

## APPROVAL OF RNBL 38 - SOLAR

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Renewable

**Drafted By:** Herold, Troy

**ID:** 9786

## CONTRACT DETAILS

**Name:** NEBO SOLAR LLC

**Address:** 330 CONGRESS STREET  
6TH FLOOR  
BOSTON, MA 02210

**Administrator:** Herold, Troy

**County:** Utah

**Total acres:** 80.0000

**Start Date:** 09/01/2023

**Beneficiary:** School

**Expiration Date:** 08/31/2064

## LAND PARCELS (GIS Review of Description: 05/03/2023)

T9S, R1W, SLB&M Section 3 W2SE4

80.000 acres

## BACKGROUND

An application for a photovoltaic solar generation facility was received on April 7, 2023, from NEBO Solar, LLC. A copy of the public notice was sent to all lessees, permittees, and the Bureau of Land Management ("BLM"). The application was submitted to the Resource Development Coordinating Committee ("RDCC") and local government for review. No comments were received.

Solicitation for competing applications was advertised publicly as required; however, no competing applications or interest were received, therefore, the photovoltaic solar facility was deemed the highest and best use.

## NARRATIVE

This lease is effective September 1, 2023 with a term of five (5) years for the development period, a 35-year operation period, and a one (1) year reclamation phase.

Within one (1) year of the commencement date, or 30 days prior to commencement of construction of any improvements, whichever is earlier, the lessee shall deliver to lessor a development plan for the project. The development plan will include a general site plan of the premises showing the location of all proposed improvements.

At least 60 days prior to groundbreaking, lessee shall deliver to the School and Institutional Trust Lands Administration ("SITLA") a plan for reclamation of the property and an engineers estimate of the reclamation. Upon SITLA's approval of the plan and estimate, the lessee shall file a financial guarantee with SITLA.

Rentals are based on the leased acreage as the project is on both trust lands and adjacent private lands.

Development Phase Rent: \$35.00/acre

Operations Phase Rent: \$400.00/acre (escalating at 3%/year)

Reclamation rental shall be equal to 50% of the previous year operations minimum rent.

## FINANCIAL/REVENUE

A payment of \$2,800.00 will be paid by the lessee.

## SUMMARY

RNBL 38 was approved for a photovoltaic solar facility on 80 acres in Utah County with an effective date of September 1, 2023. The Managing Director of Energy & Minerals executed the lease according to the Director's delegation of authority.

## TYPE OF RECORD: APPROVAL

# APPROVAL OF RNBL 2006 OBA - GEOTHERMAL

DA Date: 09/18/2023

Status: Approved by Michelle McConkie

Department: Renewable

Drafted By: Rinderknecht, Chanse

ID: 9816

## CONTRACT DETAILS

**Name:** ZANSKAR GEOTHERMAL & MINERALS, INC

**Address:** 2365 MOUNTIAN VISTA LN. #5  
PROVO, UT 84606

**Administrator:** Rinderknecht, Chanse

**County:** Millard

**Total acres:** 1,086.5200

**Beneficiary:** Normal School 82.2300 ac (7.57%);  
Reservoirs 280.0000 ac (25.77%);  
School 644.2900 ac (59.30%);  
School of Mines 80.0000 ac (7.36%)

## LAND PARCELS (GIS Review of Description: 01/12/2023)

T22S, R6W, SLB&M	Section 22	SE4NE4	40.000 acres
T22S, R6W, SLB&M	Section 23	LOT 11 [NE4NW4]	42.230 acres
T22S, R6W, SLB&M	Section 23	SW4NE4, NW4SE4	80.000 acres
T22S, R6W, SLB&M	Section 32	N2NW4, SE4NW4, NW4SW4	160.00 acres
T22S, R6W, SLB&M	Section 34	NE4NW4	40.000 acres
T22S, R6W, SLB&M	Section 35	LOTS 3(6.60), 6(33.40), E2NW4, NE4SW4 [LOT AKA NW4SW4]	160.00 acres
T22S, R6W, SLB&M	Section 35	E2E2	160.00 acres
T22S, R6W, SLB&M	Section 36	E2SW4, W2SE4	160.00 acres
T23S, R6W, SLB&M	Section 2	LOTS 4(8.60), 5(31.40), 9(41.58), 10(41.43), 11(41.28) [LOTS AKA N2NE4, NE4NW4, SW4SW4]	164.29 acres
T23S, R6W, SLB&M	Section 3	NW4SW4	40.000 acres
T23S, R6W, SLB&M	Section 4	SE4SW4	40.000 acres

## BACKGROUND

This Exploration Agreement and Option to Lease Geothermal Resources between the School and Institutional Trust Lands Administration ("SITLA") and Zanskar Geothermal & Minerals, Inc., 90 South 400 West, Suite 410, Salt Lake City, UT 84101, was approved by the Board of Trustees on August 17, 2023.

## NARRATIVE

SITLA and Zanskar entered into an Other Business Arrangement ("OBA") effective September 1, 2023 for Zanskar, ("Optionee") to explore property located in Millard County for geothermal resources with an option to lease, with the following terms:

1. Optionee will have a five-year geothermal exploration period with a lease option for a 10-year initial term.
2. During the exploration period, the Optionee must submit a plan of exploration which includes reasonable detail regarding the timing, location, and analysis of impacts to the property.
3. Optionee must provide year-end reports within 120 days following the end of each year during the option period.
4. Optionee will pay SITLA 10% of gross proceeds from direct sale, and 5% of gross proceeds from sale of byproducts.

Exploration Option Payments Option Year 1: \$1.00/acre

Option Year 2: \$2.00/acre

Option Year 3: \$3.00/acre

Option Year 4: \$4.00/acre

Option Year 5: \$5.00/acre

Advanced Minimum Royalty: \$5.00/acre

Power Generation: 2.25% of the gross proceeds of sale of electric power for first five (5) years and 3.5% thereafter.

**FINANCIAL/REVENUE**

The rental payment of \$1,086.52 was paid via receipt #SL128707.

**SUMMARY**

RNBL 2006 OBA was approved for a five-year geothermal exploration period with a lease option for a 10-year initial term.

**TYPE OF RECORD: RECORD KEEPING**

## APPROVAL OF RNBL 2003 OBA - GEOTHERMAL

DA Date: 09/18/2023

Status: Approved by Michelle McConkie

Department: Renewable

Drafted By: Rinderknecht, Chanse

ID: 9805

### CONTRACT DETAILS

**Name:** RODATHERM ENERGY CORPORATION

**Address:** 403 - 11 STREET N.W.  
CALGARY, AB T2N1X5 CANADA

**Administrator:** Rinderknecht, Chanse

**County:** Beaver; Millard

**Total acres:** 1,440.0000

**Beneficiary:** School

### LAND PARCELS (GIS Review of Description: 08/01/2023)

T25S, R10W, SLB&M	Section 20	E2NE4	80.000 acres
T25S, R10W, SLB&M	Section 21	NW4, W2SW4	240.00 acres
T25S, R10W, SLB&M	Section 26	SW4, W2SE4	240.00 acres
T25S, R10W, SLB&M	Section 27	E2SE4	80.000 acres
T25S, R10W, SLB&M	Section 28	NW4	160.00 acres
T26S, R10W, SLB&M	Section 2	N2S2, PART OF SW4SW4(21.46), PART OF SE4SW4(21.46), PART OF SW4SE4(21.46), PART OF SE4SE4(21.46)	245.84 acres
T26S, R10W, SLB&M	Section 2	PART OF SW4SW4(18.54), PART OF SE4SW4(18.54), PART OF SW4SE4(18.54), PART OF SE4SE4(18.54)	74.160 acres
T26S, R10W, SLB&M	Section 4	NE4SW4, PART SE4SW4(21.46)	61.460 acres
T26S, R10W, SLB&M	Section 4	PART SE4SW4(18.54)	18.540 acres
T26S, R10W, SLB&M	Section 9	E2NE4, SW4	240.00 acres

### BACKGROUND

On August 17, 2023, the Board of Trustees of the School and Institutional Trust Lands Administration ("SITLA") and RodaTherm Energy Corporation ("RodaTherm"), 403-11 Street N.W., Calgary, AB CANADA T2N 1X5, approved an Other Business Arrangement ("OBA") for RodaTherm to lease from the agency 1,440 acres in Beaver and Millard Counties to explore and produce geothermal resources. RNBL 2003 OBA, was executed August 31, 2023.

### NARRATIVE

SITLA and RodaTherm entered into a lease agreement for RodaTherm to explore and produce geothermal resources under the following terms:

1. RodaTherm will pay SITLA a one-time cash bonus of \$15.00/acre due September 1, 2023.
2. The contract has an initial primary term of five (5) years from the effective date of September 1, 2023. The annual rental payments will be of \$7.50/acre for the first 10 years and \$10.00/acre thereafter.
3. SITLA will receive a 1.75% royalty from gross proceeds from electric power generated from geothermal resources, 10% royalty from the gross proceeds from the direct sale of geothermal heat, steam, or liquids, and 5% of the gross proceeds from the sale of any geothermal byproduct.
4. Direct Use: If RodaTherm uses the geothermal resource or byproduct, they will pay SITLA 10% of the gross proceeds SITLA would have received under an arm's-length transaction.
5. The contract contains three (3), 5-year extensions of the primary term:
  - 1st Extension: \$20.00/acre work expenditures
  - 2nd Extension: \$20.00/acre work expenditures
  - 3rd Extension: \$25.00/acre work expenditures

The lease can be held by production for 99 years as long as geothermal resources are being produced in paying quantities.

**FINANCIAL/REVENUE**

The annual rental payment of \$10,800.00 and the one time bonus payment of \$21,600.00 for a total of \$32,400.00 was paid by receipt #SL128622.

**SUMMARY**

RNBL 2003 OBA between SITLA and RodaTherm was issued effective September 1, 2023.

**TYPE OF RECORD: RECORD KEEPING**

## ROE 7285 - RIGHT OF ENTRY

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Renewable

**Drafted By:** Boyack, Rachel

**ID:** 9807

## CONTRACT DETAILS

**Name:** NGL SUPPLY TERMINAL COMPANY, LLC

**Address:** 6120 SOUTH YALE AVENUE  
TULSA, OK 74136

**Administrator:** Boyack, Rachel

**County:** Millard

**Total acres:** 820.0000

**Beneficiary:** School

## LAND PARCELS (GIS Review of Description: 09/13/2023)

T15S, R6W, SLB&M	Section 30	W2SW4NE4, S2NW4, SW4, W2SE4	340.00 acres
T15S, R6W, SLB&M	Section 31	W2E2, W2	480.00 acres

## SUMMARY

The School and Institutional Trust Lands Administration ("SITLA") granted a right-of-entry permit to NGL Supply Terminal Company, LLC to install and operate four (4) temporary monitoring wells.

## TYPE OF RECORD: RECORD KEEPING

## AMENDMENT - ML 54230 - METALLIFEROUS MINERALS

DA Date: 09/18/2023

Status: Approved by Michelle McConkie

Department: Coal & Mineral

Drafted By: Boyack, Rachel

ID: 9780

### CONTRACT DETAILS

**Name:** NORTH POINT EXPLORATION, LLC

**Address:** 3290 ARGENT AVE  
ELKO, NV 89801

**Administrator:** Boyack, Rachel

**County:** Tooele

**Total acres:** 1,132.5900

**Start Date:** 12/01/2021

**Beneficiary:** School

**Expiration Date:** 11/30/2031

### LAND PARCELS (GIS Review of Description: 09/08/2023)

T9S, R5W, SLB&M	Section 21	NE4, NE4NW4, E2SE4	280.00 acres
T9S, R5W, SLB&M	Section 22	SE4SW4	40.000 acres
T9S, R5W, SLB&M	Section 25	SW4NW4	40.000 acres
T9S, R5W, SLB&M	Section 26	LOT 3(52.59), S2NE4, E2SW4, NW4SE4 [LOT AKA NW4SW4]	252.59 acres
T9S, R5W, SLB&M	Section 27	N2NW4	80.000 acres
T9S, R5W, SLB&M	Section 28	E2	320.00 acres
T9S, R5W, SLB&M	Section 33	N2NE4	80.000 acres
T9S, R5W, SLB&M	Section 35	NE4NW4	40.000 acres

### BACKGROUND

This mineral lease for metalliferous minerals was first issued December 1, 2021, for a term of 10 years. This lease is still in its primary term. The lessee desires to remove certain lands from the lease.

### NARRATIVE

The lessee has requested that the following lands be removed from the lease:

Township 9 South, Range 6 West, SLB&M

Section 2: Lots 2-3, SW4NE4, S2NW4, S2

Township 8 South, Range 6 West, SLB&M

Section 28: W2SW4, SW4NW4

Section 29: SE4

Section 32: Lots 1-4, E2NW4

The new legal description remains the same, less the above-listed lands. The total leased acreage now being 1,132.59 acres.

### FINANCIAL/REVENUE

The annual rental will be changed to \$1,333.00 to account for the removed acreage.

### SUMMARY

ML 54230 was amended by removing 1,038.16 acres of leased land within Section 2, Township 9 South, Range 6 West and Sections 28, 29, and 32, Township 8 South, Range 6 West, SLB&M.

TYPE OF RECORD: APPROVAL



## APPROVAL OF ML 54390 - METALLIFEROUS MINERALS

DA Date: 09/18/2023

Status: Approved by Michelle McConkie

Department: Coal & Mineral

Drafted By: Boyack, Rachel

ID: 9812

### CONTRACT DETAILS

Name: TAMRA MINING COMPANY, LLC

Address: 1208 SOUTH 200 WEST  
MILFORD, UT 84751

Administrator: Boyack, Rachel

County: Juab; Millard

Total acres: 3,553.1000

Beneficiary: School

### LAND PARCELS (GIS Review of Description: 09/13/2023)

T14S, R10W, SLB&M	Section 30	PARTS OF 1 TO 4 [LOTS AKA PART OF W2W2W2 - METES & BOUNDS]	28.00 acres
T14S, R10W, SLB&M	Section 31	LOTS 1(40.82), 2(40.87), 3(40.91), 4(40.96), W2W2W2E2, E2W2, PART OF S2SE4 [LOTS AKA W2W2 - METES & BOUNDS]	427.09 acres
T14S, R11W, SLB&M	Section 25	LOTS 1(39.64), 2(38.28), NE4, N2NW4, E2SE4, NW4SE4 [LOTS AKA PART OF S2NW4]	437.92 acres
T14S, R11W, SLB&M	Section 26	PART OF LOTS 1 TO 6, NE4NE4, PART OF NW4NE4, PART OF SE4NE4, PART OF W2NW4, W2SW4 [LOTS AKA PART OF SW4NE4, PART OF SE4NW4, PART OF E2SW4, PART OF N2SE4 - METES & BOUNDS]	348.00 acres
T14S, R11W, SLB&M	Section 35	PART OF LOTS 4 & 13, LOTS 7(24.31), 8(34.35), 9(29.35), 10(36.04), 14(38.10), PART OF NW4NW4, SE4SE4 [LOTS AKA PART OF SW4NW4, PART OF N2S2, PART OF SE4SW4, PART OF SW4SE4 - METES & BOUNDS]	275.00 acres
T15S, R10W, SLB&M	Section 6	LOTS 1(44.54), 2(44.48), 3(44.41), 4(45.33), 5(36.09), 6(41.10), 7(41.14), S2NE4, SE4NW4, W2SW4, SE4 [ALL, LESS PATENTED MINING CLAIMS]	657.09 acres
T15S, R10W, SLB&M	Section 7	PART OF LOT 2 [LOT AKA SW4NW4 - METES & BOUNDS]	35.00 acres
T15S, R11W, SLB&M	Section 1	LOT 9(34.57), PART OF LOTS 10, 11, 14, SE4SE4 [LOTS AKA PART OF NE4SW4, PART OF N2SE4, PART OF SW4SE4 - METES & BOUNDS]	126.00 acres
T15S, R11W, SLB&M	Section 12	PART OF LOT 1, E2, E2W2, PART OF SW4NW4, PART OF W2SW4 [LOT AKA PART OF NW4NW4 - METES & BOUNDS]	584.00 acres
T15S, R11W, SLB&M	Section 13	NE4, NE4NW4, PART OF NW4NW4, S2NW4, S2 [METES & BOUNDS]	635.00 acres

### NARRATIVE

The School and Institutional Trust Lands Administration ("SITLA") approved the conversion of mining claims to metalliferous mineral lease, ML 54390, with the following terms:

1. This lease is effective January 1, 2023 with 10-year primary term and an option for extension based on production or diligent development.
2. The annual rental will be \$2.00 per acre with a production royalty of 8% of the gross value of fissionable and 4% of the gross value of non-fissionable, and a process fee of 4% of the gross value of fissionable and 2% the gross value on non-fissionable.

### FINANCIAL/REVENUE

Annual rental payment of \$7,108.00 was paid by receipt #SL126982.

### SUMMARY

ML 54390 was approved, effective January 1, 2023, as a 10-year primary with an option for extension based on production or diligent development. The annual rental will be \$2.00 per acre with a production royalty of 8% of the gross value of fissionable and 4% of the gross value of non-fissionable, and a process fee of 4% of the gross value of fissionable and 2% the gross value on non-fissionable.

**TYPE OF RECORD: APPROVAL**

## APPROVAL OF MP 728 - SAND & GRAVEL

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Coal & Mineral

**Drafted By:** Bedingfield, Andy

**ID:** 9785

## CONTRACT DETAILS

**Name:** WOODWARD CONSTRUCTION ENTERPRISES, LC.

**Address:** 6790 OLIVET DR  
SALT LAKE CITY, UT 84121

**Administrator:** Bedingfield, Andy

**County:** Daggett

**Total acres:** 40.0000

**Beneficiary:** School

## LAND PARCELS (GIS Review of Description: 09/13/2023)

T2N, R22E, SLB&M Section 2 NW4NE4

40.000 acres

## BACKGROUND

This sand and gravel pit is known as the Dutch John Pit. The material is historically used for local construction and fill material. This is an historic and on-going use of the subject lands. No additional lands will be disturbed. The lands have been pre-designated for sand and gravel sales on a non-competitive basis (PRED 866).

## FINANCIAL/REVENUE

The application fee of \$500.00 and the annual rental of \$400.00 for a total of \$900.00 was paid via receipt # SL128659.

## SUMMARY

MP 728 was approved for a term of three (3) years. The annual rental is \$10.00 per acre with a production royalty rate of \$0.50 per bank cubic yard.

## TYPE OF RECORD: APPROVAL

# APPROVAL MP 725 AND REJECTION OF MP 717 AND MP 722 - SAND AND GRAVEL

DA Date: 09/18/2023

Status: Approved by Michelle McConkie

Department: Coal & Mineral

Drafted By: Bedingfield, Andy

ID: 9791

## CONTRACTS

<b>MP 717</b>	S&G	County: Washington	Beneficiary: School
T40S, R13W, SLB&M	Section 2	LOTS 2(40.01), 3(44.58), 4(44.59), 5(44.57), 6(44.57), 7(44.58), 8(44.58), SW4NE4 [LOTS AKA NW4NE4, NW4, N2SW4]	347.48 acres
T40S, R13W, SLB&M	Section 3	LOTS 1(24.56), 2(24.58), 7(40.00), 8(40.00), 9(40.00), 10(40.00) [AKA FAR N2 OF NE4, NE4]	369.14 acres
			<b>Total: 716.6200 acres</b>

<b>MP 722</b>	S&G	County: Washington	Beneficiary: School
T40S, R13W, SLB&M	Section 2	LOTS 2(40.01), 3(44.58), 4(44.59), 5(44.57), 6(44.57), 7(44.58), 8(44.58), SW4NE4 [LOTS AKA NW4NE4, NW4, N2SW4]	347.48 acres
T40S, R13W, SLB&M	Section 3	LOTS 1(24.56), 2(24.58), 7(40.00), 8(40.00), 9(40.00), 10(40.00) [AKA FAR N2 OF NE4, NE4]	369.14 acres
			<b>Total: 716.6200 acres</b>

<b>MP 725</b>	S&G	County: Washington	Beneficiary: School
T40S, R13W, SLB&M	Section 2	LOTS 2(40.01), 3(44.58), 4(44.59), 5(44.57), 6(44.57), 7(44.58), 8(44.58), SW4NE4 [LOTS AKA NW4NE4, NW4, N2SW4]	347.48 acres
T40S, R13W, SLB&M	Section 3	LOTS 1(24.56), 2(24.58), 7(40.00), 8(40.00), 9(40.00), 10(40.00) [AKA FAR N2 OF NE4, NE4]	369.14 acres
			<b>Total: 716.6200 acres</b>

## BACKGROUND

The subject lands are located on the Pintura Block near Laverkin City in Washington County. The material consists of good quality alluvial gravels from Pine Valley Mountain. The permittee will be required to get a Conditional Use Permit from Washington County and a cultural resource survey prior to mining. These lands are managed by the Development Group within the School and Institutional Trust Lands Administration ("SITLA") for future development potential.

## NARRATIVE

Three applications were submitted, but only two (2) of the applicants submitted a bid:

1. MP 717: Western Rock Products, 851 North Red Rock Road, St. George, UT 84770. The applicant offered a one-time, up-front bonus payment of \$1,000.00, an annual minimum royalty of \$1,000.00, and a production royalty of \$1.00 per bank cubic yard.
2. MP 722: Interstate Rock Products, Inc., 42 South 850 West, Hurricane, UT 84737. No bid was submitted.
3. MP 725: Sunroc Corporation, P.O. Box 778, Orem, UT 84059. The applicant offered a one-time, up-front bonus payment of \$25,000.00, an annual minimum royalty of \$50,000.00, and a production royalty of \$1.00 per bank cubic yard. MP 725 submitted by Sunroc Corporation is the highest bid and will provide the highest revenue over the 10-year term of the permit.

## FINANCIAL/REVENUE

Bonus payment of \$25,000.00, annual rental of \$7,170.00 and the annual minimum royalty of \$50,000.00 will be paid by the permittee along with the application fee of \$250.00 and the processing fee of \$700.00 for a total of \$83,120.00.

**SUMMARY**

MP 717 and MP 725 were rejected. MP 725 was approved for a term of 10 years with an option to extend an additional five (5) years. The annual rental is \$10.00 per acre, annual minimum royalty is \$50,000.00 and the production royalty payment is \$1.00 per bank cubic yard.

**TYPE OF RECORD: APPROVAL**

## BOND / INSURANCE STATEWIDE

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Oil & Gas

**Drafted By:** Boyack, Rachel

**ID:** 9806

## BOND / INSURANCE DETAILS

**Principal Name:** GORDON CREEK, LLC

**Bond Type:** Cash

**Amount:** \$15,000.00

**Effective Date:** 10/18/2007

**Reference Number:** SL050928

**Issued By:** CASH

## NARRATIVE

Gordon Creek, LLC, 847 Hamilton Street, Vancouver, BC CANADA V6B 2R7, has failed to pay royalties for the Gordon Creek ST 19-14-8, Gordon Creek ST 1-19-14-8, Gordon Creek ST 4-18-14-8, Gordon Creek U1, Gordon Creek ST 1A-18-14-8, Gordon Creek ST 1A-18-14-8, Gordon Creek ST SE-B-7-14-8, Gordon Creek ST SW-7-14-8, and Gordon Creek NE-5-14-18 Wells it operated between April and May of 2019. The company also failed to respond to requests to remedy this sent to its registered addresses. Therefore, the School and Institutional Trust Lands Administration ("SITLA") is utilizing Gordon Creek, LLC's \$15,000.00 statewide cash bond pledged to SITLA to remedy a portion of the missing royalties.

## FINANCIAL/REVENUE

Gordon Creek, LLC forfeits its statewide cash bond of \$15,000.00.

## SUMMARY

Gordon Creek, LLC forfeits its statewide cash bond to mitigate missing royalty payments for the months of April and May of 2019.

## TYPE OF RECORD: APPROVAL

## EXPIRING LEASES - AUGUST 2023

DA Date: 09/18/2023

Status: Approved by Michelle McConkie

Department: Oil & Gas

Drafted By: Boyack, Rachel

ID: 9779

CONTRACT	NAME	BENE	COUNTY	TYPE	ACRES
ML 53248	ENDURING ENERGY LLC	SCH	RICH	O&G	960.00
ML 53249	ENDURING ENERGY LLC	SCH	RICH	O&G	640.00
ML 53250	ENDURING ENERGY LLC	SCH	RICH	O&G	801.36
ML 53251	ENDURING ENERGY LLC	MH, SCH	RICH	O&G	750.40
ML 53252	ENDURING ENERGY LLC	MH, SCH	RICH	O&G	680.00
ML 53253	ENDURING ENERGY LLC	SCH	RICH	O&G	630.00
ML 53254	ENDURING ENERGY LLC	SCH	RICH	O&G	1,204.00
ML 53255	ENDURING ENERGY LLC	SCH	RICH	O&G	999.46
ML 53256	ENDURING ENERGY LLC	SCH	RICH	O&G	640.00
ML 53258	ENDURING ENERGY LLC	NS, SCH	RICH	O&G	783.81
ML 53259	ENDURING ENERGY LLC	MH, NS, SCH	RICH	O&G	760.00
ML 53260	ENDURING ENERGY LLC	SCH	RICH	O&G	720.00
ML 53261	ENDURING ENERGY LLC	SCH	RICH	O&G	679.04

## SUMMARY

The above-listed leases issued in the January 2016 Competitive Lease Offering have expired under their own terms as of August 31, 2023, pursuant to a 2-year extension agreement and the 180-day extension under the 2020-01 COVID-19 Board Relief Policy.

## TYPE OF RECORD: RECORD KEEPING

## APPROVAL OF ML 54379 OBA - OIL GAS & ASSOCIATED HYDROCARBONS

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Oil & Gas

**Drafted By:** Murray, Heather

**ID:** 9790

### CONTRACT DETAILS

**Name:** WEM UINTAH IV, LLC

**Address:** 3319 N UNIVERSITY AVE STE 200  
PROVO, UT 84604

**Administrator:** Murray, Heather

**County:** Uintah

**Total acres:** 158.6400

**Beneficiary:** School of Mines

### LAND PARCELS (GIS Review of Description: 09/11/2023)

T2S, R1E, USM

Section 20 LOTS 2(39.31), 7(39.33), W2NE4 [LOTS AKA W2SE4]

158.64 acres

### BACKGROUND

On June 15, 2023, the Board of Trustees of the School and Institutional Trust Lands Administration ("SITLA") approved an Other Business Arrangement "OBA" (ML 54379 Hilltop OBA) for WEM Uintah IV, LLC, 3319 N. University Ave., Suite 200, Provo, UT 84604.

### NARRATIVE

ML 54379 OBA provides that SITLA will issue WEM Uintah IV, LLC, a new oil, gas and associated hydrocarbons leases with the follow terms and conditions:

1. This lease will be effective August 1, 2023, with an initial primary term of three (3) years. The annual rental payments will be \$2.00 per acre with production royalty payments at 19.25% of the proceeds from the sale of all oil and related hydrocarbons produced from the lease.
2. The lessee will pay a bonus payment of \$87,450.00 (\$550.00/acre) on or before August 1, 2023, which includes rental payments during the three-year primary term of the lease.
3. The lessee must drill a well on each lease or the respective lease will terminate on its own terms with no extension available.

### FINANCIAL/REVENUE

A bonus payment in the amount of \$87,450.00 was paid by receipt #SL128576 which includes the prepaid three (3) year rental payments.

### SUMMARY

ML 54379 OBA was issued to WEM Uintah IV, LLC, effective August 1, 2023 with a term of three (3) years, an annual rental of \$2.00/acre and a production royalty rate of 19.25%.

### TYPE OF RECORD: RECORD KEEPING



# APPROVAL OF ML 54389-ROME - RIGHT-OF-MINERAL ENTRY

DA Date: 09/18/2023

Status: Approved by Michelle McConkie

Department: Oil & Gas

Drafted By: Boyack, Rachel

ID: 9682

## CONTRACT DETAILS

Name: TEMPLE SPRINGS DE, LLC

Address: 385 INTERLOCKEN CRESCENT, SUITE 400  
BROOMFIELD, CO 80021

Administrator: Boyack, Rachel

County: Emery; Wayne

Total acres: 20,621.5200

Start Date: 08/01/2023

Beneficiary: School

Expiration Date: 10/31/2023

## LAND PARCELS (GIS Review of Description: 08/04/2023)

T24S, R13E, SLB&M	Section 2	LOTS 1(19.11), 2(19.12), 3(19.14), 4(19.15), 5(40.00), 6(40.00), 7(40.00), 8(40.00), S2N2, S2 [ALL]	716.52 acres
T25S, R12E, SLB&M	Section 2	LOTS 1(11.96), 2(11.97), 3(11.97), 4(11.98), 5(40.00), 6(40.00), 7(40.00), 8(40.00), S2N2, S2 [ALL]	687.88 acres
T25S, R12E, SLB&M	Section 36	ALL	640.00 acres
T25S, R13E, SLB&M	Section 16	ALL	640.00 acres
T25S, R13E, SLB&M	Section 32	ALL	640.00 acres
T25S, R13E, SLB&M	Section 36	ALL	640.00 acres
T25S, R14E, SLB&M	Section 16	ALL	640.00 acres
T25S, R14E, SLB&M	Section 32	ALL	640.00 acres
T25S, R14E, SLB&M	Section 36	ALL	640.00 acres
T25S, R15E, SLB&M	Section 32	ALL	640.00 acres
T26S, R12E, SLB&M	Section 2	LOTS 1(48.28), 2(48.30), 3(48.30), 4(48.32), S2N2, S2 [ALL]	673.20 acres
T26S, R12E, SLB&M	Section 36	N2, N2S2, N2SW4SW4(19.37), N2SE4SW4(19.67), N2SW4SE4(19.41), N2SE4SE4(19.64)	558.09 acres
T26S, R12E, SLB&M	Section 36	S2SW4SW4(20.63), S2SE4SW4(20.33), S2SW4SE4(20.59), S2SE4SE4(20.36)	81.910 acres
T26S, R13E, SLB&M	Section 2	LOTS 1(47.80), 2(47.77), 3(47.73), 4(47.70), S2N2, S2 [ALL]	671.00 acres
T26S, R13E, SLB&M	Section 16	ALL	640.00 acres
T26S, R13E, SLB&M	Section 32	S2S2S2(105.04)	105.04 acres
T26S, R13E, SLB&M	Section 32	N2, N2S2, N2S2S2(54.96)	534.96 acres
T26S, R13E, SLB&M	Section 36	N2, N2S2, N2S2S2(54.96)	534.96 acres
T26S, R13E, SLB&M	Section 36	S2S2S2(105.04)	105.04 acres
T26S, R14E, SLB&M	Section 2	LOTS 1(48.20), 2(48.18), 3(48.14), 4(48.12), S2N2, S2 [ALL]	672.64 acres
T26S, R14E, SLB&M	Section 16	ALL	640.00 acres
T26S, R14E, SLB&M	Section 32	N2, N2S2, N2SW4SW4(12.99), N2SE4SW4(12.59), N2SW4SE4(12.95), N2SE4SE4(12.87)	531.40 acres
T26S, R14E, SLB&M	Section 32	S2SW4SW4(27.01), S2SE4SW4(27.41), S2SW4SE4(27.05), S2SE4SE4(27.13)	108.60 acres
T26S, R14E, SLB&M	Section 36	N2, N2S2, N2SW4SW4(13.24), N2SE4SW4(12.86), N2SW4SE4(14.35), N2SE4SE4(13.45)	533.90 acres
T26S, R14E, SLB&M	Section 36	S2SW4SW4(26.76), S2SE4SW4(27.14), S2SW4SE4(25.65), S2SE4SE4(26.55)	106.10 acres
T26S, R15E, SLB&M	Section 16	ALL	640.00 acres

**APPROVAL OF ML 54389-ROME - RIGHT-OF-MINERAL ENTRY****(Continued)**

T26S, R15E, SLB&M	Section 32	N2, N2S2, PART OF SW4SW4(33.06), PART OF SE4SW4(33.06), PART OF SW4SE4(33.06), PART OF SE4SE4(33.06)	612.24 acres
T26S, R15E, SLB&M	Section 32	PART OF SW4SW4(6.94), PART OF SE4SW4(6.94), PART OF SW4SE4(6.94), PART OF SE4SE4(6.94)	27.760 acres
T26S, R15E, SLB&M	Section 36	PART OF SW4SW4(6.94), PART OF SE4SW4(6.94), PART OF SW4SE4(6.94), PART OF SE4SE4(6.94)	27.760 acres
T26S, R15E, SLB&M	Section 36	N2, N2S2, PART OF SW4SW4(33.06), PART OF SE4SW4(33.06), PART OF SW4SE4(33.06), PART OF SE4SE4(33.06)	612.24 acres
T26S, R16E, SLB&M	Section 16	ALL	640.00 acres
T26S, R16E, SLB&M	Section 32	PART OF SW4SW4(7.48), PART OF SE4SW4(7.91), PART OF SW4SE4(7.65), PART OF SE4SE4(7.15)	30.190 acres
T26S, R16E, SLB&M	Section 32	N2, N2S2, PART OF SW4SW4(32.52), PART OF SE4SW4(32.09), PART OF SW4SE4(32.35), PART OF SE4SE4(32.85)	609.81 acres
T27S, R14E, SLB&M	Section 2	LOTS 1(20.71), 2(20.79), 3(20.85), 4(20.93), S2N2, S2 [ALL]	563.28 acres
T27S, R14E, SLB&M	Section 16	ALL	640.00 acres
T27S, R14E, SLB&M	Section 32	ALL	640.00 acres
T27S, R14E, SLB&M	Section 36	ALL	640.00 acres
T27S, R15E, SLB&M	Section 2	LOTS 1(39.29), 2(39.26), 3(39.24), 4(39.21), S2N2, S2 [ALL]	637.00 acres
T27S, R15E, SLB&M	Section 16	ALL	640.00 acres
T27S, R15E, SLB&M	Section 32	ALL	640.00 acres

**BACKGROUND**

The applicant, Temple Springs DE, LLC, ("Permittee"), 385 Interlocken Crescent, Suite 400, Broomfield, CO has requested a right-of-mineral-entry permit to complete a geomorphological study on the subject lands.

**NARRATIVE**

The Permittee has been granted a three-month, right-of-mineral-entry permit effective August 1, 2023 to complete a geomorphological study on the subject lands. This would likely include doing ground penetrating LIDAR with no surface disturbance. The Permittee has agreed to share any data obtained through exploration with the lessor.

**FINANCIAL/REVENUE**

The ROME fee of \$10,300.00 was paid by receipt #SL128590

**SUMMARY**

ML 54389-ROME was approved for a term of three (3) months with an expiration date of October 31, 2023.

**TYPE OF RECORD: APPROVAL**

# ACKNOWLEDGMENT OF FEDERALLY ISSUED RIGHT OF WAY - ESMT 2670 - EASEMENT (SPECIAL)

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Surface

**Drafted By:** Bartlett, Scott

**ID:** 9793

## CONTRACT DETAILS

**Name:** BUREAU OF LAND MANAGEMENT (BLM)

**Address:** ATTN: DISTRICT MANAGER  
491 N JOHN GLENN RD  
SALT LAKE CITY, UT 84116

**Administrator:** McCallister, Bonnie

**County:** Tooele

**Total acres:** 13.0900

**Start Date:** 01/10/2020

**Beneficiary:** School

**Expiration Date:** 12/31/5555

## LAND PARCELS (GIS Review of Description: 09/11/2023)

T8S, R17W, SLB&M	Section 33	LOTS 1 & 10, NE4NW4, NW4NE4, S2NE4, NE4SE4 (WITHIN)	6.2200 acres
T8S, R17W, SLB&M	Section 34	W2SW4 (WITHIN)	1.1700 acres
T9S, R17W, SLB&M	Section 3	LOTS 3 & 4, SE4NW4, NE4SW4, W2SE4 (WITHIN)	5.7000 acres

## SUMMARY

On January 10, 2020, the Bureau of Land Management ("BLM") issued U-94586 to itself for the construction, operation, maintenance, and termination of access routes in the Clifton Hills area. The Trust subsequently acquired the lands underlying the BLM right-of-way grant in the Utah Test and Training Range ("UTTR") Exchange (EXCH 365) via U.S. Patent No. 43-2021-0003 (April 29, 2021). The right-of-way is approximately 17,274 feet long and 33 feet wide and contains approximately 13.1 acres. The grant has now been assigned ESMT 2670 for record keeping purposes. The grant is perpetual and was issued rental exempt.

## TYPE OF RECORD: RECORD KEEPING

# ACKNOWLEDGMENT OF FEDERALLY ISSUED RIGHT OF WAY - ESMT 2669 - EASEMENT (SPECIAL)

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Surface

**Drafted By:** Bartlett, Scott

**ID:** 9813

## CONTRACT DETAILS

**Name:** BEEHIVE TELEPHONE COMPANY, INC.

**Address:** 2000 E. SUNSET ROAD  
LAKEPOINT, UT 84074

**Administrator:** McCallister, Bonnie

**County:** Tooele

**Total acres:** 2.1800

**Start Date:** 04/28/1982

**Beneficiary:** School

**Expiration Date:** 12/31/2046

## LAND PARCELS (GIS Review of Description: 09/12/2023)

T9S, R17W, SLB&M Section 3 SE4NE4, E2SE4 (WITHIN)

2.1800 acres

## SUMMARY

On September 26, 2017, the Bureau of Land Management ("BLM") renewed UTU-47271 to Beehive Telephone Company for the West Desert Fiber Optic Line. The Trust subsequently acquired a portion of the underlying property in the Utah Test and Training Range ("UTTR") Exchange (EXCH 365) via U.S. Patent No. 43-2021-0003 (April 27, 2021). The grant has now been assigned ESMT 2669 for record keeping purposes. The width is 30 feet. The grant expires December 31, 2046 and is rental exempt.

## TYPE OF RECORD: RECORD KEEPING

# ACKNOWLEDGMENT OF FEDERALLY RESERVED EASEMENT - ESMT 2672 - EASEMENT (SPECIAL)

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Surface

**Drafted By:** Bartlett, Scott

**ID:** 9810

## CONTRACT DETAILS

**Name:** US FOREST SERVICE

**Address:** 507 25TH STREET  
OGDEN, UT 84401

**Administrator:** McCallister, Bonnie

**County:** Cache

**Total acres:** 3.4900

**Start Date:** 01/07/1999

**Beneficiary:** School

**Expiration Date:** 12/31/5555

## LAND PARCELS (GIS Review of Description: 09/11/2023)

T14N, R4E, SLB&M	Section 6	E2SE4, NW4SE4 (WITHIN)	2.3000 acres
T14N, R4E, SLB&M	Section 7	E2NE4 (WITHIN)	1.1900 acres

## SUMMARY

When the Trust acquired the majority of the Beaver Mountain Block via US Patent No. 43-99-0004 (January 7, 1999), the federal government reserved "those rights for the Gibson Basin Road/Sink Hollow, Forest Road No. 110." This reservation has now been assigned ESMT 2672 for record keeping purposes.

## TYPE OF RECORD: RECORD KEEPING

# ACKNOWLEDGMENT OF FEDERALLY RESERVED EASEMENT - ESMT 2671 - EASEMENT (SPECIAL)

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Surface

**Drafted By:** Bartlett, Scott

**ID:** 9809

## CONTRACT DETAILS

**Name:** US FOREST SERVICE

**Address:** 507 25TH STREET  
OGDEN, UT 84401

**Administrator:** McCallister, Bonnie

**County:** Cache

**Total acres:** 4.7700

**Start Date:** 01/07/1999

**Beneficiary:** School

**Expiration Date:** 12/31/5555

## LAND PARCELS (GIS Review of Description: 09/11/2023)

T14N, R4E, SLB&M	Section 5	W2SW4, NE4SW4 (WITHIN)	2.4700 acres
T14N, R4E, SLB&M	Section 7	E2NE4 (WITHIN)	1.6200 acres
T14N, R4E, SLB&M	Section 8	NW4NW4 (WITHIN)	0.6800 acres

## SUMMARY

When the Trust acquired the majority of the Beaver Mountain Block via US Patent No. 43-99-0004 (January 7, 1999), the federal government reserved "those rights for the Beaver Creek Road, FDR No. 011." This reservation has now been assigned ESMT 2671 for record keeping purposes.

## TYPE OF RECORD: RECORD KEEPING

## RENEWAL GRAZING PERMIT - GP 22351 23

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Surface

**Drafted By:** Nielson, Christa

**ID:** 9800

PERMIT	NAME	BENE	COUNTY	AUMS	ACRES
GP 22351 23	CLARK, ROBERT S	SCH	IRON	24.00	320.00

### SUMMARY

Renewal for GP 22351 23 was approved for a period of 15 years, beginning July 1, 2023 and expiring June 30, 2038.

### TYPE OF RECORD: RECORD KEEPING

## APPROVAL - RIP 996 - RANGE IMPROVEMENT

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 9796

## CONTRACT DETAILS

**Name:** POISON CREEK RANCH, LLC

**Address:** C/O DUANE JENSEN  
4859 SAMPSON CT.  
HIGHLAND, UT 840038814

**Administrator:** Chamberlain, Scott

**County:** Garfield

**Total acres:** 20.6600

**Beneficiary:** School

## LAND PARCELS (GIS Review of Description: 09/01/2023)

T31S, R2W, SLB&M Section 36 E2 OF LOT 1 (WITHIN)

20.660 acres

## BACKGROUND

The applicant proposes to construct a permanent corral and loading chute.

In the past, the applicant would erect a temporary corral on the proposed site each year. The site is a corner of a leveled and plowed field.

The applicant submitted a proposal for this range improvement project on August 30, 2023.

The Trust's archaeological staff has verified that clearance was not required due to the prior disturbance when the irrigated field was constructed (disturbance was likely done prior to 1950).

A search of the Trust's records was made to determine the status of the areas involved. Contracts, leases, and permits in the project areas are: GP 20631-10.

## NARRATIVE

This range improvement is in compliance with R850-50-1100(5)(a) and (b). The project does enhance the value of the resources pursuant to R850-50-1100(5)(c).

## FINANCIAL/REVENUE

Estimated cost/value of the project is \$3,000.00 which being provided by the applicant. The applicant's portion will be amortized as shown below. Following is a flat-rate amortization schedule using the Natural Resources Conservation Service ("NRCS") schedule for this project, should the School and Institutional Trust Lands Administration cancel the grazing permit before these improvements are fully amortized. If the permittee sells or allows the permit to expire or to be canceled due to his own actions, then the amortization schedule will be canceled. Only the applicant's contributions towards the associated project costs will be amortized.

PROJECT: Corral and Chute

PROJECT COST: \$3,000.00

PROJECT LIFE: 25 years

YEAR COMPLETED: 2023

YEARLY AMORTIZED DEDUCTION: \$120.00

YEAR FULLY AMORTIZED: 2048

## SUMMARY



RIP 996 was approved to construct a corral and loading chute with the associated amortization schedule.

**TYPE OF RECORD: APPROVAL**

## APPROVAL - RIP 972 - RANGE IMPROVEMENT

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 9795

## CONTRACT DETAILS

**Name:** TRUST LANDS ADMINISTRATION

**Address:** 2031 S. INDUSTRIAL PARK RD  
RICHFIELD, UT 84701

**Administrator:** Chamberlain, Scott

**County:** Kane

**Total acres:** 320.0000

**Beneficiary:** School

## LAND PARCELS (GIS Review of Description: 11/23/2022)

T42S, R7W, SLB&M Section 32 W2 (WITHIN)

320.00 acres

## BACKGROUND

The applicant proposes to masticate 43 acres and lop and scatter 88 acres of pinyon and juniper trees. The area where the trees are masticated will be seeded and rested from grazing. The project is part of a larger Watershed Restoration Initiative project (#6511).

The applicant submitted a proposal for this range improvement project on November 22, 2022. The applicant is doing the project with the assistance of the Bureau of Land Management ("BLM").

The project was submitted by UDWR to the Resource Development Coordinating Committee ("RDCC") (RDCC project #85459). No comments were received.

The Trust's archaeological staff has verified that clearance was completed.

A search of the Trust's records was made to determine the status of the areas involved. Contracts, leases, and permits in the project areas are: GP 20501-10, GP 23113-15, ESMT 2016, and ROW 739. Both the right of way and easements will be avoided. Due to the nature of the project the grazing permits will benefit.

## NARRATIVE

This range improvement is in compliance with R850-50-1100(5)(a) and (b). The project does enhance the value of the resources pursuant to R850-50-1100(5)(c).

## FINANCIAL/REVENUE

The project cost on trust lands is valued at \$32,572.00. Because the applicant is not the permittee of record, the project will not be eligible for amortization. Note: the life of the project (the benefit) is 20 years for the mastication and 15 years for the lop and scatter.

## SUMMARY

RIP 972 was approved to masticate 43 acres and lop and scatter 88 acres of pinyon and juniper trees.

## TYPE OF RECORD: APPROVAL

## APPROVAL - RIP 981 - RANGE IMPROVEMENT

DA Date: 09/18/2023

Status: Approved by Michelle McConkie

Department: Surface

Drafted By: Chamberlain, Scott

ID: 9794

## CONTRACT DETAILS

Name: THOUSAND PEAKS RANCHES, INC.

Address: 1445 E 2100 S  
SALT LAKE CITY, UT 84105

Administrator: Chamberlain, Scott

County: Millard

Total acres: 320.0000

Beneficiary: School

## LAND PARCELS (GIS Review of Description: 07/05/2023)

T16S, R12W, SLB&M Section 16 S2N2, N2S2 (WITHIN)

320.00 acres

## BACKGROUND

The applicant proposes to replace 5,600 feet of existing waterline for livestock.

The applicant submitted a proposal for this range improvement project on July 3, 2023. The applicant is doing the project with the assistance of the Bureau of Land Management ("BLM").

The project is replacing an existing infrastructure and is exempt from Resource Development Coordinating Committee ("RDCC") process.

The Trust's archaeological staff has verified that clearance was completed.

A search of the Trust's records was made to determine the status of the areas involved. Contracts, leases, and permits in the project areas are: GP 21609-16. The applicant is the grazing permittee and the project is for their benefit.

## NARRATIVE

This range improvement is in compliance with R850-50-1100(5)(a) and (b). The project does enhance the value of the resources pursuant to R850-50-1100(5)(c).

## FINANCIAL/REVENUE

Estimated cost/value of the project is \$14,560.00, with \$3,058.00 being provided by the applicant and the remaining portion provided by the BLM. The applicant's portion will be amortized as shown below. Following is a flat-rate amortization schedule using the Natural Resources Conservation Service ("NRCS") schedule for this project, should the School and Institutional Trust Lands Administration cancel the grazing permit before these improvements are fully amortized. If the permittee sells or allows the permit to expire or to be canceled due to his own actions, then the amortization schedule will be canceled. Only the applicant's contributions towards the associated project costs will be amortized.

PROJECT: Pipeline  
PROJECT COST: \$3,058.00  
PROJECT LIFE: 20 years  
YEAR COMPLETED: 2023  
YEARLY AMORTIZED DEDUCTION: \$152.90  
YEAR FULLY AMORTIZED: 2043

## SUMMARY

RIP 981 was approved to replace 5,600 feet of existing waterline for livestock with the associated amortization schedule.

## TYPE OF RECORD: APPROVAL

## FIVE-YEAR REVIEW - SULA 1884 - TELECOMMUNICATION

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Surface

**Drafted By:** Cazier, Russ

**ID:** 9799

### CONTRACT DETAILS

**Name:** UTAH STATE UNIVERSITY

**Address:** FOR UTAH PUBLIC RADIO  
8505 OLD MAIN HILL  
LOGAN, UT 843228505

**Administrator:** Cazier, Russ

**County:** Uintah

**Total acres:** 0.1400

**Start Date:** 11/01/2018

**Beneficiary:** School

**Expiration Date:** 10/31/2028

### LAND PARCELS (GIS Review of Description: 07/16/2018)

T5S, R21E, SLB&M Section 5 NW4SW4NW4 (WITHIN)

0.1400 acres

### BACKGROUND

The subject property contains a facility and tower owned by the Trust. In 2018, Utah State University applied for a lease to support its operations of its FM radio - Utah Public Radio broadcast. This lease began November, 1, 2018, the term of the lease being 10 years, and the base rent set to be adjusted at year five (5) by 12.5%.

### NARRATIVE

#### DUE DILIGENCE AND PROPER USE:

The development allowed by the lease has occurred. It is recommended that the lease be kept in force.

#### PROPER USE:

The leased premises are being used in accordance with the lease.

#### ADEQUATE INSURANCE AND BOND COVERAGE:

The site has updated current insurance, which is consistent with the lease requirements.

#### WATER RIGHTS AND WELLS:

There are no Trust-owned water rights associated with this lease.

#### ENVIRONMENTAL COMPLIANCE:

This lease was inspected and reviewed September 6, 2023. There is no evidence of underground or above-ground petroleum storage tanks, stained soil, 55-gallon drums/containers of any size, unauthorized uses, or solid waste on the premises. There is an above-ground propane tank for a back-up electrical generator.

### FINANCIAL/REVENUE

The lease agreement provides for an annual Base Rent increase at the beginning of year five (5) by 12.5%. It is recommended that the annual Base Rent be increased from \$1,800.00 to \$2,025.00 per year, to effective November 1, 2023.

The existing lease is currently considered the highest and best use of a parcel of this type of land.

### SUMMARY

The annual base rent for SULA 1884 will be increased from \$1,800.00 to \$2,025.00 effective November 1, 2023. The lease term is set to expire in five (5) years, ending October 31, 2028.



## THREE-YEAR REVIEW - SULA 1258 - TELECOMMUNICATION

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Surface

**Drafted By:** Cazier, Russ

**ID:** 9802

### CONTRACT DETAILS

**Name:** INSITE TOWERS LLC

**Address:** C/O AMERICAN TOWER CORPORATION  
ATTN: LAND MANAGEMENT  
10 PRESIDENTIAL WAY  
WOBBURN, MA 01801

**Administrator:** Cazier, Russ

**County:** Washington

**Total acres:** 0.2600

**Start Date:** 11/01/1999

**Beneficiary:** School

**Expiration Date:** 10/31/2031

### LAND PARCELS (GIS Review of Description: 09/26/2017)

T40S, R13W, SLB&M Section 11 SW4 (WITHIN)

0.2600 acres

### BACKGROUND

The authorized use of the subject parcel is construction, operation, and maintenance of a telecommunication site. The review date is November 1, 2023.

### NARRATIVE

#### DUE DILIGENCE AND PROPER USE:

The development allowed by the lease has occurred. It is recommended that the lease be kept in force.

#### PROPER USE:

The leased premises are being used in accordance with the lease agreement.

#### ADEQUATE INSURANCE AND BOND COVERAGE:

The lessee has provided proof of adequate insurance coverage. The lease allows the Trust to require a bond at any time, or to require additional bonding as may be in the best interest of the beneficiary. A performance and reclamation bond in the amount of \$10,000.00 is currently in place, it has been determined that amount is adequate for the current risks associated with the lessee's current uses.

#### WATER RIGHTS AND WELLS:

There are no Trust-owned water rights associated with this lease.

#### ENVIRONMENTAL COMPLIANCE:

The lease has been reviewed for environmental compliance on September 6, 2023. The lease inspection indicated it would be rated as low risk. There is no evidence of underground petroleum storage tanks, stained soil, unauthorized uses, or solid waste on the premises. All oil and gas containers are being properly stored. The site appears clean and orderly. The complete inspection form will be included in the lease file.

### FINANCIAL/REVENUE

The lease agreement provides for three-year reviews. Pursuant to the lease agreement, the annual base rental has been increased from \$10,240.00 per year to \$12,070.00 per year, effective November 1, 2023. The lease agreement allows for subleasing space on the tower. The School and Institutional Trust Lands Administration ("SITLA") currently receives 25% of gross revenue as a result of the two (2) subleases associated with this lease. A certified notice was sent informing the lessee of this action. The existing lease is currently considered the highest and best use of a parcel of this type of land.

### SUMMARY

**THREE-YEAR REVIEW - SULA 1258 - TELECOMMUNICATION****(Continued)**

The annual rental for SULA 1258 will be increased from \$10,240.00 per year to \$12,070.00 per year, effective November 1, 2023. The next three-year review will be completed by November 1, 2026.

**TYPE OF RECORD: RECORD KEEPING**

## DEVL 1312 - DEVELOPMENT DEDICATIONS - PORT ROAD DEDICATION - DED000255

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Development

**Drafted By:** Roe, Alan

**ID:** 9749

### CONTRACT DETAILS

**Name:** CEDAR CITY CORPORATION

**Address:** 10 NORTH MAIN STREET  
CEDAR CITY, UT 847202635

**Administrator:** McArthur, Gregg

**County:** Iron

**Total acres:** 2.7900

**Beneficiary:** Normal School 0.4710 ac (16.88%);  
School 2.0247 ac (72.57%);  
School of Mines 0.2943 ac (10.55%)

**Project Code:** CDIND 002 00 000 000

**Project Name:** Cedar City Industrial / Port 15

### LAND PARCELS (GIS Review of Description: 05/01/2023)

T36S, R12W, SLB&M Section 1 WITHIN

2.7900 acres

### FINANCIAL/REVENUE

Pursuant to DEVL 721, the School and Institutional Trust Lands Administration ("SITLA") received \$12,500 per acre for Port Road. SITLA also receives member distributions as stipulated within DEVL 721.

### SUMMARY

Port Road has been dedicated to Cedar City Corporation, pursuant to DEVL 721. The plat was recorded on August 15, 2023 and given an internal dedication number of 000255.

### TYPE OF RECORD: APPROVAL



## SUBDIVISION LOT SALE - SUBD 75 - LOT 36

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Development

**Drafted By:** Roe, Alan

**ID:** 9745

## CONTRACT DETAILS

**Name:** DEVELOPMENT TEAM, LLC

**Address:** 176 W. 725 S., P.O. BOX 1027  
CEDAR CITY, UT 84720

**Administrator:** McArthur, Gregg

**County:** Iron

**Total acres:** 20.8200

**Beneficiary:** Miners Hospital 0.1770 ac (0.85%);  
School 4.7157 ac (22.65%);  
School of Mines 15.9273 ac (76.50%)

**Project Code:** CRSHL 000 00 000 000

**Project Name:** Cross Hollow Hills

**Developer:** Development Team,

**Subdivision:** The Cliffs at Sunrise Amended

## SUBDIVISION LOCATION (GIS Review of Description: 09/01/2020)

T36S, R11W, SLB&M Section 21 THE CLIFFS AT SUNRISE (AMENDED)

20.820 acres

## LOTS SOLD

LOT 36 0.3300 acres

**Certificate of Sale:** C-26634-75-36

**Patent:** P-20391-75-36

**Beneficiary:** Multi Beneficiary

**Certificate Date:** 08/22/2023

**Patent Date:** 09/15/2020

**Lot Price:** \$29,327.50

**Fees:** \$0.00

## NARRATIVE

This transaction has been executed pursuant to Development Lease No. 1169. The Trust received 27.5% of the gross sales price of \$107,000.00 from a third-party purchaser minus closing costs of \$97.50. The net amount received was \$29,327.50.

## SUMMARY

Lot 36 of the Cliff at Sunrise subdivision located in Iron County and part of DEVL 1169, has been conveyed out of Trust ownership.

## TYPE OF RECORD: APPROVAL

## SUBDIVISION LOT SALE - SUBD 120 - LOT D240

DA Date: 09/18/2023

Status: Approved by Michelle McConkie

Department: Development

Drafted By: Roe, Alan

ID: 9784

## CONTRACT DETAILS

**Name:** IVORY HOMES LTD.

**Address:** ATTN. EAGLE MTN PROJECT  
978 EAST WOODOAK LANE  
SALT LAKE CITY, UT 84117

**Administrator:** Erler, Elise

**County:** Utah

**Total acres:** 16.8500

**Beneficiary:** School

**Project Code:** EGLMT 003 00 000 000

**Project Name:** Eagle Mountain / Mid Valley

**Developer:** Ivory Homes, Ltd.

**Subdivision:** Overland Phase "D" Plat 2

## SUBDIVISION LOCATION (GIS Review of Description: 07/12/2021)

T5S, R2W, SLB&M Section 36 WITHIN PARCEL 36-E ACCORDING TO LOCAL SURVEY 118 16.850 acres

## LOTS SOLD

LOT D240 0.3000 acres

**Certificate of Sale:** C-26634-120-D240

**Patent:** P-20391-120-

**Beneficiary:** School

**Certificate Date:** 08/30/2023

**Patent Date:** 09/23/2022

**Lot Price:** \$44,986.60

**Fees:** \$0.00

## NARRATIVE

This transaction has been executed pursuant to Development Lease No. 1074, which allows the lessee to build and sell homes, and sell parcels for related purposes, on the lease premises. The Board of Trustees approved this lease on November 19, 2015. At the sale of each home to a third-party purchaser, the lessee will pay the School and Institutional Trust Lands Administration ("SITLA") 8% of the gross sales price for every home. The percentage will increase by two (2) percentage points every three (3) years, the next time on July 1, 2026, until it reaches 12% in 2029. It will remain at 12% for the remainder of the term of the lease. The lot price includes a credit to the lessee for water rights needed to develop the lot.

## SUMMARY

Lot D240 has been sold.

## TYPE OF RECORD: APPROVAL

## SUBDIVISION LOT SALE - SUBD 84 - LOT D109 & D170

DA Date: 09/18/2023

Status: Approved by Michelle McConkie

Department: Development

Drafted By: Roe, Alan

ID: 9782

## CONTRACT DETAILS

Name: IVORY HOMES LTD.

Address: ATTN. EAGLE MTN PROJECT  
978 EAST WOODOAK LANE  
SALT LAKE CITY, UT 84117

Administrator: Erler, Elise

County: Utah

Total acres: 41.3800

Beneficiary: School

Project Code: EGLMT 003 00 000 000 Project Name: Eagle Mountain / Mid Valley

Developer: Ivory Homes Ltd

Subdivision: Overland Phase "D" Plat 1

## SUBDIVISION LOCATION (GIS Review of Description: 03/31/2021)

T5S, R2W, SLB&M Section 36 OVERLAND PHASE D1 WITHIN PARCEL 36-E ACCORDING TO LOCAL SURVEY 118 41.380 acres

## LOTS SOLD

LOT D109 0.2200 acres

Certificate of Sale: C-26634-84-D109

Patent: P-20391-84-D109

Beneficiary: School

Certificate Date: 09/30/2023

Patent Date: 03/30/2022

Lot Price: \$26,484.90

Fees: \$0.00

LOT D170 0.1200 acres

Certificate of Sale: C-26634-84-D170

Patent: P-20391-84-D170

Beneficiary: School

Certificate Date: 08/31/2023

Patent Date: 03/30/2022

Lot Price: \$23,055.75

Fees: \$0.00

## NARRATIVE

This transaction has been executed pursuant to Development Lease No. 1074, which allows the lessee to build and sell homes, and sell parcels for related purposes, on the lease premises. The Board of Trustees approved this lease on November 19, 2015. At the sale of each home to a third-party purchaser, the lessee will pay the School and Institutional Trust Lands Administration ("SITLA") 8% of the gross sales price for every home. The percentage will increase by two (2) percentage points every three (3) years, the next time on July 1, 2026, until it reaches 12% in 2029. It will remain at 12% for the remainder of the term of the lease. The lot price includes a credit to the lessee for water rights needed to develop the lot.

## SUMMARY

Lots D109 & D170 have been sold.

## TYPE OF RECORD: APPROVAL

## SUBDIVISION LOT SALE - SUBD 79 - LOT 31

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Development

**Drafted By:** Roe, Alan

**ID:** 9781

## CONTRACT DETAILS

**Name:** DEVELOPMENT TEAM, LLC

**Address:** 176 W. 725 S., P.O. BOX 1027  
CEDAR CITY, UT 84720

**Administrator:** McArthur, Gregg

**County:** Iron

**Total acres:** 6.2500

**Beneficiary:** Miners Hospital 0.0531 ac (0.85%);  
School 1.4156 ac (22.65%);  
School of Mines 4.7813 ac (76.50%)

**Project Code:** CRS HL 000 00 000 000

**Project Name:** Cross Hollow Hills

**Developer:** Development Team,

**Subdivision:** Blackstone P.U.D Phase 3 To Be Known As Crestline P.U.D.

## SUBDIVISION LOCATION (GIS Review of Description: 09/01/2020)

T36S, R11W, SLB&M Section 21 CRESTLINE PUD AMENDED

6.2500 acres

## LOTS SOLD

LOT 31

0.0600 acres

**Certificate of Sale:** C-26634-79-31

**Patent:** P-20391-79-31

**Beneficiary:** Multi Beneficiary

**Certificate Date:** 08/11/2023

**Patent Date:** 08/21/2020

**Lot Price:** \$38,349.85

**Fees:** \$0.00

## NARRATIVE

This transaction has closed pursuant to Development Lease No. 1169. The Trust received \$38,447.35, which is 9% of the gross purchase price of \$427,192.80, minus \$97.50 in closing costs.

## SUMMARY

Lot 31 of the Crestline PUD, Blackstone Phase 3 has been conveyed out of the Trust's ownership.

## TYPE OF RECORD: APPROVAL

## SUBDIVISION LOT SALE - SUBD 130 - LOT 313

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Development

**Drafted By:** Roe, Alan

**ID:** 9768

## CONTRACT DETAILS

**Name:** DESERT COLOR ST. GEORGE, LLC

**Address:** 730 NORTH 1500 WEST  
OREM, UT 84057

**Administrator:** Pasley, Kyle

**County:** Washington

**Total acres:** 17.8400

**Beneficiary:** School

**Project Code:** SOBLK 006 00 000 000

**Project Name:** South Block / Desert Color

**Developer:** Desert Color, LLC

**Subdivision:** Sage Haven Phase 3

## SUBDIVISION LOCATION (GIS Review of Description: 10/12/2022)

T43S, R16W, SLB&M Section 36 SAGE HAVE PHASE 3 (LESS 2.72 ACRES IN C-27042)

17.840 acres

## LOTS SOLD

LOT 313 0.3400 acres

**Certificate of Sale:** C-26634-130-313

**Patent:** P-20361-130-313

**Beneficiary:** School

**Certificate Date:** 08/21/2023

**Patent Date:** 08/14/2023

**Lot Price:** \$49,875.50

**Fees:** \$25.50

## NARRATIVE

Desert Color St. George, LLC has developed lots and is selling one (1) lot to Trendline Group, LLC. Pursuant to Development Lease No. 1100, the School and Institutional Trust Lands Administration ("SITLA") receives 20% of the gross purchase price listed in the third-party purchase agreement.

SITLA received \$50,000.00 and \$25.50 for a water fee reimbursement. SITLA shared in half of the closing costs in the amount of \$150.00.

## SUMMARY

Final platted lots that are part of Sage Haven Phase 3 and within Desert Color were sold to Trendline Group, LLC.

## TYPE OF RECORD: APPROVAL

# SUBDIVISION LOT SALE - SUBD 139 - LOT 907-922 - TRI STATE VENTURES TAKEDOWN #3

DA Date: 09/18/2023

Status: Approved by Michelle McConkie

Department: Development

Drafted By: Roe, Alan

ID: 9755

## CONTRACT DETAILS

Name: DESERT COLOR ST. GEORGE, LLC

Address: 730 NORTH 1500 WEST  
OREM, UT 84057

Administrator: Pasley, Kyle

County: Washington

Total acres: 10.1900

Beneficiary: School

Project Code: SOBLK 006 00 000 000

Project Name: South Block / Desert Color

Developer: Desert Color, LLC

Subdivision: Sage Haven Phase 9

## SUBDIVISION LOCATION (GIS Review of Description: 12/08/2022)

T43S, R16W, SLB&M Section 36 WITHIN

10.190 acres

## LOTS SOLD

LOT 907	0.2000 acres	Certificate of Sale: C-26634-139-907	Patent: P-20361-139-907
Beneficiary: School		Certificate Date: 08/01/2023	Patent Date: 08/02/2023
Lot Price: \$23,406.80		Fees: \$15.00	
LOT 908	0.1900 acres	Certificate of Sale: C-26634-139-907	Patent: P-20361-139-907
Beneficiary: School		Certificate Date: 08/01/2023	Patent Date: 08/02/2023
Lot Price: \$23,406.80		Fees: \$14.25	
LOT 909	0.1900 acres	Certificate of Sale: C-26634-139-907	Patent: P-20361-139-907
Beneficiary: School		Certificate Date: 08/01/2023	Patent Date: 08/02/2023
Lot Price: \$23,406.80		Fees: \$14.25	
LOT 910	0.1900 acres	Certificate of Sale: C-26634-139-907	Patent: P-20361-139-907
Beneficiary: School		Certificate Date: 08/01/2023	Patent Date: 08/02/2023
Lot Price: \$23,406.80		Fees: \$14.25	
LOT 911	0.1900 acres	Certificate of Sale: C-26634-139-907	Patent: P-20361-139-907
Beneficiary: School		Certificate Date: 08/01/2023	Patent Date: 08/02/2023
Lot Price: \$23,406.80		Fees: \$14.25	
LOT 912	0.1900 acres	Certificate of Sale: C-26634-139-907	Patent: P-20361-139-907
Beneficiary: School		Certificate Date: 08/01/2023	Patent Date: 08/02/2023
Lot Price: \$23,406.80		Fees: \$14.25	
LOT 913	0.1900 acres	Certificate of Sale: C-26634-139-907	Patent: P-20361-139-907
Beneficiary: School		Certificate Date: 08/01/2023	Patent Date: 08/02/2023
Lot Price: \$23,406.80		Fees: \$14.25	
LOT 914	0.2000 acres	Certificate of Sale: C-26634-139-907	Patent: P-20361-139-907
Beneficiary: School		Certificate Date: 08/01/2023	Patent Date: 08/02/2023
Lot Price: \$23,406.80		Fees: \$15.00	

**SUBDIVISION LOT SALE - SUBD 139 - LOT 907-922 - TRI STATE VENTURES  
TAKEDOWN #3**

(Continued)

LOT 915	0.2000 acres	<b>Certificate of Sale:</b> C-26634-139-907	<b>Patent:</b> P-20361-139-907
<b>Beneficiary:</b> School		<b>Certificate Date:</b> 08/01/2023	<b>Patent Date:</b> 08/02/2023
<b>Lot Price:</b> \$23,406.80		<b>Fees:</b> \$15.00	
LOT 916	0.1900 acres	<b>Certificate of Sale:</b> C-26634-139-907	<b>Patent:</b> P-20361-139-907
<b>Beneficiary:</b> School		<b>Certificate Date:</b> 08/01/2023	<b>Patent Date:</b> 08/02/2023
<b>Lot Price:</b> \$23,406.80		<b>Fees:</b> \$14.25	
LOT 917	0.1900 acres	<b>Certificate of Sale:</b> C-26634-139-907	<b>Patent:</b> P-20361-139-907
<b>Beneficiary:</b> School		<b>Certificate Date:</b> 08/01/2023	<b>Patent Date:</b> 08/02/2023
<b>Lot Price:</b> \$23,406.80		<b>Fees:</b> \$14.25	
LOT 918	0.1900 acres	<b>Certificate of Sale:</b> C-26634-139-907	<b>Patent:</b> P-20361-139-907
<b>Beneficiary:</b> School		<b>Certificate Date:</b> 08/01/2023	<b>Patent Date:</b> 08/02/2023
<b>Lot Price:</b> \$23,406.80		<b>Fees:</b> \$14.25	
LOT 919	0.1900 acres	<b>Certificate of Sale:</b> C-26634-139-907	<b>Patent:</b> P-20361-139-907
<b>Beneficiary:</b> School		<b>Certificate Date:</b> 08/01/2023	<b>Patent Date:</b> 08/02/2023
<b>Lot Price:</b> \$23,406.80		<b>Fees:</b> \$14.25	
LOT 920	0.1900 acres	<b>Certificate of Sale:</b> C-26634-139-907	<b>Patent:</b> P-20361-139-907
<b>Beneficiary:</b> School		<b>Certificate Date:</b> 08/01/2023	<b>Patent Date:</b> 08/02/2023
<b>Lot Price:</b> \$23,406.80		<b>Fees:</b> \$14.25	
LOT 921	0.1900 acres	<b>Certificate of Sale:</b> C-26634-139-907	<b>Patent:</b> P-20361-139-907
<b>Beneficiary:</b> School		<b>Certificate Date:</b> 08/01/2023	<b>Patent Date:</b> 08/02/2023
<b>Lot Price:</b> \$23,406.80		<b>Fees:</b> \$15.00	
LOT 922	0.1900 acres	<b>Certificate of Sale:</b> C-26634-139-907	<b>Patent:</b> P-20361-139-907
<b>Beneficiary:</b> School		<b>Certificate Date:</b> 08/01/2023	<b>Patent Date:</b> 08/02/2023
<b>Lot Price:</b> \$23,406.80		<b>Fees:</b> \$0.00	

**NARRATIVE**

Pursuant to Development Lease No. 1100 (Desert Color), 16 lots that are part of Sage Haven Phase 9 have been sold to a third-party purchaser. The School and Institutional Trust Lands Administration ("SITLA") received \$374,508.80, 20% of the gross purchase price and \$231.00 for a water fee reimbursement. SITLA shared in half of the closing costs in the amount of \$150.00.

**SUMMARY**

Sixteen (16) lots that are part of Sage Haven Phase 9 within Desert Color have been conveyed out of SITLA's ownership.

**TYPE OF RECORD: APPROVAL**

## INTEREST RATE

**DA Date:** 09/18/2023

**Status:** Approved by Michelle McConkie

**Department:** Accounting

**Drafted By:** Babinsky, Michael

**ID:** 9817

## FINANCIAL/REVENUE

Following are the current and past year prime rates:

CURRENT YEAR: 8.50%

ONE YEAR AGO: 5.50%

Separately, a late penalty of 6% or \$30.00, whichever is greater, shall be charged after failure to pay any financial obligation, excluding royalties as provided in R850-5-300(2), within the time limit under which such payment is due.

Interest on delinquent royalties shall be based on the prime rate of interest at the beginning of each month, plus 4%.

## TYPE OF RECORD: APPROVAL