

# West Weber

## A Utah Inland Port Project Area

Draft Project Area Plan & Budget

May 10, 2024

# DEFINITIONS

| Term | Definitions |
|---|---|
| **Authority Infrastructure Bank** | "Authority Infrastructure Bank" or "AIB" means the UIPA infrastructure revolving loan fund, established in Utah Code 63A-3-402, with the purpose of providing funding, through infrastructure loans, for infrastructure projects undertaken by a borrower for use within a Project Area. |
| **Base Taxable Value** | The taxable value of property within any portion of a Project Area, as designated by board resolution, from which the property tax differential will be collected, as shown upon the assessment roll last equalized before the year in which UIPA adopts a project area plan for that area. |
| **Development Project** | A project for the development of land within a Project Area |
| **Effective Date** | Date designated in the UIPA board resolution adopting the Project Area Plan on which the Project Area Plan becomes effective. It is also the beginning date UIPA will be paid Differential generated from a Project Area. |
| **Project Area** | As to land outside the authority jurisdictional land, whether consisting of a single contiguous area or multiple non-contiguous areas, real property described in a project area plan or draft project area plan, where the development project set forth in the project area plan or draft project area plan takes place or is proposed to take place. The authority jurisdictional land (see Utah Code Ann. sections 11-58-102(2) and 11-58-501(1)) is a separate project area. |
| **Legislative Body** | For unincorporated land, the county commission or council. For land in a municipality, it is the legislative body of such municipality. |
| **Loan Approval Committee** | Committee consisting of the individuals who are the voting members of the UIPA board. |
| **Project Area Budget** | Multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to a Project Area. |
| **Project Area Plan** | Written plan that, after its effective date, guides and controls the development within a Project Area. |
| **Property Tax(es)** | Includes a privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property. |
| **Property Tax Differential** | The difference between the amount of property tax revenues generated each tax year by all Taxing Entities from a Project Area, using the current assessed value of the property and the amount of Property Tax revenues that would be generated from that same area using the Base Taxable Value of the property but excluding an assessing and collecting levy, a judgment levy, and a levy for a general obligation bond. This is commonly referred to as tax increment. |
| **Taxing Entity** | Public entity that levies a Property Tax on property within a Project Area, other than a public infrastructure district that UIPA creates. |

DRAFT

# TABLE OF CONTENTS


**EXECUTIVE SUMMARY** ..... **4**

**LOGISTICS INFRASTRUCTURE & VALUE PROPOSITION** ..... **5**

West Weber Project Area ..... 5

**OVERVIEW** ..... **9**

Purposes and Intent ..... 9

Area Boundaries ..... 9

Legislative Body Consent ..... 9

Weber County Advisory Board ..... 9

Landowner Exclusion ..... 9

Project Area Budget ..... 9

Environmental Review ..... 10

West Weber Wetland Strategy ..... 10

Recruitment Strategy ..... 13

Project Area Performance Indicators ..... 14

Conclusion ..... 14

Staff Recommendation ..... 14

**REQUIREMENTS** ..... **15**

**BOARD FINDINGS & DETERMINATION** ..... **16**

Public Purpose ..... 16

Public Benefit ..... 16

Economic Soundness and Feasibility ..... 16

Promote Statutory Goals and Objectives ..... 18

**APPENDICES** ..... **20**

Appendix A: Legal Description of Project Area ..... 20

Appendix B: Maps & Imagery of the Project Area ..... 38

Appendix C: Legislative Body Written Consent ..... 40

Appendix D: Project Area Budget Summary ..... 69

Appendix E: Environmental Review ..... 70


DRAFT

# EXECUTIVE SUMMARY

The Utah Inland Port Authority (UIPA) was established to facilitate appropriate development of the Inland Port's jurisdictional land and other Project Areas within the state of Utah to further the policies and objectives of the Inland Port outlined in Chapter 58, Title 11 Utah Code Annotated 1953, as amended (UIPA Act). One mechanism for achieving these purposes is the creation of a Project Area where a Development Project is proposed to take place (Project Area). A Project Area is created as explained below under the Requirements section.

In order for a Project Area to be established by UIPA, the legislative body of the county or municipality in which the Project Area is located must provide written consent. The following public entities passed formal resolutions requesting the establishment of a UIPA Project Area on the following dates:

- The Weber County Commission passed Resolution 39-2023 (Appendix C) on September 12, 2023 which approved 342 acres for a project area. The County Commission then agreed to amend that resolution on December 18, 2023.
- On January 2, 2023 the Weber County Commission passed Resolution 02-2024 (Appendix C) which amended the proposed boundary adding an additional 8,658 acres bringing the total acreage of the project area to 9,000 acres.

This move aims to tap into the funding, resources and benefits provided by UIPA that will support and enhance the development of the subject properties (West Weber Inland Port Project Area). In doing so, the area expects that development of the West Weber Inland Port Project Area, with the support and participation of UIPA, will not only facilitate generational economic impacts for Weber County, but will also encourage sustainable development that will co-locate with precious and sensitive wetland and wildlife habitat that exist within project area boundaries.

The West Weber Project Area fits the area's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for residents in the greater Weber County area. This Project Area enjoys a very strategic location with access to: Interstate 15, Interstate 84, US Highway 89, Union Pacific rail, and a nearby regional airport. This is also a future site for a connection with the West Davis Corridor. As this Project Area develops out, right-sizing future logistical assets to improve freight movement will leverage new opportunities throughout the region. Additionally, this Project Area will fit the County's general plan and the zoning for this area.

Statute requires the drafting of a Project Area Plan and a public process to adopt the plan. This document, once adopted, would constitute the plan (West Weber Inland Port Project Area Plan or Project Area Plan).

DRAFT

# LOGISTICS INFRASTRUCTURE & VALUE PROPOSITION

## West Weber Project Area

The West Weber Project Area is a proposed industrial development on the eastern shores of the Great Salt Lake near the area known as Little Mountain.

### SUPPLY AND DEMAND

Weber County is the fourth largest county in the state, with a population of 262,223 residents according to the 2020 Census. Between 2010 and 2020, Weber County grew by 30,987 residents, primarily driven by natural increase. Weber County's population is projected to grow from 262,223 on July 1, 2020, to 396,265 in 2060. This figure represents a 66% increase to the total population over 40 years.

Weber County is part of the Greater Salt Lake Region. This 12-county economic region functions largely as a single consumer market and labor market. Weber County's employment is projected to increase from 148,295 in 2020 to 205,921 in 2060. Leading growth sectors include construction, manufacturing, professional, scientific, and technical services, and health care and social assistance, which accounts for 51% of employment growth.

In the last 10 years, several companies have announced plans to bring thousands of jobs and hundreds of millions in capital investment to Weber County. The chart below is meant to highlight the recent investments and expansions into Weber County and is not meant to be an exhaustive list.

| Year | Business Name | Projected Jobs | Projected Capital Investment ($) |
|---|---|---|---|
| 2023 | Ya Ya Foods | 300 | $92.0M |
| 2020 | Northrop Grumman | 2,250 | $380.0M |
| 2020 | Williams International | 300 | $60.0M |
| 2019 | Oatly | 50 | $40.0M |
| 2019 | Amer Sports | 110 | $1.50M |
| 2018 | Borsight | 95 | $6.30M |
| 2018 | Parker Hannifin | 77 | $2.80M |
| 2015 | Selle Royal | 65 | $4.00M |
| 2014 | CSM Bakery | 100 | $30.4M |

| Total Businesses: 9 | Projected Jobs: 3,347 | Projected Investment: $617.0M |
|---|---|---|

Weber County has cemented itself as a powerhouse for Utah based manufacturers. Autoliv, a motor vehicle parts manufacturer, is one of the largest employers of the county, employing more than 2,000 people. Other manufacturers in the county include:

- Northrop Grumman, an aerospace and defense manufacturer, employing over 1,000
- Freseni USA Manufacturing, a surgical and medical instruments manufacturer, employing over 1,000
- Parker Hannifin, an aerospace manufacturer, employing 500
- Nutrabrands, a pharmaceutical manufacturing company, employing 500

DRAFT

- Williams International, an aerospace manufacturer, employing 500
- Ralcorp Frozen Bakery Products, a cookie and cracker manufacturer, employing 500
- Capstone Nutrition, a pharmaceutical manufacturing company, employing 500
- Petersen Inc., a plate work manufacturing company, employing 500

In addition to an outsized manufacturing presence, the federal government employs thousands of people between the Department of the Treasury and the Department of Defense, contributing millions to the local economy.

## RAIL

Weber County has been an integral part of the American railroad network since the Union Pacific railroad reached Ogden on March 8, 1869, as part of the construction of the original transcontinental railroad. Ogden would become the eventual junction between the Central Pacific and Union Pacific railroads, cementing its status as a terminal and interchange point between the Union Pacific Railroad, Southern Pacific Railroad, Denver, and Rio Grande Western Railroad, and multiple shortline railroads in the 150 years since the completion of the transcontinental railroad.

In Utah, the weight of freight moved by rail has experienced some fluctuation with a significant shift downward in volume from 2007 to 2012. This is attributed to increased scrutiny around coal as a power source. Both Class I carriers and several short lines relied heavily on coal for originating carloads in the state. Volumes have shifted to other business units with coal trending downward in recent years. Freight moved by rail is projected to remain steady with marginal increases.

Today, Weber County is served by two Class I railroads; Union Pacific and BNSF. Union Pacific owns all railroad infrastructure in the county. BNSF has trackage rights over the Salt Lake Subdivision to the Ogden Yard. In addition to the two Class I railroads, two short lines - the Utah Central Railroad (owned by Patriot Rail) and the Utah Railroad (owned by Genesee & Wyoming) - operate inside Weber County. The proposed project area is presently serviced by the Union Pacific, Utah Central, and Utah Railroads.

Ogden serves as a strategic junction point where multiple main lines converge and multiple subdivisions meet. The Ogden and Riverdale yards serve a major railcar classification area with Union Pacific opting in recent years to shift an increasing amount of traffic to those facilities. In addition, Ogden is an important junction in Union Pacific's intermodal network, with container traffic from Los Angeles, Long Beach, and Oakland all converging in Ogden before moving to points further inland. In spite of the increased amount of traffic that is being routed through Ogden, both the Ogden and Riverdale yards have capacity for growth.

Both the Utah Central and Utah shortline railroads serve customers in the greater Ogden area providing convenience and consistency to rail-served customers while maintaining proximity to a major class I rail yard for expedited carload service.

Weber County has 90 rail-served customers. One is located inside the present boundaries of the proposed project area. The customer, Western Zirconium Inc., is one of the largest rail-served customers by carload volume in the State of Utah.

## TRUCK

The freight system is the backbone of the economy supporting the production and consumption of goods throughout the state of Utah. The weight of freight moved by truck grew by 30% from 1997 (98,605 thousand tons) to 2017 (128,530 thousand tons). However, this has not been a steady increase. Between 2007 and 2012 there was a precipitous 32% drop followed by a 63% surge between 2012 and 2017. In 2050 the weight moved by truck is projected to increase by 42% to 182,999 thousand tons.

DRAFT

The primary freight corridors include 900 South and 9300 West. 900 South eventually meets SR 134 and becomes SR 39 that interchanges with Interstate 15 at 12th St.

The primary driver of truck traffic in the area stems from long-standing industries in the Little Mountain area including Compass Minerals, Western Zirconium, and the Little Mountain Test Facility operated by the Department of Defense.

## INFRASTRUCTURE: CURRENT STATE

Development in the West Weber Project area will need extensive infrastructure improvements to create economic value. Among the most crucial will be the sewer transmission system and wastewater treatment facilities. These improvements will be sized to service the region and all developments. While culinary water is currently available in the region, access to secondary water will be prioritized in the infrastructure build out. Power availability will need to be planned for and the county will be prioritizing projects that will add to its energy resilience and help support the power needs in the region. Similar considerations will be made to infrastructure improvements of the natural gas, fiber, and other utilities.

Transportation access to the proposed project area is largely undeveloped. Connectivity to the proposed project area is provided via 900 South to Interstate 15. Other roads include 9300 West, 8300 West, and 7500 West. Roads will continue to be constructed as the project area matures.

Mainline rail exists to the south of the proposed project area with an industrial lead serving Compass Minerals and Western Zirconium. The industrial lead is serviced by Union Pacific Railroad and the Utah Railroad.

Given the close proximity to the Great Salt Lake, care will need to be taken from the beginning to ensure water-wise construction, wildlife-friendly lighting practices, and traffic considerations that minimize impacts to the surrounding area.

## INFRASTRUCTURE: SHORT TERM CONSIDERATIONS (3 - 5 YEARS)

Area roads will likely require improvements as the proposed project area matures. UDOT has scheduled an extension to the existing West Davis Corridor that will bisect the proposed project area parts, providing an arterial connection to Davis and Salt Lake Counties. UIPA will work closely with Weber County, UDOT, and surrounding municipalities to plan for future improvements.

Depending on the rate that rail-served companies choose to locate inside the proposed project area will determine short-term improvements to the rail network. The current industrial lead will most likely need to be optimized to handle the increased number of carloads. Compass Minerals and Western Zirconium are two of the largest customers by rail car volume in the state with traffic handled by both Union Pacific and BNSF (handled by Utah Railroad as a serving carrier).

## INFRASTRUCTURE: LONG TERM CONSIDERATIONS (5+ YEARS)

Collaboration with the Utah Department of Transportation (UDOT) and Metropolitan Planning Organizations (MPOs) is essential for strategic, long-term planning of truck parking and freight in the project area and nearby regions. These collaborative efforts will result in studies that guide targeted resource allocation, driving sustainable freight growth in these areas.

It is crucial to assess current railroad operations and infrastructure with the goal of creating future plans that focus on enhancing capacity and efficiency. This process includes continuing to explore opportunities to attract new rail users to the project area, thereby boosting its economic potential.

DRAFT

Coordinating with systems of higher education is a strategic approach to bring workforce training programs to the area. These initiatives will likely aim to offer new opportunities for residents to engage in meaningful, high-wage employment, which in turn enables them to reinvest in their local communities and regions, fostering overall growth and development.

DRAFT

# OVERVIEW

## Purposes and Intent

By adopting this Project Area Plan and creating the West Weber Inland Port Project Area, UIPA will be maximizing long-term economic benefits to the Project Area, the region, and the State; maximizing the creation of high-quality jobs, and other purposes, policies, and objectives described herein and as outlined in the Port Authority Act.

## Area Boundaries

A legal description of the proposed area boundaries and a map can be found in Appendices A and B.

## Legislative Body Consent

Written consent from the Weber County Commission was passed as a Resolution on September 12, 2023 and was amended on January 2, 2024. Both Resolutions have been included in the Plan & Budget and can be found in Appendix C.

## Weber County Advisory Board

Weber County will create an advisory board composed of administrative staff, property owners, and project area stakeholders that shall serve to make recommendations about the administration, finances, and governance of the project area to the Port Authority Staff and Board.

## Landowner Exclusion

Pursuant to UCA 11-58-501," an owner of land proposed to be included within a project area may request that the owner's land be excluded from the project area." A project area exclusion request must be submitted by the respective landowner in writing to the UIPA board no more than 45 days after their public meeting under Subsection 11-58-502(1), which states, "the board shall hold at least one public meeting to consider and discuss a draft project area plan." Landowners may submit notarized written requests either in person or via certified mail to Attn: Larry Shepherd, 60 East South Temple, Ste. 600, Salt Lake City, UT 84111.

## Project Area Budget

UIPA will prepare a yearly budget for each year prior to expending tax differential revenues. A preliminary summary budget for the project area can be found in Appendix D.

DRAFT

# Environmental Review

For the UIPA Board to adopt a Project Area Plan, an environmental review for the project area must be completed. To ensure that any required environmental studies, documentation, or action is conducted according to federal, state, and local regulatory standards, the project area's environmental considerations are reviewed to provide recommendations for next steps and/or approval before work, which could pose environmental impacts, may commence.

The environmental review consists of a desktop review of publicly available environmental data that considers the following elements as applicable: Environmental Justice, NEPA Reporting Requirements, Past and Present Land Uses, Geotechnical Resources, Historical and Cultural Resources including Tribal Lands, Natural Resources, Water Resources, Environmental Quality, and Air Quality.

A brief summary of environmental considerations for the West Weber Project Area is included below. The full environmental review report can be found in Appendix E.

### SUMMARY OF WEST WEBER ENVIRONMENTAL CONSIDERATIONS

- Approximately 9,000 acres located near the eastern shore of the Great Salt Lake
- 65th percentile for the state and 81st percentile for the nation for asthma indicators
- Northwestern Band of the Shoshone Nation is located in the vicinity of the project area
- Yellow-billed Cuckoo and Ute Ladies'-tresses are designated threatened species
    - no designated critical habitats are located within the project area
- Wilson's Phalarope are found within a two-mile radius of this project area and are currently petitioned for listing under the Endangered Species Act (ESA).

- 18 migratory birds on US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC)
    - breeding seasons ranging between December 1 and August 31
- Ogden Bay Waterfowl Management Area is located adjacent to the southwestern boundary
- Harold Crane Waterfowl Management Area is located adjacent to the northern boundary
- According to the National Wetlands Inventory (NWI), several wetlands exist in the project area
    - Wetlands designated in the NWI may have changed since the date of characterization
    - Updated qualified wetland delineation studies shall be the final determination
- Portions of the project area experience a 1% annual chance flood hazard
- Project area is in serious nonattainment for PM2.5 and moderate nonattainment for 8-hour ozone

UIPA recognizes the extent of ecological sensitivity throughout the project area considering its proximity to the Great Salt Lake and multiple designated wildlife and waterfowl management areas. To balance protection of critical wetlands and wildlife habitat with forward-thinking development, the Port is actively working with landowners in the project area along with Weber County officials and the Utah Department of Natural Resources to address these concerns before major development projects are implemented.

# West Weber Wetland Strategy

The Port views the wetlands in the Weber County Project Area as of utmost importance. The Port is dedicated to protecting these areas and to not providing any resources or supporting any efforts that would lead to their development or destruction. To this end, it is important for the Port to have an

DRAFT

established wetland policy and a Project Area Plan in place to ensure their protection. When used in this Plan, the terms “wetland” and “wetlands” have the meaning defined in the Port’s Wetland Policy.

## ENVIRONMENTAL CONSIDERATIONS

Located in the lowlands of the Salt Lake Valley near the Great Salt Lake, the Weber County Project Area is situated within the Weber River Watershed, which is bordered on its north and east by the Bear River Basin, on its south by the Jordan River Basin, and on its west by the Great Salt Lake. “Typically, [Weber River] flows through extensive agricultural areas in the lowest portions of the watershed, then into Ogden Bay Waterfowl Management Area on the eastern marshes of Great Salt Lake via the natural stream channel.” (Weber River Watershed Plan, 2014)

Several wetlands and other features have been identified throughout the Weber County Project Area via wetland delineation and characterization efforts conducted throughout the years. With a record-breaking snowpack from the previous winter and approximately one and half consecutive years with above-normal precipitation, current conditions are particularly wet. During a site visit of the Weber County Project area completed on February 11, 2024, standing water was observed in open fields, irrigation ditches, and drainage canals throughout the project area. It is important to note that standing water does not necessarily constitute a wetland. Wetlands are characterized by three indicators: presence of water, hydrophytes, and hydric soils.



Photo was taken at the intersection of 8300W and 700 N, facing east.

The Weber County Project Area is bounded by the Harold Crane Waterfowl Management Area to the north and the Ogden Bay Waterfowl Management Area to the south. These waterfowl management areas house thousands of acres of suitable nesting habitat for a plethora of migratory birds as well as critical habitat for other native plant and animal species.

The Utah Division of Wildlife Resources maintains a database of Utah’s rare plant and animal species. The following animals have been identified as “species of greatest conservation need” within a two-mile radius of the Weber County Project Area:

- American White Pelican

DRAFT

- Bald Eagle
- Caspian Tern
- Kit Fox
- Northern Leopard Frog
- Peregrine Falcon
- Snowy Plover
- White-faced Ibis
- Winged Floater

More information about each of these species and their corresponding habitats can be found in the Utah Species Field Guide.

## PURPOSE

The purpose of this wetland strategy is to provide a framework for obligatory processes and procedures meant to protect the wetlands in the West Weber Project Area. Per our statute, Inland Port funds cannot be spent on developer costs or construction. The Port will not support development or construction that would result in the destruction of wetlands. The Port has, and will, coordinate with landowners that own property with identified, existing or potential wetlands and ensure they are completing required due diligence. As is indicated in the wetlands maps from the National Wetlands Inventory (NWI), this project area has extensive historical wetlands throughout the area. The Port does not have regulatory authority over the land use of this project area but can decide how to direct its funds and will not direct funds in a manner that promotes or finances the destruction of wetlands. The Port wants to ensure that development never takes precedent over the ecologically sensitive lands in this area.

## PROCEDURE

As a first requirement, the Port will coordinate with landowners in the project area to ensure that an updated wetland delineation study along with a Phase 1 Environmental Site Assessment (ESA) is completed on lands where there are historically identified wetlands characterized and listed in the National Wetlands Inventory. In cases where there are historically identified wetlands, the Port will only work with landowners that have delineated wetlands in accordance with the Army Corps of Engineers to ensure that those wetlands are protected and will not be made available for development. No UIPA resources will be made available to develop lands with historical wetlands until an updated wetland delineation study, conducted within the past 5 years, has been completed in addition to a Phase 1 ESA.

Secondly, if an updated wetland characterization determines there is existing wetlands on a property, then the Port will not allow for any expenditure from any part of the Project Area Plan and Budget that benefits a landowner that has existing wetlands, until there is an agreement in place between the Port and the respective landowner(s) which will ensure the protection of the wetlands. Additionally, the Port will actively work with landowners, Weber County, and the State of Utah, to create additional conservation easements that will protect existing wetlands as well as set-back areas for buffer zones around wetlands, ecologically sensitive areas, and lands owned and managed by the State for wildlife preservation. Areas of the Weber County Project Area that border state waterfowl management areas shall have a minimum of a 600-foot buffer. Until appropriate buffer zones around these features within the project area have been defined, tax differential and other Port financial tools, such as Authority Infrastructure Bank (AIB) loans, will not be provided by the Port to landowners and tenants occupying land with these features present.

DRAFT

Per UIPA's wetland policy, upon approval of UIPA's Board, tax differential funds designated towards wetland mitigation may be used for water purchases, land easements for natural buffer zones, wetland characterization beyond what is federally required or required herein, and/or wetland mitigation methods identified by the EPA and the Army Corps (restoration, establishment, enhancement, or preservation). For the West Weber Project Area, the Port is designating 3% of the project area tax differential towards wetland mitigation as described above.

### NATIONAL WETLANDS INVENTORY

Figures 5 and 6 of Appendix E display the National Wetlands Inventory (NWI) data for the West Weber Project area, which includes the extent, approximate location and type of wetlands and surface water habitats that were characterized in the area based on data from 2014. The NWI is not meant to be the final determination of existing wetlands. Wetlands or other mapped features in the NWI may have changed since the date of the imagery and/or field work used for characterization. Updated qualified wetland delineation studies, consistent with the Port's wetland policy's definition of wetlands, shall be the final determination for existing wetlands.

## Recruitment Strategy

Incentives will generally favor industries such as those listed below:

- Advanced manufacturing
- Aerospace and defense
- Distribution and logistics
- Data centers
- Renewable Energy

General guidelines for incentives are for businesses that are creating new growth as follows:

| New Capital Investment | % of Tax Differential |
|---|---|
| $25M | 10% |
| $50M | 15% |
| $100M | 20% |
| $300M | 30% |

Variables that could impact the percent of tax differential awarded include the following:

- Water Stewardship
- Targeted industry businesses
- Renewable Energy
- Logistics volume created
- Platform and capabilities of the business
- Participation with local civic organizations and endeavors

DRAFT

- Opportunities for internships or job placement partnerships with local high schools, tech colleges, and universities

## Project Area Performance Indicators

UIPA will monitor and record the economic benefit of this Project Area and report this information bi-annually to the UIPA Board and Weber County. UIPA will work with Weber County to determine the right key performance indicators. The following represent likely performance indicators that UIPA will report on:

- Number of high paying jobs as defined by state statute (110% of county wage or higher)

- Change in county poverty rate
- Total jobs created
- Total attrition values
- Improvements to road and rail
- Infrastructure improvements including power, water, sewage, fiber, etc.
- Commodity flow by type and value
- Commodity transload by type and value
- Air quality and environmental metrics

## Conclusion

With a significant population base, and a strong industrial base Weber County is the critical economic leader in Northern Utah. The County's economy is very diverse with industrial employers supporting Hill Air Force Base, and Weber State University producing highly-educated graduates for innovation related jobs in the region. This collaboration between the Utah Inland Port Authority and Weber County will ensure that Weber County remains the economic engine for Northern Utah, while serving as an industrial leader for the state of Utah and the entire rocky mountain region.

West Weber county represents a unique opportunity to create generational economic growth as it has mostly undeveloped parcels. While the area needs significant infrastructure investments, the Port feels strongly that coordinated efforts will attract private capital to support development in the region. The West Weber Project Area also has unique potential to attract durable advanced manufacturers to the region, including the creation of high-wage jobs.

Weber County, working together with the Port and local developers, creates a unique opportunity to synergize efforts and resources to optimize growth in this area.

## Staff Recommendation

As this project meets multiple of the required public benefit objectives, staff is recommending that the Utah Inland Port Authority board adopt the West Weber Inland Port Project Area.

DRAFT

# REQUIREMENTS

The UIPA Act outlines certain steps that must be followed before the West Weber Project Area Plan is adopted. The requirements are as follows:

**Statutory Requirement**

A draft of the Project Area Plan must be prepared.

A Project Area Plan shall contain:
(a) Legal description of the boundary of the project area;
(b) The Authority's purposes and intent with respect to the project area; and
(c) The board's findings and determination that:
  (i) there is a need to effectuate a public purpose;
  (ii) there is a public benefit to the proposed development project;
  (iii) it is economically sound and feasible to adopt and carry out the project area plan; and
  (iv) carrying out the project area plan will promote the goals and objectives stated in Subsection 11-58-203(1).

Adoption of the Project Area Plan is contingent on the UIPA Board receiving written consent to the land's inclusion in the project areas from:

- Legislative Body (See Exhibit C)

Source: UCA 11-58-501 Preparation of project area plan -- Required contents of project area plan.

The UIPA Board shall hold at least one public meeting to consider the draft Project Area Plan.

At least 10 days before holding the public meeting, the board shall give notice of the public meeting:
(a) to each Taxing Entity;
(b) to a municipality where the proposed project area is located or any municipality that is located within one-half mile of the proposed area; and,
(c) on the Utah Public Notice Website.

After public input is received and evaluated and at least one public meeting is held, the UIPA Board may adopt this Project Area Plan, which such modifications as it considers necessary or appropriate.

Source: UCA 11-58-502 Public meeting to consider and discuss draft project are plan – Notice – Adoption of plan

In addition, after the Project Area Plan is adopted, its adoption must be property advertised and notice given to certain governmental entities, along with an accurate map or plat, all as provided in the UIPA Act.

Source: UCA 11-58-503 Notice of project area plan adoption – Effective date of plan – Time for challenging a project area plan or project area

# BOARD FINDINGS & DETERMINATION

Pursuant to UIPA Act, the Board makes the following findings and determination:

## Public Purpose

**"There is a need to effectuate a public purpose."**

With a 2% vacancy rate in Weber and Davis Counties combined, Northern Utah's demand for more industrial space will be met with the West Weber Inland Port Project Area. The increased tax revenue to the western communities of Weber County will greatly increase the prosperity of the region. Providing a new frontier for industrial development in the high growth market will ease growth strain along the I-15 corridor.

## Public Benefit

**"There is a public benefit to the proposed Project Area."**

In order to facilitate a world-class industrial complex, there will need to be significant infrastructure improvements including water, waste water, power, and natural gas. These improvements will, by extension, support the surrounding area with crucial public infrastructure. Increased industrial development will generate new jobs and the project area has elected to invest in workforce housing. The generated revenue benchmarked to housing will create an estimated 14,000 housing units over the course of development. The project is required to spend at least 3% of tax differential on wetland mitigation in the area. The creation of the West Weber Inland Port Project Area will fund protections for these critical wetlands along the banks of the Great Salt Lake.

## Economic Soundness and Feasibility

**"It is economically sound and feasible to adopt and carry out the Project Area plan."**

UIPA determines and finds that development of the West Weber Inland Port Project Area, as contemplated by UIPA, property owners, and the local governments, will be economically sound and feasible. A Project Area budget summary based on current estimates is included as Appendix D. Through the investment of Property Tax Differential, the Project Area will grow faster and in a more coordinated manner than would be possible otherwise. This will result in long-term financial returns for the Taxing Entities that are greater than would be achieved if the Project Area is not undertaken. The following table shows estimates of current taxable revenues for each taxing entity and expected revenues once the project area is complete, along with the estimated amount of differential during the 25-year project timeframe. The base value shown for 2023 will continue to be sent to taxing entities, along with 25% of new growth. At the end of the project, all taxes will revert to taxing entities.

DRAFT

| | Current Yearly Tax Revenues | 2050 Estimated Yearly Tax Revenues | Projected Differential Over 25 Year Project Life |
|---|---|---|---|
| County Assessing & Collecting Levy | 3,300 | 492,000 | 2,129,000 |
| Multicounty Assessing & Collecting Levy | 300 | 45,000 | 194,000 |
| Municipal Type Service Fund | 3,400 | 507,000 | 2,193,000 |
| Warren-West Warren Cemetery Maintenance District | 2,100 | 313,000 | 1,355,000 |
| Weber | 37,100 | 5,535,000 | 23,931,000 |
| Weber Area Dispatch 911 and Emergency Services District | 3,300 | 492,000 | 2,129,000 |
| Weber Basin Water Conservancy District | 3,500 | 522,000 | 2,258,000 |
| Weber County Mosquito Abatement District | 1,300 | 194,000 | 839,000 |
| Weber County School District | 106,800 | 15,935,000 | 68,890,000 |
| Weber Fire District | 21,200 | 3,163,000 | 13,675,000 |
| Weber Fire District - Bond | 700 | 104,000 | 452,000 |
| Warren Water Improvement District | 400 | 60,000 | 258,000 |
| West Warren Park Service Area | 3,100 | 463,000 | 2,000,000 |
| | **186,500** | **27,825,000** | **120,303,000** |

The Project Area has infrastructure needs in order to optimize the project area and fully utilize rail in the area, and the Project Area will enable the use of property tax incentives to recruit companies that will provide jobs and make substantial economic investments in the area. The Project Area will allow for the reinvestment of Differential in the area.

The Property Tax Differential collected from the West Weber Project Area is 75% of the difference between the Property Tax revenues and the Property Tax revenue that would be generated from the Base Taxable Value, with the remaining 25% flowing through to the Taxing Entities. Differential collected shall begin on the date specified by board resolution and continue for 25 years and may be extended for an additional 15 years by the board if it is determined that doing so produces a significant benefit. The expected trigger date for the tax differential is 2025.

In addition to the Differential and with a positive recommendation from Weber County, UIPA may sponsor a Public Infrastructure District (PID) in the Project Area. A PID is a separate taxing entity that may levy taxes and issue bonds. A PID is formed following consent of property owners and is governed by a separate board. UIPA will not manage or control the PID, and no liability of the PID will constitute a liability against UIPA; however, the UIPA board must authorize the issuance of bonds from a PID. PIDs also require the creation of governing documents, which define the membership and tax rate of the PID. The purpose of PID-assessed taxes and bonds is to pay for public infrastructure needs in the district, especially those with a large benefit across the project area. Bonds issued by the district may be guaranteed and paid back by tax differential revenues. An Authority Infrastructure Bank (AIB) loan for rail infrastructure needs could also be granted via separate approval by the UIPA board, and such loans would be repayable from tax differential proceeds.

Projected tax differentials received by UIPA for the 25-year term of the Project Area are approximately $343 million. UIPA will prepare and adopt a formal budget prior to expending tax differential funds, and current projections are preliminary and expected to change. UIPA may apply the funds collected to encourage the Project Area as deemed appropriate by UIPA and the participating entities as contemplated in the Project Area Plan, including but not limited to the cost and maintenance of public infrastructure and other improvements located within or benefitting the Project Area. UIPA will contract with qualified developers and other parties to spend Tax Differential on public infrastructure that benefits the community. Allowable uses of tax differential include:

DRAFT

- Administrative expenses
- Infrastructure bank loan repayment
- Repayment of PID bonds used for public infrastructure
- Rail infrastructure and rail crossings
- Other logistics infrastructure
- Affordable housing
- Roads
- Utilities
- Associated costs of public utilities
- Wetlands mitigation
- Business recruitment incentives

UIPA will establish auditing rights with developers to ensure provided funding is used only for allowable uses and report findings to participating entities. Following the initial planned development and agreements, UIPA staff will coordinate with participating entities to determine if unencumbered Differential should be used for additional development or on other public infrastructure. Not less than every five years, UIPA will review with major Taxing Entities the Differential being remitted to UIPA and determine if any adjustments to the amount passed through to Taxing Entities or the administration percentage should be adjusted.

## Promote Statutory Goals and Objectives

**"Carrying out the Project Area Plan will promote UIPA goals and objectives."**

The West Weber Inland Port Project Area promotes the following goals and objectives (U.C.A. 11-58-203) to be considered a UIPA Project Area:

(a) maximize long-term economic benefits to the area, the region, and the state;(b) maximize the creation of high-quality jobs;
(c) respect and maintain sensitivity to the unique natural environment of areas in proximity to the authority jurisdictional land and land in other authority project areas;
(d) improve air quality and minimize resource use;
(e) respect existing land use and other agreements and arrangements between property owners within the authority jurisdictional land and within other authority project areas and applicable governmental authorities;
(f) promote and encourage development and uses that are compatible with or complement uses in areas in proximity to the authority jurisdictional land or land in other authority project areas;
(g) take advantage of the authority jurisdictional land's strategic location and other features, including the proximity to transportation and other infrastructure and facilities, that make the authority jurisdictional land attractive to:
(i) businesses that engage in regional, national, or international trade; and
(ii) businesses that complement businesses engaged in regional, national, or international trade;
(h) facilitate the transportation of goods;
(i) coordinate trade-related opportunities to export Utah products nationally and internationally;
(j) support and promote land uses on the authority jurisdictional land and land in other authority project areas that generate economic development, including rural economic development;
(k) establish a project of regional significance;

DRAFT

(l) facilitate an intermodal facility;
(m) support uses of the authority jurisdictional land for inland port uses, including warehousing, light manufacturing, and distribution facilities;
(n) facilitate an increase in trade in the region and in global commerce;
(o) promote the development of facilities that help connect local businesses to potential foreign markets for exporting or that increase foreign direct investment;
(q) encourage the development and use of cost-efficient renewable energy in project areas;
(r) aggressively pursue world-class businesses that employ cutting-edge technologies to locate within a project area; and
(s) pursue land remediation and development opportunities for publicly owned land to add value to a project area.

DRAFT

# APPENDICES

## Appendix A: Legal Description of Project Area

### WEBER BEND ZONE

**Parcels:** 150510045, 150510026, 150510020, 150510018, 150510019, 150530011, 150530012, 150530013, 100450062, 100350076, 100450005, 150530020, 150510022, 150510023, 100350074, 100450067, 100450072, 100450065, 100450069, 100450071, 100450070, 150530033, 150530016

A part of Sections 13, 18, 19, 24, Township 6 North, Ranges 2, 3, West, Salt Lake Base and Meridian, US Survey,

Beginning at a point, said point being South 89° 21' 40" West for a distance of 1,504.47 feet from the Northeast Quarter of the Northeast Quarter of Section 24, Township 6 North, Range 3 North or POINT OF BEGINNING; and running thence, North 89° 42' 50.8" East for a distance of 156.69 feet to a point on a line, thence, North 90° 00' 00.0" East for a distance of 19.63 feet to a point on a line, thence, South 88° 41' 54.3" East for a distance of 130.47 feet to a point on a line, thence, South 86° 24' 03.1" East for a distance of 32.00 feet to a point on a line, thence, South 86° 59' 32.4" East for a distance of 52.66 feet to a point on a line, thence, South 85° 14' 39.7" East for a distance of 28.47 feet to a point on a line, thence, South 86° 29' 03.6" East for a distance of 21.94 feet to a point on a line, thence, South 85° 24' 27.4" East for a distance of 23.49 feet to a point on a line, thence, South 84° 19' 43.1" East for a distance of 23.51 feet to a point on a line, thence, South 83° 14' 51.9" East for a distance of 23.52 feet to a point on a line, thence, South 82° 10' 43.4" East for a distance of 23.54 feet to a point on a line, thence, South 81° 06' 13.2" East for a distance of 23.54 feet to a point on a line, thence, South 80° 01' 26.7" East for a distance of 23.57 feet to a point on a line, thence, South 78° 57' 33.9" East for a distance of 23.58 feet to a point on a line, thence, South 77° 53' 19.6" East for a distance of 23.60 feet to a point on a line, thence, South 76° 49' 22.1" East for a distance of 23.62 feet to a point on a line, thence, South 75° 45' 10.0" East for a distance of 19.97 feet to a point on a line, thence, North 03° 05' 29.6" West for a distance of 82.04 feet to a point on a line, thence, North 70° 50' 28.5" West for a distance of 11.13 feet to a point on a line, thence, North 71° 55' 21.9" West for a distance of 11.12 feet to a point on a line, thence, North 72° 57' 51.5" West for a distance of 11.11 feet to a point on a line, thence, North 74° 02' 59.0" West for a distance of 11.10 feet to a point on a line, thence, North 75° 05' 48.6" West for a distance of 11.10 feet to a point on a line, thence, North 76° 09' 42.7" West for a distance of 11.09 feet to a point on a line, thence, North 77° 14' 07.5" West for a distance of 11.09 feet to a point on a line, thence, North 78° 17' 43.8" West for a distance of 11.08 feet to a point on a line, thence, North 79° 22' 13.2" West for a distance of 11.08 feet to a point on a line, thence, North 80° 26' 31.8" West for a distance of 11.07 feet to a point on a line, thence, North 81° 29' 35.1" West for a distance of 11.07 feet to a point on a line, thence, North 82° 34' 37.0" West for a distance of 11.06 feet to a point on a line, thence, North 83° 37' 31.4" West for a distance of 2.17 feet to a point on a line, thence, North 83° 38' 51.6" West for a distance of 8.89 feet to a point on a line, thence, North 84° 43' 07.0" West for a distance of 11.06 feet to a point on a line, thence, North 85° 47' 21.7" West for a distance of 11.05 feet to a point on a line, thence, North 86° 52' 13.0" West for a distance of 1.66 feet to a point on a line, thence, North 01° 06' 41.2" West for a distance of 298.40 feet to a point on a line, thence, South 89° 56' 25.4" West for a distance of 236.24 feet to a point on a line, thence, North 02° 52' 12.6" West for a distance of 20.79 feet to a point on a line, thence, North 87° 27' 50.5" West for a

DRAFT

distance of 49.89 feet to a point on a line, thence, North 01° 10' 32.0" East for a distance of 315.80 feet to a point on a line, thence, North 00° 00' 09.0" West for a distance of 340.14 feet to a point on a line, thence, North 04° 40' 49.9" East for a distance of 21.30 feet to a point on a line, thence, South 88° 15' 52.1" East for a distance of 397.91 feet to a point on a line, thence, North 02° 28' 36.1" West for a distance of 307.07 feet to a point on a line, thence, South 88° 45' 38.5" East for a distance of 919.75 feet to a point on a line, thence, North 87° 57' 12.4" East for a distance of 134.57 feet to a point on a line, thence, South 01° 01' 22.8" East for a distance of 0.02 feet to a point on a line, thence, South 89° 29' 12.5" East for a distance of 59.85 feet to a point on a line, thence, North 00° 30' 47.6" East for a distance of 567.73 feet to a point on a line, thence, North 13° 43' 11.9" West for a distance of 610.01 feet to a point on a line, thence, North 09° 09' 43.1" West for a distance of 137.23 feet to a point on a line, thence, North 89° 16' 23.7" West for a distance of 0.16 feet to a point on a line, thence, North 89° 36' 23.1" West for a distance of 15.04 feet to a point on a line, thence, North 00° 50' 31.3" East for a distance of 620.61 feet to a point on a line, thence, South 89° 48' 27.2" East for a distance of 13.87 feet to a point on a line, thence, South 89° 31' 40.4" East for a distance of 317.75 feet to a point on a line, thence, North 00° 19' 07.2" East for a distance of 559.63 feet to a point on a line, thence, North 01° 11' 00.8" East for a distance of 157.33 feet to a point on a line, thence, South 88° 20' 50.7" East for a distance of 1291.70 feet to a point on a line, thence, South 01° 11' 12.1" East for a distance of 189.54 feet to a point on a line, thence, South 89° 36' 41.5" East for a distance of 101.86 feet to a point on a line, thence, North 01° 44' 52.3" West for a distance of 272.71 feet to a point on a line, thence, North 89° 47' 57.8" West for a distance of 102.04 feet to a point on a line, thence, North 01° 41' 56.9" West for a distance of 350.69 feet to a point on a line, thence, South 89° 51' 07.4" East for a distance of 609.91 feet to a point on a line, thence, South 00° 11' 03.1" West for a distance of 897.68 feet to a point on a line, thence, South 00° 41' 26.8" West for a distance of 851.46 feet to a point on a line, thence, South 88° 56' 24.1" East for a distance of 436.03 feet to a point on a line, thence, South 03° 15' 59.1" West for a distance of 272.17 feet to a point on a line, thence, South 12° 58' 35.3" West for a distance of 141.69 feet to a point on a line, thence, North 71° 31' 57.6" West for a distance of 247.98 feet to a point on a line, thence, South 89° 16' 01.6" West for a distance of 49.71 feet to a point on a line, thence, South 40° 24' 32.4" West for a distance of 138.98 feet to a point on a line, thence, South 20° 19' 34.1" West for a distance of 238.93 feet to a point on a line, thence, South 11° 30' 11.3" West for a distance of 241.77 feet to a point on a line, thence, South 13° 26' 30.0" East for a distance of 88.70 feet to a point on a line, thence, South 11° 34' 41.1" East for a distance of 54.73 feet to a point on a line, thence, South 22° 22' 48.1" East for a distance of 76.65 feet to a point on a line, thence, South 37° 30' 14.7" East for a distance of 112.99 feet to a point on a line, thence, South 36° 25' 51.2" East for a distance of 108.82 feet to a point on a line, thence, South 45° 00' 00.0" East for a distance of 227.00 feet to a point on a line, thence, South 54° 22' 53.7" East for a distance of 171.81 feet to a point on a line, thence, South 68° 17' 04.3" East for a distance of 183.37 feet to a point on a line, thence, South 47° 50' 44.8" East for a distance of 408.58 feet to a point on a line, thence, South 30° 01' 19.1" East for a distance of 62.38 feet to a point on a line, thence, South 04° 08' 41.0" East for a distance of 144.21 feet to a point on a line, thence, South 00° 00' 00.0" East for a distance of 87.55 feet to a point on a line, thence, South 29° 28' 14.7" West for a distance of 92.97 feet to a point on a line, thence, South 60° 12' 53.7" West for a distance of 62.22 feet to a point on a line, thence, South 58° 42' 27.2" West for a distance of 602.12 feet to a point on a line, thence, North 88° 32' 51.7" West for a distance of 64.19 feet to a point on a line, thence, North 88° 32' 52.3" West for a distance of 45.55 feet to a point on a line, thence, North 88° 32' 42.9" West for a distance of 5.14 feet to a point on a line, thence, South 18° 11' 41.2" West for a distance of 203.24 feet to a point on a line, thence, South 18° 06' 59.8" West for a distance of 69.02 feet to a point on a line, thence, South 24° 09' 44.5" West for a distance of 14.92 feet to a point on a line, thence, South 18° 25' 38.7" East for a distance of 32.38 feet to a point on a line, thence, South 04° 42' 36.8" East for a distance of 37.13 feet to a point on a line, thence, South 11° 17' 31.5" West for a distance of 70.62 feet to a point on a line, thence, South 02° 09' 17.4" West for a distance of 66.28 feet to a point on a line, thence, South 06° 52'

DRAFT

48.6" West for a distance of 154.51 feet to a point on a line, thence, South 27° 55' 00.9" West for a distance of 176.50 feet to a point on a line, thence, South 18° 55' 23.3" West for a distance of 96.56 feet to a point on a line, thence, South 24° 20' 24.9" West for a distance of 25.80 feet to a point on a line, thence, North 70° 57' 26.4" West for a distance of 78.95 feet to a point on a line, thence, North 66° 47' 24.8" West for a distance of 97.08 feet to a point on a line, thence, North 67° 56' 53.1" West for a distance of 209.78 feet to a point on a line, thence, North 52° 03' 27.0" West for a distance of 107.72 feet to a point on a line, thence, North 71° 27' 12.1" West for a distance of 117.45 feet to a point on a line, thence, North 84° 09' 03.1" West for a distance of 13.03 feet to a point on a line, thence, North 57° 49' 39.0" West for a distance of 48.55 feet to a point on a line, thence, North 69° 55' 56.2" West for a distance of 234.48 feet to a point on a line, thence, North 58° 19' 39.5" West for a distance of 45.59 feet to a point on a line, thence, South 86° 50' 30.4" West for a distance of 15.24 feet to a point on a line, thence, South 86° 50' 32.9" West for a distance of 43.04 feet to a point on a line, thence, South 88° 27' 14.0" West for a distance of 67.35 feet to a point on a line, thence, South 86° 45' 39.9" West for a distance of 60.52 feet to a point on a line, thence, South 85° 58' 19.2" West for a distance of 96.35 feet to a point on a line, thence, South 82° 35' 40.2" West for a distance of 62.76 feet to a point on a line, thence, South 61° 26' 27.4" West for a distance of 68.24 feet to a point on a line, thence, South 54° 10' 28.5" West for a distance of 23.06 feet to a point on a line, thence, South 58° 56' 02.0" West for a distance of 25.70 feet to a point on a line, thence, South 42° 45' 45.3" West for a distance of 11.55 feet to a point on a line, thence, South 42° 45' 44.1" West for a distance of 55.92 feet to a point on a line, thence, South 46° 53' 18.3" West for a distance of 44.36 feet to a point on a line, thence, South 32° 46' 00.9" West for a distance of 49.06 feet to a point on a line, thence, South 20° 08' 54.6" West for a distance of 34.71 feet to a point on a line, thence, South 20° 08' 54.5" West for a distance of 45.72 feet to a point on a line, thence, South 64° 46' 45.1" West for a distance of 95.62 feet to a point on a line, thence, South 16° 34' 32.6" West for a distance of 190.88 feet to a point on a line, thence, South 08° 29' 20.2" West for a distance of 147.01 feet to a point on a line, thence, South 04° 30' 22.6" West for a distance of 57.23 feet to a point on a line, thence, South 00° 05' 39.6" East for a distance of 94.86 feet to a point on a line, thence, South 36° 23' 03.7" East for a distance of 102.43 feet to a point on a line, thence, South 60° 51' 56.6" East for a distance of 151.55 feet to a point on a line, thence, South 69° 46' 30.5" East for a distance of 175.77 feet to a point on a line, thence, North 86° 56' 51.2" East for a distance of 204.26 feet to a point on a line, thence, South 66° 46' 27.0" East for a distance of 33.08 feet to a point on a line, thence, North 84° 16' 58.4" East for a distance of 49.14 feet to a point on a line, thence, South 71° 43' 54.1" East for a distance of 79.83 feet to a point on a line, thence, South 60° 20' 08.9" East for a distance of 16.33 feet to a point on a line, thence, South 32° 49' 17.3" West for a distance of 16.21 feet to a point on a line, thence, South 25° 02' 27.8" West for a distance of 21.18 feet to a point on a line, thence, South 23° 38' 55.8" West for a distance of 14.98 feet to a point on a line, thence, South 20° 16' 31.1" West for a distance of 17.59 feet to a point on a line, thence, South 23° 38' 45.8" West for a distance of 14.98 feet to a point on a line, thence, South 18° 32' 34.8" West for a distance of 29.05 feet to a point on a line, thence, South 20° 16' 35.6" West for a distance of 26.40 feet to a point on a line, thence, South 15° 52' 39.8" West for a distance of 34.42 feet to a point on a line, thence, South 12° 09' 00.1" West for a distance of 31.12 feet to a point on a line, thence, South 09° 58' 25.8" West for a distance of 19.68 feet to a point on a line, thence, South 01° 50' 53.8" West for a distance of 30.63 feet to a point on a line, thence, South 01° 51' 05.0" West for a distance of 38.99 feet to a point on a line, thence, South 01° 50' 45.5" West for a distance of 22.27 feet to a point on a line, thence, South 08° 58' 08.8" West for a distance of 22.44 feet to a point on a line, thence, South 01° 51' 41.9" West for a distance of 19.49 feet to a point on a line, thence, South 01° 50' 53.1" West for a distance of 19.49 feet to a point on a line, thence, South 09° 58' 09.1" West for a distance of 19.68 feet to a point on a line, thence, South 01° 51' 14.6" West for a distance of 13.92 feet to a point on a line, thence, South 01° 51' 05.0" West for a distance of 13.92 feet to a point on a line, thence, South 11° 18' 38.9" West for a distance of 16.93 feet to a point on a line, thence, South 01° 49' 59.2" West for a

DRAFT

distance of 15.52 feet to a point on a line, thence, North 86° 27' 28.0" West for a distance of 1163.36 feet to a point on a line, thence, South 89° 17' 12.6" West for a distance of 71.30 feet to a point on a line, thence, North 88° 07' 09.5" West for a distance of 1321.87 feet to a point on a line, thence, North 00° 43' 35.2" East for a distance of 836.99 feet to a point on a line, thence, North 88° 51' 53.3" West for a distance of 172.67 feet to a point on a line, thence, North 00° 05' 45.5" East for a distance of 1042.75 feet to a point on a line, thence North 00° 00' 00.0" West a distance of 0.02 feet to the POINT OF BEGINNING. Containing 376.86 acres more or less.

## LITTLE MOUNTAIN ZONE

**Parcels:** 100330001, 100400009, 100400006, 100380003, 100300002, 100320021, 100400005, 100310013, 100400004, 100400004, 100330002, 100420002, 100400005, 100410013, 100420001, 100400005, 100310005, 100400011, 100380011, 100430032, 100370002, 100390003, 100330007, 100390011, 100400003, 100410008, 100400004, 100360001, 100400006, 101080001, 100380010, 100420004, 100410017, 100380017, 100410010, 100330004, 100380013, 100330002, 100400007, 100410011, 100410012, 100380005, 100400012, 100410007, 100410006, 100410022, 100320001, 100380003, 100410019, 100410014, 100380005, 100310012, 100310009, 100380012, 100410009, 100410015, 100310014, 100400003, 100430010, 100420003, 100320001, 100410014, 100380001, 100400010, 100360001, 100310015, 100400013, 100410018, 100420005, 100410018, 100410018, 100410018, 100410018, 100320017, 100320021, 100380004, 100370011, 100410021, 100380002, 100410034, 100380016, 100380015, 100410033, 100410030, 100410032, 100410037, 100410036, 100410035

A part of Sections 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, Township 6 North, Ranges 3, 4, West, Salt Lake Base and Meridian, US Survey,

Beginning at a point, said point being South 51° 53' 23" East for a distance of 23.54 feet from the Northwest Quarter of the Northwest Quarter of Section 19, Township 6 North, Range 3 North or POINT OF BEGINNING; and running thence, South 89° 33' 39.5" East for a distance of 578.19 feet to a point on a line, thence, South 89° 33' 39.6" East for a distance of 2245.49 feet to a point on a line, thence, South 89° 02' 16.7" East for a distance of 342.61 feet to a point on a line, thence, North 46° 21' 45.6" East for a distance of 53.47 feet to a point on a line, thence, North 42° 10' 45.8" West for a distance of 165.17 feet to a point on a line, thence, North 00° 21' 24.5" West for a distance of 586.46 feet to a point on a line, thence, North 36° 35' 27.9" West for a distance of 547.41 feet to a point on a line, thence, North 25° 23' 38.7" West for a distance of 92.55 feet to a point on a line, thence, North 24° 16' 51.8" West for a distance of 453.20 feet to a point on a line, thence, North 51° 43' 05.2" West for a distance of 361.67 feet to a point on a line, thence, North 59° 15' 34.2" West for a distance of 1491.35 feet to a point on a line, thence, North 89° 44' 57.8" West for a distance of 675.78 feet to a point on a line, thence, North 89° 37' 40.5" West for a distance of 289.03 feet to a point on a line, thence, North 00° 31' 40.5" East for a distance of 2704.68 feet to a point on a line, thence, South 89° 42' 18.4" West for a distance of 1010.53 feet to a point on a line, thence, South 89° 42' 17.1" West for a distance of 304.08 feet to a point on a line, thence, North 00° 10' 33.9" West for a distance of 1306.65 feet to a point on a line, thence, North 00° 10' 28.1" West for a distance of 25.32 feet to a point on a line, thence, South 89° 24' 46.2" East for a distance of 1338.10 feet to a point on a line, thence, South 85° 41' 30.9" East for a distance of 1775.89 feet to a point on a line, thence, North 89° 40' 48.2" East for a distance of 66.21 feet to a point on a line, thence, North 89° 42' 35.7" East for a distance of 134.27 feet to a point on a line, thence, North 89° 26' 56.1" East for a distance of 28.31 feet to a point on a line, thence, South 00° 11' 14.7" West for a distance of 29.89 feet to a point on a line, thence, South 15° 18' 22.2" East for a distance of 4.84 feet to a point on a line, thence, South 15° 41' 13.9" East for a distance of 4.85 feet to a point on a line, thence, South 16° 05' 09.6" East for a distance

DRAFT

of 2.66 feet to a point on a line, thence, South 02° 58' 18.0" East for a distance of 23.33 feet to a point on a line, thence, South 07° 22' 20.0" East for a distance of 33.71 feet to a point on a line, thence, South 11° 25' 01.6" East for a distance of 33.71 feet to a point on a line, thence, South 15° 27' 46.7" East for a distance of 33.71 feet to a point on a line, thence, South 19° 30' 27.7" East for a distance of 33.71 feet to a point on a line, thence, South 23° 33' 12.1" East for a distance of 33.71 feet to a point on a line, thence, South 27° 35' 53.9" East for a distance of 33.71 feet to a point on a line, thence, South 31° 38' 35.4" East for a distance of 33.71 feet to a point on a line, thence, South 35° 41' 18.7" East for a distance of 33.71 feet to a point on a line, thence, South 39° 44' 02.8" East for a distance of 33.71 feet to a point on a line, thence, South 43° 46' 44.9" East for a distance of 33.71 feet to a point on a line, thence, South 47° 49' 27.8" East for a distance of 33.71 feet to a point on a line, thence, South 51° 52' 10.3" East for a distance of 33.71 feet to a point on a line, thence, South 55° 54' 52.1" East for a distance of 33.71 feet to a point on a line, thence, South 59° 57' 35.7" East for a distance of 33.71 feet to a point on a line, thence, South 64° 00' 19.1" East for a distance of 33.71 feet to a point on a line, thence, South 68° 03' 01.8" East for a distance of 33.71 feet to a point on a line, thence, South 72° 05' 44.8" East for a distance of 33.71 feet to a point on a line, thence, South 74° 09' 25.0" East for a distance of 0.03 feet to a point on a line, thence, South 74° 35' 53.1" East for a distance of 7.93 feet to a point on a line, thence, South 75° 15' 23.1" East for a distance of 0.03 feet to a point on a line, thence, South 75° 25' 32.8" East for a distance of 0.03 feet to a point on a line, thence, South 75° 47' 51.1" East for a distance of 12.01 feet to a point on a line, thence, South 77° 24' 23.9" East for a distance of 0.03 feet to a point on a line, thence, South 77° 03' 00.0" East for a distance of 8.78 feet to a point on a line, thence, South 78° 15' 41.2" East for a distance of 0.05 feet to a point on a line, thence, South 78° 07' 29.7" East for a distance of 9.05 feet to a point on a line, thence, South 79° 56' 08.2" East for a distance of 21.08 feet to a point on a line, thence, South 81° 35' 27.2" East for a distance of 6.48 feet to a point on a line, thence, South 83° 49' 33.0" East for a distance of 11.38 feet to a point on a line, thence, South 80° 53' 53.8" East for a distance of 5.51 feet to a point on a line, thence, South 83° 18' 26.6" East for a distance of 8.86 feet to a point on a line, thence, South 83° 18' 20.1" East for a distance of 10.19 feet to a point on a line, thence, South 83° 18' 33.7" East for a distance of 7.55 feet to a point on a line, thence, South 83° 18' 29.0" East for a distance of 6.32 feet to a point on a line, thence, South 83° 18' 22.6" East for a distance of 9.34 feet to a point on a line, thence, South 83° 18' 26.2" East for a distance of 7.12 feet to a point on a line, thence, South 83° 18' 25.4" East for a distance of 7.15 feet to a point on a line, thence, South 83° 18' 25.1" East for a distance of 10.64 feet to a point on a line, thence, South 87° 28' 16.1" East for a distance of 5.32 feet to a point on a line, thence, South 78° 44' 49.3" East for a distance of 4.85 feet to a point on a line, thence, South 83° 18' 23.2" East for a distance of 9.31 feet to a point on a line, thence, South 83° 18' 28.0" East for a distance of 9.79 feet to a point on a line, thence, South 83° 18' 26.7" East for a distance of 10.38 feet to a point on a line, thence, South 86° 04' 50.4" East for a distance of 9.50 feet to a point on a line, thence, South 82° 34' 57.4" East for a distance of 4.86 feet to a point on a line, thence, South 82° 58' 01.7" East for a distance of 4.86 feet to a point on a line, thence, South 83° 26' 03.0" East for a distance of 4.86 feet to a point on a line, thence, South 83° 49' 25.7" East for a distance of 4.86 feet to a point on a line, thence, South 84° 18' 40.1" East for a distance of 1.20 feet to a point on a line, thence, South 85° 26' 06.4" East for a distance of 4.48 feet to a point on a line, thence, South 85° 41' 02.3" East for a distance of 0.16 feet to a point on a line, thence, South 85° 45' 42.2" East for a distance of 4.07 feet to a point on a line, thence, South 85° 54' 38.5" East for a distance of 0.36 feet to a point on a line, thence, South 86° 06' 19.3" East for a distance of 4.36 feet to a point on a line, thence, South 86° 22' 10.0" East for a distance of 0.50 feet to a point on a line, thence, South 86° 26' 04.0" East for a distance of 3.48 feet to a point on a line, thence, South 86° 35' 48.9" East for a distance of 0.66 feet to a point on a line, thence, South 86° 46' 32.4" East for a distance of 4.31 feet to a point on a line, thence, South 86° 58' 31.1" East for a distance of 0.25 feet to a point on a line, thence, South 87° 07' 04.2" East for a distance of 4.23 feet to a point on a line, thence, South 87° 25' 35.9" East for a distance of 0.18 feet to a point on a line, thence, South 87° 26' 48.7" East for a distance of 4.30 feet to a point on a

DRAFT

line, thence, North 84° 54' 00.7" East for a distance of 8.20 feet to a point on a line, thence, South 89° 35' 01.6" East for a distance of 380.81 feet to a point on a line, thence, South 89° 34' 58.5" East for a distance of 19.15 feet to a point on a line, thence, South 88° 55' 44.0" East for a distance of 2103.57 feet to a point on a line, thence, South 88° 59' 57.3" East for a distance of 2091.70 feet to a point on a line, thence, South 89° 22' 58.2" East for a distance of 0.18 feet to a point on a line, thence, South 89° 24' 10.7" East for a distance of 11.34 feet to a point on a line, thence, South 88° 20' 59.8" East for a distance of 6.29 feet to a point on a line, thence, North 89° 58' 07.7" East for a distance of 11.45 feet to a point on a line, thence, South 85° 00' 46.6" East for a distance of 6.16 feet to a point on a line, thence, North 89° 13' 34.1" East for a distance of 6.39 feet to a point on a line, thence, South 89° 24' 55.3" East for a distance of 5.63 feet to a point on a line, thence, South 89° 45' 03.0" East for a distance of 5.21 feet to a point on a line, thence, South 88° 24' 18.7" East for a distance of 5.98 feet to a point on a line, thence, North 89° 19' 33.2" East for a distance of 8.17 feet to a point on a line, thence, South 84° 23' 33.3" East for a distance of 6.18 feet to a point on a line, thence, North 88° 25' 20.6" East for a distance of 5.98 feet to a point on a line, thence, South 84° 55' 45.2" East for a distance of 3.96 feet to a point on a line, thence, North 89° 18' 30.1" East for a distance of 5.98 feet to a point on a line, thence, North 89° 53' 53.1" East for a distance of 5.90 feet to a point on a line, thence, South 89° 34' 48.1" East for a distance of 11.59 feet to a point on a line, thence, South 88° 43' 45.5" East for a distance of 5.90 feet to a point on a line, thence, South 88° 15' 31.7" East for a distance of 5.91 feet to a point on a line, thence, North 87° 37' 57.0" East for a distance of 6.79 feet to a point on a line, thence, South 87° 21' 06.9" East for a distance of 5.91 feet to a point on a line, thence, South 86° 52' 46.2" East for a distance of 5.91 feet to a point on a line, thence, North 88° 05' 21.7" East for a distance of 6.32 feet to a point on a line, thence, South 85° 57' 21.0" East for a distance of 5.91 feet to a point on a line, thence, South 89° 01' 51.9" East for a distance of 5.16 feet to a point on a line, thence, North 86° 17' 44.7" East for a distance of 5.69 feet to a point on a line, thence, South 84° 45' 33.7" East for a distance of 6.22 feet to a point on a line, thence, North 85° 56' 28.1" East for a distance of 6.01 feet to a point on a line, thence, South 83° 41' 40.5" East for a distance of 5.91 feet to a point on a line, thence, South 87° 59' 17.7" East for a distance of 10.49 feet to a point on a line, thence, South 87° 08' 39.7" East for a distance of 6.38 feet to a point on a line, thence, South 86° 34' 01.5" East for a distance of 5.18 feet to a point on a line, thence, South 85° 58' 46.0" East for a distance of 6.55 feet to a point on a line, thence, South 85° 23' 45.2" East for a distance of 5.19 feet to a point on a line, thence, South 84° 48' 46.9" East for a distance of 6.39 feet to a point on a line, thence, South 86° 39' 36.1" East for a distance of 6.42 feet to a point on a line, thence, South 79° 31' 33.2" East for a distance of 5.91 feet to a point on a line, thence, South 79° 05' 47.3" East for a distance of 5.91 feet to a point on a line, thence, North 85° 54' 58.7" East for a distance of 6.24 feet to a point on a line, thence, South 78° 10' 14.2" East for a distance of 5.91 feet to a point on a line, thence, South 77° 41' 42.3" East for a distance of 5.91 feet to a point on a line, thence, South 83° 06' 34.5" East for a distance of 7.07 feet to a point on a line, thence, South 76° 48' 02.3" East for a distance of 5.91 feet to a point on a line, thence, South 81° 50' 30.1" East for a distance of 11.31 feet to a point on a line, thence, South 75° 24' 57.8" East for a distance of 5.91 feet to a point on a line, thence, South 74° 55' 37.7" East for a distance of 5.91 feet to a point on a line, thence, South 81° 20' 14.9" East for a distance of 6.19 feet to a point on a line, thence, South 73° 59' 45.8" East for a distance of 5.91 feet to a point on a line, thence, South 73° 34' 46.5" East for a distance of 5.91 feet to a point on a line, thence, South 73° 08' 50.7" East for a distance of 5.91 feet to a point on a line, thence, South 79° 17' 29.5" East for a distance of 5.81 feet to a point on a line, thence, South 72° 14' 08.0" East for a distance of 5.90 feet to a point on a line, thence, South 71° 41' 12.6" East for a distance of 5.91 feet to a point on a line, thence, South 71° 16' 59.5" East for a distance of 5.91 feet to a point on a line, thence, South 70° 49' 26.4" East for a distance of 5.90 feet to a point on a line, thence, South 70° 22' 28.0" East for a distance of 5.91 feet to a point on a line, thence, South 73° 57' 22.5" East for a distance of 11.50 feet to a point on a line, thence, South 68° 57' 53.2" East for a distance of 5.90 feet to a point on a line, thence, South 68° 30' 07.8" East for a distance of 5.90 feet to a point on a line, thence, South 69° 42' 47.4" East for a distance

DRAFT

of 7.18 feet to a point on a line, thence, South 67° 34' 54.2" East for a distance of 5.90 feet to a point on a line, thence, South 67° 08' 07.0" East for a distance of 5.90 feet to a point on a line, thence, South 66° 56' 43.8" East for a distance of 7.13 feet to a point on a line, thence, South 66° 13' 29.8" East for a distance of 5.90 feet to a point on a line, thence, South 65° 46' 07.0" East for a distance of 5.89 feet to a point on a line, thence, South 64° 18' 13.6" East for a distance of 5.21 feet to a point on a line, thence, South 64° 48' 05.7" East for a distance of 5.89 feet to a point on a line, thence, South 64° 20' 23.2" East for a distance of 5.89 feet to a point on a line, thence, South 62° 00' 10.3" East for a distance of 5.84 feet to a point on a line, thence, South 63° 24' 43.5" East for a distance of 5.88 feet to a point on a line, thence, South 61° 22' 30.2" East for a distance of 8.80 feet to a point on a line, thence, South 62° 02' 13.6" East for a distance of 5.88 feet to a point on a line, thence, South 61° 34' 19.0" East for a distance of 5.88 feet to a point on a line, thence, South 58° 10' 40.8" East for a distance of 7.88 feet to a point on a line, thence, South 60° 37' 02.4" East for a distance of 5.88 feet to a point on a line, thence, South 60° 11' 05.4" East for a distance of 5.87 feet to a point on a line, thence, South 54° 25' 09.0" East for a distance of 5.22 feet to a point on a line, thence, South 59° 16' 12.3" East for a distance of 5.87 feet to a point on a line, thence, South 58° 46' 55.2" East for a distance of 5.87 feet to a point on a line, thence, South 54° 54' 01.1" East for a distance of 7.81 feet to a point on a line, thence, South 57° 52' 30.5" East for a distance of 5.87 feet to a point on a line, thence, South 57° 23' 07.8" East for a distance of 5.87 feet to a point on a line, thence, South 53° 24' 31.8" East for a distance of 5.96 feet to a point on a line, thence, South 56° 29' 06.8" East for a distance of 5.86 feet to a point on a line, thence, South 48° 18' 27.9" East for a distance of 11.78 feet to a point on a line, thence, South 55° 03' 28.6" East for a distance of 5.86 feet to a point on a line, thence, South 48° 41' 03.6" East for a distance of 7.21 feet to a point on a line, thence, South 54° 07' 13.3" East for a distance of 5.85 feet to a point on a line, thence, South 53° 38' 41.2" East for a distance of 5.85 feet to a point on a line, thence, South 45° 50' 30.1" East for a distance of 5.39 feet to a point on a line, thence, South 52° 44' 00.0" East for a distance of 5.85 feet to a point on a line, thence, South 39° 08' 16.9" East for a distance of 4.67 feet to a point on a line, thence, South 51° 48' 16.1" East for a distance of 5.84 feet to a point on a line, thence, South 44° 35' 44.6" East for a distance of 5.19 feet to a point on a line, thence, South 44° 09' 02.0" East for a distance of 5.20 feet to a point on a line, thence, South 43° 40' 43.0" East for a distance of 5.19 feet to a point on a line, thence, South 43° 11' 31.3" East for a distance of 5.19 feet to a point on a line, thence, South 42° 43' 35.0" East for a distance of 5.19 feet to a point on a line, thence, South 62° 06' 09.5" East for a distance of 10.95 feet to a point on a line, thence, South 41° 20' 30.8" East for a distance of 5.18 feet to a point on a line, thence, South 40° 49' 59.5" East for a distance of 5.18 feet to a point on a line, thence, South 40° 21' 25.9" East for a distance of 5.18 feet to a point on a line, thence, South 39° 53' 23.1" East for a distance of 5.18 feet to a point on a line, thence, South 39° 25' 08.4" East for a distance of 5.17 feet to a point on a line, thence, South 38° 55' 05.1" East for a distance of 5.17 feet to a point on a line, thence, South 38° 29' 54.7" East for a distance of 5.17 feet to a point on a line, thence, South 38° 00' 07.0" East for a distance of 5.17 feet to a point on a line, thence, South 37° 30' 56.0" East for a distance of 5.16 feet to a point on a line, thence, South 37° 02' 12.0" East for a distance of 5.16 feet to a point on a line, thence, South 36° 35' 03.7" East for a distance of 5.16 feet to a point on a line, thence, South 36° 05' 03.9" East for a distance of 5.16 feet to a point on a line, thence, South 35° 34' 13.1" East for a distance of 5.16 feet to a point on a line, thence, South 43° 04' 58.3" East for a distance of 5.77 feet to a point on a line, thence, South 48° 59' 32.1" East for a distance of 10.15 feet to a point on a line, thence, South 23° 42' 51.5" East for a distance of 4.68 feet to a point on a line, thence, South 33° 14' 28.3" East for a distance of 5.15 feet to a point on a line, thence, South 32° 42' 57.2" East for a distance of 5.14 feet to a point on a line, thence, South 32° 15' 53.1" East for a distance of 5.14 feet to a point on a line, thence, South 31° 46' 02.4" East for a distance of 5.14 feet to a point on a line, thence, South 31° 17' 38.5" East for a distance of 5.13 feet to a point on a line, thence, South 30° 48' 54.0" East for a distance of 5.14 feet to a point on a line, thence, South 30° 21' 15.4" East for a distance of 5.13 feet to a point on a line, thence, South 29° 48' 53.4" East for a distance of 5.13 feet to a point on a line, thence, South 29° 23' 12.9" East for a distance of

DRAFT

5.13 feet to a point on a line, thence, South 28° 54' 16.7" East for a distance of 5.13 feet to a point on a line, thence, South 28° 23' 02.5" East for a distance of 5.12 feet to a point on a line, thence, South 27° 55' 16.0" East for a distance of 5.12 feet to a point on a line, thence, South 39° 58' 05.3" East for a distance of 10.29 feet to a point on a line, thence, South 26° 27' 17.7" East for a distance of 5.11 feet to a point on a line, thence, South 25° 59' 22.1" East for a distance of 5.11 feet to a point on a line, thence, South 25° 27' 33.8" East for a distance of 5.11 feet to a point on a line, thence, South 25° 00' 14.4" East for a distance of 5.11 feet to a point on a line, thence, South 24° 32' 38.1" East for a distance of 5.10 feet to a point on a line, thence, South 24° 01' 24.5" East for a distance of 5.10 feet to a point on a line, thence, South 23° 31' 41.2" East for a distance of 5.10 feet to a point on a line, thence, South 23° 02' 35.3" East for a distance of 5.10 feet to a point on a line, thence, South 22° 34' 07.6" East for a distance of 5.09 feet to a point on a line, thence, South 22° 05' 25.9" East for a distance of 5.09 feet to a point on a line, thence, South 21° 35' 00.4" East for a distance of 5.09 feet to a point on a line, thence, South 21° 04' 48.8" East for a distance of 5.09 feet to a point on a line, thence, South 20° 35' 48.1" East for a distance of 5.09 feet to a point on a line, thence, South 25° 16' 50.8" East for a distance of 12.21 feet to a point on a line, thence, South 19° 06' 37.1" East for a distance of 5.08 feet to a point on a line, thence, South 18° 36' 50.2" East for a distance of 5.08 feet to a point on a line, thence, South 18° 09' 09.7" East for a distance of 5.08 feet to a point on a line, thence, South 17° 38' 59.9" East for a distance of 5.07 feet to a point on a line, thence, South 17° 09' 29.8" East for a distance of 5.08 feet to a point on a line, thence, South 16° 40' 11.1" East for a distance of 5.07 feet to a point on a line, thence, South 16° 08' 53.8" East for a distance of 5.07 feet to a point on a line, thence, South 15° 41' 33.7" East for a distance of 5.07 feet to a point on a line, thence, South 15° 10' 01.9" East for a distance of 5.06 feet to a point on a line, thence, South 14° 41' 44.0" East for a distance of 5.06 feet to a point on a line, thence, South 14° 10' 07.1" East for a distance of 5.06 feet to a point on a line, thence, South 13° 42' 35.5" East for a distance of 5.06 feet to a point on a line, thence, South 18° 41' 02.1" East for a distance of 9.62 feet to a point on a line, thence, South 12° 11' 47.9" East for a distance of 5.05 feet to a point on a line, thence, South 11° 43' 33.9" East for a distance of 5.05 feet to a point on a line, thence, South 11° 11' 24.6" East for a distance of 5.05 feet to a point on a line, thence, South 10° 42' 08.1" East for a distance of 5.05 feet to a point on a line, thence, South 10° 12' 32.0" East for a distance of 5.05 feet to a point on a line, thence, South 09° 41' 45.5" East for a distance of 5.04 feet to a point on a line, thence, South 09° 12' 57.6" East for a distance of 5.04 feet to a point on a line, thence, South 08° 42' 31.4" East for a distance of 5.04 feet to a point on a line, thence, South 08° 10' 48.8" East for a distance of 5.04 feet to a point on a line, thence, South 07° 44' 39.6" East for a distance of 5.04 feet to a point on a line, thence, South 07° 12' 10.3" East for a distance of 5.03 feet to a point on a line, thence, South 06° 42' 24.4" East for a distance of 5.03 feet to a point on a line, thence, South 08° 27' 03.4" East for a distance of 12.75 feet to a point on a line, thence, South 05° 10' 36.6" East for a distance of 5.03 feet to a point on a line, thence, South 04° 42' 47.9" East for a distance of 5.02 feet to a point on a line, thence, South 04° 11' 44.3" East for a distance of 5.03 feet to a point on a line, thence, South 03° 42' 02.0" East for a distance of 5.02 feet to a point on a line, thence, South 03° 11' 07.6" East for a distance of 5.02 feet to a point on a line, thence, South 02° 41' 35.5" East for a distance of 5.02 feet to a point on a line, thence, South 07° 55' 07.2" East for a distance of 14.20 feet to a point on a line, thence, South 01° 05' 21.8" West for a distance of 174.65 feet to a point on a line, thence, South 89° 33' 36.2" East for a distance of 279.65 feet to a point on a line, thence, North 87° 13' 15.8" East for a distance of 2.46 feet to a point on a line, thence, North 00° 08' 09.7" East for a distance of 369.11 feet to a point on a line, thence, North 00° 31' 04.0" East for a distance of 931.45 feet to a point on a line, thence, North 00° 20' 31.4" West for a distance of 106.34 feet to a point on a line, thence, South 89° 39' 28.1" West for a distance of 349.04 feet to a point on a line, thence, South 89° 39' 06.5" West for a distance of 16.25 feet to a point on a line, thence, South 89° 46' 26.3" West for a distance of 2708.38 feet to a point on a line, thence, North 89° 41' 49.8" West for a distance of 1162.44 feet to a point on a line, thence, North 45° 43' 03.4" West for a distance of 45.60 feet to a point on a line, thence, North 00° 22' 13.9" East for a distance of 3938.94 feet

DRAFT

to a point on a line, thence, North 00° 54' 41.1" East for a distance of 1567.39 feet to a point on a line, thence, North 00° 19' 36.6" East for a distance of 72.24 feet to a point on a line, thence, South 88° 36' 40.2" West for a distance of 64.08 feet to a point on a line, thence, North 89° 26' 59.5" West for a distance of 1054.12 feet to a point on a line, thence, North 00° 00' 00.0" West for a distance of 1604.60 feet to a point on a line, thence, North 31° 28' 00.1" East for a distance of 642.42 feet to a point on a line, thence, North 31° 27' 59.9" East for a distance of 125.41 feet to a point on a line, thence, North 31° 27' 59.5" East for a distance of 29.43 feet to a point on a line, thence, North 31° 28' 00.0" East for a distance of 409.69 feet to a point on a line, thence, North 31° 28' 00.2" East for a distance of 105.10 feet to a point on a line, thence, North 31° 27' 59.9" East for a distance of 12.88 feet to a point on a line, thence, North 31° 27' 59.8" East for a distance of 48.73 feet to a point on a line, thence, North 82° 27' 55.9" East for a distance of 659.09 feet to a point on a line, thence, North 82° 27' 56.7" East for a distance of 35.33 feet to a point on a line, thence, North 87° 27' 56.0" East for a distance of 741.68 feet to a point on a line, thence, North 00° 09' 40.6" East for a distance of 66.55 feet to a point on a line, thence, South 85° 05' 20.4" East for a distance of 8.23 feet to a point on a line, thence, South 85° 05' 19.7" East for a distance of 8.23 feet to a point on a line, thence, South 88° 14' 18.7" East for a distance of 54.34 feet to a point on a line, thence, North 80° 14' 20.6" East for a distance of 28.35 feet to a point on a line, thence, North 77° 45' 50.3" East for a distance of 16.13 feet to a point on a line, thence, South 74° 36' 25.0" East for a distance of 3.91 feet to a point on a line, thence, North 83° 03' 02.9" East for a distance of 166.01 feet to a point on a line, thence, North 71° 27' 05.6" East for a distance of 127.00 feet to a point on a line, thence, North 74° 50' 34.4" East for a distance of 193.00 feet to a point on a line, thence, North 75° 39' 28.0" East for a distance of 203.64 feet to a point on a line, thence, North 63° 11' 26.7" East for a distance of 134.51 feet to a point on a line, thence, North 46° 57' 05.4" East for a distance of 14.82 feet to a point on a line, thence, North 67° 39' 44.1" East for a distance of 106.36 feet to a point on a line, thence, North 73° 56' 09.6" East for a distance of 182.40 feet to a point on a line, thence, North 68° 23' 36.2" East for a distance of 164.65 feet to a point on a line, thence, North 46° 56' 57.8" East for a distance of 8.14 feet to a point on a line, thence, North 46° 57' 00.8" East for a distance of 21.51 feet to a point on a line, thence, North 19° 01' 39.6" East for a distance of 64.29 feet to a point on a line, thence, North 35° 16' 46.4" East for a distance of 74.41 feet to a point on a line, thence, North 60° 27' 02.8" East for a distance of 225.57 feet to a point on a line, thence, North 00° 59' 46.2" West for a distance of 10.13 feet to a point on a line, thence, North 35° 16' 34.7" East for a distance of 33.61 feet to a point on a line, thence, South 89° 48' 42.4" East for a distance of 2752.12 feet to a point on a line, thence, South 89° 48' 42.6" East for a distance of 1283.00 feet to a point on a line, thence, South 87° 30' 21.7" East for a distance of 6.48 feet to a point on a line, thence, South 87° 28' 56.8" East for a distance of 330.12 feet to a point on a line, thence, North 89° 59' 58.8" East for a distance of 328.89 feet to a point on a line, thence, South 89° 18' 03.5" East for a distance of 303.04 feet to a point on a line, thence, South 89° 20' 59.5" East for a distance of 336.30 feet to a point on a line, thence, South 89° 21' 34.3" East for a distance of 1311.49 feet to a point on a line, thence, South 89° 11' 41.7" East for a distance of 94.33 feet to a point on a line, thence, South 89° 11' 38.8" East for a distance of 2551.74 feet to a point on a line, thence, South 89° 19' 42.1" East for a distance of 5267.59 feet to a point on a line, thence, South 89° 21' 08.7" East for a distance of 7.26 feet to a point on a line, thence, South 00° 18' 55.4" East for a distance of 1325.01 feet to a point on a line, thence, South 00° 15' 08.5" West for a distance of 1320.94 feet to a point on a line, thence, South 00° 25' 37.4" West for a distance of 2640.09 feet to a point on a line, thence, South 00° 59' 27.4" West for a distance of 2504.87 feet to a point on a line, thence, South 00° 59' 34.0" West for a distance of 60.39 feet to a point on a line, thence, South 00° 59' 19.5" West for a distance of 60.10 feet to a point on a line, thence, South 00° 59' 20.8" West for a distance of 60.76 feet to a point on a line, thence, South 89° 00' 38.3" East for a distance of 47.41 feet to a point on a line, thence, North 00° 00' 00.0" East for a distance of 0.02 feet to a point on a line, thence, South 89° 04' 11.2" East for a distance of 2573.84 feet to a point on a line, thence, South 89° 07' 52.7" East for a distance of 2600.62 feet to a point on a line,

DRAFT

thence, South 00° 35' 58.4" West for a distance of 2629.12 feet to a point on a line, thence, South 00° 47' 54.0" West for a distance of 7.86 feet to a point on a line, thence, South 00° 47' 44.6" West for a distance of 1288.57 feet to a point on a line, thence, North 89° 57' 28.5" West for a distance of 2593.12 feet to a point on a line, thence, South 00° 16' 31.6" East for a distance of 1255.43 feet to a point on a line, thence, South 89° 40' 44.0" West for a distance of 47.59 feet to a point on a line, thence, North 89° 22' 58.6" West for a distance of 1284.28 feet to a point on a line, thence, South 00° 37' 01.3" West for a distance of 108.19 feet to a point on a line, thence, South 01° 00' 16.5" West for a distance of 768.75 feet to a point on a line, thence, South 00° 42' 59.9" West for a distance of 506.88 feet to a point on a line, thence, North 88° 26' 43.3" West for a distance of 810.00 feet to a point on a line, thence, North 89° 17' 24.8" West for a distance of 12.16 feet to a point on a line, thence, North 89° 06' 38.4" West for a distance of 235.86 feet to a point on a line, thence, North 89° 12' 42.9" West for a distance of 240.20 feet to a point on a line, thence, North 01° 57' 39.5" East for a distance of 1263.69 feet to a point on a line, thence, South 89° 15' 43.2" East for a distance of 1.25 feet to a point on a line, thence, North 00° 44' 05.9" East for a distance of 105.35 feet to a point on a line, thence, North 01° 24' 49.5" East for a distance of 1263.93 feet to a point on a line, thence, North 88° 35' 10.8" West for a distance of 102.31 feet to a point on a line, thence, North 88° 48' 28.0" West for a distance of 60.74 feet to a point on a line, thence, North 01° 16' 34.3" East for a distance of 0.27 feet to a point on a line, thence, North 89° 28' 56.5" West for a distance of 66.20 feet to a point on a line, thence, North 89° 28' 56.1" West for a distance of 1165.08 feet to a point on a line, thence, South 89° 42' 08.4" West for a distance of 8.90 feet to a point on a line, thence, North 89° 08' 46.7" West for a distance of 1249.76 feet to a point on a line, thence, North 89° 09' 16.1" West for a distance of 67.21 feet to a point on a line, thence, North 89° 09' 16.0" West for a distance of 1315.12 feet to a point on a line, thence, North 89° 48' 06.5" West for a distance of 32.72 feet to a point on a line, thence, South 00° 26' 54.4" West for a distance of 3195.27 feet to a point on a line, thence, South 00° 36' 23.6" West for a distance of 740.37 feet to a point on a line, thence, South 13° 00' 49.2" East for a distance of 93.34 feet to a point on a line, thence, South 00° 39' 54.3" West for a distance of 486.18 feet to a point on a line, thence, South 01° 24' 55.5" West for a distance of 636.82 feet to a point on a line, thence, South 00° 42' 02.3" West for a distance of 433.60 feet to a point on a line, thence, South 01° 21' 58.1" West for a distance of 310.12 feet to a point on a line, thence, South 00° 46' 47.0" West for a distance of 98.63 feet to a point on a line, thence, South 89° 13' 17.9" East for a distance of 2.39 feet to a point on a line, thence, South 87° 47' 55.0" East for a distance of 1322.59 feet to a point on a line, thence, North 89° 51' 01.2" East for a distance of 1331.16 feet to a point on a line, thence, South 00° 44' 17.0" West for a distance of 600.08 feet to a point on a line, thence, South 01° 16' 11.2" West for a distance of 690.99 feet to a point on a line, thence, South 00° 32' 56.5" West for a distance of 560.93 feet to a point on a line, thence, South 00° 32' 57.6" West for a distance of 29.60 feet to a point on a line, thence, South 00° 32' 56.5" West for a distance of 717.83 feet to a point on a line, thence, South 00° 32' 57.4" West for a distance of 659.97 feet to a point on a line, thence, North 89° 10' 12.6" West for a distance of 1365.08 feet to a point on a line, thence, North 87° 52' 43.6" West for a distance of 2675.79 feet to a point on a line, thence, North 89° 55' 46.2" West for a distance of 1273.52 feet to a point on a line, thence, South 89° 58' 41.2" West for a distance of 3915.30 feet to a point on a line, thence, North 89° 32' 55.5" West for a distance of 15.12 feet to a point on a line, thence, North 89° 33' 26.2" West for a distance of 2311.89 feet to a point on a line, thence, North 09° 37' 47.1" East for a distance of 26.49 feet to a point on a line, thence, North 11° 15' 09.3" East for a distance of 22.25 feet to a point on a line, thence, North 04° 58' 22.0" East for a distance of 10.70 feet to a point on a line, thence, North 01° 10' 16.7" East for a distance of 36.83 feet to a point on a line, thence, North 00° 22' 48.2" West for a distance of 40.21 feet to a point on a line, thence, North 00° 35' 23.6" East for a distance of 15.68 feet to a point on a line, thence, North 16° 44' 35.1" West for a distance of 19.22 feet to a point on a line, thence, North 12° 35' 13.2" West for a distance of 25.61 feet to a point on a line, thence, North 08° 00' 42.1" West for a distance of 30.56 feet to a point on a line, thence, North 19° 17' 23.9" West for a distance of 20.89 feet to

DRAFT

a point on a line, thence, North 27° 33' 29.3" West for a distance of 14.81 feet to a point on a line, thence, North 14° 18' 51.6" West for a distance of 39.36 feet to a point on a line, thence, North 20° 09' 18.5" West for a distance of 28.01 feet to a point on a line, thence, North 37° 57' 38.8" West for a distance of 26.64 feet to a point on a line, thence, North 12° 58' 23.8" West for a distance of 31.04 feet to a point on a line, thence, North 09° 47' 45.8" West for a distance of 41.38 feet to a point on a line, thence, North 22° 42' 46.4" West for a distance of 49.87 feet to a point on a line, thence, North 24° 55' 10.6" West for a distance of 13.04 feet to a point on a line, thence, North 24° 08' 39.3" West for a distance of 20.16 feet to a point on a line, thence, North 14° 11' 12.3" West for a distance of 25.05 feet to a point on a line, thence, North 14° 54' 09.7" West for a distance of 29.58 feet to a point on a line, thence, North 06° 29' 07.7" West for a distance of 43.38 feet to a point on a line, thence, North 13° 30' 28.0" West for a distance of 32.15 feet to a point on a line, thence, North 25° 53' 51.4" West for a distance of 23.05 feet to a point on a line, thence, North 19° 43' 05.5" West for a distance of 29.11 feet to a point on a line, thence, North 25° 53' 45.2" West for a distance of 13.83 feet to a point on a line, thence, North 24° 03' 50.1" West for a distance of 19.63 feet to a point on a line, thence, North 24° 49' 22.9" West for a distance of 50.19 feet to a point on a line, thence, North 37° 41' 08.2" West for a distance of 35.74 feet to a point on a line, thence, North 41° 34' 33.3" West for a distance of 24.51 feet to a point on a line, thence, North 34° 43' 00.1" West for a distance of 33.38 feet to a point on a line, thence, North 35° 37' 32.6" West for a distance of 20.95 feet to a point on a line, thence, North 48° 43' 27.8" West for a distance of 19.79 feet to a point on a line, thence, North 46° 00' 01.7" West for a distance of 13.17 feet to a point on a line, thence, North 37° 30' 25.3" West for a distance of 11.32 feet to a point on a line, thence, North 50° 38' 52.4" West for a distance of 54.57 feet to a point on a line, thence, North 62° 50' 54.7" West for a distance of 28.43 feet to a point on a line, thence, North 50° 24' 12.4" West for a distance of 46.02 feet to a point on a line, thence, North 62° 37' 22.6" West for a distance of 49.37 feet to a point on a line, thence, North 52° 56' 55.2" West for a distance of 48.65 feet to a point on a line, thence, North 50° 38' 21.2" West for a distance of 43.68 feet to a point on a line, thence, North 56° 41' 29.0" West for a distance of 44.42 feet to a point on a line, thence, North 65° 15' 05.9" West for a distance of 46.41 feet to a point on a line, thence, North 50° 38' 22.4" West for a distance of 43.68 feet to a point on a line, thence, North 56° 40' 20.4" West for a distance of 56.61 feet to a point on a line, thence, North 60° 55' 47.9" West for a distance of 54.13 feet to a point on a line, thence, North 70° 41' 45.7" West for a distance of 44.71 feet to a point on a line, thence, North 58° 42' 17.8" West for a distance of 47.47 feet to a point on a line, thence, North 50° 34' 04.5" West for a distance of 56.95 feet to a point on a line, thence, North 59° 43' 52.3" West for a distance of 58.69 feet to a point on a line, thence, North 51° 48' 07.6" West for a distance of 45.20 feet to a point on a line, thence, North 51° 30' 28.6" West for a distance of 47.55 feet to a point on a line, thence, North 65° 58' 51.6" West for a distance of 44.41 feet to a point on a line, thence, North 59° 20' 19.6" West for a distance of 61.24 feet to a point on a line, thence, North 61° 17' 47.6" West for a distance of 58.18 feet to a point on a line, thence, North 58° 25' 22.9" West for a distance of 43.94 feet to a point on a line, thence, North 62° 43' 47.7" West for a distance of 28.70 feet to a point on a line, thence, North 63° 23' 03.7" West for a distance of 51.35 feet to a point on a line, thence, North 54° 05' 30.6" West for a distance of 58.87 feet to a point on a line, thence, North 58° 36' 36.3" West for a distance of 37.88 feet to a point on a line, thence, North 64° 12' 36.6" West for a distance of 45.32 feet to a point on a line, thence, North 70° 57' 04.7" West for a distance of 50.33 feet to a point on a line, thence, North 62° 30' 43.8" West for a distance of 49.84 feet to a point on a line, thence, North 63° 14' 28.7" West for a distance of 43.80 feet to a point on a line, thence, North 63° 02' 25.8" West for a distance of 36.25 feet to a point on a line, thence, North 67° 51' 07.7" West for a distance of 34.86 feet to a point on a line, thence, North 74° 33' 38.7" West for a distance of 24.67 feet to a point on a line, thence, North 64° 28' 37.1" West for a distance of 51.93 feet to a point on a line, thence, North 64° 40' 21.6" West for a distance of 8.50 feet to a point on a line, thence, North 64° 39' 24.1" West for a distance of 23.42 feet to a point on a line, thence, North 61° 05' 32.4" West for a distance of 12.79 feet to a point on a line, thence, North 73° 49' 34.9" West for a distance of 16.62

DRAFT

feet to a point on a line, thence, North 65° 42' 58.3" West for a distance of 26.30 feet to a point on a line, thence, North 69° 36' 13.2" West for a distance of 22.15 feet to a point on a line, thence, North 62° 30' 12.1" West for a distance of 23.43 feet to a point on a line, thence, North 74° 58' 17.7" West for a distance of 29.75 feet to a point on a line, thence, North 70° 04' 12.1" West for a distance of 27.18 feet to a point on a line, thence, North 54° 05' 20.0" West for a distance of 31.62 feet to a point on a line, thence, North 61° 05' 21.1" West for a distance of 25.57 feet to a point on a line, thence, North 72° 44' 23.6" West for a distance of 46.81 feet to a point on a line, thence, North 69° 23' 33.8" West for a distance of 30.71 feet to a point on a line, thence, North 62° 53' 58.3" West for a distance of 30.52 feet to a point on a line, thence, North 57° 13' 00.2" West for a distance of 28.54 feet to a point on a line, thence, North 69° 12' 14.5" West for a distance of 47.84 feet to a point on a line, thence, North 66° 29' 25.4" West for a distance of 34.85 feet to a point on a line, thence, North 63° 02' 25.6" West for a distance of 34.07 feet to a point on a line, thence, North 67° 50' 55.5" West for a distance of 32.77 feet to a point on a line, thence, North 71° 18' 07.8" West for a distance of 33.71 feet to a point on a line, thence, North 52° 36' 41.1" West for a distance of 48.36 feet to a point on a line, thence, North 62° 00' 23.1" West for a distance of 36.21 feet to a point on a line, thence, North 68° 17' 35.9" West for a distance of 29.23 feet to a point on a line, thence, North 66° 44' 41.2" West for a distance of 31.30 feet to a point on a line, thence, North 64° 12' 25.0" West for a distance of 46.15 feet to a point on a line, thence, North 67° 29' 45.6" West for a distance of 48.42 feet to a point on a line, thence, North 56° 24' 31.2" West for a distance of 30.73 feet to a point on a line, thence, North 69° 23' 48.0" West for a distance of 30.71 feet to a point on a line, thence, North 72° 54' 05.9" West for a distance of 36.74 feet to a point on a line, thence, North 61° 28' 20.3" West for a distance of 29.11 feet to a point on a line, thence, North 64° 12' 26.0" West for a distance of 31.95 feet to a point on a line, thence, North 68° 51' 27.3" West for a distance of 42.81 feet to a point on a line, thence, North 61° 28' 08.9" West for a distance of 29.12 feet to a point on a line, thence, North 58° 36' 26.8" West for a distance of 35.60 feet to a point on a line, thence, North 75° 13' 46.1" West for a distance of 36.31 feet to a point on a line, thence, North 68° 51' 37.4" West for a distance of 34.25 feet to a point on a line, thence, North 58° 52' 23.8" West for a distance of 29.89 feet to a point on a line, thence, North 64° 12' 24.1" West for a distance of 21.30 feet to a point on a line, thence, North 68° 51' 22.7" West for a distance of 34.25 feet to a point on a line, thence, North 58° 25' 02.3" West for a distance of 20.65 feet to a point on a line, thence, North 72° 08' 03.9" West for a distance of 15.10 feet to a point on a line, thence, North 64° 12' 12.3" West for a distance of 28.40 feet to a point on a line, thence, North 64° 12' 20.8" West for a distance of 49.70 feet to a point on a line, thence, North 72° 07' 58.8" West for a distance of 25.16 feet to a point on a line, thence, North 60° 35' 35.3" West for a distance of 22.02 feet to a point on a line, thence, North 62° 30' 31.6" West for a distance of 23.43 feet to a point on a line, thence, North 76° 24' 59.1" West for a distance of 19.70 feet to a point on a line, thence, North 70° 03' 56.5" West for a distance of 13.59 feet to a point on a line, thence, North 68° 13' 00.5" West for a distance of 12.65 feet to a point on a line, thence, North 82° 20' 28.4" West for a distance of 54.42 feet to a point on a line, thence, North 84° 56' 48.9" West for a distance of 7.14 feet to a point on a line, thence, North 89° 33' 38.3" West for a distance of 7.53 feet to a point on a line, thence, North 81° 51' 11.8" West for a distance of 17.43 feet to a point on a line, thence, North 66° 16' 33.6" West for a distance of 12.39 feet to a point on a line, thence, North 89° 32' 55.4" West for a distance of 9.04 feet to a point on a line, thence, North 69° 46' 58.4" West for a distance of 12.83 feet to a point on a line, thence, North 71° 50' 06.9" West for a distance of 14.26 feet to a point on a line, thence, North 60° 53' 10.8" West for a distance of 12.05 feet to a point on a line, thence, North 80° 26' 57.4" West for a distance of 9.16 feet to a point on a line, thence, North 66° 01' 58.7" West for a distance of 18.11 feet to a point on a line, thence, North 74° 14' 16.3" West for a distance of 10.95 feet to a point on a line, thence, North 85° 19' 29.0" West for a distance of 19.64 feet to a point on a line, thence, North 78° 41' 13.0" West for a distance of 15.35 feet to a point on a line, thence, North 84° 34' 11.8" West for a distance of 16.64 feet to a point on a line, thence, North 71° 49' 59.3" West for a distance of 19.00 feet to a point on a line, thence, North 76° 04' 12.2" West for a distance of 18.61 feet to a point

DRAFT

on a line, thence, North 80° 02' 04.1" West for a distance of 20.49 feet to a point on a line, thence, North 84° 48' 24.9" West for a distance of 11.48 feet to a point on a line, thence, North 78° 41' 19.1" West for a distance of 15.35 feet to a point on a line, thence, North 65° 42' 28.0" West for a distance of 21.46 feet to a point on a line, thence, North 53° 54' 13.4" West for a distance of 14.89 feet to a point on a line, thence, North 29° 23' 34.6" West for a distance of 18.34 feet to a point on a line, thence, North 38° 45' 05.7" West for a distance of 16.79 feet to a point on a line, thence, North 50° 13' 22.5" West for a distance of 13.69 feet to a point on a line, thence, North 57° 01' 16.2" West for a distance of 16.13 feet to a point on a line, thence, North 58° 40' 37.0" West for a distance of 14.09 feet to a point on a line, thence, North 54° 43' 47.9" West for a distance of 20.26 feet to a point on a line, thence, North 61° 32' 41.8" West for a distance of 15.40 feet to a point on a line, thence, North 58° 39' 55.8" West for a distance of 14.09 feet to a point on a line, thence, North 50° 13' 49.1" West for a distance of 13.69 feet to a point on a line, thence, North 67° 14' 07.7" West for a distance of 11.42 feet to a point on a line, thence, North 68° 13' 16.4" West for a distance of 24.07 feet to a point on a line, thence, North 64° 31' 43.0" West for a distance of 16.90 feet to a point on a line, thence, North 63° 58' 22.1" West for a distance of 13.39 feet to a point on a line, thence, North 74° 14' 54.6" West for a distance of 10.95 feet to a point on a line, thence, North 68° 34' 17.6" West for a distance of 16.16 feet to a point on a line, thence, North 68° 35' 02.0" West for a distance of 8.08 feet to a point on a line, thence, North 57° 01' 13.6" West for a distance of 10.76 feet to a point on a line, thence, North 60° 53' 05.3" West for a distance of 12.05 feet to a point on a line, thence, North 58° 39' 55.8" West for a distance of 14.09 feet to a point on a line, thence, North 45° 51' 02.8" West for a distance of 10.47 feet to a point on a line, thence, North 45° 53' 05.5" West for a distance of 6.28 feet to a point on a line, thence, North 67° 14' 35.3" West for a distance of 11.42 feet to a point on a line, thence, North 59° 40' 15.2" West for a distance of 8.71 feet to a point on a line, thence, North 76° 04' 25.0" West for a distance of 12.41 feet to a point on a line, thence, North 89° 33' 12.9" West for a distance of 19.58 feet to a point on a line, thence, North 80° 27' 53.3" West for a distance of 18.32 feet to a point on a line, thence, North 78° 42' 02.3" West for a distance of 7.68 feet to a point on a line, thence, North 80° 28' 01.8" West for a distance of 9.16 feet to a point on a line, thence, North 79° 16' 17.3" West for a distance of 11.70 feet to a point on a line, thence, South 74° 45' 31.1" West for a distance of 13.06 feet to a point on a line, thence, South 82° 38' 20.7" West for a distance of 10.63 feet to a point on a line, thence, North 89° 32' 42.5" West for a distance of 13.55 feet to a point on a line, thence, South 81° 21' 00.9" West for a distance of 18.29 feet to a point on a line, thence, North 82° 43' 06.0" West for a distance of 12.15 feet to a point on a line, thence, North 89° 32' 35.4" West for a distance of 15.06 feet to a point on a line, thence, South 85° 52' 27.8" West for a distance of 18.12 feet to a point on a line, thence, South 86° 31' 25.4" West for a distance of 21.13 feet to a point on a line, thence, North 84° 58' 34.4" West for a distance of 18.14 feet to a point on a line, thence, North 89° 33' 10.6" West for a distance of 16.57 feet to a point on a line, thence, South 82° 38' 25.0" West for a distance of 21.27 feet to a point on a line, thence, South 86° 31' 01.0" West for a distance of 24.16 feet to a point on a line, thence, South 82° 38' 56.4" West for a distance of 9.10 feet to a point on a line, thence, South 80° 32' 32.9" West for a distance of 16.80 feet to a point on a line, thence, South 84° 21' 24.5" West for a distance of 27.25 feet to a point on a line, thence, North 84° 58' 15.5" West for a distance of 18.14 feet to a point on a line, thence, North 78° 40' 53.1" West for a distance of 15.35 feet to a point on a line, thence, North 86° 48' 33.3" West for a distance of 30.17 feet to a point on a line, thence, South 87° 33' 41.4" West for a distance of 28.65 feet to a point on a line, thence, South 78° 48' 40.0" West for a distance of 21.50 feet to a point on a line, thence, North 89° 33' 21.2" West for a distance of 18.07 feet to a point on a line, thence, South 88° 29' 29.7" West for a distance of 17.10 feet to a point on a line, thence, North 88° 01' 31.4" West for a distance of 22.08 feet to a point on a line, thence, North 76° 04' 58.1" West for a distance of 12.41 feet to a point on a line, thence, North 71° 49' 29.5" West for a distance of 14.25 feet to a point on a line, thence, North 73° 30' 48.3" West for a distance of 15.70 feet to a point on a line, thence, North 63° 58' 01.6" West for a distance of 13.40 feet to a point on a line, thence, North 63° 57' 53.2" West for a distance of 16.74 feet to a point on a line, thence,

DRAFT

North 45° 52' 57.4" West for a distance of 12.56 feet to a point on a line, thence, North 61° 58' 22.1" West for a distance of 18.75 feet to a point on a line, thence, North 71° 49' 56.4" West for a distance of 14.26 feet to a point on a line, thence, North 81° 09' 27.6" West for a distance of 19.81 feet to a point on a line, thence, North 70° 39' 35.2" West for a distance of 22.33 feet to a point on a line, thence, North 69° 46' 49.5" West for a distance of 12.83 feet to a point on a line, thence, North 79° 13' 00.4" West for a distance of 18.69 feet to a point on a line, thence, North 50° 25' 05.4" West for a distance of 26.41 feet to a point on a line, thence, North 58° 39' 56.1" West for a distance of 15.14 feet to a point on a line, thence, North 53° 53' 50.4" West for a distance of 24.01 feet to a point on a line, thence, North 61° 32' 24.0" West for a distance of 16.55 feet to a point on a line, thence, North 52° 07' 10.3" West for a distance of 10.23 feet to a point on a line, thence, North 63° 57' 27.3" West for a distance of 18.00 feet to a point on a line, thence, North 73° 06' 58.6" West for a distance of 21.98 feet to a point on a line, thence, North 69° 46' 59.1" West for a distance of 13.79 feet to a point on a line, thence, North 77° 31' 32.2" West for a distance of 14.92 feet to a point on a line, thence, North 74° 13' 31.5" West for a distance of 23.53 feet to a point on a line, thence, North 89° 32' 32.8" West for a distance of 19.43 feet to a point on a line, thence, North 78° 13' 14.5" West for a distance of 17.96 feet to a point on a line, thence, North 75° 03' 30.7" West for a distance of 16.97 feet to a point on a line, thence, North 55° 12' 37.6" West for a distance of 13.78 feet to a point on a line, thence, North 68° 34' 32.8" West for a distance of 8.69 feet to a point on a line, thence, North 74° 13' 46.9" West for a distance of 11.77 feet to a point on a line, thence, North 80° 27' 49.0" West for a distance of 9.85 feet to a point on a line, thence, North 76° 04' 31.8" West for a distance of 13.34 feet to a point on a line, thence, North 69° 46' 56.7" West for a distance of 13.79 feet to a point on a line, thence, North 67° 12' 33.4" West for a distance of 12.28 feet to a point on a line, thence, North 71° 50' 34.1" West for a distance of 15.32 feet to a point on a line, thence, North 77° 30' 38.0" West for a distance of 14.92 feet to a point on a line, thence, North 80° 28' 13.9" West for a distance of 19.69 feet to a point on a line, thence, North 81° 44' 10.5" West for a distance of 22.89 feet to a point on a line, thence, North 84° 34' 23.9" West for a distance of 17.89 feet to a point on a line, thence, North 81° 25' 23.6" West for a distance of 17.25 feet to a point on a line, thence, North 82° 03' 31.4" West for a distance of 17.09 feet to a point on a line, thence, North 89° 33' 08.1" West for a distance of 11.34 feet to a point on a line, thence, South 81° 21' 10.1" West for a distance of 19.65 feet to a point on a line, thence, North 89° 32' 29.2" West for a distance of 16.19 feet to a point on a line, thence, North 84° 04' 50.4" West for a distance of 16.27 feet to a point on a line, thence, North 83° 27' 36.3" West for a distance of 14.66 feet to a point on a line, thence, North 81° 44' 28.4" West for a distance of 11.45 feet to a point on a line, thence, North 89° 33' 36.2" West for a distance of 14.57 feet to a point on a line, thence, North 84° 57' 57.2" West for a distance of 19.50 feet to a point on a line, thence, North 89° 33' 21.3" West for a distance of 19.43 feet to a point on a line, thence, South 78° 23' 42.1" West for a distance of 14.88 feet to a point on a line, thence, North 89° 33' 19.5" West for a distance of 11.33 feet to a point on a line, thence, South 89° 43' 41.4" West for a distance of 15.42 feet to a point on a line, thence, North 74° 17' 42.2" West for a distance of 12.56 feet to a point on a line, thence, North 63° 57' 28.9" West for a distance of 7.20 feet to a point on a line, thence, North 81° 45' 19.5" West for a distance of 11.45 feet to a point on a line, thence, North 82° 41' 46.3" West for a distance of 13.05 feet to a point on a line, thence, North 78° 41' 41.9" West for a distance of 16.50 feet to a point on a line, thence, North 80° 27' 49.5" West for a distance of 19.69 feet to a point on a line, thence, North 77° 31' 15.9" West for a distance of 14.92 feet to a point on a line, thence, North 84° 04' 12.7" West for a distance of 16.27 feet to a point on a line, thence, South 86° 13' 39.3" West for a distance of 21.10 feet to a point on a line, thence, South 86° 47' 04.4" West for a distance of 24.33 feet to a point on a line, thence, South 85° 27' 44.2" West for a distance of 17.87 feet to a point on a line, thence, South 82° 13' 50.9" West for a distance of 28.51 feet to a point on a line, thence, South 82° 35' 31.1" West for a distance of 27.04 feet to a point on a line, thence, South 79° 33' 53.6" West for a distance of 8.23 feet to a point on a line, thence, South 83° 36' 07.2" West for a distance of 13.04 feet to a point on a line, thence, South 83° 35' 51.5" West for a distance of 26.07 feet to a point on a line, thence, South 79°

DRAFT

34' 28.9" West for a distance of 16.47 feet to a point on a line, thence, South 86° 13' 37.6" West for a distance of 21.10 feet to a point on a line, thence, South 79° 33' 53.6" West for a distance of 16.47 feet to a point on a line, thence, South 78° 23' 47.6" West for a distance of 14.88 feet to a point on a line, thence, South 76° 55' 49.4" West for a distance of 26.61 feet to a point on a line, thence, South 68° 02' 13.5" West for a distance of 12.23 feet to a point on a line, thence, South 66° 54' 13.8" West for a distance of 24.14 feet to a point on a line, thence, South 64° 09' 41.1" West for a distance of 20.34 feet to a point on a line, thence, South 69° 24' 11.8" West for a distance of 8.66 feet to a point on a line, thence, South 75° 05' 28.6" West for a distance of 11.74 feet to a point on a line, thence, South 67° 17' 22.3" West for a distance of 15.81 feet to a point on a line, thence, South 64° 44' 07.5" West for a distance of 10.75 feet to a point on a line, thence, South 72° 40' 18.5" West for a distance of 15.28 feet to a point on a line, thence, South 68° 02' 12.5" West for a distance of 24.47 feet to a point on a line, thence, South 71° 09' 54.4" West for a distance of 18.83 feet to a point on a line, thence, South 68° 01' 53.9" West for a distance of 12.23 feet to a point on a line, thence, South 66° 49' 41.8" West for a distance of 19.39 feet to a point on a line, thence, South 61° 37' 18.3" West for a distance of 12.90 feet to a point on a line, thence, South 64° 45' 03.9" West for a distance of 10.76 feet to a point on a line, thence, South 46° 27' 08.2" West for a distance of 8.95 feet to a point on a line, thence, South 56° 57' 41.8" West for a distance of 33.46 feet to a point on a line, thence, South 45° 20' 32.6" West for a distance of 24.42 feet to a point on a line, thence, South 64° 45' 17.2" West for a distance of 10.75 feet to a point on a line, thence, South 62° 44' 10.9" West for a distance of 20.06 feet to a point on a line, thence, South 75° 45' 24.1" West for a distance of 18.38 feet to a point on a line, thence, South 76° 14' 56.1" West for a distance of 31.69 feet to a point on a line, thence, North 84° 58' 43.7" West for a distance of 19.50 feet to a point on a line, thence, South 81° 49' 15.2" West for a distance of 31.09 feet to a point on a line, thence, South 76° 55' 29.0" West for a distance of 17.08 feet to a point on a line, thence, South 77° 00' 24.7" West for a distance of 2.87 feet to a point on a line, thence, South 67° 16' 55.2" West for a distance of 15.81 feet to a point on a line, thence, South 72° 31' 04.1" West for a distance of 24.99 feet to a point on a line, thence, South 86° 57' 59.9" West for a distance of 16.47 feet to a point on a line, thence, South 82° 38' 12.8" West for a distance of 12.22 feet to a point on a line, thence, North 77° 31' 01.0" West for a distance of 15.95 feet to a point on a line, thence, North 76° 04' 29.1" West for a distance of 14.25 feet to a point on a line, thence, North 80° 27' 52.5" West for a distance of 21.06 feet to a point on a line, thence, North 89° 33' 01.9" West for a distance of 22.50 feet to a point on a line, thence, North 89° 33' 06.0" West for a distance of 24.24 feet to a point on a line, thence, North 83° 27' 25.0" West for a distance of 15.68 feet to a point on a line, thence, South 85° 52' 28.5" West for a distance of 20.83 feet to a point on a line, thence, North 76° 04' 43.9" West for a distance of 14.26 feet to a point on a line, thence, North 89° 33' 05.9" West for a distance of 12.12 feet to a point on a line, thence, North 84° 56' 07.9" West for a distance of 12.87 feet to a point on a line, thence, North 74° 41' 23.5" West for a distance of 15.40 feet to a point on a line, thence, North 71° 50' 17.8" West for a distance of 5.46 feet to a point on a line, thence, North 53° 54' 09.6" West for a distance of 8.56 feet to a point on a line, thence, North 45° 52' 14.7" West for a distance of 12.03 feet to a point on a line, thence, North 59° 41' 11.0" West for a distance of 10.01 feet to a point on a line, thence, North 63° 57' 35.9" West for a distance of 11.54 feet to a point on a line, thence, North 76° 04' 16.3" West for a distance of 14.26 feet to a point on a line, thence, North 66° 29' 14.1" West for a distance of 16.97 feet to a point on a line, thence, North 71° 50' 55.1" West for a distance of 10.92 feet to a point on a line, thence, North 77° 30' 51.4" West for a distance of 15.95 feet to a point on a line, thence, North 67° 47' 39.4" West for a distance of 22.41 feet to a point on a line, thence, North 73° 30' 18.3" West for a distance of 18.04 feet to a point on a line, thence, North 71° 50' 11.8" West for a distance of 10.92 feet to a point on a line, thence, North 79° 39' 23.9" West for a distance of 19.35 feet to a point on a line, thence, North 79° 20' 02.6" West for a distance of 22.85 feet to a point on a line, thence, North 82° 59' 16.6" West for a distance of 22.71 feet to a point on a line, thence, North 76° 03' 21.1" West for a distance of 7.13 feet to a point on a line, thence, North 71° 50' 21.7" West for a distance of 10.92 feet to a point on a line, thence, North 79° 39' 27.7" West

DRAFT

for a distance of 19.35 feet to a point on a line, thence, North 79° 21' 29.7" West for a distance of 28.17 feet to a point on a line, thence, North 78° 07' 51.5" West for a distance of 33.59 feet to a point on a line, thence, North 84° 04' 22.0" West for a distance of 17.40 feet to a point on a line, thence, North 74° 13' 32.0" West for a distance of 12.58 feet to a point on a line, thence, North 89° 33' 05.6" West for a distance of 17.31 feet to a point on a line, thence, North 84° 33' 42.4" West for a distance of 19.12 feet to a point on a line, thence, North 82° 58' 06.9" West for a distance of 15.30 feet to a point on a line, thence, South 79° 30' 53.0" West for a distance of 18.01 feet to a point on a line, thence, North 89° 32' 31.6" West for a distance of 20.77 feet to a point on a line, thence, North 89° 33' 50.3" West for a distance of 12.11 feet to a point on a line, thence, South 82° 02' 29.7" West for a distance of 22.73 feet to a point on a line, thence, North 89° 32' 47.2" West for a distance of 29.43 feet to a point on a line, thence, North 89° 32' 51.1" West for a distance of 20.77 feet to a point on a line, thence, North 89° 32' 48.6" West for a distance of 19.04 feet to a point on a line, thence, South 78° 48' 46.2" West for a distance of 24.71 feet to a point on a line, thence, South 74° 21' 24.3" West for a distance of 17.99 feet to a point on a line, thence, South 88° 40' 55.4" West for a distance of 17.06 feet to a point on a line, thence, South 74° 11' 50.6" West for a distance of 21.87 feet to a point on a line, thence, North 89° 32' 51.1" West for a distance of 10.39 feet to a point on a line, thence, South 84° 21' 34.7" West for a distance of 15.66 feet to a point on a line, thence, North 89° 33' 11.3" West for a distance of 12.11 feet to a point on a line, thence, South 75° 05' 38.3" West for a distance of 12.55 feet to a point on a line, thence, South 81° 21' 11.8" West for a distance of 10.51 feet to a point on a line, thence, South 72° 40' 13.0" West for a distance of 10.89 feet to a point on a line, thence, South 70° 37' 26.6" West for a distance of 14.69 feet to a point on a line, thence, South 69° 23' 55.6" West for a distance of 18.51 feet to a point on a line, thence, South 79° 34' 21.2" West for a distance of 17.61 feet to a point on a line, thence, North 89° 33' 32.5" West for a distance of 8.65 feet to a point on a line, thence, South 74° 21' 38.9" West for a distance of 17.99 feet to a point on a line, thence, South 64° 45' 32.8" West for a distance of 15.33 feet to a point on a line, thence, South 81° 02' 41.0" West for a distance of 21.22 feet to a point on a line, thence, South 87° 17' 42.9" West for a distance of 27.55 feet to a point on a line, thence, North 89° 33' 32.5" West for a distance of 8.65 feet to a point on a line, thence, North 67° 14' 34.1" West for a distance of 13.13 feet to a point on a line, thence, North 80° 27' 24.0" West for a distance of 10.53 feet to a point on a line, thence, North 82° 42' 19.9" West for a distance of 13.95 feet to a point on a line, thence, North 63° 59' 15.0" West for a distance of 7.70 feet to a point on a line, thence, North 71° 49' 32.7" West for a distance of 10.92 feet to a point on a line, thence, North 74° 14' 25.1" West for a distance of 12.58 feet to a point on a line, thence, North 89° 37' 03.4" West for a distance of 10.37 feet to a point on a line, thence, North 89° 36' 20.6" West for a distance of 12.11 feet to a point on a line, thence, North 89° 36' 26.3" West for a distance of 13.83 feet to a point on a line, thence, North 89° 36' 44.3" West for a distance of 15.56 feet to a point on a line, thence, North 81° 49' 17.1" West for a distance of 12.23 feet to a point on a line, thence, North 89° 35' 52.2" West for a distance of 8.65 feet to a point on a line, thence, South 83° 33' 37.0" West for a distance of 13.93 feet to a point on a line, thence, South 89° 04' 45.6" West for a distance of 12.09 feet to a point on a line, thence, South 65° 41' 51.0" West for a distance of 8.39 feet to a point on a line, thence, North 83° 31' 58.7" West for a distance of 14.26 feet to a point on a line, thence, North 80° 32' 23.8" West for a distance of 9.57 feet to a point on a line, thence, North 80° 32' 58.7" West for a distance of 9.57 feet to a point on a line, thence, North 89° 36' 28.9" West for a distance of 9.45 feet to a point on a line, thence, North 71° 54' 20.4" West for a distance of 14.89 feet to a point on a line, thence, North 83° 32' 09.7" West for a distance of 14.25 feet to a point on a line, thence, North 89° 36' 48.0" West for a distance of 28.34 feet to a point on a line, thence, South 87° 09' 57.0" West for a distance of 26.81 feet to a point on a line, thence, South 85° 49' 35.8" West for a distance of 18.95 feet to a point on a line, thence, North 89° 37' 18.7" West for a distance of 9.45 feet to a point on a line, thence, South 81° 18' 52.2" West for a distance of 9.56 feet to a point on a line, thence, South 76° 55' 52.1" West for a distance of 6.47 feet to a point on a line, thence, North 89° 37' 30.8" West for a distance of 7.87 feet to a point on a line, thence, North 85° 46' 03.4" West for a distance of 15.05

DRAFT

feet to a point on a line, thence, South 79° 41' 47.0" West for a distance of 13.56 feet to a point on a line, thence, North 78° 46' 47.0" West for a distance of 8.02 feet to a point on a line, thence, North 77° 35' 20.1" West for a distance of 14.50 feet to a point on a line, thence, North 89° 36' 28.8" West for a distance of 9.45 feet to a point on a line, thence, North 89° 36' 53.9" West for a distance of 12.60 feet to a point on a line, thence, South 83° 33' 28.8" West for a distance of 12.68 feet to a point on a line, thence, North 89° 36' 31.4" West for a distance of 14.17 feet to a point on a line, thence, North 89° 36' 33.6" West for a distance of 11.02 feet to a point on a line, thence, North 89° 36' 57.1" West for a distance of 17.32 feet to a point on a line, thence, North 81° 48' 52.1" West for a distance of 11.13 feet to a point on a line, thence, North 82° 46' 45.3" West for a distance of 12.69 feet to a point on a line, thence, North 45° 53' 46.7" West for a distance of 10.92 feet to a point on a line, thence, North 64° 02' 32.6" West for a distance of 13.98 feet to a point on a line, thence, North 73° 34' 47.9" West for a distance of 16.39 feet to a point on a line, thence, North 74° 18' 28.7" West for a distance of 11.43 feet to a point on a line, thence, North 82° 39' 45.3" West for a distance of 17.07 feet to a point on a line, thence, South 70° 23' 14.8" West for a distance of 10.45 feet to a point on a line, thence, North 68° 39' 13.5" West for a distance of 8.44 feet to a point on a line, thence, North 71° 54' 25.6" West for a distance of 9.92 feet to a point on a line, thence, North 64° 01' 57.8" West for a distance of 6.99 feet to a point on a line, thence, North 78° 46' 56.9" West for a distance of 8.02 feet to a point on a line, thence, North 69° 51' 38.9" West for a distance of 13.40 feet to a point on a line, thence, North 71° 54' 12.9" West for a distance of 9.92 feet to a point on a line, thence, North 74° 19' 19.8" West for a distance of 11.44 feet to a point on a line, thence, North 71° 54' 25.6" West for a distance of 9.92 feet to a point on a line, thence, North 74° 18' 19.1" West for a distance of 11.43 feet to a point on a line, thence, North 74° 18' 36.0" West for a distance of 11.43 feet to a point on a line, thence, North 82° 46' 44.0" West for a distance of 12.69 feet to a point on a line, thence, North 71° 54' 34.6" West for a distance of 14.89 feet to a point on a line, thence, North 64° 02' 11.8" West for a distance of 10.48 feet to a point on a line, thence, North 61° 38' 55.2" West for a distance of 16.09 feet to a point on a line, thence, North 66° 38' 42.4" West for a distance of 15.46 feet to a point on a line, thence, North 67° 22' 26.3" West for a distance of 11.96 feet to a point on a line, thence, North 59° 52' 11.4" West for a distance of 9.12 feet to a point on a line, thence, South 89° 07' 14.8" West for a distance of 10.67 feet to a point on a line, thence, North 88° 50' 42.3" West for a distance of 17.73 feet to a point on a line, thence, North 76° 10' 42.7" West for a distance of 6.50 feet to a point on a line, thence, North 68° 43' 30.8" West for a distance of 8.46 feet to a point on a line, thence, North 66° 38' 11.4" West for a distance of 15.46 feet to a point on a line, thence, North 50° 26' 26.6" West for a distance of 14.77 feet to a point on a line, thence, North 50° 46' 32.9" West for a distance of 26.02 feet to a point on a line, thence, North 57° 11' 54.6" West for a distance of 16.89 feet to a point on a line, thence, North 55° 23' 55.0" West for a distance of 13.42 feet to a point on a line, thence, North 64° 07' 36.5" West for a distance of 21.03 feet to a point on a line, thence, North 60° 33' 21.6" West for a distance of 15.71 feet to a point on a line, thence, North 60° 31' 31.9" West for a distance of 6.03 feet to a point on a line, thence, North 65° 26' 34.6" West for a distance of 29.48 feet to a point on a line, thence, North 54° 05' 31.7" West for a distance of 15.58 feet to a point on a line, thence, North 78° 47' 38.6" West for a distance of 7.91 feet to a point on a line, thence, North 78° 49' 46.6" West for a distance of 0.13 feet to a point on a line, thence, North 74° 22' 46.7" West for a distance of 13.17 feet to a point on a line, thence, North 01° 27' 23.4" East for a distance of 318.57 feet to a point on a line, thence, North 88° 32' 36.3" West for a distance of 137.92 feet to a point on a line, thence, North 87° 24' 26.4" West for a distance of 446.02 feet to a point on a line, thence, North 00° 00' 13.5" East for a distance of 1742.79 feet to a point on a line, thence, North 00° 01' 42.0" West for a distance of 96.16 feet to a point on a line, thence North 00° 03' 30.0" West a distance of 374.79 feet to the POINT OF BEGINNING. Containing 8,617.60 acres more or less.

Less and excepting the following:

DRAFT

**Parcel:** 100330009

Part of the North Half of Section 10, Township 6 North, Range 3 West, Salt Lake Base & Meridian, US Survey,

Beginning at a fence corner which Is 2,156.53 feet South 88° 59' 56" East and 887.71 feet North from the West Quarter Corner of said Section 10, running thence North 31° 28' 03" East 1,026.52 Feet along a fence to a fence corner thence North 85° 53' 52" East 42.34 feet along a fence to a point of intersection in the fence, thence South 85° 40' 22" East 206.41 feet along a fence to a fence corner, thence South 12° 36' 43" East 474.93 feet along a fence to a point of intersection in the fence, thence South 02° 14' 40" East 310.43 feet along a fence to fence corner, thence South 77° 03' 05" West 389.97 feet along a fence to a point of intersection in the fence, thence South 88° 50' 37" West 479.31 feet along a fence to a point of intersection in the fence thence North 79° 12' 45" West 41.23 feet along a fence to a fence corner and the point of beginning. Containing 11.50 acres more or less.

**Parcel:** 100330008

The Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 9, Township 6 North, Range 3 West, Salt Lake Base And Meridian,

Together with an easement for ingress and egress purposes over the easterly 50 feet of Section 16 and the South 1/2 of the Southeast Quarter of said Section 9. Said Township and Range. Containing 10.20 acres more or less.

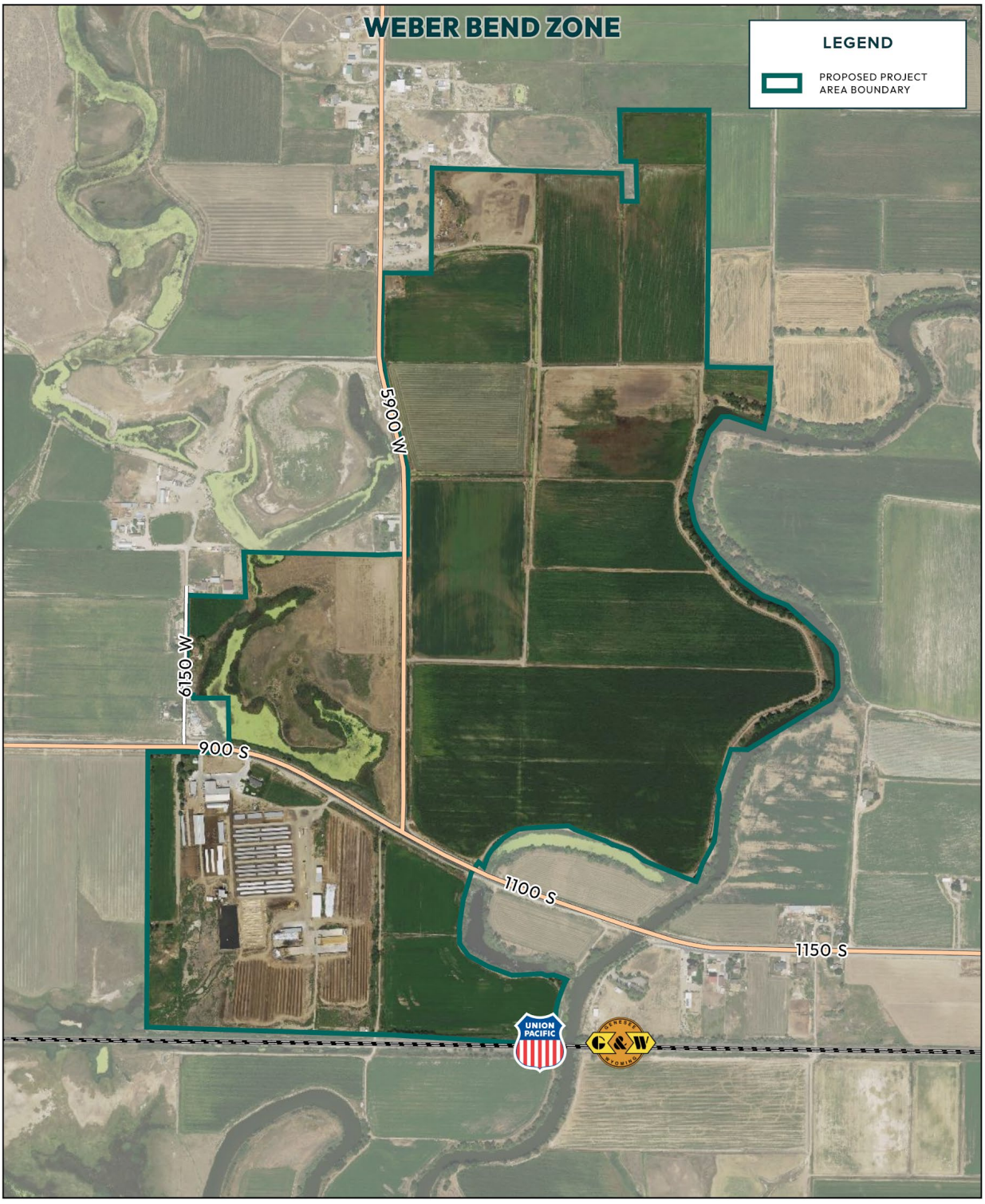
**Parcels:** 100310003, 100310001, 100310002, 100310004, 100310003

A part of Sections 4, Township 6 North, Range 3 West, Salt Lake Base and Meridian, US Survey,

Beginning at a point, said point being North 0° 23' 24" East for a distance of 1,329.77 feet from the Southeast Quarter Corner of Section 4, Township 6 North, Range 3 West or POINT OF BEGINNING; and running thence, S 89° 59' 55.0" W for a distance of 967.61 feet to a point on a line, thence, S 84° 59' 13.9" W for a distance of 164.23 feet to a point on a line, thence, N 88° 49' 51.2" W for a distance of 1547.34 feet to a point on a line, thence, N 01° 43' 54.6" E for a distance of 1399.27 feet to a point on a line, thence, N 00° 26' 10.8" E for a distance of 628.50 feet to a point on a line, thence, N 00° 06' 04.6" E for a distance of 627.04 feet to a point on a line, thence, N 00° 00' 00.0" E for a distance of 0.02 feet to a point on a line, thence, S 88° 32' 32.9" E for a distance of 832.79 feet to a point on a line, thence, S 88° 47' 21.6" E for a distance of 1798.48 feet to a point on a line, thence, S 00° 55' 57.5" W for a distance of 1003.45 feet to a point on a line, thence, S 00° 24' 17.7" W for a distance of 254.22 feet to a point on a line, thence, S 00° 41' 25.9" E for a distance of 1052.33 feet to a point on a line, thence S 00° 55' 35.1" E a distance of 302.45 feet to the POINT OF BEGINNING. Containing 159.79 acres more or less.

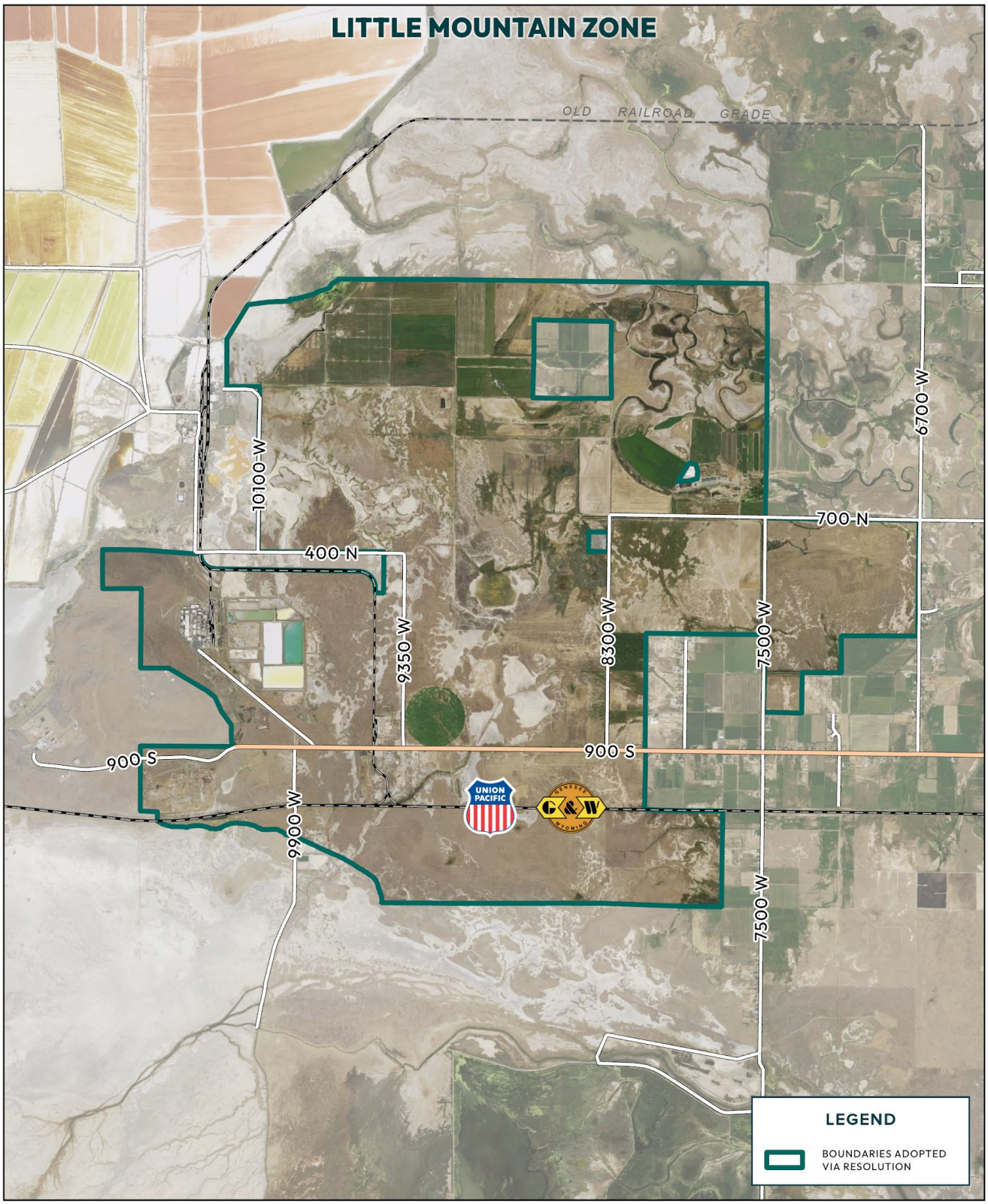
DRAFT

# Appendix B: Maps & Imagery of the Project Area



# WEST WEBER PROJECT AREA

Weber County, Utah



# Appendix C: Legislative Body Written Consent

The Weber County Commission passed  Resolution 39-2023 on September 12, 2023.

Amended Resolution 02-2024 was passed by the Weber County Commission on January 2, 2023.

Parcels included in the Weber Bend Zone identified in Resolution 39-2023 were excluded in error from the amended Resolution 02-2024. UIPA Staff has confirmed with Weber County that they should be included in the Project Area. The boundary maps and legal descriptions reflect these changes.

DRAFT

## WEBER COUNTY COMMISSIONERS: RESOLUTION 39-2023

**RESOLUTION NO. 39-2023**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY REQUESTING THAT THE UTAH INLAND PORT AUTHORITY ADOPT CERTAIN LAND INTO ITS PROJECT AREA AND ADOPT A PROJECT AREA PLAN FOR SUCH LAND.**

**WHEREAS**, the State Legislature has created the Utah Inland Port Authority (the "Authority") under Article XI, Section 8 of the Utah Constitution; and

**WHEREAS**, The purpose of the Authority is to fulfill the statewide public purpose of working in concert with applicable state and local government entities, property owners and other private parties, and other stakeholders to encourage and facilitate development of the authority jurisdictional land and land in other authority project areas to maximize the long-term economy and other benefits for the state, consistent with the strategies, policies, and objectives described in the Utah Inland Port Authority Act, Title 11, Chapter 58, Utah Code Ann., including:

1. the development of "inland port uses", as defined in Utah Code Ann. § 11-58-102(10), on the authority jurisdictional land and on land in other authority project areas;

2. the development of infrastructure to support inland port uses and associated uses on the authority jurisdictional land and on land in other authority project areas; and

3. other development on the authority jurisdictional land and on land in other authority project areas; and

**WHEREAS**, the Board of County Commissioners of Weber County (the "Commission) has identified certain parcels within unincorporated Weber County, which are more particularly identified and illustrated in **Exhibit A** of this Resolution (the "Proposed Area"), that are currently underdeveloped but collectively have a high potential for becoming a successful "inland port" as defined in Utah Code Ann. § 11-58-102(9); and

**WHEREAS**, the Commission finds that Weber County residents can enjoy tremendous benefits from an inland port in the Proposed Area, including the creation of new jobs, boosting the local economy, access to state and federal resources, and assisting with the development of the West Weber Industrial District and Renewable Energy Hub; and

**WHEREAS,** the Commission discussed this topic in an open and public meeting on September 11, 2023 at 1:45pm and voted unanimously to partner with the Utah Inland Port Authority to create a long-term plan for the Proposed Area and develop the Proposed Area into an inland port.

**NOW, THEREFORE, BE IT RESOLVED** by the Commission as follows:

1. The Commission requests that the Utah Inland Port Authority designate the Proposed Area as part of its "project area" as defined in Utah Code Ann. § 11-58-102(15).

2. The Commission requests that the Utah Inland Port Authority commence work on drafting a project area plan for the Proposed Area.

3. In accordance with Utah Code Ann. § 11-58-501(2)(a), the Commission consents to the Utah Inland Port Authority including the Proposed Area in a project area plan.

This Resolution shall take effect upon the date of signature of the Commission Chair below.

**SIGNED AND EFFECTIVE** by the Commission this 12th day of September 2023.

**BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY**

By _____
Gage Froerer, Chair

ATTEST:

_____
Ricky Hatch, CPA
Weber County Clerk/Auditor

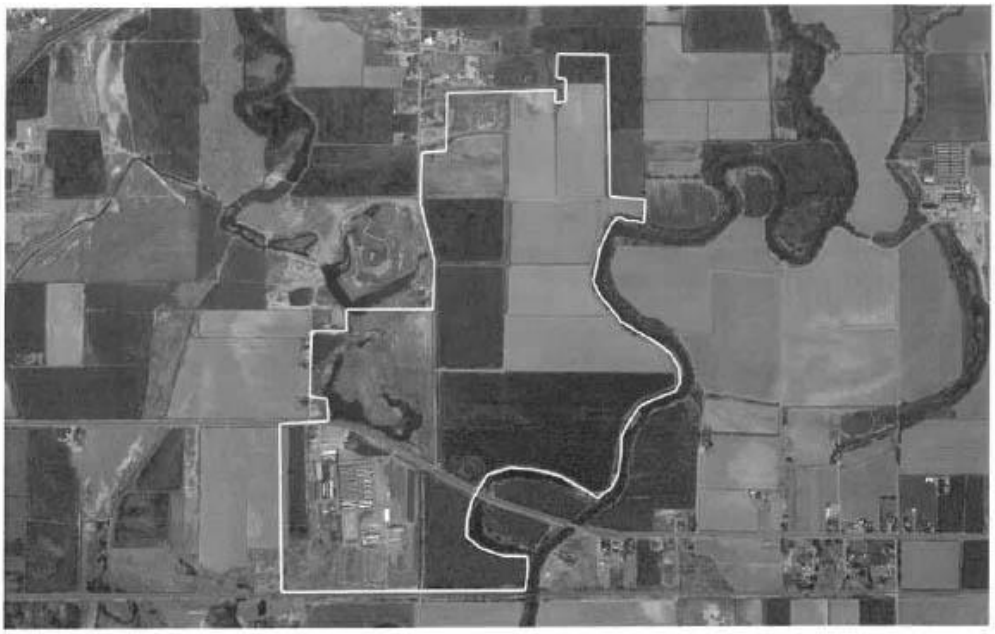
**Exhibit A**

Description and Maps of Proposed Area

**Description.** All of the following parcels located within Weber County:

- 150510045
- 150510026
- 150510020
- 150510018
- 150510019
- 150530011
- 150530012
- 150530013
- 100450062
- 100350008
- 100450005
- 150530020
- 150510022
- 150510023
- 100350007
- 100450067
- 100450068
- 100450065
- 150530033
- 150530016

**Maps.** See next page.




North
Ogden
15
15
39
Project Area
Great Salt Lake

## WEBER COUNTY COMMISSIONERS: RESOLUTION 02-2024

**RESOLUTION NO. 02-2024**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY REQUESTING THAT THE UTAH INLAND PORT AUTHORITY ADOPT CERTAIN LAND INTO ITS PROJECT AREA AND ADOPT A PROJECT AREA PLAN FOR SUCH LAND.**

**WHEREAS**, the State Legislature has created the Utah Inland Port Authority (the "Authority") under Article XI, Section 8 of the Utah Constitution; and

**WHEREAS**, The purpose of the Authority is to fulfill the statewide public purpose of working in concert with applicable state and local government entities, property owners and other private parties, and other stakeholders to encourage and facilitate development of the authority jurisdictional land and land in other authority project areas to maximize the long-term economy and other benefits for the state, consistent with the strategies, policies, and objectives described in the Utah Inland Port Authority Act, Title 11, Chapter 58, Utah Code Ann., including:

1. the development of "inland port uses", as defined in Utah Code Ann. § 11-58-102(10), on the authority jurisdictional land and on land in other authority project areas;

2. the development of infrastructure to support inland port uses and associated uses on the authority jurisdictional land and on land in other authority project areas; and

3. other development on the authority jurisdictional land and on land in other authority project areas; and

**WHEREAS**, the Board of County Commissioners of Weber County (the "Commission) has identified certain parcels within unincorporated Weber County, which are more particularly identified and illustrated in **Exhibit A** of this Resolution (the "Proposed Area"), that are currently underdeveloped but collectively have a high potential for becoming a successful "inland port" as defined in Utah Code Ann. § 11-58-102(9); and

**WHEREAS**, on August 8, 2023, the Commission requested by resolution that a portion of the Proposed Area be included in a Utah Inland Port Authority project area in western Weber County, and the Commission has since identified additional parcels that should be added to this request; and

**WHEREAS**, the Commission finds that Weber County residents can enjoy tremendous benefits from an inland port in the Proposed Area, including the creation of new jobs, boosting the local economy, access to state and federal resources, and assisting with the development of the West Weber Industrial District and Renewable Energy Hub; and

**WHEREAS,** the Commission wishes to partner with the Utah Inland Port Authority to create a long-term plan for the Proposed Area and develop the Proposed Area into an inland port.

**NOW, THEREFORE, BE IT RESOLVED** by the Commission as follows:

1. The Commission requests that the Utah Inland Port Authority designate the Proposed Area as part of its "project area" as defined in Utah Code Ann. § 11-58-102(15).

2. The Commission requests that the Utah Inland Port Authority commence work on drafting a project area plan for the Proposed Area.

3. The Commission requests that the Utah Inland Port Authority, in creating and carrying out a project area plan for the Proposed Area: (1) work directly with a specialized economic development committee appointed by the Weber County Commission, and (2) before making financing decisions for the benefit of the project area, take into consideration the recommendations of such committee on a project by project basis.

4. In accordance with Utah Code Ann. § 11-58-501(2)(a), and in consideration of the requests listed above, the Commission consents to the Utah Inland Port Authority including the Proposed Area in a project area plan.

This RESOLUTION shall take effect immediately upon its adoption by the Commission.

**ADOPTED** by the Commission this 2nd day of January 2024.

**BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY**

By _____

_____, Chair

Commissioner Harvey voted Aye
Commissioner Bolos voted Aye
Commissioner Froerer voted Aye

ATTEST:

_____
Ricky Hatch, CPA
Weber County Clerk/Auditor

# Exhibit A

Description and Maps of Proposed Area

# Legal Description of Project Area

WEBER BEND ZONE

**Parcels:** 150510023, 150530011, 150510026, 150510026, 150530012, 150530020, 150510018, 150530013, 100450062, 150510020, 100350076, 150510045, 150510026, 100350074, 100450065, 150510026, 150510022, 100450005, 150510019, 100450067

A part of Sections 13, 18, 19, 24, Township 6 North, Ranges 2, 3, West, Salt Lake Base and Meridian, US Survey,

Beginning at a point, said point being South 89° 21' 40" West for a distane of 1,504.47 feet from the Northeast Quarter of the Northeast Quarter of Section 24, Township 6 North, Range 3 North or POINT OF BEGINNING; and running thence, North 89° 42' 50.8" East for a distance of 156.69 feet to a point on a line, thence, North 90° 00' 00.0" East for a distance of 19.63 feet to a point on a line, thence, South 88° 41' 54.3" East for a distance of 130.47 feet to a point on a line, thence, South 86° 24' 03.1" East for a distance of 32.00 feet to a point on a line, thence, South 86° 59'32.4" East for a distance of 52.66 feet to a point on a line, thence, South 85° 14' 39.7" East for a distance of 28.47 feet to a point on a line, thence, South 86° 29' 03.6" East for a distance of 21.94 feet to a point on a line, thence, South 85° 24' 24.7" East for a distance of 23.49 feet to a point on a line, thence, South 84° 19' 43.1" East for a distance of 23.51 feet to a point on a line, thence, South 83° 14' 51.9" East for a distance of 23.52 feet to a point on a line, thence, South 82° 10' 43.4" East for a distance of 23.54 feet to a point on a line, thence, South 81° 06' 13.2" East for a distance of 23.54 feet to a point on a line, thence, South 80° 01' 26.7" East for a distance of 23.57 feet to a point on a line, thence, South 78° 57' 33.9" East for a distance of 23.58 feet to a point on a line, thence, South 77° 53' 19.6" East for a distance of 23.60 feet to a point on a line, thence, South 76° 49' 22.1" East for a distance of 23.62 feet to a point on a line, thence, South 75° 45' 10.0" East for a distance of 19.97 feet to a point on a line, thence, North 03° 05' 29.6" West for a distance of 82.04 feet to a point on a line, thence, North 70° 50' 28.5" West for a distance of 11.13 feet to a point on a line, thence, North 71° 55' 21.9" West for a distance of 11.12 feet to a point on a line, thence, North 72° 57' 51.5" West for a distance of 11.11 feet to a point on a line, thence, North 74° 02' 59.0" West for a distance of 11.10 feet to a point on a line, thence, North 75° 05' 48.6" West for a distance of 11.10 feet to a point on a line, thence, North 76° 09' 42.7" West for a distance of 11.09 feet to a point on a line, thence, North 77° 14' 07.5" West for a distance of 11.09 feet to a point on a line, thence, North 78° 17' 43.8" West for a distance of 11.08 feet to a point on a line, thence, North 79° 22' 13.2" West for a distance of 11.08 feet to a point on a line, thence, North 80° 26' 31.8" West for a distance of 11.07 feet to a point on a line, thence, North 81° 29' 35.1" West for a distance of 11.07 feet to a point on a line, thence, North 82° 34' 37.0" West for a distance of 11.06 feet to a point on a line, thence, North 83° 37' 31.4" West for a distance of 2.17 feet to a point on a line, thence, North 83° 38' 51.6" West for a distance of 8.89 feet to a point on a line, thence, North 84° 43' 07.0" West for a distance of 11.06 feet to a point on a line, thence, North 85° 47' 21.7" West for a distance of 11.05 feet to a point on a line, thence, North 86° 52' 13.0" West for a distance of 1.66 feet to a point on a line, thence, North 01° 06' 41.2" West for a distance of 298.40 feet to a point on a line, thence, South 89° 56' 25.4" West for a distance of 236.24 feet to a point on a line, thence, North 02° 52' 12.6" West for a distance of 20.79 feet to a point on a line, thence, North 87° 27' 50.5" West for a distance of 49.89 feet to a point on a line, thence, North 01° 10' 32.0" East for a distance of 315.80 feet to a point on a line, thence, North 00° 00' 09.0" West for a distance of 340.14 feet to a p oint on a line,

thence, North 04° 40' 49.9" East for a distance of 21.30 feet to a point on a line, thence, South 88° 15' 52.1" East for a distance of 397.91 feet to a point on a line, thence, North 02° 28' 36.1" West for a distance of 307.07 feet to a point on a line, thence, South 88° 45' 38.5" East for a distance of 919.75 feet to a point on a line, thence, North 87° 57' 12.4" East for a distance of 134.57 feet to a point on a line, thence, South 01° 01' 22.8" East for a distance of 0.02 feet to a point on a line, thence, South 89° 29' 12.5" East for a distance of 59.85 feet to a point on a line, thence, North 00° 30' 47.6" East for a distance of 567.73 feet to a point on a line, thence, North 13° 43' 11.9" West for a distance of 610.01 feet to a point on a line, thence, North 09° 09' 43.1" West for a distance of 137.23 feet to a point on a line, thence, North 89° 16' 23.7" West for a distance of 0.16 feet to a point on a line, thence, North 89° 36' 23.1" West for a distance of 15.04 feet to a point on a line, thence, North 00° 50' 31.3" East for a distance of 620.61 feet to a point on a line, thence, South 89° 48' 27.2" East for a distance of 13.87 feet to a point on a line, thence, South 89° 31' 40.4" East for a distance of 317.75 feet to a point on a line, thence, North 00° 19' 07.2" East for a distance of 559.63 feet to a point on a line, thence, North 01° 11' 00.8" East for a distance of 157.33 feet to a point on a line, thence, South 88° 20' 50.7" East for a distance of 1291.70 feet to a point on a line, thence, South 01° 11' 12.1" East for a distance of 189.54 feet to a point on a line, thence, South 89° 36' 41.5" East for a distance of 101.86 feet to a point on a line, thence, North 01° 44' 52.3" West for a distance of 272.71 feet to a point on a line, thence, North 89° 47' 57.8" West for a distance of 102.04 feet to a point on a line, thence, North 01° 41' 56.9" West for a distance of 350.69 feet to a point on a line, thence, South 89° 51' 07.4" East for a distance of 609.91 feet to a point on a line, thence, South 00° 11' 03.1" West for a distance of 897.68 feet to a point on a line, thence, South 00° 41' 26.8" West for a distance of 851.46 feet to a point on a line, thence, South 88° 56' 24.1" East for a distance of 436.03 feet to a point on a line, thence, South 03° 15' 59.1" West for a distance of 272.17 feet to a point on a line, thence, South 12° 58' 35.3" West for a distance of 141.69 feet to a point on a line, thence, North 71° 31' 57.6" West for a distance of 247.98 feet to a point on a line, thence, South 89° 16' 01.6" West for a distance of 49.71 feet to a point on a line, thence, South 40° 24' 32.4" West for a distance of 138.98 feet to a point on a line, thence, South 20° 19' 34.1" West for a distance of 238.93 feet to a point on a line, thence, South 11° 30' 11.3" West for a distance of 241.77 feet to a point on a line, thence, South 13° 26' 30.0" East for a distance of 88.70 feet to a point on a line, thence, South 11° 34' 41.1" East for a distance of 54.73 feet to a point on a line, thence, South 22° 22' 48.1" East for a distance of 76.65 feet to a point on a line, thence, South 37° 30' 14.7" East for a distance of 112.99 feet to a point on a line, thence, South 36° 25' 51.2" East for a distance of 108.82 feet to a point on a line, thence, South 45° 00' 00.0" East for a distance of 227.00 feet to a point on a line, thence, South 54° 22' 53.7" East for a distance of 171.81 feet to a point on a line, thence, South 68° 17' 04.3" East for a distance of 183.37 feet to a point on a line, thence, South 47° 50' 44.8" East for a distance of 408.58 feet to a point on a line, thence, South 30° 01' 19.1" East for a distance of 62.38 feet to a point on a line, thence, South 04° 08' 41.0" East for a distance of 144.21 feet to a point on a line, thence, South 00° 00' 00.0" East for a distance of 87.55 feet to a point on a line, thence, South 29° 28' 14.7" West for a distance of 92.97 feet to a point on a line, thence, South 60° 12' 53.7" West for a distance of 62.22 feet to a point on a line, thence, South 58° 42' 27.2" West for a distance of 602.12 feet to a point on a line, thence, North 88° 32' 51.7" West for a distance of 64.19 feet to a point on a line, thence, North 88° 32' 52.3" West for a distance of 45.55 feet to a point on a line, thence, North 88° 32' 42.9" West for a distance of 5.14 feet to a point on a line, thence, South 18° 11' 41.2" West for a distance of 203.24 feet to a point on a line, thence, South 18° 06' 59.8" West for a distance of 69.02 feet to a point on a line, thence, South 24° 09' 44.5" West for a distance of 14.92 feet to a point on a line, thence, South 18° 25' 38.7" East for a distance of 32.38 feet to a point on a line, thence, South 04° 42' 36.8" East for a distance of 37.13 feet to a point on a line, thence, South 11° 17' 31.5" West for a distance of 70.62 feet to a point on a line, thence, South 02° 09' 17.4" West for a distance of 66.28 feet to a point on a line, thence, South 06° 52' 48.6" West for a distance of 154.51 feet to a point on a line, thence, South 27° 55' 00.9" West for a distance of 176.50 feet to a point on a line, thence, South 18° 55' 23.3" West for a distance of 96.56 feet

to a point on a line, thence, South 24° 20' 24.9" West for a distance of 25.80 feet to a point on a line, thence, North 70° 57' 26.4" West for a distance of 78.95 feet to a point on a line, thence, North 66° 47' 24.8" West for a distance of 97.08 feet to a point on a line, thence, North 67° 56' 53.1" West for a distance of 209.78 feet to a point on a line, thence, North 52° 03' 27.0" West for a distance of 107.72 feet to a point on a line, thence, North 71° 27' 12.1" West for a distance of 117.45 feet to a point on a line, thence, North 84° 09' 03.1" West for a distance of 13.03 feet to a point on a line, thence, North 57° 49' 39.0" West for a distance of 48.55 feet to a point on a line, thence, North 69° 55' 56.2" West for a distance of 234.48 feet to a point on a line, thence, North 58° 19' 39.5" West for a distance of 45.59 feet to a point on a line, thence, South 86° 50' 30.4" West for a distance of 15.24 feet to a point on a line, thence, South 86° 50' 32.9" West for a distance of 43.04 feet to a point on a line, thence, South 88° 27' 14.0" West for a distance of 67.35 feet to a point on a line, thence, South 86° 45' 39.9" West for a distance of 60.52 feet to a point on a line, thence, South 85° 58' 19.2" West for a distance of 96.35 feet to a point on a line, thence, South 82° 35' 40.2" West for a distance of 62.76 feet to a point on a line, thence, South 61° 26' 27.4" West for a distance of 68.24 feet to a point on a line, thence, South 54° 10' 28.5" West for a distance of 23.06 feet to a point on a line, thence, South 58° 56' 02.0" West for a distance of 25.70 feet to a point on a line, thence, South 42° 45' 45.3" West for a distance of 11.55 feet to a point on a line, thence, South 42° 45' 44.1" West for a distance of 55.92 feet to a point on a line, thence, South 46° 53' 18.3" West for a distance of 44.36 feet to a point on a line, thence, South 32° 46' 00.9" West for a distance of 49.06 feet to a point on a line, thence, South 20° 08' 54.5" West for a distance of 80.42 feet to a point on a line, thence, North 47° 38' 44.1" West for a distance of 33.86 feet to a point on a line, thence, North 47° 41' 18.4" West for a distance of 15.76 feet to a point on a line, thence, North 56° 50' 28.6" West for a distance of 571.12 feet to a point on a line, thence, South 89° 35' 54.2" West for a distance of 84.95 feet to a point on a line, thence, South 01° 10' 18.9" West for a distance of 2.78 feet to a point on a line, thence, North 77° 35' 03.1" West for a distance of 146.76 feet to a point on a line, thence, South 02° 38' 54.0" East for a distance of 81.40 feet to a point on a line, thence, South 01° 01' 47.6" West for a distance of 15.30 feet to a point on a line, thence, South 00° 43' 27.9" West for a distance of 1419.18 feet to a point on a line, thence, North 88° 07' 09.5" West for a distance of 1321.87 feet to a point on a line, thence, North 00° 43' 35.2" East for a distance of 836.99 feet to a point on a line, thence, North 88° 51' 53.3" West for a distance of 172.67 feet to a point on a line, thence, North 00° 05' 45.5" East for a distance of 1042.75 feet to a point on a line, thence North 00° 00' 00.0" West a distance of 0.02 feet to the POINT OF BEGINNING. Containing 349.37 acres more or less.

### LITTLE MOUNTAIN ZONE

**Parcels:** 100330001, 100400009, 100400006, 100380003, 100300002, 100320021, 100400005, 100310013, 100400004, 100400004, 100330002, 100420002, 100400005, 100410013, 100420001, 1004000 05, 100310005, 100400011, 100380011, 100430032, 100370002, 100390003, 100330007, 100390011, 100400003, 100410008, 100400004, 100360001, 100400006, 101080001, 100380010, 100420004, 100410017, 100380017, 100410010, 100330004, 100380013, 100330002, 100400007, 100410011, 100410012, 100380005, 100400012, 100410007, 100410006, 100410022, 100320001, 100380003, 100410019, 100410014, 100380005, 100310012, 100310009, 100380012, 100410009, 100410015, 100310014, 100400003, 100430010, 100420003, 100320001, 100410014, 100380001, 100400010, 100360001, 100310015, 100400013, 100410018, 100420005, 100410018, 100410018, 100410018, 100410018, 100320017, 100320021, 100380004, 100370011, 100410021, 100380002, 100410034, 100380016, 100380015, 100410033, 100410030, 100410032, 100410037, 100410036, 100410035

A part of Sections 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, Township 6 North, Ranges 3, 4 West, Salt Lake Base and Meridian, US Survey,

Beginning at a point, said point being South 51° 53' 23" East for a distance of 23.54 feet from the Northwest Quarter of the Northwest Quarter of Section 19, Township 6 North, Range 3 North or POINT OF BEGINNING; and running thence, South 89° 33' 39.5" East for a distance of 578.19 feet to a point on a line, thence, South 89° 33' 39.6" East for a distance of 2245.49 feet to a point on a line, thence, South 89° 02' 16.7" East for a distance of 342.61 feet to a point on a line, thence, North 46° 21' 45.6" East for a distance of 53.47 feet to a point on a line, thence, North 42° 10' 45.8" West for a distance of 165.17 feet to a point on a line, thence, North 00° 21' 24.5" West for a distance of 586.46 feet to a point on a line, thence, North 36° 35' 27.9" West for a distance of 547.41 feet to a point on a line, thence, North 25° 23' 38.7" West for a distance of 92.55 feet to a point on a line, thence, North 24° 16' 51.8" West for a distance of 453.20 feet to a point on a line, thence, North 51° 43' 05.2" West for a distance of 361.67 feet to a point on a line, thence, North 59° 15' 34.2" West for a distance of 1491.35 feet to a point on a line, thence, North 89° 44' 57.8" West for a distance of 675.78 feet to a point on a line, thence, North 89° 37' 40.5" West for a distance of 289.03 feet to a point on a line, thence, North 00° 31' 40.5" East for a distance of 2704.68 feet to a point on a line, thence, South 89° 42' 18.4" West for a distance of 1010.53 feet to a point on a line, thence, South 89° 42' 17.1" West for a distance of 304.08 feet to a point on a line, thence, North 00° 10' 33.9" West for a distance of 1306.65 feet to a point on a line, thence, North 00° 10' 28.1" West for a distance of 25.32 feet to a point on a line, thence, South 89° 24' 46.2" East for a distance of 1338.10 feet to a point on a line, thence, South 85° 41' 30.9" East for a distance of 1775.89 feet to a point on a line, thence, North 89° 40' 48.2" East for a distance of 66.21 feet to a point on a line, thence, North 89° 42' 35.7" East for a distance of 134.27 feet to a point on a line, thence, North 89° 26' 56.1" East for a distance of 28.31 feet to a point on a line, thence, South 00° 11' 14.7" West for a distance of 29.89 feet to a point on a line, thence, South 15° 18' 22.2" East for a distance of 4.84 feet to a point on a line, thence, South 15° 41' 13.9" East for a distance of 4.85 feet to a point on a line, thence, South 16° 05' 09.6" East for a distance of 2.66 feet to a point on a line, thence, South 02° 58' 18.0" East for a distance of 23.33 feet to a point on a line, thence, South 07° 22' 20.0" East for a distance of 33.71 feet to a point on a line, thence, South 11° 25' 01.6" East for a distance of 33.71 feet to a point on a line, thence, South 15° 27' 46.7" East for a distance of 33.71 feet to a point on a line, thence, South 19° 30' 27.7" East for a distance of 33.71 feet to a point on a line, thence, South 23° 33' 12.1" East for a distance of 33.71 feet to a point on a line, thence, South 27° 35' 53.9" East for a distance of 33.71 feet to a point on a line, thence, South 31° 38' 35.4" East for a distance of 33.71 feet to a point on a line, thence, South 35° 41' 18.7" East for a distance of 33.71 feet to a point on a line, thence, South 39° 44' 02.8" East for a distance of 33.71 feet to a point on a line, thence, South 43° 46' 44.9" East for a distance of 33.71 feet to a point on a line, thence, South 47° 49' 27.8" East for a distance of 33.71 feet to a point on a line, thence, South 51° 52' 10.3" East for a distance of 33.71 feet to a point on a line, thence, South 55° 54' 52.1" East for a distance of 33.71 feet to a point on a line, thence, South 59° 57' 35.7" East for a distance of 33.71 feet to a point on a line, thence, South 64° 00' 19.1" East for a distance of 33.71 feet to a point on a line, thence, South 68° 03' 01.8" East for a distance of 33.71 feet to a point on a line, thence, South 72° 05' 44.8" East for a distance of 33.71 feet to a point on a line, thence, South 74° 09' 25.0" East for a distance of 0.03 feet to a point on a line, thence, South 74° 35' 53.1" East for a distance of 7.93 feet to a point on a line, thence, South 75° 15' 23.1" East for a distance of 0.03 feet to a point on a line, thence, South 75° 25' 32.8" East for a distance of 0.03 feet to a point on a line, thence, South 75° 47' 51.1" East for a distance of 12.01 feet to a point on a line, thence, South 77° 24' 23.9" East for a distance of 0.03 feet to a point on a line, thence, South 77° 03' 00.0" East for a distance of 8.78 feet to a point on a line, thence, South 78° 15' 41.2" East for a distance of 0.05 feet to a point on a line, thence, South 78° 07' 29.7" East for a distance of 9.05 feet to a point on a line, thence, South 79° 56' 08.2" East for a distance of 21.08 feet to a point on a line, thence, South 81° 35' 27.2" East for a distance of 6.48 feet to a point on a line, thence, South 83° 49' 33.0" East for a distance of 11.38 feet to a point on a line, thence, South 80° 53' 53.8" East for a distance of 5.51 feet to a point on a line, thence, South 83° 18' 26.6" East for a distance of 8.86 feet to a point on a line, thence, South 83° 18'

20.1" East for a distance of 10.19 feet to a point on a line, thence, South 83° 18' 33.7" East for a distance of 7.55 feet to a point on a line, thence, South 83° 18' 29.0" East for a distance of 6.32 feet to a point on a line, thence, South 83° 18' 22.6" East for a distance of 9.34 feet to a point on a line, thence, South 83° 18' 26.2" East for a distance of 7.12 feet to a point on a line, thence, South 83° 18' 25.4" East for a distance of 7.15 feet to a point on a line, thence, South 83° 18' 25.1" East for a distance of 10.64 feet to a point on a line, thence, South 87° 28' 16.1" East for a distance of 5.32 feet to a point on a line, thence, South 78° 44' 49.3" East for a distance of 4.85 feet to a point on a line, thence, South 83° 18' 23.2" East for a distance of 9.31 feet to a point on a line, thence, South 83° 18' 28.0" East for a distance of 9.79 feet to a point on a line, thence, South 83° 18' 26.7" East for a distance of 10.38 feet to a point on a line, thence, South 86° 04' 50.4" East for a distance of 9.50 feet to a point on a line, thence, South 82° 34' 57.4" East for a distance of 4.86 feet to a point on a line, thence, South 82° 58' 01.7" East for a distance of 4.86 feet to a point on a line, thence, South 83° 26' 03.0" East for a distance of 4.86 feet to a point on a line, thence, South 83° 49' 25.7" East for a distance of 4.86 feet to a point on a line, thence, South 84° 18' 40.1" East for a distance of 1.20 feet to a point on a line, thence, South 85° 26' 06.4" East for a distance of 4.48 feet to a point on a line, thence, South 85° 41' 02.3" East for a distance of 0.16 feet to a point on a line, thence, South 85° 45' 42.2" East for a distance of 4.07 feet to a point on a line, thence, South 85° 54' 38.5" East for a distance of 0.36 feet to a point on a line, thence, South 86° 06' 19.3" East for a distance of 4.36 feet to a point on a line, thence, South 86° 22' 10.0" East for a distance of 0.50 feet to a point on a line, thence, South 86° 26' 04.0" East for a distance of 3.48 feet to a point on a line, thence, South 86° 35' 48.9" East for a distance of 0.66 feet to a point on a line, thence, South 86° 46' 32.4" East for a distance of 4.31 feet to a point on a line, thence, South 86° 58' 31.1" East for a distance of 0.25 feet to a point on a line, thence, South 87° 07' 04.2" East for a distance of 4.23 feet to a point on a line, thence, South 87° 25' 35.9" East for a distance of 0.18 feet to a point on a line, thence, South 87° 26' 48.7" East for a distance of 4.30 feet to a point on a line, thence, North 84° 54' 00.7" East for a distance of 8.20 feet to a point on a line, thence, South 89° 35' 01.6" East for a distance of 380.81 feet to a point on a line, thence, South 89° 34' 58.5" East for a distance of 19.15 feet to a point on a line, thence, South 88° 55' 44.0" East for a distance of 2103.57 feet to a point on a line, thence, South 88° 59' 57.3" East for a distance of 2091.70 feet to a point on a line, thence, South 89° 22' 58.2" East for a distance of 0.18 feet to a point on a line, thence, South 89° 24' 10.7" East for a distance of 11.34 feet to a point on a line, thence, South 88° 20' 59.8" East for a distance of 6.29 feet to a point on a line, thence, North 89° 58' 07.7" East for a distance of 11.45 feet to a point on a line, thence, South 85° 00' 46.6" East for a distance of 6.16 feet to a point on a line, thence, North 89° 13' 34.1" East for a distance of 6.39 feet to a point on a line, thence, South 89° 24' 55.3" East for a distance of 5.63 feet to a point on a line, thence, South 89° 45' 03.0" East for a distance of 5.21 feet to a point on a line, thence, South 88° 24' 18.7" East for a distance of 5.98 feet to a point on a line, thence, North 89° 19' 33.2" East for a distance of 8.17 feet to a point on a line, thence, South 84° 23' 33.3" East for a distance of 6.18 feet to a point on a line, thence, North 88° 25' 20.6" East for a distance of 5.98 feet to a point on a line, thence, South 84° 55' 45.2" East for a distance of 3.96 feet to a point on a line, thence, North 89° 18' 30.1" East for a distance of 5.98 feet to a point on a line, thence, North 89° 53' 53.1" East for a distance of 5.90 feet to a point on a line, thence, South 89° 34' 48.1" East for a distance of 11.59 feet to a point on a line, thence, South 88° 43' 45.5" East for a distance of 5.90 feet to a point on a line, thence, South 88° 15' 31.7" East for a distance of 5.91 feet to a point on a line, thence, North 87° 37' 57.0" East for a distance of 6.79 feet to a point on a line, thence, South 87° 21' 06.9" East for a distance of 5.91 feet to a point on a line, thence, South 86° 52' 46.2" East for a distance of 5.91 feet to a point on a line, thence, North 88° 05' 21.7" East for a distance of 6.32 feet to a point on a line, thence, South 85° 57' 21.0" East for a distance of 5.91 feet to a point on a line, thence, South 89° 01' 51.9" East for a distance of 5.16 feet to a point on a line, thence, North 86° 17' 44.7" East for a distance of 5.69 feet to a point on a line, thence, South 84° 45' 33.7" East for a distance of 6.22 feet to a point on a line, thence, North 85° 56' 28.1" East for a distance of 6.01 feet to a point on a line, thence, South 83° 41' 40.5" East for a distance of 5.91 feet to a point on a line,

thence, South 87° 59' 17.7" East for a distance of 10.49 feet to a point on a line, thence, South 87° 08' 39.7" East for a distance of 6.38 feet to a point on a line, thence, South 86° 34' 01.5" East for a distance of 5.18 feet to a point on a line, thence, South 85° 58' 46.0" East for a distance of 6.55 feet to a point on a line, thence, South 85° 23' 45.2" East for a distance of 5.19 feet to a point on a line, thence, South 84° 48' 46.9" East for a distance of 6.39 feet to a point on a line, thence, South 86° 39' 36.1" East for a distance of 6.42 feet to a point on a line, thence, South 79° 31' 33.2" East for a distance of 5.91 feet to a point on a line, thence, South 79° 05' 47.3" East for a distance of 5.91 feet to a point on a line, thence, North 85° 54' 58.7" East for a distance of 6.24 feet to a point on a line, thence, South 78° 10' 14.2" East for a distance of 5.91 feet to a point on a line, thence, South 77° 41' 42.3" East for a distance of 5.91 feet to a point on a line, thence, South 83° 06' 34.5" East for a distance of 7.07 feet to a point on a line, thence, South 76° 48' 02.3" East for a distance of 5.91 feet to a point on a line, thence, South 81° 50' 30.1" East for a distance of 11.31 feet to a point on a line, thence, South 75° 24' 57.8" East for a distance of 5.91 feet to a point on a line, thence, South 74° 55' 37.7" East for a distance of 5.91 feet to a point on a line, thence, South 81° 20' 14.9" East for a distance of 6.19 feet to a point on a line, thence, South 73° 59' 45.8" East for a distance of 5.91 feet to a point on a line, thence, South 73° 34' 46.5" East for a distance of 5.91 feet to a point on a line, thence, South 73° 08' 50.7" East for a distance of 5.91 feet to a point on a line, thence, South 79° 17' 29.5" East for a distance of 5.81 feet to a point on a line, thence, South 72° 14' 08.0" East for a distance of 5.90 feet to a point on a line, thence, South 71° 41' 12.6" East for a distance of 5.91 feet to a point on a line, thence, South 71° 16' 59.5" East for a distance of 5.91 feet to a point on a line, thence, South 70° 49' 26.4" East for a distance of 5.90 feet to a point on a line, thence, South 70° 22' 28.0" East for a distance of 5.91 feet to a point on a line, thence, South 73° 57' 22.5" East for a distance of 11.50 feet to a point on a line, thence, South 68° 57' 53.2" East for a distance of 5.90 feet to a point on a line, thence, South 68° 30' 07.8" East for a distance of 5.90 feet to a point on a line, thence, South 69° 42' 47.4" East for a distance of 7.18 feet to a point on a line, thence, South 67° 34' 54.2" East for a distance of 5.90 feet to a point on a line, thence, South 67° 08' 07.0" East for a distance of 5.90 feet to a point on a line, thence, South 66° 56' 43.8" East for a distance of 7.13 feet to a point on a line, thence, South 66° 13' 29.8" East for a distance of 5.90 feet to a point on a line, thence, South 65° 46' 07.0" East for a distance of 5.89 feet to a point on a line, thence, South 64° 18' 13.6" East for a distance of 5.21 feet to a point on a line, thence, South 64° 48' 05.7" East for a distance of 5.89 feet to a point on a line, thence, South 64° 20' 23.2" East for a distance of 5.89 feet to a point on a line, thence, South 62° 00' 10.3" East for a distance of 5.84 feet to a point on a line, thence, South 63° 24' 43.5" East for a distance of 5.88 feet to a point on a line, thence, South 61° 22' 30.2" East for a distance of 8.80 feet to a point on a line, thence, South 62° 02' 13.6" East for a distance of 5.88 feet to a point on a line, thence, South 61° 34' 19.0" East for a distance of 5.88 feet to a point on a line, thence, South 58° 10' 40.8" East for a distance of 7.88 feet to a point on a line, thence, South 60° 37' 02.4" East for a distance of 5.88 feet to a point on a line, thence, South 60° 11' 05.4" East for a distance of 5.87 feet to a point on a line, thence, South 54° 25' 09.0" East for a distance of 5.22 feet to a point on a line, thence, South 59° 16' 12.3" East for a distance of 5.87 feet to a point on a line, thence, South 58° 46' 55.2" East for a distance of 5.87 feet to a point on a line, thence, South 54° 54' 01.1" East for a distance of 7.81 feet to a point on a line, thence, South 57° 52' 30.5" East for a distance of 5.87 feet to a point on a line, thence, South 57° 23' 07.8" East for a distance of 5.87 feet to a point on a line, thence, South 53° 24' 31.8" East for a distance of 5.96 feet to a point on a line, thence, South 56° 29' 06.8" East for a distance of 5.86 feet to a point on a line, thence, South 48° 18' 27.9" East for a distance of 11.78 feet to a point on a line, thence, South 55° 03' 28.6" East for a distance of 5.86 feet to a point on a line, thence, South 48° 41' 03.6" East for a distance of 7.21 feet to a point on a line, thence, South 54° 07' 13.3" East for a distance of 5.85 feet to a point on a line, thence, South 53° 38' 41.2" East for a distance of 5.85 feet to a point on a line, thence, South 45° 50' 30.1" East for a distance of 5.39 feet to a point on a line, thence, South 52° 44' 00.0" East for a distance of 5.85 feet to a point on a line, thence, South 39° 08' 16.9" East for a distance of 4.67 feet to a point on a line, thence, South 51° 48' 16.1" East for a distance of 5.84 feet to a point on a

line, thence, South 44° 35' 44.6" East for a distance of 5.19 feet to a point on a line, thence, South 44° 09' 02.0" East for a distance of 5.20 feet to a point on a line, thence, South 43° 40' 43.0" East for a distance of 5.19 feet to a point on a line, thence, South 43° 11' 31.3" East for a distance of 5.19 feet to a point on a line, thence, South 42° 43' 35.0" East for a distance of 5.19 feet to a point on a line, thence, South 62° 06' 09.5" East for a distance of 10.95 feet to a point on a line, thence, South 41° 20' 30.8" East for a distance of 5.18 feet to a point on a line, thence, South 40° 49' 59.5" East for a distance of 5.18 feet to a point on a line, thence, South 40° 21' 25.9" East for a distance of 5.18 feet to a point on a line, thence, South 39° 53' 23.1" East for a distance of 5.18 feet to a point on a line, thence, South 39° 25' 08.4" East for a distance of 5.17 feet to a point on a line, thence, South 38° 55' 05.1" East for a distance of 5.17 feet to a point on a line, thence, South 38° 29' 54.7" East for a distance of 5.17 feet to a point on a line, thence, South 38° 00' 07.0" East for a distance of 5.17 feet to a point on a line, thence, South 37° 30' 56.0" East for a distance of 5.16 feet to a point on a line, thence, South 37° 02' 12.0" East for a distance of 5.16 feet to a point on a line, thence, South 36° 35' 03.7" East for a distance of 5.16 feet to a point on a line, thence, South 36° 05' 03.9" East for a distance of 5.16 feet to a point on a line, thence, South 35° 34' 13.1" East for a distance of 5.16 feet to a point on a line, thence, South 43° 04' 58.3" East for a distance of 5.77 feet to a point on a line, thence, South 48° 59' 32.1" East for a distance of 10.15 feet to a point on a line, thence, South 23° 42' 51.5" East for a distance of 4.68 feet to a point on a line, thence, South 33° 14' 28.3" East for a distance of 5.15 feet to a point on a line, thence, South 32° 42' 57.2" East for a distance of 5.14 feet to a point on a line, thence, South 32° 15' 53.1" East for a distance of 5.14 feet to a point on a line, thence, South 31° 46' 02.4" East for a distance of 5.14 feet to a point on a line, thence, South 31° 17' 38.5" East for a distance of 5.13 feet to a point on a line, thence, South 30° 48' 54.0" East for a distance of 5.14 feet to a point on a line, thence, South 30° 21' 15.4" East for a distance of 5.13 feet to a point on a line, thence, South 29° 48' 53.4" East for a distance of 5.13 feet to a point on a line, thence, South 29° 23' 12.9" East for a distance of 5.13 feet to a point on a line, thence, South 28° 54' 16.7" East for a distance of 5.13 feet to a point on a line, thence, South 28° 23' 02.5" East for a distance of 5.12 feet to a point on a line, thence, South 27° 55' 16.0" East for a distance of 5.12 feet to a point on a line, thence, South 39° 58' 05.3" East for a distance of 10.29 feet to a point on a line, thence, South 26° 27' 17.7" East for a distance of 5.11 feet to a point on a line, thence, South 25° 59' 22.1" East for a distance of 5.11 feet to a point on a line, thence, South 25° 27' 33.8" East for a distance of 5.11 feet to a point on a line, thence, South 25° 00' 14.4" East for a distance of 5.11 feet to a point on a line, thence, South 24° 32' 38.1" East for a distance of 5.10 feet to a point on a line, thence, South 24° 01' 24.5" East for a distance of 5.10 feet to a point on a line, thence, South 23° 31' 41.2" East for a distance of 5.10 feet to a point on a line, thence, South 23° 02' 35.3" East for a distance of 5.10 feet to a point on a line, thence, South 22° 34' 07.6" East for a distance of 5.09 feet to a point on a line, thence, South 22° 05' 25.9" East for a distance of 5.09 feet to a point on a line, thence, South 21° 35' 00.4" East for a distance of 5.09 feet to a point on a line, thence, South 21° 04' 48.8" East for a distance of 5.09 feet to a point on a line, thence, South 20° 35' 48.1" East for a distance of 5.09 feet to a point on a line, thence, South 25° 16' 50.8" East for a distance of 12.21 feet to a point on a line, thence, South 19° 06' 37.1" East for a distance of 5.08 feet to a point on a line, thence, South 18° 36' 50.2" East for a distance of 5.08 feet to a point on a line, thence, South 18° 09' 09.7" East for a distance of 5.08 feet to a point on a line, thence, South 17° 38' 59.9" East for a distance of 5.07 feet to a point on a line, thence, South 17° 09' 29.8" East for a distance of 5.08 feet to a point on a line, thence, South 16° 40' 11.1" East for a distance of 5.07 feet to a point on a line, thence, South 16° 08' 53.8" East for a distance of 5.07 feet to a point on a line, thence, South 15° 41' 33.7" East for a distance of 5.07 feet to a point on a line, thence, South 15° 10' 01.9" East for a distance of 5.06 feet to a point on a line, thence, South 14° 41' 44.0" East for a distance of 5.06 feet to a point on a line, thence, South 14° 10' 07.1" East for a distance of 5.06 feet to a point on a line, thence, South 13° 42' 35.5" East for a distance of 5.06 feet to a point on a line, thence, South 18° 41' 02.1" East for a distance of 9.62 feet to a point on a line, thence, South 12° 11' 47.9" East for a distance of 5.05 feet to a point on a line, thence, South 11° 43' 33.9" East for a distance of 5.05 feet to a point on a

line, thence, South 11° 11' 24.6" East for a distance of 5.05 feet to a point on a line, thence, South 10° 42' 08.1" East for a distance of 5.05 feet to a point on a line, thence, South 10° 12' 32.0" East for a distance of 5.05 feet to a point on a line, thence, South 09° 41' 45.5" East for a distance of 5.04 feet to a point on a line, thence, South 09° 12' 57.6" East for a distance of 5.04 feet to a point on a line, thence, South 08° 42' 31.4" East for a distance of 5.04 feet to a point on a line, thence, South 08° 10' 48.8" East for a distance of 5.04 feet to a point on a line, thence, South 07° 44' 39.6" East for a distance of 5.04 feet to a point on a line, thence, South 07° 12' 10.3" East for a distance of 5.03 feet to a point on a line, thence, South 06° 42' 24.4" East for a distance of 5.03 feet to a point on a line, thence, South 08° 27' 03.4" East for a distance of 12.75 feet to a point on a line, thence, South 05° 10' 36.6" East for a distance of 5.03 feet to a point on a line, thence, South 04° 42' 47.9" East for a distance of 5.02 feet to a point on a line, thence, South 04° 11' 44.3" East for a distance of 5.03 feet to a point on a line, thence, South 03° 42' 02.0" East for a distance of 5.02 feet to a point on a line, thence, South 03° 11' 07.6" East for a distance of 5.02 feet to a point on a line, thence, South 02° 41' 35.5" East for a distance of 5.02 feet to a point on a line, thence, South 07° 55' 07.2" East for a distance of 14.20 feet to a point on a line, thence, South 01° 05' 21.8" West for a distance of 174.65 feet to a point on a line, thence, South 89° 33' 36.2" East for a distance of 279.65 feet to a point on a line, thence, North 87° 13' 15.8" East for a distance of 2.46 feet to a point on a line, thence, North 00° 08' 09.7" East for a distance of 369.11 feet to a point on a line, thence, North 00° 31' 04.0" East for a distance of 931.45 feet to a point on a line, thence, North 00° 20' 31.4" West for a distance of 106.34 feet to a point on a line, thence, South 89° 39' 28.1" West for a distance of 349.04 feet to a point on a line, thence, South 89° 39' 06.5" West for a distance of 16.25 feet to a point on a line, thence, South 89° 46' 26.3" West for a distance of 2708.38 feet to a point on a line, thence, North 89° 41' 49.8" West for a distance of 1162.44 feet to a point on a line, thence, North 45° 43' 03.4" West for a distance of 45.60 feet to a point on a line, thence, North 00° 22' 13.9" East for a distance of 3938.94 feet to a point on a line, thence, North 00° 54' 41.1" East for a distance of 1567.39 feet to a point on a line, thence, North 00° 19' 36.6" East for a distance of 72.24 feet to a point on a line, thence, South 88° 36' 40.2" West for a distance of 64.08 feet to a point on a line, thence, North 89° 26' 59.5" West for a distance of 1054.12 feet to a point on a line, thence, North 00° 00' 00.0" West for a distance of 1604.60 feet to a point on a line, thence, North 31° 28' 00.1" East for a distance of 642.42 feet to a point on a line, thence, North 31° 27' 59.9" East for a distance of 125.41 feet to a point on a line, thence, North 31° 27' 59.5" East for a distance of 29.43 feet to a point on a line, thence, North 31° 28' 00.0" East for a distance of 409.69 feet to a point on a line, thence, North 31° 28' 00.2" East for a distance of 105.10 feet to a point on a line, thence, North 31° 27' 59.9" East for a distance of 12.88 feet to a point on a line, thence, North 31° 27' 59.8" East for a distance of 48.73 feet to a point on a line, thence, North 82° 27' 55.9" East for a distance of 659.09 feet to a point on a line, thence, North 82° 27' 56.7" East for a distance of 35.33 feet to a point on a line, thence, North 87° 27' 56.0" East for a distance of 741.68 feet to a point on a line, thence, North 00° 09' 40.6" East for a distance of 66.55 feet to a point on a line, thence, South 85° 05' 20.4" East for a distance of 8.23 feet to a point on a line, thence, South 85° 05' 19.7" East for a distance of 8.23 feet to a point on a line, thence, South 88° 14' 18.7" East for a distance of 54.34 feet to a point on a line, thence, North 80° 14' 20.6" East for a distance of 28.35 feet to a point on a line, thence, North 77° 45' 50.3" East for a distance of 16.13 feet to a point on a line, thence, South 74° 36' 25.0" East for a distance of 3.91 feet to a point on a line, thence, North 83° 03' 02.9" East for a distance of 166.01 feet to a point on a line, thence, North 71° 27' 05.6" East for a distance of 127.00 feet to a point on a line, thence, North 74° 50' 34.4" East for a distance of 193.00 feet to a point on a line, thence, North 75° 39' 28.0" East for a distance of 203.64 feet to a point on a line, thence, North 63° 11' 26.7" East for a distance of 134.51 feet to a point on a line, thence, North 46° 57' 05.4" East for a distance of 14.82 feet to a point on a line, thence, North 67° 39' 44.1" East for a distance of 106.36 feet to a point on a line, thence, North 73° 56' 09.6" East for a distance of 182.40 feet to a point on a line, thence, North 68° 23' 36.2" East for a distance of 164.65 feet to a point on a line, thence, North 46° 56' 57.8" East for a distance of 8.14 feet to

a point on a line, thence, North 46° 57' 00.8" East for a distance of 21.51 feet to a point on a line, thence, North 19° 01' 39.6" East for a distance of 64.29 feet to a point on a line, thence, North 35° 16' 46.4" East for a distance of 74.41 feet to a point on a line, thence, North 60° 27' 02.8" East for a distance of 225.57 feet to a point on a line, thence, North 00° 59' 46.2" West for a distance of 10.13 feet to a point on a line, thence, North 35° 16' 34.7" East for a distance of 33.61 feet to a point on a line, thence, South 89° 48' 42.4" East for a distance of 2752.12 feet to a point on a line, thence, South 89° 48' 42.6" East for a distance of 1283.00 feet to a point on a line, thence, South 87° 30' 21.7" East for a distance of 6.48 feet to a point on a line, thence, South 87° 28' 56.8" East for a distance of 330.12 feet to a point on a line, thence, North 89° 59' 58.8" East for a distance of 328.89 feet to a point on a line, thence, South 89° 18' 03.5" East for a distance of 303.04 feet to a point on a line, thence, South 89° 20' 59.5" East for a distance of 336.30 feet to a point on a line, thence, South 89° 21' 34.3" East for a distance of 1311.49 feet to a point on a line, thence, South 89° 11' 41.7" East for a distance of 94.33 feet to a point on a line, thence, South 89° 11' 38.8" East for a distance of 2551.74 feet to a point on a line, thence, South 89° 19' 42.1" East for a distance of 5267.59 feet to a point on a line, thence, South 89° 21' 08.7" East for a distance of 7.26 feet to a point on a line, thence, South 00° 18' 55.4" East for a distance of 1325.01 feet to a point on a line, thence, South 00° 15' 08.5" West for a distance of 1320.94 feet to a point on a line, thence, South 00° 25' 37.4" West for a distance of 2640.09 feet to a point on a line, thence, South 00° 59' 27.4" West for a distance of 2504.87 feet to a point on a line, thence, South 00° 59' 34.0" West for a distance of 60.39 feet to a point on a line, thence, South 00° 59' 19.5" West for a distance of 60.10 feet to a point on a line, thence, South 00° 59' 20.8" West for a distance of 60.76 feet to a point on a line, thence, South 89° 00' 38.3" East for a distance of 47.41 feet to a point on a line, thence, North 00° 00' 00.0" East for a distance of 0.02 feet to a point on a line, thence, South 89° 04' 11.2" East for a distance of 2573.84 feet to a point on a line, thence, South 89° 07' 52.7" East for a distance of 2600.62 feet to a point on a line, thence, South 00° 35' 58.4" West for a distance of 2629.12 feet to a point on a line, thence, South 00° 47' 54.0" West for a distance of 7.86 feet to a point on a line, thence, South 00° 47' 44.6" West for a distance of 1288.57 feet to a point on a line, thence, North 89° 57' 28.5" West for a distance of 2593.12 feet to a point on a line, thence, South 00° 16' 31.6" East for a distance of 1255.43 feet to a point on a line, thence, South 89° 40' 44.0" West for a distance of 47.59 feet to a point on a line, thence, North 89° 22' 58.6" West for a distance of 1284.28 feet to a point on a line, thence, South 00° 37' 01.3" West for a distance of 108.19 feet to a point on a line, thence, South 01° 00' 16.5" West for a distance of 768.75 feet to a point on a line, thence, South 00° 42' 59.9" West for a distance of 506.88 feet to a point on a line, thence, North 88° 26' 43.3" West for a distance of 810.00 feet to a point on a line, thence, North 89° 17' 24.8" West for a distance of 12.16 feet to a point on a line, thence, North 89° 06' 38.4" West for a distance of 235.86 feet to a point on a line, thence, North 89° 12' 42.9" West for a distance of 240.20 feet to a point on a line, thence, North 01° 57' 39.5" East for a distance of 1263.69 feet to a point on a line, thence, South 89° 15' 43.2" East for a distance of 1.25 feet to a point on a line, thence, North 00° 44' 05.9" East for a distance of 105.35 feet to a point on a line, thence, North 01° 24' 49.5" East for a distance of 1263.93 feet to a point on a line, thence, North 88° 35' 10.8" West for a distance of 102.31 feet to a point on a line, thence, North 88° 48' 28.0" West for a distance of 60.74 feet to a point on a line, thence, North 01° 16' 34.3" East for a distance of 0.27 feet to a point on a line, thence, North 89° 28' 56.5" West for a distance of 66.20 feet to a point on a line, thence, North 89° 28' 56.1" West for a distance of 1165.08 feet to a point on a line, thence, South 89° 42' 08.4" West for a distance of 8.90 feet to a point on a line, thence, North 89° 08' 46.7" West for a distance of 1249.76 feet to a point on a line, thence, North 89° 09' 16.1" West for a distance of 67.21 feet to a point on a line, thence, North 89° 09' 16.0" West for a distance of 1315.12 feet to a point on a line, thence, North 89° 48' 06.5" West for a distance of 32.72 feet to a point on a line, thence, South 00° 26' 54.4" West for a distance of 3195.27 feet to a point on a line, thence, South 00° 36' 23.6" West for a distance of 740.37 feet to a point on a line, thence, South 13° 00' 49.2" East for a distance of 93.34 feet to a point on a line, thence, South 00° 39' 54.3" West for a

distance of 486.18 feet to a point on a line, thence, South 01° 24' 55.5" West for a distance of 636.82 feet to a point on a line, thence, South 00° 42' 02.3" West for a distance of 433.60 feet to a point on a line, thence, South 01° 21' 58.1" West for a distance of 310.12 feet to a point on a line, thence, South 00° 46' 47.0" West for a distance of 98.63 feet to a point on a line, thence, South 89° 13' 17.9" East for a distance of 2.39 feet to a point on a line, thence, South 87° 47' 55.0" East for a distance of 1322.59 feet to a point on a line, thence, North 89° 51' 01.2" East for a distance of 1331.16 feet to a point on a line, thence, South 00° 44' 17.0" West for a distance of 600.08 feet to a point on a line, thence, South 01° 16' 11.2" West for a distance of 690.99 feet to a point on a line, thence, South 00° 32' 56.5" West for a distance of 560.93 feet to a point on a line, thence, South 00° 32' 57.6" West for a distance of 29.60 feet to a point on a line, thence, South 00° 32' 56.5" West for a distance of 717.83 feet to a point on a line, thence, South 00° 32' 57.4" West for a distance of 659.97 feet to a point on a line, thence, North 89° 10' 12.6" West for a distance of 1365.08 feet to a point on a line, thence, North 87° 52' 43.6" West for a distance of 2675.79 feet to a point on a line, thence, North 89° 55' 46.2" West for a distance of 1273.52 feet to a point on a line, thence, South 89° 58' 41.2" West for a distance of 3915.30 feet to a point on a line, thence, North 89° 32' 55.5" West for a distance of 15.12 feet to a point on a line, thence, North 89° 33' 26.2" West for a distance of 2311.89 feet to a point on a line, thence, North 09° 37' 47.1" East for a distance of 26.49 feet to a point on a line, thence, North 11° 15' 09.3" East for a distance of 22.25 feet to a point on a line, thence, North 04° 58' 22.0" East for a distance of 10.70 feet to a point on a line, thence, North 01° 10' 16.7" East for a distance of 36.83 feet to a point on a line, thence, North 00° 22' 48.2" West for a distance of 40.21 feet to a point on a line, thence, North 00° 35' 23.6" East for a distance of 15.68 feet to a point on a line, thence, North 16° 44' 35.1" West for a distance of 19.22 feet to a point on a line, thence, North 12° 35' 13.2" West for a distance of 25.61 feet to a point on a line, thence, North 08° 00' 42.1" West for a distance of 30.56 feet to a point on a line, thence, North 19° 17' 23.9" West for a distance of 20.89 feet to a point on a line, thence, North 27° 33' 29.3" West for a distance of 14.81 feet to a point on a line, thence, North 14° 18' 51.6" West for a distance of 39.36 feet to a point on a line, thence, North 20° 09' 18.5" West for a distance of 28.01 feet to a point on a line, thence, North 37° 57' 38.8" West for a distance of 26.64 feet to a point on a line, thence, North 12° 58' 23.8" West for a distance of 31.04 feet to a point on a line, thence, North 09° 47' 45.8" West for a distance of 41.38 feet to a point on a line, thence, North 22° 42' 46.4" West for a distance of 49.87 feet to a point on a line, thence, North 24° 55' 10.6" West for a distance of 13.04 feet to a point on a line, thence, North 24° 08' 39.3" West for a distance of 20.16 feet to a point on a line, thence, North 14° 11' 12.3" West for a distance of 25.05 feet to a point on a line, thence, North 14° 54' 09.7" West for a distance of 29.58 feet to a point on a line, thence, North 06° 29' 07.7" West for a distance of 43.38 feet to a point on a line, thence, North 13° 30' 28.0" West for a distance of 32.15 feet to a point on a line, thence, North 25° 53' 51.4" West for a distance of 23.05 feet to a point on a line, thence, North 19° 43' 05.5" West for a distance of 29.11 feet to a point on a line, thence, North 25° 53' 45.2" West for a distance of 13.83 feet to a point on a line, thence, North 24° 03' 50.1" West for a distance of 19.63 feet to a point on a line, thence, North 24° 49' 22.9" West for a distance of 50.19 feet to a point on a line, thence, North 37° 41' 08.2" West for a distance of 35.74 feet to a point on a line, thence, North 41° 34' 33.3" West for a distance of 24.51 feet to a point on a line, thence, North 34° 43' 00.1" West for a distance of 33.38 feet to a point on a line, thence, North 35° 37' 32.6" West for a distance of 20.95 feet to a point on a line, thence, North 48° 43' 27.8" West for a distance of 19.79 feet to a point on a line, thence, North 46° 00' 01.7" West for a distance of 13.17 feet to a point on a line, thence, North 37° 30' 25.3" West for a distance of 11.32 feet to a point on a line, thence, North 50° 38' 52.4" West for a distance of 54.57 feet to a point on a line, thence, North 62° 50' 54.7" West for a distance of 28.43 feet to a point on a line, thence, North 50° 24' 12.4" West for a distance of 46.02 feet to a point on a line, thence, North 62° 37' 22.6" West for a distance of 49.37 feet to a point on a line, thence, North 52° 56' 55.2" West for a distance of 48.65 feet to a point on a line, thence, North 50° 38' 21.2" West for a distance of 43.68 feet to a point on a line, thence, North 56° 41' 29.0" West for a distance of 44.42 feet to a point on a line, thence,

North 65° 15' 05.9" West for a distance of 46.41 feet to a point on a line, thence, North 50° 38' 22.4" West for a distance of 43.68 feet to a point on a line, thence, North 56° 40' 20.4" West for a distance of 56.61 feet to a point on a line, thence, North 60° 55' 47.9" West for a distance of 54.13 feet to a point on a line, thence, North 70° 41' 45.7" West for a distance of 44.71 feet to a point on a line, thence, North 58° 42' 17.8" West for a distance of 47.47 feet to a point on a line, thence, North 50° 34' 04.5" West for a distance of 56.95 feet to a point on a line, thence, North 59° 43' 52.3" West for a distance of 58.69 feet to a point on a line, thence, North 51° 48' 07.6" West for a distance of 45.20 feet to a point on a line, thence, North 51° 30' 28.6" West for a distance of 47.55 feet to a point on a line, thence, North 65° 58' 51.6" West for a distance of 44.41 feet to a point on a line, thence, North 59° 20' 19.6" West for a distance of 61.24 feet to a point on a line, thence, North 61° 17' 47.6" West for a distance of 58.18 feet to a point on a line, thence, North 58° 25' 22.9" West for a distance of 43.94 feet to a point on a line, thence, North 62° 43' 47.7" West for a distance of 28.70 feet to a point on a line, thence, North 63° 23' 03.7" West for a distance of 51.35 feet to a point on a line, thence, North 54° 05' 30.6" West for a distance of 58.87 feet to a point on a line, thence, North 58° 36' 36.3" West for a distance of 37.88 feet to a point on a line, thence, North 64° 12' 36.6" West for a distance of 45.32 feet to a point on a line, thence, North 70° 57' 04.7" West for a distance of 50.33 feet to a point on a line, thence, North 62° 30' 43.8" West for a distance of 49.84 feet to a point on a line, thence, North 63° 14' 28.7" West for a distance of 43.80 feet to a point on a line, thence, North 63° 02' 25.8" West for a distance of 36.25 feet to a point on a line, thence, North 67° 51' 07.7" West for a distance of 34.86 feet to a point on a line, thence, North 74° 33' 38.7" West for a distance of 24.67 feet to a point on a line, thence, North 64° 28' 37.1" West for a distance of 51.93 feet to a point on a line, thence, North 64° 40' 21.6" West for a distance of 8.50 feet to a point on a line, thence, North 64° 39' 24.1" West for a distance of 23.42 feet to a point on a line, thence, North 61° 05' 32.4" West for a distance of 12.79 feet to a point on a line, thence, North 73° 49' 34.9" West for a distance of 16.62 feet to a point on a line, thence, North 65° 42' 58.3" West for a distance of 26.30 feet to a point on a line, thence, North 69° 36' 13.2" West for a distance of 22.15 feet to a point on a line, thence, North 62° 30' 12.1" West for a distance of 23.43 feet to a point on a line, thence, North 74° 58' 17.7" West for a distance of 29.75 feet to a point on a line, thence, North 70° 04' 12.1" West for a distance of 27.18 feet to a point on a line, thence, North 54° 05' 20.0" West for a distance of 31.62 feet to a point on a line, thence, North 61° 05' 21.1" West for a distance of 25.57 feet to a point on a line, thence, North 72° 44' 23.6" West for a distance of 46.81 feet to a point on a line, thence, North 69° 23' 33.8" West for a distance of 30.71 feet to a point on a line, thence, North 62° 53' 58.3" West for a distance of 30.52 feet to a point on a line, thence, North 57° 13' 00.2" West for a distance of 28.54 feet to a point on a line, thence, North 69° 12' 14.5" West for a distance of 47.84 feet to a point on a line, thence, North 66° 29' 25.4" West for a distance of 34.85 feet to a point on a line, thence, North 63° 02' 25.6" West for a distance of 34.07 feet to a point on a line, thence, North 67° 50' 55.5" West for a distance of 32.77 feet to a point on a line, thence, North 71° 18' 07.8" West for a distance of 33.71 feet to a point on a line, thence, North 52° 36' 41.1" West for a distance of 48.36 feet to a point on a line, thence, North 62° 00' 23.1" West for a distance of 36.21 feet to a point on a line, thence, North 68° 17' 35.9" West for a distance of 29.23 feet to a point on a line, thence, North 66° 44' 41.2" West for a distance of 31.30 feet to a point on a line, thence, North 64° 12' 25.0" West for a distance of 46.15 feet to a point on a line, thence, North 67° 29' 45.6" West for a distance of 48.42 feet to a point on a line, thence, North 56° 24' 31.2" West for a distance of 30.73 feet to a point on a line, thence, North 69° 23' 48.0" West for a distance of 30.71 feet to a point on a line, thence, North 72° 54' 05.9" West for a distance of 36.74 feet to a point on a line, thence, North 61° 28' 20.3" West for a distance of 29.11 feet to a point on a line, thence, North 64° 12' 26.0" West for a distance of 31.95 feet to a point on a line, thence, North 68° 51' 27.3" West for a distance of 42.81 feet to a point on a line, thence, North 61° 28' 08.9" West for a distance of 29.12 feet to a point on a line, thence, North 58° 36' 26.8" West for a distance of 35.60 feet to a point on a line, thence, North 75° 13' 46.1" West for a distance of 36.31 feet to a point on a line, thence, North 68° 51' 37.4" West for a distance of 34.25 feet to a point on a line, thence,

North 58° 52' 23.8" West for a distance of 29.89 feet to a point on a line, thence, North 64° 12' 24.1" West for a distance of 21.30 feet to a point on a line, thence, North 68° 51' 22.7" West for a distance of 34.25 feet to a point on a line, thence, North 58° 25' 02.3" West for a distance of 20.65 feet to a point on a line, thence, North 72° 08' 03.9" West for a distance of 15.10 feet to a point on a line, thence, North 64° 12' 12.3" West for a distance of 28.40 feet to a point on a line, thence, North 64° 12' 20.8" West for a distance of 49.70 feet to a point on a line, thence, North 72° 07' 58.8" West for a distance of 25.16 feet to a point on a line, thence, North 60° 35' 35.3" West for a distance of 22.02 feet to a point on a line, thence, North 62° 30' 31.6" West for a distance of 23.43 feet to a point on a line, thence, North 76° 24' 59.1" West for a distance of 19.70 feet to a point on a line, thence, North 70° 03' 56.5" West for a distance of 13.59 feet to a point on a line, thence, North 68° 13' 00.5" West for a distance of 12.65 feet to a point on a line, thence, North 82° 20' 28.4" West for a distance of 54.42 feet to a point on a line, thence, North 84° 56' 48.9" West for a distance of 7.14 feet to a point on a line, thence, North 89° 33' 38.3" West for a distance of 7.53 feet to a point on a line, thence, North 81° 51' 11.8" West for a distance of 17.43 feet to a point on a line, thence, North 66° 16' 33.6" West for a distance of 12.39 feet to a point on a line, thence, North 89° 32' 55.4" West for a distance of 9.04 feet to a point on a line, thence, North 69° 46' 58.4" West for a distance of 12.83 feet to a point on a line, thence, North 71° 50' 06.9" West for a distance of 14.26 feet to a point on a line, thence, North 60° 53' 10.8" West for a distance of 12.05 feet to a point on a line, thence, North 80° 26' 57.4" West for a distance of 9.16 feet to a point on a line, thence, North 66° 01' 58.7" West for a distance of 18.11 feet to a point on a line, thence, North 74° 14' 16.3" West for a distance of 10.95 feet to a point on a line, thence, North 85° 19' 29.0" West for a distance of 19.64 feet to a point on a line, thence, North 78° 41' 13.0" West for a distance of 15.35 feet to a point on a line, thence, North 84° 34' 11.8" West for a distance of 16.64 feet to a point on a line, thence, North 71° 49' 59.3" West for a distance of 19.00 feet to a point on a line, thence, North 76° 04' 12.2" West for a distance of 18.61 feet to a point on a line, thence, North 80° 02' 04.1" West for a distance of 20.49 feet to a point on a line, thence, North 84° 48' 24.9" West for a distance of 11.48 feet to a point on a line, thence, North 78° 41' 19.1" West for a distance of 15.35 feet to a point on a line, thence, North 65° 42' 28.0" West for a distance of 21.46 feet to a point on a line, thence, North 53° 54' 13.4" West for a distance of 14.89 feet to a point on a line, thence, North 29° 23' 34.6" West for a distance of 18.34 feet to a point on a line, thence, North 38° 45' 05.7" West for a distance of 16.79 feet to a point on a line, thence, North 50° 13' 22.5" West for a distance of 13.69 feet to a point on a line, thence, North 57° 01' 16.2" West for a distance of 16.13 feet to a point on a line, thence, North 58° 40' 37.0" West for a distance of 14.09 feet to a point on a line, thence, North 54° 43' 47.9" West for a distance of 20.26 feet to a point on a line, thence, North 61° 32' 41.8" West for a distance of 15.40 feet to a point on a line, thence, North 58° 39' 55.8" West for a distance of 14.09 feet to a point on a line, thence, North 50° 13' 49.1" West for a distance of 13.69 feet to a point on a line, thence, North 67° 14' 07.7" West for a distance of 11.42 feet to a point on a line, thence, North 68° 13' 16.4" West for a distance of 24.07 feet to a point on a line, thence, North 64° 31' 43.0" West for a distance of 16.90 feet to a point on a line, thence, North 63° 58' 22.1" West for a distance of 13.39 feet to a point on a line, thence, North 74° 14' 54.6" West for a distance of 10.95 feet to a point on a line, thence, North 68° 34' 17.6" West for a distance of 16.16 feet to a point on a line, thence, North 68° 35' 02.0" West for a distance of 8.08 feet to a point on a line, thence, North 57° 01' 13.6" West for a distance of 10.76 feet to a point on a line, thence, North 60° 53' 05.3" West for a distance of 12.05 feet to a point on a line, thence, North 58° 39' 55.8" West for a distance of 14.09 feet to a point on a line, thence, North 45° 51' 02.8" West for a distance of 10.47 feet to a point on a line, thence, North 45° 53' 05.5" West for a distance of 6.28 feet to a point on a line, thence, North 67° 14' 35.3" West for a distance of 11.42 feet to a point on a line, thence, North 59° 40' 15.2" West for a distance of 8.71 feet to a point on a line, thence, North 76° 04' 25.0" West for a distance of 12.41 feet to a point on a line, thence, North 89° 33' 12.9" West for a distance of 19.58 feet to a point on a line, thence, North 80° 27' 53.3" West for a distance of 18.32 feet to a point on a line, thence, North 78° 42' 02.3" West for a distance of 7.68 feet to a point on a line, thence, North 80° 28'

01.8" West for a distance of 9.16 feet to a point on a line, thence, North 79° 16' 17.3" West for a distance of 11.70 feet to a point on a line, thence, South 74° 45' 31.1" West for a distance of 13.06 feet to a point on a line, thence, South 82° 38' 20.7" West for a distance of 10.63 feet to a point on a line, thence, North 89° 32' 42.5" West for a distance of 13.55 feet to a point on a line, thence, South 81° 21' 00.9" West for a distance of 18.29 feet to a point on a line, thence, North 82° 43' 06.0" West for a distance of 12.15 feet to a point on a line, thence, North 89° 32' 35.4" West for a distance of 15.06 feet to a point on a line, thence, South 85° 52' 27.8" West for a distance of 18.12 feet to a point on a line, thence, South 86° 31' 25.4" West for a distance of 21.13 feet to a point on a line, thence, North 84° 58' 34.4" West for a distance of 18.14 feet to a point on a line, thence, North 89° 33' 10.6" West for a distance of 16.57 feet to a point on a line, thence, South 82° 38' 25.0" West for a distance of 21.27 feet to a point on a line, thence, South 86° 31' 01.0" West for a distance of 24.16 feet to a point on a line, thence, South 82° 38' 56.4" West for a distance of 9.10 feet to a point on a line, thence, South 80° 32' 32.9" West for a distance of 16.80 feet to a point on a line, thence, South 84° 21' 24.5" West for a distance of 27.25 feet to a point on a line, thence, North 84° 58' 15.5" West for a distance of 18.14 feet to a point on a line, thence, North 78° 40' 53.1" West for a distance of 15.35 feet to a point on a line, thence, North 86° 48' 33.3" West for a distance of 30.17 feet to a point on a line, thence, South 87° 33' 41.4" West for a distance of 28.65 feet to a point on a line, thence, South 78° 48' 40.0" West for a distance of 21.50 feet to a point on a line, thence, North 89° 33' 21.2" West for a distance of 18.07 feet to a point on a line, thence, South 88° 29' 29.7" West for a distance of 17.10 feet to a point on a line, thence, North 88° 01' 31.4" West for a distance of 22.08 feet to a point on a line, thence, North 76° 04' 58.1" West for a distance of 12.41feet to a point on a line, thence, North 71° 49' 29.5" West for a distance of 14.25 feet to a point on a line, thence, North 73° 30' 48.3" West for a distance of 15.70 feet to a point on a line, thence, North 63° 58' 01.6" West for a distance of 13.40 feet to a point on a line, thence, North 63° 57' 53.2" West for a distance of 16.74 feet to a point on a line, thence, North 45° 52' 57.4" West for a distance of 12.56 feet to a point on a line, thence, North 61° 58' 22.1" West for a distance of 18.75 feet to a point on a line, thence, North 71° 49' 56.4" West for a distance of 14.26 feet to a point on a line, thence, North 81° 09' 27.6" West for a distance of 19.81feet to a point on a line, thence, North 70° 39' 35.2" West for a distance of 22.33 feet to a point on a line, thence, North 69° 46' 49.5" West for a distance of 12.83 feet to a point on a line, thence, North 79° 13' 00.4" West for a distance of 18.69 feet to a point on a line, thence, North 50° 25' 05.4" West for a distance of 26.41feet to a point on a line, thence, North 58° 39' 56.1" West for a distance of 15.14 feet to a point on a line, thence, North 53° 53' 50.4" West for a distance of 24.01feet to a point on a line, thence, North 61° 32' 24.0" West for a distance of 16.55 feet to a point on a line, thence, North 52° 07' 10.3" West for a distance of 10.23 feet to a point on a line, thence, North 63° 57' 27.3" West for a distance of 18.00 feet to a point on a line, thence, North 73° 06' 58.6" West for a distance of 21.98 feet to a point on a line, thence, North 69° 46' 59.1" West for a distance of 13.79 feet to a point on a line, thence, North 77° 31' 32.2" West for a distance of 14.92 feet to a point on a line, thence, North 74° 13' 31.5" West for a distance of 23.53 feet to a point on a line, thence, North 89° 32' 32.8" West for a distance of 19.43 feet to a point on a line, thence, North 78° 13' 14.5" West for a distance of 17.96 feet to a point on a line, thence, North 75° 03' 30.7" West for a distance of 16.97 feet to a point on a line, thence, North 55° 12' 37.6" West for a distance of 13.78 feet to a point on a line, thence, North 68° 34' 32.8" West for a distance of 8.69 feet to a point on a line, thence, North 74° 13' 46.9" West for a distance of 11.77 feet to a point on a line, thence, North 80° 27' 49.0" West for a distance of 9.85 feet to a point on a line, thence, North 76° 04' 31.8" West for a distance of 13.34 feet to a point on a line, thence, North 69° 46' 56.7" West for a distance of 13.79 feet to a point on a line, thence, North 67° 12' 33.4" West for a distance of 12.28 feet to a point on a line, thence, North 71° 50' 34.1" West for a distance of 15.32 feet to a point on a line, thence, North 77° 30' 38.0" West for a distance of 14.92 feet to a point on a line, thence, North 80° 28' 13.9" West for a distance of 19.69 feet to a point on a line, thence, North 81° 44' 10.5" West for a distance of 22.89 feet to a point on a line, thence, North 84° 34' 23.9" West for a distance of 17.89 feet to a point on a line, thence, North 81° 25' 23.6" West

for a distance of 17.25 feet to a point on a line, thence, North 82° 03' 31.4" West for a distance of 17.09 feet to a point on a line, thence, North 89° 33' 08.1" West for a distance of 11.34 feet to a point on a line, thence, South 81° 21' 10.1" West for a distance of 19.65 feet to a point on a line, thence, North 89° 32' 29.2" West for a distance of 16.19 feet to a point on a line, thence, North 84° 04' 50.4" West for a distance of 16.27 feet to a point on a line, thence, North 83° 27' 36.3" West for a distance of 14.66 feet to a point on a line, thence, North 81° 44' 28.4" West for a distance of 11.45 feet to a point on a line, thence, North 89° 33' 36.2" West for a distance of 14.57 feet to a point on a line, thence, North 84° 57' 57.2" West for a distance of 19.50 feet to a point on a line, thence, North 89° 33' 21.3" West for a distance of 19.43 feet to a point on a line, thence, South 78° 23' 42.1" West for a distance of 14.88 feet to a point on a line, thence, North 89° 33' 19.5" West for a distance of 11.33 feet to a point on a line, thence, South 89° 43' 41.4" West for a distance of 15.42 feet to a point on a line, thence, North 74° 17' 42.2" West for a distance of 12.56 feet to a point on a line, thence, North 63° 57' 28.9" West for a distance of 7.20 feet to a point on a line, thence, North 81° 45' 19.5" West for a distance of 11.45 feet to a point on a line, thence, North 82° 41' 46.3" West for a distance of 13.05 feet to a point on a line, thence, North 78° 41' 41.9" West for a distance of 16.50 feet to a point on a line, thence, North 80° 27' 49.5" West for a distance of 19.69 feet to a point on a line, thence, North 77° 31' 15.9" West for a distance of 14.92 feet to a point on a line, thence, North 84° 04' 12.7" West for a distance of 16.27 feet to a point on a line, thence, South 86° 13' 39.3" West for a distance of 21.10 feet to a point on a line, thence, South 86° 47' 04.4" West for a distance of 24.33 feet to a point on a line, thence, South 85° 27' 44.2" West for a distance of 17.87 feet to a point on a line, thence, South 82° 13' 50.9" West for a distance of 28.51 feet to a point on a line, thence, South 82° 35' 31.1" West for a distance of 27.04 feet to a point on a line, thence, South 79° 33' 53.6" West for a distance of 8.23 feet to a point on a line, thence, South 83° 36' 07.2" West for a distance of 13.04 feet to a point on a line, thence, South 83° 35' 51.5" West for a distance of 26.07 feet to a point on a line, thence, South 79° 34' 28.9" West for a distance of 16.47 feet to a point on a line, thence, South 86° 13' 37.6" West for a distance of 21.10 feet to a point on a line, thence, South 79° 33' 53.6" West for a distance of 16.47 feet to a point on a line, thence, South 78° 23' 47.6" West for a distance of 14.88 feet to a point on a line, thence, South 76° 55' 49.4" West for a distance of 26.61 feet to a point on a line, thence, South 68° 02' 13.5" West for a distance of 12.23 feet to a point on a line, thence, South 66° 54' 13.8" West for a distance of 24.14 feet to a point on a line, thence, South 64° 09' 41.1" West for a distance of 20.34 feet to a point on a line, thence, South 69° 24' 11.8" West for a distance of 8.66 feet to a point on a line, thence, South 75° 05' 28.6" West for a distance of 11.74 feet to a point on a line, thence, South 67° 17' 22.3" West for a distance of 15.81 feet to a point on a line, thence, South 64° 44' 07.5" West for a distance of 10.75 feet to a point on a line, thence, South 72° 40' 18.5" West for a distance of 15.28 feet to a point on a line, thence, South 68° 02' 12.5" West for a distance of 24.47 feet to a point on a line, thence, South 71° 09' 54.4" West for a distance of 18.83 feet to a point on a line, thence, South 68° 01' 53.9" West for a distance of 12.23 feet to a point on a line, thence, South 66° 49' 41.8" West for a distance of 19.39 feet to a point on a line, thence, South 61° 37' 18.3" West for a distance of 12.90 feet to a point on a line, thence, South 64° 45' 03.9" West for a distance of 10.76 feet to a point on a line, thence, South 46° 27' 08.2" West for a distance of 8.95 feet to a point on a line, thence, South 56° 57' 41.8" West for a distance of 33.46 feet to a point on a line, thence, South 45° 20' 32.6" West for a distance of 24.42 feet to a point on a line, thence, South 64° 45' 17.2" West for a distance of 10.75 feet to a point on a line, thence, South 62° 44' 10.9" West for a distance of 20.06 feet to a point on a line, thence, South 75° 45' 24.1" West for a distance of 18.38 feet to a point on a line, thence, South 76° 14' 56.1" West for a distance of 31.69 feet to a point on a line, thence, North 84° 58' 43.7" West for a distance of 19.50 feet to a point on a line, thence, South 81° 49' 15.2" West for a distance of 31.09 feet to a point on a line, thence, South 76° 55' 29.0" West for a distance of 17.08 feet to a point on a line, thence, South 77° 00' 24.7" West for a distance of 2.87 feet to a point on a line, thence, South 67° 16' 55.2" West for a distance of 15.81 feet to a point on a line, thence, South 72° 31' 04.1" West for a distance of 24.99 feet to a point on a line, thence, South 86° 57' 59.9" West for a distance of 16.47

feet to a point on a line, thence, South 82° 38' 12.8" West for a distance of 12.22 feet to a point on a line, thence, North 77° 31' 01.0" West for a distance of 15.95 feet to a point on a line, thence, North 76° 04' 29.1" West for a distance of 14.25 feet to a point on a line, thence, North 80° 27' 52.5" West for a distance of 21.06 feet to a point on a line, thence, North 89° 33' 01.9" West for a distance of 22.50 feet to a point on a line, thence, North 89° 33' 06.0" West for a distance of 24.24 feet to a point on a line, thence, North 83° 27' 25.0" West for a distance of 15.68 feet to a point on a line, thence, South 85° 52' 28.5" West for a distance of 20.83 feet to a point on a line, thence, North 76° 04' 43.9" West for a distance of 14.26 feet to a point on a line, thence, North 89° 33' 05.9" West for a distance of 12.12 feet to a point on a line, thence, North 84° 56' 07.9" West for a distance of 12.87 feet to a point on a line, thence, North 74° 41' 23.5" West for a distance of 15.40 feet to a point on a line, thence, North 71° 50' 17.8" West for a distance of 5.46 feet to a point on a line, thence, North 53° 54' 09.6" West for a distance of 8.56 feet to a point on a line, thence, North 45° 52' 14.7" West for a distance of 12.03 feet to a point on a line, thence, North 59° 41' 11.0" West for a distance of 10.01 feet to a point on a line, thence, North 63° 57' 35.9" West for a distance of 11.54 feet to a point on a line, thence, North 76° 04' 16.3" West for a distance of 14.26 feet to a point on a line, thence, North 66° 29' 14.1" West for a distance of 16.97 feet to a point on a line, thence, North 71° 50' 55.1" West for a distance of 10.92 feet to a point on a line, thence, North 77° 30' 51.4" West for a distance of 15.95 feet to a point on a line, thence, North 67° 47' 39.4" West for a distance of 22.41 feet to a point on a line, thence, North 73° 30' 18.3" West for a distance of 18.04 feet to a point on a line, thence, North 71° 50' 11.8" West for a distance of 10.92 feet to a point on a line, thence, North 79° 39' 23.9" West for a distance of 19.35 feet to a point on a line, thence, North 79° 20' 02.6" West for a distance of 22.85 feet to a point on a line, thence, North 82° 59' 16.6" West for a distance of 22.71 feet to a point on a line, thence, North 76° 03' 21.1" West for a distance of 7.13 feet to a point on a line, thence, North 71° 50' 21.7" West for a distance of 10.92 feet to a point on a line, thence, North 79° 39' 27.7" West for a distance of 19.35 feet to a point on a line, thence, North 79° 21' 29.7" West for a distance of 28.17 feet to a point on a line, thence, North 78° 07' 51.5" West for a distance of 33.59 feet to a point on a line, thence, North 84° 04' 22.0" West for a distance of 17.40 feet to a point on a line, thence, North 74° 13' 32.0" West for a distance of 12.58 feet to a point on a line, thence, North 89° 33' 05.6" West for a distance of 17.31 feet to a point on a line, thence, North 84° 33' 42.4" West for a distance of 19.12 feet to a point on a line, thence, North 82° 58' 06.9" West for a distance of 15.30 feet to a point on a line, thence, South 79° 30' 53.0" West for a distance of 18.01 feet to a point on a line, thence, North 89° 32' 31.6" West for a distance of 20.77 feet to a point on a line, thence, North 89° 33' 50.3" West for a distance of 12.11 feet to a point on a line, thence, South 82° 02' 29.7" West for a distance of 22.73 feet to a point on a line, thence, North 89° 32' 47.2" West for a distance of 29.43 feet to a point on a line, thence, North 89° 32' 51.1" West for a distance of 20.77 feet to a point on a line, thence, North 89° 32' 48.6" West for a distance of 19.04 feet to a point on a line, thence, South 78° 48' 46.2" West for a distance of 24.71 feet to a point on a line, thence, South 74° 21' 24.3" West for a distance of 17.99 feet to a point on a line, thence, South 88° 40' 55.4" West for a distance of 17.06 feet to a point on a line, thence, South 74° 11' 50.6" West for a distance of 21.87 feet to a point on a line, thence, North 89° 32' 51.1" West for a distance of 10.39 feet to a point on a line, thence, South 84° 21' 34.7" West for a distance of 15.66 feet to a point on a line, thence, North 89° 33' 11.3" West for a distance of 12.11 feet to a point on a line, thence, South 75° 05' 38.3" West for a distance of 12.55 feet to a point on a line, thence, South 81° 21' 11.8" West for a distance of 10.51 feet to a point on a line, thence, South 72° 40' 13.0" West for a distance of 10.89 feet to a point on a line, thence, South 70° 37' 26.6" West for a distance of 14.69 feet to a point on a line, thence, South 69° 23' 55.6" West for a distance of 18.51 feet to a point on a line, thence, South 79° 34' 21.2" West for a distance of 17.61 feet to a point on a line, thence, North 89° 33' 32.5" West for a distance of 8.65 feet to a point on a line, thence, South 74° 21' 38.9" West for a distance of 17.99 feet to a point on a line, thence, South 64° 45' 32.8" West for a distance of 15.33 feet to a point on a line, thence, South 81° 02' 41.0" West for a distance of 21.22 feet to a point on a line, thence, South 87° 17' 42.9" West for a distance of 27.55 feet to

a point on a line, thence, North 89° 33' 32.5" West for a distance of 8.65 feet to a point on a line, thence, North 67° 14' 34.1" West for a distance of 13.13 feet to a point on a line, thence, North 80° 27' 24.0" West for a distance of 10.53 feet to a point on a line, thence, North 82° 42' 19.9" West for a distance of 13.95 feet to a point on a line, thence, North 63° 59' 15.0" West for a distance of 7.70 feet to a point on a line, thence, North 71° 49' 32.7" West for a distance of 10.92 feet to a point on a line, thence, North 74° 14' 25.1" West for a distance of 12.58 feet to a point on a line, thence, North 89° 37' 03.4" West for a distance of 10.37 feet to a point on a line, thence, North 89° 36' 20.6" West for a distance of 12.11 feet to a point on a line, thence, North 89° 36' 26.3" West for a distance of 13.83 feet to a point on a line, thence, North 89° 36' 44.3" West for a distance of 15.56 feet to a point on a line, thence, North 81° 49' 17.1" West for a distance of 12.23 feet to a point on a line, thence, North 89° 35' 52.2" West for a distance of 8.65 feet to a point on a line, thence, South 83° 33' 37.0" West for a distance of 13.93 feet to a point on a line, thence, South 89° 04' 45.6" West for a distance of 12.09 feet to a point on a line, thence, South 65° 41' 51.0" West for a distance of 8.39 feet to a point on a line, thence, North 83° 31' 58.7" West for a distance of 14.26 feet to a point on a line, thence, North 80° 32' 23.8" West for a distance of 9.57 feet to a point on a line, thence, North 80° 32' 58.7" West for a distance of 9.57 feet to a point on a line, thence, North 89° 36' 28.9" West for a distance of 9.45 feet to a point on a line, thence, North 71° 54' 20.4" West for a distance of 14.89 feet to a point on a line, thence, North 83° 32' 09.7" West for a distance of 14.25 feet to a point on a line, thence, North 89° 36' 48.0" West for a distance of 28.34 feet to a point on a line, thence, South 87° 09' 57.0" West for a distance of 26.81 feet to a point on a line, thence, South 85° 49' 35.8" West for a distance of 18.95 feet to a point on a line, thence, North 89° 37' 18.7" West for a distance of 9.45 feet to a point on a line, thence, South 81° 18' 52.2" West for a distance of 9.56 feet to a point on a line, thence, South 76° 55' 52.1" West for a distance of 6.47 feet to a point on a line, thence, North 89° 37' 30.8" West for a distance of 7.87 feet to a point on a line, thence, North 85° 46' 03.4" West for a distance of 15.05 feet to a point on a line, thence, South 79° 41' 47.0" West for a distance of 13.56 feet to a point on a line, thence, North 78° 46' 47.0" West for a distance of 8.02 feet to a point on a line, thence, North 77° 35' 20.1" West for a distance of 14.50 feet to a point on a line, thence, North 89° 36' 28.8" West for a distance of 9.45 feet to a point on a line, thence, North 89° 36' 53.9" West for a distance of 12.60 feet to a point on a line, thence, South 83° 33' 28.8" West for a distance of 12.68 feet to a point on a line, thence, North 89° 36' 31.4" West for a distance of 14.17 feet to a point on a line, thence, North 89° 36' 33.6" West for a distance of 11.02 feet to a point on a line, thence, North 89° 36' 57.1" West for a distance of 17.32 feet to a point on a line, thence, North 81° 48' 52.1" West for a distance of 11.13 feet to a point on a line, thence, North 82° 46' 45.3" West for a distance of 12.69 feet to a point on a line, thence, North 45° 53' 46.7" West for a distance of 10.92 feet to a point on a line, thence, North 64° 02' 32.6" West for a distance of 13.98 feet to a point on a line, thence, North 73° 34' 47.9" West for a distance of 16.39 feet to a point on a line, thence, North 74° 18' 28.7" West for a distance of 11.43 feet to a point on a line, thence, North 82° 39' 45.3" West for a distance of 17.07 feet to a point on a line, thence, South 70° 23' 14.8" West for a distance of 10.45 feet to a point on a line, thence, North 68° 39' 13.5" West for a distance of 8.44 feet to a point on a line, thence, North 71° 54' 25.6" West for a distance of 9.92 feet to a point on a line, thence, North 64° 01' 57.8" West for a distance of 6.99 feet to a point on a line, thence, North 78° 46' 56.9" West for a distance of 8.02 feet to a point on a line, thence, North 69° 51' 38.9" West for a distance of 13.40 feet to a point on a line, thence, North 71° 54' 12.9" West for a distance of 9.92 feet to a point on a line, thence, North 74° 19' 19.8" West for a distance of 11.44 feet to a point on a line, thence, North 71° 54' 25.6" West for a distance of 9.92 feet to a point on a line, thence, North 74° 18' 19.1" West for a distance of 11.43 feet to a point on a line, thence, North 74° 18' 36.0" West for a distance of 11.43 feet to a point on a line, thence, North 82° 46' 44.0" West for a distance of 12.69 feet to a point on a line, thence, North 71° 54' 34.6" West for a distance of 14.89 feet to a point on a line, thence, North 64° 02' 11.8" West for a distance of 10.48 feet to a point on a line, thence, North 61° 38' 55.2" West for a distance of 16.09 feet to a point on a line, thence, North 66° 38' 42.4" West for a distance of 15.46 feet to a point on a line,

thence, North 67° 22' 26.3" West for a distance of 11.96 feet to a point on a line, thence, North 59° 52' 11.4" West for a distance of 9.12 feet to a point on a line, thence, South 89° 07' 14.8" West for a distance of 10.67 feet to a point on a line, thence, North 88° 50' 42.3" West for a distance of 17.73 feet to a point on a line, thence, North 76° 10' 42.7" West for a distance of 6.50 feet to a point on a line, thence, North 68° 43' 30.8" West for a distance of 8.46 feet to a point on a line, thence, North 66° 38' 11.4" West for a distance of 15.46 feet to a point on a line, thence, North 50° 26' 26.6" West for a distance of 14.77 feet to a point on a line, thence, North 50° 46' 32.9" West for a distance of 26.02 feet to a point on a line, thence, North 57° 11' 54.6" West for a distance of 16.89 feet to a point on a line, thence, North 55° 23' 55.0" West for a distance of 13.42 feet to a point on a line, thence, North 64° 07' 36.5" West for a distance of 21.03 feet to a point on a line, thence, North 60° 33' 21.6" West for a distance of 15.71 feet to a point on a line, thence, North 60° 31' 31.9" West for a distance of 6.03 feet to a point on a line, thence, North 65° 26' 34.6" West for a distance of 29.48 feet to a point on a line, thence, North 54° 05' 31.7" West for a distance of 15.58 feet to a point on a line, thence, North 78° 47' 38.6" West for a distance of 7.91 feet to a point on a line, thence, North 78° 49' 46.6" West for a distance of 0.13 feet to a point on a line, thence, North 74° 22' 46.7" West for a distance of 13.17 feet to a point on a line, thence, North 01° 27' 23.4" East for a distance of 318.57 feet to a point on a line, thence, North 88° 32' 36.3" West for a distance of 137.92 feet to a point on a line, thence, North 87° 24' 26.4" West for a distance of 446.02 feet to a point on a line, thence, North 00° 00' 13.5" East for a distance of 1742.79 feet to a point on a line, thence, North 00° 01' 42.0" West for a distance of 96.16 feet to a point on a line, thence North 00° 03' 30.0" West a distance of 374.79 feet to the POINT OF BEGINNING. Containing 8,617.60 acres more or less.

Less and excepting the following:

**Parcel:** 100330009

Part of the North Half of Section 10, Township 6 North, Range 3 West, Salt Lake Base & Meridian, US Survey,

Beginning at a fence corner which Is 2,156.53 feet South 88° 59' 56" East and 887.71 feet North from the West Quarter Corner of said Section 10, running thence North 31° 28' 03" East 1,026.52 Feet along a fence to a fence corner thence North 85° 53' 52" East 42.34 feet along a fence to a point of intersection in the fence, thence South 85° 40' 22" East 206.41 feet along a fence to a fence corner, thence South 12° 36' 43" East 474.93 feet along a fence to a point of intersection in the fence, thence South 02° 14' 40" East 310.43 feet along a fence to fence corner, thence South 77° 03' 05" West 389.97 feet along a fence to a point of intersection in the fence, thence South 88° 50' 37" West 479.31 feet along a fence to a point of intersection in the fence thence North 79° 12' 45" West 41.23 feet along a fence to a fence corner and the point of beginning. Containing 11.50 acres more or less.

**Parcel:** 100330008

The Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 9, Township 6 North, Range 3 West, Salt Lake Base And Meridian,

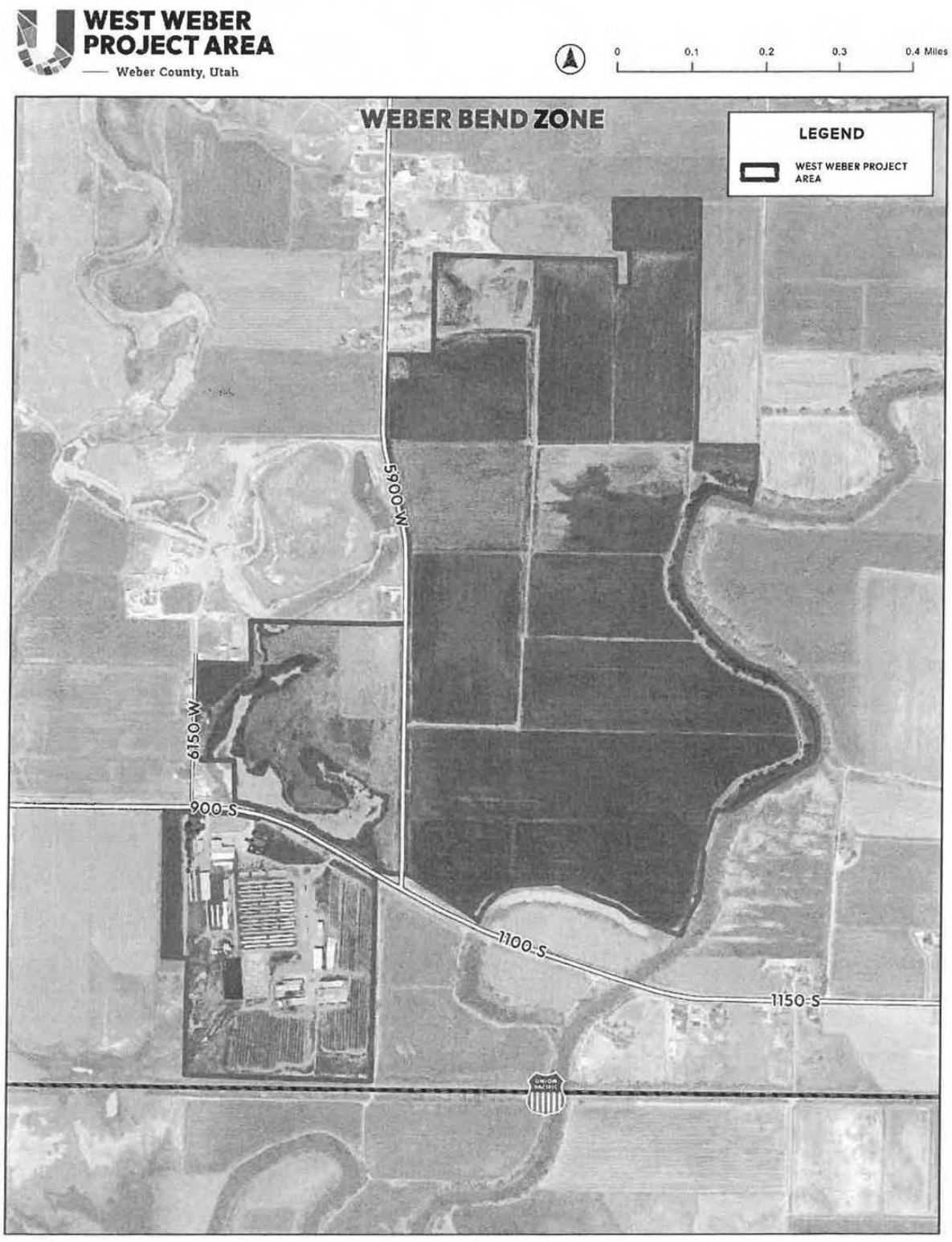
Together with an easement for ingress and egress purposes over the easterly 50 feet of Section 16 and the South 1/2 of the Southeast Quarter of said Section 9. Said Township and Range. Containing 10.20 acres more or less.

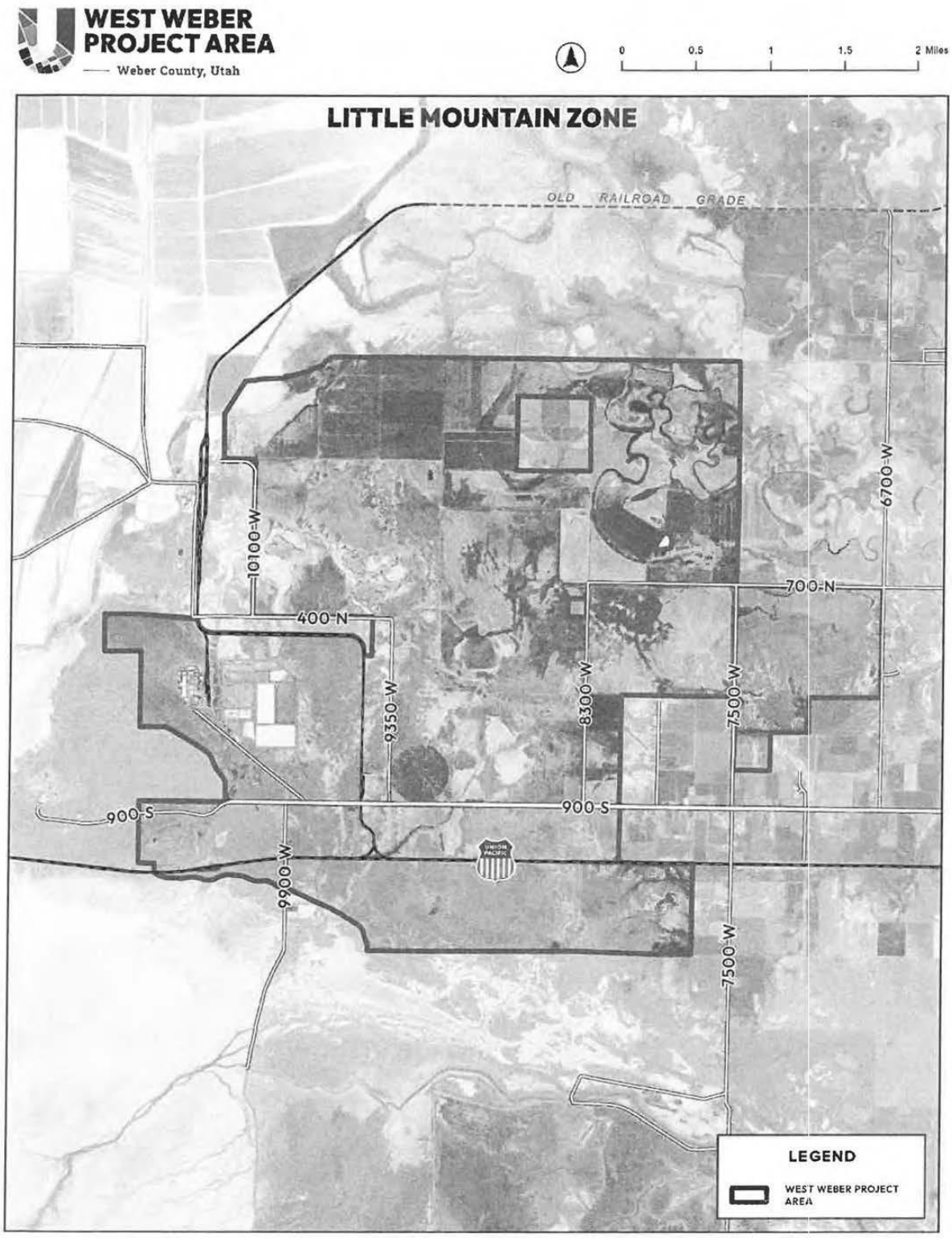
**Parcels:** 100310003, 100310001, 100310002, 100310004, 100310003

A part of Sections 4, Township 6 North, Range 3 West, Salt Lake Base and Meridian, US Survey,

Beginning at a point, said point being North 0° 23' 24" East for a distance of 1,329.77 feet from the Southeast Quarter Corner of Section 4, Township 6 North, Range 3 West or POINT OF BEGINNING; and running thence, S 89° 59' 55.0" W for a distance of 967.61 feet to a point on a line, thence, S 84° 59' 13.9" W for a distance of 164.23 feet to a point on a line, thence, N 88° 49' 51.2" W for a distance of 1547.34 feet to a point on a line, thence, N 01° 43' 54.6" E for a distance of 1399.27 feet to a point on a line, thence, N 00° 26' 10.8" E for a distance of 628.50 feet to a point on a line, thence, N 00° 06' 04.6" E for a distance of 627.04 feet to a point on a line, thence, N 00° 00' 00.0" E for a distance of 0.02 feet to a point on a line, thence, S 88° 32' 32.9" E for a distance of 832.79 feet to a point on a line, thence, S 88° 47' 21.6" E for a distance of 1798.48 feet to a point on a line, thence, S 00° 55' 57.5" W for a distance of 1003.45 feet to a point on a line, thence, S 00° 24' 17.7" W for a distance of 254.22 feet to a point on a line, thence, S 00° 41' 25.9" E for a distance of 1052.33 feet to a point on a line, thence S 00° 55' 35.1" E a distance of 302.45 feet to the POINT OF BEGINNING. Containing 159.79 acres more or less.

# Maps & Imagery of the Project Area




WEST WEBER PROJECT AREA
Weber County, Utah
0
0.5
1
1.5
2 Miles
LITTLE MOUNTAIN ZONE
OLD RAILROAD GRADE
10100 W
6700 W
700 N
400 N
8300 W
7500 W
9350 W
900 S
900 S
9900 W
7500 W
LEGEND
WEST WEBER PROJECT AREA

# Appendix D: Project Area Budget Summary

| Model Summary | | |
|---|---|---|
| **Differential Tax Revenue Allocation** | | |
| Project Area Share | | 75% |
| Other Taxing Entities Share | | 25% |
| Duration (Years) | | 25 |
| **Differential Tax Revenue $ Allocation** | | |
| | | **Full Value** |
| Base Year Taxable Revenues | $ | 190,000 |
| **Tax Differential to Project Area** | **$** | **360,800,000** |
| Tax Differential to Other Taxing Entities | $ | 120,300,000 |
| Total Tax Differential | $ | 481,100,000 |
| Less: Wetland Mitigation | $ | 10,800,000 |
| Less: Admin Expenses | $ | 18,000,000 |
| **Total Remaining Differential for Projects** | **$** | **342,800,000** |

| Taxing Entities | |
|---|---|
| **Tax Area 302** | **0.009759** |
| Weber County | 0.001929 |
| Multicounty Assessing & Collecting Levy | 0.000015 |
| County Assessing & Collecting Levy | 0.000173 |
| Weber County School District | 0.005585 |
| Weber Basin Water Conservancy District | 0.000200 |
| Warren-West Warren Cemetery Maintenance District | 0.000109 |
| Weber County Mosquito Abatement District | 0.000068 |
| Weber Fire District | 0.001144 |
| West Warren Park Service Area | 0.000157 |
| Weber Area Dispatch 911 and Emergency Services District | 0.000173 |
| Weber Fire District - Bond | 0.000034 |
| Municipal Type Service Fund | 0.000172 |

DRAFT

# Appendix E: Environmental Review

## INTRODUCTION

For the Utah Inland Port Authority (UIPA) Board to adopt a Project Area Plan, an environmental review for the Project Area must be completed. This report provides an overview of environmental considerations to ensure compliance with all federal, state, and local requirements related to future opportunities associated with the development and optimization of the project area. The Utah Inland Port Authority, in conjunction with development parties and government stakeholders, will review these environmental considerations before work, which could pose adverse impacts, may commence in the project area.

## SUMMARY OF ENVIRONMENTAL CONSIDERATIONS

The Environmental Justice Screen (EJScreen) report from the EPA indicated that Weber County is in the 65th percentile for the state and 81st percentile for the nation for asthma indicators, highlighting the importance of air quality initiatives in the area.

While several cultural resources in Weber County that have been previously designated as worthy of preservation and recorded on the National Register of Historic Places (NRHP), none of them are present in the project area.

While there are no land-areas of federally recognized tribes located in the project area, the Northwestern Band of the Shoshone Nation is located in the vicinity of the project area. They are represented by Chairman Dennis Alex, elected in April 2020. Their regional office is located at 2575 Commerce Way in Ogden, Utah.

The Yellow-billed Cuckoo and Ute Ladies'-tresses are designated threatened species that may be present in the project area. The project area does not overlap Yellow-billed Cuckoo critical habitat. Critical habitat for Ute Ladies'-tresses has not been designated.

There are 18 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list that may warrant special attention in the project area with breeding seasons ranging between December 1st and August 31st.

The Ogden Bay Waterfowl Management Area is located adjacent to the southwestern boundary of the project area. The Harold Crane Waterfowl Management Area is located adjacent to the northern boundary of the project area. Several other wildlife and waterfowl management areas (WMAs) have been designated by the Division of Wildlife Resources throughout Weber County.

The eastern shore of the Great Salt Lake is located approximately 1 mile west of the project area. According to the National Wetlands Inventory (NWI), several wetlands are located within the project area. Wetlands designated in the NWI may have changed since the date of the imagery and/or field work used for their characterization. Updated qualified wetland delineation studies shall be the final determination for existing wetlands.

Portions of the project area experience a 1% annual chance flood hazard, according to FEMA's National Flood Hazard Layer (NFHL) Viewer.

The Utah Department of Environmental Quality (UDEQ) maintains several water quality monitoring wells near the project area. Information regarding these water quality monitoring locations can be accessed via UDEQ's Environmental Interactive Map.

DRAFT

Weber County is currently in serious nonattainment for PM2.5 and moderate nonattainment for 8-hour ozone. Currently, there are no air quality monitoring stations maintained by UDEQ located in the project area.

## PROJECT AREA DESCRIPTION

The West Weber Project Area candidate (Figures 1 and 2) consists of two zones (Little Mountain and Weber Bend) and comprises approximately 9,000 acres located east of Promontory Point near the eastern shore of the Great Salt Lake. The Ogden Bay Waterfowl Management Area is located adjacent to the southwestern boundary of the project area. The Harold Crane Waterfowl Management Area is located adjacent to the northern boundary of the project area.

DRAFT

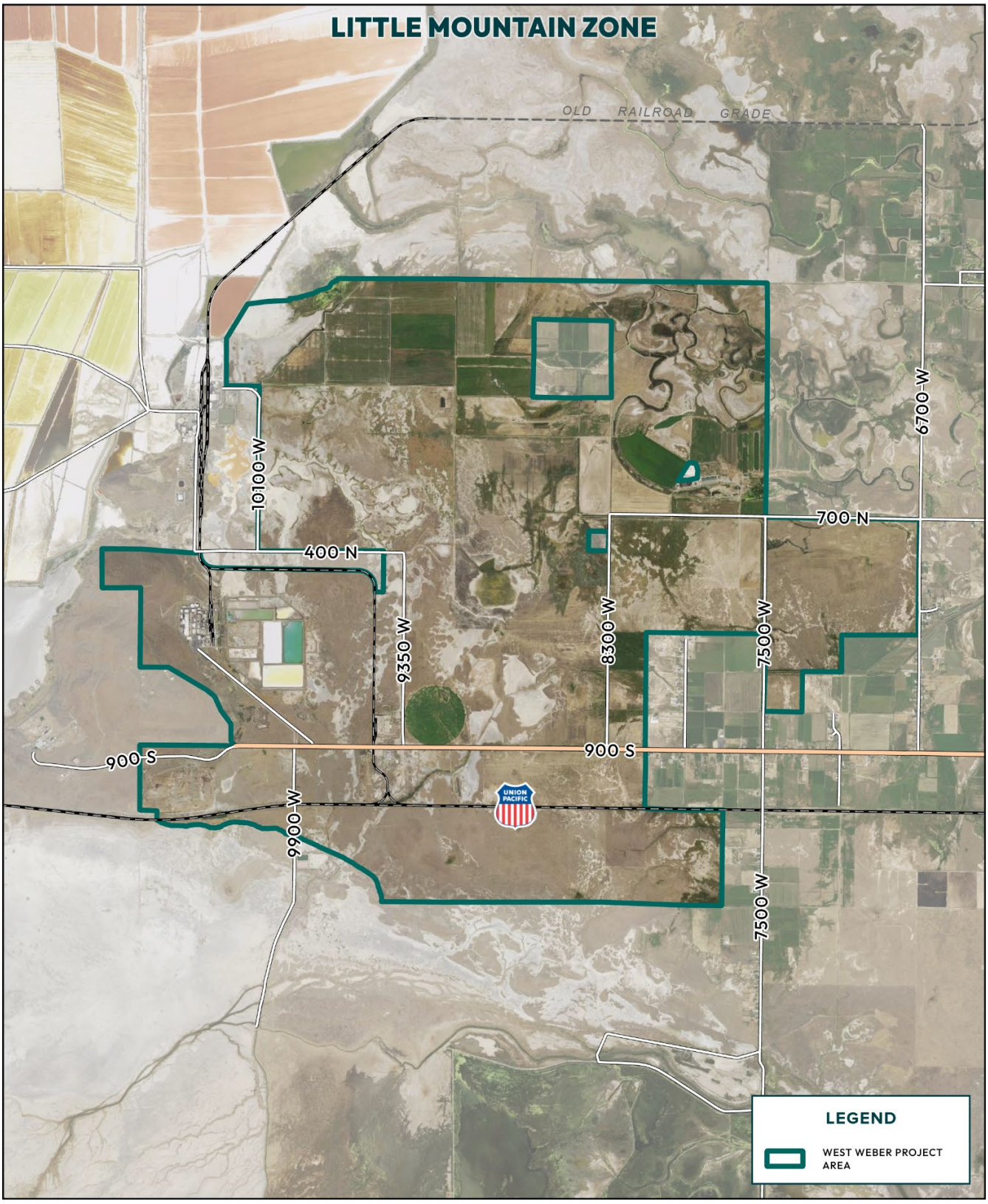



FIGURE 1: LITTLE MOUNTAIN ZONE WEST WEBER PROJECT AREA CANDIDATE

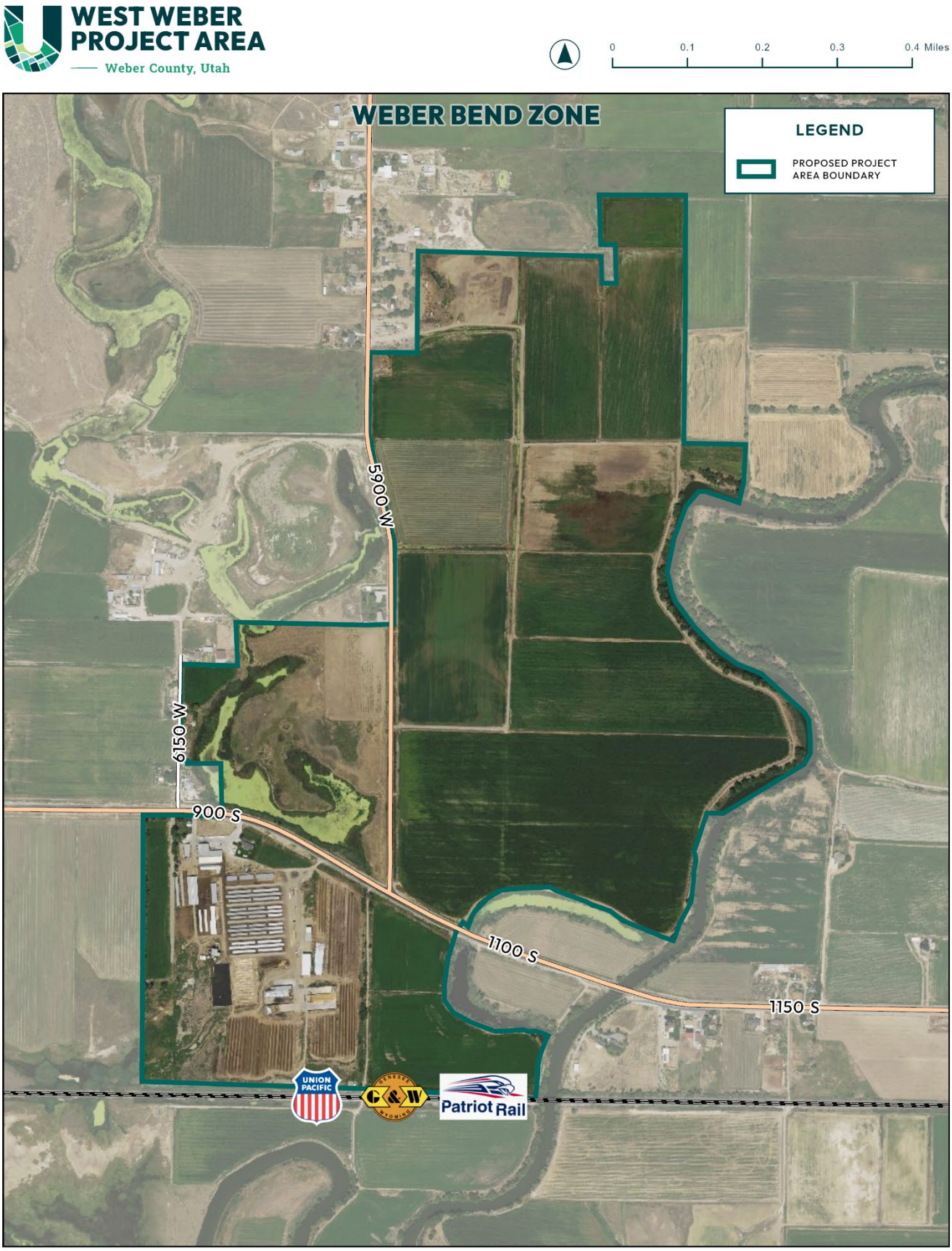



FIGURE 2: WEBER BEND ZONE WEST WEBER PROJECT AREA CANDIDATE

## ENVIRONMENTAL JUSTICE CONSIDERATIONS

Environmental Justice considerations are key components for federal funding opportunities.

It is important to consider the composition of the affected area, to determine whether minority populations, low-income populations, or Indian tribes are present and if so whether they may incur disproportionately high and adverse human health or environmental effects. The Bureau of the Census (BOC) has data available that can be used to identify the composition of the potentially affected population.

Geographic distribution by race, ethnicity, and income, as well as a delineation of tribal lands and resources, should all be examined.

Public engagement and participation in the decision-making process can help assure meaningful community representation throughout the process. Opportunities for the public, especially nearby community members, to provide public comment and voice concerns should be provided.

The Environmental Protection Agency (EPA) has an environmental justice mapping and screening tool called EJScreen. It is based on nationally consistent data and an approach that combines environmental and demographic indicators in maps and reports. The EJScreen community report for Weber County is below.

DRAFT

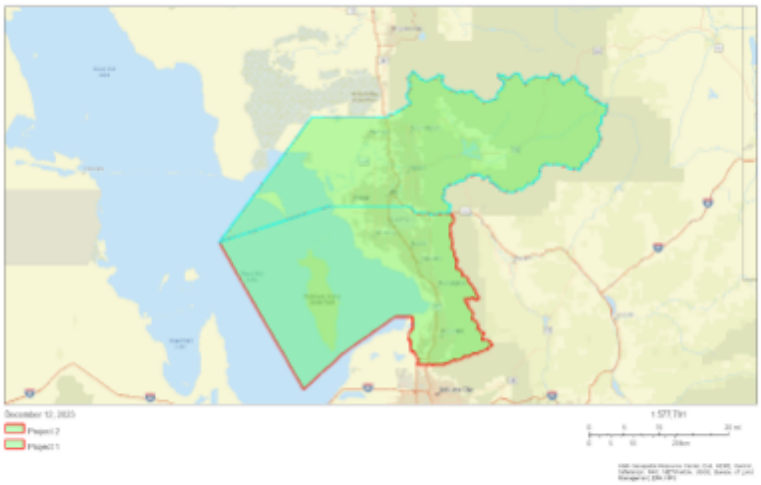
# EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

## Weber County, UT

County: Weber
Population: 259,390
Area in square miles: 659.84

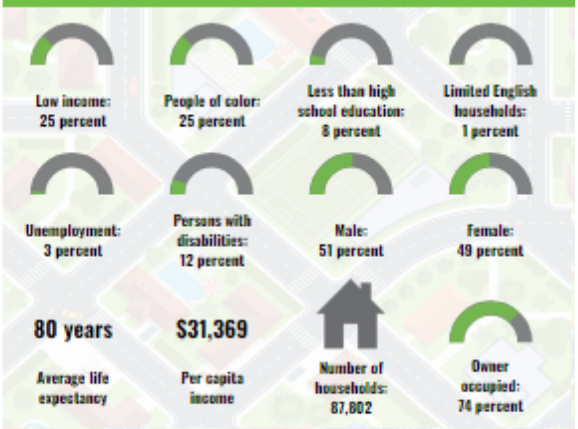
A3 Landscape



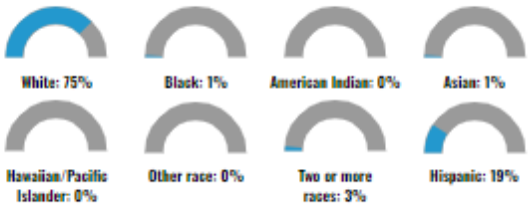
### LANGUAGES SPOKEN AT HOME

| LANGUAGE | PERCENT |
|---|---|
| English | 86% |
| Spanish | 12% |
| Other Indo-European | 1% |
| Total Non-English | 14% |

### COMMUNITY INFORMATION




### BREAKDOWN BY RACE




### BREAKDOWN BY AGE




### LIMITED ENGLISH SPEAKING BREAKDOWN




Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race.
Source: U.S. Census Bureau, American Community Survey (ACS) 2017 - 2021. Life expectancy data comes from the Centers for Disease Control.

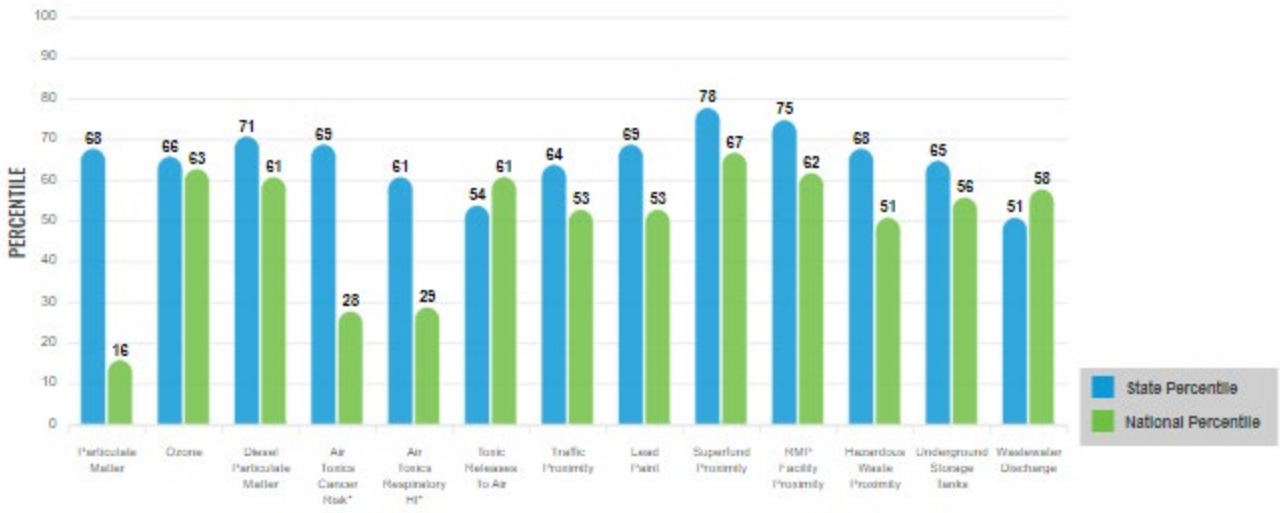
# Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the EJScreen website.

## EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

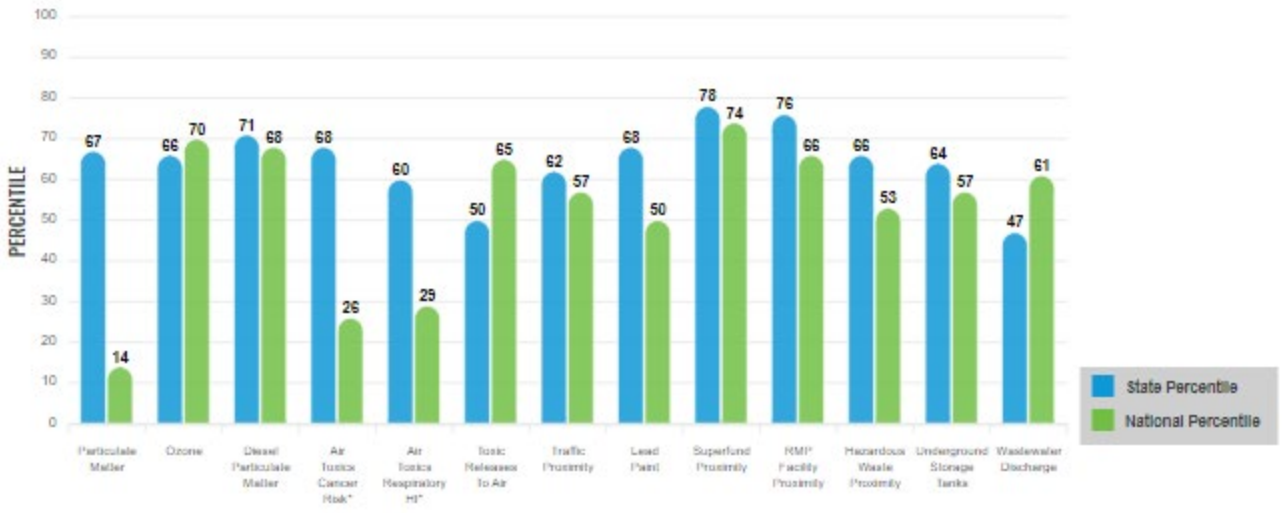
### EJ INDEXES FOR THE SELECTED LOCATION




## SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

### SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION




These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for County: Weber

# EJScreen Environmental and Socioeconomic Indicators Data

| SELECTED VARIABLES | VALUE | STATE AVERAGE | PERCENTILE IN STATE | USA AVERAGE | PERCENTILE IN USA |
|---|---|---|---|---|---|
| **POLLUTION AND SOURCES** | | | | | |
| Particulate Matter ($\mu g/m^3$) | 6.34 | 6.07 | 54 | 8.08 | 11 |
| Ozone (ppb) | 64.7 | 64.5 | 49 | 61.6 | 73 |
| Diesel Particulate Matter ($\mu g/m^3$) | 0.317 | 0.262 | 63 | 0.261 | 71 |
| Air Toxics Cancer Risk* (lifetime risk per million) | 19 | 18 | 1 | 25 | 1 |
| Air Toxics Respiratory HI* | 0.21 | 0.22 | 16 | 0.31 | 4 |
| Toxic Releases to Air | 2,300 | 5,100 | 48 | 4,600 | 75 |
| Traffic Proximity (daily traffic count/distance to road) | 120 | 160 | 59 | 210 | 62 |
| Lead Paint (% Pre-1960 Housing) | 0.25 | 0.18 | 73 | 0.3 | 53 |
| Superfund Proximity (site count/km distance) | 0.19 | 0.18 | 77 | 0.13 | 84 |
| RMP Facility Proximity (facility count/km distance) | 0.53 | 0.37 | 80 | 0.43 | 77 |
| Hazardous Waste Proximity (facility count/km distance) | 0.79 | 0.86 | 68 | 1.9 | 57 |
| Underground Storage Tanks (count/$km^2$) | 2.7 | 2.3 | 71 | 3.9 | 64 |
| Wastewater Discharge (toxicity-weighted concentration/m distance) | 2 | 12 | 79 | 22 | 93 |
| **SOCIOECONOMIC INDICATORS** | | | | | |
| Demographic Index | 25% | 24% | 61 | 35% | 42 |
| Supplemental Demographic Index | 12% | 11% | 60 | 14% | 44 |
| People of Color | 25% | 22% | 66 | 39% | 43 |
| Low Income | 25% | 26% | 56 | 31% | 47 |
| Unemployment Rate | 3% | 3% | 61 | 6% | 46 |
| Limited English Speaking Households | 1% | 2% | 70 | 5% | 60 |
| Less Than High School Education | 8% | 7% | 69 | 12% | 51 |
| Under Age 5 | 7% | 7% | 56 | 6% | 71 |
| Over Age 64 | 12% | 12% | 55 | 17% | 33 |
| Low Life Expectancy | 20% | 19% | 69 | 20% | 54 |

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: https://www.epa.gov/haps/air-toxics-data-update.

### Sites reporting to EPA within defined area:

| | |
|---|---|
| Superfund | 1 |
| Hazardous Waste, Treatment, Storage, and Disposal Facilities | 9 |
| Water Dischargers | 3014 |
| Air Pollution | 11 |
| Brownfields | 52 |
| Toxic Release Inventory | 45 |

### Other community features within defined area:

| | |
|---|---|
| Schools | 93 |
| Hospitals | 4 |
| Places of Worship | 136 |

### Other environmental data:

| | |
|---|---|
| Air Non-attainment | Yes |
| Impaired Waters | Yes |

| | |
|---|---|
| Selected location contains American Indian Reservation Lands* | No |
| Selected location contains a "Justice40 (CEJST)" disadvantaged community | Yes |
| Selected location contains an EPA IRA disadvantaged community | Yes |

*Report for County: Weber*

# EJScreen Environmental and Socioeconomic Indicators Data

| HEALTH INDICATORS | | | | | |
|---|---|---|---|---|---|
| INDICATOR | HEALTH VALUE | STATE AVERAGE | STATE PERCENTILE | US AVERAGE | US PERCENTILE |
| Low Life Expectancy | 20% | 19% | 69 | 20% | 54 |
| Heart Disease | 4.9 | 4.6 | 59 | 6.1 | 26 |
| Asthma | 11.1 | 10.8 | 65 | 10 | 81 |
| Cancer | 5.6 | 5.2 | 58 | 6.1 | 35 |
| Persons with Disabilities | 11.5% | 10.2% | 67 | 13.4% | 43 |

| CLIMATE INDICATORS | | | | | |
|---|---|---|---|---|---|
| INDICATOR | HEALTH VALUE | STATE AVERAGE | STATE PERCENTILE | US AVERAGE | US PERCENTILE |
| Flood Risk | 12% | 8% | 75 | 12% | 72 |
| Wildfire Risk | 58% | 51% | 49 | 14% | 86 |

| CRITICAL SERVICE GAPS | | | | | |
|---|---|---|---|---|---|
| INDICATOR | HEALTH VALUE | STATE AVERAGE | STATE PERCENTILE | US AVERAGE | US PERCENTILE |
| Broadband Internet | 8% | 9% | 57 | 14% | 39 |
| Lack of Health Insurance | 9% | 9% | 56 | 9% | 62 |
| Housing Burden | Yes | N/A | N/A | N/A | N/A |
| Transportation Access | Yes | N/A | N/A | N/A | N/A |
| Food Desert | Yes | N/A | N/A | N/A | N/A |

Footnotes

*Report for County: Weber*

www.epa.gov/ejscreen

DRAFT

## PAST AND PRESENT LAND USES

Public land records—including historical city directories, fire insurance maps, topographic maps, and aerial imagery—can be accessed online and reviewed to help determine previous ownership and identify any structures on properties/adjacent properties in the project area, or indications of environmental contamination.

A visual site inspection should be conducted to observe properties in the project area, any structures on the properties and adjacent properties to identify indications of environmental contamination that may have resulted from activities that took place on the site or from activities at neighboring properties.

Past and present landowners, operators, and/or occupants of properties, along with any knowledgeable local government officials should be interviewed to gather information around past and present land uses of properties in the project area.

It is the responsibility of each landowner to assess past and present land uses for indications of environmental contamination on their respective properties.

## GEOTECHNICAL RESOURCES

In order to characterize subsurface conditions and provide design parameters needed to proceed with site development, geotechnical constraints must be identified for the project area.

Potential geotechnical constraints may include:

- anticipated foundation system
- anticipated excavation equipment
- pavement
- anticipated seismic site class
- anticipated frost depth
- bedrock constraints
- blasting anticipated
- groundwater constraints
- dewatering anticipated
- corrosive soils
- karst constraints
- sinkholes
- seismic liquefaction
- settlement monitoring likely required
- fill anticipated on-site
- site usage

Field explorations via soil borings and/or test pits are recommended to determine the geotechnical constraints for the project area. It is the responsibility of each landowner to assess geotechnical constraints on their respective properties.

## GEOLOGY AND SOILS

Geological constraints of a project area that should be considered include:

- soil grade,
- soil composition,
- soil permeability and compressibility,
- soil stability,

DRAFT

- soil load-bearing capacity,
- soil corrosivity,
- soil shrink-swell potential,
- soil settlement potential, and
- soil liquefaction potential.

It is the responsibility of each landowner to assess geological constraints on their respective properties.

The United State Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) maintains the Web Soil Survey (WSS) which provides soil data and information produced by the National Cooperative Soil Survey, a nationwide partnership dedicated to soils since 1899. The WSS provides soil maps and data for more than 95% of the nation's counties and is updated and maintained online as the single authoritative source of soil survey information. WSS data can be used for planning purposes and to assess an area's soil health.

The USDA NRCS defines soil health as "the continued capacity of soil to function as a vital living ecosystem that sustains plants, animals, and humans. Healthy soil gives us clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife, and beautiful landscapes". Soil health research has identified the following principles to manage soil and improve soil function:

- Maximize presence of living roots
- Minimize disturbance
- Maximize soil cover
- Maximize biodiversity

It is the responsibility of each landowner to assess soil health and constraints on their respective properties. Figures 3 and 4 display the WSS maps for the project area. Map units are defined below.

DRAFT

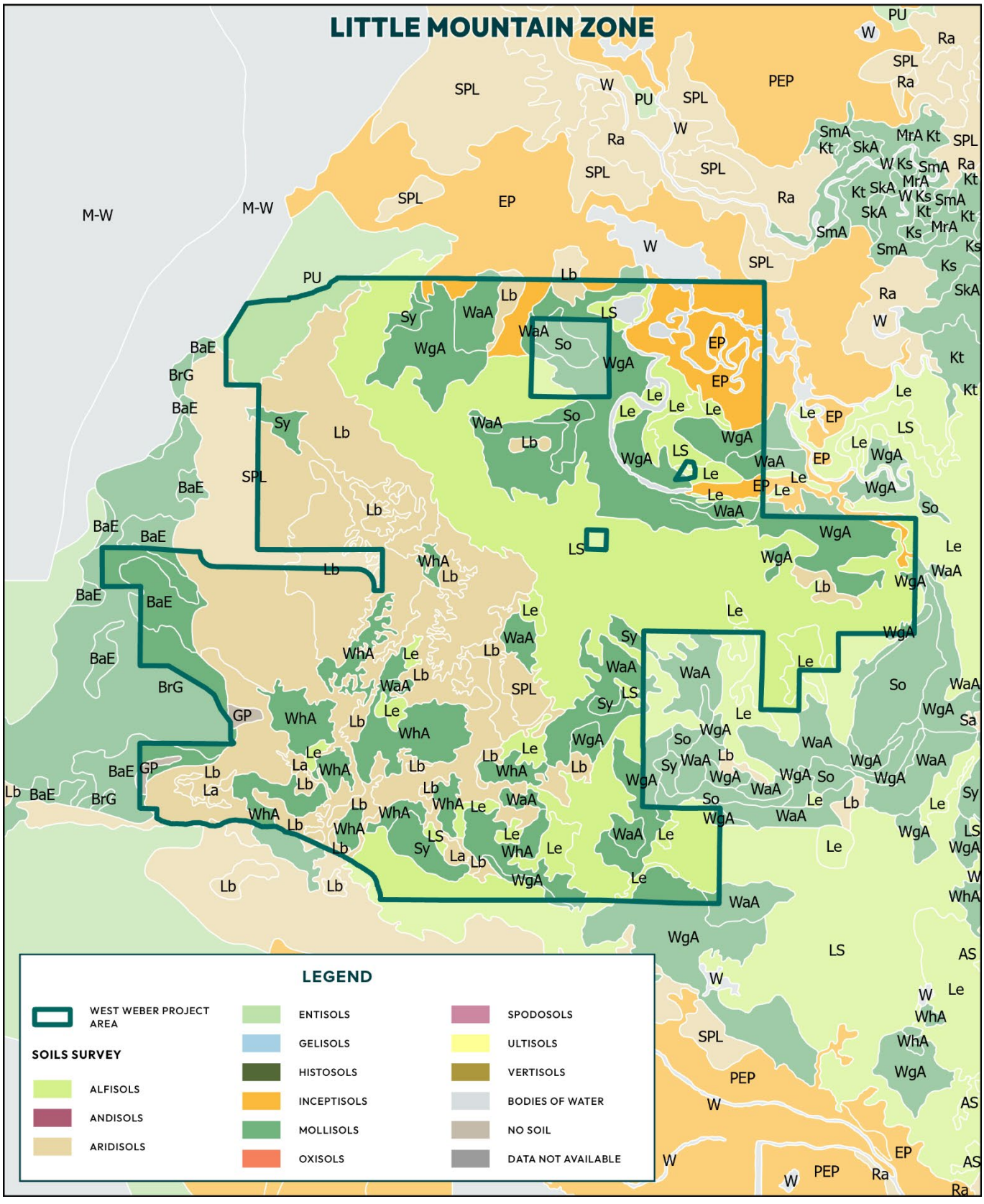



FIGURE 3: LITTLE MOUNTAIN ZONE WEST WEBER PROJECT AREA SOIL SURVEY MAP

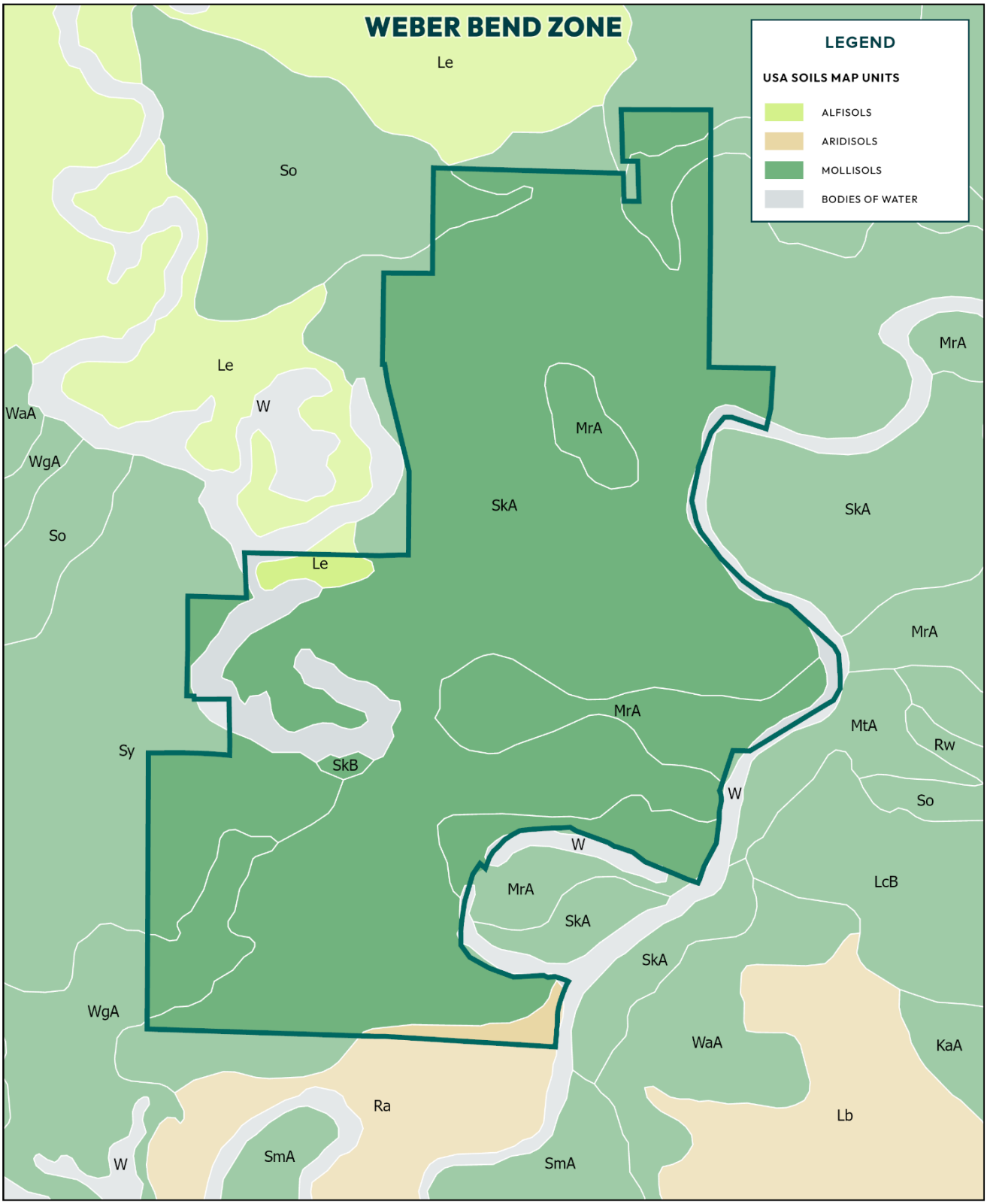



FIGURE 4: WEBER BEND ZONE WEST WEBER PROJECT AREA SOIL SURVEY MAP

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| BaE | Barton-Rock outcrop complex, 5 to 30 percent slopes | 137.3 | 1.5% |
| BrG | Barton-Rock outcrop complex, 30 to 40 percent slopes | 145.9 | 1.6% |
| EP | Eimarsh-Playas-Pintailake complex, 0 to 1 percent slopes | 434.8 | 4.8% |
| GP | Gravel pits | 26.3 | 0.3% |
| Ks | Kirkham silty clay loam, 0 to 2 percent slopes | 3.7 | 0.0%* |
| La | Lakeshore silt loam, 0 to 1 percent slopes | 47.7 | 0.5% |
| Lb | Lakeshore fine sandy loam, 0 to 1 percent slopes | 1341.6 | 15.0% |
| Le | Leland silt loam, 0 to 1 percent slopes | 375.8 | 4.2% |
| LS | Leland-Saltair complex, 0 to 1 percent slopes | 2286.6 | 25.5% |
| MrA | Martini fine sandy loam, 0 to 1 percent slopes | 45.7 | 0.5% |
| PU | Playas | 171.4 | 1.9% |
| Ra | Refuge loam, 0 to 1 percent slopes | 0.1 | 0.0%* |
| SkA | Sunset loam, drained, 0 to 1 percent slopes | 243.1 | 2.7% |
| SkB | Sunset loam, drained, 1 to 3 percent slopes | 1.0 | 0.0%* |
| So | Syracuse loamy fine sand, 0 to 2 percent slopes | 53.2 | 0.6% |
| SPL | Saltair-Playas-Lasil complex, 0 to 1 percent slopes | 1230.3 | 13.7% |
| Sy | Syracuse loamy fine sand, moderately saline, sodic, 0 to 2 percent slopes | 167.0 | 1.9% |
| W | Water | 129.3 | 1.4% |
| WaA | Warm Springs fine sandy loam, 0 to 1 percent slopes | 372.1 | 4.1% |
| WgA | Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes | 1098.8 | 12.3% |
| WhA | Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes, channeled | 656.1 | 7.3% |
| **Total for Area of Interest** | | **8967.8** | **100.0%** |

**values represented by "0.0%" are non-zero values that are insignificantly small*

## HYDROGEOLOGY AND HYDROLOGY

Groundwater constraints of the project area that should be considered include:

- depth to groundwater,
- groundwater flow direction, and
- contamination migration potential.

Field explorations via soil borings are recommended to determine and document groundwater depths, flow direction, and contamination migration potential. It is the responsibility of each landowner to assess hydrogeological and hydrological constraints on their respective properties.

## HISTORICAL AND CULTURAL RESOURCES

The National Register of Historical Places (NRHP) lists cultural resources previously recorded on the official list of the Nation's historic places worthy of preservation.

Additional previously recorded resources may be on-file at the Utah State Historic Preservation Office (SHPO). If additional information is needed from the Utah SHPO, a qualified cultural resource professional will need to be consulted. Utah SHPO provides Archaeological Compliance Guidance for projects that affect cultural resources listed on the NRHP.

It is the responsibility of each landowner to assess potential impacts to historical and cultural resources on their respective properties.

The table below lists cultural resources in Weber County that have been previously recorded on the official list of the Nation's historic places worthy of preservation. None of the cultural resources recorded on the NRHP in Weber County are present in the project area.

| Property Name | State | County | City | Street & Number |
|---|---|---|---|---|
| American Can Company of Utah Building Complex | UTAH | Weber | Ogden | 2030 Lincoln Ave. |
| Arvondor Apartments | UTAH | Weber | Odgen | 823 Twenty-third St. |
| Aultorest Memorial Park Historic District | UTAH | Weber | Ogden | 836 36th St. |
| Avelan Apartments | UTAH | Weber | Ogden | 449 Twenty-seventh St. |
| Avon Apartments | UTAH | Weber | Ogden | 961 Twenty-fifth St. |
| Barnhart Apartments | UTAH | Weber | Ogden | 336 Twenty-seventh St. |
| Becker, Gustav, House | UTAH | Weber | Ogden | 2408 Van Buren Ave. |
| Ben Lomond Hotel Garage | UTAH | Weber | Ogden | 455 25th St. |
| Bertha Eccles Community Art Center | UTAH | Weber | Ogden | 2580 Jefferson Ave. |
| Bigelow-Ben Lomond Hotel | UTAH | Weber | Ogden | 2510 Washington Blvd. |
| Browning Apartments | UTAH | Weber | Ogden | 2703 Washington Blvd. |
| Browning, John Moses, House | UTAH | Weber | Ogden | 505 27th St. |
| Congregation B'rith Sholem Synagogue | UTAH | Weber | Ogden | 2750 Grant |
| Cross, Charles W., House | UTAH | Weber | Ogden | 451 17th St. |
| Dalton, John L. and Elizabeth, House | UTAH | Weber | Ogden | 2622 Madison Ave. |
| Dumke, John F., and Lillia, House | UTAH | Weber | Ogden | 1607 Kiesel Ave. |
| Eccles Avenue Historic District | UTAH | Weber | Ogden | Bounded by 25th and 26th Sts., Van Buren and Jackson Aves. |
| Eccles Building | UTAH | Weber | Ogden | 385 24th St. |
| El Monte Golf Course Clubhouse | UTAH | Weber | Ogden | 1300 Valley Dr. |
| Episcopal Church of the Good Shepherd | UTAH | Weber | Ogden | 2374 Grant Ave. |
| Fairview Apartments | UTAH | Weber | Ogden | 579--587 Twenty-seventh St. |
| Farnsworth Apartments | UTAH | Weber | Ogden | 2539 Jefferson Ave. |
| Farr, Valasco, House | UTAH | Weber | Ogden | 700 Canyon Rd. |
| Fern-Marylyn Apartments | UTAH | Weber | Ogden | 2579 Adams Ave. |
| Flowers Apartments | UTAH | Weber | Ogden | 2681 Madison Ave. |
| Fontenelle Apartments | UTAH | Weber | Ogden | 2465--2475 Monroe Ave. |
| Geffas Apartments | UTAH | Weber | Ogden | 2675 Grant Ave. |
| Goodyear, Miles, Cabin | UTAH | Weber | Ogden | 2104 Lincoln Ave. |
| Helms Apartments | UTAH | Weber | Ogden | 2248--2250 Jefferson Ave. |
| Hillcrest Apartments | UTAH | Weber | Ogden | 2485 Monroe Ave. |
| Jefferson Avenue Historic District | UTAH | Weber | Ogden | Roughly along Jefferson Ave., bet. 25th and 27th Sts. |
| La Frantz Apartments | UTAH | Weber | Ogden | 461 Twenty-seventh St. |
| Ladywood Apartments | UTAH | Weber | Ogden | 670--690 Twenty-sixth St. |

| | | | | |
|---|---|---|---|---|
| Lower 25th Street Historic District | UTAH | Weber | Ogden | 25th St. between Wall and Grant Aves. |
| Lower 25th Street Historic District (Boundary Increase II) | UTAH | Weber | Ogden | 2522 Wall Ave. |
| Lower 25th Street Historic District (Boundary Increase) | UTAH | Weber | Ogden | Grant Ave. |
| Madison Elementary School | UTAH | Weber | Ogden | 2418 Madison Ave. |
| Maguire, Don, Duplex | UTAH | Weber | Ogden | 549-551 25th St. |
| McGregor Apartments | UTAH | Weber | Ogden | 802--810 Twenty-fifth St. |
| Mountain View Auto Court | UTAH | Weber | Ogden | 563 W. Twenty-fourth St. |
| New Brigham Hotel | UTAH | Weber | Ogden | 2402--2410 Wall Ave. |
| Ogden Central Bench Historic District | UTAH | Weber | Ogden | 20th St to 30th St., Adams Ave. to Harrison Blvd. |
| Ogden Fire Station No. 2 | UTAH | Weber | Ogden | 1585 25th St. |
| Ogden High School | UTAH | Weber | Ogden | 2828 Harrison Blvd. |
| Ogden Union Station | UTAH | Weber | Ogden | 25th St. at Wall Ave. |
| Ogden Union Station (Boundary Increase) | UTAH | Weber | Ogden | 2501 Wall Ave. |
| Ogden Union Stockyard Exchange Building | UTAH | Weber | Ogden | 600 W. Exchange Rd. |
| Ogden/Weber Municipal Building | UTAH | Weber | Ogden | 2541 Washington Blvd. |
| Patton, Augustus B., House | UTAH | Weber | Ogden | 1506 24th St. |
| Peery Apartments | UTAH | Weber | Ogden | 2461 Adams Ave. |
| Peery's Egyptian Theatre | UTAH | Weber | Ogden | 2439 Washington Blvd. |
| Pioneer Hydroelectric Power Plant Historic District | UTAH | Weber | Ogden | 12th St. at Canyon Rd. |
| Rushmer Building | UTAH | Weber | Ogden | 2434–2436 Washington Blvd. |
| Scowcroft Warehouse | UTAH | Weber | Ogden | 23rd St. |
| Scowcroft, Heber, House | UTAH | Weber | Ogden | 795 24th St. |
| Skeen, William D., House | UTAH | Weber | Plain City | Address unknown at this time |
| Smyth, Dennis A., House | UTAH | Weber | Ogden | 635 25th St. |
| Stone Farmstead | UTAH | Weber | Ogden | 301 W. 2nd St. |
| U.S. Post Office and Courthouse | UTAH | Weber | Ogden | 298 W. 24th St. |
| Upton Apartments | UTAH | Weber | Ogden | 2300--2314 Jefferson Ave. |
| US Forest Service Building | UTAH | Weber | Ogden | 507 25th St. |
| Utah School for the Deaf and Blind Boys' Dormitory | UTAH | Weber | Ogden | 846 20th St. |
| Warner, Andrew J., House | UTAH | Weber | Ogden | 726 25th St. |
| Weber County Main Library | UTAH | Weber | Ogden | 2464 Jefferson Ave. |
| Weber River Railroad Bridge | UTAH | Weber | Ogden | 1/2 mi. W. of Union Station along Exchange Rd. |
| Weber Stake Relief Society Building | UTAH | Weber | Ogden | 2104 Lincoln Ave. |
| Wilbur, J.M., Company Blacksmith Shop | UTAH | Weber | Eden | 2145 N 5500 E |

## TRIBAL LANDS

The U.S. Domestic Sovereign Nations: Indian Lands of Federally-Recognized Tribes of the United States map (commonly referred to as Indian lands) identifies tribal lands with the Bureau of Indian Affairs (BIA) Land Area Representation (LAR). It is the responsibility of each landowner to coordinate with respective tribal representatives in the event that their property exists on tribal lands.

While there are no land-areas of federally recognized tribes located in the project area, the Northwestern Band of the Shoshone Nation is located approximately 20 miles northeast of the project area.

The Northwestern Band of the Shoshone Nation are represented by Chairman Dennis Alex, elected in April 2020. Their regional office is located at 2575 Commerce Way in Ogden, Utah.

## NATURAL RESOURCES

The Endangered Species Act (ESA) provides a program for the conservation of threatened and endangered plants and animals and the habitats in which they are found per 50 CFR 17.

The lead federal agencies for implementing ESA are:

- U.S. Fish and Wildlife Service (FWS)
    - The FWS maintains a worldwide list of endangered species. Species include birds, insects, fish, reptiles, mammals, crustaceans, flowers, grasses, and trees
- U.S. National Oceanic and Atmospheric Administration (NOAA) Fisheries Service

The U.S. Fish & Wildlife Information for Planning and Consultation (IPaC) tool identifies any listed species, critical habitat, migratory birds, or other natural and biological resources that may be impacted by a project. It is the responsibility of each landowner to assess potential impacts to threatened and endangered species on their respective properties.

The yellow-billed cuckoo is a threatened species that may be present in the project area; however, the project area does not overlap its critical habitat. Monarch butterflies are listed as candidate species and may exist in the project area. Ute ladies'-tresses are listed as a threatened plant species that may exist in the project area. Critical habitats for both monarch butterflies and Ute ladies'-tresses have not been designated. There are no critical habitats listed in the project area. It is recommended to determine whether project area is likely to adversely affect threatened and candidate plant and animal species in the project area.

There are 18 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list or warrant special attention in the project area with breeding seasons ranging between December 1st and August 31st. These migratory bird species of concern include the American White Pelican, Bald Eagle, Black Tern, Bobolink, California Gull, Cassin's Finch, Clark's Grebe, Franklin's Gull, Golden Eagle, Lesser Yellowlegs, Long-eared Owl, Marbled Godwit, Pectoral Sandpiper, Rufous Hummingbird, Sage Thrasher, Virginia's Warbler, Western Grebe, and Willet. It is recommended that construction activities are completed outside of the BCC breeding season (12/1 - 8/31).

The Ogden Bay Waterfowl Management Area is located approximately 3 miles southeast of the project area. The Willard Bay Upland Game Area is located approximately 10 miles northeast of the project area. Several other wildlife and waterfowl management areas have been designated throughout Weber County. More information regarding these areas can be found on the Utah Division of Wildlife Resources website.

DRAFT

## UTAH NATURAL HERITAGE PROGRAM

The Utah Natural Heritage Program (UNHP), an integral part of the Utah Division of Wildlife Resources and the Utah Department of Natural Resources (UDNR), is the central repository for information on Utah's native plant and animal species, with a focus on rare and other high-interest species.

Through the UNHP, Utah DWR maintains a database of Utah's rare plant and animal species which identifies "species of greatest conservation need" throughout the State of Utah. More information about each of these species and their corresponding habitats can be found in the Utah Species Field Guide. It is the responsibility of each landowner to assess potential impacts to species of greatest conservation need on their respective properties.

The UNHP Online Species Search Report for the West Weber Project Area is below.

DRAFT

Utah Division of Wildlife Resources
Utah Natural Heritage Program
1594 W. North Temple
PO Box 146301
Salt Lake City, UT 84116

Report Number: 15058
December 18, 2023

# Utah Natural Heritage Program Online Species Search Report

## Project Information

**Project Name**

West Weber Project Area

**Project Description**

The West Weber Project Area fits the area?s economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for residents in the area.

**Location Description**

The West Weber Project Area candidate comprises approximately 9,000 acres and is located east of Promontory Point near the eastern shore of the Great Salt Lake.



## Animals within a ½ mile radius

| Common Name | Scientific Name | State Status | U.S. ESA Status | Last Observation Year |
|---|---|---|---|---|
| American White Pelican | Pelecanus erythrorhynchos | SGCN | | 2001 |
| Bald Eagle | Haliaeetus leucocephalus | SGCN | | 1999 |
| Caspian Tern | Hydroprogne caspia | SGCN | | 2000 |
| Northern Leopard Frog | Lithobates pipiens | SGCN | | 2010 |
| Peregrine Falcon | Falco peregrinus | SGCN | | 1990 |
| Snowy Plover | Charadrius nivosus | SGCN | | 2013 |
| White-faced Ibis | Plegadis chihi | SGCN | | 2001 |

## Plants within a ½ mile radius

| Common Name | Scientific Name | State Status | U.S. ESA Status | Last Observation Year |
|---|---|---|---|---|
| **No Species Found** | | | | |

## Animals within a 2 mile radius

| Common Name | Scientific Name | State Status | U.S. ESA Status | Last Observation Year |
|---|---|---|---|---|
| American White Pelican | Pelecanus erythrorhynchos | SGCN | | 2001 |
| Bald Eagle | Haliaeetus leucocephalus | SGCN | | 1999 |
| Caspian Tern | Hydroprogne caspia | SGCN | | 2001 |
| Kit Fox | Vulpes macrotis | SGCN | | 1975 |
| Northern Leopard Frog | Lithobates pipiens | SGCN | | 2010 |
| Peregrine Falcon | Falco peregrinus | SGCN | | 2004 |
| Snowy Plover | Charadrius nivosus | SGCN | | 2019 |
| White-faced Ibis | Plegadis chihi | SGCN | | 2016 |
| Winged Floater | Anodonta nuttalliana | SGCN | | 2022 |

## Plants within a 2 mile radius

| Common Name | Scientific Name | State Status | U.S. ESA Status | Last Observation Year |
|---|---|---|---|---|
| **No Species Found** | | | | |

## Definitions

**State Status**

| | |
|---|---|
| SGCN | Species of greatest conservation need listed in the Utah Wildlife Action Plan |

**U.S. Endangered Species Act**

| | |
|---|---|
| LE | A taxon that is listed by the U.S. Fish and Wildlife Service as "endangered" with the probability of worldwide extinction |
| LT | A taxon that is listed by the U.S. Fish and Wildlife Service as "threatened" with becoming endangered |
| LE;XN | An "endangered" taxon that is considered by the U.S. Fish and Wildlife Service to be "experimental and nonessential" in its designated use areas in Utah |
| C | A taxon for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threats to justify it being a "candidate" for listing as endangered or threatened |
| PT/PE | A taxon "proposed" to be listed as "endangered" or "threatened" by the U.S. Fish and Wildlife Service |

## Disclaimer

The information provided in this report is based on data existing in the Utah Division of Wildlife Resources' central database at the time of the request. It should not be regarded as a final statement on the occurrence of any species on or near the designated site, nor should it be considered a substitute for on-the-ground biological surveys. Moreover, because the Utah Division of Wildlife Resources' central database is continually updated, any given response is only appropriate for its respective request.

The UDWR provides no warranty, nor accepts any liability, occurring from any incorrect, incomplete, or misleading data, or from any incorrect, incomplete, or misleading use of these data.

The results are a query of species tracked by the Utah Natural Heritage Program, which includes all species listed under the U.S. Endangered Species Act and species on the Utah Wildlife Action Plan. Other significant wildlife values might also be present on the designated site. Please contact UDWR's regional habitat manager if you have any questions.

For additional information about species listed under the Endangered Species Act and their Critical Habitats that may be affected by activities in this area or for information about Section 7 consultation under the Endangered Species Act, please visit https://ecos.fws.gov/ipac/ or contact the U.S. Fish and Wildlife Service Utah Ecological Services Field Office at (801) 975-3330 or utahfieldoffice_esa@fws.gov.

Please contact our office at (801) 538-4759 or habitat@utah.gov if you require further assistance.

Your project is located in the following UDWR region(s): Northern region

**Report generated for:**
Simona Smith
Utah Inland Port Authority (UIPA)
111 S Main Street Suite 550
Salt Lake City, UT 84111
(385) 443-0965
smsmith@utah.gov

## WATER RESOURCES

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters.

The Utah Division of Water Quality (DWQ) is the regulatory agency responsible for enforcing Utah's Water Quality Laws and Rules, including Utah Administrative Code – Title R317 and the Utah Water Quality Act. The Utah Water Quality Board guides the development of water quality policy and regulation within the state. It is the responsibility of each landowner to comply with Utah's water quality laws and rules for their respective properties.

Impaired Water Bodies are bodies of water that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. Section 303(d) of the CWA, requires states to identify waters where current pollution control technologies alone cannot meet the water quality standards set for that waterbody. The impaired waters are prioritized based on the severity of the pollution and the designated use of the waterbody. States must establish the total maximum daily load(s) (TMDL) of the pollutant(s) in the waterbody for impaired waters on their list.

The Utah DWQ provides a web-based mapping tool that identifies designated beneficial uses of surface waters in Utah as well as their water quality conditions based on scientific assessments. If a waterbody is listed as impaired (as indicated in the "2010 Assessment" data field) and water quality restoration plans have been approved, the "TMDL Information" field and web link will appear, providing the plan to restore the waterbody to its designated beneficial use. The information provided on this web page is not the official record of impaired waters. The Utah Water Quality Monitoring Program provides details for assessing surface water resources and establishing their protections.

The eastern shore of the Great Salt Lake is located approximately 1 mile west of the project area.

## WETLANDS

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities).

An individual permit may be required if the project poses potentially significant impacts to the nearby wetland, or if fill from the project area would be discharged into the nearby wetland. Individual permits are reviewed by the U.S. Army Corps of Engineers, which evaluates applications under a public interest review, as well as the environmental criteria set forth in the CWA Section 404(b)(1) Guidelines. 33 CFR 320 establishes general regulatory policies for wetlands.

The National Wetlands Inventory (NWI) was established by the United States Fish and Wildlife Service (USFWS) to conduct a nationwide inventory of U.S. wetlands to provide information on the distribution and type of wetlands to aid in conservation efforts. The NWI is not meant to be the final determination of existing wetlands. Wetlands or other mapped features in the NWI may have changed since the date of the imagery and/or field work used for characterization. Updated qualified wetland delineation studies shall be the final determination for existing wetlands. It is the responsibility of each landowner to assess potential impacts to wetlands and comply with wetland regulations for their respective properties.

DRAFT

Per UIPA's wetland policy, upon approval of UIPA's Board, tax differential funds designated towards wetland mitigation in UIPA project areas with Great Salt Lake and Utah Lake wetlands may be used for water purchases, land easements for natural buffer zones, wetland characterization beyond what is federally required, and/or wetland mitigation methods identified by the EPA and the Army Corps (restoration, establishment, enhancement, or preservation).

According to the National Wetlands Inventory, Figures 5 and 6 display nationally characterized wetlands located in the project area.

DRAFT

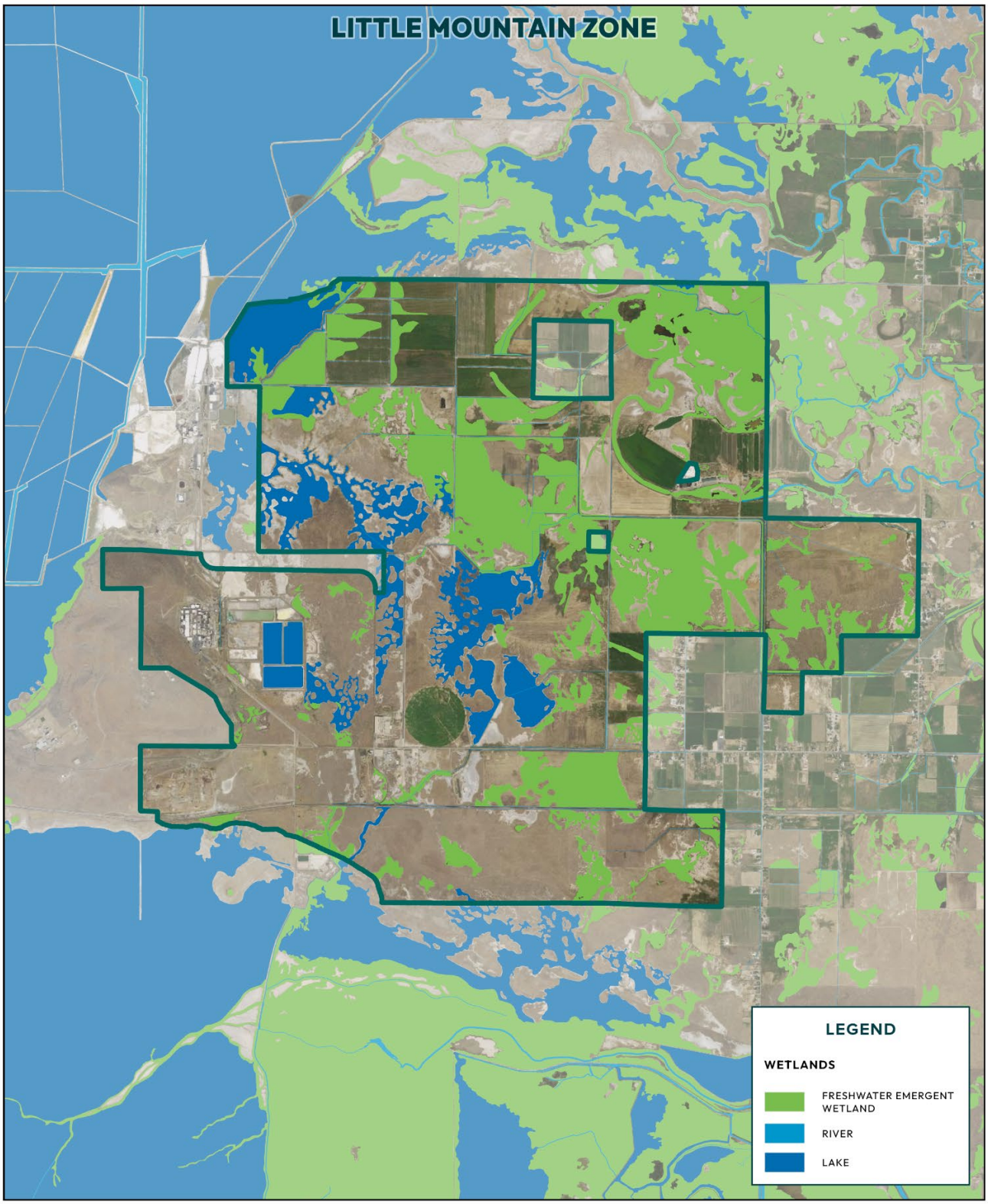

0
0.5
1
1.5
2 Miles
LITTLE MOUNTAIN ZONE
LEGEND
WETLANDS
FRESHWATER EMERGENT WETLAND
RIVER
LAKE

FIGURE 5: LITTLE MOUNTAIN ZONE WEST WEBER PROJECT AREA NATIONAL WETLANDS INVENTORY MAP

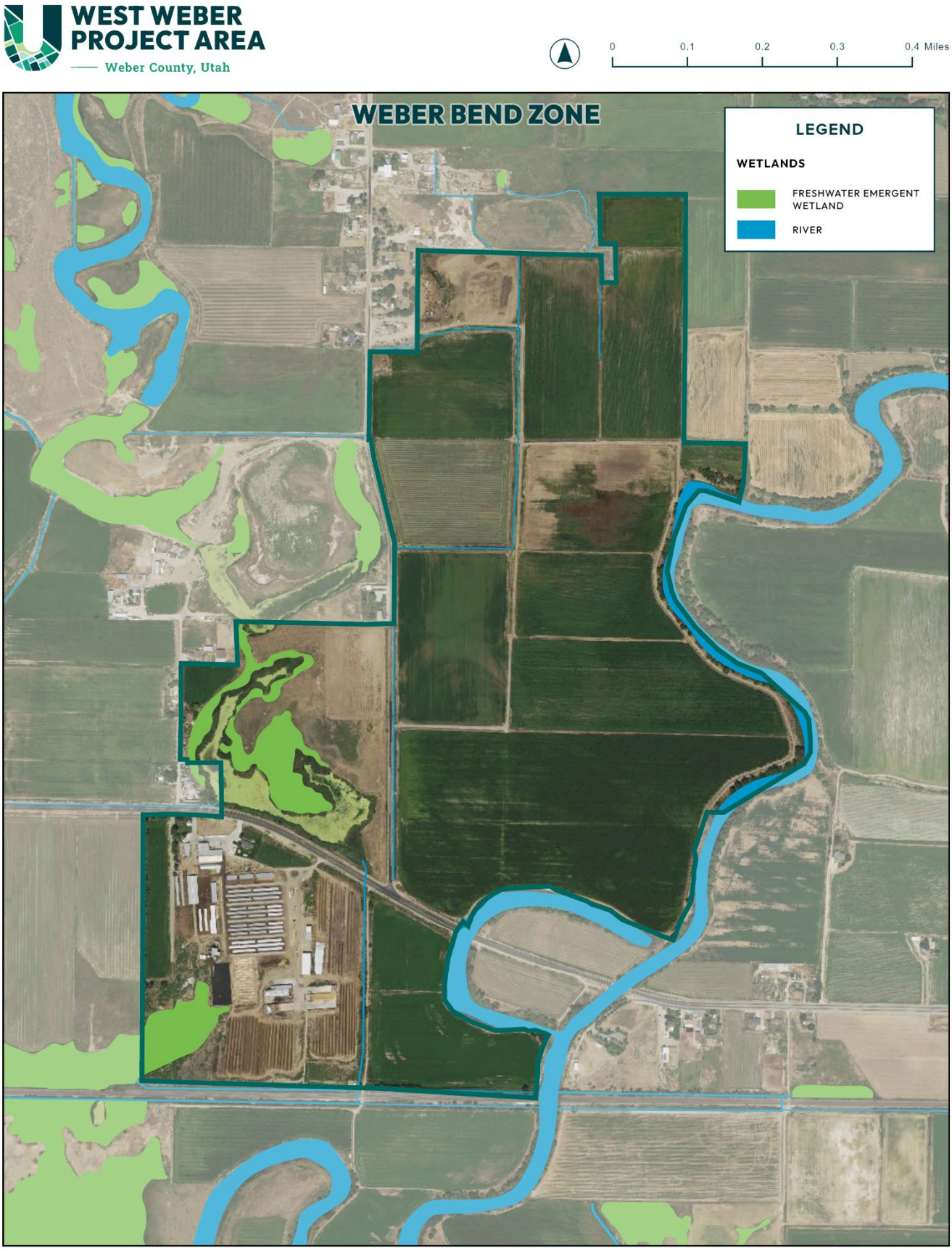



FIGURE 6: WEBER BEND ZONE WEST WEBER PROJECT AREA NATIONAL WETLANDS INVENTORY MAP

## FLOODPLAINS

Congress established the National Flood Insurance Program (NFIP) with the passage of the National Flood Insurance Act of 1968. Since the inception of NFIP, additional legislation has been enacted. The NFIP goes through periodic Congressional reauthorization to renew the NFIP's statutory authority to operate.

Flood maps are one tool that communities use to know which areas have the highest risk of flooding. FEMA maintains and updates data through flood maps and risk assessments.

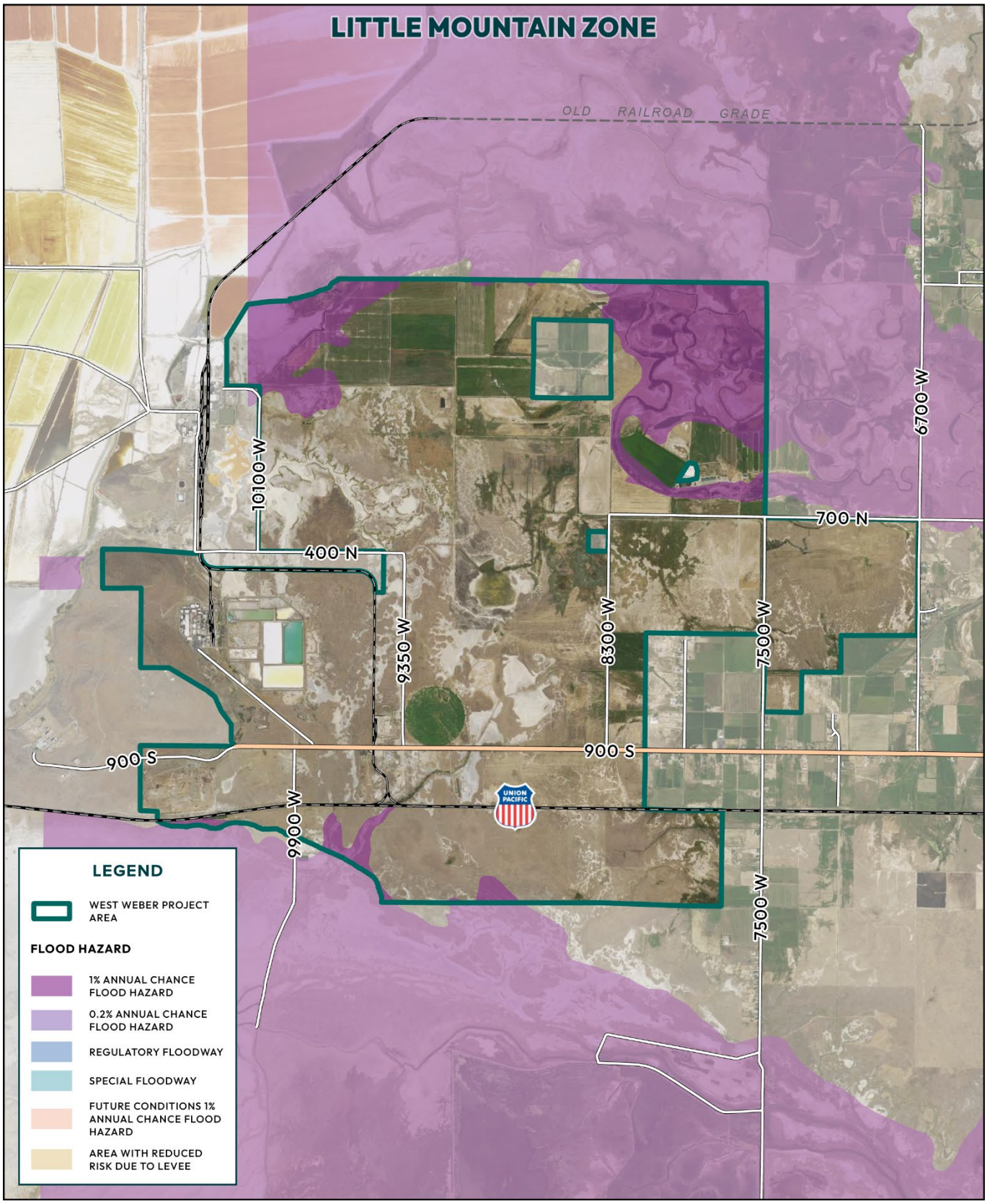
FEMA's National Flood Hazard Layer (NFHL) Viewer is a map tool that identifies flood hazard areas. It is the responsibility of each landowner to assess potential flood hazards and risk for their respective properties.

The flood hazard survey map for the project area is below (Figures 7 and 8).

DRAFT

# WEST WEBER PROJECT AREA

Weber County, Utah




0 0.5 1 1.5 2 Miles

FIGURE 7: LITTLE MOUNTAIN ZONE WEST WEBER PROJECT AREA FLOOD HAZARD SURVEY MAP

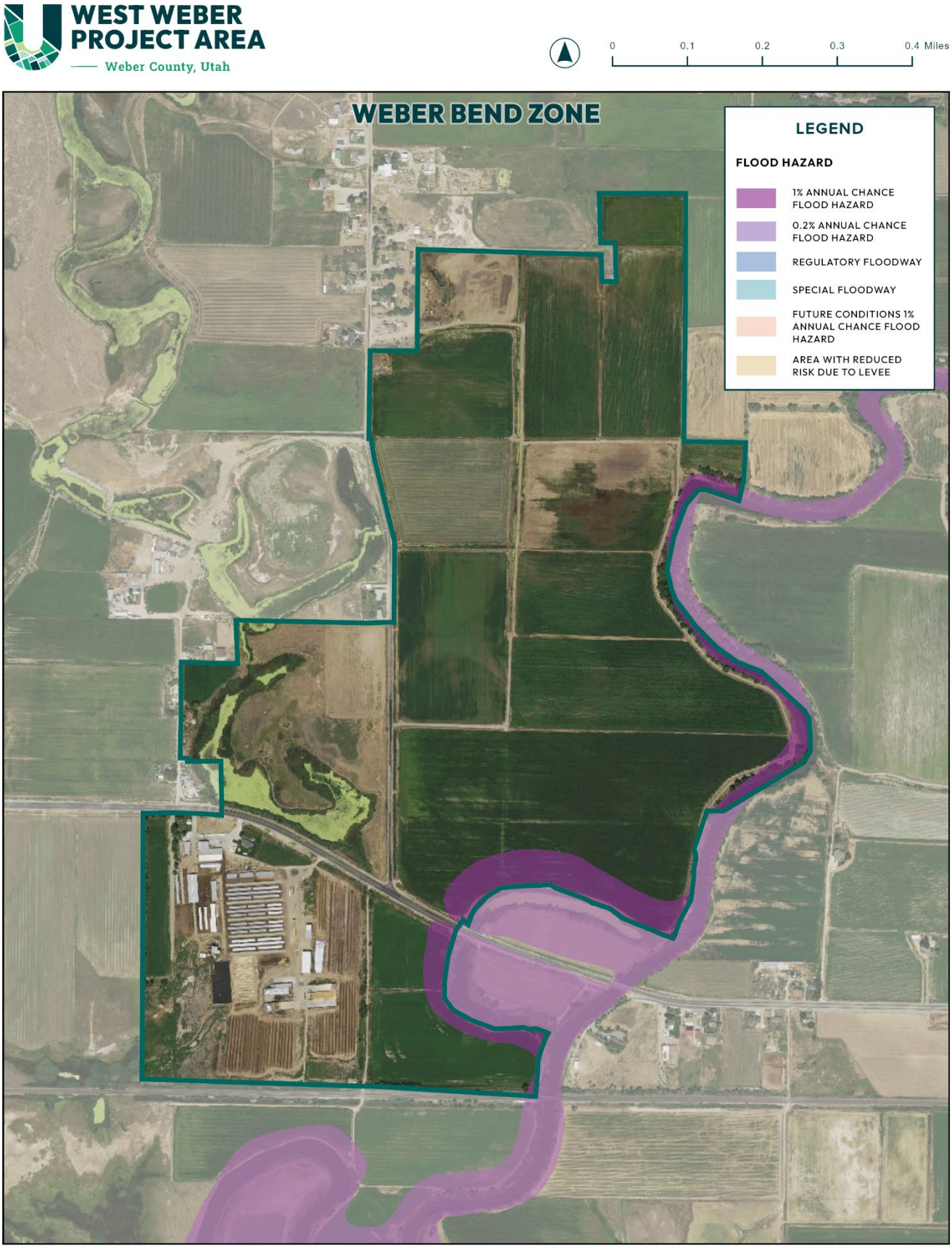


FIGURE 8: WEBER BEND ZONE WEST WEBERPROJECT AREA FLOOD HAZARD SURVEY MAP

## ENVIRONMENTAL QUALITY

It is the responsibility of each landowner to assess potential and historic sources of contamination and comply with regulations pertaining to contamination and hazardous materials for their respective properties.

## PREVIOUSLY IDENTIFIED SOURCES OF CONTAMINATION

To determine whether previously identified sources of contamination are present at the project area, Federal, State, and local government records of sites or facilities where there has been a release of hazardous substances and which are likely to cause or contribute to a release or threatened release of hazardous substances on the property, including investigation reports for such sites or facilities; Federal, State, and local government environmental records, obtainable through a Freedom of Information Act request, of activities likely to cause or contribute to a release or threatened release of hazardous substances on the property, including landfill and other disposal location records, underground storage tank records, hazardous waste handler and generator records and spill reporting records; and such other Federal, State, and local government environmental records which report incidents or activities which are likely to cause or contribute to release or threatened release of hazardous substances on the property can be reviewed. These data sources include the following regulatory database lists and files, and the minimum search distances in miles, as well as other documentation (if available and applicable):

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), -.5 mile;
- National Priorities List (NPL), - 1.0 mile;
- Facility Index Listing (FINDS), - subject sites;
- Federal Agency Hazardous Waste Compliance Docket, - 1.0 mile;
- Federal RCRA TSD Facilities List, - 1.0 mile; and
- Federal RCRA Generators List, - Subject sites and adjoining properties.

For additional information regarding previously identified sources of contamination, it is recommended that property owners complete a Freedom of Information Act request for Federal, State, and local government environmental records.

## ENVIROFACTS

Envirofacts is a single point of access to select U.S. EPA environmental data. This website provides access to several EPA databases to provide information about environmental activities that may affect air, water, and land anywhere in the United States.

Envirofacts allows the search of multiple environmental databases for facility information, including toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates.

Facility information reports regarding toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates is publicly available and accessible on the Envirofacts website.

## UTAH ENVIRONMENTAL INTERACTIVE MAP

The Utah Department of Environmental Quality (UDEQ) maintains an Environmental Interactive Map that contains information about drinking water, water quality, air quality, environmental response and remediation, waste management and radiation control, and environmental justice.

DRAFT

The information contained in this interactive map has been compiled from the UDEQ database(s) and is provided as a service to the public. This interactive map is to be used to obtain only a summary of information regarding sites regulated by UDEQ.

UDEQ currently maintains several water quality monitoring wells near the project area. Information regarding these water quality monitoring locations can be accessed via UDEQ's Environmental Interactive Map.

Currently, there are no air quality monitoring stations maintained by UDEQ located in the project area. The closest air quality monitoring station is located at 425 W 2550 North in Harrisville, Utah.

## HAZARDOUS MATERIALS

Information gathered relating to past and present land use as well as previously identified sources of contamination can be used to evaluate if readily available evidence indicates whether the presence or likely presence of hazardous materials on or under the property surface exist and attempt to determine if existing conditions may violate known, applicable environmental regulations.

The range of contaminants considered should be consistent with the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and should include petroleum products. The EPA maintains a List of Lists, which serves as a consolidated chemical list and includes chemicals subject to reporting requirements under the Emergency Planning and Community Right-to-Know Act (EPCRA), also known as Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA),the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and section 112(r) of the Clean Air Act (CAA).

## WASTE GENERATION, STORAGE, AND DISPOSAL

To determine whether hazardous or non-hazardous waste generation, storage, and disposal activities currently exist, it is necessary to conduct a visual site inspection of properties, associated facilities, improvements on real properties, and of immediately adjacent properties. The site inspection should include an investigation of any chemical use, storage, treatment, and disposal practices on the properties. Review of Federal, State, and local government environmental records, including landfill and other disposal location records, may determine whether hazardous or non-hazardous waste generation, storage, and disposal activities existed previously on the property.

## ABOVEGROUND AND UNDERGROUND STORAGE TANKS (ASTS AND USTS)

Aboveground Storage Tanks are typically regulated by local fire departments. Cleanup of petroleum spills may be handled through Utah State's Underground Tank Program. Additionally, permitting of tanks may be required through the State's air quality program.

## AIR QUALITY

The Clean Air Act (CAA) is a federal law that requires the Environmental Protection Agency (EPA) to establish National Ambient Air Quality Standards (NAAQS) for pollutants that are harmful to public health and the environment. NAAQS are established for criteria pollutants which include carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO2), ozone (O3), particle pollution (PM10 and PM2.5), and sulfur dioxide (SO2). Current Nonattainment Counties for All Criteria Pollutants are maintained by the EPA and updated regularly.

Prior to the initiation of construction or modification of an installation that might reasonably be expected to be a source of air pollution, the owner or operator of such source must submit to the Executive Secretary of the Utah Air Quality Board a notice of intent (NOI) to construct for an air quality approval order (AO).

A New Source Review AO is required if:

DRAFT

- emissions of criteria pollutants (ozone, particulate matter [PM], carbon monoxide [CO], lead, sulfur dioxide [SOx], and nitrogen dioxide [NOx]) are five tons per year or greater, or
- hazardous air pollutant (HAP) emissions are greater than 500 pounds per year for an individual HAP or 2000 pounds per year for all HAPs combined.

It is the responsibility of each landowner to assess potential sources of air pollution and comply with regulations pertaining to air quality for their respective properties.

Weber County is currently in serious nonattainment for PM2.5 and moderate nonattainment for 8-hour ozone.

DRAFT

## REFERENCES

Bureau of Indian Affairs (BIA) U.S. Domestic Sovereign Nations: Indian Lands of Federally-Recognized Tribes of the United States Map. https://www.bia.gov/sites/default/files/dup/assets/bia/ots/webteam/pdf/idc1-028635.pdf.
Accessed on December 17, 2023.

National Park Service (NPS) National Register of Historic Places. https://www.nps.gov/subjects/nationalregister/database-research.htm. Accessed December 17, 2023.

U.S. Department of Agriculture (USDA) National Resource Conservation Service (NRCS) Web Soil Survey. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed on December 17, 2023.

U.S. Environmental Protection Agency (EPA) EJScreen, EPA's Environmental Justice Screening and Mapping Tool (Version 2.11). https://ejscreen.epa.gov/mapper/. Accessed on December 17, 2023.

U.S. Environmental Protection Agency (EPA) Envirofacts, Envirofacts System Data. https://enviro.epa.gov/. Accessed on December 17, 2023.

U.S. Environmental Protection Agency (EPA) Green Book, Current Nonattainment Counties for All Criteria Pollutants. https://www3.epa.gov/airquality/greenbook/ancl.html. Accessed on December 17, 2023.

U.S. Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool. https://ipac.ecosphere.fws.gov/. Accessed on December 17, 2023.

Utah Department of Environmental Quality (UDEQ) Utah Environmental Interactive Map, 1.9.1. https://enviro.deq.utah.gov/. Accessed on December 17, 2023.

DRAFT