

SOUTH LINE OF 4600 SOUTH STREET 42.32 FEET ALONG A 133.73 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 81D33'36" EAST 42.14 FEET) TO THE NORTHWEST CORNER OF COUNTY PARCEL NUMBER 06-016-0001; THENCE SOUTH 0D44'15" WEST 646.45 FEET TO THE SOUTH EAST CORNER OF COUNTY PARCEL NUMBER 06-016-0029; THENCE ALONG THE SOUTH LINE OF SAID PARCEL THE FOLLOWING THREE COURSES, NORTH 89D32'00" WEST 22.74 FEET; THENCE NORTH 0D00'00" EAST 4.85 FEET; THENCE NORTH 64D30'00" WEST 273.97 FEET; THENCE SOUTH 2D25'00" EAST 389.05 FEET TO THE NORTH LINE OF RIVERDALE ROAD; THENCE NORTH 64D15'00" EAST 693.95 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD TO THE WEST LINE OF 900 WEST (SOUTHEAST CORNER OF COUNTY PARCEL NUMBER 06-016-0001); THENCE ALONG THE WEST LINE OF 900 WEST THE FOLLOWING FOUR COURSES, NORTH 00D38'20" EAST 340.34 FEET; THENCE NORTH 2D33'12" EAST 326.81 FEET TO THE SOUTH EAST CORNER OF COUNTY PARCEL 06-016-0120; THENCE NORTH 2D33'12" EAST 409.59 FEET, MORE OR LESS, TO THE SOUTH EAST CORNER OF PULLUM SUBDIVISION; THENCE NORTH 86D56'19" WEST 393.47 FEET; THENCE NORTH 1D14'44" EAST 65.66 FEET; THENCE NORTH 1D50'29" EAST 165.81 FEET; THENCE SOUTH 86D19'41" EAST 109.87 FEET; THENCE NORTH 3D37'56" EAST 10.0 FEET; THENCE NORTH 46D58'44" EAST 26.25 FEET; THENCE NORTH 3D37'56" EAST 18.00 FEET; THENCE SOUTH 86D22'04" EAST 169.98 FEET; THENCE SOUTH 3D37'56" WEST 9.60 FEET; THENCE SOUTH 86D07'45" EAST 100.86 FEET TO THE WEST LINE OF 900 WEST; THENCE ALONG THE WEST LINE OF 900 WEST NORTH 2D33'12" EAST 276.81 FEET, MORE OR LESS, TO THE PROJECTED NORTH LINE OF 4400 SOUTH STREET RIGHT OF WAY; THENCE ALONG THE NORTH LINE OF 4400 SOUTH STREET RIGHT OF WAY SOUTH 87D10'30" EAST 1562 FEET, MORE OR LESS, TO THE PROJECTED EAST LINE OF 700 WEST STREET RIGHT OF WAY; THENCE ALONG THE EAST LINE OF 700 EAST STREET RIGHT OF WAY SOUTH 0D20'00" WEST 640.63 FEET; THENCE SOUTH 41D01'00" EAST 80.20 TO THE NORTH LINE OF THE RIVERDALE ROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG RIVERDALE ROAD THE FOLLOWING FIFTEEN COURSES, NORTH 64D15'00" EAST 116.40 FEET; THENCE NORTH 59D49'10" EAST 292.85 FEET; THENCE NORTH 59D49'10" EAST 44.00 FEET; THENCE NORTH 59D49'10" EAST 738.55 FEET; THENCE NORTH 56D40'17" EAST 494.26 FEET; THENCE NORTHEASTERLY 49.79 FEET ALONG A 2739.79 FEET RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 48D36'51" EAST 49.79 FEET); THENCE NORTH 49D08'05" EAST 393.05 FEET; THENCE NORTH 39D43'13" EAST 250.94 FEET; THENCE NORTH 38D09'00" EAST 143.36 FEET; THENCE NORTH 48D20'00" EAST 222.28 FEET; THENCE NORTH 38D21'00" EAST 52.36 FEET; THENCE NORTH 38D15'00" EAST 152.70 FEET; THENCE NORTH 38D21'00" EAST 2631.18 FEET; THENCE NORTH 26D03'34" EAST 45.67 FEET; THENCE NORTH 38D21'00" EAST 321.24 FEET TO THE RIVERDALE CITY LIMITS; THENCE ALONG THE RIVERDALE CITY LIMITS FOR THE NEXT THREE COURSES; THENCE SOUTH 51D45'06" EAST 64.87 FEET TO THE CENTERLINE OF SAID RIVERDALE ROAD; THENCE SOUTH 38D21'00" WEST ALONG SAID CENTERLINE 99.86 FEET, MORE OR LESS; THENCE SOUTH 57D45'00" EAST 52.58 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF PARCEL NUMBER 05-141-0026; THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING TWO COURSES; THENCE SOUTH 57D45'00" EAST 241.00 FEET; THENCE SOUTH 57D45'00" EAST 15.00 FEET; THENCE SOUTH 0D58'00" WEST 183.65 FEET; THENCE SOUTH 89D49'00" EAST 436.33 FEET;

THENCE SOUTH 00D28'00" WEST 104.97 FEET; THENCE SOUTHEASTERLY ALONG A 175 FEET RADIUS CURVE TO THE RIGHT 87.96 FEET (BEARING TO THE CENTER OF CURVE BEARS NORTH 84D32'59" WEST AND HAS A CENTRAL ANGLE OF 28D48'00"); THENCE SOUTH 34D15'00" WEST 296.32 FEET; THENCE SOUTH 34D15'00" WEST 1056 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF 300 WEST; THENCE SOUTH 87D46'24" WEST 100.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 300 WEST; THENCE NORTHWESTERLY ALONG A 245 FEET RADIUS CURVE TO THE LEFT 216.65 FEET (LONG CHORD BEARS NORTH 26D57'03" WEST 209.66 FEET); THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 300 WEST 635.51 FEET TO THE EASTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD THE FOLLOWING FOUR COURSES, SOUTH 38D21'00" WEST 134.59 FEET; THENCE SOUTH 38D24'20" WEST 8.00 FEET; THENCE SOUTH 38D24'20" WEST 162.0 FEET; THENCE SOUTH 38D16'11" WEST 169.93 FEET TO THE NORTHERN MOST CORNER OF PARCEL NUMBER 06-031-0009; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL SOUTH 52D46'47" EAST 323.23 FEET; THENCE SOUTH 38D18'00" WEST 391.82 FEET; THENCE SOUTH 19D59'12" EAST 50.19 FEET; THENCE SOUTH 3D42'00" WEST 46.47 FEET; THENCE SOUTH 28D47'00" WEST 145.11 FEET; THENCE SOUTH 49D29'00" WEST 78.60 FEET; THENCE SOUTH 69D04'00" WEST 68.50 FEET; THENCE NORTH 73D59'00" WEST 105.73 FEET; THENCE SOUTH 38D21'00" WEST 266.29 FEET; THENCE SOUTH 38D00'00" EAST 149.95 FEET; THENCE SOUTH 67D50'00" WEST 228.00 FEET; THENCE SOUTH 65D13'00" WEST 392.95 FEET; THENCE NORTH 0D48'00" EAST 70.04 FEET; THENCE SOUTH 38D09'00" WEST 117.00 FEET; THENCE SOUTH 39D44'59" WEST 480.18 FEET; THENCE SOUTHEASTERLY ALONG A 3014.90 FEET RADIUS ARC TO THE RIGHT 311.76 FEET (LONG CHORD BEARS SOUTH 40D06'02" WEST 312.13 FEET); THENCE SOUTH 90D00'00" WEST 77.38 FEET; THENCE SOUTH 33D 00'00" WEST 383.69 FEET; THENCE NORTH 64D59'59" WEST 160.16 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD SOUTH 67D32'10" WEST 552.54 FEET TO THE NORTHEASTERLY CORNER OF RIVERDALE COMMERCE SUBDIVISION; THENCE THE FOLLOWING TEN COURSES AROUND SAID SUBDIVISION; THENCE SOUTH 5D07'12" EAST 181.31 FEET; THENCE SOUTH 20D44'04" WEST 178.19 FEET; THENCE SOUTH 50D20'33" WEST 261.40 FEET; THENCE SOUTH 28D12'16" WEST 103.61 FEET; THENCE SOUTH 5D14'02" WEST 83.69 FEET; THENCE SOUTH 89D27'00" WEST 71.82 FEET; THENCE NORTH 0D24'55" WEST 92.66 FEET; THENCE SOUTH 89D35'05" WEST 205 FEET; THENCE NORTH 0D07'50" WEST 35.79 FEET; THENCE NORTH 1D38'50" EAST 325.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RIVERDALE ROAD; THENCE ALONG THE SOUTHERLY LINE OF RIVERDALE ROAD THE FOLLOWING SIX COURSES, SOUTH 64D15'00" WEST 2493.53 FEET; THENCE SOUTH 63D37'12" WEST 281.85 FEET; THENCE SOUTH 64D15'00" WEST 225 FEET; THENCE SOUTH 64D43'28" WEST 930.47 FEET; SOUTH 57D58'11 WEST 79.56 FEET; THENCE SOUTH 61D55'54" WEST 115.94 FEET; THENCE NORTH 33D37'11" WEST 183.11 FEET; THENCE 270.98 FEET NORTHWESTERLY ALONG A 781.20 FEET RADIUS ARC TO THE LEFT (LONG CHORD BEARING IS NORTH 36D25'15" WEST 269.62 FEET); THENCE 22.89 FEET NORTHWESTERLY ALONG A 781.20 FEET RADIUS ARC TO THE LEFT (LONG CHORD BEARING IS NORTH 46D44'53" WEST 22.89 FEET); THENCE NORTH 47D35'15" WEST 112.62 FEET; THENCE NORTH 28D03'35" WEST 266.27 FEET; THENCE NORTH 89D54'45"

EAST 492.90 FEET; THENCE NORTH 89D54'45" EAST 121.03 FEET TO THE POINT OF BEGINNING.

EXCLUDING THE FOLLOWING PARCELS:

1. AREA 1 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 08-093-0005; 08-093-0040

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE STATE ROAD (RIVERDALE ROAD) BEING 27.20 FEET SOUTH 0D20' WEST AND SOUTH 64D15' WEST 17.47 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUNNING THENCE SOUTH 64D15'00" WEST 364.98 FEET ALONG THE SOUTH LINE OF PARCEL 08-093-0005; THENCE NORTH 1D58'45" EAST 288.27 FEET; THENCE SOUTH 84D54'25" EAST 108.55 FEET; THENCE SOUTH 85D55'00" EAST 160.60 FEET TO THE NORTHEAST CORNER OF COUNTY PARCEL NUMBER 08-093-0040 AND SOUTH 85D55'00" EAST 197.61 FEET ALONG NORTH LINE OF SAID PARCEL THENCE SOUTH 17D40'00" WEST 29.23 FEET; THENCE SOUTH 64D15'00" WEST 135.50; THENCE SOUTH 64D15'00" WEST 17.47 FEET TO THE POINT OF BEGINNING.

2. AREA 2 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 06-016-0054; 06-016-0068; 06-016-0069; 06-016-0077; 06-016-0092; 06-016-0097; 06-016-0105; AND A PORTION OF COUNTY PARCEL SIDWELL NUMBER 06-016-0066

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF RIVERDALE ROAD AND THE EAST LINE OF 900 WEST STREET, SAID POINT BEING SOUTH 0D18'31" WEST 26.95 FEET, NORTH 64D15' EAST 1695.96 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD FROM THE SOUTHWEST CORNER OF SAID SECTION 7, RUNNING THENCE ALONG THE EAST LINE OF 900 WEST THE FOLLOWING THREE COURSES, NORTH 0D38'20" EAST 22.34 FEET; THENCE NORTH 0D38'20" EAST 121.34 FEET; THENCE NORTH 0D38'20" EAST 155.65 FEET; THENCE NORTH 64D15'00" EAST 229.18 FEET; THENCE NORTH 0D30'00" EAST 152.01 FEET; THENCE NORTH 0D30'00" EAST 138.05 FEET; THENCE NORTH 0D30'00" EAST 191.54 FEET; THENCE SOUTH 87D10'00" EAST 256.70 FEET; THENCE NORTH 0D30'00" EAST 30.71 FEET; THENCE SOUTH 87D10'00" EAST 502 FEET, MORE OR LESS; THENCE SOUTH 0D30'00" WEST 406.55 FEET, MORE OR LESS, TO THE NORTH LINE OF RIVERDALE ROAD; THENCE SOUTH 64D15'00" WEST 1075.23 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD TO THE EAST LINE OF 900 WEST; THENCE ALONG THE EAST LINE OF 900 WEST NORTH 0D38'20" EAST 22.34 FEET TO THE POINT OF BEGINNING.

3. AREA 3 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 06-016-0022 (PATRICIA L. NAY); 06-016-0112 (PATRICIA L. NAY)

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING SOUTH ALONG THE SECTION LINE 351.8 FEET AND SOUTH 87D10' EAST ALONG THE CENTER LINE OF THE COUNTY ROAD 1605.83 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7 AND RUNNING THENCE SOUTH 87D10'00" EAST 75 FEET ALONG THE CENTER OF THE COUNTY ROAD; THENCE SOUTH 87D10'00" EAST 73.5 FEET; THENCE SOUTH 0D30'00" WEST 204.15 FEET; THENCE SOUTH 0D30'00" WEST 125.73 FEET; THENCE NORTH 87D10'00" WEST 148.5 FEET; THENCE NORTH 0D30'00" WEST 330 FEET TO THE POINT OF BEGINNING.

4. AREA 4 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 06-016-0019 (JOHN D'AGNILLO); 06-018-0002 (J. ROGER EVANS); 06-018-0004 (DREW H & LORI MITCHELL); 06-018-0005 (VIRGINIA H MITCHELL); 06-018-0006 (VIRGINIA H MITCHELL); 06-018-0007 (WILLIAM K & PAULA G TAYLOR); 06-018-0014 (BRODY M & JEANNA M OCONNOR);

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE STATE ROAD 473.22 FEET SOUTH AND NORTH 87D00'00" WEST 148.5 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7; RUNNING THENCE NORTH 87D00'00" WEST ALONG THE SOUTH LINE OF SAID STATE ROAD 352.1 FEET; THENCE NORTH 0D30'00" EAST 19.25 FEET; THENCE NORTH 87D10'00" WEST 71.60 FEET; THENCE SOUTH 0D30'00" WEST 560.0 FEET; THENCE SOUTH 86D52'40" EAST 71.60 FEET; THENCE NORTH 0D30'00" EAST 318.11 FEET; THENCE SOUTH 87D00'00" EAST 352.1 FEET; THENCE NORTH 0D30'00" EAST 223.0 FEET TO THE POINT OF BEGINNING.

5. AREA 5 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 06-030-0019 THAT LIES SOUTH OF THE RIVERDALE ROAD RIGHT-OF-WAY (JAMES L. BAKER) *NO LEGAL DESC*

6. AREA 6 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 06-029-0004 (AHED SHEKAFOROOSH); 06-029-0007 (PREMOCO CORPORATION); 06-029-0026 (CORP OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS); 06-029-0030 (RIVERDALE CITY)

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF RIVERDALE ROAD, SAID POINT BEING NORTH 89D33'01" WEST 1425.86 FEET ALONG THE SECTION LINE AND SOUTH 664.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE NORTH 38D21'00" EAST 117.00; THENCE SOUTH 52D15'00" EAST 200 FEET; THENCE NORTH 38D21'00" EAST 274.63 FEET; THENCE SOUTH 52D15'00" EAST 375.53 FEET; THENCE SOUTH 40D00'00" WEST 268.06 FEET; THENCE SOUTH 48D41'00" EAST 80.86 FEET; THENCE SOUTH 37D 42'00" WEST 118.47 FEET; THENCE NORTH 52D17'00" WEST

649.91 FEET TO THE POINT OF BEGINNING.

7. AREA 7 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 05-141-0028 (ALAN CANTER) *NO Legal DESC.*

(2) A Statement that the Amended Riverdale Road Neighborhood Development Project Area Plan for the Amended Riverdale Road Neighborhood Development Project Area has been Adopted. By Ordinance No. 642 dated January 11, 2005, the City Council of the City of Riverdale has adopted the amended project area plan entitled "RIVERDALE ROAD NEIGHBORHOOD DEVELOPMENT PROJECT AREA PLAN, FINAL AMENDED PROJECT AREA PLAN, AUGUST 28, 1989, AS AMENDED JANUARY 11, 2005" (the "Amended Riverdale Road Neighborhood Development Project Area Plan")

(3) The Date of Adoption. The Plan was adopted on the 11th day of January 2005, the time the Ordinance was adopted and became effective on the 18th day of January 2005 on the date that the Ordinance was first published.

Cindi Mansell
Cindi Mansell, Recorder
For the Redevelopment Agency
of the City of Riverdale

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On the 11th day of January 2005 personally appeared before me, Cindi Mansell, the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Michelle K. Douglas
Notary Public

Residing at: Riverdale, UT
E# 2080475 PG6 OF 18

My Commission Expires:
11-22-2007



ORDINANCE NO. 642

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERDALE, STATE OF UTAH, ADOPTING THE AMENDED PROJECT AREA PLAN ENTITLED "RIVERDALE ROAD NEIGHBORHOOD DEVELOPMENT PLAN, FINAL AMENDED PROJECT AREA PLAN, AUGUST 28, 1989, AS AMENDED JANUARY 11, 2005" (the "Amended Project Area Plan")

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE, STATE OF UTAH AS FOLLOWS:

SECTION I. This Ordinance pertaining to the "Riverdale Road Neighborhood Development Plan, Final Amended Project Area Plan, August 28, 1989, As Amended January 11, 2005" (the "Amended Project Area Plan") is hereby enacted to read as follows:

RIVERDALE ROAD NEIGHBORHOOD DEVELOPMENT PLAN, FINAL AMENDED PROJECT AREA PLAN, AUGUST 28, 1989, AS AMENDED JANUARY 11, 2005

Sections:

1. Adoption of Amended Project Area Plan.
2. Legal Description of the Project Area Boundaries.
3. Purposes and Intent.
4. Project Area Plan Incorporated by Reference.
5. Agency Board Previous Findings and Statement of Previous Finding of Blight.
6. Acquisition of Property.
 1. Tax Increment Financing.
 2. Effective Date.

Section 1. Adoption of Amended Project Area Plan. The Redevelopment Agency of the City of Riverdale (the "Agency") has adopted the Amended Project Area Plan entitled the "Riverdale Road Neighborhood Development Plan, Final Amended Project Area Plan, August 28, 1989, As Amended January 11, 2005". Said Amended Project Area Plan is hereby designated as the official Project Area Plan for the Riverdale Road Neighborhood Development Project Area. The City, after review of the Agency's findings, as set forth herein, hereby adopts by Ordinance the Amended Project Area Plan pursuant to Section 17B-4-408 of the Utah Redevelopment Agencies Act.

Section 2. Legal Description of the Project Area Boundaries. The legal description of the boundaries of the Riverdale Road Neighborhood Development Project Area covered by the Amended Project Area Plan is as follows, to-wit:

PARTS OF SECTION 5, 6, 7, 8 AND 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BEGINNING AT A POINT ON THE WEST LINE OF 1150 WEST STREET RIGHT-OF-WAY AT THE SOUTHEAST CORNER OF APPLEPARK SUBDIVISION, SAID POINT BEING WEST 403.4 FEET

ALONG THE SECTION LINE AND NORTH 2D26'45" EAST 95.99 FEET AND NORTH 2D32' EAST 179.89 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 10D20'49" EAST 463.57 FEET TO THE NORTH WEST CORNER OF COUNTY PARCEL NUMBER 06-016-0114; THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING TWO COURSES, SOUTH 82D06'45" EAST 400.96 FEET; THENCE SOUTH 81D48'40" EAST 103.49 FEET TO THE NORTH WEST CORNER OF COUNTY PARCEL NUMBER 06-016-0121; THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING THREE COURSES, SOUTH 81D48'40" EAST 59.72 FEET; THENCE NORTH 83D18'00" EAST 17.30 FEET; THENCE NORTH 40D52'00" EAST 39.34 FEET TO THE WESTERLY CORNER OF COUNTY PARCEL NUMBER 06-016-0115; THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING TEN COURSES, NORTH 40D52'00" EAST 40.15 FEET; THENCE NORTH 40D52'00" EAST 65.5 FEET; THENCE NORTH 41D36'00" EAST 135.5 FEET; THENCE NORTH 88D09'00" EAST 14.5 FEET; THENCE NORTH 59D58'00" EAST 58.86 FEET; THENCE SOUTH 66D30'00" EAST 177.99 FEET; NORTH 00D30'00" EAST 200.58 FEET; THENCE NORTHEASTERLY 213.32 FEET ALONG A 248.94 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 65D57'04" EAST 206.85 FEET); THENCE NORTH 41D24'09" EAST 166.14 FEET; THENCE NORTHEASTERLY 72.57 FEET ALONG A 133.73 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 56D56'52" EAST 71.68 FEET) TO THE NORTH WESTERLY CORNER OF COUNTY PARCEL NUMBER 06-016-0116; THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING ONE COURSE, EASTERLY ALONG SOUTH LINE OF 4600 SOUTH STREET 42.32 FEET ALONG A 133.73 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 81D33'36" EAST 42.14 FEET) TO THE NORTHWEST CORNER OF COUNTY PARCEL NUMBER 06-016-0001; THENCE SOUTH 0D44'15" WEST 646.45 FEET TO THE SOUTH EAST CORNER OF COUNTY PARCEL NUMBER 06-016-0029; THENCE ALONG THE SOUTH LINE OF SAID PARCEL THE FOLLOWING THREE COURSES, NORTH 89D32'00" WEST 22.74 FEET; THENCE NORTH 0D00'00" EAST 4.85 FEET; THENCE NORTH 64D30'00" WEST 273.97 FEET; THENCE SOUTH 2D25'00" EAST 389.05 FEET TO THE NORTH LINE OF RIVERDALE ROAD; THENCE NORTH 64D15'00" EAST 693.95 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD TO THE WEST LINE OF 900 WEST (SOUTHEAST CORNER OF COUNTY PARCEL NUMBER 06-016-0001); THENCE ALONG THE WEST LINE OF 900 WEST THE FOLLOWING FOUR COURSES, NORTH 00D38'20" EAST 340.34 FEET; THENCE NORTH 2D33'12" EAST 326.81 FEET TO THE SOUTH EAST CORNER OF COUNTY PARCEL 06-016-0120; THENCE NORTH 2D33'12" EAST 409.59 FEET, MORE OR LESS, TO THE SOUTH EAST CORNER OF PULLUM SUBDIVISION; THENCE NORTH 86D56'19" WEST 393.47 FEET; THENCE NORTH 1D14'44" EAST 65.66 FEET; THENCE NORTH 1D50'29" EAST 165.81 FEET; THENCE SOUTH 86D19'41" EAST 109.87 FEET; THENCE NORTH 3D37'56" EAST 10.0 FEET; THENCE NORTH 46D58'44" EAST 26.25 FEET; THENCE NORTH 3D37'56" EAST 18.00 FEET; THENCE SOUTH 86D22'04" EAST 169.98 FEET; THENCE SOUTH 3D37'56" WEST 9.60 FEET; THENCE SOUTH 86D07'45" EAST 100.86 FEET TO THE WEST LINE OF 900 WEST; THENCE ALONG THE WEST LINE OF 900 WEST NORTH 2D33'12" EAST 276.81 FEET, MORE OR LESS, TO THE PROJECTED NORTH LINE OF 4400 SOUTH STREET RIGHT OF WAY; THENCE ALONG THE NORTH LINE OF 4400 SOUTH STREET RIGHT OF WAY SOUTH 87D10'30" EAST 1562 FEET, MORE OR LESS, TO THE PROJECTED EAST LINE OF 700 WEST STREET RIGHT OF WAY; THENCE ALONG THE EAST LINE OF 700 EAST STREET RIGHT OF WAY SOUTH 0D20'00" WEST 640.63 FEET; THENCE SOUTH 41D01'00" EAST 80.20 TO THE NORTH LINE OF THE RIVERDALE ROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG RIVERDALE ROAD THE FOLLOWING FIFTEEN COURSES, NORTH 64D15'00" EAST 116.40 FEET; THENCE NORTH 59D49'10" EAST 292.85 FEET; THENCE NORTH 59D49'10" EAST 44.00 FEET; THENCE NORTH 59D49'10" EAST 738.55 FEET; THENCE

NORTH 56D40'17" EAST 494.26 FEET; THENCE NORTHEASTERLY 49.79 FEET ALONG A 2739.79 FEET RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 48D36'51" EAST 49.79 FEET); THENCE NORTH 49D08'05" EAST 393.05 FEET; THENCE NORTH 39D43'13" EAST 250.94 FEET; THENCE NORTH 38D09'00" EAST 143.36 FEET; THENCE NORTH 48D20'00" EAST 222.28 FEET; THENCE NORTH 38D21'00" EAST 52.36 FEET; THENCE NORTH 38D15'00" EAST 152.70 FEET; THENCE NORTH 38D21'00" EAST 2631.18 FEET; THENCE NORTH 26D03'34" EAST 45.67 FEET; THENCE NORTH 38D21'00" EAST 321.24 FEET TO THE RIVERDALE CITY LIMITS; THENCE ALONG THE RIVERDALE CITY LIMITS FOR THE NEXT THREE COURSES; THENCE SOUTH 51D45'06" EAST 64.87 FEET TO THE CENTERLINE OF SAID RIVERDALE ROAD; THENCE SOUTH 38D21'00" WEST ALONG SAID CENTERLINE 99.86 FEET, MORE OR LESS; THENCE SOUTH 57D45'00" EAST 52.58 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF PARCEL NUMBER 05-141-0026; THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING TWO COURSES; THENCE SOUTH 57D45'00" EAST 241.00 FEET; THENCE SOUTH 57D45'00" EAST 15.00 FEET; THENCE SOUTH 0D58'00" WEST 183.65 FEET; THENCE SOUTH 89D49'00" EAST 436.33 FEET; THENCE SOUTH 00D28'00" WEST 104.97 FEET; THENCE SOUTHEASTERLY ALONG A 175 FEET RADIUS CURVE TO THE RIGHT 87.96 FEET (BEARING TO THE CENTER OF CURVE BEARS NORTH 84D32'59" WEST AND HAS A CENTRAL ANGLE OF 28D48'00"); THENCE SOUTH 34D15'00" WEST 296.32 FEET; THENCE SOUTH 34D15'00" WEST 1056 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF 300 WEST; THENCE SOUTH 87D46'24" WEST 100.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 300 WEST; THENCE NORTHWESTERLY ALONG A 245 FEET RADIUS CURVE TO THE LEFT 216.65 FEET (LONG CHORD BEARS NORTH 26D57'03" WEST 209.66 FEET); THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 300 WEST 635.51 FEET TO THE EASTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD THE FOLLOWING FOUR COURSES, SOUTH 38D21'00" WEST 134.59 FEET; THENCE SOUTH 38D24'20" WEST 8.00 FEET; THENCE SOUTH 38D24'20" WEST 162.0 FEET; THENCE SOUTH 38D16'11" WEST 169.93 FEET TO THE NORTHERN MOST CORNER OF PARCEL NUMBER 06-031-0009; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL SOUTH 52D46'47" EAST 323.23 FEET; THENCE SOUTH 38D18'00" WEST 391.82 FEET; THENCE SOUTH 19D59'12" EAST 50.19 FEET; THENCE SOUTH 3D42'00" WEST 46.47 FEET; THENCE SOUTH 28D47'00" WEST 145.11 FEET; THENCE SOUTH 49D29'00" WEST 78.60 FEET; THENCE SOUTH 69D04'00" WEST 68.50 FEET; THENCE NORTH 73D59'00" WEST 105.73 FEET; THENCE SOUTH 38D21'00" WEST 266.29 FEET; THENCE SOUTH 38D00'00" EAST 149.95 FEET; THENCE SOUTH 67D50'00" WEST 228.00 FEET; THENCE SOUTH 65D13'00" WEST 392.95 FEET; THENCE NORTH 0D48'00" EAST 70.04 FEET; THENCE SOUTH 38D09'00" WEST 117.00 FEET; THENCE SOUTH 39D44'59" WEST 480.18 FEET; THENCE SOUTHEASTERLY ALONG A 3014.90 FEET RADIUS ARC TO THE RIGHT 311.76 FEET (LONG CHORD BEARS SOUTH 40D06'02" WEST 312.13 FEET); THENCE SOUTH 90D00'00" WEST 77.38 FEET; THENCE SOUTH 33D 00'00" WEST 383.69 FEET; THENCE NORTH 64D59'59" WEST 160.16 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD SOUTH 67D32'10" WEST 552.54 FEET TO THE NORTHEASTERLY CORNER OF RIVERDALE COMMERCE SUBDIVISION; THENCE THE FOLLOWING TEN COURSES AROUND SAID SUBDIVISION; THENCE SOUTH 5D07'12" EAST 181.31 FEET; THENCE SOUTH 20D44'04" WEST 178.19 FEET; THENCE SOUTH 50D20'33" WEST 261.40 FEET; THENCE SOUTH 28D12'16" WEST 103.61 FEET; THENCE SOUTH 5D14'02" WEST 83.69 FEET; THENCE SOUTH 89D27'00" WEST 71.82 FEET; THENCE NORTH 0D24'55" WEST 92.66 FEET; THENCE SOUTH 89D35'05" WEST 205 FEET; THENCE NORTH 0D07'50" WEST 35.79 FEET; THENCE NORTH 1D38'50" EAST 325.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF

RIVERDALE ROAD; THENCE ALONG THE SOUTHERLY LINE OF RIVERDALE ROAD THE FOLLOWING SIX COURSES, SOUTH 64D15'00" WEST 2493.53 FEET; THENCE SOUTH 63D37'12" WEST 281.85 FEET; THENCE SOUTH 64D15'00" WEST 225 FEET; THENCE SOUTH 64D43'28" WEST 930.47 FEET; SOUTH 57D58'11 WEST 79.56 FEET; THENCE SOUTH 61D55'54" WEST 115.94 FEET; THENCE NORTH 33D37'11" WEST 183.11 FEET; THENCE 270.98 FEET NORTHWESTERLY ALONG A 781.20 FEET RADIUS ARC TO THE LEFT (LONG CHORD BEARING IS NORTH 36D25'15" WEST 269.62 FEET); THENCE 22.89 FEET NORTHWESTERLY ALONG A 781.20 FEET RADIUS ARC TO THE LEFT (LONG CHORD BEARING IS NORTH 46D44'53" WEST 22.89 FEET); THENCE NORTH 47D35'15" WEST 112.62 FEET; THENCE NORTH 28D03'35" WEST 266.27 FEET; THENCE NORTH 89D54'45" EAST 492.90 FEET; THENCE NORTH 89D54'45" EAST 121.03 FEET TO THE POINT OF BEGINNING.

EXCLUDING THE FOLLOWING PARCELS:

1. AREA 1 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 08-093-0005; 08-093-0040

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE STATE ROAD (RIVERDALE ROAD) BEING 27.20 FEET SOUTH 0D20' WEST AND SOUTH 64D15' WEST 17.47 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUNNING THENCE SOUTH 64D15'00" WEST 364.98 FEET ALONG THE SOUTH LINE OF PARCEL 08-093-0005; THENCE NORTH 1D58'45" EAST 288.27 FEET; THENCE SOUTH 84D54'25" EAST 108.55 FEET; THENCE SOUTH 85D55'00" EAST 160.60 FEET TO THE NORTHEAST CORNER OF COUNTY PARCEL NUMBER 08-093-0040 AND SOUTH 85D55'00" EAST 197.61 FEET ALONG NORTH LINE OF SAID PARCEL THENCE SOUTH 17D40'00" WEST 29.23 FEET; THENCE SOUTH 64D15'00" WEST 135.50; THENCE SOUTH 64D15'00" WEST 17.47 FEET TO THE POINT OF BEGINNING.

2. AREA 2 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 06-016-0054; 06-016-0068; 06-016-0069; 06-016-0077; 06-016-0092; 06-016-0097; 06-016-0105; AND A PORTION OF COUNTY PARCEL SIDWELL NUMBER 06-016-0066

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF RIVERDALE ROAD AND THE EAST LINE OF 900 WEST STREET, SAID POINT BEING SOUTH 0D18'31" WEST 26.95 FEET, NORTH 64D15' EAST 1695.96 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD FROM THE SOUTHWEST CORNER OF SAID SECTION 7, RUNNING THENCE ALONG THE EAST LINE OF 900 WEST THE FOLLOWING THREE COURSES, NORTH 0D38'20" EAST 22.34 FEET; THENCE NORTH 0D38'20" EAST 121.34 FEET; THENCE NORTH 0D38'20" EAST 155.65 FEET; THENCE NORTH 64D15'00" EAST 229.18 FEET; THENCE NORTH 0D30'00" EAST 152.01 FEET; THENCE NORTH 0D30'00" EAST 138.05 FEET; THENCE NORTH 0D30'00" EAST 191.54 FEET; THENCE SOUTH 87D10'00" EAST 256.70 FEET; THENCE NORTH 0D30'00" EAST 30.71 FEET; THENCE SOUTH 87D10'00" EAST 502 FEET, MORE OR LESS; THENCE SOUTH 0D30'00" WEST 406.55 FEET, MORE OR LESS, TO THE NORTH LINE OF RIVERDALE ROAD; THENCE SOUTH 64D15'00" WEST 1075.23

FEET ALONG THE NORTH LINE OF RIVERDALE ROAD TO THE EAST LINE OF 900 WEST;
THENCE ALONG THE EAST LINE OF 900 WEST NORTH 0D38'20" EAST 22.34 FEET TO THE
POINT OF BEGINNING.

3. AREA 3 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 06-016-0022
(PATRICIA L. NAY); 06-016-0112 (PATRICIA L. NAY)

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING SOUTH ALONG THE SECTION LINE 351.8 FEET AND SOUTH 87D10' EAST ALONG
THE CENTER LINE OF THE COUNTY ROAD 1605.83 FEET FROM THE NORTHWEST CORNER OF
THE SOUTHWEST QUARTER OF SECTION 7 AND RUNNING THENCE SOUTH 87D10'00" EAST 75
FEET ALONG THE CENTER OF THE COUNTY ROAD; THENCE SOUTH 87D10'00" EAST 73.5 FEET;
THENCE SOUTH 0D30'00" WEST 204.15 FEET; THENCE SOUTH 0D30'00" WEST 125.73 FEET;
THENCE NORTH 87D10'00" WEST 148.5 FEET; THENCE NORTH 0D30'00" WEST 330 FEET TO THE
POINT OF BEGINNING.

4. AREA 4 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 06-016-0019
(JOHN D'AGNILLO); 06-018-0002 (J. ROGER EVANS); 06-018-0004 (DREW H & LORI MITCHELL);
06-018-0005 (VIRGINIA H MITCHELL); 06-018-0006 (VIRGINIA H MITCHELL); 06-018-0007
(WILLIAM K & PAULA G TAYLOR); 06-018-0014 (BRODY M & JEANNA M OCONNOR);

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE STATE ROAD 473.22 FEET SOUTH AND
NORTH 87D00'00" WEST 148.5 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST
QUARTER OF SECTION 7; RUNNING THENCE NORTH 87D00'00" WEST ALONG THE SOUTH LINE
OF SAID STATE ROAD 352.1 FEET; THENCE NORTH 0D30'00" EAST 19.25 FEET; THENCE NORTH
87D10'00" WEST 71.60 FEET; THENCE SOUTH 0D30'00" WEST 560.0 FEET; THENCE SOUTH
86D52'40" EAST 71.60 FEET; THENCE NORTH 0D30'00" EAST 318.11 FEET; THENCE SOUTH
87D00'00" EAST 352.1 FEET; THENCE NORTH 0D30'00" EAST 223.0 FEET TO THE POINT OF
BEGINNING.

5. AREA 5 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 06-030-0019
THAT LIES SOUTH OF THE RIVERDALE ROAD RIGHT-OF-WAY (JAMES L. BAKER)

6. AREA 6 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 06-029-0004
(AHED SHEKAFOROOSH); 06-029-0007 (PREMOCO CORPORATION); 06-029-0026 (CORP OF
PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS); 06-029-0030 (RIVERDALE
CITY)

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF RIVERDALE ROAD, SAID POINT BEING
NORTH 89D33'01" WEST 1425.86 FEET ALONG THE SECTION LINE AND SOUTH 664.10 FEET
FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST,

SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE NORTH 38D21'00" EAST 117.00; THENCE SOUTH 52D15'00" EAST 200 FEET; THENCE NORTH 38D21'00" EAST 274.63 FEET; THENCE SOUTH 52D15'00" EAST 375.53 FEET; THENCE SOUTH 40D00'00" WEST 268.06 FEET; THENCE SOUTH 48D41'00" EAST 80.86 FEET; THENCE SOUTH 37D 42'00" WEST 118.47 FEET; THENCE NORTH 52D17'00" WEST 649.91 FEET TO THE POINT OF BEGINNING.

7. AREA 7 ON ATTACHED MAP: ALL OF COUNTY PARCEL SIDWELL NUMBERS: 05-141-0028 (ALAN CANTER)

Section 3. Purposes and Intent. The purposes and intent of the City Council of the City of Riverdale with respect to the Project Area are the same as set forth in the ordinances originally adopting and/or previously amending the Project Area Plan, and include to accomplish the following:

1. Removal of structurally substandard buildings or improvements to permit the return of the project area land to economic use and new construction.
2. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities, infrastructure improvements and new community facilities.
3. Rehabilitation of buildings to assure sound long-term economic activity in the core area of the City.
4. The elimination of environmental deficiencies, including: irregular lot subdivision, improper drainage, weeds and excessive vegetation, overcrowding of the land and underutilized land.
5. Achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and redevelopers.
6. Promote and market sites for development or redevelopment that would be complimentary to existing businesses and industries or would enhance the economic base through diversification.
7. Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, plantings, and/or street furniture to give the area a new look and to attract business activity.
8. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
9. Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards.
10. Insure compatible relationships among land uses and quality standards for their development, such that the area functions as a unified and viable center of social and economic activity for the City.

E# 2080475 PG 12 OF 18

11. Provide improved pedestrian circulation systems.
12. Coordinate and improve the transportation system.
13. Eliminate or alleviate flood potential within the area.
14. Provide for and implement the tax increment financing provisions of the Act which are hereby incorporated herein by reference and made a part of this Ordinance.

Section 4. Project Area Plan Incorporated by Reference. The Amended Project Area Plan, together with supporting documents, is incorporated herein by this reference, and made a part of this Ordinance. Copies of the Amended Project Area Plan shall be filed and maintained in the offices of the City Recorder and the Redevelopment Agency for public inspection.

Section 5. Agency Board Previous Findings and Statement of Previous Finding of Blight. Based upon all of the information and documents presented and made available to the Agency Board regarding the Project Area and Plan, the Agency Board, in connection with the original adoption and first amendment of the Plan, previously determined and found as set forth below:

"A. The project area is a "blighted area" as defined in the Act, and that the redevelopment of said area is necessary to effectuate a public purpose.

B. The redevelopment plan would redevelop the area in conformity with the Act and is in the interests of the public peace, health, safety and welfare of the area and the community.

C. The adoption and carrying out of the redevelopment plan is economically sound and feasible.

D. The redevelopment plan conforms to the master plan or general plan of the City of Riverdale.

E. The carrying out of the redevelopment plan will promote the public peace, health, safety and welfare of the community and will effectuate the purposes and policy of the Act.

F. The condemnation of the real property is not provided for in the redevelopment plan and is not necessary to the execution of the redevelopment plan and no provisions have been made in the redevelopment plan for the acquisition of real property by the power of eminent domain.

G. The Redevelopment Agency of Riverdale has a feasible method or plan for the relocation of families and persons displaced from the project area, if the implementation of the redevelopment plan results in the temporary or permanent displacement of any occupants of housing facilities in the project area.

H. There are or are being provided in the project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the project area, decent, safe, and

sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment.

Housing Facilities. The Redevelopment Agency of the City of Riverdale is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area are displaced and that pending the development of these housing facilities, there will be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement."

I. In connection with the original adoption of the Plan, the Agency Board previously made and adopted its findings of blight, finding and determining, among other things, that the Riverdale Road Neighborhood Development Project Area was a blighted area pursuant to the provisions of the Act because of the following factors:

1. Defective design and character of physical construction.
2. Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
3. Economic dislocation, deterioration or disuse, resulting from faulty planning.
4. Subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
5. Existence of inadequate streets, open spaces and utilities.

The date of the Agency Board's finding of blight is October 19, 1989.

Section 6. Acquisition of Property. The condemnation of real property is not provided for in the Amended Project Area Plan, because the time for acquisition by the Agency of property through the use of eminent domain or condemnation has previously expired. The Agency may acquire real property within the Project Area by negotiation, gift, devise, exchange, purchase, or other lawful method. The Agency is authorized to acquire any other interest in real property in the Project Area less than fee title such as leasehold interests, easements, rights of way, etc. by negotiation, gift, devise, exchange, purchase or other lawful method.

Section 7. Tax Increment Financing.

A. Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated) this Ordinance and the Amended Project Area Plan hereby specifically incorporate all of the provisions of the Act that authorize or permit the Agency to receive tax increment from the Project Area and that authorize the various uses of such tax increment by the Agency, and to the extent greater authorization for receipt of tax increment by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Ordinance and the Amended Project Area Plan that the Agency shall have the broadest authorization and permission for receipt of and use of tax increment as is authorized by law, whether by law in effect at the time of adoption of the Original Redevelopment Plan, existing law or amended provisions of law. This

Ordinance and the Amended Project Area Plan also incorporate the specific provisions of tax increment financing permitted by Sections 17B-4-1001 and 1004 of the Act, which provide, in part, as follows:

"1001 (1) An agency may receive and use tax increment, as provided in this part.

....

(2) (a) The applicable length of time or number of years for which an agency is to be paid tax increment under this part shall be measured from the first tax year regarding which the agency accepts tax increment from the project area.

(b) Tax increment may not be paid to an agency for a tax year prior to the tax year following the effective date of the [original] Plan.

(3) With the written consent of a taxing entity, an agency may be paid tax increment, from that taxing entity's tax revenues only, in a higher percentage or for a longer period of time, or both, than otherwise authorized under this chapter. . . .

1003(2)(a) Beginning with the first tax year after April 1, 1983 for which an agency accepts tax increment, an agency may be paid:

(i) (A) for the first through the fifth tax years, 100% of tax increment;

(B) for the sixth through the tenth tax years, 80% of tax increment;

(C) for the eleventh through the fifteenth tax years, 75% of tax increment;

(D) for the sixteenth through the twentieth tax years, 70% of tax increment; and

(E) for the twenty-first through the twenty-fifth tax years, 60% of tax increment; or

(ii) for an agency that has caused a taxing entity committee to be created under Subsection 17B-4-1002(1), any percentage of tax increment up to 100% and for any length of time that the taxing entity committee approves.

(b) Notwithstanding any other provision of this section:

(i) an agency may be paid 100% of tax increment from a project area for 32 years after April 1, 1983 to pay principal and interest on agency indebtedness incurred before April 1, 1983, even though the size of the project area from which tax increment is paid to the agency exceeds 100 acres of privately owned property under a project area plan adopted on or before April 1, 1983; and

(ii) for up to 32 years after April 1, 1983, an agency debt incurred before April 1, 1983 may be refinanced and paid from 100% of tax increment if the principal amount of the debt is not increased in the refinancing.

(3) (a) For purposes of this Subsection (3), "additional tax increment" means the difference between 100% of tax increment for a tax year and the amount of tax increment an agency is paid for that tax year under the percentages and time periods specified in Subsection (2)(a).

(b) Notwithstanding the tax increment percentages and time periods in Subsection (2)(a) and Subsection 17B-4-403(1)(m)(i), an agency may be paid additional tax increment for a period ending 32 years after the first tax year after April 1, 1983 for which the agency receives tax increment from the project area if:

....

(ii) (A) the additional tax increment is used to pay some or all of the cost of the land for and installation and construction of a recreational facility, as defined in Section 59-12-702, or a

cultural facility, including parking and infrastructure improvements related to the recreational or cultural facility, whether or not the facility is located within a project area;

(B) construction of the recreational or cultural facility is commenced on or before June 30, 2006; and

(C) the additional tax increment is pledged on or before June 30, 2006 to pay all or part of the cost of the land for and the installation and construction of the recreational or cultural facility, including parking and infrastructure improvements related to the recreational or cultural facility;

(iii) the additional tax increment is used to pay all or part of the cost of acquiring, constructing, extending, maintaining, or repairing lines, facilities, and equipment for providing cable television service and public telecommunications service, as defined in Section 10-18-102, whether or not the lines, facilities, and equipment are located within a project area and subject to Subsection (3)(d);

....

(c) Notwithstanding Subsection (3)(b), a school district may not, without its consent, be paid less tax increment because of application of Subsection (3)(b) than it would have been paid without that subsection.

(d) (i) Notwithstanding Title 10, Chapter 18, Municipal Cable Television and Public Telecommunications Services, an agency whose tax increment is used under Subsection (3)(b)(iii) may not provide cable television service or public telecommunications service, as defined in Section 10-18-102.

(ii) Each agency that uses tax increment under Subsection (3)(b)(iii) shall provide the services it provides using that tax increment in a nonpreferential and nondiscriminatory manner.

(4) Notwithstanding any other provision of this section, an agency may use tax increment received under Subsection (2) for any of the uses indicated in Subsection (3)."

This Ordinance and the Amended Project Area Plan also specifically incorporate the provisions of Sections Section 17B-4-1006, 1007 and 1009 as follows:

"1006(1) (a) (i) As used in this Subsection (1), "qualifying decrease" means:

(A) a decrease of more than 20% from the previous tax year's levy; or

(B) a cumulative decrease over a consecutive five-year period of more than 100% from the levy in effect at the beginning of the five-year period.

(ii) The year in which a qualifying decrease under Subsection (1)(a)(i)(B) occurs is the fifth year of the five-year period.

(b) If there is a qualifying decrease in the minimum basic school levy under Section 59-2-902 that would result in a reduction of the amount of tax increment to be paid to an agency:

(i) the base taxable value of taxable property within the project area shall be reduced in the year of the qualifying decrease to the extent necessary, even if below zero, to provide the agency with approximately the same amount of tax increment that would have been paid to the agency each year had the qualifying decrease not occurred; and

(ii) the amount of tax increment paid to the agency each year for the payment of bonds and indebtedness may not be less than what would have been paid to the agency if there had been no qualifying decrease.

(2) (a) The amount of the base taxable value to be used in determining tax increment shall be:

- (i) increased or decreased by the amount of an increase or decrease that results from:
 - (A) a statute enacted by the Legislature or by the people through an initiative;
 - (B) a judicial decision;
 - (C) an order from the State Tax Commission to a county to adjust or factor its assessment rate under Subsection 59-2-704(2);
 - (D) a change in exemption provided in Utah Constitution Article XIII, Section 2, or Section 59-2-103; or
 - (E) an increase or decrease in the percentage of fair market value, as defined under Section 59-2-102; and
- (ii) reduced for any year to the extent necessary, even if below zero, to provide an agency with approximately the same amount of money the agency would have received without a reduction in the county's certified tax rate if:
 - (A) in that year there is a decrease in the county's certified tax rate under Subsection 59-2-924(2)(c) or (d)(i);
 - (B) the amount of the decrease is more than 20% of the county's certified tax rate of the previous year; and
 - (C) the decrease would result in a reduction of the amount of tax increment to be paid to the agency.
- (b) Notwithstanding an increase or decrease under Subsection (2)(a), the amount of tax increment paid to an agency each year for payment of bonds or other indebtedness may not be less than would have been paid to the agency each year if there had been no increase or decrease under Subsection (2)(a).

1007 (1) (a) An agency may use tax increment:

- (i) for any of the purposes for which the use of tax increment is authorized under this chapter;
- (ii) to pay for, including financing or refinancing, all or part of:
 - (A) the redevelopment, economic development, or education housing development in the project area from which the tax increment funds were collected;
 - (B) housing expenditures, projects, or programs as provided in Section 17B-4-1009 . . . ;
 - (C) with the consent of the community legislative body and subject to Subsection (4), the value of the land for and the cost of the installation and construction of any publicly owned building, facility, structure, landscaping, or other improvement within the project area from which the tax increment funds were collected; and
 - (D) with the consent of the community legislative body and the taxing entity committee, the cost of the installation of publicly owned utilities and access outside the project area from which the tax increment funds were collected if the agency board and the community legislative body determine by resolution that the utilities and access are of benefit to the project area; or
- (iii) for administrative, overhead, legal, and other operating expenses of the agency.
- (b) The determination of the agency board and the community legislative body under Subsection (1)(a)(ii)(D) regarding benefit to the project area shall be final and conclusive.
- (2) (a) An agency may contract with the community that created the agency or another public entity to use tax increment to reimburse the cost of items authorized by this chapter to be paid by the agency that have been or will be paid by the community or other public entity.
- (b) If land has been or will be acquired or the cost of an improvement has been or will be paid by another public entity and the land or improvement has been or will be leased to the community, an agency may contract with and make reimbursement from tax increment funds to the community.

1009 (1) For purposes of this section, "affordable housing" means housing to be owned or occupied by persons and families of low or moderate income, as determined by resolution of the agency.

(2) An agency may:

(a) use tax increment from a project area to pay all or part of the value of the land for and the cost of installation, construction, and rehabilitation of any building, facility, structure, or other housing improvement, including infrastructure improvements related to housing, located in any project area within the agency's boundaries; and

(b) use up to 20% of tax increment outside of project areas for the purpose of replacing housing units lost by redevelopment, economic development, or education housing development, or increasing, improving, and preserving generally the affordable housing supply of the community that created the agency.

(3) (a) Each agency shall separately account for funds allocated under this section.

(b) Interest earned by the housing fund and any payments or repayments made to the agency for loans, advances, or grants of any kind from the fund, shall accrue to the housing fund.

(c) Each agency designating a housing fund under this section shall use the fund for:

(i) the purposes set forth in this section; or

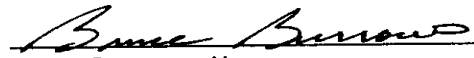
(ii) the purposes set forth in this chapter relating to the redevelopment, economic development, or education housing development project area from which the funds originated.

(4) An agency may lend, grant, or contribute funds from the housing fund to a person, public entity, housing authority, private entity or business, or nonprofit corporation for affordable housing".


Section 8. This Ordinance shall take effect upon its first publication or posting.

PASSED and APPROVED by the City Council of the City of Riverdale, State of Utah, this 11th day of January, 2005.

CITY OF RIVERDALE, UTAH


Bruce Burrows, Mayor

ATTEST:


Cindi Mansell, City Recorder



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