



Application for Assessment and Taxation of Agricultural Land
Agricultural Land Under the Farmland Assessment Act

TC-582
Rev. 1/03

1969 Farmland Assessment Act, Utah Code 59-2-515 (Amended in 1992)

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Owner's name: SOA INVESTMENTS LLC, Telephone: 801-722-4508, Date of application: April 1, 2021, Owner's mailing address: 166 W 100 SOUTH, City: LEHI, State: UT, ZIP code: 84043, Lessee: Cold Spring Ranch LLC 166 W. 100 S. Lehi, UT 84043

Table with columns: Land Type, Acres, Orchard, Irrigated pastures, Other (specify), Property serial number(s), Acres (Total on back, if multiple). Includes entries for Irrigation crop land (32.00), Dry land tillable, Wet meadow, and Grazing land (2.26).

Complete legal description of agricultural land (continue on reverse side or attach additional pages)

Property Serial Number: 58:023:0325
COM S 89 DEG 51' 47" W 1264 FT & N 388.56 FT FR SE COR. SEC. 11, T5S, R1W, SLB&M.; S 86 DEG 32' 27" W 69.67 FT; S 75 DEG 19' 55" W 92.58 FT; S 74 DEG 39' 55" W 1361.05 FT; N 12 DEG 1' 32" W 300.64 FT; ALONG A CURVE TO R (CHORD BEARS: N 64 DEG 5' 41" E 8.03 FT, RADIUS = 19 FT); N 76 DEG 17' 21" E 318.02 FT; ALONG A CURVE TO L (CHORD BEARS: N 66 DEG 6' 16" E 293.87 FT, RADIUS = 831 FT); ALONG A CURVE TO R (CHORD BEARS: N 66 DEG 6' 16" E 271.95 FT, RADIUS = 769 FT); N 76 DEG 17' 21" E 162.56 FT; ALONG A CURVE TO R (CHORD BEARS: N 83 DEG 8' 40" E 477.46 FT, RADIUS = 2000 FT); E 68.86 FT; S 310.06 FT TO BEG. AREA 11.93 AC.

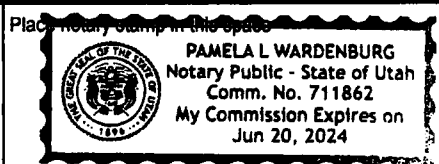
Certification Read certificate and sign

I certify: (1) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage [see Utah Code 59-2-503(3) for waiver]. (2) The above described eligible land is currently devoted to agricultural use, and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (3) The land produces in excess of 50% of the average agricultural production per acre for the given type of land and the given county or area. (4) I am fully aware of the 5-year-rollback tax provision which becomes effective upon a change in use or other withdrawal of all or part of the eligible land. I understand that I must notify the county assessor of any change in use of the land to any non-qualifying use, and that a penalty equal to the greater of \$10 or 2% of the rollback tax due for the last year of the rollback period will be imposed on failure to notify the assessor within 120 days after change in use.

Owner: Robert Schul, manager SOA Investments LLC, Corporate name, Owner, Owner

Notary Public

State of Utah, County of Utah, Subscribed and sworn to before me on this 14th day of April, 2021, by Pamela L. Wardenburg, Notarized Public signature, Date 04/14/2021



County Recorder Use



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ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Apr 20 10:23 am FEE 40.00 BY LT
RECORDED FOR UTAH COUNTY ASSESSOR

County Assessor Use: [X] Approved (subject to review), [] Denied, Assessor Office Signature: Diane Garcia, Date: 4/20/2021

\$40.00

Legal description(s) continued

Property Serial Number: 58:023:0326

COM N 695.59 FT & W 1339.63 FT FR SE COR. SEC. 11, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 83 DEG 2' 51" W 470.74 FT, RADIUS = 2000 FT); S 76 DEG 17' 21" W 162.56 FT; ALONG A CURVE TO L (CHORD BEARS: S 66 DEG 6' 16" W 271.95 FT, RADIUS = 769 FT); ALONG A CURVE TO R (CHORD BEARS: S 66 DEG 6' 16" W 293.87 FT, RADIUS = 831 FT); S 76 DEG 17' 21" W 318.02 FT; ALONG A CURVE TO L (CHORD BEARS: S 64 DEG 5' 41" W 8.07 FT, RADIUS = 19 FT); N 12 DEG 1' 32" W 896.5 FT; N 7 DEG 4' 4" W 111.01 FT; N 17 DEG 49' 26" W 53.54 FT; N 10 DEG 19' 26" W 31.57 FT; ALONG A CURVE TO R (CHORD BEARS: N 67 DEG 21' 43" E 6 FT, RADIUS = 19 FT); N 76 DEG 26' 27" E 669.89 FT; ALONG A CURVE TO R (CHORD BEARS: N 78 DEG 43' 36" E 279.19 FT, RADIUS = 3500 FT); ALONG A CURVE TO R (CHORD BEARS: S 55 DEG 26' 3" E 35.83 FT, RADIUS = 26 FT); N 85 DEG 8' 49" E 62.47 FT; S 11 DEG 52' 52" E 282.52 FT; S 78 DEG 7' 8" W 31 FT; S 11 DEG 52' 52" E 628.34 FT; N 76 DEG 17' 21" E 27.84 FT; ALONG A CURVE TO R (CHORD BEARS: N 83 DEG 3' 0" E 478.2 FT, RADIUS = 2031 FT); S 0 DEG 2' 44" W 31.01 FT TO BEG. AREA 24.897 AC.

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