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LEANN H KILTS, WEBER COUNTY RECORDER
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REC FOR: NORTH OGDEN CITY

RESOLUTION CDA 09-2018

A RESOLUTION APPROVING THE AMENDED DOWNTOWN COMMUNITY DEVELOPMENT PROJECT AREA PLAN

WHEREAS; North Ogden City organizes and approves new development within its corporate limits; and

WHEREAS; North Ogden City owns and maintains a complex network of utilities and physical infrastructure; and

WHEREAS; The City has plans to complete several project improvements over the coming years which will benefit the downtown area of the City; and

WHEREAS; The City plans to fund these project expenditures out of tax increment provided by those properties which are located in the Community Development Area boundaries.; and

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Redevelopment Agency that the North Ogden City RDA Board approves the North Ogden City Amended Downtown Community Development Project Area Plan.

SECTION 1: The attached North Ogden City Amended Downtown Community Development Project Area Plan is hereby approved.

SECTION 2: This resolution shall take immediate effect.

PASSED and ADOPTED this 27th day of November, 2018.

North Ogden City Redevelopment Agency:



Cheryl Stoker
Pro Chairman of RDA Board

RDA BOARD VOTE AS RECORDED:

	Aye	Nay	
Board Member Barker:	<u> X </u>	<u> </u>	
Board Member Covering:	<u> </u>	<u> </u>	(excused)
Board Member Stoker:	<u> X </u>	<u> </u>	
Board Member Swanson:	<u> X </u>	<u> </u>	
Board Member Turner:	<u> X </u>	<u> </u>	
(In event of a tie vote of the Council):			
Chairman Chugg	<u> </u>	<u> </u>	

ATTEST:

S. Annette Spendlove
S. Annette Spendlove, MMC
City Recorder



[Handwritten Signature]



**North Ogden City
Amended Downtown Community Development
Project Area Plan**

February 2018



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Background and Overview

The North Ogden Urban Renewal and Community Development Agency (the "Agency"), following thorough consideration of the needs and desires of North Ogden City (the "City") and its residents, as well as the need of and capacity for new development, has prepared this Amended Community Development Project Area Plan (the "Amended Plan") for the North Ogden Downtown Community Development Project Area (the "Amended Project Area") described in more detail below. The purpose of the Amended Plan is to include 17.91 additional acres that have been recently annexed into the City, that are adjacent to the existing Project Area, and that are an integral part of the development planned for and taking place at the southern end of the existing Project Area and to remove two, tax-exempt parcels from the prior Amended Plan.

In accordance with the terms of this Amended Plan, the Agency will continue to encourage, promote and provide for the development of commercial, retail, and residential spaces within the Amended Project Area. The Amended Project Area is located along Washington Boulevard from approximately 1750 North to approximately 2800 North and covers 126.27 total acres and includes 63 parcels.

It is anticipated the Amended Project Area will continue to improve the City's downtown area through the creation and revitalization of retail shopping, residential development, and commercial office space. The Amended Project Area will bring jobs, amenities, and revenues to the area, providing financial resources to the Agency to invest in infrastructure and other improvements in the area. The Amended Project Area will generate additional property tax revenues and diversification through new business opportunities. The North and South ends of the Amended Project Area will contain the bulk of the new development, with other parcels in the Amended Project Area benefiting from improvements that revitalize Washington Blvd.

This Amended Plan will guide development within the Amended Project Area, including the capture and use of tax increment to construct new infrastructure needed to service new development and other improvements required to revitalize existing development on Washington Blvd. The purpose of this Amended Plan clearly sets forth the aims and objectives of the Agency and Amended Project Area, including its scope, improvements associated with infrastructure and revitalization and the mechanism for funding said improvements, and the value of the Amended Plan to the residents, businesses and property owners, and taxing entities in this area.

1. RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY DEVELOPMENT PROJECT AREA PLAN

- a) Pursuant to the provisions of §17C-4-101 of the Act, the governing body of the Urban Renewal and Community Development Agency of North Ogden City adopted a resolution authorizing the preparation of a draft Community Development Project Area Plan on June 25, 2015; (see Appendix A) and an Amended Project Area Plan on August 28, 2018
- b) Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, North Ogden City has a planning commission and general plan as required by law; and

- c) Pursuant to the provisions of §17C-4-102(1)(d) of the Act, the Agency will conduct one or more public hearings for the purpose of informing the public about the Amended Project Area and allowing public input as to whether the Amended Project Area Plan should be revised, approved or rejected.
- d) Pursuant to the provisions of §17C-4-102(1)(b) and (c) of the Act, the Agency made an Amended Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the Public Hearing regarding the Project Area Plan, will conduct the Public Hearing on the Amended Project Area Plan on November 28, 2018 and consider public comments on the Amended Project Area Plan.

2. DEFINITIONS

As used in this Amended Community Development Project Area Plan, which may or may not be denoted with the usage of the term being capitalized:

1. The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.
2. The term "**Agency**" shall mean the North Ogden City Urban Renewal and Community Development Agency, a separate body corporate and politic created by North Ogden City pursuant to the Act.
3. The term "**Base Taxable Value or Base Year Taxable Value**" shall mean the base taxable value of the property within the Amended Project Area from which tax increment will be collected, as shown upon the assessment roll last equalized before the date the Amended Project Area Plan is adopted by the North Ogden City legislative body; OR the agreed-upon value specified in a resolution or interlocal agreement as described under §17C-4-201(2).
4. The term "**City**" shall mean North Ogden City, Utah.
5. The term "**Community**" shall mean North Ogden City, Utah.
6. The term "**Community Development**" shall mean development activities within the community, including the encouragement, promotion, or provision of development.
7. The term "**Developer**" shall mean the entities investing in the development in the area.
8. The term "**Effective Date**" shall mean either the publishing or posting of notice of the North Ogden City legislative body's ordinance adopting the amended community development project area plan or a summary of the ordinance.



9. The term **"Legislative Body"** shall mean the City Council of North Ogden City which is the legislative body of the City and/or Community.
10. The term **"Plan Hearing"** means the public hearing on the Amended Project Area Plan required under Subsection 17C-4-102 of the Act.
11. The term **"Amended Project Area Budget"** shall mean the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Amended Project Area that includes:
 - a. the Base Taxable Value of property in the Amended Project Area;
 - b. the projected Tax Increment to be generated within the Amended Project Area;
 - c. the amount of Tax Increment expected to be shared with other Taxing Entities;
 - d. the amount of Tax Increment expected to be used to implement the Amended Project Area Plan; and
 - e. the amount of Tax Increment to be used to administer the Amended Project Area.
12. The term **"Amended Project Area Plan"** or **"Amended Plan"** shall mean the written plan that, after its effective date and adopted pursuant to the provisions of the Act, guides and controls the community development activities within the Project Area.
13. The terms **"Tax," "Taxes," "Property tax" or "Property taxes"** includes all levies on an ad valorem basis upon real property, personal property, or other property, tangible or intangible.
14. The term **"Taxing Entity or Taxing Entities"** shall mean any public entity that levies a tax on property within the Amended Project Area.
15. The term **"Tax Increment"** shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the area designated in the Amended Project Area Plan from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be or were generated from that same area using the Base Taxable Value of the property.

3. AMENDED PROJECT AREA BOUNDARIES [17C-4-103(1)]

The Amended Project Area identified for study (see map in Appendix B and parcel list in Appendix C) consists of 126.27 total acres with 105.00 of those acres being non-right-of-way parcels. The Project Area is located in downtown North Ogden along Washington Boulevard and includes parcels stretching from 1700 North to 2800 North.

TABLE 1: ACREAGE AND TAXABLE VALUE BY PROPERTY TYPE

Property Type	Total Acres
Commercial	22.99
Exempt	10.07



Property Type	Total Acres
Residential	21.13
Vacant	50.82
Total Based on Parcels	105.00
Total Acres in Project Area (including roads)	126.27

A map is provided in Appendix B and a list of all parcels is included in Appendix C.

4. GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE COMMUNITY DEVELOPMENT [17C-4-103(2)]

A. LAND USES IN THE AMENDED PROJECT AREA

The existing land uses within the Amended Project Area are primarily vacant, residential, and retail, with some small areas of other commercial and exempt uses. The table below shows the detailed land uses by using the land and building type designations as determined and defined by the Weber County Assessor's Office.

TABLE 2: ACRES, VALUE AND SQUARE FEET BY LAND TYPE

North Ogden Land/Building Type	Total Acres	Total Base Year Taxable Value	Total Building Square Feet
Commercial	22.99	\$12,837,428	126,965
Commercial Vacant	5.52	\$774,673	-
Commercial Exempt	3.15	\$0	782
Residential	21.13	\$1,751,359	32,247
Residential Vacant	20.32	\$154,054	2,400
Residential Exempt	6.92	\$0	-
Vacant**	24.97	\$26,430	2,583
Total Real Property	105.00	\$15,543,944	164,977
Total Personal Property		\$1,655,668	
Total Taxable Value		\$17,199,612	

**All parcels - exempt, agricultural, or otherwise – with no development or improvements

B. LAYOUT OF PRINCIPAL STREETS IN THE AMENDED PROJECT AREA

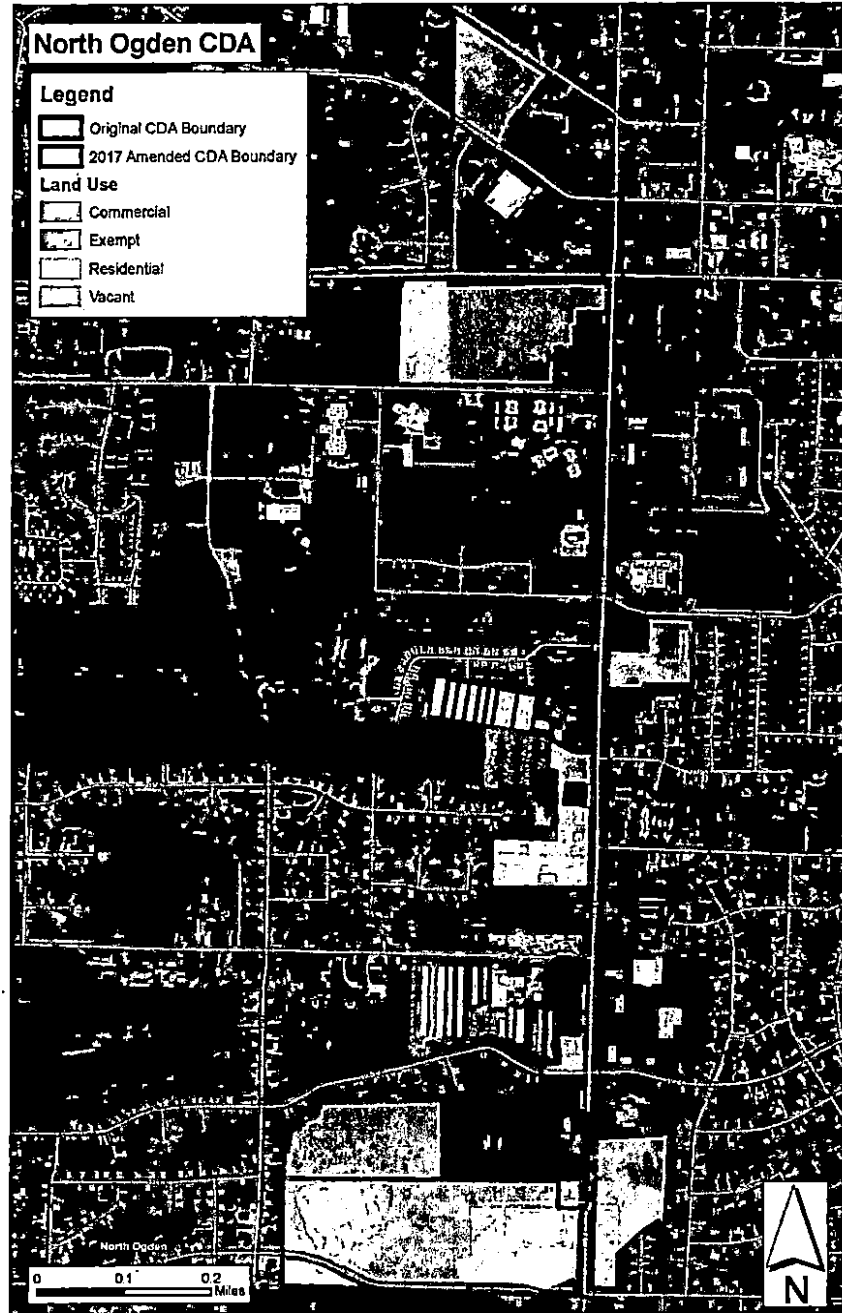
The principal street in the Amended Project Area is Washington Boulevard which runs north to south through the middle of the Amended Project Area, with frontage for most parcels in the Amended Project Area. Other streets that intersect the Amended Project Area running east to west include 2650 North, 2600 North, 2550 North, 2300 North, 2275 North, 2175 North, 2100 North, 2000 North, 1900 North and 1700 North. 2700 North partially borders the north side of the Amended Project Area.

C. POPULATION DENSITIES IN THE AMENDED PROJECT AREA

Nearly all development within the Amended Project Area is retail, office, commercial or is vacant land. There are 13 parcels totaling 19.05 acres classified as residential single-family homes, 1 parcel totaling 0.68 acres classified as a duplex, and 4 parcels for 1.4 acres classified as 3-4 unit dwellings within the

Project Area, for a total of 31 dwelling units. Assuming an average household size of 3.23 persons per household,¹ the estimated population in the Amended Project Area is 100 people. With 126.27 total acres in the Amended Project Area, the Amended Project Area is 0.1973 square miles. Dividing the population by the square miles gives an existing population density of about 508 people per square mile.

The Amended Project Area Plan currently contemplates the addition 236 senior living units, as well as 489 apartment and townhouse units. Assuming an average household size of 1.5 persons per unit for the senior living, and an average household size of 3.23 persons for all other households, the population is projected to increase by 1,933 people within the Amended Project Area. This would increase the population density within the Amended Project Area to about 10,307 people per square mile, although this is a much smaller area than a full square mile. An increase in residential density will provide more rooftops to support commercial development.



¹ 2013 ACS 5-year estimate for North Ogden City



D. BUILDING INTENSITIES IN THE AMENDED PROJECT AREA

The Amended Project Area currently has 164,977 square feet of building space, resulting in an average density of 1,307 square feet per acre,² or a floor area ratio (FAR)³ of 0.03.⁴

Proposed development includes approximately 982,768 square feet of residential and commercial space. This is an average of 7,783 building square feet per acre, or an average FAR of 0.18.

5. STANDARDS THAT WILL GUIDE THE COMMUNITY DEVELOPMENT [17C-4-103(3)]

The general standards that will guide the community development are as follows:

Development Objectives

The following objectives will be pursued in order to benefit the City and its residents:

1. Ensure that development improves the standard of function, quality and appearance of the Project Area;
2. Create a thriving downtown and a cohesive Main Street feel on Washington Blvd. with successful commercial businesses supported by adequate housing;
3. Promote the development of the Amended Project Area to enhance the economic health of the community by increasing the tax base and providing North Ogden residents access to goods and services; and
4. Provide utilities, streets, curbs, sidewalks, parking areas, and landscaping to give the area an improved look and to attract and encourage expanded business activity.

Design Objectives

Developers will be expected to utilize high quality design and development standards. Each development proposal will be considered subject to: (1) appropriate elements of the City's General Plan; (2) the land use code of the City; (3) other applicable building codes and ordinances of the City; and (4) a review and approval by the Agency to ensure that the development is consistent with this Amended Plan.

The North Ogden City Code Subsection 11-8D, Design Standards for Commercial Development, will dictate the design standards for commercial development. Properties on Washington Blvd. will also be required to abide by the *North Ogden City Planning Commission Landscaping Review Guidelines for Entry-way Developments*.

² Calculated by dividing the 164,977 existing building square feet by the total acres for the area (126.27 acres)

³ FAR is defined as the ratio of building square feet to total land area.

⁴ Calculated by dividing the building density (1,307 sq ft) by the number of square feet in an acre (43,560)

Activities Involved

Possible activities contemplated in carrying out the Amended Plan in the Amended Project Area include the acquisition, clearance, construction, or rehabilitation of properties in the Amended Project Area.

- Acquisition and Clearance: Parcels of real property located in the Amended Plan Area may be acquired by purchase at fair market value.
- Construction: New construction may be initiated in order to encourage additional private sector building and investment.
- Rehabilitation: Properties may be sufficiently rehabilitated to insure a reasonable remaining economic life.

Implementation of Projects

The North Ogden City Planning Commission and/or the City Council shall approve the design of all development within the Amended Plan Area to ensure that such development within the Amended Plan Area is consistent with this Amended Plan and as required by City Code. City staff shall notify the Agency of all requests for (1) zoning changes, (2) design approval, (3) site plan approval, and (4) building permits within the Amended Project Area. Projects within the Amended Plan Area shall be implemented as approved by the Planning Commission and/or the City Council.

6. HOW THE PURPOSES OF THE ACT WILL BE ATTAINED BY THE COMMUNITY DEVELOPMENT [17C-4-103(4)]

Title 17C of the Utah Code contains no explicit statement of purpose, although it contains the following definition of "community development:"

"Community development" means development activities within a community, including the encouragement, promotion, or provision of development [17C-1-102 (16)].

The purposes of Title 17C will be attained through the establishment of the Amended Project Area by the following:

- Increased employment and income opportunities for City residents
 - Commercial development within the Amended Project Area will increase the number of jobs available to residents within the City.
- Improved access to goods and services for residents
 - Commercial development within the Amended Project Area will provide a broader variety of goods and services to residents within the City limits.
- Increased tax base for the City and the other taxing entities with claim on the Amended Project Area

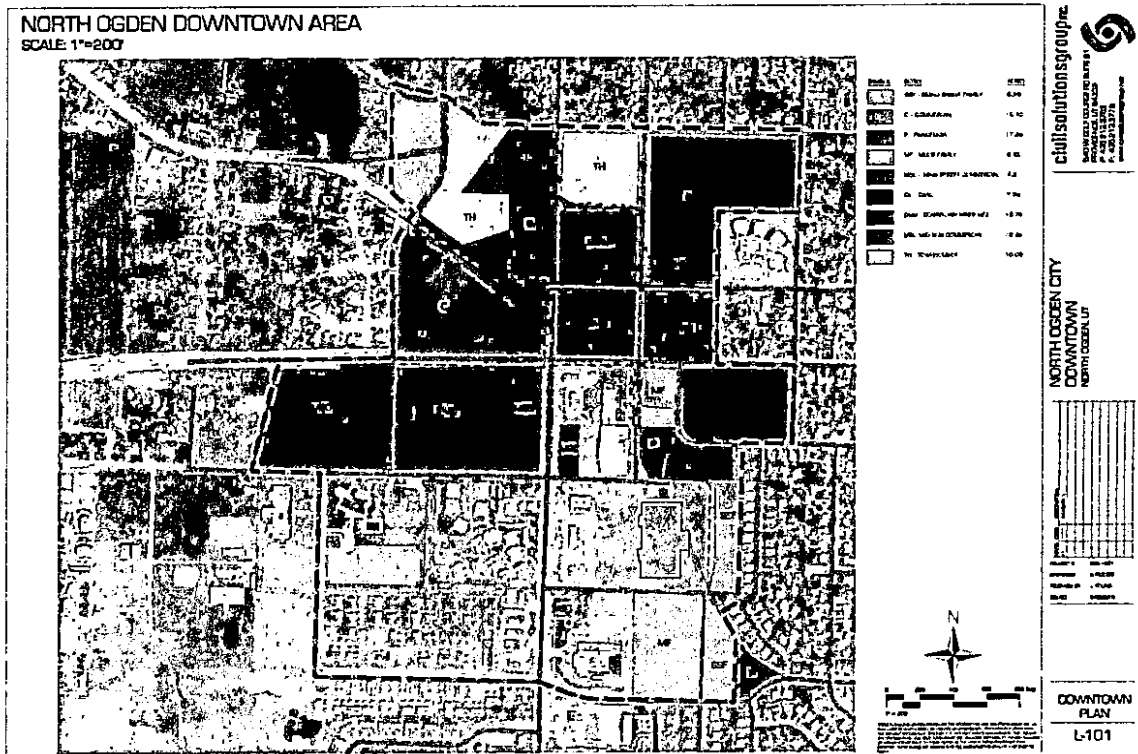


- o Commercial development inside the Amended Project Area will increase the property and sales tax base by adding new structures and commercial activity. This increased tax base will expand the ability for government to perform essential services with no increased burden on taxpayers.

7. THE AMENDED PLAN IS CONSISTENT WITH AND WILL CONFORM TO THE COMMUNITY'S GENERAL PLAN [17C-4-103(5)]

The City's General Plan was adopted in September 2015. The chapter, "Downtown and Southtown," clearly states that two nodes should be established in the downtown area – one at the north and one at the south of State Street. This is exactly in accordance with the Amended Project Area Plan.

Figure 1: Downtown Plan from General Plan



The General Plan further identifies the following characteristics that should be encouraged in the downtown, many of which are a part of this Amended Project Area Plan:

- Transit and excellent pedestrian connections
- A variety of stores

- Residences
- Offices
- Wide pedestrian friendly and attractive sidewalks
- Well-lit streets with unique light fixtures
- A variety of restaurants
- Gathering places that include events and entertainment
- People of all ages

As stated previously in this Amended Plan, the purpose of the Amended Project Area is to encourage, promote and provide for the provision of retail, office and residential spaces – a mix of uses – in the downtown.

8. DESCRIPTION OF ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT [17C-4-103(6)]

Development at the North Node of the Amended Project Area is anticipated to include 230,668 square feet of commercial space, including space for retail anchors, office space and other pads. The location of the detention basin on 2600 North currently limits the potential for commercial development in a key location. Because the community would be better served by seeking a better and higher use for that land, the agency proposes identifying a new location for a detention basin and preparing the current detention basin site for development. The redevelopment of the Smith's building at the southeast corner of Washington Blvd. and 2600 North is a key concern for the City. The size of the existing building is such that extended vacancy at that location would be a drain on the aesthetics and economics of the City.

Development at the South Node of the project area is anticipated to be a mixed-use project involving a mix of commercial and residential development, including senior housing.

9. HOW PRIVATE DEVELOPERS WILL BE SELECTED AND IDENTIFICATION OF CURRENT DEVELOPERS IN THE PROJECT AREA [17C-4-103(7)]

The majority of the property in the Amended Project Area is privately owned, and the Agency anticipates the landowners in the Amended Plan Area will undertake development of their property and select any partners or outside developers at their discretion. In the event that owners do not wish to participate in development or redevelopment in compliance with the Amended Plan, the Agency reserves the right pursuant to the provisions of Title 17C of the Utah Code to acquire parcels through negotiation with property owners, to encourage other owners to acquire other property within the Amended Plan Area, or to select non-owner developers by private negotiation, public advertisement, bidding or solicitation of written proposals, and by so doing encourage or accomplish the desired development of the Amended Project Area.

At the present time, Amsource Development, Inc. has indicated an interest in redeveloping the North Node and Meritage Companies, LLC has indicated an interest in redeveloping the South Node.

10. REASONS FOR THE SELECTION OF THE AMENDED PROJECT AREA [17C-4-103(8)]

The Amended Plan Area was selected by the Agency because of the immediate opportunity for development to significantly strengthen the City's economic base. The Amended Plan Area contains a portion of the City that is desirable for development because of:

- Its location along the Washington Blvd. commercial corridor
- The presence of a number of older dilapidated structures that detract from the aesthetics and economic vitality of the City
- The presence of undeveloped parcels that currently generate very little tax revenue

Specific boundaries of the Amended Plan Area were arrived at by the Agency after a review of the area by members of the Agency staff and a third-party consulting firm. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-range economic growth in the Amended Plan Area and to encourage further development of real property in the surrounding areas.

11. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE AREA [17C-4-103(9)]

A. PHYSICAL CONDITIONS

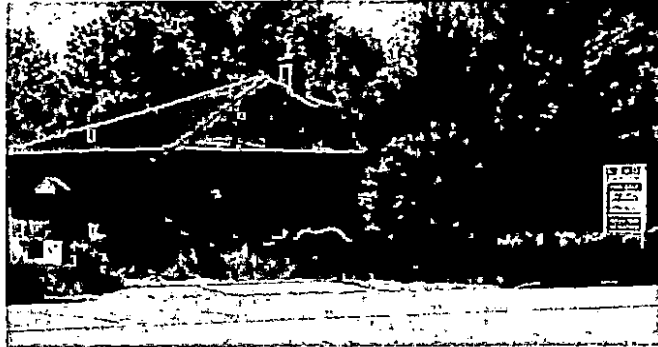
The proposed Amended Project Area consists of approximately 126.27 acres with 105.00 acres attributable to non-street parcels, as shown on the Amended Project Area map in Appendix C. The Amended Project Area, while mostly developed along Washington Boulevard, has significant vacant space of 50.82 acres. Developed property along Washington Boulevard includes commercial, public and residential uses. There are also several parcels along Washington Boulevard that are either vacant or otherwise under-utilized, indicating potential for redevelopment and increased property values.



B. SOCIAL CONDITIONS

There are 13 single-family residential and 5 multi-family residential parcels within the Amended Project Area. There is no demographic data available for those properties due to the limited geographic size of the Area.

It is anticipated that the addition of 236 senior-living beds and 489 apartment and townhouse units in the Amended Project Area will increase the population by about 1,933 residents. The Amended Project Area has workers coming from other areas to work in already-existing commercial businesses. The Amended Project Area Plan will increase the number of workers traveling to the Amended Project Area. It is anticipated, therefore, that the proposed Amended Project Area will grow the City, County, and region's economy, quality of life and reputation.



C. ECONOMIC CONDITIONS

The Amended Project Area is nearly split evenly between developed and vacant parcels. Most of the developments are along Washington Boulevard, and include both commercial and residential uses. Tenants include a pharmacy, banks, restaurants and other food services, auto repair and maintenance, and other retail. As of the base year, the average improvement value per acre (for improved acres only) in the Amended Project area was \$205,734 per acre⁵ which is low, indicating potential for redevelopment and increased improvement values.

12. TAX INCENTIVES OFFERED TO PRIVATE ENTITIES FOR FACILITIES LOCATED WITHIN THE AMENDED PROJECT AREA [17C-4-103(10)]

The Agency intends to use 35 percent of the property tax increment from the School District,⁶ 75 percent of the increment from the City and 50 percent of the property tax increment generated within the Amended Project Area from the remaining taxing entities for a period of 15 years. The anticipated total tax increment to be generated over the 15-year period, for all taxing entities, is \$14.8 million.

The Agency intends to request the adoption of a Resolution from the Taxing Entities or negotiate and enter into one or more agreements with Weber County, Weber School District, Weber Basin Water Conservancy District, Central Weber Sewer Improvement District, Ben Lomond Cemetery Maintenance District, Bona Vista Water Improvement District, Weber County Mosquito Abatement District, Weber Area Dispatch 911 and Emergency Services District, North View Fire District and Weber Fire District to secure receipt of a portion (35 percent from the School District and 50 percent from the other taxing entities) of the property tax increment generated within the Amended Project Area that would otherwise be paid to those Taxing Entities.

⁵ Calculated by taking the total improvement values in the project area (\$10,989,621) and dividing by the 53.42 improved acres in the base year.

⁶ The Agency is requesting a lower percentage from the School District due to the fact that there will be some residential development at the southern end of the Project Area.



The Amended Project Area Budget (attached as Appendix D) shows anticipated tax increment receipts, and the estimated eligible development costs to be reimbursed. The Base Year Taxable Value is 2014 and includes all real and personal property. One important aspect of this Amended Plan is that the storm detention property is now tax exempt, yet in a favored commercial location. With this Amended Plan, the tax-exempt storm drain property will move on to the tax rolls as commercial property. The same may be said for the old North Ogden Public Works site.

The estimated increased tax revenues, over and above the base year tax revenues already being received by the Taxing Entities, to be received by the entities during the period that the Agency is collecting tax increment is shown in the following table. It is based on 65 percent of the incremental tax revenues going to the School District, 25 percent to the City and 50 percent of the incremental tax revenues being paid to the other Taxing Entities for a period of 15 years.

TABLE 3: TOTAL INCREMENTAL PROPERTY TAX REVENUES IN PROJECT AREA TO TAXING ENTITIES, YEARS 1-15

	Total Years 1-15	NPV Years 1-15
Weber County	\$2,073,389	\$1,388,335
Weber County School District	\$4,740,022	\$3,173,904
North Ogden City	\$442,502	\$296,298
Weber Basin Water Conservancy District	\$111,184	\$74,449
Central Weber Sewer Improvement District	\$468,203	\$313,507
Ben Lomond Cemetery Maintenance District	\$46,373	\$31,051
Bona Vista Water Improvement District	\$135,008	\$90,755
Weber County Mosquito Abatement District	\$78,779	\$52,750
Weber Area Dispatch 911 and Emergency Services District	\$169,290	\$113,356
North View Fire District	\$610,675	\$408,906
Weber Fire District - Bond (est. 1/1/06)	\$47,253	\$31,764
TOTAL	\$8,922,678	\$5,975,075

During the same 15-year time period, the Agency could receive an estimated \$7.6 million, with a net present value of \$5.1 million, for projects that are needed in the area.⁷

TABLE 4: INCREMENTAL PROPERTY TAX REVENUES IN PROJECT AREA TO AGENCY, YEARS 1-15

Incremental Taxes to Agency	Percent to Agency	Total Years 1-15	NPV Years 1-15
Weber County	50%	\$2,073,389	\$1,388,335
Weber County School District	35%	\$2,552,319	\$1,709,025
North Ogden City	75%	\$1,327,505	\$888,894
Weber Basin Water Conservancy District	50%	\$111,184	\$74,449
Central Weber Sewer Improvement District	50%	\$468,203	\$313,507
Ben Lomond Cemetery Maintenance District	50%	\$46,373	\$31,051
Bona Vista Water Improvement District	50%	\$135,008	\$90,755
Weber County Mosquito Abatement District	50%	\$78,779	\$52,750

⁷ Assumes a discount rate of five percent.

Incremental Taxes to Agency	Percent to Agency	Total Years 1-15	NPV Years 1-15
Weber Area Dispatch 911 and Emergency Services District	50%	\$169,290	\$113,356
North View Fire District	50%	\$610,675	\$408,906
Weber Fire District - Bond (est. 1/1/06)	50%	\$47,253	\$31,764
TOTAL		\$7,619,979	\$5,102,792

The Amended Project Area Budget, included as Appendix D provides a year-by-year estimate of the amount of Tax Increment generated and to be shared among the Taxing Entities.

Increment is needed in order to pay for the following infrastructure and improvements or like infrastructure and improvements to the Amended Project Area as determined by the Agency. While flexibility is granted to the Agency in determining expenses in the Amended Project Area, the following is the Agency's best estimate of projects and accompanying expenditures needed in the Amended Project Area. In addition to the projects listed below, the Agency intends to keep four percent of the Agency revenues for administrative costs associated with administering the RDA. The projected administrative cost is approximately \$304,799.

TABLE 5: ESTIMATED PROJECT AREA COSTS

Expenditures	Total Amount	Included in Budget	Funded Through Other Means
Washington Blvd. Waterline (extraordinary cost of development)	\$110,000	\$110,000	\$0
Relocate 2700 N. Detention Basin to prepare exempt public land for commercial development	\$1,680,240	\$1,680,240	\$0
2700 N. Detention Basin Fill to prepare exempt public land for commercial development	\$320,000	\$320,000	\$0
Bury Power Lines on Washington Blvd. to stimulate higher-end economic activity	\$1,600,000	\$529,316	\$1,070,684
2550 N. Road & Sidewalk Improvements to prepare street for additional commercial traffic	\$430,000	\$330,000	\$100,000
2700 N. Capping of Water Sources to prepare exempt public land for commercial development	\$9,000	\$9,000	\$0
Widen 2600 N. at Washington Blvd. to accommodate additional commercial traffic	\$497,400	\$497,400	\$0
Beautification of Washington Blvd. to stimulate economic growth	\$125,000	\$55,000	\$70,000



Expenditures	Total Amount	Included in Budget	Funded Through Other Means
Widen Sidewalks on Washington Blvd. to facilitate bike/ped access to commerce	\$500,000	\$235,000	\$265,000
Demolition & Environmental Remediation of old Public Works Site to prep for development	\$500,000	\$500,000	\$0
Create Downtown Trailhead Park at Washington Blvd./1900 North	\$300,000	\$100,000	\$200,000
Install Pedestrian Bridge over Washington Blvd. to encourage pedestrian commercial activity	\$900,000	\$150,000	\$750,000
1700 North Road Construction (extraordinary cost of development)	\$1,050,000	\$450,000	\$600,000
Old Smith's Building and Adjacent Strip Mall Façade Work Credit to stimulate redevelopment	\$300,000	\$300,000	\$100,000
Total	\$8,321,640	\$5,215,956	\$3,105,684

13. ANALYSIS OR DESCRIPTION OF THE ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT [17C-4-103(11)]

A. BENEFICIAL INFLUENCES UPON THE TAX BASE OF THE COMMUNITY

The beneficial influence on the community tax base will happen through a significant increase of the property and sales tax base of the Amended Project Area. As development occurs, more customers will be drawn to the greater geographic area generating sales tax revenues and stimulating investment. Existing businesses in the vicinity may be inclined to reinvest in their properties to take advantage of the greater customer base. All of these improvements will positively contribute to the community's tax base.

It is expected that the City will gain significant incremental tax benefits in both sales and property taxes. New commercial development that could occur in the Amended Project Area has the potential to increase property tax revenues to the taxing entities by approximately \$1.2 million annually at the completion of the Project Area in 15 years.

TABLE 6: INCREMENTAL PROPERTY TAX REVENUES IN PROJECT AREA TO AGENCY AFTER 15 YEARS

Taxing Entity	Annual Tax Increment Amount
Weber County	\$302,813
Weber County School District	\$532,513
North Ogden City	\$129,252



Taxing Entity	Annual Tax Increment Amount
Weber Basin Water Conservancy District	\$16,238
Central Weber Sewer Improvement District	\$68,380
Ben Lomond Cemetery Maintenance District	\$6,773
Bona Vista Water Improvement District	\$19,497
Weber County Mosquito Abatement District	\$11,505
Weber Area Dispatch 911 and Emergency Services District	\$24,724
North View Fire District	\$89,187
Weber Fire District - Bond (est. 1/1/06)	\$6,824
TOTAL	\$1,207,707

B. ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED

Other business and economic activity likely to be stimulated includes business, employee and construction expenditures. There are significant opportunities for increased economic development and tax generating development that can occur within the immediate sphere of influence of the Project Area that otherwise may not occur in a timely basis or at the same level of increased development and private investment.

1. JOB CREATION

Approximately 540 new jobs could be created in the Amended Project Area if development plans are similar to those projected in the Amended Project Area Plan and Budget.⁸ It is anticipated that the business owners and employees of the Amended Project Area facilities will directly or indirectly purchase local goods and services related to their operations from local or regional suppliers. These supply chain purchases are expected to increase employment opportunities in the related businesses of office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, office and printing services.

Employees will make many of their purchases near their workplace, assuming that goods and services are available. These will most likely include purchases for: lunchtime eating, gasoline and convenience store, personal services such as dry cleaning and haircuts, and auto repair. In addition, there may be limited purchases for gifts, hobbies, etc., if such goods are available.

The following summarizes the benefits to the City, County, and region:

- Provide an increase in direct purchases in the City, County, and region.
- Complement existing businesses and industries located within the City by adding new employees who may live and shop and pay taxes in the City, County and the region.

⁸ Assumes 450 sf per employee for the commercial development. There are 243,268 square feet of commercial development proposed.

- Provide an increase in indirect and induced (“multiplier”) impacts for business purchases, including purchases by employees and their households.
 - The types of expenditures by employees in the area will likely include convenience shopping for personal and household goods, lunches at area restaurants, convenience purchases and personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace, and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

2. CONSTRUCTION JOBS AND EXPENDITURES

Economic activity associated with the development will include construction jobs and wages. Incremental value associated with new construction is estimated at approximately \$65.3 million (does not include land values). Assuming that 40 percent of the cost is for labor, with 40 percent spent on supplies, and the remaining 20 percent left for developer overhead and profit, results in about \$26.1 million for labor and \$26.1 million for building supplies. Any demolition costs that might be incurred would be in addition to this amount.

To summarize, the creation of the Amended Project Area and adoption of the Amended Project Area Plan is beneficial to the City, County, and region for the following projected impacts:

- Increased tax base that will provide additional tax revenues to the various Taxing Entities;
- Creation of approximately 540 jobs in the Amended Project Area;
- Increased spending of roughly \$26.1 million on construction wages;
- Increased spending in the local area for construction supplies, from construction worker expenditures for lunchtime eating, gas, etc., and for purchases by full-time employees who work in the Project Area;
- Creation of a more unified shopping and office district in North Ogden;
- Increased tax revenues of \$1.2 million annually to the Taxing Entities after the amended project area expires;
- Relocation of a storm drain detention basin at a key commercial site;
- Revitalization of unsightly and deteriorating properties; and
- Added economic diversification to the community.

It is anticipated, therefore, that the proposed Amended Project Area will grow the City, County, and region's economy, quality of life and reputation.

**APPENDIX A: NORTH OGDEN CITY COMMUNITY DEVELOPMENT AND URBAN RENEWAL AGENCY
RESOLUTION AUTHORIZING THE PREPARATION OF THE COMMUNITY DEVELOPMENT PROJECT AREA**

RESOLUTION # 05-2015

**A RESOLUTION AMENDING RESOLUTION 13-2014 AUTHORIZING
THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT
PROJECT AREA PLAN**

WHEREAS, The North Ogden City Redevelopment Agency (hereafter known as the "Agency") desires to encourage economic and community development in North Ogden through the creation of a community development area, pursuant to the Community Development and Renewal Agencies Act, Title 17C of the Utah Code; and

WHEREAS, the Agency is a political subdivision of the State of Utah, created to undertake or promote urban renewal, economic development, or community development project area plan; and

WHEREAS, Subsection 17C-4-101 of the Utah Code allows the Agency to adopt a resolution authorizing the preparation of a draft community development project area plan; and

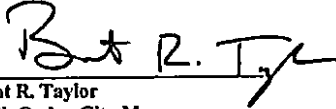
WHEREAS, the creation of a community development area is in accordance with the Economic Development Strategy established by the City of North Ogden.

BE IT THEREFORE RESOLVED by the North Ogden City Redevelopment Agency that the Agency Chairman is authorized to prepare a draft community development area plan.

BE IT FURTHER RESOLVED that the Agency Chairman is authorized to compile, complete, and execute the information and forms necessary to support the preparation of this draft community development project area plan.

This resolution shall take effect immediately upon passage.

North Ogden City:



Brent R. Taylor
North Ogden City Mayor



BOARD MEMBERS VOTE AS RECORDED:

	Aye	Nay
Board Member Bailey:	<u> x </u>	—
Board Member Satterthwaite:	<u> x </u>	—
Board Member Stoker:	<u> x </u>	—
Board Member Swanson:	<u> x </u>	—
Board Member Urry:	<u> x </u>	—
(In event of a tie vote of the Council):		
Chairman Taylor	—	—

Attest:

S. Annette Spendlove
 S. Annette Spendlove, MMC
 Secretary

Certification:

I the undersigned as Secretary of the North Ogden Redevelopment Agency do hereby certify that the foregoing resolution was duly adopted at a meeting of the North Ogden Redevelopment Agency duly called and held on the 16th day of June and that such resolution has not been rescinded or amended in any way. Dated this 25th day of June 2015.

SEAL

S. Annette Spendlove
 S. Annette Spendlove, MMC
 Secretary,
 North Ogden Redevelopment Agency

APPENDIX B: PROJECT AREA MAP





APPENDIX C: LIST OF PARCELS IN AMENDED PROJECT AREA

Parcel Number	Tax District	2014 Taxable Value	Acres	Note	Legal Description
110140038	10	\$138,355	2.87		PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 549.4 FEET SOUTH ALONG THE SECTION LINE AND 145.14 FEET NORTH 67D15' WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; SAID POINT BEING ON THE WEST PROPERTY LINE AS CONVEYED BY Q.C.D. RECORDED IN BOOK 631, PAGE 494, RUNNING THENCE NORTH 67D15' WEST 136.76 FEET ALONG OLD FENCE, THENCE NORTH 82D54' WEST 147.7 FEET, THENCE NORTH 83D38' WEST 208.7 FEET TO THE CENTER OF WASHINGTON AVENUE; THENCE NORTH 0D50' EAST 245.8 FEET ALONG THE CENTER OF WASHINGTON AVENUE; THENCE NORTH 86D45' EAST 498.84 FEET ALONG THE NORTH BOUNDARY OF JOHN WOODFIELD'S LAND TO A POINT NORTH 2D07' EAST 368.72 FEET FROM THE POINT OF BEGINNING, THENCE SOUTH 2D07' WEST 368.72 FEET TO THE POINT OF BEGINNING, CONTAINING 3.34 ACRES, M/L.
110140040	10	\$76,896	2.35		PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 549.4 FEET SOUTH ALONG THE SECTION LINE, AND 145.14 FEET NORTH 67D15' WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; SAID POINT BEING ON THE WEST PROPERTY LINE OF LAND AS CONVEYED BY Q.C.D. RECORDED IN BOOK 631, PAGE 494, AND RUNNING THENCE NORTH 67D15' WEST 136.76 FEET ALONG OLD FENCE; THENCE NORTH 82D54' WEST 147.7 FEET; THENCE NORTH 83D38' WEST 208.7 FEET TO THE CENTER OF WASHINGTON AVENUE; THENCE SOUTH 0D50' WEST 136.7 FEET ALONG THE CENTER OF WASHINGTON AVENUE; THENCE SOUTH 83D01' EAST 209.2 FEET; THENCE SOUTH 0D50' WEST 300.0 FEET; THENCE NORTH 49D51' EAST 316.2 FEET; THENCE SOUTH 25D28' EAST 24.0 FEET TO THE SOUTH BANK OF CREEK; THENCE NORTH 69D52' EAST 17.91 FEET, THENCE NORTH 2D07' EAST 179.57 FEET TO THE POINT OF BEGINNING, CONTAINING 2.46 ACRES, M/L.
110140041	10	\$45,223	0.25		BEGINNING AT A POINT WHICH IS SOUTH 630.73 FEET AND WEST 148.97 FEET FROM THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0D50' EAST 67.25 FEET, MORE OR LESS, TO THE SOUTHLINE OF NED H WOODFIELD PROPERTY, THENCE NORTH 83D01' WEST TO THE EAST LINE OF WASHINGTON AVENUE, THENCE SOUTH 0D50' WEST 80.63 FEET, THENCE SOUTH 89D10' EAST 124.03 FEET TO THE POINT OF BEGINNING.
110140048	450	\$169,870	1.43		PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD SAID POINT BEING 1982.6 FEET NORTH, 1705 FEET NORTH 74D30' EAST, 410 FEET NORTH 89D16' EAST TO THE WEST LINE OF WASHINGTON BOULEVARD, AND 430.6 FEET SOUTH 0D50' WEST 15' WEST ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 0D50' WEST 21.00 FEET ALONG SAID WEST LINE; THENCE NORTH

Parcel Number	Tax District	2014 Taxable Value	Acres	Note	Legal Description
110140061	450	\$1,215	1.35	Parcel was split into 110140061, 110140069, & 11405001. Taxable value calculated by applying the percent of the original acreage per new parcel to the original 2014 taxable value for 110140061.	89D33' WEST 397.00FEET; THENCE SOUTH 5D32' WEST 213.1 FEET; THENCE SOUTH 6D26' WEST 207.19 FEET; THENCE NORTH 0D27' EAST 317.59 FEET; THENCESOUTH 89D33' EAST 605.27 FEET TO THE POINT OF BEGINNING. SEE THE VILLAGE AT PROMINENCE POINT (76-78) (E# 2718843)11-405-0001 & 11-405-0002 & 11-014-0069 FOR ASSESSMENT.
110140069	450	\$7,999	8.89	Split from parcel 110140061. Taxable value calculated by applying the percent of the original acreage per new parcel to the original 2014 taxable value for 110140061.	PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT APOINT 1484.6 FEET NORTH AND 205.29 FEET SOUTH 89D03' EAST FROMTHE SOUTHWEST CORNER OF SAID 1/4 SECTION RUNNING THENCE NORTH745.46 FEET, THENCE EAST 1807.60 FEET. MORE OR LESS, TO THEEAST BOUNDARY LINE OF DESCRIBED PROPERTY, THENCE SOUTH 213.90FEET, MORE OR LESS, TO THE NORTH LINE OF TOLMAN PROPERTY(11-014-0048), THENCE NORTH 89D33' WEST 469.27 FEET, MORE ORLESS, TO THE NORTHWEST CORNER OF SAID TOLMAN PROPERTY THENCESOUTH 00D27' WEST 317.59 FEET, THENCE SOUTH 66D26' WEST 98.11FEET, THENCE SOUTH 4D18' EAST 194.2 FEET THENCE NORTH89D18'30" WEST 1260.58 FEET, MORE OR LESS, TO THE POINT OFBEGINNING. EXCEPT THE VILLAGE AT PROMINENCE POINT E# 2718843. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WASCALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]
110140070	450	\$118,542	2.73	Was parcel 110140019. Approximately .09 acres were removed for the new road. The taxable value includes the original taxable value for improvements (72,425) plus the taxable value for the land less 3% for	A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT NORTH 1484.6 FEET AND SOUTH 89D38' EAST1981 FEET AND NORTH 0D48' EAST 338.0 FEET FROM THE SOUTHWESTCORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 0D48'EAST 203.2 FEET, ALONG THE STATE ROAD; THENCE SOUTH 89D33'WEST 397 FEET, THENCE SOUTH 5D32' WEST 213.1 FEET, THENCESOUTH 66D26' WEST 305.3 FEET; THENCE SOUTH 4D18' EAST 194.2FEET, THENCE EAST 42.6 FEET, THENCE NORTH 18D1' EAST 149.7FEET, THENCE NORTH 43D EAST 148.9 FEET, THENCE NORTH 82D EAST153.2 FEET, THENCE NORTH 31D34' EAST 34 FEET; THENCE NORTH 74DEAST 35.2 FEET, THENCE NORTH 89D EAST 89.2 FEET, THENCE NORTH82D EAST 200.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE VILLAGE PROMINENCE POINT (E#2718843) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL



Parcel Number	Tax District	2014 Taxable Value	Acres	Note	Legal Description
110140071	450	\$69,540	2.81	Was parcel 110140020. Approximately .6 acres were removed for the new road. The taxable value includes the original taxable value for improvements (28,797) plus the taxable value for the land less 18% for the land for the road.	THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES. PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY-BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF WASHINGTON BOULEVARD 1484.6 FEET NORTH AND SOUTH 89D38' EAST 1981 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING 7 FEET NORTH OF THE CENTER LINE OF 1700 NORTH STREET PRODUCED WEST DEFINED BY FENCE CORNER, SAID BEGINNING POINT ALSO BEING SOUTH 1108.50 FEET AND WEST 683.4 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5, AND RUNNING THENCE NORTH 0D50'15" EAST ALONG SAID WEST LINE OF WASHINGTON BOULEVARD 132.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH BANK OF A CREEK, THENCE 5 COURSES ALONG SAID NORTH BANK AS FOLLOWS: SOUTH 66D31' WEST 19.23 FEET, SOUTH 58D48' WEST 53.10 FEET, SOUTH 64D35' WEST 108.20 FEET, SOUTH 73D56' WEST 53.2 FEET, AND SOUTH 70D17' WEST 95.6 FEET TO A POINT ON A PROPERTY LINE FENCE, SAID POINT BEING NORTH 89D38' WEST 300 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 89D38' WEST ALONG FENCE 326 FEET TO FENCE INTERSECTION, THENCE ALONG FENCE LINE 7 COURSES: NORTH 18D01' EAST 149.7 FEET, NORTH 43D EAST 148.9 FEET, NORTH 82D EAST 153.2 FEET, NORTH 31D34' EAST 34 FEET, NORTH 74D EAST 35.2 FEET, NORTH 89DEAST 89.2 FEET, AND NORTH 82D EAST 200 FEET TO THE WEST LINE OF WASHINGTON BOULEVARD TO A POINT NORTH 0D50'15" EAST 205.04 FEET FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 0D50'15" WEST 205.4 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO A RIGHT-OF-WAY OVER THE SOUTH 20 FEET THEREOF AND TOGETHER WITH A RIGHT-OF-WAY BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH 20 FEET, THENCE EAST 300 FEET TO WEST LINE OF WASHINGTON BOULEVARD, THENCE SOUTH 20 FEET, THENCE WEST 300 FEET TO POINT OF BEGINNING. CONTAINING 3.51 ACRES, M/L. EXCEPT THE VILLAGE AT PROMINENCE POINT (E# 2718843) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]
110140072	450	\$82,117	0.13	Was parcel 110140021. Approximately .24 acres were removed for the new road. The taxable value includes the original taxable value for improvements (31,704) plus the	A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U. S. SURVEY-BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD WHICH IS SOUTH 89D40'15" WEST 617.4 FEET, SOUTH 0D50' WEST 970.54 FEET AND NORTH 89D10' WEST 66.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5, RUNNING THENCE SOUTH 0D50' WEST 122.96 FEET ALONG THE WEST LINE OF WASHINGTON BLVD TO AN EXISTING FENCE, THENCE NORTH 89D38' WEST 100 FEET, THENCE NORTH 89D10' WEST 200 FEET ALONG SAID FENCE TO THE NORTH BANK OF A CREEK, THENCE 5 COURSES ALONG SAID NORTH BANK AS FOLLOWS: NORTH 70D17' EAST 95.60 FEET, NORTH 73D56' EAST 53.20 FEET, NORTH 64D35' EAST 108.20 FEET, NORTH 58D48' EAST 53.10 FEET AND NORTH 66D31' EAST



Parcel Number	Tax District	2014 Taxable Value	Acres	Note	Legal Description
				taxable value for the land less 65% for the land for the road.	19.23 FEET TO THE POINT OF BEGINNING. A PERPETUAL ACCESS ROAD EASEMENT UPON PART OF AN ENTIRETRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER NORTHEASTQUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALLAKE BASE & MERIDIAN, IN WEBER COUNTY, UTAH THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT AS DISCLOSED BY PERPETUAL ACCESSROAD EASEMENT RECORDED MAY 15, 2003 AS ENTRY NO 1939261 INBOOK 2369 AT PAGE 198 OF OFFICIAL RECORDS, ARE DESCRIBED ASFOLLOWS: BEGINNING IN THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD AT THE NORTHEAST CORNER OF SAID ENTIRETRACT, WHICH POINT IS 5.47 FEET NORTH 01D10'36" EAST AND 66.00FEET, NORTH 88D49'24" WEST FROM THE INTERSECTION MONUMENT ATWASHINGTON BOULEVARD AND 1700 NORTH STREET SAID POINT OFBEGINNING ALSO BEING 1484.6 FEET NORTH AND 1981 FEET SOUTH89D38' EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTEROF SECTION 5, AND RUNNING THENCE SOUTH 01D10'36" WEST 21.72FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF WASHINGTONBOULEVARD, THENCE NORTH 88D49'24" WEST 70.00 FEET, THENCENORTH 01D10'36" EAST 21.72 FEET TO THE NORTHERLY BOUNDARY LINEOF SAID ENTIRE TRACT THENCE SOUTH 88D49'24" EAST 70.00 FEETALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING. EXCEPT THE VILLAGE AT PROVINENCE POINT (E# 2718843). [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WASCALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]
111540008	10	\$108,474	0.36		ALL OF LOT 8, WOODFIELD ESTATES SUBDIVISION, NORTH OGDENCITY, WEBER COUNTY, UTAH. SUBJECT TO A RIGHT-OF-WAY OVER THE EAST 20 FEET FORTHE PURPOSES OF EGRESS AND INGRESS FOR LOTS 9, 10 AND 11.
111540009	10	\$107,258	0.34		ALL OF LOT 9, WOODFIELD ESTATES, NORTH OGDEN CITY, WEBERCOUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF. PARCEL 1A: SUBJECT TO AND TOGETHER WITH A RIGHT OF WAYFOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF LOTS 8, 9, 10AND 11 AS DISCLOSED IN MESNE INSTRUMENTS OF RECORD. (E#2508329)
111540010	10	\$118,238	0.35		ALL OF LOT 10, WOODFIELD ESTATES SUBDIVISION, NORTH OGDENCITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLATTHEREOF. PARCEL 2A: SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY FORINGRESS AND EGRESS OVER THE EAST 20 FEET OF LOTS 8, 9, 10 AND11, AS DISCLOSED IN MESNE INSTRUMENTS OF RECORD (E#2508329)
111540011	10	\$117,959	0.35		ALL OF LOT 11, WOODFIELD ESTATES SUBDIVISION, NORTH OGDENCITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLATTHEREOF. PARCEL 3A: SUBJECT TO AND TOGETHER WITH A RIGHT OF WAYFOR INGRES AND EGRESS OVER THE EAST 20 FEET OF LOTS 8, 9, 10AND 11 AS DISCLOSED IN MESNE INSTRUMENTS OF RECORD. (E#2508329)
114050001	450	\$6,485	7.21	Split from parcel 11014006L. Taxable value calculated by	ALL OF LOT 1, VILLAGE AT PROMINENCE POINT (THE), NORTH OGDENCITY, WEBER COUNTY, UTAH.



Parcel Number	Tax District	2014 Taxable Value	Acres	Note	Legal Description
170680010	10	\$99,662	0.26	applying the percent of the original acreage per new parcel to the original 2014 taxable value for 110140061.	BEGINNING AT A POINT 8.50 CHAINS WEST AND 13.80 CHAINS NORTH FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THENCE WEST 288 FEET 4 INCHES, MORE OR LESS, TO THE FENCE, THENCE SOUTH ALONG SAID FENCE 76.5 FEET, THENCE EAST 288 FEET 4 INCHES, MORE OR LESS, TO A POINT 76.5 FEET SOUTH OF THE POINT OF BEGINNING, THENCE NORTH 76.5 FEET TO POINT OF BEGINNING. EXCEPTING, HOWEVER, THAT PORTION DEEDED TO NORTH OGDEN CITY.
170680041	10	\$626,857	0.55		A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING AT A POINT 118 FEET NORTH FROM THE INTERSECTION OF THE NORTH BANK OF COLD WATER CREEK AND THE WEST LINE OF THE COUNTY ROAD KNOWN AS WASHINGTON BOULEVARD, AND RUNNING THENCE NORTH 152 FEET; THENCE WEST 148 FEET; THENCE SOUTH 152 FEET; THENCE EAST 148 FEET; TO THE PLACE OF BEGINNING.
170680049	10	\$652,552	1.05		ALL OF LOT 1, ROYLANCE FARMS COMMERCIAL SUBDIVISION, NORTHOGDEN CITY, WEBER COUNTY, UTAH. GRANTING AND RESERVING A RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 32, WITH THE WEST LINE OF WASHINGTON BLVD AND RUNNING THENCE NORTH 89D42'34" WEST 122 FEET, THENCE NORTH 0D50' EAST 15 FEET, THENCE NORTH 89D42'34" WEST 22 FEET, THENCE NORTH 0D50' EAST 22 FEET, THENCE NORTH 89D42'34" WEST 45 FEET, THENCE SOUTH 0D50' WEST 52 FEET, THENCE SOUTH 89D42'34" EAST 189 FEET TO THE WEST LINE OF WASHINGTON BLVD, THENCE NORTH 0D50' EAST 15 FEET TO THE PLACE OF BEGINNING.
170680061	10	\$51,785	0.34		PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BLVD, WHICH IS SOUTH 89D40'15" WEST 683.41 FEET ALONG THE SECTION LINE AND NORTH 0D50'15" EAST 351.30 FEET ALONG SAID WEST LINE OF WASHINGTON BLVD., FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 89D40'15" WEST 141.00 FEET TO AN EXISTING FENCE; THENCE NORTH 1D22'54" EAST 105.29 FEET ALONG SAID FENCE; THENCE NORTH 89D40'15" EAST 140.00 FEET ALONG A CHAIN LINK FENCE TO THE WEST



Parcel Number	Tax District	2014 Taxable Value	Acres	Note	Legal Description
170690017	10	\$94,903	0.68		THE NORTHEASTCORNER OF SAID QUARTER SECTION, SAID BEGINNING POINT BEING 3047.91 FEET SOUTH ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND 66 FEET NORTH 89D09'45" WEST FROM COUNTY MONUMENT NO. 13, RUNNING THENCE SOUTH 0D50'15" WEST ALONG THE WEST LINE OF WASHINGTON BOULEVARD 156 FEET; THENCE NORTH 86D30' WEST 171.75 FEET; THENCE NORTH 7D EAST 148.89 FEET; THENCE SOUTH 89D09'45" EAST 155.58 FEET TO THE POINT OF BEGINNING. PART OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD; WHICH IS SOUTH 0D50'15" WEST 3309.98 FEET ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND NORTH 89D09'15" WEST 66 FEET FROM CITY MONUMENT NO. 13 AT THE INTERSECTION OF 2600 NORTH STREET AND WASHINGTON BOULEVARD SAID POINT IS ALSO NORTH 0D50'15" EAST 132.94 FEET AND NORTH 89D09'45" WEST 66 FEET FROM THE IRON PIN AT THE INTERSECTION OF 2100 NORTH AND WASHINGTON BOULEVARD; RUNNING THENCE NORTH 89D30'15" WEST 183.63 FEET, NORTH 2D50' EAST 47.43 FEET NORTH 86D37' WEST 18.04 FEET TO NORTH OGDEN CITY LIMITS LINE; THENCE ALONG SAID CITY LIMITS LINE NORTH 0D50'15" EAST 269.86 FEET; THENCE SOUTH 70D12'30" EAST 52.29 FEET ALONG A FENCE TO A FENCE CORNER; THENCE SOUTH 7D WEST 186.92 FEET; THENCE SOUTH 86D30' EAST 171.75 FEET TO THE WEST LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 0D50'15" WEST 106.07 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
170690020	10	\$58,817	1.19		PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON A FENCE LINE WEST 660 FEET AND NORTH 1541.6 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION 32, AND RUNNING THENCE NORTH 89D35' WEST ALONG A FENCE LINE 556.7 FEET TO A FENCE LINE RUNNING NORTH AND SOUTH; THENCE NORTH 91.4 FEET ALONG SAID FENCE; THENCE EASTERLY ALONG A FENCE LINE THE FOLLOWING COURSES: SOUTH 89D09' EAST 296.53 FEET, NORTH 88D51'50" EAST 116.02 FEET, SOUTH 72D46'34" EAST 10.47 FEET AND SOUTH 89D EAST 134 FEET TO THE WEST RIGHT OF WAY LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 87.7 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
170690021	10	\$81,566	0.87		PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 8.50 CHAINS WEST AND 22.30 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 1.0 CHAINS, THENCE WEST 10 CHAINS, THENCE SOUTH 1.0 CHAINS, THENCE EAST 10 CHAINS TO THE PLACE OF BEGINNING.
170690023	10	\$209,021	1.80		PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 8.50 CHAINS WEST AND 20.30 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION SAID POINT BEING THE NORTHEAST CORNER OF LAND DEEDED BY GEORGE W. CULVER TO J.A. MONTGOMERY BY DEED RECORDED IN BOOK 32 OF DEEDS AT PAGE 308,

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170690033	10	\$27,973	0.43		RECORDS WEBER COUNTY, STATE OF UTAH, RUNNING THENCE NORTH 2 CHAINS, THENCE WEST 10.0 CHAINS, THENCE SOUTH 2 CHAINS, THENCE EAST 10.0 CHAINS TO THE PLACE OF BEGINNING. TOGETHER WITH THE LAND IN ANY LYING AND BEING NORTH OF THE BOUNDARY LINE ESTABLISHED BY AGREEMENT, RECORDED SEPTEMBER 4, 1991 AS E# 1151201 IN BOOK 1607 AT PAGE 827 DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF WASHINGTON BOULEVARD AT A POINT 683.41 FEET WEST AND 1348.94 FEET NORTH 0D50' EAST FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN AND RUNNING THENCE WEST 556.85 FEET, MORE OR LESS, TO THE WEST LINE OF PROPERTY. EXCEPTING THEREFROM THE LAND LYING AND BEING SOUTH OF THE BOUNDARY LINE ESTABLISHED BY AGREEMENT, RECORDED SEPTEMBER 04, 1991 AS E# 1151201 IN BOOK 1607 AT PAGE 827 DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF WASHINGTON BOULEVARD AT A POINT 683.41 FEET WEST AND 1348.94 FEET NORTH 0D50' EAST FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE WEST 556.85 FEET, MORE OR LESS, TO THE WEST LINE OF SAID PROPERTY. ALSO: EXCEPTING THEREFROM THE EAST 99 FEET WITHIN WASHINGTON BOULEVARD.
173620004	10	\$275,920	1.03		THAT PORTION OF THE FOLLOWING LYING WITHIN NORTH OGDEN CITY, PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN AN EXISTING FENCE LINE, WHICH POINT LIES SOUTH 89D55'37" EAST 1689.96 FEET AND SOUTH 00D04'23" WEST 719.62 FEET FROM THE CENTER OF SAID SECTION 32, THENCE SOUTH 81D3'51" EAST 85.73 FEET, THENCE SOUTH 03D05'02" WEST 63.25 FEET, THENCE SOUTH 87D11'27" EAST 43.19 FEET, THENCE SOUTH 02D15'04" WEST 51.38 FEET, THENCE SOUTH 84D30'56" EAST 59.62 FEET, THENCE SOUTH 01D54'25" WEST 46.00 FEET THENCE SOUTH 88D35'21" EAST 193.23 FEET, THENCE SOUTH 00D11'02" EAST 193.07 FEET, THENCE NORTH 88D22'08" WEST 396.24 FEET THENCE NORTH 04D45'32" EAST 268.21 FEET TO THE POINT OF BEGINNING.
180450029	10	\$881,300	1.13		ALL OF LOT 2, SENTINEL STORAGE SUBDIVISION, NORTH OGDEN CITY, WEBER COUNTY, UTAH. PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT THE NORTHWEST CORNER OF LOT 7, PLAT "B" OF THE NORTH OGDEN, WEBER COUNTY, UTAH SURVEY, SAID POINT BEING LOCATED 4092.71 FEET NORTH 0D15'00" EAST AND 66 FEET SOUTH 89D45'00" EAST FROM OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 1700 NORTH STREET, RUNNING THENCE SOUTH 0D15'00" WEST 200 FEET, THENCE SOUTH 89D45'00" EAST 217.80 FEET, THENCE NORTH 0D15'00" EAST 200 FEET TO THE SOUTH RIGHT OF WAY LINE OF 2300 NORTH STREET, THENCE NORTH 89D45'00" WEST 217.80 FEET ALONG SAID RIGHT OF WAY LINE AND THE NORTH LINE OF SAID 7 TO THE POINT OF BEGINNING.



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180460014	10	\$244,402	0.41		PART OF LOT 9, PLAT "B", NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 9, BEING 708.51 FEET SOUTH 0D15' WEST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD, AND 66.00 FEET SOUTH 89D45' EAST FROM EXISTING MONUMENT NO. 13 AT THE CENTERLINE INTERSECTION OF WASHINGTON BOULEVARD AND 2600 NORTH STREET; RUNNING THENCE SOUTH 89D45' EAST 168 FEET; THENCE SOUTH 0D15' WEST PARALLEL TO WASHINGTON BOULEVARD 100.00 FEET; THENCE NORTH 89D45' WEST 168.00 FEET TO THE EAST LINE OF WASHINGTON BOULEVARD AT A POINT 576.64 FEET NORTH (580.17 FEET NORTH 0D15' EAST) ALONG SAID EAST LINE FROM THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 0D15' EAST ALONG SAID EAST LINE OF WASHINGTON BOULEVARD 100.00 FEET TO THE POINT OF BEGINNING.
180470001	10	\$1,415,545	2.38		PART OF LOTS 9, 10, 11 AND 12, PLAT "B", NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 10, 298.52 FEET SOUTH 0D15' WEST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD, AND 66.00 FEET SOUTH 89D45' EAST FROM EXISTING MONUMENT NO. 13 AT THE CENTERLINE INTERSECTION OF WASHINGTON BOULEVARD AND 2600 NORTH STREET; RUNNING THENCE SOUTH 89D45' EAST 125.00 FEET; THENCE NORTH 0D15' EAST 133.55 FEET PARALLEL TO WASHINGTON BOULEVARD; THENCE WEST 16.98 FEET; THENCE NORTH 0D15' EAST PARALLEL TO WASHINGTON BOULEVARD 139 FEET MORE OR LESS (132.81 FEET) TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE EAST ALONG SAID SOUTH LINE OF STREET 265.85 FEET; THENCE SOUTH 0D15' WEST 359.80 FEET ALONG A DRIVEWAY PARALLEL TO WASHINGTON BOULEVARD TO THE NORTH LINE OF PROPOSED SMITH'S BUILDING; THENCE NORTH 89D45' WEST 166.35 FEET ALONG THE NORTH LINE OF THE PROPOSED SMITH'S STORE TO THE CENTER OF A DRIVEWAY; THENCE NORTH 0D15' EAST 28.80 FEET ALONG SAID DRIVEWAY; THENCE NORTH 89D45' WEST 207.51 FEET ALONG A DRIVEWAY TO THE EAST LINE OF WASHINGTON BOULEVARD; THENCE NORTH 0D15' EAST ALONG SAID EAST LINE OF WASHINGTON BOULEVARD 63.52 FEET TO THE POINT OF BEGINNING. CONTAINS 2.232 ACRES.
180470005	10	\$860,000	0.43		BEGINNING AT A POINT NORTH 66 FEET FROM THE SOUTHWEST CORNER OF LOT 11, PLAT B, NORTH OGDEN CITY SURVEY, WEBER COUNTY, UTAH; RUNNING THENCE NORTH 139 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 11 AND THE SOUTH LINE OF 2600 NORTH STREET; THENCE EAST 108 FEET; THENCE SOUTH 139 FEET, MORE OR LESS, TO A POINT DUE EAST FROM BEGINNING; THENCE WEST 108 FEET TO THE POINT OF BEGINNING.
180470016	10	\$404,137	0.43		PART OF LOTS 10 AND 11, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 11, 66.00 FEET NORTH (66.40 FEET NORTH 0D15' EAST) OF THE SOUTHWEST CORNER OF SAID LOT, SAID POINT OF BEGINNING BEING 165.52 FEET SOUTH 0D15' WEST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND 66.00 FEET SOUTH 89D45' EAST FROM EXISTING MONUMENT NO. 13 AT THE CENTERLINE INTERSECTION OF WASHINGTON BLVD AND



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180480028	10	\$0	6.16		2600 NORTH STREET, RUNNING THENCE EAST 125.00 FEET, THENCE SOUTH 0D15' WEST PARALLEL TO WASHINGTON BLVD 133.55 FEET, THENCE NORTH 89D45' WEST 125 FEET TO THE EAST LINE OF WASHINGTON BLVD, THENCE NORTH 0D15' EAST ALONG SAID EAST LINE OF WASHINGTON BLVD 133.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.382 ACRES.
180480036	10	\$177,682	4.36		PART OF LOT 41, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, AND RUNNING THENCE EAST 515 FEET, MORE OR LESS, TO CENTER OF DITCH; THENCE NORTHERLY ALONG CENTER OF DITCH 708.48 FEET; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 41 TO THE WEST LINE THEREOF; THENCE SOUTH 12D26' WEST ALONG SAID WEST LINE TO THE PLACE OF BEGINNING. EXCEPTING THAT PORTION ALONG THE NORTHERLY 110 FEET, MORE OR LESS, THEREOF DEEDED TO U D O T (E#1931500) FOR ROAD PURPOSES.
180490003	10	\$335,250	0.76		PART OF LOT 41, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 41; AND RUNNING THENCE WEST 290.2 FEET, MORE OR LESS, TO THE CENTER OF DITCH; THENCE NORTH 0D21'02" EAST 603.13 FEET, THENCE NORTHEASTERLY 7.58 FEET ALONG THE ARC OF A 8033.82 FOOT RADIUS CURVE TO THE RIGHT LONG CHORD BEARS (NORTH 89D58'52" EAST 7.58 FEET) TO THE EAST LINE OF LOT 41, THENCE SOUTH 0D15' WEST ALONG SAID LINE TO THE PLACE OF BEGINNING.
180490004	433	\$5,100	0.44		PART OF LOTS 15, 16 AND 47, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 0D15' WEST 137.23 FEET; THENCE NORTH 89D45' WEST 170 FEET; THENCE SOUTH 0D15' WEST 97.07 FEET; THENCE NORTH 89D45' WEST 30 FEET; THENCE NORTH 0D15' EAST 250.17 FEET, MORE OR LESS, TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE SOUTH 89D43'42" EAST 211.09 FEET, MORE OR LESS, TO THE WEST LINE OF WASHINGTON AVENUE; THENCE SOUTH 0D15' WEST 15.55 FEET, MORE OR LESS, TO BEGINNING. THE WEST 30 FEET OF LOTS 16 AND 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH.
180490007	433	\$5,371	9.32		PART OF LOTS 15, 16, 47 AND 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT NORTH 89D41'30" WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 48; AND RUNNING THENCE NORTH 89D41'30" WEST 604.46 FEET TO GEORGE I ALVORD PROPERTY, THENCE NORTH 0D15' EAST 492.1 FEET, THENCE NORTH 89D45' WEST 30 FEET, THENCE NORTH 0D15' EAST 124.77 FEET, MORE OR LESS, TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE NORTH 88D51'10" EAST 700.47 FEET, MORE OR LESS, TO THE NORTH OGDEN CITY LIMITS LINE; THENCE SOUTH 0D15' WEST 363.18 FEET, THENCE NORTH 89D45'00" WEST 73.04 FEET, THENCE SOUTH 0D15'00" WEST 254.41 FEET, TO BEGINNING. SUBJECT TO THE FOLLOWING: A 20.00 FOOT WIDE EASEMENT FOR INGRESS & EGRESS DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT LOCATED NORTH 00D15'00" EAST 254.69 FEET AND NORTH 89D45'00" WEST 273.04 FEET FROM THE SOUTHEAST CORNER



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180490020	10	\$1,694,504	1.22		OF LOT 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH AND RUNNING THENCESOUTH 89D45'00" EAST 103.04 FEET, THENCE NORTH 00D15'00"EAST 20.00 FEET THENCE NORTH 89D45'00" WEST 103.04 FEETTHENCE SOUTH 00D15'00" WEST 20.00 FEET TO THE POINT OFBEGINNING. [E# 2124814] PART OF LOT 48, PLAT "B" NORTH OGDEN SURVEY, WEBER COUNTY,UTAH: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 48 ANDRUNNING THENCE NORTH 00D15'00" EAST 254.69 FEET, THENCE NORTH89D45'00" WEST 200.00 FEET, THENCE SOUTH 0D15' WEST254.69 FEET, THENCE SOUTH 89D41'30" EAST 200.00 FEET TOBEGINNING. TOGETHER WITH THE FOLLOWING: A 20.00 FOOT WIDE EASEMENTFOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF THENORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINTLOCATED NORTH 00D15'00" EAST 254.69 FEET AND NORTH 89D45'00"WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLATB, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, AND RUNNING THENCESOUTH 89D45'00" EAST 103.04 FEET, THENCE NORTH 00D15'00"EAST 20.00 FEET, THENCE NORTH 89D45'00" WEST 103.04 FEETTHENCE SOUTH 00D15'00" WEST 20.00 FEET TO THE POINT OFBEGINNING. (E# 2124814)
180490021	433	\$220,754	0.45		PART OF LOT 48, PLAT "B" NORTH OGDEN SURVEY, WEBER COUNTY,UTAH: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 48 ANDRUNNING THENCE NORTH 00D15'00" EAST 254.69 FEET, THENCE NORTH89D45'00" WEST 200.00 FEET, THENCE SOUTH 0D15' WEST254.69 FEET, THENCE SOUTH 89D41'30" EAST 200.00 FEET TOBEGINNING. TOGETHER WITH THE FOLLOWING: A 20.00 FOOT WIDE EASEMENTFOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF THENORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINTLOCATED NORTH 00D15'00" EAST 254.69 FEET AND NORTH 89D45'00"WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLATB, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, AND RUNNING THENCESOUTH 89D45'00" EAST 103.04 FEET, THENCE NORTH 00D15'00"EAST 20.00 FEET, THENCE NORTH 89D45'00" WEST 103.04 FEETTHENCE SOUTH 00D15'00" WEST 20.00 FEET TO THE POINT OFBEGINNING. (E# 2124814)
180490022	10	\$536,960	0.85		PART OF LOTS 16, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY,UTAH: BEGINNING AT A POINT NORTH 00D15'00" EAST 254.69 FEETAND NORTH 89D45'00" WEST 200.00 FEET FROM THE SOUTHEAST CORNEROF LOT 48, PLAT B, NORTH OGDEN SURVEY: RUNNING THENCE NORTH112.93 FEET, THENCE SOUTH 89D45' EAST 30 FEET, THENCE SOUTH0D15' WEST 112.93 FEET, THENCE NORTH 89D45'00" WEST 30 FEET TOBEGINNING. SUBJECT TO THE FOLLOWING: A 20.00 FOOT WIDE EASEMENT FORINGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF THENORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT LOCATEDNORTH 00D15'00" EAST 254.69 FEET AND NORTH 89D45'00" WEST273.04 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, AND RUNNING THENCE



Parcel Number	Tax District	2014 Taxable Value	Acres	Note	Legal Description
180550006	10	\$0	0.62		<p>SOUTH 89D45'00" EAST 103.04 FEET, THENCE NORTH 00D15'00" EAST 20.00 FEET, THENCE NORTH 89D45'00" WEST 103.04 FEET, THENCE SOUTH 00D15'00" WEST 20.00 FEET TO BEGINNING. (E#2124814) ALSO: PART OF LOTS 15 AND 16, PLAT B, NORTH OGDEN SURVEY, NORTH OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF WASHINGTON BOULEVARD, 254.69 FEET NORTH 0D15' EAST, FROM THE SOUTHEAST CORNER OF LOT 48, PLAT B, NORTH OGDEN SURVEY SAID POINT IS ALSO SOUTH 0D15' WEST, 409.93 FEET AND NORTH 89D45' WEST, 66.00 FEET FROM A MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 2600 NORTH STREET AND RUNNING THENCE NORTH 89D45' WEST, 170.00 FEET; THENCE NORTH 0D15' EAST, 210.00 FEET; THENCE SOUTH 89D45' EAST, 170.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 0D15' WEST, 210.00 FEET TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]</p> <p>PART OF LOT 42, PLAT "B", NORTH OGDEN SURVEY. BEGINNING AT A POINT WHICH IS SOUTH 0D15' WEST 69 FEET AND SOUTH 57D57'EAST 347 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42, SAID POINT BEING ON THE NORTH LINE OF THE COUNTY ROAD DESIGNATED AS THE NORTH OGDEN AND PLEASANT VIEW CUT-OFF, AS LOCATED BY THE COUNTY SURVEYOR; THENCE SOUTH 57D57'EAST 125.4 FEET ALONG THE NORTH LINE OF SAID ROAD; THENCE SOUTH 53D56' EAST 246.2 FEET ALONG THE NORTH LINE OF SAID ROAD TO AN INTERSECTION WITH THE WEST LINE OF THE OGDEN AND HOT SPRINGS RAILROAD RIGHT OF WAY, 15 FEET WEST AT RIGHT ANGLES FROM THE CENTERLINE OF SAID RIGHT OF WAY, THENCE NORTHERLY PARALLEL TO CENTERLINE OF SAID RAILROAD RIGHT OF WAY ON A 8D CURVE TO THE RIGHT 256.6 FEET; THENCE NORTH 21D53' WEST 96.7 FEET TO A POINT WHICH IS SOUTH 89D45' EAST 374.2 FEET AND SOUTHEASTERLY 144 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42, THENCE SOUTH 89D30' WEST 97 FEET; THENCE SOUTH 15D45' WEST 120 FEET TO THE PLACE OF BEGINNING. EXCEPT 0.17 ACRE, MORE OR LESS, IN STATE ROAD COMMISSION (785-71) EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO PLEASANTVIEW CITY (824-565)</p>
180550007	10	\$0	0.15		<p>TRACT OF LAND FOR HIGHWAY KNOWN AS PROJECT NO. 561 SITUATED IN THE SOUTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, ALSO BEING IN LOT 42, PLAT "B", NORTH OGDEN SURVEY OF 1910. SAID TRACT OF LAND IS BOUNDED ON THE NORTHEASTERLY SIDE BY A LINE PARALLEL TO AND 40.0 FEET DISTANT NORTHEASTERLY FROM THE CENTERLINE OF SAID PROJECT. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY BOUNDARY LINE OF THE GRANTORS LAND AT A POINT 69 FEET SOUTH 0D15' EAST AND 347 FEET SOUTH 75D57' EAST FROM THE NORTHWEST CORNER OF SAID LOT 42, THENCE NORTH 15D45' EAST 28 FEET, MORE OR LESS, ALONG SAID WESTERLY BOUNDARY LINE, THENCE SOUTH 57D11' EAST 116 FEET ALONG</p>

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Parcel Number	Tax District	2014 Taxable Value	Acres	Note	Legal Description
180550008	10	\$0	0.27		SAID NORTHEASTERLY SIDE LINE, TO A POINT OF TANGENCY WITH A 1949.9 FEET RADIUS CURVE TO THE RIGHT, THENCE SOUTHEASTERLY 228 FEET, MORE OR LESS, ALONG THE ARC OF SAID CURVE, THENCE SOUTHEASTERLY 130 FEET, MORE OR LESS, ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE GRANTORS LAND THENCE NORTHWESTERLY 430 FEET, MORE OR LESS, ALONG THE CENTER OF THE EXISTING HIGHWAY KNOWN AS PLEASANT VIEW DRIVE, THENCE NORTH 15D45' EAST 33 FEET, MORE OR LESS, TO POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.52 ACRE, MORE OR LESS, OF WHICH 0.35 ACRE, MORE OR LESS, IS NOW OCCUPIED BY THE EXISTING HIGHWAY. BALANCE 0.17 ACRE, M/L.
180550009	10	\$0	0.06		PART OF LOT 42, PLAT "B", NORTH OGDEN SURVEY, WEBER COUNTY, UTAH. BEGINNING AT A POINT NORTH 0D15' EAST 182.9 FEET AND NORTH 46D19' WEST 576.0 FEET AND NORTH 37D30' EAST 154.6 FEET FROM MONUMENT NO. 13 OF OFFICIAL MAP OF NORTH OGDEN, RECORDED OCTOBER 26, 1910, THENCE NORTH 52D30' WEST 110.0 FEET, SOUTH 37D30' WEST 112.7 FEET, MORE OR LESS, TO THE NORTH LINE OF PLEASANT VIEW DRIVE, THENCE SOUTHEASTERLY 110.1 FEET ALONG THE NORTH LINE OF THE ROAD, BEING A CURVETO THE RIGHT, THENCE NORTH 37D30' EAST 112.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRE. TRACT OF LAND FOR HIGHWAY KNOWN AS PROJECT NO. 561 SITUATED IN THE SOUTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, ALSO BEING IN LOT 42, PLAT "B", NORTH OGDEN SURVEY OF 1910. SAID TRACT OF LAND IS BOUNDED ON THE NORTHEASTERLY SIDE BY A LINE PARALLEL TO AND 40.0 FEET DISTANT NORTHEASTERLY FROM THE CENTERLINE OF SAID PROJECT. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTLINE OF SAID LOT 42 AT A POINT 40.0 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CENTERLINE OF PROJECT, WHICH POINTS APPROXIMATELY 100 FEET, SOUTH FROM SOUTHWEST CORNER OF LOT 43, OF SAID PLAT "B", THENCE NORTHWESTERLY 185 FEET, MORE OR LESS, ALONG THE ARC OF A 1949.9 FEET RADIUS CURVETO THE LEFT (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS NORTH 45D00' WEST), THENCE SOUTHEASTERLY 130 FEET, MORE OR LESS, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF THE GRANTORS LAND AND SAID SOUTHWESTERLY BOUNDARY LINE PRODUCED TO THE CENTERLINE OF THE EXISTING HIGHWAY KNOWN AS PLEASANT VIEW DRIVE, THENCE SOUTHEASTERLY 102 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF EXISTING HIGHWAY, THENCE NORTH 55 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.16 ACRE, MORE OR LESS, OF WHICH 0.11 ACRE, MORE OR LESS, IS NOW OCCUPIED BY THE EXISTING HIGHWAY. BALANCE 0.05 ACRE, M/L EXCEPT THAT PORTION WITHIN ACRE'S SUBDIVISION.



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180550018	10	\$0	0.53		PART OF LOT 42, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF LOT 42, AND RUNNING THENCE ALONG THE EAST LINE OF SAID LOT 42, SOUTH 0D15' WEST 150.68 FEET, MORE OR LESS, TO A POINT SOUTH 89D45' EAST 150.10 FEET FROM THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO NORTH OGDEN CITY (TAX I.D. #18-055-0029), THENCE NORTH 89D45' WEST 150.10 FEET TO SAID SOUTHWEST CORNER, THENCE NORTH 0D15' EAST 150.68 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 42, THENCE SOUTH 89D45' EAST 150.10 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
180550019	10	\$0	1.46		PART OF LOT 42, PLAT B, NORTH OGDEN SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 42, NORTH 0D15' EAST 252.2 FEET AND NORTH 89D45' WEST 189.72 FEET FROM THE SOUTHEAST CORNER OF LOT 43, PLAT B, NORTH OGDEN SURVEY; RUNNING THENCE SOUTH 0D15' WEST ALONG EAST LINE OF SAID LOT 350 FEET, MORE OR LESS, TO THE NORTH LINE OF PLEASANT VIEW DRIVE; THENCE NORTHWESTERLY TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE OGDEN AND HOT SPRINGS RAILROAD TRACT; THENCE NORTHWESTERLY SAID RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY LINE OF THE PROPERTY CONVEYED TO PLEASANT VIEW CITY RECORDED IN BOOK 824 PAGE 565; THENCE NORTH 37D30' EAST 108 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 52D30' WEST 110 FEET; THENCE SOUTH 37D30' WEST 58 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF SAID OGDEN AND HOT SPRINGS RAILROAD TRACT; THENCE NORTHWESTERLY SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID LOT 42; THENCE SOUTH 89D45' EAST ALONG SAID NORTH LOT LINE; THENCE 71.25 FEET TO A POINT 66 FEET EAST AT RIGHT ANGLES, FROM SAID RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY PARALLEL TO AND 66 FEET EAST AT RIGHT ANGLES TO SAID RIGHT-OF-WAY LINE 180 FEET, MORE OR LESS, TO A POINT NORTH 89D45' WEST 170.1 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 89D45' EAST 170.1 FEET TO BEGINNING.
180550027	10	\$9,621	5.80		ALL OF LOT 57 AND PART OF LOT 42, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, BEGINNING AT THE NORTHWEST CORNER OF LOT 42, RUNNING THENCE SOUTH 89D45' EAST 373.98 FEET, MORE OR LESS, THENCE ALONG THE WEST LINE OF THE RAILROAD RIGHT OF WAY SOUTHEASTERLY 136 FEET, MORE OR LESS, THENCE SOUTH 89D30' WEST 97 FEET, MORE OR LESS, THENCE SOUTH 15D45' WEST 120 FEET TO THE NORTH LINE OF THE COUNTY ROAD DESIGNATED AS THE NORTH OGDEN AND PLEASANT VIEW CUT OFF, AS LOCATED BY THE COUNTY SURVEYOR, THENCE ALONG SAID COUNTY ROAD NORTH 57D57' WEST 347 FEET, MORE OR LESS, THENCE NORTH 0D15' EAST 69 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM: A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN. ALSO: A PART OF LOT 42, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH BEGINNING AT AN EXISTING FENCE LINE BEING A POINT ON THE NORTH LINE OF SAID LOT 42, LOCATED SOUTH 89D45'00" EAST 398.26 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 89D45' EAST 373.98 FEET FROM THE NORTHWEST CORNER OF SAID

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180550029	10	\$0	0.17		LOT 42, SAIDPOINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF THE ABANDONED UICRR; RUNNING THENCE SOUTH 21D53'00" EAST 117.70 FEET ALONG AN EXISTING FENCE LINE AND WESTERLY RIGHT OF WAYLINE TO THE NORTHEAST CORNER OF PARCEL 18-055-0006 BEING AN EXISTING FENCE CORNER, THENCE SOUTH 89D30'00" WEST 101.78 FEET, MORE OR LESS, BY RECORD) TO THE NORTHWEST CORNER OF PARCEL 18-055-0006, THENCE NORTH 27D44'26" EAST 124.40 FEET TO THE POINT OF BEGINNING. (# 2087224) LESS AND EXCEPTING THEREFROM THE FOLLOWING: PART OF LOT 57, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 57 AND RUNNING THENCE NORTH 89D45'00" WEST 221.54 FEET, THENCE NORTH 18D40'11" EAST 226.02 FEET, TO THE NORTHLINE OF SAID LOT 57 AND THE SOUTH LINE OF LOMOND VIEW DRIVE, THENCE SOUTH 57D15'00" EAST 178.00 FEET ALONG THE SOUTHERLY LINE OF LOMOND VIEW DRIVE TO THE EASTERLY LINE OF SAID LOT 57, THENCE SOUTH 0D15'00" WEST 118.80 FEET, ALONG SAIDEASTERLY LINE TO THE POINT OF BEGINNING. (# 2240954)
180550035	10	\$0	0.10		PART OF LOT 42, PLAT "B" NORTH OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 42, SAID POINT BEING 150.10 FEET NORTH 89D45' WEST OF THE NORTHEAST CORNER OF LOT 42, RUNNING THENCE SOUTH 0D15' WEST 150.68 FEET, THENCE NORTH 89D45' WEST 20.00 FEET TO A POINT 66 FEET EASTERLY AT RIGHT ANGLES FROM THE EASTLINE OF THE UTAH-IDAHO CENTRAL RAILROAD SPUR TRACK RIGHT OFWAY, THENCE NORTHWESTERLY PARALLEL TO AND 66 FEET DISTANT AT RIGHT ANGLES FROM SAID EAST LINE (NORTH 24D37'48" WEST 166.10 FEET) TO A POINT WEST FROM THE BEGINNING; THENCE SOUTH 89D45' EAST 89.88 FEET TO THE POINT OF BEGINNING. CONTAINS 0.190 ACRES. PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN. ALSO A PART OF LOT 42, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, BEGINNING AT AN EXISTING FENCE LINE BEING A POINT ON THE NORTH LINE OF SAID LOT 42 LOCATED SOUTH 89D45'00" EAST 398.26 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 89D45' EAST 373.98 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF THE ABANDONED UICRR; RUNNING THENCE SOUTH 21D53'00" EAST 117.70 FEET ALONG AN EXISTING FENCE LINE AND WESTERLY RIGHT OF WAYLINE TO THE NORTHEAST CORNER OF PARCEL 18-055-0006 BEING AN EXISTING FENCE CORNER, THENCE SOUTH 89D30'00" WEST 101.78 FEET (97 FEET MORE OR LESS BY RECORD) TO THE NORTHWEST CORNER OF PARCEL 18-055-0006, THENCE NORTH 27D44'26" EAST 124.40 FEET TO THE POINT OF BEGINNING.
181340001	10	\$458,323	0.03		UNIT 201, BUILDING 2, NORTH OGDEN BUSINESS CENTER PHASE 1, EXPANDABLE CONDOMINIUM, NORTH OGDEN CITY, WEBER COUNTY, UTAH.
181340004	10	\$594,304	0.10		UNIT 204, BUILDING 2, NORTH OGDEN BUSINESS CENTER PHASE 1, EXPANDABLE CONDOMINIUM, NORTH OGDEN CITY, WEBER COUNTY, UTAH.

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181340005	10	\$35,063	3.39		COMMON AREA, NORTH OGDEN BUSINESS CENTER PHASE 1, EXPANDABLE CONDOMINIUM, NORTH OGDEN CITY, WEBER COUNTY, UTAH.
181430001	10	\$266,310	0.03		UNIT 202, BUILDING 2, NORTH OGDEN BUSINESS CENTER, PHASE 1, FIRST AMENDMENT, AN EXPANDABLE CONDOMINIUM, NORTH OGDEN CITY, WEBER COUNTY, UTAH.
181430002	10	\$138,961	0.04		UNIT 203, BUILDING 2, NORTH OGDEN BUSINESS CENTER PHASE 1, FIRST AMENDMENT, AN EXPANDABLE CONDOMINIUM, NORTH OGDEN CITY, WEBER COUNTY, UTAH.
181460002	10	\$3,040,069	4.59	Split from parcel 180460013. The taxable value includes the original taxable value for improvements (2,227,313) plus the taxable value for the land less 15% for the land not in the CDA boundary.	ALL OF LOT 5, NORTH POINTE CENTER SUBDIVISION, THIRD AMENDMENT & EXTENDED, NORTH OGDEN CITY, WEBER COUNTY, UTAH.
110140016	7	\$78,444	0.26		PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON THE WEST LINE OF THE STATE ROAD NORTH 1969.8 FEET AND NORTH 74D30' EAST 1705 FEET AND NORTH 87D16' EAST 410.5 FEET AND SOUTH ALONG ROAD 226.5 FEET OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89D16' WEST 109.5 FEET; THENCE SOUTH 50' WEST 103.5 FEET; THENCE NORTH 89D16' EAST 109.5 FEET TO ROAD; THENCE NORTH ALONG ROAD TO BEGINNING.
110140063	7	\$161,751	8.01		EASTERN MOST 7 ACRES OF THE FOLLOWING DESCRIBED TRACT: PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, AND THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT POINT 1484.6 FEET NORTH AND 205.29 FEET SOUTH 89D03'00" EAST FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 5, RUNNING THENCE NORTH 907.64 FEET, THENCE NORTH 85D15' EAST 888.52 FEET, MORE OR LESS, TO AN EXISTING FENCE, THENCE 5 COURSES ALONG SAID FENCE AS FOLLOWS: NORTH 13D14' EAST 115.80 FEET, NORTH 53D02' EAST 193.00 FEET, NORTH 20D37' EAST 75.84 FEET, NORTH 88D03' EAST 598.71 FEET AND NORTH 88D38' EAST 543.60 FEET, THENCE NORTH 0D50' EAST 3.79 FEET, THENCE SOUTH 89D42'34" EAST 169.67 FEET, THENCE SOUTH 0D50' WEST 59.83 FEET, THENCE SOUTH 89D42'34" EAST 79.91 FEET, THENCE SOUTH 0D50' WEST 25.00 FEET TO THE SECTION LINE, THENCE SOUTH TO THE NORTH LINE OF TOLMAN PROPERTY (11-014-0048), THENCE NORTH 89D33' WEST TO THE NORTHWEST CORNER OF SAID TOLMAN PROPERTY, THENCE SOUTH 0D27' WEST 317.59 FEET, THENCE SOUTH 66D26' WEST 98.11 FEET, THENCE SOUTH 4D18' EAST 194.2 FEET, THENCE NORTH 89D38' WEST 1375 FEET, MORE OR LESS, TO BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT



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110140064	7	\$1,141	2.16		<p>OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 32 WITH THE WEST LINE OF WASHINGTON BOULEVARD AND RUNNING THENCE NORTH 89D42'34" WEST 122 FEET, THENCE NORTH 0D50' EAST 15 FEET, THENCE NORTH 89D42'34" WEST 22 FEET, THENCE NORTH 0D50' EAST 22 FEET, THENCE NORTH 89D42'34" WEST 45 FEET, THENCE SOUTH 0D50' WEST 52 FEET, THENCE SOUTH 89D42'34" EAST 189 FEET TO THE WEST LINE OF WASHINGTON BOULEVARD, THENCE NORTH 0D50' EAST 15 FEET TO THE PLACE OF BEGINNING. EXCEPT THE FOLLOWING: PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT 1484.6 FEET NORTHEAST 205.29 FEET SOUTH 89D03' EAST FROM THE SOUTHWEST CORNER OF SAID 1/4 SECTION, RUNNING THENCE NORTH 745.46 FEET, THENCE EAST 1807.60 FEET, MORE OR LESS TO THE WEST BOUNDARY LINE OF PARCEL 11-014-0004, THENCE SOUTH 213.90 FEET, MORE OR LESS, TO THE NORTH LINE OF TOLMAN PROPERTY (11-014-0048) THENCE NORTH 89D33' WEST 469.27 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TOLMAN PROPERTY, THENCE SOUTH 0D27' WEST 317.59 FEET, THENCE SOUTH 66D26' WEST 98.11 FEET, THENCE SOUTH 4D18' EAST 194.2 FEET, THENCE NORTH 89D18'30" WEST 1260.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.</p> <p>EASTERNMOST 1.61 ACRE OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, AND THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT 1484.6 FEET NORTH AND 205.29 FEET SOUTH 89D03'00" EAST FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 5, RUNNING THENCE NORTH 907.64 FEET, THENCE NORTH 85D15' EAST 88.52 FEET, MORE OR LESS, TO AN EXISTING FENCE, THENCE 5 COURSES ALONG SAID FENCE AS FOLLOWS: NORTH 13D14' EAST 115.80 FEET, NORTH 53D02' EAST 193.00 FEET, NORTH 20D37' EAST 75.84 FEET, NORTH 88D03' EAST 598.71 FEET AND NORTH 88D38' EAST 543.60 FEET, THENCE NORTH 0D50' EAST 3.79 FEET, THENCE SOUTH 89D42'34" EAST 169.67 FEET, THENCE SOUTH 0D50' WEST 59.83 FEET, THENCE SOUTH 89D42'34" EAST 79.91 FEET, THENCE SOUTH 0D50' WEST 25.00 FEET TO THE SECTION LINE, THENCE SOUTH TO THE NORTH LINE OF TOLMAN PROPERTY (11-014-0048), THENCE NORTH 89D33' WEST TO THE NORTHWEST CORNER OF SAID TOLMAN PROPERTY, THENCE SOUTH 0D27' WEST 317.59 FEET, THENCE SOUTH 66D26' WEST 98.11 FEET, THENCE SOUTH 4D18' EAST 194.2 FEET, THENCE NORTH 89D38' WEST 1375 FEET, MORE OR LESS, TO BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE &</p>



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110140065	7	\$574	0.87		<p>MERIDIAN: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 32 WITH THE WEST LINE OF WASHINGTON BOULEVARD, AND RUNNING THENCE NORTH 89D42'34" WEST 122 FEET, THENCE NORTH 0D50' EAST 15 FEET, THENCE NORTH 89D42'34" WEST 22 FEET, THENCE NORTH 0D50' EAST 22 FEET, THENCE NORTH 89D42'34" WEST 45 FEET, THENCE SOUTH 0D50' WEST 52 FEET, THENCE SOUTH 89D42'34" EAST 189 FEET TO THE WEST LINE OF WASHINGTON BOULEVARD; THENCE NORTH 0D50' EAST 15 FEET TO THE PLACE OF BEGINNING. EXCEPT THE FOLLOWING: (1) THE EASTERN MOST SEVEN (7) ACRES THEREOF; AND (2) PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1484.6 FEET NORTH AND 205.29 FEET SOUTH 89D03' EAST FROM THE SOUTHWEST CORNER OF SAID 1/4 SECTION, RUNNING THENCE NORTH 745.46 FEET, THENCE EAST 1807.60 FEET, MORE OR LESS, TO THE WEST BOUNDARY LINE OF PARCEL 11-014-0004, THENCE SOUTH 213.90 FEET, MORE OR LESS, TO THE NORTH LINE OF TOLMAN PROPERTY (11-014-0048), THENCE NORTH 89D33' WEST 469.27 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TOLMAN PROPERTY, THENCE SOUTH 0D27' WEST 317.59 FEET, THENCE SOUTH 66D26' WEST 98.11 FEET, THENCE SOUTH 4D18' EAST 194.2 FEET, THENCE NORTH 89D18'30" WEST 1260.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.</p> <p>BEGINNING AT A POINT WHICH LIES NORTH 89D40'21" EAST A DISTANCE OF 562.45 FEET AND NORTH 0D19'39" WEST A DISTANCE OF 58.94 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 13D26'38" WEST A DISTANCE OF 82.70 FEET, THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 58.68 FEET WITH A RADIUS OF 90.00 FEET, WITH A CHORD BEARING OF SOUTH 36D54'05" WEST WITH A CHORD LENGTH OF 57.64 FEET, THENCE SOUTH 55D34'44" WEST A DISTANCE OF 155.54 FEET, THENCE SOUTH 09D22'05" WEST A DISTANCE OF 156.92 FEET, THENCE SOUTH 0D00'00" EAST A DISTANCE OF 345.67 FEET, THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 91.12 FEET, WITH A RADIUS OF 65.00 FEET, WITH A CHORD BEARING OF SOUTH 40D09'29" WEST A CHORD LENGTH OF 83.84 FEET, THENCE SOUTH 80D18'57" WEST A DISTANCE OF 11.09 TO THE GRANTORS WEST LINE, THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES, (1) NORTH 0D01'53" WEST A DISTANCE OF 479.21 FEET, (2) NORTH 85D18'00" EAST A DISTANCE OF 12.32 FEET (3) NORTH 08D32'39" EAST A DISTANCE OF 118.31 FEET (4) NORTH 55D34'44" EAST A DISTANCE OF 197.76 FEET (5) NORTH 20D37'00" EAST A DISTANCE OF 75.84 FEET TO THE NORTH LINE OF GRANTORS PROPERTY, THENCE NORTH 89D14'14" EAST A DISTANCE OF 53.26 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION WITHIN THE FOLLOWING PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1484.6 FEET NORTH AND 205.29 FEET SOUTH 89D03' EAST FROM THE SOUTHWEST CORNER OF SAID 1/4 SECTION RUNNING THENCE NORTH 745.46 FEET, THENCE EAST 1807.60 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF</p>



Parcel Number	Tax District	2014 Taxable Value	Acres	Note	Legal Description
110140066	7	\$4,623	6.38		<p>DESCRIBED PROPERTY, THENCE SOUTH 213.90 FEET, MORE OR LESS, TO THE NORTH LINE OF TOLMAN PROPERTY (11-014-0048) THENCE NORTH 89D33' WEST 469.27 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TOLMAN PROPERTY, THENCE SOUTH 00D27' WEST 317.59 FEET, THENCE SOUTH 66D26' WEST 98.11 FEET, THENCE SOUTH 4D18' EAST 194.2 FEET, THENCE NORTH 89D18'30" WEST 1260.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (E# 2193185)</p> <p>PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, AND THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING AT A POINT 1484.6 FEET NORTH AND 205.29 FEET SOUTH 89D03'00" EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION RUNNING THENCE NORTH 907.64 FEET, THENCE NORTH 85D15' EAST 88.52 FEET, MORE OR LESS, TO AN EXISTING FENCE, THENCE 6 COURSES ALONG SAID FENCE AS FOLLOWS: NORTH 13D14' EAST 115.80 FEET NORTH 53D02' EAST 193.00 FEET, NORTH 20D37' EAST 75.84 FEET, NORTH 88D03' EAST 598.71 FEET AND NORTH 88D38' EAST 543.60 FEET, THENCE NORTH 0D50' EAST 3.79 FEET, THENCE SOUTH 89D42'34" EAST 169.67 FEET, THENCE SOUTH 0D50' WEST 59.83 FEET THENCE SOUTH 89D42'34" EAST 79.91 FEET THENCE SOUTH 0D50' WEST 25.00 FEET TO THE SECTION LINE, THENCE SOUTH TO THE NORTH LINE OF TOLMAN PROPERTY (11-014-0048), THENCE NORTH 89D33' WEST TO THE NORTHWEST CORNER OF SAID TOLMAN PROPERTY, THENCE SOUTH 0D27' WEST 317.59 FEET, THENCE SOUTH 66D26' WEST 98.11 FEET, THENCE SOUTH 4D18' EAST 194.2 FEET, THENCE NORTH 89D38' WEST 1375 FEET, MORE OR LESS, TO BEGINNING. GRANTING AND RESERVING A RIGHT AWAY OVER THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 WITH THE WEST LINE OF WASHINGTON BLVD, AND RUNNING THENCE NORTH 89D42'34" WEST 122 FEET, THENCE NORTH 0D50' EAST 15 FEET, THENCE NORTH 89D42'34" WEST 22 FEET, THENCE NORTH 0D50' EAST 22 FEET, THENCE NORTH 89D42'34" WEST 45 FEET, THENCE SOUTH 0D50' WEST 52 FEET, THENCE SOUTH 89D42'34" EAST 189 FEET TO THE WEST LINE OF WASHINGTON BLVD, THENCE NORTH 0D50' EAST 15 FEET TO THE PLACE OF BEGINNING. EXCEPTING THE FOLLOWING: PART OF THE NORTH 1/2 OF SECTIONS, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT 1484.6 FEET NORTH AND 205.29 FEET SOUTH 89D03' EAST FROM THE SOUTHWEST CORNER OF SAID 1/4 SECTION RUNNING THENCE NORTH 745.46 FEET, THENCE EAST 1807.60 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF DESCRIBED PROPERTY, THENCE SOUTH 213.90 FEET, MORE OR LESS, TO THE NORTH LINE OF TOLMAN PROPERTY (11-014-0048) THENCE NORTH 89D33' WEST 469.27 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TOLMAN PROPERTY, THENCE SOUTH 00D27' WEST 317.59 FEET, THENCE SOUTH 66D26' WEST 98.11 FEET, THENCE SOUTH 4D18' EAST 194.2 FEET,</p>



Parcel Number	Tax District	2014 Taxable Value	Acres	Note	Legal Description
110140062	7	\$39,168	0.23		<p>THENCE NORTH 89D18'30" WEST 1260.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (E# 2193185) (PARCEL 1) ALSO LESS AND EXCEPT THE EASTERNMOST 7 ACRES. (E# 2230895) ALSO LESS AND EXCEPT THE EASTERNMOST 1.61 ACRES. (E#2230897) ALSO EXCEPTING: BEGINNING AT A POINT WHICH LIES NORTH89D40'21" EAST A DISTANCE OF 562.45 FEET AND NORTH 00D19'39"WEST A DISTANCE OF 58.94 FEET, FROM THE NORTH (1#4) CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 13D26'38" WEST A DISTANCE OF 82.70 FEET, THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARCLNGTH OF 58.68 FEET, WITH A RADIUS OF 90.00 FEET, WITH A CHORD BEARING OF SOUTH 36D54'05" WEST WITH A CHORD LENGTH OF 57.64 FEET, THENCE SOUTH 55D34'44" WEST A DISTANCE OF 155.54 FEET, THENCE SOUTH 09D22'05" WEST A DISTANCE OF 156.92 FEET, THENCE SOUTH 00D00'00" EAST A DISTANCE OF 345.47 FEET, THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 91.12 FEET, WITH A RADIUS OF 65.00 FEET, WITH A CHORD BEARING OF SOUTH 40D09'29" WEST, WITH A CHORD LENGTH OF 83.84 FEET, THENCE SOUTH 80D18'57" WEST A DISTANCE OF 11.09 TO THE GRANTORS WEST LINE, THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00D01'53" WEST A DISTANCE OF 479.21 FEET; (2) NORTH 85D18'00" EAST A DISTANCE OF 12.32 FEET, (3) NORTH 08D32'39" EAST A DISTANCE OF 118.31 FEET; (4) NORTH 55D34'44" EAST A DISTANCE OF 197.76 FEET; (5) NORTH 20D37'00" EAST A DISTANCE OF 75.84 FEET TO THE NORTH LINE OF GRANTORS PROPERTY; THENCE NORTH 89D14'14" EAST A DISTANCE OF 53.26 FEET TO THE POINT OF BEGINNING. (E# 2291232) EXCEPTING THEREFROM: PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, USSURVEY: BEGINNING AT A POINT WEST 1320 FEET AND SOUTH 289.55 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 5, RUNNING THENCE SOUTH 362.19 FEET, THENCE EAST 1320 FEET, MORE OR LESS, TO THE QUARTER SECTION LINE, THENCE SOUTH 9.0 FEET, THENCE NORTH 71D15' EAST 222.23 FEET, MORE OR LESS, TO THE NORTH OGDEN CITY CORPORATION LIMITS LINE THENCE NORTH 348.17 FEET, THENCE SOUTH 85D18' WEST 637.89 FEET, THENCE SOUTH 89D48'30" WEST 885.85 FEET, MORE OR LESS TO THE POINT OF BEGINNING. (E#1996518). (NOTE: THE ABOVE BRACKETED INFORMATION APPEARS TO BE IN CONFLICT WITH A CORRECT FORMAT FOR DESCRIBING A POINT OF BEGINNING) [NOTE: A DIVISION TOOK PLACE ON THIS PARCEL WHICH DID NOT COMPLY WITH UTAH STATE CODE SECTION 17-27A-103.] [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.]</p> <p>PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY; BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD SOUTH 519.45 FEET, MORE OR LESS, FROM THE NORTH LINE OF SAID SECTION 5, THENCE SOUTH ALONG WEST LINE OF SAID STREET 100.6 FEET; THENCE WEST 136 FEET, MORE OR LESS, THENCE NORTH 202.35 FEET; THENCE NORTH</p>



Parcel Number	Tax District	2014 Taxable Value	Acres	Note	Legal Description
					89D16'00" EAST 26.5 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF PROPERTY OWNED BY NATHANIEL WOOD; THENCE SOUTH 00D05'00" WEST 103.50 FEET; THENCE NORTH 89D16'00" EAST 109.50 FEET, MORE OR LESS, TO POINT OF BEGINNING.



APPENDIX D: AMENDED PROJECT AREA BUDGET

The budget is on the attached spreadsheet along with a document entitled "Overview of the Amended Project Area Budget."

Years	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
TOTAL	\$1,127,888	\$1,193,731	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707
Weber	\$85,423	\$271,157	\$294,270	\$302,813	\$302,813	\$302,813	\$302,813	\$302,813	\$302,813	\$302,813	\$302,813	\$302,813	\$302,813	\$302,813	\$302,813	\$302,813
Weber County School District	\$7,292,341	\$4,882,929	\$4,786,844	\$532,513	\$532,513	\$532,513	\$532,513	\$532,513	\$532,513	\$532,513	\$532,513	\$532,513	\$532,513	\$532,513	\$532,513	\$532,513
North Ogden City	\$36,462	\$70,424	\$115,740	\$129,252	\$129,252	\$129,252	\$129,252	\$129,252	\$129,252	\$129,252	\$129,252	\$129,252	\$129,252	\$129,252	\$129,252	\$129,252
Weber Basin Water Conservancy District	\$148,897	\$14,581	\$15,780	\$16,238	\$16,238	\$16,238	\$16,238	\$16,238	\$16,238	\$16,238	\$16,238	\$16,238	\$16,238	\$16,238	\$16,238	\$16,238
Central Weber Sewer Improvement District	\$936,405	\$927,014	\$19,290	\$66,380	\$66,380	\$66,380	\$66,380	\$66,380	\$66,380	\$66,380	\$66,380	\$66,380	\$66,380	\$66,380	\$66,380	\$66,380
Ben Lomond Cemetery Maintenance District	\$27,747	\$62,103	\$1,911	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773
Bona Vista Water Improvement District	\$370,016	\$181,509	\$11,732	\$18,441	\$19,497	\$19,497	\$19,497	\$19,497	\$19,497	\$19,497	\$19,497	\$19,497	\$19,497	\$19,497	\$19,497	\$19,497
Weber County Mosquito Abatement District	\$157,557	\$105,500	\$3,246	\$11,181	\$11,505	\$11,505	\$11,505	\$11,505	\$11,505	\$11,505	\$11,505	\$11,505	\$11,505	\$11,505	\$11,505	\$11,505
Weber Area Dispatch 911 and Emergency Services District	\$338,581	\$226,713	\$13,471	\$24,027	\$24,724	\$24,724	\$24,724	\$24,724	\$24,724	\$24,724	\$24,724	\$24,724	\$24,724	\$24,724	\$24,724	\$24,724
North View Fire District	\$122,354	\$25,160	\$817,812	\$98,671	\$89,187	\$89,187	\$89,187	\$89,187	\$89,187	\$89,187	\$89,187	\$89,187	\$89,187	\$89,187	\$89,187	\$89,187
Weber Fire District - Bond (est. 1/1/06)	\$94,506	\$63,528	\$2,225	\$4,106	\$6,656	\$6,824	\$6,824	\$6,824	\$6,824	\$6,824	\$6,824	\$6,824	\$6,824	\$6,824	\$6,824	\$6,824
TOTAL	\$16,542,837	\$11,077,868	\$341,847	\$1,179,731	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707	\$1,207,707
Contributed to Agency																
Weber	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Weber County School District	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
North Ogden City	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Weber Basin Water Conservancy District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Central Weber Sewer Improvement District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Ben Lomond Cemetery Maintenance District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Bona Vista Water Improvement District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Weber County Mosquito Abatement District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Weber Area Dispatch 911 and Emergency Services District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
North View Fire District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Weber Fire District - Bond (est. 1/1/06)	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Total Increment to Funding Entities	\$403,338	\$265,701	\$3,399	\$3,999	\$9,930	\$21,519	\$29,513	\$30,816	\$30,816	\$30,816	\$30,816	\$30,816	\$30,816	\$30,816	\$30,816	\$30,816
Weber	\$922,079	\$607,416	\$7,771	\$7,771	\$32,701	\$49,186	\$67,471	\$70,449	\$70,449	\$70,449	\$70,449	\$70,449	\$70,449	\$70,449	\$70,449	\$70,449
Weber County School District	\$96,080	\$56,706	\$725	\$725	\$2,119	\$4,593	\$6,289	\$6,577	\$6,577	\$6,577	\$6,577	\$6,577	\$6,577	\$6,577	\$6,577	\$6,577
North Ogden City	\$71,629	\$14,248	\$482	\$482	\$1,154	\$1,154	\$1,652	\$1,652	\$1,652	\$1,652	\$1,652	\$1,652	\$1,652	\$1,652	\$1,652	\$1,652
Central Weber Sewer Improvement District	\$91,080	\$59,999	\$768	\$768	\$2,422	\$4,859	\$6,665	\$6,959	\$6,959	\$6,959	\$6,959	\$6,959	\$6,959	\$6,959	\$6,959	\$6,959
Ben Lomond Cemetery Maintenance District	\$9,021	\$5,943	\$76	\$76	\$222	\$481	\$660	\$689	\$689	\$689	\$689	\$689	\$689	\$689	\$689	\$689
Weber County Mosquito Abatement District	\$15,325	\$10,085	\$129	\$129	\$377	\$818	\$1,121	\$1,171	\$1,171	\$1,171	\$1,171	\$1,171	\$1,171	\$1,171	\$1,171	\$1,171
Weber Area Dispatch 911 and Emergency Services District	\$92,832	\$21,694	\$278	\$278	\$811	\$1,757	\$2,410	\$2,516	\$2,516	\$2,516	\$2,516	\$2,516	\$2,516	\$2,516	\$2,516	\$2,516
North View Fire District	\$118,795	\$78,257	\$1,001	\$1,001	\$2,925	\$6,338	\$8,693	\$9,076	\$9,076	\$9,076	\$9,076	\$9,076	\$9,076	\$9,076	\$9,076	\$9,076
TOTAL	\$1,700,276	\$1,120,070	\$4,330	\$4,330	\$41,859	\$90,715	\$124,415	\$129,905	\$129,905	\$129,905	\$129,905	\$129,905	\$129,905	\$129,905	\$129,905	\$129,905
South Node (District 450)	\$1,670,052	\$1,122,634	\$39,312	\$39,312	\$72,564	\$114,059	\$117,622	\$120,590	\$120,590	\$120,590	\$120,590	\$120,590	\$120,590	\$120,590	\$120,590	\$120,590
Weber	\$3,817,942	\$2,566,078	\$89,872	\$89,872	\$1,658,891	\$2,607,753	\$2,688,897	\$2,756,684	\$2,756,684	\$2,756,684	\$2,756,684	\$2,756,684	\$2,756,684	\$2,756,684	\$2,756,684	\$2,756,684
Weber County School District	\$358,422	\$239,592	\$8,390	\$8,390	\$15,487	\$24,342	\$25,103	\$25,736	\$25,736	\$25,736	\$25,736	\$25,736	\$25,736	\$25,736	\$25,736	\$25,736
North Ogden City	\$89,555	\$60,201	\$2,108	\$2,108	\$6,891	\$6,116	\$6,307	\$6,467	\$6,467	\$6,467	\$6,467	\$6,467	\$6,467	\$6,467	\$6,467	\$6,467
Weber Basin Water Conservancy District	\$377,123	\$253,508	\$8,877	\$8,877	\$16,386	\$25,756	\$26,561	\$27,231	\$27,231	\$27,231	\$27,231	\$27,231	\$27,231	\$27,231	\$27,231	\$27,231
Central Weber Sewer Improvement District	\$97,352	\$25,109	\$879	\$879	\$1,623	\$2,511	\$2,697	\$2,697	\$2,697	\$2,697	\$2,697	\$2,697	\$2,697	\$2,697	\$2,697	\$2,697
Ben Lomond Cemetery Maintenance District	\$135,008	\$90,755	\$3,178	\$3,178	\$5,865	\$9,221	\$9,509	\$9,749	\$9,749	\$9,749	\$9,749	\$9,749	\$9,749	\$9,749	\$9,749	\$9,749
Bona Vista Water Improvement District	\$63,454	\$42,653	\$1,494	\$1,494	\$2,757	\$4,334	\$4,469	\$4,582	\$4,582	\$4,582	\$4,582	\$4,582	\$4,582	\$4,582	\$4,582	\$4,582
Weber County Mosquito Abatement District	\$196,358	\$91,662	\$3,210	\$3,210	\$5,825	\$9,313	\$9,604	\$9,846	\$9,846	\$9,846	\$9,846	\$9,846	\$9,846	\$9,846	\$9,846	\$9,846
Weber Area Dispatch 911 and Emergency Services District	\$491,880	\$330,649	\$11,579	\$11,579	\$21,372	\$33,594	\$34,643	\$35,517	\$35,517	\$35,517	\$35,517	\$35,517	\$35,517	\$35,517	\$35,517	\$35,517
North View Fire District	\$47,253	\$31,764	\$1,112	\$1,112	\$2,053	\$3,227	\$3,338	\$3,412	\$3,412	\$3,412	\$3,412	\$3,412	\$3,412	\$3,412	\$3,412	\$3,412
Weber Fire District - Bond (est. 1/1/06)	\$7,222,400	\$4,855,006	\$170,011	\$170,011	\$313,817	\$493,766	\$508,673	\$521,512	\$521,512	\$521,512	\$521,512	\$521,512	\$521,512	\$521,512	\$521,512	\$521,512

Each column represents a year from 2018 to 2032. The rows list various entities and their respective funding amounts. The final two rows show the total funding for 'Contributed to Agency' and 'Total Increment to Funding Entities'.

Overview of Amended Project Area Budget

The purpose of this document, "Overview of Amended Project Area Budget," is to provide background and explanation for the Amended Project Area Budget. While Utah Code does not require a written explanation of the Budget, this document is designed to aid the general public and taxing entities in better understanding the Budget.

Development Assumptions

The Agency has worked closely with developers to estimate future development in the Amended Project Area. Assumptions are that, within five years (if infrastructure improvements are made), commercial development will increase by 243,468 square feet, and residential will see the addition of 725 units. Approximately 236 of the residential units are anticipated to be senior housing. Additional development will include infill and redevelopment of blighted properties along Washington Blvd.

Taxing Entities

The Amended Project Area is located in four tax districts within Weber County (10,273,433 and 450). The taxing entities, along with their tax rates as of 2015 and the inception of this project, are as follows:

TABLE 1: TAX RATES

Taxing Entity	Tax Rate
Weber	0.003711
Weber County School District	0.006526
North Ogden City	0.001584
Weber Basin Water Conservancy District	0.000199
Central Weber Sewer Improvement District	0.000838
Ben Lomond Cemetery Maintenance District	0.000083
Bona Vista Water Improvement District	0.0003
Weber County Mosquito Abatement District	0.000141
Weber Area Dispatch 911 and Emergency Services District	0.000303
North View Fire District	0.001093
Weber Fire District - Bond (est. 1/1/06)	0.000105

Base Year Taxable Value

The base year taxable value will be calculated from the 2014 taxable value for the area as follows:

TABLE 2: 2014 BASE YEAR TAXABLE VALUE — AMENDED PROJECT AREA

North Ogden Land/Building Type	Total Acres	Total Base Year Taxable Value	Total Building Square Feet
Commercial	22.99	\$12,837,428	126,965
Commercial Vacant	5.52	\$774,673	-
Commercial Exempt	3.15	\$0	782
Residential	21.13	\$1,751,359	32,247
Residential Vacant	20.32	\$154,054	2,400
Residential Exempt	6.92	\$0	-
Vacant**	24.97	\$26,430	2,583

North Ogden Land/Building Type	Total Acres	Total Base Year Taxable Value	Total Building Square Feet
Total Real Property	105.00	\$15,543,944	164,977
Total Personal Property		\$1,655,668	
Total Taxable Value		\$17,199,612	

The base year tax revenues in the Amended Project Area are estimated at approximately \$250,969 annually, with total base year revenues of \$3.76 million over the 15-year period. The base year revenues represent those taxes already flowing to the various taxing entities, based on their 2014 valuation. There are no changes to this revenue stream for the taxing entities due to the creation of a CDA or amending the CDA.

TABLE 3: BASE YEAR TAX REVENUES IN AMENDED PROJECT AREA – 15 YEARS

Taxing Entities	Total	NPV	Annual
Weber	\$957,416	\$662,510	\$63,828
Weber County School District	\$1,683,670	\$1,165,061	\$112,245
North Ogden City	\$408,663	\$282,785	\$27,244
Weber Basin Water Conservancy District	\$51,341	\$35,527	\$3,423
Central Weber Sewer Improvement District	\$216,199	\$149,605	\$14,413
Ben Lomond Cemetery Maintenance District	\$21,414	\$14,818	\$1,428
Bona Vista Water Improvement District	\$21,685	\$15,005	\$1,446
Weber County Mosquito Abatement District	\$36,377	\$25,172	\$2,425
Weber Area Dispatch 911 and Emergency Services District	\$78,172	\$54,093	\$5,211
North View Fire District	\$281,988	\$195,129	\$18,799
Weber Fire District - Bond (est. 1/1/06)	\$7,605	\$5,262	\$507
TOTAL	\$3,764,529	\$2,604,969	\$250,969

Projected Tax Increment Revenues

It is anticipated that total tax increment revenues in the Project Area will reach over \$16.5 million over the next 15 years.

TABLE 4: TOTAL INCREMENTAL TAX REVENUES IN PROJECT AREA

Taxing Entities	Total	NPV
Weber	\$4,146,779	\$2,776,670
Weber County School District	\$7,292,341	\$4,882,929
North Ogden City	\$1,770,007	\$1,185,192
Weber Basin Water Conservancy District	\$222,368	\$148,897
Central Weber Sewer Improvement District	\$936,405	\$627,014
Ben Lomond Cemetery Maintenance District	\$92,747	\$62,103
Bona Vista Water Improvement District	\$270,016	\$181,509
Weber County Mosquito Abatement District	\$157,557	\$105,500

Taxing Entities	Total	NPV
Weber Area Dispatch 911 and Emergency Services District	\$338,581	\$226,713
North View Fire District	\$1,221,350	\$817,812
Weber Fire District - Bond (est. 1/1/06)	\$94,506	\$63,528
TOTAL	\$16,542,657	\$11,077,868

The School District will receive 65 percent of the total incremental revenues over the next 15 years, the City will receive 25 percent of incremental revenues, with the other taxing entities receiving 50 percent or approximately \$8.9 million more than they are now receiving (over and above the base year revenues).

TABLE 5: PROJECTED INCREMENTAL TAX REVENUES TO TAXING ENTITIES

	Total Years 1-15	NPV Years 1-15
Weber County	\$2,073,389	\$1,388,335
Weber County School District	\$4,740,022	\$3,173,904
North Ogden City	\$442,502	\$296,298
Weber Basin Water Conservancy District	\$111,184	\$74,449
Central Weber Sewer Improvement District	\$468,203	\$313,507
Ben Lomond Cemetery Maintenance District	\$46,373	\$31,051
Bona Vista Water Improvement District	\$135,008	\$90,755
Weber County Mosquito Abatement District	\$78,779	\$52,750
Weber Area Dispatch 911 and Emergency Services District	\$169,290	\$113,356
North View Fire District	\$610,675	\$408,906
Weber Fire District - Bond (est. 1/1/06)	\$47,253	\$31,764
TOTAL	\$8,922,678	\$5,975,075

The Agency is projected to receive approximately \$7.6 million over the next 15 years.

TABLE 6: PROJECTED INCREMENTAL TAX REVENUES TO AGENCY

Incremental Taxes to Agency	Percent to Agency	Total Years 1-15	NPV Years 1-15
Weber County	50%	\$2,073,389	\$1,388,335
Weber County School District	35%	\$2,552,319	\$1,709,025
North Ogden City	75%	\$1,327,505	\$888,894
Weber Basin Water Conservancy District	50%	\$111,184	\$74,449
Central Weber Sewer Improvement District	50%	\$468,203	\$313,507
Ben Lomond Cemetery Maintenance District	50%	\$46,373	\$31,051
Bona Vista Water Improvement District	50%	\$135,008	\$90,755
Weber County Mosquito Abatement District	50%	\$78,779	\$52,750
Weber Area Dispatch 911 and Emergency Services District	50%	\$169,290	\$113,356
North View Fire District	50%	\$610,675	\$408,906
Weber Fire District - Bond (est. 1/1/06)	50%	\$47,253	\$31,764
TOTAL		\$7,619,979	\$5,102,792

Uses of Tax Increment

The projected uses of tax increment within the Amended Project Area are as follows:

- Relocation of storm drain detention basin
- ROW for access along 2700 North
- Burying of power lines
- Other infrastructure improvements
- Waterline
- Pedestrian bridge
- Streetscape improvements

Total costs are estimated at approximately \$8.47 million.

TABLE 7: ESTIMATED COSTS AND USES OF FUNDS

Expenditures	Total Amount	Included in Budget	Funded Through Other Means
Washington Blvd. Waterline (extraordinary cost of development)	\$60,000	\$60,000	\$0
Relocate 2700 N. Detention Basin to prepare exempt public land for commercial development	\$1,680,240	\$1,680,240	\$0
2700 N. Detention Basin Fill to prepare exempt public land for commercial development	\$320,000	\$320,000	\$0
Bury Power Lines on Washington Blvd. to stimulate higher-end economic activity	\$1,600,000	\$529,316	\$1,070,684
2550 N. Road & Sidewalk Improvements to prepare street for additional commercial traffic	\$430,000	\$330,000	\$100,000
2700 N. Capping of Water Sources to prepare exempt public land for commercial development	\$9,000	\$9,000	\$0
Widen 2600 N. at Washington Blvd. to accommodate additional commercial traffic	\$497,400	\$497,400	\$0
Beautification of Washington Blvd. to stimulate economic growth	\$125,000	\$55,000	\$70,000
Widen Sidewalks on Washington Blvd. to facilitate bike/ped access to commerce	\$500,000	\$235,000	\$265,000
Demolition & Environmental Remediation of old Public Works Site to prep for development	\$500,000	\$500,000	\$0
Create Downtown Trailhead Park at Washington Blvd./1900 North	\$500,000	\$100,000	\$400,000
Install Pedestrian Bridge over Washington Blvd. to encourage pedestrian commercial activity	\$900,000	\$250,000	\$650,000
1700 North Road Construction (extraordinary cost of development)	\$1,050,000	\$450,000	\$600,000



Expenditures	Total Amount	Included in Budget	Funded Through Other Means
Old Smith's Building and Adjacent Strip Mall Façade Work Credit to stimulate redevelopment	\$300,000	\$200,000	\$100,000
Total	\$8,471,640	\$5,215,956	\$3,255,684

In addition, the Agency proposes an administrative fee of four percent per year to administer the Amended Project Area, amounting to a total of roughly \$304,799 over the 15-year period of the Amended Project Area.

Total Annual Property Tax Revenue for Taxing Entities at Conclusion of Amended Project Area
At the conclusion of the Project Area, it is anticipated that the taxing entities will receive over \$1.2 million annually in incremental tax revenues.

TABLE 8: ESTIMATED ANNUAL INCREMENT (\$2015) AT END OF AMENDED PROJECT AREA

Taxing Entity	Annual Tax Increment Amount
Weber County	\$302,813
Weber County School District	\$532,513
North Ogden City	\$129,252
Weber Basin Water Conservancy District	\$16,238
Central Weber Sewer Improvement District	\$68,380
Ben Lomond Cemetery Maintenance District	\$6,773
Bona Vista Water Improvement District	\$19,497
Weber County Mosquito Abatement District	\$11,505
Weber Area Dispatch 911 and Emergency Services District	\$24,724
North View Fire District	\$89,187
Weber Fire District - Bond (est. 1/1/06)	\$6,824
TOTAL	\$1,207,707