



When Recorded Return To:

Blaine L. Carlton  
Ballard Spahr Andrews & Ingersoll, LLP  
201 South Main Street, Suite 800  
Salt Lake City, Utah 84111

**NOTICE OF PROPOSED ASSESSMENT**

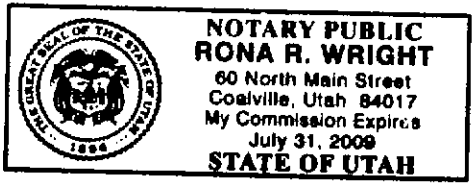
Notice is hereby given that the Coalville City Council, (i) has designated an Special Improvement District to be known as "Coalville City, Utah Special Improvement District 2001-1" for the purpose of constructing improvements including expansion of the culinary water system, expansion of the secondary pressurized irrigation water system, expansion of the sewer system, extension of certain roadways, installation of storm drainage, and all other miscellaneous work necessary to complete the improvements in a proper and workmanlike manner (collectively, the "Improvements"), and (ii) intends to finance said improvements by levying an assessment against those properties located within the Special Improvement District described by legal description and tax identification number as indicated on Exhibit 1 attached hereto.

For information call the Coalville City Recorder's office at (435) 336-5981.

Mayor

STATE OF UTAH            )  
  : ss.  
COUNTY OF SUMMIT    )

On the April 10<sup>th</sup>, 2009, personally appeared before me, Duane Schmidt, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to on this instrument, and acknowledged that he executed the same in his capacity as Mayor for Coalville City, Utah.



NOTARY PUBLIC

EXHIBIT 1  
ASSESSMENT LIST

ZONE 1 (Flare)

Legal Description:

BEGINNING AT A POINT WHICH IS NORTH 4142.81 FEET AND EAST 1809.85 FEET FROM THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 44° 07' 40" E 27.14 FEET; THENCE N 21° 17' 30" E 21.52 FEET; THENCE N 27° 30' 52" E 347.09 FEET; THENCE N 50° 50' 10" E 115.32 FEET; THENCE N 54° 52' 10" E 108.74 FEET; THENCE N 29° 24' 20" E 221.86 FEET; THENCE N 84° 41' 50" E 73.64 FEET; THENCE S 50° 56' 10" E 96.07 FEET; THENCE S 45° 00' 34" E 57.25 FEET; THENCE S 50° 56' 10" E 188.47 FEET; THENCE S 20° 32' 00" W 649.44 FEET; THENCE N 82° 07' 33" W 509.72 FEET; THENCE N 45° 24' 29" W 107.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.97 ACRES

Tax Identification Number: CT-301 B

Assessment Amount: \$121,095.33

ZONE 2 (Cedar Heights)

Legal Description:

NW1/4 SE 1/4 SEC 4 T2NR5E SLBM CONT 40.0 ACRES LESS 4.02 AC BAL  
35.78 ACRES MWD-176 Q-156 524-590 994-516

Tax Identification Number: CT-250

Assessment Amount: \$766,533.76

ZONE 3 (Allen Hollow)

Legal Description:

A part of the south half of Section 4 and in the north half of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian.

Beginning at a point which is N88°46'24"W 450.52 feet from the North Quarter Corner of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian (Said point located on the northerly section line of above said Section 9, and also on the southeasterly boundary line of Cedar Crest Subdivision) and running thence;

N 17°15'06" E	420.73 feet, along said boundary line; thence
N 22°33'41" E	580.03 feet, along said line; thence
N 35°37'26" E	201.26 feet, along said line to the westerly line of the Southwest Quarter of the Southeast Quarter of Section 4; thence
N 00°43'44" E	214.59 feet, to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 4; thence
S 88°32'37" E	1,329.33 feet, to the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 4; thence
S 00°23'40" W	1,320.13 feet, to the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 4; thence
N 88°46'25" W	539.07 feet, to the crest of a Cedar Ridge; thence
S 26°35'09" W	245.46 feet, along said crest; thence
S 18°16'04" W	307.89 feet, along said crest; thence
S 31°09'41" W	471.75 feet, along said crest; thence
N 50°56'01" W	301.69 feet, to the Northeast boundary corner of CRA Enterprises; thence
N 48°49'51" W	188.47 feet, along the northerly boundary line of CRA Enterprises; thence
N 42°54'15" W	57.25 feet, along said boundary line; thence
N 48°49'51" W	96.07 feet, along said boundary line; thence
S 86°48'09" W	73.64 feet, along said boundary line to the Northwest Corner of above said boundary; thence
S 31°30'39" W	221.86 feet, along the westerly boundary line of CRA Enterprises; thence
S 56°58'29" W	108.74 feet, along said boundary line; thence
S 56°56'29" W	115.32 feet, along said boundary line; thence
S 29°37'11" W	327.46 feet, along said boundary line to the northerly line of an existing road right of way (which is 30.00 feet perpendicular from the centerline); thence
N 63°34'07" W	296.43 feet, along said right of way line to a non-tangent curve to the left; thence
753.44 feet	along the arc of a curve to the left and said right of way line (R=483.56', Delta=89°16'24", T=477.47', CH=679.51', CHB=S 66°06'08" W); thence
S 15°45'06" W	29.69 feet, along said right of way line to the southerly line of the Northwest Quarter of the Northwest Quarter of Section 9; thence
N 88°49'44" W	687.48 feet, along said line to the edge of a rock ledge; thence
N 43°38'35" E	64.40 feet, along said ledge; thence
N 31°10'07" E	57.35 feet, along said ledge; thence
N 17°53'08" E	176.08 feet, along said ledge; thence
N 36°16'43" E	650.31 feet, along said ledge; thence
N 33°39'13" E	334.86 feet, along said ledge; thence



ZONE 4 (Flare)

Legal Description:

All property within the District that lies within the below described property:

All of Lot 1, Cedar Crest of Allen Hollow Subdivision, according to the official plat thereof, recorded June 28, 2007 as Entry No. 817943 of the official records in the office of the Summit County Recorder.

CONTAINING 48.46 ACRES

Tax Identification Number: CCAM-1

Assessment Amount: \$899,709.53

WHEN RECORDED, MAIL TO:

ALAN C. SIMISTER  
CRA ENTERPRISE INVESTMENTS, L.C.  
PO BOX 130  
COALVILLE, UTAH 84017

**ENTRY NO. 01058097**

11/15/2016 11:43:23 AM B: 2383 P: 1427

Warranty Deed PAGE 1/3

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 15.00 BY CRA ENTERPRISE INVESTMENTS LC



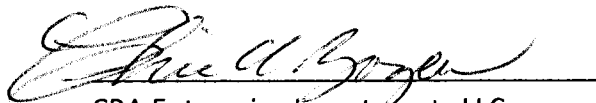
Space above for County Recorder's use  
Parcel # CAAH-1

**SPECIAL WARRANTY DEED**

CRA Enterprise Investments LLC, grantor, of Summit County, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to CRA ENTERPRISE INVESTMENTS LC, grantee, of PO Box 130, Coalville, Summit County, Utah 84017, for the sum of \$10.00 and other good and valuable consideration, the following described tract of land in Summit County, State of Utah:

See Exhibit A attached hereto and by this reference made a part hereof.

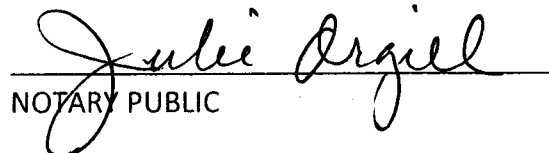
WITNESS, the hand of grantor this 14<sup>th</sup> day of November, 2016.

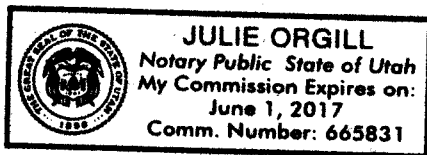
  
CRA Enterprise Investments LLC

By: CHRIS A BOYER  
Its Member

STATE OF UTAH        )  
                              :SS  
COUNTY OF SUMMIT )

On the 14<sup>th</sup> day of November, 2016, personally appeared before me, Chris A. Boyer, Member of CRA Enterprise Investment, LLC., the signer of the within instrument, who duly acknowledges to me that he executed the same.

  
NOTARY PUBLIC



**EXHIBIT A**

That certain real property situated in Summit County, State of Utah, and more particularly described as follows:

Lot 1, CEDAR CREST OF ALLEN HOLLOW SUBDIVISION, according to the official plat thereof, recorded June 28, 2007 as Entry No. 817943 of the official records in the office of the Summit County Recorder, including all appurtenances and historic rights of ingress and egress to the property.

Tax Serial No. CCAH-1

TOGETHER with a non-exclusive easement over, across and beneath the following described land, for roadway and utilities access from Main Street in Coalville City to west boundary of the above described property, said easement being 60 feet in width, 30 feet on either side of the following described centerline:

BEGINNING at a point North 00°01'36" West 1358.64 feet and West 30.64 feet from the Southwest corner of Section 4, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 83°35'55" East 450.98 feet; thence along the arc of a curve to the left 23.58 feet, radius of 50.00 feet, chord bearing of North 82°53'17" East 23.37 feet; thence North 70°18'49" East 37.97 feet; thence North 84°50'35" East 34.80 feet; thence North 88°04'07" East 52.78 feet; thence South 84°16'59" East 32.16 feet; thence along the arc of a curve to the right 33.68 feet, radius of 100.00 feet, chord bearing South 74°38'03" East 33.52 feet; thence South 64°59'07" East 55.26 feet; thence along the arc of a curve to the left 66.24 feet, radius of 64.38 feet, chord bearing North 84°44'06 East 63.36 feet; thence North 48°38'34" East 46.49 feet; thence North 43°02'30" East 94.21 feet; thence North 45°52'31" East 51.06 feet; thence North 51°09'33" East 64.77 feet; thence North 41°44'28" East 13.97 feet; thence South 68°36'53" East 50.20 feet; thence South 36°52'14" East 44.58 feet; thence South 24°20'55" East 62.73 feet; thence South 43°41'47" East 53.82 feet; thence South 60°32'40" East 47.01 feet; thence South 75°53'13" East 62.07 feet; thence South 67°24'39" East 47.45

feet; thence South 53°18'58" East 80.88 feet; thence South 60°01'37" East 93.82 feet; thence South 70°40'23" East 67.04 feet; thence 79°39'50" East 144.07 feet; thence South 63°46'30" East 38.34 feet to the easterly line of Cedar Crest Subdivision Amended being the terminus of the herein described centerline.

The aforesaid non-exclusive easement for roadway and utilities access is subject to relocation at the instance of either party, and with the consent of the other, such consent not to be unreasonably withheld, as contemplated by Paragraph 3 of an unrecorded Option Agreement dated December 28, 2006, wherein "Cedarcrest Farm, a Utah corporation" is "Seller" and Flare Construction, Inc., a Utah Corporation is "Purchaser".



**MAIL TAX NOTICE TO:**

Flare Construction, Inc.

P.O. Box 130

Coalville, UT 84017

**23715**



**HIGH COUNTRY TITLE**

**WARRANTY DEED  
CORPORATE**

**Cedarcrest Farm, a Utah Corporation**, grantor  
organized and existing under the laws of the State of Utah, with its principal office  
at Coalville, County of Summit, State of Utah hereby CONVEYS and WARRANTS to

**Flare Construction, Inc., a Utah corporation**, grantee

of Coalville, County of Summit, State of Utah, for the sum of TEN DOLLARS and other good and  
valuable consideration, the following described tract of land in Summit County, State of Utah, to wit:

Lot 1, **Cedar Crest of Allen Hollow Subdivision**, according to the official plat thereof, recorded  
June 28, 2007 as Entry No. 817943 of the official records in the office of the Summit County  
Recorder, including all appurtenances and historic rights of ingress and egress to the property.

Summit County Tax Serial Number: CCAM-1

Together with a non-exclusive easement over, across and beneath the following described land,  
for roadway and utilities access from Main Street in Coalville City to west boundary of the above  
described property, said easement being 60 feet in width, 30 feet on either side of the following  
described centerline:

Beginning at a point North 00°01'36" West 1358.64 feet and West 30.64 feet from the Southwest  
corner of Section 4, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running  
thence South 83°35'55" East 450.98 feet; thence along the arc of a curve to the left 23.58 feet,  
radius of 50.00 feet, chord bearing of North 82°53'17" East 23.37 feet; thence North 70°18'49"  
East 37.97 feet; thence North 84°50'35" East 34.80 feet; thence North 88°04'07" East 52.78 feet;  
thence South 84°16'59" East 32.16 feet; thence along the arc of a curve to the right 33.68 feet,  
radius of 100.00 feet, chord bearing South 74°38'03" East 33.52 feet; thence South 64°59'07"  
East 55.26 feet; thence along the arc of a curve to the left 66.24 feet, radius of 64.38 feet, chord  
bearing North 84°44'06" East 63.36 feet; thence North 48°38'34" East 46.49 feet; thence North  
43°02'30" East 94.21 feet; thence North 45°52'31" East 51.06 feet; thence North 51°09'33" East  
64.77 feet; thence North 41°44'28" East 13.97 feet; thence South 68°36'53" East 50.20 feet;  
thence South 36°52'14" East 44.58 feet; thence South 24°20'55" East 62.73 feet; thence South  
43°41'47" East 53.82 feet; thence South 60°32'40" East 47.01 feet; thence South 75°53'13" East  
62.07 feet; thence South 67°24'39" East 47.45 feet; thence South 53°18'58" East 80.88 feet;  
thence South 60°01'37" East 93.82 feet; thence South 70°40'23" East 67.04 feet; thence South  
79°39'50" East 144.07 feet; thence South 63°46'30" East 38.34 feet to the easterly line of Cedar  
Crest Subdivision Amended being the terminus of the herein described centerline.

**CCS-3**

The aforesaid non-exclusive easement for roadway and utilities access is subject to relocation at  
the instance of either party, and with the consent of the other, such consent not to be unreasonably  
withheld, as contemplated by Paragraph 3 of an unrecorded Option Agreement dated December  
28, 2006, wherein "Cedarcrest Farm, a Utah Corporation" is "Seller" and "Flare Construction,  
Inc., a Utah Corporation" is "Purchaser".

Subject to current general taxes, easements, restrictions, and rights of way of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 16<sup>th</sup> day of August, 2007.

Cedarcrest Farm, a Utah corporation

David G. Rees  
BY: David G. Rees, it President

Elwin Rees  
BY: Elwin Rees, its Secretary/Treasurer

STATE OF UTAH )  
(ss.  
COUNTY OF SUMMIT )

On the 16<sup>th</sup> day of August, 2007, personally appeared before me David G. Rees and Elwin Rees, the signers of the foregoing instrument, who being by me duly sworn did say that they are the President and Secretary/Treasurer of Cedarcrest Farm, a Utah corporation, and that the within and forgoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said David G. Rees and Elwin Rees acknowledged that said corporation executed the same.

Diann Greer  
Notary Public



# AUDIT

## Application for Assessment and Taxation of Agricultural Land

### Summit County Utah Recorder Assessor

Farmland Assessment Act  
UCA 59-2-501 to 515  
Form TC-582

Owner  
CRA ENTERPRISE INVESTMENTS LC  
PO BOX 130  
COALVILLE, UT 84017-0130

Date of Application  
01/17/2017

## ENTRY NO. 01062383

01/24/2017 11:04:51 AM B: 2394 P: 0800  
Farmland Assessment Application PAGE 1/2  
MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER  
FEE 0.00 BY SUMMIT COUNTY ASSESSOR



### Property identification numbers and complete legal description (additional pages if necessary)

Account Number: 0448241

Parcel Number: CCAH-1

LOT 1 CEDAR CREST OF ALLEN HOLLOW SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 48.46 AC 1883-1224 1902-1122 2383-1427

Account Number: 0315055

Parcel Number: CT-358-D

BEG AT A PT WH IS N 562.87 FT & W 663.68 FT FR THE S 1/4 COR OF SEC 16, T2NR5E, SLBM; (SD PT BEING THE CENTER OF ANEXISTING DITCH) & RUN TH S 75°59'18" W 265.98 FT TO THE E'LY R/W LINE OF ACOUNTY ROAD; TH N 15°01'39" W 408.26 FT ALG SD ROAD LINE ON AN EXISTING FENCELINE & THE S'LY LINE OF AN 18.0 FT R/W; TH N 85°28'01" E 299.85 FT ALG SD FENCE& R/W LINE TO THE CENTER LINE OF AN EXISTING DITCH; TH S 06°03'09" W 57.73FT ALG SD DITCH; TH S 11°11'53" E 96.30 FT ALG SD DITCH; TH S 13°43'56" E 129.25 FT ALG SD DITCH; TH S 15°54'43" E 79.19 FT ALG SD DITCH TO THE PT OF BEG CONT2.39 ACRES 925-455 1291-364

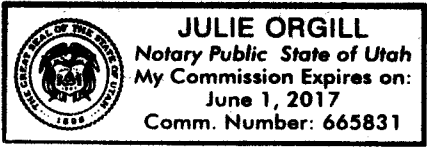
### Certification

#### Read the following and sign below.

I certify: (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (see Utah Code 58-2-503 for waiver). (3) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (4) The land produces in excess of 50 percent of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback tax provision which becomes effective upon a change in use or other withdrawal of all or part of the eligible land. I understand that the rollback tax is a lien on the property until paid and that the application constitutes consent to audit and review. I understand that I must notify the county assessor of a change in land use to any non-qualifying use, and that a penalty of the greater of \$10 or 2 percent of the computed rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Corporate Name

*CRA Enterprise Investments LC*

Owner Signature (CRA ENTERPRISE INVESTMENTS LP)	Date
X <i>[Signature]</i>	1/20/17
Notary Signature	Date Subscribed and Sworn Before Me
<i>[Signature]</i>	Jan 20 2017
Notary Stamp	
	

County Assessor Signature (Subject to review)	Date
<i>[Signature]</i>	1/24/17