

**MINUTES
REDEVELOPMENT AGENCY
JULY 19, 2023**

A Session of the Redevelopment Agency met at the Historic County Courthouse, 1 South Main Street in Brigham City, Utah at 12:44 p.m. on **July 19, 2023**. The following members were present:

Stan Summers	Chairman
Boyd Bingham	Member
Lee Perry	Member
Marla Young	Clerk

The meeting was called to order by Chairman Summers.

APPROVAL OF MINUTES

THE MINUTES OF THE REGULAR MEETING OF MAY 30, 2023 AND JULY 5, 2023 WERE APPROVED AS WRITTEN ON A MOTION BY MEMBER PERRY, SECONDED BY MEMBER BINGHAM AND UNANIMOUSLY CARRIED.

ATTACHMENT NO. 1 - AGENDA

AGENDA ITEMS

RDA Resolution #23-03 of the Box Elder County RDA Authorizing the Dissolution of the Box Elder County Logistics Park Community Reinvestment Project Area, subject to the Creation of a Utah Inland Port Project Area-Anne Hansen

Chairman Summers reported on a meeting regarding the Inland Port meeting. He stated Box Elder County and Spanish Fork are above the curve and will most likely house a part of the Inland Port. He explained that RDA Resolution #23-03 removes some areas from the proposed Inland Port Logistic Park.

Deputy County Attorney Anne Hansen said the areas weren't triggered and no area budget was created. Some areas had a small overlap.

MOTION: Member Perry made a motion to approve RDA resolution #23-03. The motion was seconded by Member Bingham and unanimously carried on a roll call vote of Chairman Summers voting Yea, Member Bingham voting Yea, and Member Perry voting Yea.


ADJOURNMENT

A motion was made by Member Perry to adjourn. Member Bingham seconded the motion, and the meeting adjourned at 12:55 p.m.

ADOPTED AND APPROVED in regular RDA session this 18th day of October 2023.


Stan Summers, Chairman

ATTEST:


Marla R. Young, Clerk



REDEVELOPMENT AGENCY MEETING
Commission Chambers, 01 South Main Street, Brigham City, Utah 84302
Wednesday, July 19, 2023 at 11:30 AM

AGENDA

NOTICE: *Public notice is hereby given that the Box Elder County Redevelopment Agency will hold a Regular Meeting commencing at 11:30 A.M. on Wednesday July 19, 2023 in the Commission Chambers of the Box Elder County Courthouse, 01 South Main Street, Brigham City, Utah.*

1. CALL TO ORDER

- A. Approve Minutes from May 30, 2023 and July 5, 2023

2. AGENDA ITEMS

- A. RDA Resolution #23-03 of the Box Elder County RDA Authorizing the Dissolution of the Box Elder County Logistics Park Community Reinvestment Project Area, subject to the Creation of a Utah Inland Port Project Area-Anne Hansen

3. ADJOURNMENT

Prepared and posted this 14th day of July, 2023. Mailed to the Box Elder News Journal and the Leader on the 14th of July, 2023. These assigned times may vary depending on the length of discussion, cancellation of scheduled agenda times and agenda alteration. Therefore, the times are estimates of agenda items to be discussed. If you have any interest in any topic you need to be in attendance at 11:30 a.m.

A handwritten signature in dark ink, appearing to read 'Marla R. Young'.

Marla R. Young - County Clerk
Box Elder County

NOTE: Please turn off or silence cell phones and pagers during public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made three (3) working days prior to this meeting. Please contact the Commission Secretary's office at (435) 734-3347 or FAX (435) 734-2038 for information or assistance.

RESOLUTION 23-03

A RESOLUTION OF THE BOX ELDER COUNTY REDEVELOPMENT AGENCY AUTHORIZING THE DISSOLUTION OF THE BOX ELDER COUNTY LOGISTICS PARK COMMUNITY REINVESTMENT PROJECT AREA, SUBJECT TO THE CREATION OF A UTAH INLAND PORT PROJECT AREA.

WHEREAS, pursuant to Utah Code Title 17C, Chapter 3, on DATE, the Box Elder County Redevelopment Agency (“Agency”), via Resolution # 21-06 attached as Exhibit “A”, created the Box Elder County Logistics Park Community Reinvestment Project Area; and

WHEREAS, the intent of the Box Elder County Logistics Park Community Reinvestment Project Area was to support development of manufacturing or logistics hub in the area; and

WHEREAS, neither Box Elder County nor the Agency has incurred indebtedness related to the Box Elder County Logistics Park Community Reinvestment Project Area; and

WHEREAS, subsequent to the establishment of the Box Elder County Logistics Park Community Reinvestment Project Area, the property included with in it has been proposed for inclusion in a Utah Inland Port Project Area, and

WHEREAS, the purposes for creation of the Box Elder County Logistics Park Community Reinvestment Project Area will be substantially accomplished through the anticipated Utah Inland Port Project Area.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BOARD OF BOX ELDER COUNTY REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Box Elder County Redevelopment Agency hereby approves the dissolution of the Box Elder County Logistics Park Community Reinvestment Project Area as provided for in Utah Code § 17C-1-702.
2. This resolution shall become effective upon final action by the Utah Inland Port Authority board creating a Utah Inland Port Project Area that includes a portion of the Box Elder County Logistics Park Community Reinvestment Project Area.
3. If the Utah Inland Port Project Area as contemplated in the preceding paragraph is not fully created on or before December 31, 2024, this resolution shall be null and void and the Box Elder County Logistics Park Community Reinvestment Project Area shall remain in existence.

ADOPTED and PASSED by the Box Elder County Redevelopment Agency this the 19th day of July 2023.

BOX ELDER COUNTY RDA

Board Member Perry

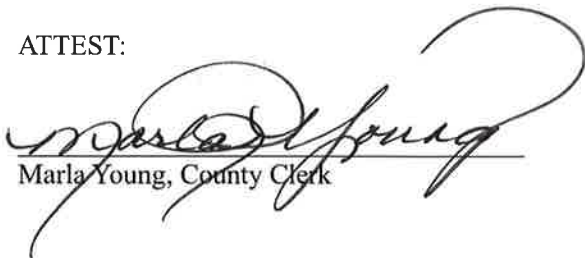
Board Member Boyd

Board Member Summers

By

Stan Summers, Chair

ATTEST:


Marla Young, County Clerk

Acknowledgment

State of Utah)

County of Box Elder^s)

On this 19th day of July, in the year 2023, before me, Marla R. Young notary
date month year notary public name

public, personally appeared Stan Summers, Chairman proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged
(he/she/they) executed the same.

Witness my hand and official seal.

Marla R. Young
(notary signature)



(seal)

EXHIBIT A
BOX ELDER COUNTY REDEVELOPMENT AGENCY

RESOLUTION NO. 21-06

**A RESOLUTION APPROVING AND ADOPTING THE COMMUNITY
REINVESTMENT PROJECT AREA PLAN FOR THE BOX ELDER
COUNTY LOGISTICS PARK COMMUNITY REINVESTMENT PROJECT
AREA.**

WHEREAS, pursuant to the provisions of the Utah Limited Purpose Local Government Entities - Community Reinvestment Agency Act (the "Act"), specifically Utah Code Annotated ("UCA") Title 17C, Chapter 5, the Box Elder County Redevelopment Agency (the "Agency") adopted a resolution on August 4, 2021, designating a survey area, which was to become the Box Elder County Logistics Park Community Reinvestment Project Area ("Project Area"), and calling for the preparation of a project area plan; and

WHEREAS, the draft Project Area Plan (the "Draft Plan"), having been prepared for the Project Area pursuant to UCA § 17C-5-105, the Agency held, on July 21, 2021, a duly noticed public hearing pursuant to UCA § 17C-5-104 to allow public comment on the Draft Plan and whether it should be revised, approved, or rejected; and to receive all written and hear all oral objections to the Draft Plan; and

WHEREAS, having received and heard all commentary on and objections, orally and in writing, to the Draft Plan submitted for its consideration, the Agency has passed upon such objections as it has received and has made such modifications, amendments, and/or emendations to the Draft Plan as it deems appropriate, if any; and

WHEREAS, the Agency has made relevant findings concerning the amount of opposition, if any, to the Draft Plan by owners of real property within the Project Area.

WHEREAS, pursuant to UCA § 17C-5-304, the Budget remains subject to approval by the entities that levy taxes within the Project Area that enter into interlocal agreements with the Agency for the Project Area before the Agency may collect project area funds from the Project Area; and

**THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BOX ELDER
COUNTY REDEVELOPMENT AGENCY AS FOLLOWS:**

1. Legal Description.

The boundaries of the Project Area are described in the Project Area Plan, attached hereto as **Exhibit A**.

2. The Agency's Purposes and Intent with Respect to the Project Area.

The purposes and intent of the Agency with respect to the Project Area are as follows:

Entry No. 438033
08/10/2021 03:47:29 PM
RECEIVED FROM BOX ELDER COUNTY
B: 1466 P: 0559
FEE \$0.00
Pages: 27

2.1. To satisfy the purposes of the Act, as defined therein, by promoting, creating, and/or retaining jobs through the planning, design, development, construction, rehabilitation, or business relocation within the Project Area, as well as the provision of office, industrial, manufacturing, warehousing, distribution, parking, public, or other facilities, or other improvements that benefit the state or a community;

2.2. to increase the County's tax base as well as its commercial front so as to improve both opportunity and quality of life for all of its citizens;

2.3. to promote, encourage, and bring to fruition, the development within the Project Area of a commercial development comprised of up-scale, reputable commercial concerns;

2.4. to stimulate the economy within the Project Area and in the surrounding area;

2.5. to provide for the installation of needed infrastructure, if and as necessary, for development within the Project Area;

2.6. to take any or all additional steps which may be appropriate or necessary to promote or further the aim of improving the Project Area (and, indirectly, of surrounding areas).

3. Designation, Adoption, and Incorporation of the Plan.

The Draft Plan for the Project Area (attached as **Exhibit B**) is hereby designated the *Official Plan for the Intermountain Industrial Park Community Reinvestment Project Area* (the "**Official Plan**"), and is incorporated herein by this reference.

The Agency hereby officially approves and adopts the Official Plan for the Box Elder County Logistics Park Community Reinvestment Project Area.

4. Required Findings.

4.1. A need exists to effectuate a public purpose; to wit, the exercise of the statutorily enacted community reinvestment mechanism for the benefit of the citizens of Box Elder County.

4.2. Benefit to the public shall accrue from the execution of the Official Plan, as each project undertaken thereunder shall be subject to the analysis described in Utah Code § 17C-5-105(2).

4.3. The adoption and carrying out of the Official Plan is economically sound and feasible.

4.4. The Official Plan conforms to the County's General Plan.

4.5. Carrying out the Official Plan will promote the public peace, health, safety, and welfare of the Box Elder County and its residents.

5. Submission of the Official Plan to the Carbon County Commission for Adoption by Ordinance.

5.1. Pursuant to Utah Code § 17C-5-104 & -109, the Agency Board hereby submits the Official Plan to the Box Elder County Commission for review and adoption.

6. Recording and Transmittal.

6.1. Pursuant to Utah Code § 17C-5-111, Agency Staff are hereby directed and authorized to take the following actions within 30 days after adoption of the Official Plan by the Box Elder County Commission:

a. to record with the Box Elder County Recorder a document containing a description of the land within the Project Area, a statement that the Official Plan for the Project Area has been adopted; and the date of its adoption by the Carbon County Commission; and

b. to transmit a copy of the description of the land within the Project Area, a copy of the County ordinance adopting the Official Plan, and a map indicating the boundaries of the Project Area to each of the following: (i) the auditor and assessor of the county in which the Project Area is located; (ii) the officer or officers performing the function of auditor or assessor for each taxing entity, if any, that does not use the county assessment roll or collect its taxes through the county; (iii) the legislative body or governing board of each taxing entity; (iv) the State Tax Commission; and (v) the State Board of Education.

7. Execution of the Plan.

7.1. Following adoption of the Official Plan by the Box Elder County Commission, the Agency shall proceed to carry out the Plan.

8. Directions to Agency Staff.

8.1. The Agency staff are hereby directed and authorized to take all such actions as necessary to effectuate the purposes and aims of this resolution.

9. Project Area Budget

9.1 The Agency has received all comments and objections to the draft Budget.

9.2 Agency staff are hereby authorized to take all actions necessary, including those actions required by UCA § 17C-5-305, to carry out the purposes of this resolution.

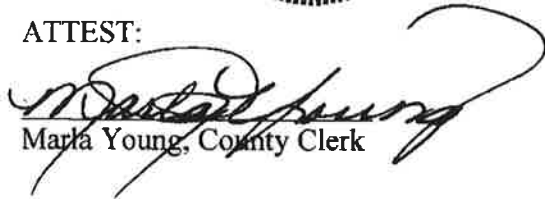
10. Effective Date

10.1 This Resolution shall take effect upon its adoption.

APPROVED AND ADOPTED on the 4th day of August, 2021.



ATTEST:


Marla Young, County Clerk

**BOX ELDER COUNTY
REDEVELOPMENT AGENCY**


Stan Summers, Chair

Acknowledgment

State of Utah)

County of Box Elder)

On this 10 day of August, in the year 2021, before me, Diane Fuhrman a notary
date month year notary public name

public, personally appeared Stan Summers, proved on the basis of satisfactory
name of document signer
evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged
(he/she/they) executed the same.

Witness my hand and official seal.

Diane Fuhrman
(notary signature)

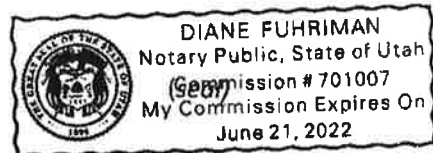


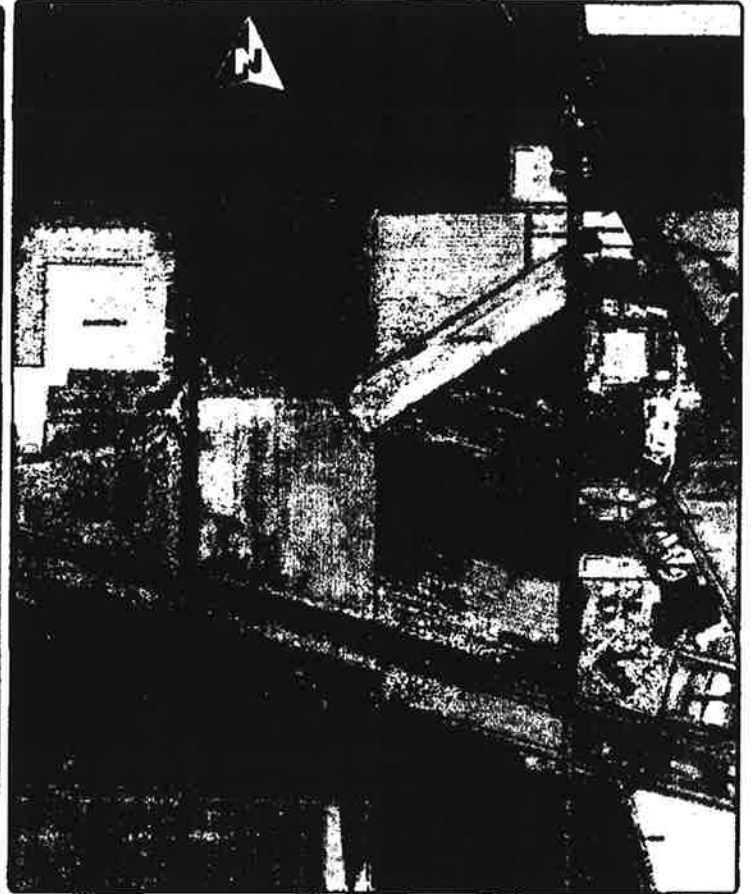
EXHIBIT A

Box Elder County Logistics Park Community Reinvestment Project Area Legal Descriptions & Map



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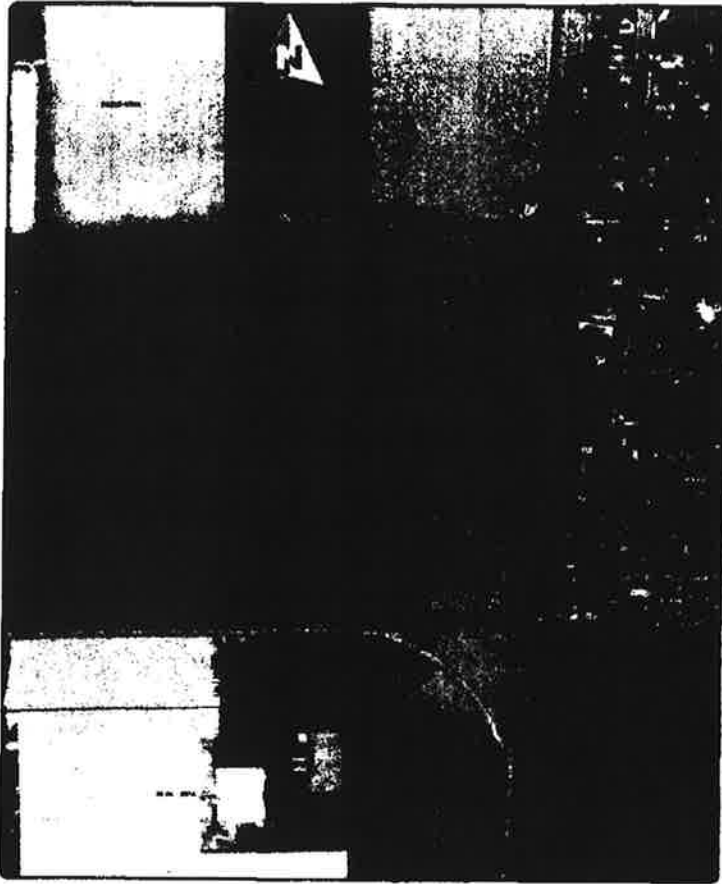
Washakie Plant



BOX
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COUNTY

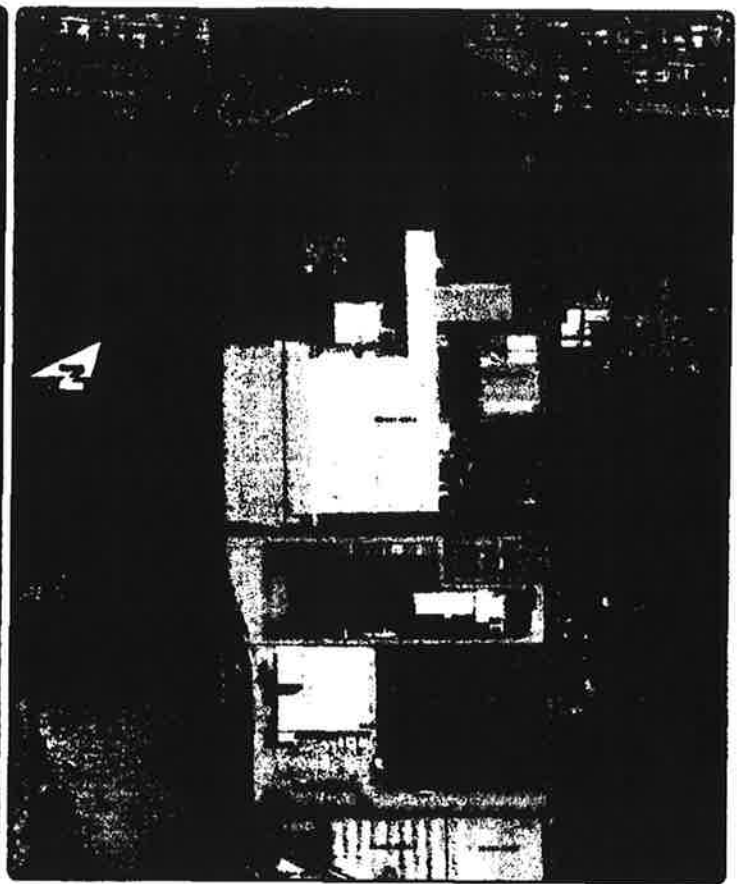
RR Spur Megasite

EXHIBIT A Cont.



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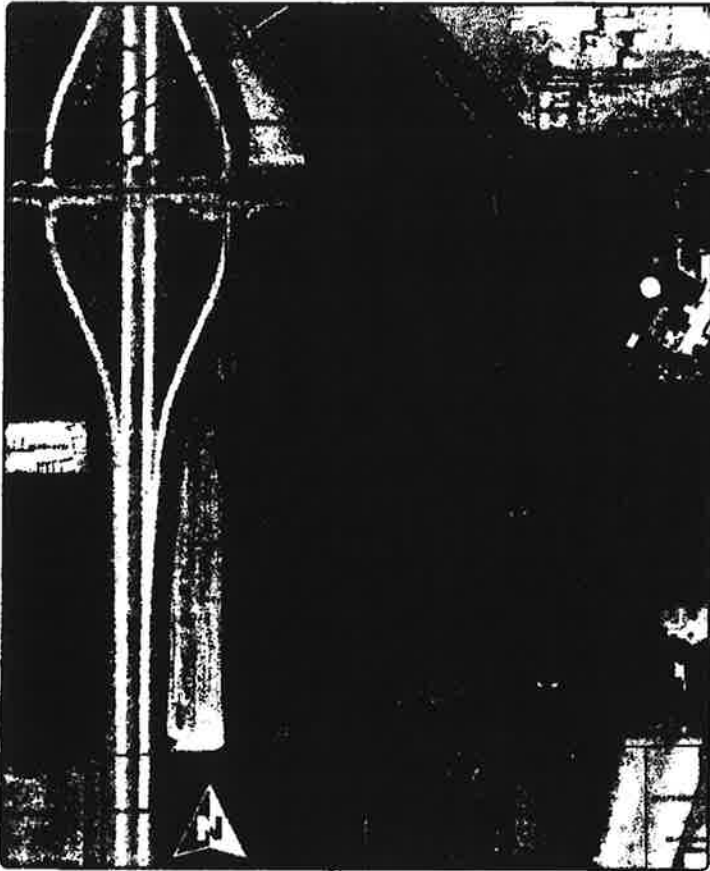
Richard's Property



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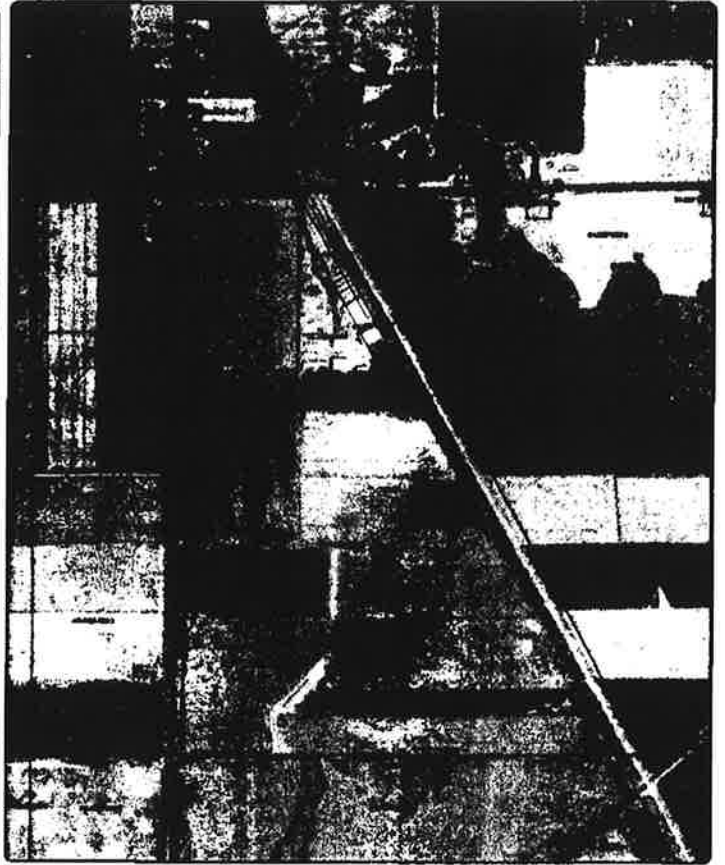
Lazy Boy Facility

EXHIBIT A Cont.



BOX
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Tremonton Hospital Exit



BOX
ELDER
COUNTY

Bailey Farms

Project Area Parcels

Washakie Plant

Parcel ID	District	Owner	Address	Taxable Value	Acreage
08-046-0001	192	SLASH T PROPERTY LLC	8760 W 25800 N PORTAGE, UT 84331	\$11,962	40
08-046-0002	192	N W R LTD PTRSHP	3212 S STATE ST, SALT LAKE CITY, UT 84115	\$20,663,898	349.510
08-046-0003	192	AGAR LLC	PO BOX 65463 SALT LAKE CITY, UT 84165	\$2,500	40
08-046-0005	192	AGAR LLC	PO BOX 65463 SALT LAKE CITY, UT 84165	\$4,000	200
				\$20,682,360.00	629.51

RR Spur Mega Site

Parcel ID	District	Owner	Address	Taxable Value	Acreage
04-079-0008	104	HARPER JENNY G TTEE	2625 N 4800 W CORINNE, UT 84307	\$10,890	23.12
04-079-0009	104	HARPER JENNY G TTEE	2625 N 4800 W CORINNE, UT 84307	\$124,579	11
04-079-0010	104	J & N PROPERTIES LC	1240 N 5600 W CORINNE, UT, 84307	\$18,134	38.5
04-079-0011	104	ROSS GEORGE DANIEL	2405 N 4800 W CORINNE, UT 84037	\$16,678	35.41
04-079-0016	104	DESERET TITLE HOLDING CORP	2980 FAIRVIEW PARK DRIVE FALLS CHURCH, VA 22042	\$577,300	14.42
04-079-0021	104	ROSS GEORGE D	2405 N 4800 W CORINNE, UT 84037	\$471	1
04-079-0025	104	UTAH ONIONS INC	850 S 2000 W SYRACUSE, UT 84075	\$944,500	2
04-079-0048	169	ROSS GEORGE D	2405 N 4800 W CORINNE, UT 84037	\$471	1
04-079-0050	104	NICHOLAS FAMILY FARM	4606 W 2400 N CORINNE, UT 84307	\$31,851	41.04
				\$1,724,874.00	167.49

Richard's Property

Parcel ID	District	Owner	Address	Taxable Value	Acreage
06-061-0011	113	OEA INC	3350 AIRPORT RD OGDEN, UT 84405	\$9,388,616	79
06-061-0012	151	OEA INC	3350 AIRPORT RD OGDEN, UT 84405	\$4,682,637	79
06-061-0013	151	RICHARDS MARK B	5090 W 15200 N GARLAND, UT 84312	\$14,130	30
06-061-0015	113	SCHOW JENNIFER TTEE	PO BOX 217 RIVERSIDE, UT 84334	\$3,763	7.99
06-061-0022	-	-	-	-	-
				\$14,089,146.00	195.99

Lazy Boy Facility

Parcel ID	District	Owner	Address	Taxable Value	Acreage
06-061-0012	151	OEA INC	3350 AIRPORT RD OGDEN, UT 84405	\$4,682,637	79
06-061-0013	151	RICHARDS MARK B	5090 W 15200 N GARLAND, UT 84312-9539	\$14,130	30
				\$4,696,767.00	109

Tremonton Hospital Exit

Parcel ID	District	Owner	Address	Taxable Value	Acreage
05-054-0041	130	WSP INVESTMENT CO PTRSHP	PO BOX 470 FARMINGTON, UT 84025	\$5,713	12.13
05-054-0125	130	HOWSER RAYMOND L TTEE ETAL	3580 S 400 W LOGAN, UT 84321	\$4,715	10.01
05-054-0126	130	THOMPSON GLEN N TTEE	730 S 300 E PROVIDENCE, UT 84332	\$4,715	10.01
05-054-0130	130	MEDLOCK LLC	3155 S 2050 W UNIT 06 WEST HAVEN, UT 84401	\$113,850	3.45
05-054-0156	130	MEDLOCK LLC	3155 S 2050 W UNIT 06 WEST HAVEN, UT 84401	\$264,000	8
05-171-0038	130	TREMONTON CITY CORP	102 S TREMONT ST TREMONTON, UT 84337	\$0	19.12

05-171-0041	130	TREMONTON CITY CORP	102 S TREMONT ST TREMONTON, UT 84337	\$0	4.65
05-172-0001	130	JAY HARWOOD LLC	1515 W 2200 S STE. C SALT LAKE CITY, UT 84119	\$36,507	77.51
05-172-0010	130	IHC HEALTH SERVICES INC	PO BOX 3390 SALT LAKE CITY, UT 84110	\$11,869	25.2
05-173-0005	130	WOOD KATHLEEN M TTEE	1050 E MAIN ST TREMONTON, UT 84337	\$78,400	15.68
05-173-0044	130	BURTONWOOD INVESTMENTS LLC	1548 FARLEY CIRCLE SANDY, UT 84092	\$17,093	36.29
				\$536,862.00	222.05

Bailey Farms

Parcel ID	District	Owner	Address	Taxable Value	Acreage
04-057-0003	187	S & C HOLMGREN PROPERTIES LLC	PO BOX 231 BEAR RIVER CITY, UT 84301	\$30	1.5
04-057-0004	187	S & C HOLMGREN PROPERTIES LLC	PO BOX 231 BEAR RIVER CITY, UT 84301	\$14,712	49.81
04-057-0005	187	PAUL C MUNNS FAMILY LIVING TRUST	9720 N 5200 W TREMONTON, UT 84337	\$117,162	215.56
04-057-0007	187	MUNNS PAUL C	9720 N 5200 W TREMONTON, UT 84337	\$933	1.98
04-057-0009	187	WD LAND LLC	4015 N 6800 W CORINNE, UT 84307	\$177,963	297.1
				\$310,800.00	565.95

EXHIBIT A Cont.
Legal Descriptions

Washakie Plant

- 08-046-0001
 - NW/4 OF NW/4 OF SEC 17, TWP 14N, R 3W, SLM.
- 08-046-0002 SW/4 OF NW/4, N/2 OF SW/4 & NW/4 OF SE/4 OF SEC 17, T 14N, R 03W, SLM.
ALSO: E/2 OF NW/4 OF SD SEC.
ALSO: S/2 OF SE/4 & SE/4 OF SW/4 OF SD SEC.
LESS: R.R.
- 08-046-0003 SW/4 OF SW/4 OF SEC 17, TWP 14N, R 3W, SLM.
- 08-046-0005 NE/4 OF SE/4 & S/2 OF NE/4 & NW/4 OF NE/4 OF SEC 17, TWP 14N, R 3W, SLM. ALSO NE/4 OF NE/4 OF SD SEC 17

RR Spur Mega Site

- 04-079-0008
 - NW/4 of SW/4 of R.R. SEC 36, TWP 10N, R 3W, SLM, CORINNE.
- 04-079-0009
 - BEG AT A PT 80 RDS N OF SE COR OF SW/4 OF SEC 36, TWP 10N, R 3W, SLM, N 13 RDS TO WITHIN 25 FT OF CEN OF BEAR RIVER CANAL, N 74°49' W ALG SD CANAL R/W 83 RDS, S 35 RDS, E 80 RDS TO BEG. EXC OF ROADS.
- 04-079-0010
 - SW/4 OF SW/4 OF SEC 36 T10N R3W SLM
LESS: BEG 33 FT N OF SW COR OF SEC, N 158 FT, E 138 FT, S 158 FT, W 138 FT TO POB.

LESS: 2 ROD STRIP ON S SIDE FOR RD.
- 04-079-0011
 - SE/4 OF SW/4 OF SEC 36, T 10N, R 03W, SLM.
LESS: [04-079-0020] BEGINNING AT A POINT 33 FT N & 33 FT W OF SE CORNER OF SW/4 OF SD SEC 36. THENCE NORTH 165 FT; WEST 264 FT; SOUTH 165 FT; EAST 264 FT TO POB.

LESS: [04-079-0019] BEGINNING AT A POINT 33 FT N & 297 FT W OF SE CORNER OF SW/4 OF SD SEC 36. THENCE NORTH 93 FT; WEST 204.5 FT; SOUTH 93 FT; EAST 204.5 FT TO POB.

LESS: [04-079-0021] BEGINNING AT A POINT 33 FT W OF NE CORNER OF SE/4 OF SW/4 OF SEC 36 (SD POINT BEING ON W/L OF 4800 W ST). THENCE SOUTH 165 FT; WEST 264 FT; NORTH 165 FT; EAST 264 FT TO BEG.
- 04-079-0016
 - A PART OF NW/4 OF SEC 36, T 10N, R 03W, SLM. BEG AT A POINT SOUTH 287.44 FT ALONG CENTER LINE OF AN EXISTING ROAD & WEST 33 FT FRM N/4 COR OF SD SEC 36, SD POINT BEING ON WEST R/W OF SD ROAD. THENCE S 57°12'16" W 1909.46 FT; S 32°47'44" E 350 FT; N 57°12'16" E 1683.94 FT TO WEST R/W OF SD ROAD; NORTH 416.37 FT TO POB.
- 04-079-0021

- PART OF SEC 36, T 10N, R 03W SLM. BEGINNING AT A POINT 33 FT WEST OF NE CORNER OF SE/4 OF SW/4 OF SEC 36 (SAID POINT BEING ON WEST LINE OF 4800 W ST). THENCE SOUTH 165 FT, WEST 264 FT, NORTH 165 FT, EAST 264 FT TO BEGINNING.
- 04-079-0025
 - PART OF NW/4 OF SEC 36 T10N R3W SLM BEG AT A PT ON W R/W LINE OF 4800 W ST LOC S 00°00'00" W 65.70 FT ALG E/L OF SD NW/4 & N 90°00'00" W 33.00 FT FROM NE COR OF NW/4, S 00°00'00" W 221.74 FT ALG SD R/W LINE, S 57°12'16" W 333.86 FT, N 00°00'00" E 399.11 FT, N 89°17'31" E 280.67 FT TO POB.
- 04-079-0026
 - BEG NLY R/W/L ST RD (SR-83) 2582.18 FT S0°14'26E ALG SEC/L FRM NW COR SEC 36 T10N R3W SLM, N0°14'26W 51.79 FT ALG SEC/L, S75°7'22E 86.60 FT, S75°1'17E 801.74 FT, S74°55'11E 446.59 FT, S75°10'17E 178.29 FT, S 75°4'13E 400.38 FT, S14°58'36W 50.00 FT TO SD NLY/L SR-83, ALG SD NLY/L SR-83 FOL 5 CALLS: N75°4'13W 400.30 FT TO R/W MON, N75°10'17W 178.36 FT, N74°55'11W 446.61 FT TO R/W MON, N75°1'17W 801.69 TO R/W MON, N75°7'22W 73.05 FT TO POB. CONT 2.189 AC M/L
- 04-079-0048
 - THAT PART OF THE W/2 OF SEC 36, T 10N, R 03W, SLM: LYING NORTH OF COUNTY RD.
LESS: [04-079-0016] PART OF NW/4 OF SEC 36, T 10N, R 03W, SLM. BEG AT A POINT SOUTH 287.44 FT ALONG CENTER LINE OF AN EXISTING ROAD & WEST 33 FT FROM N/4 COR OF SD SEC 36. SD POINT BEING ON WEST R/W OF SD ROAD. THENCE S 57°12'16" W 1909.46 FT; S 32°47'44" E 350 FT; N 57°12'16" E 1683.94 FT TO WEST R/W OF SD ROAD; NORTH 416.37 FT TO POB.

LESS: [04-079-0025] BEG ON THE WEST R/W LINE OF 4800 WEST ST, AT A POINT S 00°00'00" W 65.70 FT ALONG EAST LINE OF NW/4 & N 90°00'00" W 33.0 FT FROM NE CORNER OF NW/4 OF SEC 36, T 10N, R 03W, SLM. THENCE S 00°00'00" W 221.74 FT ALONG SD R/W LINE; S 57°12'16" W 333.86 FT; N 00°00'00" E 399.11 FT; N 89°17'31" E 280.67 FT TO POB.

LESS: [04-079-0026] BEG ON THE NORTHERLY R/W LINE OF STATE RD (SR-83), LOCATED 2582.18 FT S 00°14'26" E ALONG SEC LINE FROM NW CORNER OF SEC 36, T 10N, R 03W, SLM. THENCE N 00°14'26" W 51.79 FT ALONG SD SEC LINE; S 75°07'22" E 86.60 FT; S 75°01'17" E 801.74 FT; S 74°55'11" E 446.59 FT; S 75°10'17" E 178.29 FT; S 75°04'13" E 400.38 FT; S 14°58'36" W 50.00 FT TO SD NORTHERLY R/W LINE OF SR-83; ALONG SD NORTHERLY R/W LINE OF SR-83 THE FOLLOWING FIVE (5) CALLS: 1) N 75°04'13" W 400.30 FT TO R/W MONUMENT; 2) N 75°10'17" W 178.36 FT; 3) N 74°55'11" W 446.61 TO R/W MONUMENT; 4) N 75°01'17" W 801.69 TO R/W MONUMENT; 5) N 75°07'22" W 73.05 FT TO POB.

LESS: [PART OF 04-079-0047] BEG AT INTERSECTION OF NORTHERLY R/W LINE OF SD SR-83 & WESTERLY R/W FENCE LINE OF SD SR-13 [4800 WEST ST], WHICH POINT IS LOCATED 2106.98 FT N 00°04'38" E ALONG 1/4 SEC LINE & 34.59 FT N 89°55'22" W FROM S/4 CORNER OF SEC 36, T 10N, R 03W, SLM. THENCE N 74°10'51" W 27.13 FT ALONG SD NORTHERLY R/W LINE OF SR 83; N 00°41'29" E 142.90 FT PARALLEL TO CENTER LINE OF SD PROJECT TO A POINT 60.00 FT PERPENDICULARLY DISTANT WESTERLY FROM CENTER LINE OF SD SR-13 [4800 WEST ST] OF SD PROJECT, OPPOSITE APPROX ENG

STA 113+00; N 03°14'23" E 450.00 FT TO SD WESTERLY R/W FENCE LINE OF 4800 WEST ST AT A POINT 40.00 FT PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF SD PROJECT, OPPOSITE APPROX ENG STA 117+49.97; S 00°06'02" W 599.58 FT M/L ALONG SD WESTERLY R/W FENCE LINE TO POB.

LESS [04-069-0030] PART OF SW/4 OF SEC 25 & NW/4 OF SEC 36, T 10N, R 03W, SLM. BEG AT INTERSECTION OF SOUTH LINE OF SD SEC & WEST R/W LINE OF 4800 WEST STREET, LOCATED S 89°40'50" W 33.00 FT FROM SE CORNER OF SW/4 OF SD SEC 25. THENCE S 00°04'46" W 65.70 FT ALONG SD WEST R/W LINE NE CORNER OF PARCEL 04-079-0025; S 89°40'50" W 280.67 FT TO NW CORNER OF PARCEL 04-079-0025; N 00°04'46" E 65.70 FT TO SOUTH LINE OF SD SW/4; S 89°40'50" W 159.76 FT ALG SD SOUTH LINE; N 00°00'00" E 1333.91 FT TO WESTERLY R/W LINE OF UPRR; S 29°41'23" E 891.54 FT ALONG SD R/W LINE TO WEST R/W LINE OF 4800 WEST ST; S 00°07'10" W 556.96 FT ALONG SD WEST R/W LINE TO POB.

LESS: [04-079-0047] BEG AT THE INTERSECTION OF THE NORTHERLY R/W LINE OF SD SR-83 & THE WESTERLY R/W FENCE LINE OF SR-13 [4800 WEST ST], WHICH POINT IS LOCATED 2106.98 FT N 00°04'38" E ALONG THE 1/4 SEC LINE & 34.59 FT N 89°55'22" W FROM THE S/4 COR SEC 36, T 10N, R 03W, SLM. THENCE N 74°10'51" W 27.13 FT ALONG SD NORTHERLY R/W LINE OF SR 83; N 00°41'29" E 592.88 FT ALONG A LINE PARALLEL TO CENTER LINE OF SD PROJECT TO A POINT 60.00 FT PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF SD SR-13 [4800 WEST ST] OF SD PROJECT, OPPOSITE APPROX STA 117+49.97; N 00°08'49" E 2017.94 FT M/L ALONG A LINE PARALLEL TO SD CENTER LINE TO SOUTHERLY BOUNDARY LINE OF DESERET TITLE HOLDING CORPORATION, AT A POINT 60.00 FT PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF SD PROJECT, OPPOSITE APPROX ENG STA 137+68.49; N 57°16'54" E 21.86 FT TO SD WESTERLY R/W FENCE LINE OF 4800 WEST ST; S 00°06'02" W 2629.98 FT ALONG SD WESTERLY R/W FENCE LINE TO THE POB.

- 04-079-0050
 - PART OF THE SE/4 OF SEC 36, T 10N, R 03W, SLM. THE W/2 OF SE/4 OF SD SEC 36, SOUTH OF CPRR.

LESS: 2 RD WIDE R/W ON S & W SIDES

LESS: CANAL

LESS: [04-079-0024] BEG 2.0 RDS NORTH OF SE CORNER OF W/2 OF SE/4 SD SEC 36. THENCE WEST ALONG NORTH SIDE COUNTY RD 195 FT, NORTH 170 FT, EAST 195 FT, SOUTH 170 FT TO POB.

LESS: [04-079-0029] (ENT# 155137). PART OF W/2 OF SE/4 SEC 36, T 10N, R 03W, SLM. BEG AT PT 2 RDS N & 888.50 FT W M/L ALG N/S COUNTY RD FROM SE CORNER OF W/2 OF SE/4 SD SEC 36. THENCE NORTH 175.00 FT, WEST 398.50 FT M/L TO EAST LINE OF 4800 WEST ST, SOUTH ALONG SD EAST LINE 175.00 FT TO NORTH LINE OF COUNTY RD, EAST ALG SD N/L 398.50 FT TO POB.

LESS: [04-079-0051] PART OF THE W/2 OF THE SE/4 SEC 36, T 10N, R 03W,

SLBM. BEG AT A POINT 2 RODS NORTH AND 490.00 FT WEST M/L ALONG THE NORTH SIDE OF THE COUNTY ROAD FROM THE SE CORNER OF THE W/2 OF THE SE/4 OF SAID SEC 36. THENCE NORTH 175.00 FT; WEST 398.50 FT; SOUTH 175.00 FT TO THE NORTH LINE OF THE COUNTY ROAD; EAST ALONG SAID NORTH LINE 398.50 FT TO THE POB.

Richard's Property

- 06-061-0011
 - S/2 OF NW/4 OF SEC 34, TWP 12N, R 3W, SLM. LESS ROADS
- 06-061-0012
 - N/2 OF SW/4 OF SEC 34, TWP 12N, R 3W, SLM. LESS ROAD
- 06-061-0013
 - BEG AT NW COR OF SE/4 OF SEC 34, TWP 12N, R 3W, SLM, E 1070 FT M/L TO WE LINE OF OSLRR R/W, S 4*20' W ALG W SIDE OF R.R. R/W 1330 FT M/L TO A PT WHERE SD R.R. R/W INT/SEC S LINE OF N/2 OF SE/4 OF SD SEC, W 970 FT M/L TO A PT DIREC 1320 FT S OF POB, N 1320 FT TO BEG. WITH CER EASEMENT.
- 06-061-0015
 - SW/4 SE/4 LYING ELY OF RR R/W IN SEC 34 T12N R03W SLM DESC AS: BEG ON NLY R/W LINE OF 14400 S ST OF GARLAND CITY & E/L OF SW/4 SE/4 SEC 34 AT A PT 1317.02 FT S89*27'34"W ALG SEC LINE & 33.00 FT N00*08'33"E FROM SE COR SD SEC, 356.42 FT S89*27'34"W ALG SD R/W LINE TO E R/W OF RR PROP, N04*28'26"E 1300.63 FT ALG SD RR R/W TO EXIST FENCE LINE, N89*08'35"E 258.2 FT ALG EXIST FENCE LINE ON N BNDRY OF SW/4 SE/4 SD SEC TO NE COR SW/4 SE/4 SD SEC, S00*08'33"W 1297.17 FT ALG SD E/L TO POB.

LESS: PT SE/4 SD SEC 34, BEG N R/W/L 1400 S ST 1317.02 FT S89*27'34"W ALG S/L SD SE/4 & 33.00 FT N00*08'33"E FRM SE COR SD SE/4, SD POB ON E/L W/2 SD SE/4, N89*27'34"W 232.07 FT ALG SD R/W/L, N04*38'57"E 226.87 FT, N89*27'34"E 214.24 FT, S00*08'33"W 225.95 FT TO POB.

CONT 7.99 AC M/L.
- 06-061-0022
 - No data available.

Lazy Boy Facility

- 06-061-0012
 - N/2 OF SW/4 OF SEC 34, TWP 12N, R 3W, SLM. LESS ROAD
- 06-061-0013
 - BEG AT NW COR OF SE/4 OF SEC 34, TWP 12N, R 3W, SLM, E 1070 FT M/L TO WE LINE OF OSLRR R/W, S 4*20' W ALG W SIDE OF R.R. R/W 1330 FT M/L TO A PT WHERE SD R.R. R/W INT/SEC S LINE OF N/2 OF SE/4 OF SD SEC, W 970 FT M/L TO A PT DIREC 1320 FT S OF POB, N 1320 FT TO BEG. WITH CER EASEMENT.

Tremonton Hospital Exit

- 05-054-0041
 - A TRACT OF LAND LOC IN E/2 OF NW/4 & NW/4 OF NE/4 OF SEC 4 T11N R3W SLM. BEG AT THE INTERSECTION OF E/L OF E/2 OF NW/4 OF SEC 4 & S R/W LINE OF EXIST ACCESS ROAD OF FREEWAY KNOWN AS INTERSTATE 15, WHICH PT IS 780.57 FT S 0°46'20E FROM N/4 COR OF SD SEC 4 AS MONUMENTED BY BE CO, S 0°46'26E 1881.82 FT ALG SD E/L TO S/L OF SD E/2 OF NW/4, S 88°40' 15W 303.65 FT ALG SD S/L TO ELY R/W & NO ACCESS LINE OF SD FREEWAY AT A PT DESIGNATED AS PT A, NLY & ELY ALG SD ELY & SLY R/W & NO ACCESS LINE OF SD FREEWAY THE FOLLOWING 6 COURSES: N 788.69 FT, N 5°42'38E 703.49 FT, N 19°17'24E 847.59 FT, N 275.0 FT, N 49°39'05E 67.43 FT, N 88°38'13E 267.0 FT TO A PT DESIGNATED AS PT B, N 88°38' 13E 58.0 FT TO INTERSECTION OF ELY R/W LINE & SD ACCESS ROAD & SLY R/W LINE OF SD INTERSTATE 15, SLY & WLY ALG SD ELY R/W LINE OF SD ACCESS ROAD THE FOLLOWING 6 COURSES: S 1°21'47E 65 FT, S 88°38'13W 225.0 FT, S 61°25'21W 117.19 FT, S 208.5 FT, S 19°17'24W 370.39 FT TO W/L OF SD NW/4 OF NE/4, S 0°46'20E 41.90 FT TO POB. CONT 12.13 ACRES
- 05-054-0125
 - LOT 1 - STOKES SUBDIVISION- TCS, SEC 4-11-3 SLM. CONT 10.01 AC
- 05-054-0126
 - LOT 2 - STOKES SUBD. TCS, SEC 4 T11N R3W SLM. CONT 10.01 AC
- 05-054-0130
 - LOT 02 S & D STOKES SUBD. PRT NW/4 SEC 04 T 11N R 03W, SLBM.
- 05-054-0156
 - LOT 1 AMENDED S&D STOKES SUBDIVISION LOT 1 AND STOKES SUBDIVISION LOT 3
- 05-171-0038
 - LOT 1 BEAR RIVER HEALTH DEPARTMENT SUBDIVISION AMEND AND EXTEND
- 05-171-0041
 - LOT 4 BEAR RIVER HEALTH DEPARTMENT SUBDIVISION AMEND AND EXTEND
- 05-172-0001
 - W/2 OF NE/4 OF SEC 04, T 11N, R 03W, SLM.

LESS: [05-172-0005] A TRACT IN NW/4 NE/4 OF SEC 4 T11N R3W SLM. BEG AT N/4 COR OF SD SEC 4 AS MONUMENTED BY B.E.CO, N 88°38' 13E 399.20 FT ALG N/L OF SD SEC 4 WHICH IS ALG THE CONTROL LINE KNOWN AS T LINE OF SD PROJECT TO ENG STAT ION 33+17, S 1°21'47E 65.0 FT TO A PT PERPENDICULARLY DISTANT SLY FROM SD CONTROL LINE AT ENG STATION 33+ 17, S 88°38'13W 267.0 FT S 49°39' 05W 67.43 FT TO A PT 500.00 FT PERPENDICULARLY DISTANT ELY FROM C/ L OF SD PROJECT AT ENG STATION 2597 +75.00, S 0°00'00W 275.00 FT PARALLEL TO SD C/L, S 19°17'24W 224.99 FT TO W LINE OF SD NW/4 NE/4 AT A PT 425.68 FT PERPENDICULARLY DISTANT ELY FROM SD C/L AT ENG STATION 2592+87.64, N 0°46'23W 592.90 FT ALG SD W/L TO BEG. CONTG 1.39 ACRES OF WHICH 0.31 ACRE IS NOW OCCUPIED BY EXISTING CO RD.

LESS: [05-172-0006] A TRACT IN NW/4 NE/4 OF SEC 4 T11N R3W SLM. BEG AT N LINE OF SD SEC 4 AT A PT 399.20 FT N 88°38'13E FROM N/4 COR OF SD SEC 4 AS MONUMENTED BY B.E.CO (AS N/L IS THE CONTROL LINE KNOWN AS T LINE OF SD PROJECT) N 88°38'13E 238.00 FT ALG SD N/L TO ENG STATION 35+55, S 1°21'47E 33.00 FT, S 78°33'23W 182.82 FT TO A PT 65.00 FT PERPENDICULARLY DISTANT SLY FROM SD CONTROL LINE AT ENG STATION 33+75.00, S 1°21'47E 65.0 FT, S 88°38'13W 225.0 FT, S 61°25'21W 117.19 FT TO A PT 550.00 FT PERPENDICULARLY DISTANT ELY FROM C/L OF SD PROJECT AT ENG STATION 2597+00, S 0°00'00W 208.50 FT, S 19°17'24W 370.39 FT TO W/L OF SD NW/4NE/4 AT A PT 427.53 FT PERPENDICULARLY DISTANT ELY FROM SD C/L AT ENG STATION 2591+50.08, N 0°46'20W 145.76 FT ALG SD W/L TO ELY R/W & NO-ACCESS LINE OF SD PROJECT AT A PT 425.68 FT PERPENDICULARLY DISTANT ELY FROM SD C/L AT ENG STATION 2592+87.64, N 19°17'24E 224.99 FT ALG SD ELY R/W & NO-ACCESS LINE TO A PT 500.00 FT PERPENDICULARLY DISTANT ELY FROM SD C/L AT ENG STATION 2595+00, N 0°00'00E 275.0 FT ALG SD ELY R/W & NO-ACCESS LINE, N 49°39'05E 67.43 FT TO A PT 65.0 FT PERPENDICULARLY DISTANT SLY FROM SD CONTROL LINE AT ENG STATION 30+50, N 88°38'13E 267.0 FT, N 1°21'47W 65.0 FT TO BEG. CONTG 1.53 ACRES OF WHICH 0.18 ACRE IS OCCUPIED BY CO RD.

LESS: PART DEEDED TO WSP INVESTMENT CO PTRSHP.

- 05-172-0005
 - A TRACT IN NW/4NE/4 OF SEC 4 T11N R3W SLM. BEG AT N/4 COR OF SD SEC 4 AS MONUMENTED BY B.E.CO, N 88°38'13E 399.20 FT ALG N/L OF SD SEC 4 WHICH IS ALG THE CONTROL LINE KNOWN AS T LINE OF SD PROJECT TO ENG STATION 33+17, S 1°21'47E 65.0 FT TO A PT PERPENDICULARLY DISTANT SLY FROM SD CONTROL LINE AT ENG STATION 33+17, S 88°38'13W 267.0 FT S 49°39'05W 67.43 FT TO A PT 500.00 FT PERPENDICULARLY DISTANT ELY FROM C/L OF SD PROJECT AT ENG STATION 2597+75.00, S 0°00'00W 275.00 FT PARALLEL TO SD C/L, S 19°17'24W 224.99 FT TO W LINE OF SD NW/4 NE/4 AT A PT 425.68 FT PERPENDICULARLY DISTANT ELY FROM SD C/L AT ENG STATION 2592+87.64, N 0°46'23W 592.90 FT ALG SD W/L TO BEG. CONTG 1.39 ACRES OF WHICH 0.31 ACRE IS NOW OCCUPIED BY EXISTING CO RD.
- 05-172-0006
 - A TRACT IN NW/4 NE/4 OF SEC 4 T11N R3W SLM. BEG AT N LINE OF SD SEC 4 AT A PT 399.20 FT N 88°38'13E FROM N/4 COR OF SD SEC 4 AS MONUMENTED BY B.E.CO (AS N/L IS THE CONTROL LINE KNOWN AS T LINE OF SD PROJECT) N 88°38'13E 238.00 FT ALG SD N/L TO ENG STATION 35+55, S 1°21'47E 33.00 FT, S 78°33'23W 182.82 FT TO A PT 65.00 FT PERPENDICULARLY DISTANT SLY FROM SD CONTROL LINE AT ENG STATION 33+75.00, S 1°21'47E 65.0 FT, S 88°38'13W 225.0 FT, S 61°25'21W 117.19 FT TO A PT 550.00 FT PERPENDICULARLY DISTANT ELY FROM C/L OF SD PROJECT AT ENG STATION 2597+00, S 0°00'00W 208.50 FT, S 19°17'24W 370.39 FT TO W/L OF SD NW/4NE/4 AT A PT 427.53 FT PERPENDICULARLY DISTANT ELY FROM SD C/L AT ENG STATION 2591+50.08, N 0°46'20W 145.76 FT ALG SD W/L TO ELY R/W & NO-ACCESS LINE OF SD PROJECT AT A PT 425.68 FT PERPENDICULARLY DISTANT ELY FROM SD C/L AT ENG STATION 2592+87.64, N 19°17'24E 224.99 FT ALG SD ELY R/W & NO-ACCESS

LINE TO A PT 500.00 FT PERPENDICULARLY DISTANT ELY FROM SD C/L AT ENG STATION 2595+00, N 0°00'00E 275.0 FT ALG SD ELY R/W & NO-ACCESS LINE, N 49° 39'05E 67.43 FT TO A PT 65.0 FT PERPENDICULARLY DISTANT SLY FROM SD CONTROL LINE AT ENG STATION 30+50, N 88°38'13E 267.0 FT, N 1°21'47W 65.0 FT TO BEG. CONTG 1.53 ACRES OF WHICH 0.18 ACRE IS OCCUPIED BY CO RD.

LESS: PART DEEDED TO WSP INVESTMENT CO PTRSHP.

- 05-172-0010
 - COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 1000 NORTH STREET, SAID POINT BEING SOUTH 89°38'53" WEST ALONG THE SECTION LINE 33.20 FEET AND SOUTH 00°21'07" EAST 33.00 FEET TO SAID SOUTH RIGHT OF WAY LINE AND SOUTH 89°38'53" WEST ALONG SAID SOUTH RIGHT OF WAY LINE 498.55 FEET FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 407.30 FEET; THENCE WEST 149.65 FEET; THENCE SOUTH 45°00'00" WEST 84.85 FEET; THENCE SOUTH 311.07 FEET; THENCE SOUTH 60°00'00" EAST 373.23 FEET; THENCE EAST 384.96 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 1000 WEST STREET; THENCE SOUTH ALONG SAID RIGHT OF WAY 332.48 FEET TO A WIRE FENCE LINE EXTENSION; THENCE SOUTH 89°43'01" WEST ALONG SAID WIRE FENCE LINE EXTENSION AND WIRE FENCE LINE 1278.50 FEET; THENCE NORTH 00°10'53" WEST 1298.98 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°38'53" EAST ALONG SAID RIGHT OF WAY LINE 784.07 FEET TO THE POINT OF BEGINNING.
- 05-173-0005
 - PARCEL 1: BEG AT A PT S 88°18', W 1287.81 FT ALG SEC LINE & N 1°25', W 488.93 FT FRM SE COR OF SEC 4, TWP 11N, R 3W, SLM. SD PT BEING ON 15.0 FT RADIUS CURVE TO LEFT(RADIUS PT BEARS S 88°35' W) & TH NWLY ALG ARC OF SD CURVE 23.64 FT, TH S 88° 18', W 659.93 FT TO AN EXIST FENCE LINE, TH N 1°25', W 2157.93 FT TO AN EXIST FENCE COR. TH N 88°18', E 329.57 FT TO EXIST FENCE COR. TH S 1°25', E 1612.40 FT, TH S 88°35', W 138.0 FT, TH S 1°25', E 235 FT, TH N 88°35', E 138.0 FT, TH S 1°25', E 110 FT, TH N 88°56', E 220.44 FT, TH S 00°42', E 138.12 FT, TH N 88° 18', E 111.8 FT TO A PT OF TANGENCY WITH 15 FT RADIUS CURVE TO LEFT. TH NELY 23.49 FT ALG ARC OF SD CURVE, TH S 1°25', E 90 FT TO PT OF BEG. PARCEL 2: BEG AT A PT S 88°18' W 1612.81 FT ALG SEC LINE & N 479 FT FRM SE COR OF SEC 4, TH N 1°25' W 25 FT, TH S 88°18', W 150 FT, TH S 1°25', E 25 FT, TH N 88°18', E 150 FT TO PT OF BEG.

LESS FAIRWOOD SUB. 15.68 AC M/L

- 05-173-0044
 - BEG N 01°09'00" W 65 FT ALONG 1/4 SEC LINE FROM S/4 CORNER OF SEC 04, T 11N, R 03W, SLM, SD POINT ON NORTH R/W LINE OF STATE HWY. THENCE N 01°09'00" W ALONG 1/4 SEC LINE 2575 FT M/L TO CENTER OF SD SEC; WEST 660 FT M/L ALONG 1/4 SEC LINE TO WEST LINE OF E/2 OF E/2 OF SW/4; S 00°28'00" W 1775 FT ALONG SD WEST LINE TO POINT 865 FT NORTH OF SOUTH SEC LINE; N 88°18'00" E 283 FT; S 00°57'00" E 500 FT; N 88°18'00" E 300 FT; SOUTH 300 FT; N 88°18'00" E 66 FT TO BEG.
ALSO: W/2 OF W/2 OF SE/4 OF SEC 04, T 11N, R 03W, SLBM.

LESS: STATE HWY (BK, PG).

LESS: [05-173-0002] TRACT DEEDED TO SHARON ARCHIBALD JT (BK 288, PG 567). BEG AT A POINT N 01°09'00" W 65 FT ALONG THE QUARTER SEC LINE FROM THE S/4 CORNER OF SEC 04, T 11N, R 03W, SLBM, SD POINT BEING ON THE NORTH R/W LINE OF THE STATE HWY. THENCE N 01°09'00" W ALONG THE QUARTER SEC LINE 435.6 FT; N 88°18'00" E 349.4 FT M/L TO A POINT 320 FT WEST OF THE EAST LINE OF THE W/2 OF THE W/2 OF THE SE/4 OF SD SEC; SOUTH 435.6 FT TO A POINT ON THE NORTH R/W LINE OF THE STATE HWY 320 FT WEST OF THE EAST LINE OF THE W/2 OF THE W/2 OF THE SE/4 OF SD SEC; S 88°18'00" ALONG SD R/W LINE 349.4 FT TO THE POINT OF BEG.

LESS: [05-173-0034] BEG 64 FT NORTH OF SE CORNER OF W/2 W/2 SE/4 SEC, SD POINT ON NORTH LINE OF STATE HWY. THENCE NORTH 435.60 FT; WEST 320 FT; SOUTH 435.60 FT; EAST 320 FT TO BEG.

LESS: TRACT DEEDED TO UDOT (BK 433, PG 591). A PARCEL OF LAND IN FEE FOR A FREEWAY KNOWN AS PROJECT NO. 15-8, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE E/2 OF SW/4 OF SEC 04, T 11N, R 03W, SLBM. BEGINNING AT THE INTERSECTION OF THE NORTHERLY R/W LINE OF THE EXISTING STATE HIGHWAY 30 (ALSO KNOWN AS TREMONTON MAIN STREET) AND AN EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 1967.17 FT N 88°44'32" E ALONG THE SOUTH LINE OF SAID SW/4 AND 65.00 FT N 01°15'28" W FROM THE SW CORNER OF SAID SEC 04. THENCE S 88°44'32" W 0.48 FT ALONG SAID NORTHERLY R/W LINE TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; N 00°46'34" W 701.14 FT ALONG SAID WESTERLY BOUNDARY LINE TO A POINT 180.00 FT PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 2553+05.84; N 02°28'29" E 694.81 FT TO A POINT 150.00 FT PERPENDICULARLY DISTANT WESTERLY FROM SAID CENTERLINE AT ENGINEER STATION 2560+00.00; N 00°00'00" E 1204.35 FT TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; N 88°40'15" E 300.08 FT ALONG SAID NORTHERLY BOUNDARY LINE; S 00°00'00" W 1211.31 FT TO A POINT 150.00 FT PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE AT ENGINEER STATION 2560+00.00; S 03°26'01" E 500.90 FT TO A POINT 180.00 FT PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE AT ENGINEER STATION 2555+00.00; S 00°38'44" E 587.39 FT, TO A SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; S 88°44'32" W 69.67 FT ALONG SAID SOUTHERLY BOUNDARY LINE TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; N 00°30'15" W 499.88 FT ALONG SAID WESTERLY BOUNDARY LINE TO A SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; S 88°44'32" W 283.00 FT ALONG SAID SOUTHERLY BOUNDARY LINE TO AN EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; S 00°01'28" E 800 FT ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

LESS: TRACT DEEDED TO UDOT (BK 433, PG 634). A PARCEL OF LAND IN FEE

SITUATE IN THE E/2 OF SW/4 OF SECTION 04, T 11N, R 03W, SLBM.
 BEGINNING IN THE WESTERLY R/W AND NO-ACCESS LINE OF A FREEWAY
 KNOWN AS PROJECT NO. 15-8 AT A POINT 1972.59 FT N 88°44'32" E ALONG
 THE SOUTH LINE OF SAID SEC 04 AND 766.11 FT N 01°15'28" W FROM THE SW
 CORNER OF SAID SEC 04. THENCE N 00°46'34" W 1897.39 FT TO THE NORTH
 LINE OF SAID E/2 OF SE/4; N 88°40'15" E 55.72 FT ALONG SAID NORTH LINE
 TO THE WESTERLY R/W AND NO-ACCESS LINE OF SAID FREEWAY; S
 00°00'00" W 1204.35 FT ALONG SAID WESTERLY R/W AND NO-ACCESS LINE;
 S 02°28'29" W 694.81 FT TO THE POINT OF BEGINNING.

LESS: BEG NORTHERLY R/W LINE OF STATE HWY SR-102 (AKA TREMONTON
 CITY MAIN ST) 65.00 FT N 01°07'06" W ALONG 1/4 SEC LINE FROM S/4
 CORNER OF SD SEC. THENCE S 88°18'00" W 66.00 FT ALONG SD R/W LINE; N
 01°07'06" W 300.00 FT; S 88°18'00" W 228.95 FT ALONG ADJOINERS NORTH
 LINE & PARALLEL TO SOUTH LINE OF SD SEC TO EASTERLY R/W LINE OF
 INTERSTATE HWY (I-15); N 01°01'23" W 507.63 FT ALONG SD INTERSTATE
 R/W LINE; N 88°52'54" E 324.10 FT; S 01°07'06" E 181.99 FT TO BEG OF 330.00
 FT RADIUS TANGENT CURVE RIGHT, 104.79 FT ALONG ARC OF SD CURVE
 WITH A CHORD 104.36 FT BEARING S 07°58'45" W TO BEG 270.00 FT RADIUS
 REVERSE CURVE 85.74 FT ALONG ARC SD CURVE WITH A CHORD TO LEFT,
 85.74 FT ALONG ARC OF SD CURVE WITH A CHORD 85.38 FT BEARING S
 07°58'45" W TO POINT IN SD 1/4 SEC LINE; S 01°07'06" E 435.30 FT ALONG SD
 1/4 SEC LINE TO POB.

LESS: [05-232-0012 THRU 0026]: ALL OF FAIRVIEW ESTATES SUBDIVISION, PH
 01, TCS.

LESS: [05-232-0027 THRU 0042]: ALL OF FAIRVIEW ESTATES SUBDIVISION, PH
 02, TCS.

Bailey Farms

- 04-057-0003
 - BEG AT A PT 1768 FT W OF THE NE COR OF SEC 10 T10N R3W SLM. TH S 300
 FT W 225 FT, N 300 FT, E 225 FT TO POB CONT 1.5 ACRES
- 04-057-0004
 - ALL OF NE/4 SEC 10, T10N, R3W SLM, N AND E OF MALAD RIVER, LESS:
 ROAD LESS: BEG AT A PT 1768 FT W OF NE COR SEC 10, S 300 FT, W 225 FT, N
 300 FT, E 225 FT TO BEG LESS: BEG AT NE COR OF SEC 10, S ALG SEC/L 303
 FT, W 288 FT, N 303 FT, E 288 FT TO BEG. LESS PORTION ALG N SIDE LYING
 IN 6400 N ST. LESS RIVER CONTG 49.81 ACRES
- 04-057-0005
 - ALL OF SEC 10, T 10N, R 03W, SLM. LYING EAST OF OSLRR AND WEST OF
 MALAD RIVER.

LESS FOR COUNTY ROAD.

LESS: TRACT TO UTAH IDAHO SUGAR CO.
- 04-057-0007
 - A STRIP OF LAND 3 RODS WIDE BEING 1.5 RODS WIDE ON EACH SIDE OF
 THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT ON

EAST LINE OF LATERAL H R/W SD POB BEING EAST 1454 FT & S 29°30'00" E
1662 FT OF NW CORNER OF SEC 10, T 10N, R 03W, SLM. THENCE EAST 1730 FT
TO WEST LINE OF SE/4 OF NE/4 OF SAID SEC 10.

- 04-057-0009

- ALL OF SEC 10 T10N R03W SLM. BEING W OF THE MALAD VALLEY R.R. EXC
OF ROAD AND DITCH R/W AS NOW EXIST.

LESS [04-057-0008] PT OF THE NW/4 OF SEC 10 T10N R03W SLM. BEG AT PT
ON S R/W/L OF 6400 N ST LOC N89°02'54"E 1135.13 FT ALG N/L OF SD SEC &
S00°07'11"E 52.57 FT FRM NW COR OF SD NW/4, N89°52'49"E 30.00 FT ALG SD S
R/W/L TO WLY R/W/L OF OSLRR, ALG SD RR R/W/L THE FOLLOWING 6 (SIX)
COURSES, 1) S29°40'30"E 117.46 FT, 2) S18°28'30"W 58.92 FT, 3) S00°33'30"W
158.50 FT, 4) S29°40'30"E 1558.00 FT, 5) N60°19'30"E 175.00 FT, S29°40'30"E 158.64
FT, S90°00'00"W 1047.58 FT, N00°20'17"E 1615.61 FT, N29°40'30"W 64.05 FT,
N00°07'11"W 50.00 FT TO POB.
TOGETHER W/ RESV.
CONT 297.1 AC M/L.

EXHIBIT B

Box Elder County Logistics Park Community Reinvestment Project Area Plan

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B) Contain a general statement of the existing land uses, layout of principal streets, population densities, and building intensities of the community reinvestment project area and how each will be affected by the project area development

Land Uses

Existing: The 2,082 acres of all parcels are either undeveloped or agricultural. No substantial buildings or developments sit on the parcels.

Anticipated: The Project Area will be developed into a manufacturing or logistical hub that will serve the Brigham City-Tremonton-Logan area.

Layout of Principal Streets

Existing: The proposed project area combines dozens of parcels across Box Elder County. The roads that outline the sections are noted in the properties below:

- Washakie Plant: a railroad line bisects the section, with 24000 N being the southern border and 8600 W as the Western border.
- RR Spur Mega Site: Hwy 83 as the southern border, 4800 W as the eastern border, a dirt road as the northern border, and the Walmart Distribution entrance as the western border.
- Richard's Property: 1000 N as the southern border, 1000 W as the western border, Factory Rd as the northern border, and the residential 300 W as the eastern border.
- Reeder Ranch: I-15 as the eastern border, Promontory Rd as the northern border, 2600 W near the western border, and 800 N as the southern border.
- Lazy Boy: 1000 W as the western border, 1000 S as the southern border, a rail line as the eastern and abuts other parcels as the northern border.
- Tremonton Hospital Exit: I-15 runs along the western border, 1000 N as the northern border, with other parcels and the Skyway Golf Course forming the eastern border.
- Brigham City Airport: I-15 near the western border, Promontory Rd near the southern border, with no road access on the north or east sides of the parcels.
- Bailey Farms: Iowa String Rd as the western border, 6400 N as the northern border, Wakegan Rd as the eastern road, and dirt road access between Iowa String Rd and Wakegan Rd as the southern border.

Anticipated: There are currently no known adjustments to any of the roads at this time.

Population Densities

Existing: The Project Areas are mostly agricultural or vacant land, with a few small storage sheds or facilities on the parcels, all owned by various trusts, investment companies, or families.

Anticipated: The total number of jobs created through this logistics hub is unknown, but could range from 100-400, depending on the type of businesses that decide to engage in this project area.

Building Intensities

Existing: The Project Area consists of vacant lots and agricultural plots, some of which abut developed parcels with substantial infrastructure, like the Lazy Boy and Autoliv facilities, or Brigham City Airport.

Anticipated: In the first 10 years of The Project, it is assumed that as many as 10 facilities may be constructed at an average of 10,000 square feet each.

C) State the standards that will guide the project area development

The Box Elder County General Plan will guide Project Area development. This proposed development also fits the goal of the County General Plan by:

- Development along major thoroughfares and unincorporated communities
- Attaining the County goal of providing gateway opportunities to local communities
- Adding or expanding existing manufacturing to further diversify the local economy
- Creating a better quality of life and aesthetic experience for citizens and visitors
- Building out a targeted cluster around advanced manufacturing and product exports

D) Show how the project area development will further the purposes of this title (17C)

The Project Area will redevelop the proposed parcels and leverage private investment to support direct, indirect, and induced economic growth and activity associated with the construction of any facilities or business expansions in the Project Area.

E) Be consistent with the general plan of the community in which the community reinvestment project area is located and show that the project area development will conform to the community's general plan

The Box Elder County General Plan includes the following objectives that the Project Area will support and conform by:

- Commercial development along major thoroughfares
- Industrial development near major transportation corridors
- Placing manufacturing facilities near population centers
- Attracting business and industries that complement existing industry¹

F) If applicable, describe how project area development will eliminate or reduce blight in the community reinvestment project area

Facilities that are constructed will bring development and associated infrastructure developments such as roads, water, and sewer lines. Dilapidated structures may be removed.

G) Describe any specific project area development that is the object of the community reinvestment project area plan

The Project Area will include warehouses, storage facilities, and manufacturing facilities.

H) If applicable, explain how the agency plans to select a participant

The Agency intends to enter into a post-performance tax increment reimbursement agreement with eligible businesses. The tax increment reimbursement will only be given following the planned private investment that generates tax increment above the baseline assessed taxable value within the Project Area, as well as the business conforming to its Economic Development Tax Increment Finance (EDTIF) commitment with the Governor's Office of Economic Development (GOED), if there is any agreement in effect.

I) State each reason the agency selected the community reinvestment project area

Box Elder County holds a prime location on two major freeways, I-15 and I-84. This ease of access combined with the regions existing manufacturing and industrial sectors provide a compelling reason to create a logistical or supply chain focused complex in the region. Manufacturing employs 25,175 people in the region², which qualifies it as the largest employment sector in the region. Considering the heavy manufacturing presence, a logistics/supply chain-

¹ https://media.rainpos.com/65/bec_general_plan_1998.pdf pg. 14-16.

² EDCUtah, Economic Overview Report: Tremonton Laborshed, 2020.

based project area makes the most sense, as it combines existing industries with the goals of County's General Plan, offering some economic futureproofing. Additionally, by providing an alternate point in the supply chain, businesses may be able to reduce cost through reducing their required travel distance, which would further enhance the Project Area's attractiveness.

J) Describe the physical, social, and economic conditions that exist in the community reinvestment project area

The Project Area consists of dozens of parcels owned by different entities, most of which are rural undeveloped lands. The immediate impact will be the clearing of weeds and other obstacles in preparation for construction. The Project Area will undergo significant construction that will stimulate economic growth in the region. Currently, the major economic drivers are manufacturing and food processing. The proposed Project Area is spread across thousands of acres, some along major freeways or residential areas, which gives an opportunity for passersby to observe that the region is developing and contributing to the local economy.

K) Describe each type of financial assistance that the agency anticipates offering a participant

The Agency intends to enter into a post-performance tax increment reimbursement agreement with any business that participates in the Project Area. Businesses will receive a portion of the tax increment generated within the Project Area that is above the agreed base taxable value at the onset of the project. Additionally, the Agency will set aside 10% of the tax increment toward targeted housing uses as required by Utah Code Title 17C.

L) Report the results of the public benefit analysis

The following analysis shall consider the benefit of any financial assistance or other public subsidy proposed to be provided by the agency, including:

A. An evaluation of the reasonableness of the costs of the proposed project area development:

- The Agency plans to use the available tax increment as a post-performance incentive to be provided to eligible businesses who construct a facility within the Project Area. The incentive will encourage businesses to make the private investments necessary to create new high paying jobs, and the incentive is also potentially being made in partnership with the Governor's Office of Economic Development, which may provide up to a 15-year income tax rebate to eligible businesses.

B. Efforts that have been, or will be made, to maximize private investment:

- The Project Area will have the ability to house headquarters, warehouses, manufacturing, distribution, R&D, and other industrial facilities. Rather than have one company with one specific project area, the ability of having an extremely large Project Area, with a portion near a regional airport, increases the clientele that the Project Area can attract. Private investment is expected to be substantial, in excess of \$20 million, a large sum for a rural region. Through any TIF incentive, public participation through the taxing entities will include a percentage of the property tax rate given as a post-performance rebate to ensure that the private investment and job creation has been realized.

C. The rationale for the use of project area funds, including an analysis of whether the proposed project area development might reasonably be expected to occur in the foreseeable future solely through private investment. The Agency's rationale for use of Project Area funds includes the following:

M) The anticipated public benefit derived from the proposed project area development, including:

A) The beneficial influence on the community's tax base

- Property tax is the primary revenue source for the government of Box Elder County. This Project Area will generate substantial property tax through the construction of new commercial property, which will strengthen the County's economic well-being and will reduce its need to raise taxes on its residents. Further, the property tax benefits will amplify upon expiration of the Project Area.
- Currently, the parcels hold a combined taxable value of \$45,651,489, but with any development, that number is projected to increase, thus increasing property tax revenue for both the county and the participating cities.

A) The associated business and economic activity the proposed Project Area development will likely stimulate:

- The Project Area has as the ability to house various facilities, including headquarters. In the Salt Lake market, with a historic high in construction square feet delivering in 2020, the demand for industrial space was so strong that records were broken for both leasing activity in terms of square feet, as well as net absorption. The price per square foot increased 31.9%, or \$133.58 per square foot from 2019-2020³. In Davis and Weber counties, the direct vacancy rate is 1.3%, with a 40% increase in space leased (or 1.4 million sq ft), creating an incredibly competitive environment. Of the 1.3 million square feet under construction, 70% is already preleased. This record pressure on the Wasatch Front market creates an opportunity for Box Elder County to position itself as an affordable alternative with a trained workforce already in place. Should businesses seek to find more affordable real estate, then the County stands to benefit from the construction and staffing of these facilities. It is anticipated that new employees will reside in the communities, boosting sales and property tax revenues. The additional industrial buildings will also contribute to an increase in property taxes, even factoring in any TIF related incentives.

B) Whether the adoption of the proposed community reinvestment project area plan is necessary and appropriate to undertake the proposed project area development:

- The Project Area is critical to support the extraordinary capital investment required to develop and construct robust state-of-the-art manufacturing and logistical facilities in the region. Without the Project Area and associated public participation from the taxing entities, it would be a huge undertaking for a company to develop a parcel(s) or facility, which may negatively affect future growth in the County. The public participation ensures that development will happen in a timely manner. The job growth opportunity combined with construction costs deem this Project Area an appropriate undertaking that will position the County as a vital hub in the national supply chain network, provide more economic opportunity for residents, and attract value added manufacturing or logistical industries, in line with the General Plan.

C) Whether the adoption of the proposed community reinvestment project area will be a benefit or a burden on the participating school district:

³ Newmark Knight Frank, 2020 Year End Utah Industrial Market Report.

- The Box Elder County School District is the participating school district in the Project Area and spends \$8,173 per pupil, excluding all non K-12 student costs, debt service, capital expenditures, school lunch costs and student fees and activities funded by them. To understand potential impacts of job creation on the Box Elder County School District, an analysis of potential scenarios is required. The key assumptions of the analysis include:
 - the new employees would follow the trends of the Utah population as a whole
 - children under 18 years of age comprise 29.5% of the total population in Utah⁴
 - per-pupil spending will increase each year over the 20- year project duration
 - the creation of jobs will occur over the 20-year project duration
 - not all new employees will reside within the Box Elder County School District.
- The analysis concludes that the impact of new job creation and migration into the County would be absorbed into the community over a 20-year period and a substantial amount of the new jobs may be filled by students presently in the Box Elder County School District.
- The ability to attract business in an industrial area provides the county with an increased competitive position in the competition.

⁴ Utah Public Health Resource and US Census Bureau.