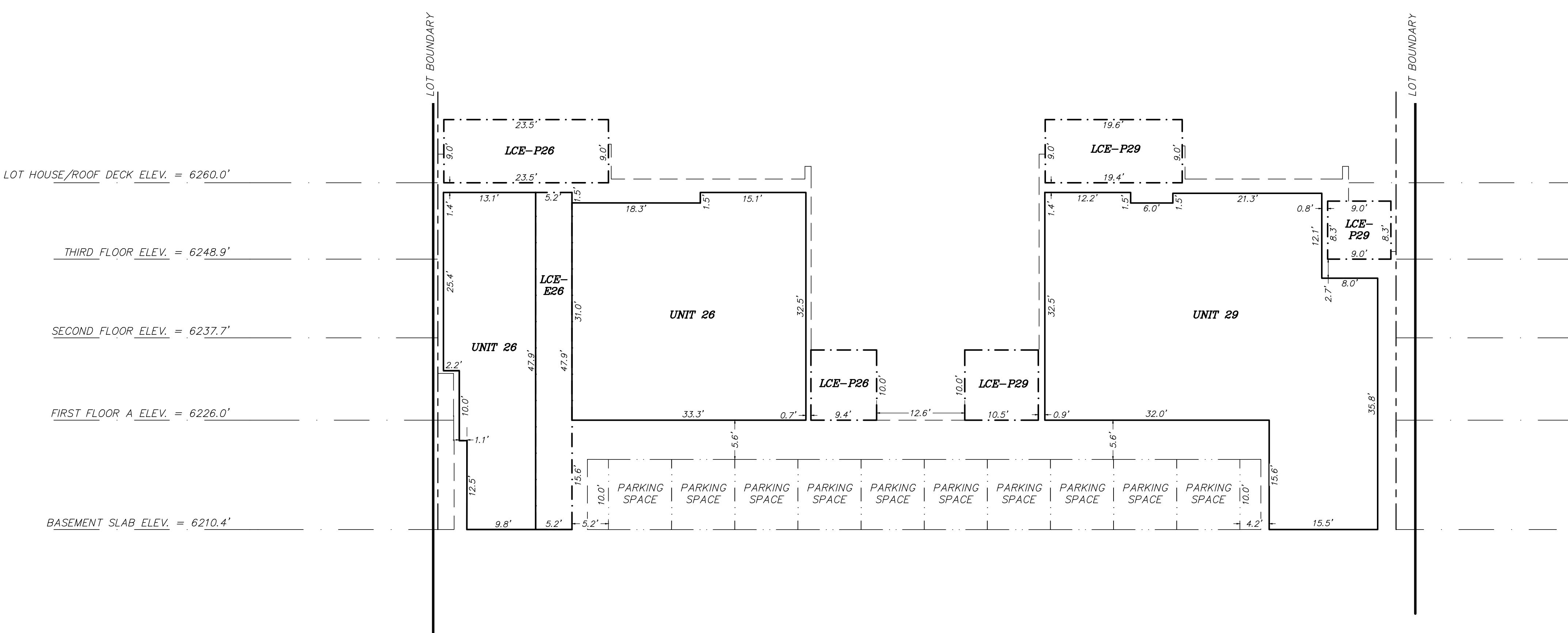
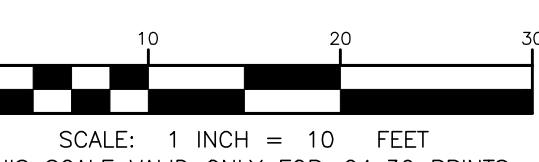
Sheet 9 of 12

**LEGEND**

UNIT 1	Number of a Condominium Unit of this subdivision (a.k.a. Individual Airspace Unit or Unit as defined more specifically in the Declaration of Condominium for The Glenwood Condominium Addition to the Town of Jackson)
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**SECTIONS E & F**

**THE GLENWOOD PHASE II
CONDOMINIUM ADDITION TO THE TOWN OF JACKSON
A CONDOMINIUM SUBDIVISION IDENTICAL WITH
LOT 100 OF THE GLENWOOD ADJUSTMENT ADDITION TO
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LOCATED IN THE
SE1/4 of SE1/4 Section 28
T41N, R116W, 6th P.M.
Town of Jackson
Teton County, Wyoming

Sheet 10 Of 12

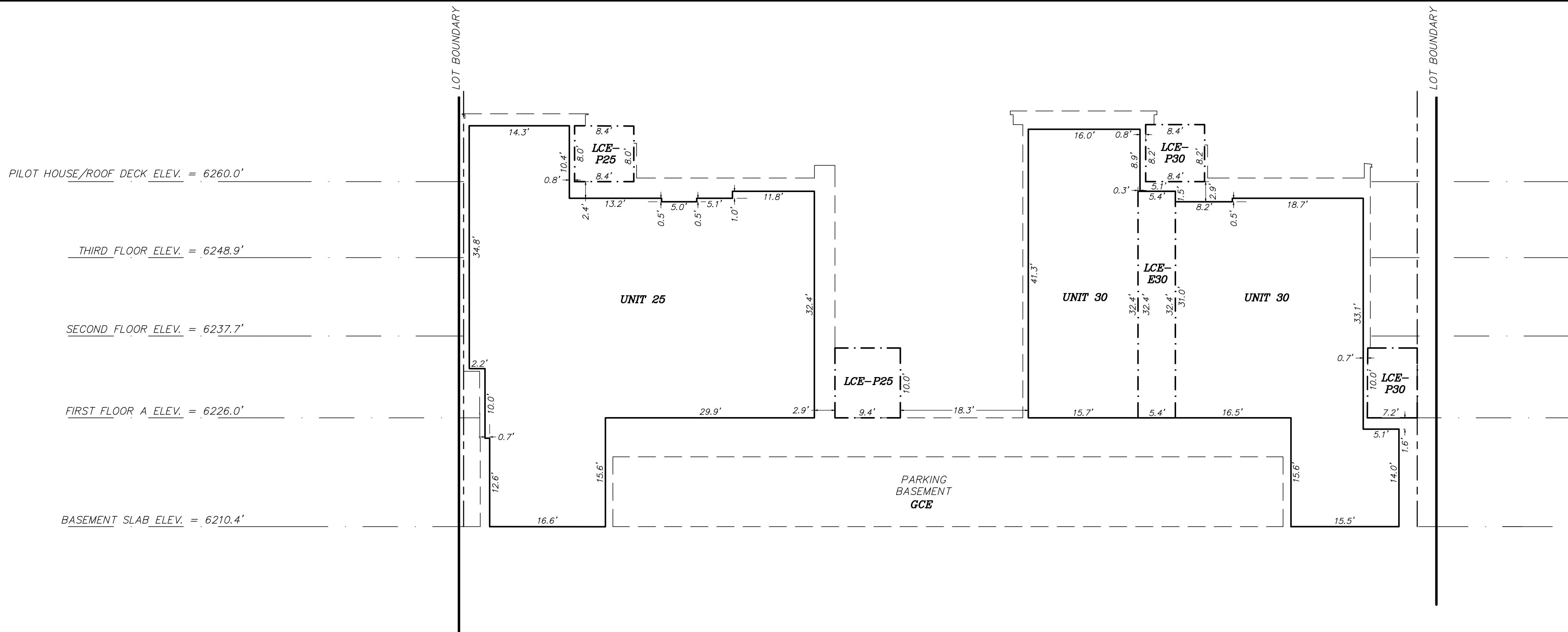
PREPARED BY: RF

LAST REVISED: 01/27/2025

MAP PREPARED: 08/19/2024

PROJECT NUMBER: 18105

SECTION F



LEGEND

Number of a Condominium Unit of this subdivision (a.k.a. Individual Airspace Unit or Unit as defined more specifically in the Declaration of Condominium for The Glenwood Condominium Addition to the Town of Jackson)

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Building footprint line

Represents an interior building ceiling or wall face limit or the building exterior face of siding. Shown for illustrative purposes only.

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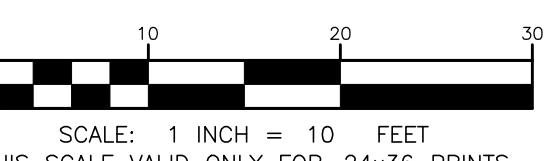
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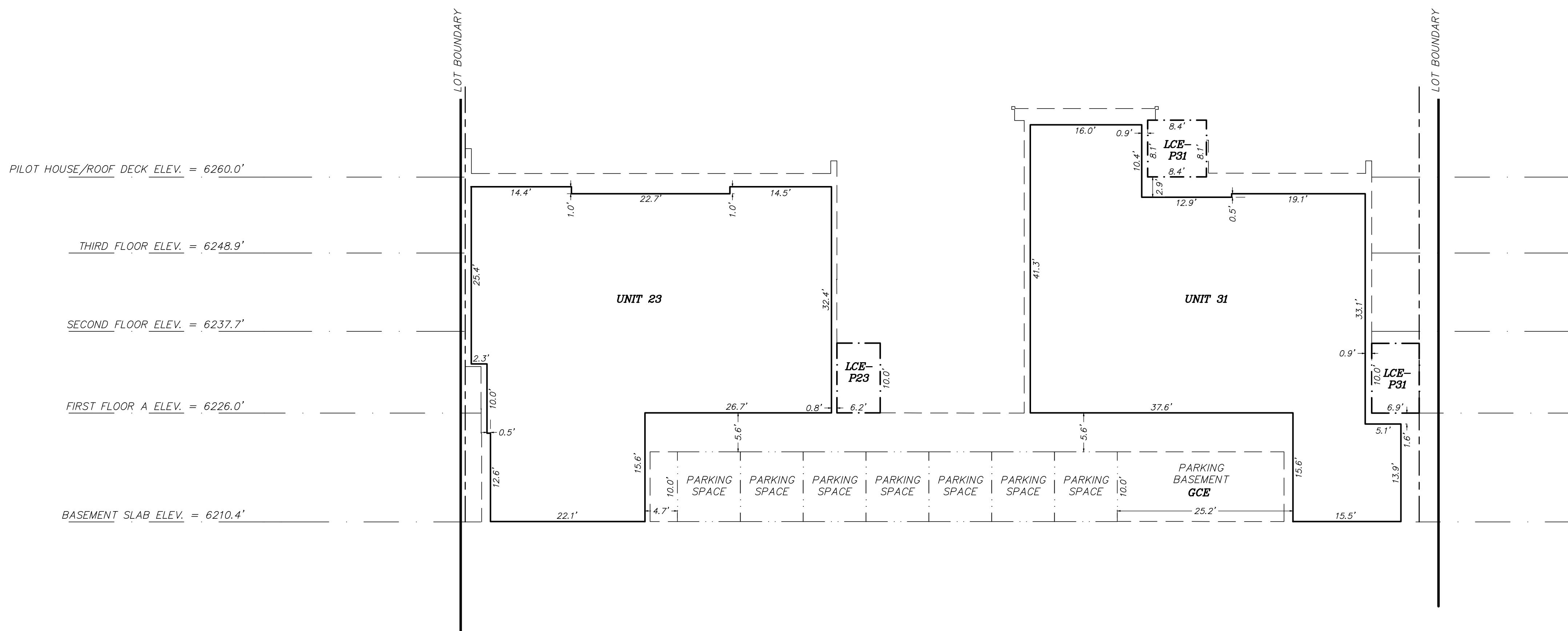
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SECTION G & H

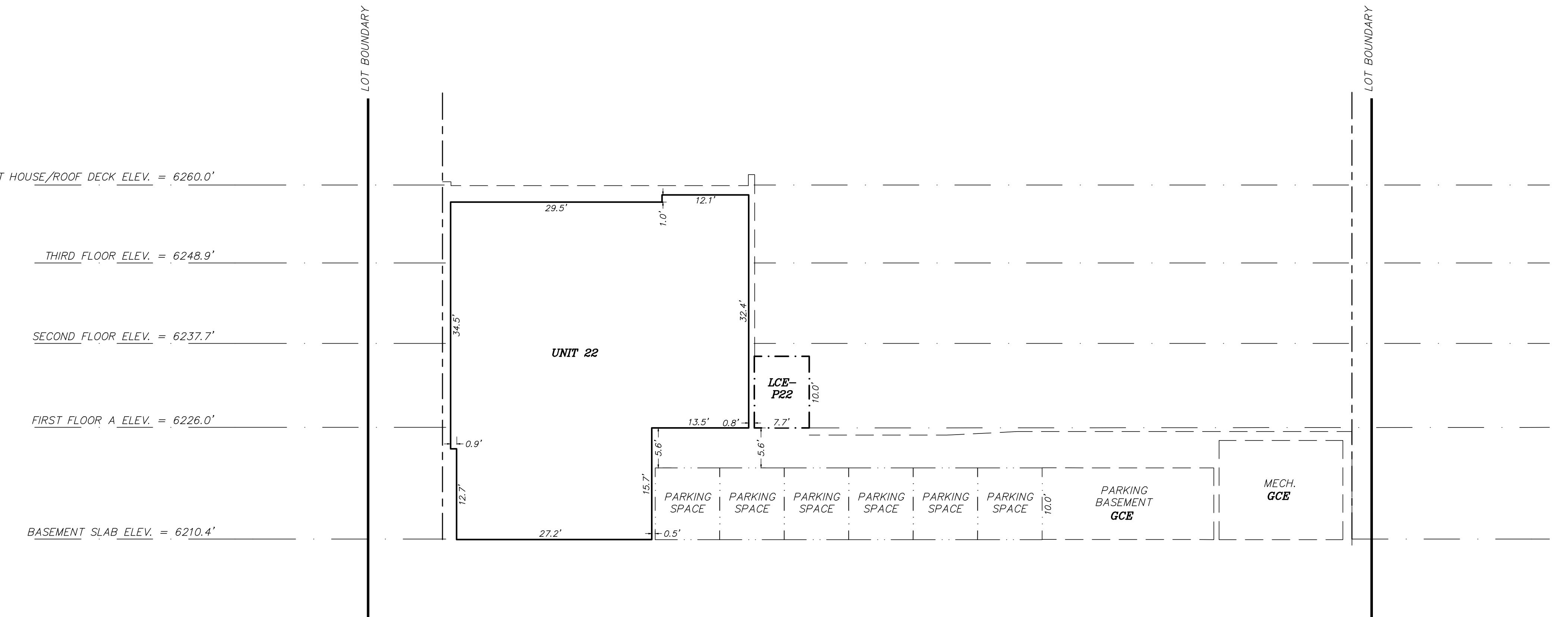


SECTION H

THE GLENWOOD PHASE II
CONDOMINIUM ADDITION TO THE TOWN OF JACKSON
A CONDOMINIUM SUBDIVISION IDENTICAL WITH
LOT 100 OF THE GLENWOOD ADJUSTMENT ADDITION TO
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LOCATED IN THE
SE1/4 of SE1/4 Section 28
T41N, R116W, 6th P.M.
Town of Jackson
Teton County, Wyoming

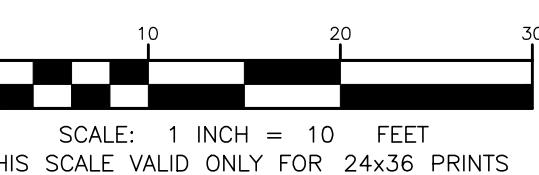
Sheet 11 of 12

**LEGEND**

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**SECTION I**

**THE GLENWOOD PHASE II
CONDOMINIUM ADDITION TO THE TOWN OF JACKSON
A CONDOMINIUM SUBDIVISION IDENTICAL WITH
LOT 100 OF THE GLENWOOD ADJUSTMENT ADDITION TO
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LOCATED IN THE
SE1/4 of SE1/4 Section 28
T41N, R116W, 6th P.M.
Town of Jackson
Teton County, Wyoming

Sheet 12 Of 12

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.2 - PARK EXACCTIONS
DATE: _____

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49660

1. PROJECT NAME: _____
2. LOCATION: _____
3. PROJECT NUMBER: _____
4. CALCULATE PROPOSED PROJECT POPULATION:

<u>UNIT TYPE</u>	<u># OF UNITS</u>	X	<u>PERSONS HOUSED PER UNIT</u>	<u>PROJECTED POPULATION</u>
STUDIO	_____		1.25	_____
1 BEDROOM	_____		1.75	_____
2 BEDROOM	_____		2.25	_____
3 BEDROOM	_____		3.00	_____
4 BEDROOM	_____		3.75	_____
5 BEDROOM	_____		4.50	_____
EACH ADDITIONAL BEDROOM	_____		0.50	_____
DORMITORY	_____		1 per 150 sf of net habitable area	_____
TOTAL				_____

5. CALCULATE REQUIRED PARK ACREAGE:

$$\frac{\text{TOTAL PROJECTED POPULATION}}{1000 \text{ RESIDENTS}} \times \frac{9 \text{ ACRES}}{1 \text{ per 150 sf of net habitable area}} = \frac{\text{REQUIRED ACRES}}{1}$$

6. CALCULATE CASH-IN-LIEU:

$$\frac{\text{REQUIRED ACRES}}{1} \times \frac{\$100,000}{(\text{VALUE OF LAND})} = \frac{\$ \text{ CASH-IN-LIEU}}{1}$$

7. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.2 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.3 - SCHOOL EXACCTIONS
DATE: _____

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49770

1. PROJECT NAME: _____
2. LOCATION: _____
3. PROJECT NUMBER: _____
4. CALCULATE REQUIRED DEDICATION OF LAND:

LAND DEDICATION REQUIREMENT	X	# OF UNITS	=	LAND DEDICATION
.020 ACRES PER UNIT SINGLE & TWO-FAMILY	_____	_____	_____	_____
.015 ACRES PER UNIT MULTI-FAMILY	_____	_____	_____	_____

5. CALCULATE CASH IN-LIEU:

_____	LAND DEDICATION STANDARD	X	\$100,000 (VALUE OF LAND)	=	\$ _____	CASH-IN-LIEU
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6. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.3 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS