

REQUEST FOR OFFERS TO PURCHASE UTAH MOTORSPORTS CAMPUS (UMC)

As authorized by Utah Code §§ 17-50-312, as amended by 2018 UT SB 114, and 11-17-3, and Tooele County Code §§ 1-10-1 *et seq.*, Tooele County hereby requests offers to purchase, as is, the project known as the Utah Motorsports Campus (UMC), which includes the real property described as:

LOT 1, DESERET PEAK PUD PHASE 5, A PLANNED UNIT DEVELOPMENT OF TOOELE COUNTY, according to the Official Plat thereof on file and recorded December 6, 2006 as Entry No. 273563 in the Office of the Tooele County Recorder. 512.46 ACRES.

together with all improvements thereon, save the Lucas Oil Grandstand, and specified personal property, and subject to current tenant leases and event contracts. All offers must be received by July 2, 2018 at 5:00 p.m. Mountain Daylight Savings Time at sbroadhead@tooeleco.org or Tooele County Attorney, RE: Racetrack Offer, Gordon R. Hall Courthouse, 74 South 100 East #26, Tooele, Utah 84074. Any offers received after such date and time will not be considered.

Tooele County will announce the offer it has accepted, if one is accepted, within 30 days of the deadline for receiving offers. Closing will be held within 30 days of the announcement, with the cash purchase price due in full. Tooele County reserves its right to, in its sole discretion, reject all offers.

Offers may include, and Tooele County may consider, in addition to the offered cash price, the offer's anticipated future value to Tooele County. The anticipated future value is defined as the total value of all reasonably anticipated future benefits to Tooele County, including increased tax revenues and job creation or maintenance. An offer including an anticipated future value component must be supported by enforceable promises and measurable benchmarks and include a report detailing and certifying the anticipated future value, including the qualifications of the report's author.

All offers must identify the offeror in detail, including:

- If an individual: full name, residential address, telephone number, email address, date of birth, and social security number (if applicable; if not, passport number and country of issuance).
- If a privately-owned entity: name, headquarters address, state or country of incorporation or organization, full names of principals and officers, employer identification number (if applicable), and name and contact information for entity contact; and

- If a limited liability company, also the information required for an individual for each member of the company, unless that member is also an entity, then also the information required for that type of entity.
- If a publicly traded entity: name, stock symbol and market on which traded, headquarters address, state or country of incorporation or organization, employer identification number (if applicable), name and percentage voting power of every individual or entity holding stocks that together constitute more than 25% of the entity's total voting power, and name and contact information for entity contact.

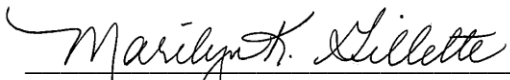
An earnest money deposit of U.S. \$200,000.00 must be received before July 2, 2018 at 5:00 p.m. Mountain Daylight Savings Time for an offer to be considered. The deposit will be held in an interest-bearing escrow account until Tooele County announces the offer it has accepted or that it is not accepting an offer, at which time earnest money deposits for offers that were not selected will be returned with interest earned. The selected offeror's deposit and interest earned will be considered a partial payment of the purchase price at closing. An offeror withdrawing its offer will promptly be refunded its earnest money deposit with interest earned.

Offers must also provide sufficient information showing the offeror's verified financial ability to pay the price offered and to fund any promised improvements and development.

For an information packet, including descriptions of the improvements and personal property included in the sale, wiring instructions, as well as a list of current leases and event contracts, contact Gary Searle at gsearle@tooeleco.org or (435) 843-3120. Also contact Mr. Searle for inquiries about the property and sale process, and to schedule site inspections. Site inspections will be scheduled only for offerors or prospective offerors from whom an earnest money deposit has been received. Mr. Searle has no authority to negotiate for Tooele County or make any promises regarding the property's sale, and will in no way be involved in selecting an offer except for these administrative responsibilities. Offerors or prospective offerors shall not initiate contact regarding the sale with any other Tooele County personnel or officials, including county commissioners, prior to the announced selection; initiating such contact may be cause for disqualification.

DATED this 19th day of April 2018.

BY ORDER OF THE
TOOELE COUNTY COMMISSION:



Marilyn K. Gillette, County Clerk/Auditor