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WHEN RECORDED RETURN TO:

Fier Law Group, LLC

c/o AJ Green

1478 W. Legacy Crossing Blvd., Suite 320

Centerville, Utah 84014

**MASTER DEVELOPMENT AGREEMENT
FOR
GRAND LEGACY DEVELOPMENT**

THIS MASTER DEVELOPMENT AGREEMENT (“Agreement”) is entered into on this ____ day of _____, 2026 (“**Effective Date**”), by HILL & MARRIOTT PROPERTIES L C, a Utah limited company (“**Developer**”) and Pleasant View City, a political subdivision of the State of Utah (“**City**”). City and Developer are the “**Parties**” to this Agreement, and individually each is a “**Party**” hereto.

RECITALS

A. Developer owns certain property located in Weber County Utah, legally described on the attached and incorporated Exhibit 1 (“**Property**”), and known by the following Weber County Tax ID numbers: 160370091, 160370117, and 160130008 and commonly referred to as the Grand Legacy Subdivision (the “Grand Legacy Subdivision”).

B. Developer previously commenced construction of Phase 4 of the project and installed culinary water infrastructure, secondary water infrastructure, sewer infrastructure, and curb & gutter, which improvements have been in place since 2008.

C. The Parties desire to establish the terms under which the existing infrastructure, originally installed in 2008, may be inspected, evaluated, and accepted by the City, subject to compliance with applicable City Code and the specific conditions outlined in this Agreement. New infrastructure required by City Code shall be installed where applicable, and upon inspection and acceptance, shall be dedicated to and maintained by the City.

D. The Parties desire to establish grading, slope calculation methodology, buildable pad standards, drainage design, geotechnical reporting, vegetation preservation, lot configuration, fire safety requirements, and other related development standards unique to the Property, which standards are specifically set forth in this Agreement and shall govern development of the Property in place of any conflicting or duplicative provisions of the City Code.

The Parties desire to enter into this Agreement to more fully specify the rights and responsibilities of Developer to develop the Property as expressed in this Agreement, and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals (which recitals are incorporated into this Agreement) and the covenants hereafter set forth in this Agreement, the sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. Interpretation.

1.1. The foregoing Recitals and all Exhibits are hereby incorporated into this Agreement.

1.2. Whenever in this Agreement:

1.2.1. the consent or approval of any person is required, such consent or approval shall not be unreasonably withheld, conditioned or delayed, unless expressly provided to the contrary;

1.2.2. there is a reference to “days,” such reference shall be deemed to be to “calendar days” unless the phrase “business days” is expressly stated;

1.2.3. the date on which any payment or performance is due under this Agreement is not a business day, such payment or performance shall be due on the immediately following business day; and

1.2.4. there appears a reference to a consent, approval, description, designation, estimate, notice, request, demand, response, statement, warning, correspondence, Agreement, schedule or other communication, such reference shall be deemed to require the same to be in writing, unless otherwise expressly stated.

2. Infrastructure

2.1. Infrastructure Evaluation Submittal: As part of the Developer’s preliminary plat application, the Developer shall submit to the City: (i) video inspection footage of all existing sewer and storm drain lines within the Project Area, and (ii) a comprehensive Infrastructure Evaluation Plan identifying all existing sewer, storm drain, culinary water, curb, gutter, and related improvements. The Infrastructure Evaluation Plan shall specify for each segment or facility whether the Developer proposes to retain, repair, or replace such infrastructure. The City shall review the submitted materials as part of its review of the preliminary plat, and final determinations as to any required repairs or replacements shall be made in accordance with the standards and procedures set forth in this Agreement.

2.2. Sanitary Sewer Infrastructure: The Developer shall conduct a camera inspection of the existing sewer lines within the Grand Legacy Subdivision property boundary (“The Project Area”) proposed to remain in place. The inspection footage shall be provided to the City for review. The condition of the sewer lines shall be evaluated using the current Pipeline Assessment Certification Program (PACP) standards as established by NASSCO. Based upon the results of the PACP evaluation and in consultation with the Developer, the City shall identify any segments of the sewer lines that require repair or replacement. Any sewer infrastructure

within The Project Area determined through this process to require replacement shall be replaced by the Developer in coordination with the City.

2.3. Storm Drain Infrastructure: The Developer shall conduct a camera inspection of the existing storm drain lines within the Project Area proposed to remain in place. The inspection footage shall be provided to the City for review. The condition of the storm drain lines shall be evaluated based on generally accepted industry standards for structural integrity, hydraulic capacity, and operational functionality. Based upon the results of the evaluation and in consultation with the Developer, the City shall identify any segments of the storm drain system that require repair or replacement. Any storm drain infrastructure within The Project Area determined through this process to require replacement shall be replaced by the Developer in coordination with the City.

2.4. Culinary Water Infrastructure: All culinary water lines located within the Project Area shall be removed and replaced by the Developer, with one exception. A water line has been previously stubbed into the property at the end of 3950 North, which includes a valve. The Developer shall not be required to replace any portion of the culinary water line that has been pressurized and in service up to the existing valve located at the end of 3950 North. The Developer shall replace all culinary water infrastructure located beyond (on the Project side) of that valve and including the valve. The Developer shall have no obligation to repair, replace, or perform any work on culinary water lines located outside the Project Area.

2.5. Secondary Water Infrastructure:

2.5.1. The existing secondary water infrastructure within The Project Area shall be inspected by the secondary water company, Pineview Water Systems, and the Developer shall collaborate with them to determine the appropriate course of action for the installed infrastructure. At a minimum, Developer shall:

2.5.1.1. Determine the final cover on the existing secondary water infrastructure to ensure it meets a minimum of 2.5-ft of cover from finished grade to top of pipe, and pressure test all existing secondary water infrastructure to 1.5 times the normal operating pressure; such test shall be witnessed by City personnel. All new secondary water lines shall be purple C-900 PVC with a minimum cover of 2.5-ft.

2.6. Curb and Gutter: The Developer shall conduct an inspection of all existing curb and gutter within the Project Area and identify any sections the Developer proposes to remain in place. Following the Developer's identification, the City shall inspect the existing curb and gutter and determine, based on applicable City standards, which sections require replacement. All new curb and gutter installed within the Project Area shall meet current City standards and shall be doweled into any existing curb and gutter that is approved to remain.

3. Development Standards

3.1. General Standards: Development standards shall conform to the underlying zoning district and all applicable City ordinances, except as expressly modified by this Agreement.

3.2. Density: The minimum lot size shall be 20,000 square feet.

3.3. Phased Development:

3.3.1. The Project shall be developed and constructed in multiple phases as generally depicted on the Phasing Plan attached hereto as Exhibit 2. The exact size, boundaries, and sequencing of each phase may be adjusted by the Developer, subject to review and approval by the City as part of the subdivision and site plan approval processes for each respective phase.

3.3.2. All public improvements required to serve each phase shall be constructed and completed in accordance with applicable City standards prior to the recording of the final plat for that phase, unless the Developer elects to provide a completion guarantee or other financial security as permitted under Chapter 17.20 of the Pleasant View City Municipal Code, in a form and amount acceptable to the City. Upon acceptance of such guarantee, the City may allow recordation of the final plat prior to completion of the required public improvements, consistent with City Code.

3.3.3. Developer shall submit applications for Preliminary Subdivision and, subsequently, Final Subdivision for each phase. Design and construction of public improvements shall be per the *Pleasant View City Development, Design, and Construction Standards*, current edition at the time of each phase's Preliminary Subdivision application.

3.4. Slope Special Requirements: The standards and methodology set forth in this Section 3.4 shall replace City Code Section 17.18.050 and any conflicting City regulations related to slope calculations and development on sloped areas shall be governed by the language contained in this agreement. To appropriately evaluate and protect against potential impacts to adjacent properties and city infrastructure, the following requirements shall apply:

3.4.1. Developer shall submit a color-coded, CAD-produced "heat map" for each phase of the Project Area based on topography derived from pre-2008 contour mapping with contour intervals not exceeding ten (10) feet.

The heat map shall categorize slope areas as follows:

- a. Slopes up to and including 15%
- b. Slopes greater than 15% and up to and including 20%
- c. Slopes greater than 20% and up to and including 25%
- d. Slopes greater than 25% and up to and including 30%
- e. Slopes greater than 30%
- f. Rock outcroppings

The CAD files and associated mapping shall be provided to the City for review.

3.4.2. Mass Grading Plan Submittal: With the improvement plan submittal for each phase, Developer shall provide a detailed mass grading plan which shall include:

- a. Existing and proposed contours;
- b. Identification of areas receiving fill depths greater than four (4) feet within buildable areas, with a corresponding note on the final plat identifying any lots containing fill greater than four (4) feet;
- c. Creation of a continuous buildable area of at least 7,500 square feet on each lot, with a minimum buildable area width of fifty (50) feet. Buildable areas shall exclude rock outcrops, required setbacks, and easement areas (see Subsection 3.4.3 for additional grading requirements);
- d. Identification of any Developer-constructed retaining walls necessary to establish buildable areas for the lots;
- e. Approximate building pad elevations, including cuts, fills, drainage swales, slopes, drainage easements, and other design elements that ensure safe access and reasonable development of each lot; and
- f. Clear identification of the proposed grading design for each lot to ensure that stormwater runoff is directed to fronting or intersecting roadways and managed in a manner that prevents adverse impacts to adjacent or neighboring properties.
- g. The CAD files and mass grading plans shall be submitted to the City for review as part of each phase's improvement plans.

3.4.3. Buildable Pad and Lot Grading Standards: The following standards shall apply to all lots based on the finished grades shown on the approved mass grading plan (excluding grade changes resulting from retaining walls):

- a. Each lot shall include a buildable pad of not less than 7,500 square feet and at least 50 feet in width, as defined in this Agreement.
- b. The maximum slope within the buildable pad shall not exceed 25%.
- c. The maximum slope outside of the buildable pad shall not exceed 33%.
- d. A reasonably direct path from the back of sidewalk to the buildable pad shall not exceed 12% slope to ensure safe and practical access to the building pad.
- e. Prior to issuance of a building permit for any dwelling, the applicant shall submit to the City a detailed site grading and drainage plan for review and approval. The plan shall demonstrate compliance with the approved mass grading plan and the standards set forth in this Agreement and shall conform to the submittal requirements outlined in Exhibit 3.

3.5. Fire Safety and Emergency Access: The Project shall comply with applicable fire safety and emergency vehicle access requirements, including but not limited to the design and location of fire hydrants, road surfacing, driveway grades, lengths, and widths, turnarounds, and building separation distances, as determined by the Fire Marshal, Building Official, and City Engineer during the subdivision and building permit review processes, as applicable.

3.6. Spark Arresters: All indoor and outdoor fireplaces shall be equipped with spark arresters installed in accordance with applicable building and fire codes.

3.7. Vegetation Preservation and Re-Vegetation: Existing vegetation shall be preserved to the maximum extent practicable consistent with approved grading and development plans. Prior to mass grading, the Developer shall submit a map identifying anticipated disturbance areas. All disturbed areas shall be re-vegetated within sixty (60) days of final grading completion per phase, or as otherwise approved by the City Engineer, in accordance with a City-approved re-vegetation plan. Rock outcroppings shall be avoided.

3.8. Trails: Trail accesses and connections to existing and planned trails shall be incorporated into the subdivision design. The Canal Trail currently runs through the area planned for Phase 6 of the project. The internal roadway system within Phase 6 is anticipated to intersect the Canal Trail, creating a logical and convenient access point.

As part of the Phase 6 improvements, the Developer shall construct five (5) trailhead off-street parking stalls near the intersection of the roadway and the Canal Trail to enhance trail accessibility for residents and the surrounding community. Upon completion and acceptance by the City, these parking stalls shall be dedicated to the City for public use and maintenance.

The design and location of the trail connection and parking area shall be reviewed and approved by the City as part of the Phase 6 final plat and improvement plan review.

3.9. All retaining walls identified on the approved mass grading plan shall be designed, permitted, and constructed by the Developer in accordance with current applicable codes and standards. Wall design shall be reviewed and approved by the City Engineer as part of the subdivision improvement plans. Building permits are required for all walls over four (4) feet in height, as measured from the toe of footing to the top of wall.

Retaining walls that incorporate drainage systems or that are located along shared property lines between lots shall be considered private improvements. The Developer shall ensure that long-term ownership and maintenance responsibilities for such walls and associated drainage infrastructure are clearly defined through a Private Drainage Maintenance Agreement, to be recorded concurrently with or prior to the final subdivision plat. See Exhibit 4.

Said Agreement shall establish private easements, access rights, and maintenance obligations for all affected lots, ensuring that stormwater drainage collected or conveyed by the walls and subdrains is properly maintained in perpetuity. The City shall not be responsible for maintenance, repair, or replacement of any private retaining wall or related drainage improvements located outside the public right-of-way.

3.10. Geotechnical Report Requirements: For any lot containing fill or cut depths exceeding four (4) feet, as identified on the approved mass grading plans, a plat note shall be added to the applicable final subdivision plat requiring the submission of a site-specific geotechnical evaluation at the time of, or prior to, building permit application for any structure proposed on the affected lot. The supplemental geotechnical evaluation shall be prepared by a qualified geotechnical engineer and shall address the suitability of subsurface conditions for the proposed foundation design. Affected lots shall be identified on the plat with an “R” designation with a reference to the applicable plat note.

3.11. Temporary Detention Pond Restoration Requirement: Temporary detention ponds were originally constructed to serve Grand Legacy Subdivision Phases 1, 2, and 3. These temporary ponds have since been removed. No final plat for any future phase may be recorded unless and until permanent detention facilities providing equivalent or greater stormwater detention capacity for Phases 1, 2, and 3, in addition to the calculated capacity for the applicable phase, have been constructed and inspected by the City. If construction of any future phase has not commenced by June 1, 2026, the Developer shall restore the previously removed temporary detention ponds to serve Phases 1, 2 and 3, with restoration work completed no later than September 1, 2026.

3.12. Lot Configuration Standards:

3.12.1. Lot Width: Lot width shall be measured parallel to the street right-of-way at the required front yard building setback line.

3.12.2. Cul-de-Sac Lot Lines: For cul-de-sac or non-rectangular lots with more than four (4) lot lines, the front lot line shall be the property line abutting the street right-of-way. The two lot lines extending from the front lot line shall be designated as side lot lines. All other lot lines shall be considered rear lot lines and subject to the applicable rear yard setbacks.

3.12.3. Three (3) Sided Lots – Lots with only three (3) sides shall be avoided to the extent practical. Should a three (3) sided lot be proposed, Developer and City shall work together to determine which property line shall be considered the side lot line and which shall be considered the rear line. Such determination shall be notated on the final plat.

3.12.4. Radial Side Lot Lines: Side lot lines shall, to the extent practicable, be designed to be radial (perpendicular) to the street right-of-way at the point of intersection, unless otherwise approved by the City Engineer to accommodate topography or other design constraints.

4. Default.

4.1. If Developer or City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

4.2. The Notice of Default shall:

- 4.2.1. Specify the claimed event of Default;
- 4.2.2. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;
- 4.2.3. Identify why the Default is claimed to be material;
- 4.2.4. Propose a method and time for curing the Default which must be reasonable and shall be no less than thirty (30) days duration.

4.3. If the Parties are not able to resolve the Default, then the Parties have all rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

4.4. The Party prevailing in any action arising from an uncured default shall be awarded its reasonable legal expenses, including its reasonable attorney fees.

4.5. The Party allegedly in Default shall be afforded the right to attend a regularly scheduled public meeting before the City's Council and address the City's Council regarding the claimed Default.

4.6. If any Default cannot be reasonably cured within thirty (30) days, then such cure period may be extended at the discretion of the Party asserting Default so long as the defaulting Party is pursuing a cure with reasonable diligence.

4.7. A default of any obligations assumed by an assignee shall not be deemed a default of Developer.

4.8. All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing by either by certified mail, hand delivery, overnight courier service, or email to the following addresses:

5. Assignability.

5.1. The rights and responsibilities of Developer hereunder may be assigned in whole or in part, by Developer. Developer shall give the City Notice of any assignment within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party. Developer's assignment of all or any part of the Developer's rights and responsibilities hereunder to any entity not "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), shall be subject to the City's approval, which shall not be unreasonably withheld, conditioned or delayed. Unless the City objects in writing within twenty (20) business days of Notice, the City shall be deemed to have approved of and consented to the assignment.

5.2. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such partial

assignment, Developer shall be released from any future obligations as to those obligations that are assigned.

5.3. Any assignee of all or any part of Developer's rights and responsibilities under this Agreement shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

6. General Provisions.

6.1. The term of this Agreement as it applies to all phases of the Development shall be for a period of ten (10) years following the Effective Date hereof, which will be no sooner than the date that the City approves the Developer to commence construction of the Project. If significant progress is made as determined by the City, Developer may request one (1) five (5)-year extension to be considered for approval by the City Council.

6.2. This Agreement has been reviewed and revised by legal counsel for the Developer and the Cities, and no presumption or rule that ambiguities shall be against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

6.3. Each Party hereto agrees to cooperate in good faith with the other, and to execute and deliver such further documents and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each Party as allowed by law.

6.4. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including approval of development Agreements and a rezone of the Property. If a referendum or challenge relates to the approval of this Agreement or the adoption of the New Zone, and the referendum or challenge is submitted to a vote of the people pursuant to Utah Code § 20A-7-601, then Developer may deliver a Notice of rescission to the City to terminate that portion of this Agreement applicable to the City. Upon Developer's delivery of a Notice of rescission pursuant to this Section, this Agreement shall automatically terminate with respect to that City only, whereupon the Parties shall have no further rights or obligations hereunder.

6.5. The Parties intend that the administration, but not the approval, of this Agreement and any amendments, shall be processed through administrative land use applications to be decided by the land use authority, as those terms are defined in Utah law.

6.6. The rights of the Cities under this Agreement shall not be assigned, but Cities are authorized to enter into any contract with a third party to perform obligations of Cities to operate and maintain any infrastructure improvement so long as such party adequately and reasonably maintains and operates such facility or improvement.

6.7. This Agreement shall be recorded in its entirety, at Developer's expense, in the Official Records of Weber County, Utah. This Agreement shall run with the land.

6.8. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

6.9. This Agreement is made and entered into for the sole protection and benefit of the Parties and their assigns. No other person shall have any right of action based upon any provision of this Agreement whether as third-party beneficiary or otherwise.

6.10. This Agreement may be executed in multiple counterparts, each of which is deemed to be an original.

6.11. If the City elects to consider terminating this Agreement due to any uncured Default by Developer, then that City shall give to the Developer written notice of City's intent to terminate this Agreement and the matter shall be scheduled for consideration and review by City's legislative body at a duly noticed public meeting. Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If City's legislative body determines that a Default has occurred and is continuing, and elects to terminate this Agreement, City shall send written notice of termination of this Agreement to Developer by certified mail and this Agreement shall thereby be terminated. City may thereafter pursue any and all remedies at law or equity. Termination of this Agreement in one City shall not render this Agreement ineffective in the other City.

6.12. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by Cities or Developer for the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

6.13. If Cities' approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void. If any provision of this Agreement shall be held to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction or as a result of any legislative action, such holding or action shall be strictly construed.

6.14. Developer shall not be liable for any delay or failure in the keeping or performance of its obligations under this Agreement during the time and to the extent that any such failure is due to causes beyond the control and without the fault or negligence of the Party affected, including but not limited to, acts of God, acts of the United States Government or the State of Utah, fires, floods, strikes, materials shortages, embargoes, wars, terrorist acts or unusually adverse weather conditions. Upon the occurrence of any such cause, Developer shall notify Cities and shall promptly resume the keeping and performance of the affected obligations after such cause has come to an end.

6.15. Developer shall be the sole owner of all names, titles, plans, drawings, specifications, ideas, programs, designs and work products of every nature developed, formulated or prepared by or at the request of Developer in connection with the Project.

6.16. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the Parties, however, notwithstanding anything herein to the contrary, the City may waive or allow less restrictive requirements in the event the City determines such to be acceptable.

7. Exhibits to the Agreement:
 - 7.1. Exhibit 1 – The Property
 - 7.2. Exhibit 2 – Phasing Plan
 - 7.3. Exhibit 3 – Lot Specific Grading/Drainage Plan Submittal Requirements
 - 7.4. Exhibit 4 – Private Drainage Maintenance Agreement

[Signature Page Follows]

DEVELOPER

Hill & Marriott Properties, LC

By: _____

Its: **Manager**

Date: _____

STATE OF UTAH

:ss.

COUNTY OF WEBER

On the ___ day of _____, 20__ , personally appeared before me _____, who being by me duly sworn, did say that he is the Manager of Hill & Marriott Properties LC, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed on behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

CITY

Pleasant View City

By: _____

Its: **City Mayor**

Date: _____

Attest:

City Recorder: _____

Approved as to form and legality:

City Attorney: _____

Exhibit 1
The Property

GRAND LEGACY OVERALL DESCRIPTION

A parcel of land, situated in Section 20, Township 7 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Pleasant View, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly line of Majestic Heights Subdivision No. 8, said point being South 88°08'23" East 971.85 feet along the Section Line and North 01°51'37" East 262.03 feet from the West Quarter Corner of said Section 20 and running thence:

South 65°18'26" East 266.73 feet along the southerly line of said Majestic Heights Subdivision No. 8 to a point on the westerly line of Grange Legacy Subdivision Phase 1;

thence along the perimeter of Grand Legacy Subdivision Phase 1 the following nine (9) courses and distances:

- 1) South 10°18'37" West 55.80 feet;
- 2) South 78°30'22" East 205.97 feet;
- 3) North 10°18'37" East 286.24 feet;
- 4) South 78°30'18" East 150.03 feet;
- 5) South 89°49'17" East 60.95 feet;
- 6) South 78°30'18" East 150.22 feet;
- 7) South 11°29'42" West 68.06 feet;
- 8) South 78°30'18" East 335.90 feet;
- 9) North 60°50'11" East 66.17 feet to the Southwest corner of Grand Legacy Subdivision Phase 2;

thence along the perimeter of Grand Legacy Subdivision Phase 2 the following six (6) courses and distances:

- 1) North 75°01'10" East 146.18 feet;
- 2) North 18°39'58" East 157.47 feet;
- 3) South 89°21'02" East 161.63 feet;
- 4) North 00°38'58" East 107.89 feet;
- 5) northerly 9.82 feet along the arc of a 267.34-foot radius tangent curve to the left (center bears North 89°21'02" West and the long chord bears North 00°24'14" West 9.83 feet with a central angle of 02°06'25");
- 6) South 89°21'02" East, a distance of 150.13 feet to a point of the westerly line of North View Estates Subdivision Phase 1;

thence along the perimeter of North View Estates Phase 1 the following two (2) courses and distances South 00°40'55" West 533.80 feet;

- 1) South 88°09'18" East 72.16 feet to a point on the westerly line of Stoneridge Subdivision;

thence South 00°36'39" West 1299.10 feet along the westerly line of Stoneridge Subdivision and beyond;

thence North 88°39'11" West 1190.99 feet to and along the northerly line of Rock Point Estate to a point on the northerly line of Ogden Brigham Canal;

thence along the Ogden Brigham Canal the following fifteen (15) courses and distances:

- 1) North 29°09'30" West 50.73 feet;

- 2) northwesterly 77.69 feet along the arc of a 90.00-foot radius non-tangent curve to the left (center bears South 61°41'07" West and the long chord bears North 53°02'44" West 75.30 feet with a central angle of 49°27'41");
- 3) North 77°45'44" West, 70.97 feet;
- 4) South 12°14'16" West 10.00 feet;
- 5) North 77°45'44" West 30.39 feet;
- 6) westerly 29.84 feet along the arc of a 120.00-foot radius non-tangent curve to the left (center bears South 12°14'30" West and the long chord bears North 84°52'59" West 29.77 feet with a central angle of 14°14'58");
- 7) South 87°59'46" West 34.91 feet;
- 8) westerly 38.57 feet along the arc of a 80.00-foot radius tangent curve to the right (center bears North 02°00'14" West and the long chord bears North 78°11'29" West 38.20 feet with a central angle of 27°37'29");
- 9) North 64°22'14" West 184.09 feet;
- 10) northwesterly 51.65 feet along the arc of a 1020.00-foot radius non-tangent curve to the left (center bears South 25°37'49" West and the long chord bears North 65°49'14" West 51.65 feet with a central angle of 02°54'05");
- 11) North 67°16'14" West 147.18 feet;
- 12) westerly 49.05 feet along the arc of a 220.00-foot radius non-tangent curve to the left (center bears South 22°44'31" West and the long chord bears North 73°38'44" West 48.95 feet with a central angle of 12°46'29");
- 13) North 80°01'14" West 70.21 feet;
- 14) westerly 47.32 feet along the arc of a 1020.00-foot radius non-tangent curve to the left (center bears South 09°59'01" West and the long chord bears North 81°20'44" West 47.32 feet with a central angle of 02°39'29");
- 15) North 82°40'14" West 33.37 feet to a point on the easterly line of the Tract "E" Common Area, Indian Trails Subdivision Phase 4

thence North 25°07'58" East 470.69 feet (469.29' Record) along said easterly line to a point of the southerly right-of-way line of 3950 North Street and the southerly line of Indian Trails Phase 3;

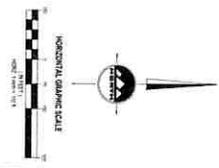
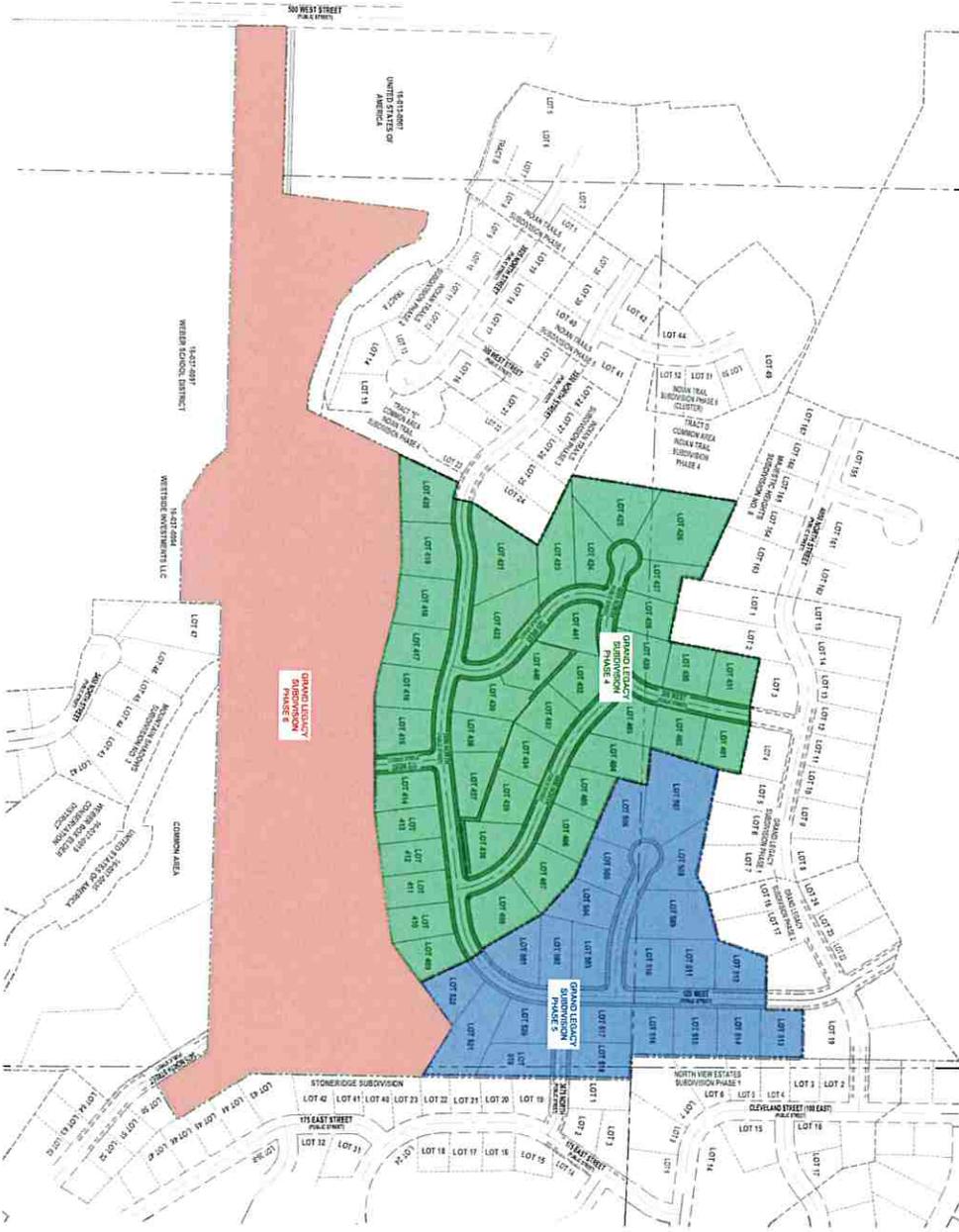
thence along the perimeter of Indian Trails Phase 3 the following four (4) courses and distances:

- 1) easterly 51.77 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears North 22°18'23" East and the long chord bears South 72°59'26" East 51.70 feet with a central angle of 10°35'38");
- 2) North 11°42'44" East 60.00 feet;
- 3) North 32°53'22" East 240.00 feet;
- 4) North 63°53'22" West 240.59 feet to a point on the easterly line of Tract "D" Indian Trails Phase 4;

thence North 08°36'37" East 516.26 feet (517.70 Record) along said easterly line; to the point of beginning.

Contains: 2,790,667 square feet or 64.065 acres.

Exhibit 2 Phasing Plan



C-002 <small>DATE: 08/14/2013</small> <small>SCALE: AS SHOWN</small>	GRAND LEGACY SUBDIVISION PHASING PLANS 3950 NORTH ST. 200 WEST PLEASANT VIEW, UTAH	 <small>THE TRUSTEES OF ENGINEERING</small>	<small>LATION</small> <small>1919 North 200 West</small> <small>Pleasant View, UT 84062</small> <small>Phone: 435.467.1120</small>
			<small>TRUBLE</small> <small>Phone: 435.467.2100</small> <small>Phone: 435.467.1571</small> <small>MOOREHEAD</small> <small>Phone: 435.592.2013</small> <small>WWW.ENSIGNING.COM</small>

Exhibit 3

Lot Specific Grading/Drainage Plan Submittal Requirements

Purpose

To ensure each single-family lot in Grand Legacy is developed consistent with the approved subdivision grading and drainage plan, avoids unsafe conditions, and provides the City with review authority over grading, drainage, retaining wall, and landscaping design for each home.

Applicability

For every building permit application for a new single-family dwelling, addition, or detached accessory structure, and for any retaining wall or major lot landscaping/terracing, the Owner or Builder shall submit the following materials concurrently with the permit application.

1. Lot-Specific Site & Grading Plan

Prepared and stamped by a licensed civil engineer (unless otherwise approved by the City). The plan must clearly demonstrate conformance with the approved subdivision grading and drainage plan and include:

- North arrow, scale, and legend.
- Lot boundaries, easements, and rights-of-way.
- Proposed building footprint and finished floor elevation(s).
- Driveway and hardscape layout; note driveway slope (not to exceed 12%).
- Single driveway access per lot not to exceed 30' in width.
- Existing and proposed grades (2-foot contours or spot grades sufficient to verify positive drainage).
- Drainage arrows and slope labels for all swales and surface flow paths.
- Proposed and existing retaining walls, with top and bottom elevations.
- Downspout and surface water routing to approved drainage facilities.
- Erosion-control measures during and after construction.
- Certification by the engineer upon completion verifying substantial conformance with the approved plan.

2. Landscaping & Retaining Wall Plan

Prepared by a licensed landscape architect and coordinated with the approved grading plan. The plan shall:

- Show plantings, walls, terraces, and irrigation throughout the lot.
- Demonstrate that landscaping will maintain slope stability and prevent runoff onto adjacent lots.
- Include wall engineering details or reference separately engineered submittals where applicable.

- Provide a temporary or permanent slope-stabilization or maintenance plan if required by the City Engineer.

3. City Review and Approval

- The City shall review each submittal for compliance and issue either:
 - (a) Approval,
 - (b) Conditional Approval with required corrections, or
 - (c) Rejection with reasons.
- No building permit shall be issued until City approval is granted.
- Prior to final inspection or Certificate of Occupancy, the builder shall submit a Final Grading/Drainage Certification Letter confirming work was completed in substantial conformance with the approved plan.

4. Builder Acknowledgment

All construction—including grading, drainage, wall construction, and landscaping—shall:

- Maintain the approved stormwater system and manage drainage on-site.
- Avoid diversion of flows onto adjacent lots or public property unless approved by the City.
- Remain consistent with the approved Development Agreement, subdivision grading and drainage plans, and erosion-control requirements.

Exhibit 4

PRIVATE DRAINAGE AND RETAINING WALL MAINTENANCE AGREEMENT

GRAND LEGACY SUBDIVISION

Pleasant View City
Weber County, Utah

This Private Drainage and Retaining Wall Maintenance Agreement (“**Agreement**”) is made this ____ day of _____, 2026, by and among the current and future owners of certain lots within the Grand Legacy Subdivision (“**Subdivision**”), located in Weber County, Utah (collectively, the “**Lot Owners**”).

RECITALS

A. The Subdivision includes certain retaining walls, subdrain systems, and other private drainage improvements (collectively, the “Private Improvements”) constructed to provide slope stability, site grading, and storm-water control for one or more residential lots.

B. Private Drainage and Retaining Wall Easements (the “Easements”) for the installation, access, maintenance, and repair of the Private Improvements will be shown on the recorded final plat for the Subdivision.

C. Pleasant View City, Utah (the “City”) will not own, operate, or maintain the Private Improvements and assumes no liability or responsibility for their maintenance, repair, or replacement.

D. The Lot Owners desire to establish the rights and obligations necessary to ensure the continued functionality, stability, and safety of the Private Improvements

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals (which recitals are incorporated into this Agreement) and the covenants hereafter set forth in this Agreement, the sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. Applicability:

This Agreement applies to all lots within the Subdivision that, as shown on the recorded final plat, are benefited or burdened by an Easement. The specific lots subject to this Agreement shall be those depicted on said plat as containing or benefiting from such Easements, as recorded with the Weber County Recorder.

2. Ownership and Easements

Each Private Improvement is located within a platted Easement. The Lot Owner whose property underlies the Easement owns the land and any improvement located thereon, subject to the non-exclusive easement rights of other benefiting Lot Owners. Benefiting Lot Owners have a non-exclusive right of use, access, and maintenance across such Easements as necessary to preserve the function of the Private Improvements. Nothing herein conveys any ownership interest in another Lot Owner's property.

3. Use and Restrictions

The Easements shown on the plat shall:

- Permit installation, inspection, maintenance, and repair of the Private Improvements;
- Grant cross-lot access to all benefiting Lot Owners for maintenance purposes; and
- Prohibit construction of any structure, fill, or obstruction that would interfere with access to or the function of the Private Improvements.

Only retaining walls and drainage features approved on the final engineering plans may be located within these Easements.

4. Maintenance and Cost Sharing

This Agreement applies only to retaining walls and drainage systems constructed as part of the approved Master Grading and Drainage Plan (the "Master Plan") for the Subdivision, as approved by the City. Any walls, subdrains, or drainage systems installed by individual Lot Owners after completion of the Master Grading and Drainage Improvements are not part of this Agreement and shall be solely owned, maintained, and repaired by the Lot Owner who installs them.

Each benefiting Lot Owner shall, at their own cost, maintain, repair, and replace the Private Improvements serving their lot so they remain in safe and functional condition. Where a Private Improvement serves multiple lots, the benefiting Lot Owners shall share equally in the cost of such maintenance and repair.

Maintenance includes structural repairs, subdrain cleaning, erosion repair, vegetation removal, and any other work necessary for continued performance.

This Agreement creates enforceable cross-lot easement rights and shared maintenance obligations for those improvements constructed as part of the approved Master Plan and does not create joint ownership.

5. Access for Maintenance

Each Lot Owner grants reasonable access to adjacent benefiting Lot Owners and their contractors, consistent with the Easements, to enter onto their property as needed to

perform required work. Access shall occur during daylight hours, with reasonable advance notice, and the entering party shall restore disturbed areas to substantially their prior condition.

6. City's Role

The City is not a party to this Agreement and assumes no ownership or maintenance responsibilities for any Private Improvements. However, the City retains the right, but not the duty, to inspect the Easements and improvements for compliance with approved plans or public-safety standards. If the City determines that maintenance or repair is required to protect health, safety, or property, it may perform such work and recover all associated costs from the benefiting Lot Owners.

7. Enforcement

This Agreement may be enforced by any benefiting Lot Owner through legal action to compel compliance or cost sharing. The City is deemed a third-party beneficiary solely for the limited purpose of enforcing maintenance obligations if required to protect public safety. Failure to comply constitutes a covenant running with the land enforceable against current and future owners of the affected lots.

8. Binding Effect and Recordation

This Agreement runs with the land and binds all successors, assigns, heirs, and future owners of the lots depicted on the recorded plat as containing or benefiting from Private Drainage and Retaining Wall Easements. It shall be recorded with the final plat of the Subdivision and cross-referenced on said plat.

9. Amendment

This Agreement may be amended only by a written instrument executed by all affected Lot Owners and recorded with the Weber County Recorder.

10. Severability

If any provision is held invalid, the remaining provisions shall continue in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF

The undersigned, being the Developer and Declarant of the Subdivision, have executed this Agreement to be effective as of the date first written above.

DEVELOPER

Hill & Marriott Properties, LC

By: _____

Its: **Manager**

Date: _____

ACKNOWLEDGMENT

STATE OF UTAH

:ss.

COUNTY OF WEBER

On the ___ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he is the Manager of Hill & Marriott Properties LC, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed on behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this ____ day of _____, 2026, by and between **CenterLync, LLC**, a Utah limited liability company, **YPORE, LLC**, a Utah limited liability company (collectively, the "Developers") and **Pleasant View City**, a Utah municipal corporation ("City"). Developers and the City are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

A. Developers own, or will own, approximately 27.4 acres of real property located at the southwest corner of the intersection of 2700 North and Highway 89 in Pleasant View, Utah (the "Property"), as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

B. The Property is located within the Mixed Use West (MU-W) zoning district as defined in the Pleasant View City Code (the "Code").

C. Developers intend to develop the Property with a combination of residential and commercial uses, including townhomes, commercial spaces, and residential units within mixed-use buildings (residential above commercial), as permitted in the MU-W Zone.

D. The MU-W Zone requires a Development Agreement to be entered into with the City when a residential component is proposed.

E. The Parties desire to set forth their respective understandings, rights, duties, and obligations regarding the development of the Property.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. DEFINITIONS

Unless otherwise defined herein, capitalized terms used in this Agreement shall have the meanings ascribed to them in the Code or applicable law.

2. PROJECT OVERVIEW

(a) Project Description.

The Project is a mixed-use development located on approximately 27.4 acres within the Mixed Use West (MU-W) zoning district. The Project shall include approximately one hundred thirty-seven (137) townhome dwelling units located on approximately 6.85 acres, together with commercial, flex-use, and mixed-use buildings. Mixed-use buildings may include residential dwelling units located above ground-floor commercial uses. The total residential gross floor area located within mixed-use buildings shall not exceed twenty-five percent (25%) of the total commercial gross floor area of the Project, consistent with the MU-W zoning district.

(b) Commercial Development.

Commercial and flex-use buildings shall be developed with uses permitted or conditionally permitted within the MU-W zoning district. Commercial buildings may be constructed on a build-to-suit basis for future tenants, subject to City-approved site plans, architectural standards, and applicable zoning and development regulations in effect at the time of approval.

(c) Phasing.

The Project may be developed in multiple phases. Each phase shall comply with the requirements of the MU-W zoning district, this Agreement, and the approved Phasing Plan.

(d) Subdivision and Site Plan Structure.

Residential portions of the Project shall be developed pursuant to approved subdivision plats. Commercial and mixed-use portions of the Project shall be developed pursuant to City-approved site plans and may remain under unified ownership or be subdivided in the future in accordance with Title 17 of the Pleasant View City Code and this Agreement.

3. ZONING AND LAND USE

(a) Vested Rights.

Subject to Developers' compliance with this Agreement, approved subdivision plats, approved site plans, and applicable conditions of approval, this Agreement vests Developers' right to develop the Property in accordance with the MU-W zoning district as in effect on the Effective Date of this Agreement. Nothing herein shall exempt Developers from compliance with generally applicable building codes, impact fees, or health and safety regulations.

4. PHASING AND SITE PLAN APPROVAL

(a) Development of the Project shall occur in accordance with Section 20.40.210.D of the Pleasant View City Code, attached hereto as Exhibit B, and the approved Phasing Plan attached hereto as Exhibit A (the "Phasing Plan"). Each phase shall independently comply with the applicable requirements of the MU-W zoning district and this Agreement.

(b) Developers shall obtain all required permits and approvals from applicable governmental agencies, including but not limited to the Utah Department of Transportation (UDOT), prior to final subdivision plat approval or final site plan approval for the applicable phase.

5. INFRASTRUCTURE AND UTILITIES

(a) The following entities are expected to provide utilities to the Property:

- **Culinary Water:** Bona Vista Water Improvement District
- **Sewer:** Pleasant View City and Central Weber Sewer Improvement District
- **Power:** Rocky Mountain Power
- **Gas:** Enbridge Gas
- **Storm Drainage:** Pleasant View City
- **Trash and Recycling:** Developer or COA/HOA

- **Secondary Water: Pineview Water Systems**

(b) Developers shall be responsible for all on-site and off-site infrastructure improvements necessary to serve the Property, subject to review and approval by the City and other applicable entities.

(c) Developers shall submit detailed utility and infrastructure plans as **Exhibit C** to this Agreement for City review and approval concurrently with subdivision and site plan approval. All submittals and approvals per the subdivision and site plan chapters of City Code.

(d) Stormwater Detention Facilities.

Any regional detention pond designated for public ownership shall be designed and constructed by Developers in accordance with City standards and dedicated to the City upon completion and acceptance. Following dedication, the City shall own and maintain the detention pond and associated control structures. Developers shall be responsible for any required modifications to the detention facilities necessitated by future development phases prior to dedication.

(e) Perimeter Screening.

Developers shall provide screening improvements along the property boundary adjacent to residential uses as approved by Pleasant View City Planning Commission. 6. OPEN SPACE & AMENITIES

(a) Developer shall provide open space, walking paths and/or landscaping exclusively for the residential component as designated by the city in accordance with the Conditional Use Permit.

7. ENFORCEMENT AND REMEDIES

(a) In the event either Party fails to comply with the terms of this Agreement, the non-defaulting Party may provide written notice of default, and the defaulting Party shall have thirty (30) days to cure the default.

(b) If the default is not cured within the stated time period, the non-defaulting Party may pursue all legal and equitable remedies, including injunctive relief, specific performance, and monetary damages.

(c) The City may also withhold permits, certificates of occupancy, or approvals in response to Developers' noncompliance.

(d) The prevailing Party in any action to enforce this Agreement shall be entitled to recover reasonable attorneys' fees and costs.

8. DISPUTE RESOLUTION

(a) Any dispute arising out of this Agreement shall first be subject to good faith negotiation.

(b) If not resolved within thirty (30) days, the dispute shall proceed to non-binding mediation. The cost of the mediator shall be split equally between the Parties.

(c) If mediation is unsuccessful, either Party may file suit in the district court for Weber County, Utah. Each Party waives its right to a trial by jury.

9. INDEMNIFICATION

Developers shall indemnify, defend, and hold the City harmless from any and all claims, damages, or liability arising from Developers' gross negligence or willful misconduct as it relates to the development of the Property.

10. NOTICES

All notices shall be in writing and delivered by personal delivery, certified mail, or overnight courier to the addresses of the Parties as set forth in **Exhibit D**, or such other address as either Party may designate in writing.

11. MISCELLANEOUS

(a) This Agreement shall run with the land and be binding on all successors and assigns. Developers may assign this Agreement, in whole or in part, to any third party without the prior consent of the City, provided that the assignee agrees in writing to be bound by the terms and conditions of this Agreement. Upon such assignment and assumption, Developers shall be released from further obligations under this Agreement with respect to the portion assigned.

(b) This Agreement may only be amended in writing and approved by both Parties.

(c) If any provision of this Agreement is held invalid, the remainder shall not be affected.

(d) Termination for Failure to Commence Construction.

This Agreement shall automatically terminate and be void if Developers have not commenced construction of the Project within 24 months after the Effective Date, unless extended in writing by the City Manager or designee. For purposes of this subsection, "commenced construction" shall mean the issuance of a building permit and the start of on-site construction of public infrastructure or vertical improvements.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties with respect to the development of the Property and supersedes all prior agreements, whether written or oral, regarding the same.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written.

PLEASANT VIEW CITY

Name:

Title:

CenterLync, LLC

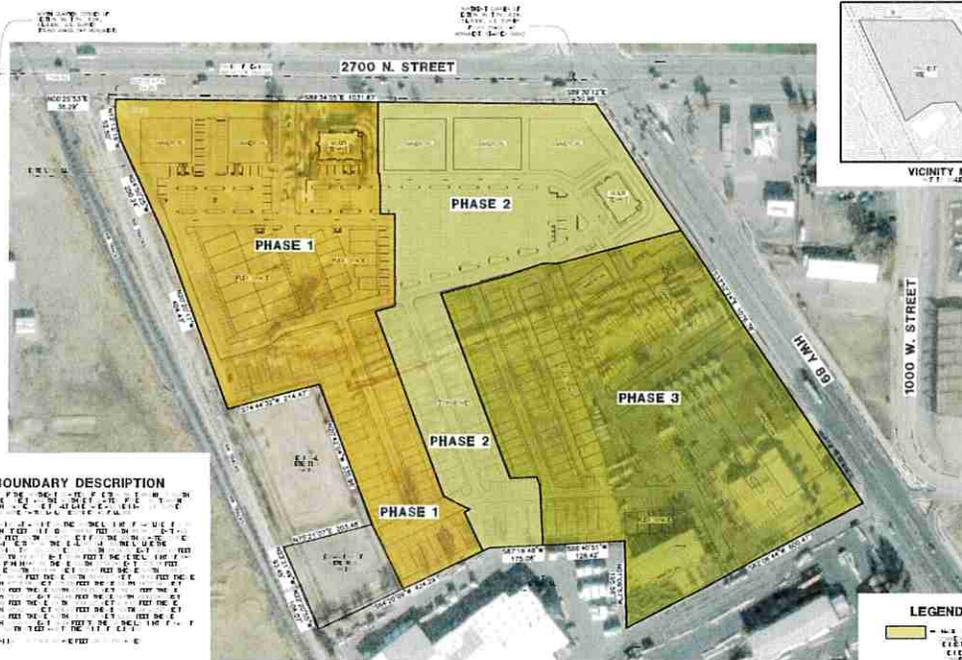
Name:

Title:

YPORE, LLC

Name:

Title:



BOUNDARY DESCRIPTION

THE BOUNDARY OF THE PHASE 1, PHASE 2 AND PHASE 3 ARE DESCRIBED AS FOLLOWS:
 PHASE 1: ...
 PHASE 2: ...
 PHASE 3: ...



LEGEND

[Yellow Box]	PHASE 1
[Light Green Box]	PHASE 2
[Darker Green Box]	PHASE 3

Lync Crossing@89

Panguitch, Wayne County, Utah



DATE	
BY	
CHECKED	
APPROVED	

LYNC CROSSING@89
 Phasing Plan

Sheet No.	1
Scale	
Project Name	Lync Crossing@89
Client	
City	Panguitch, Utah
County	Wayne
State	Utah
Project No.	
Revision	
Drawn By	
Checked By	
Approved By	
Date	

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. THIS PLAN, SPECIFICATIONS, AND ANY INFORMATION CONTAINED HEREIN IS TO BE USED ONLY FOR THE PROJECT SPECIFICALLY IDENTIFIED HEREON AND SHOULD NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER OR FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY REEVE & ASSOCIATES, INC. WITHOUT THE WRITTEN CONSENT OF REEVE & ASSOCIATES, INC. REEVE & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR THE DATA WHICH WERE USED THEREIN.

Exhibit B

Pleasant View Code 20.40.210.D

D. Additional Requirements for Mixed Use with a Residential Component.

1. Development Agreement. If a residential component is desired, developer shall enter into a development agreement with the City.
2. If a phased development is proposed, each phase shall comply with the provisions of this section.
3. Percentage of Development.
 - a. When separate residential and commercial buildings are proposed, a maximum of 25% by total Project area may be utilized for the residential component of a Mixed Use West Project.
 - b. When any mixed use buildings (i.e. buildings containing both residential and commercial space) are proposed, a maximum of 25% of the total building square footage for the Project shall be used for the residential component of a Mixed Use West Project.
4. Density. The residential component shall be limited to 20 units per acre, with a minimum of 900 square feet of living space per unit.
5. Timing of Approvals and Building Permits.
 - a. The commercial site plan shall be submitted prior to or concurrently with the residential site plan. Approval of the residential site plan shall not occur until
 - 1) the commercial site plan has received approval, and
 - 2) a commercial building permit has been issued by the City.
 - b. Commercial Building Permits. i. Required site improvements per Chapter 17.12.010.2 shall be complete prior to the issuance of building permits. ii. With the issuance of the first commercial building permit, developer may be issued building permits for up to 33% of the residential component of the Project (based on the total number of proposed units). iii. Upon completion (i.e. issuance of certificate of occupancy) of 33% of the total commercial building square footage, developer may be issued building permits for up to 67% of the residential component. iv. Upon completion of 67% of the total commercial building square footage, developer may be issued building permits for up to 100% of the residential component.

Exhibit C
(Utility and Infrastructure Plans)

Exhibit D
(Addressing for CenterLync)

For Pleasant View City:

Pleasant View City
Attn: City Administrator
520 W. Elberta Dr.
Pleasant View, UT 84414
asteiniger@pleasantviewut.gov

For CenterLync, LLC:

For YPORE, LLC:



February 13, 2026

VIA FIRST CLASS MAIL AND EMAIL

Farr West City

Attn: Farr West City Recorder
1896 North 1800 West
Farr West, UT 84404
lindsay@farrwestcity.gov

Pleasant View City

Attn: Pleasant View City Recorder
520 West Elberta Drive
Pleasant View, UT 84414
lhellstrom@pleasantviewut.gov

Re: Letter of Intent to Create the FW Landing Public Infrastructure District to Facilitate Construction of Public Infrastructure in the FW Landing Development in Farr West City and Pleasant View City

INTRODUCTION

Woodsonia Farr West, LLC, a Utah limited liability company (the "**Applicant**"), in its capacity as development sponsor for the proposed Public Infrastructure District (the "**District**"), hereby submits the following Letter of Intent ("**LOI**") to Farr West City and Pleasant View City (each, a "**City**"), for consideration of the creation of the District to facilitate the construction of Public Infrastructure and Improvements (as defined in the following paragraph) within the FW Landing mixed-use development (the "**Development**"). Specifically, the Applicant is requesting that each City return a positive recommendation to the Applicant regarding the creation of the District as proposed herein. Upon receiving a positive recommendation from each City, the Applicant will proceed with preparation of governing documents in accordance with the Public Infrastructure District Act (Utah Code Ann. § 17D-4-101 et seq. or the "**Act**") and the recommendations of each City.

"**Public Infrastructure and Improvements**" means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Act to serve the future property owners and inhabitants of the District as determined by the District's Board of Trustees, and includes Public Infrastructure and Improvements as defined in the Act.

The Applicant is submitting this LOI with the following understanding:

- This LOI represents an initial step in the creation of the proposed District. A positive recommendation from City staff of each City to this LOI represents an option for the Applicant to submit a governing document that presents District formation and operation in greater detail.
- A positive recommendation to move forward with a governing document from City staff of each City does not represent a commitment by each City to approve the formation of the District.

- Each City and the Applicant will consider this process as iterative and will work towards a solution that meets each City's and the Applicant's needs.

Each of the landowners within the proposed District boundaries is identified as a Petitioner in the accompanying Petition for Creation (the "Petition") and has irrevocably appointed the Applicant as its true and lawful agent and representative for all purposes relating to the formation, organization, administration, and initial governance of the District, including, without limitation, submitting and supplementing the Petition and this LOI, communicating with the City and its staff, negotiating and executing documents related to the creation of the District, and taking all actions reasonably necessary or advisable to effectuate the creation of the District.

The Applicant is the developer of the proposed development and is currently under contract to purchase all property owned by the Petitioners within the proposed District boundaries. The Petitioners have further designated Andrew Snyder, in his capacity as Manager of the Applicant, as the "Contact Sponsor" for the proposed District for purposes of Utah Code Title 17D and applicable City ordinances, with full authority to act on behalf of the Petitioners and the Applicant in connection with the District.

OVERVIEW

The Applicant is requesting the creation of the District to cover the entirety of the Development. The District would provide important financing for Public Infrastructure and Improvements within the Development to potentially include roadways, water systems, sewer, storm drain improvements, gas and electrical utilities, and other public improvements necessary for the Development. The development costs for the Public Infrastructure and Improvements are estimated to be approximately \$27,000,000. The maximum par amount requested for the District is \$35,000,000 to account for cost escalations, interest reserves and changes in interest rates, etc. There has been no prior development on the property.

BENEFITS OF DISTRICT IN THIS DEVELOPMENT

The District anticipates allowing for more efficient funding than otherwise available to provide for Public Infrastructure and Improvements for the Development. Infrastructure costs have significantly increased in past years due to notable macroeconomic conditions, thereby resulting in development costs that question overall feasibility of all aspects of the Development. Accordingly, the use of the District anticipates helping the Development (37.697 acres of currently vacant land on the east side of Interstate 15 and just north of 2700 North to be developed into a desirable mixed-use retail space) be financially viable. The District anticipates helping alleviate these constraints and thereby promote timely development within each City, which development brings additional employment opportunities, increased sales tax revenue from growth in retail activity, increased property tax benefits and much needed housing supply. The District anticipates allowing the Developer to provide enhanced amenities in the Development (i.e., a new Target store, other future retail, and restaurants).

DESCRIPTION OF THE DISTRICT AND PROPOSED DEVELOPMENT

The proposed FW Landing Public Infrastructure District anticipates encompassing approximately 37.697 acres of property and is approved for the construction of a mixed-use development comprised of 11 lots, complete with new Public Infrastructure and Improvements, consisting of: (i) a new Target store located on Lot 4, (ii) Junior Box/retail users on Lot 3, (iii) future retail and restaurants on Lots 5-11, and (iv) up to 275 new market-rate housing units on Lot 2.

The property within the proposed District is zoned for mixed-use and is planned for the proposed destination FW Landing development (see Exhibit A).

The District anticipates including the property described in Exhibit A, including some property that will be annexed into the District at a future date once the Applicant has secured ownership of such property. The plan is for the municipalities/cities to own and maintain the proposed Public Infrastructure and Improvements.

SUMMARY AND COST OF INFRASTRUCTURE, SERVICES AND FACILITIES

Applicant envisions the proposed District being utilized for the following development, infrastructure, services and facilities:

- a. Currently Expected Development Scenario: The proposed Development is anticipated to be built out and absorbed between 2025 and 2030. This mixed-use project is anticipated to bring increased sales tax revenues, property tax revenues, employment opportunities, and local shopping and dining options in addition to much needed housing supply.
 - i. Development History. There has been no prior development on the property.
- b. Required Local and Regional Infrastructure and Facilities for the Development: The funding anticipates allowing for the excavation and installation of underground utilities such as water, sewer, electrical and fire. It is also anticipated to allow access to the added Public Infrastructure and Improvements with ingress and egress to the Development.
- c. Regional and Local Infrastructure to be Provided by the Proposed District: Applicant is requesting that the District fund all the Required Local and Regional Infrastructure (the scope and cost of which is set forth in greater detail in the attached Exhibit B). Tax increment and assessment bonds are intended to be used for such funding.
- d. Estimated Costs for the Proposed District Improvements: Estimated costs for the Public Infrastructure and Improvements within the Development are constantly changing. As of the date of this LOI, estimated costs are approximately for the Public Infrastructure and Improvements are estimated to be approximately \$27,000,000 as outlined in Exhibit B. The maximum par amount requested for the District is \$35,000,000 to account for cost escalations, interest reserves and changes in interest rates, etc.
- e. Proforma Financial Overview of Total Costs and Revenues. Please see Exhibit B below for a proforma overview of total costs and total revenues from all revenue and capital sources involved in the District's Public Infrastructure and Improvements.
- f. Example Plan of Finance. Please see Exhibit C below for an example plan of finance showing a proposal for how the proposed financing might take place, recognizing that the actual financing terms and structure will be approved by the Board of Trustees of the District within the parameters of the Governing Document.
- g. General Description of Phasing of Construction based on Development Projections: Site work improvements are anticipated to be completed by December 31, 2026, and vertical improvements are anticipated to be completed by December 31, 2030. There will be no phasing involved.

h. Anticipated Collection of Development Fixed Maximum Mill Levy Required to Meet Debt Service of the District: Applicant is requesting each City authorize the District to utilize tax differential generated within the District's boundaries and to impose a mill levy of not to exceed 0.006 per dollar ("**6 mills**") of taxable value of taxable property in the District (the "**Mill Levy**"). The proposed District anticipates issuing bonds repayable from revenues generated by the Mill Levy. Additionally, the proposed District anticipates having the ability to monetize tax increment financing and levy special assessments and fees. Please see Exhibit D below for a table showing the proposed Mill Levy and a comparison of mill levies of similar taxing entities in the area.

i. Summary Overview of the Differences Between the Proposed Development with a Public Infrastructure District in Place and the Plan without a Public Infrastructure District: The following identifies key components of the proposed Development that are made feasible by the approval of the District.

i. The District anticipates enabling access to public capital markets, allowing the Applicant to access low-interest financing to fund the substantial upfront costs of Public Infrastructure and Improvements, which, in turn, reduces the construction timeline and enables the provision of enhanced community amenities not otherwise available.

ii. For example, rather than the Applicant having to wait to collect revenue upon sale of developed land to put in additional infrastructure, it anticipates being able to provide all infrastructure up front, which in turn, reduces the impact to the community and its surrounding neighbors (i.e., no piecemeal construction improvements).

iii. The absence of Public Infrastructure District financing would likely elongate the construction timeline or possibly render the project as contemplated infeasible. The Public Infrastructure District, therefore, anticipates helping provide the timely delivery of a desirable mixed-use community.

j. Proposed Operating Budgets for District's First Three Years of Existence: Please see Exhibit F for the proposed operating budgets for the District's first three (3) years of existence.

PROPOSED TIMELINE FOR DISTRICT CREATION

Developer anticipates creating the District by March 23, 2026. Please see Exhibit E below for proposed timeline for the process leading up to District creation.

CONSENT BY ALL PROPERTY OWNERS AND REGISTERED VOTERS

Applicant hereby acknowledges that a consent must be signed prior to the hearing date for the approval of the District by all property owners and registered voters, if any, within the proposed District, which signed consent approves of the creation of the proposed District and the issuance of debt in an amount sufficient for the proposed plan of financing.

DISCLOSURE OF ANY CONFLICTS OF INTEREST

Applicant is not aware of any conflicts of interest involving either City or any either City's employees or officers.

SIGNED ENGAGEMENT LETTERS

Applicant has engaged its own legal counsel and technical/financial consultants in the preparation of this LOI and other items related to the District. Applicant also understands that each City may require review of this LOI and the governing documents through third parties. Accordingly, Applicant agrees to pay for each City's costs in having such documents, related to this LOI and the District, reviewed by third parties.

NO INITIAL FINANCIAL OBLIGATIONS

The creation of the proposed District is intended to be organizational in nature only. As more fully set forth in the accompanying Petition for Creation, no ad valorem taxes, assessments, fees, charges, bonds, indebtedness, or reimbursement or financing agreements will be imposed, issued, or become effective unless and until the Applicant has acquired fee simple title to all property within the proposed District boundaries or the consent of all affected property owners has been obtained. Any actions taken by the District prior to such time will be limited to ministerial or administrative matters and will not result in any financial obligation or tax burden on the property.

Best Regards,

Woodsonia Farr West, LLC, a
Utah limited liability company

By: *Drew Snyder*
Drew Snyder (Feb 13, 2020 21:00:29 CST)
Andrew Snyder, Manager

ATTACHMENTS

- Exhibit A Initial District Boundaries and Proposed Annexation Area
- Exhibit B Proforma Financial Overview
- Exhibit C Example Plan of Finance
- Exhibit D Proposed Mill Levy and Comparison of Mill Levies of Similar Taxing Entities in the Area
- Exhibit E Proposed Timeline for District Creation
- Exhibit F Proposed Operating Budgets for District's First Three Years of Existence

EXHIBIT A

Initial District Boundaries and Proposed Annexation Area

District Boundaries – Legal Description

Three separate tracts of land, situate in the West Half of Section 25 and the East Half of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said tracts being all of Lots 1, 3, 4, 6, and 7 of the Farr West Commercial Subdivision, said tracts also located in Weber County, Utah. Being more particularly described as follows:

Tract 1

Beginning at a point on the Easterly right-of-way line of 1900 West Street, said point being North 88°11'49" East 45.16 feet along the section line and South 529.90 feet from the West Corner of said Section 25; and running thence North 88°54'17" East 252.93 feet; thence South 00°16'30" East 277.42 feet; thence North 71°47'03" East 387.37 feet; thence South 18°11'05" East 45.05 feet; thence South 18°12'57" East 1,367.12 feet; thence South 18°17'05" East 95.63 feet to the Northerly right-of-way line of 2775 North Street; thence along said right-of-way line to and along the Easterly right-of-way line of 1900 West Street the following eight (8) courses:

- (1) Westerly 98.32 feet along the arc of a 315.00 foot radius curve to the left (center bears South 07°52'54" West and the chord bears South 88°56'23" West 97.92 feet with a central angle of 17°53'02");
- (2) South 79°59'52" West 443.86 feet;
- (3) Westerly 193.97 feet along the arc of a 400.00 foot radius curve to the right (center bears North 10°00'08" West and the chord bears North 86°06'37" West 192.08 feet with a central angle of 27°47'03");
- (4) North 72°13'05" West 134.54 feet;
- (5) Northwesterly 270.93 feet along the arc of a 236.00 foot radius curve to the right (center bears North 17°46'55" East and the chord bears North 39°19'50" West 256.29 feet with a central angle of 65°46'30");
- (6) North 06°26'35" West 252.08 feet;
- (7) Northerly 516.46 feet along the arc of a 5,657.00 foot radius curve to the right (center bears North 83°33'25" East and the chord bears North 03°49'39" West 516.28 feet with a central angle of 05°13'51");
- (8) North 01°12'44" West 644.78 feet to the point of beginning.

Contains 1,231,287 Square Feet or 28.266 Acres

Tract 2

Beginning at a point on the Farr West and Pleasant View City boundary line, said point also being at the intersection of the section line and the Northwesterly right-of-way line of 1900 West Street, said point being North 88°11'49" East 42.02 feet along the section line from the West Corner of said Section 25; and running thence along said right-of-way line the following three (3) courses:

(1) Southerly 215.58 feet along the arc of a 315.00 foot radius curve to the left (center bears South 50°38'06" East and the chord bears South 19°45'34" West 211.39 feet with a central angle of 39°12'41");

(2) South 00°09'13" West 185.27 feet;

(3) South 01°12'44" East 793.47 feet; thence South 88°47'19" West 2.77 feet to the Easterly right-of-way line of Interstate 15; thence along said Easterly right-of-way line the following seven (7) courses:

(1) North 01°30'03" West 437.96 feet;

(2) North 01°12'41" West 78.51 feet;

(3) South 89°59'29" West 30.98 feet;

(3) North 01°15'45" West 282.00 feet;

(4) North 00°11'29" East 378.00 feet;

(5) North 89°59'29" East 31.20 feet;

(6) North 00°14'52" East 525.72 feet;

(7) Northerly 1,514.46 feet along the arc of a 5,849.49 foot radius curve to the left (center bears North 89°47'16" West and the chord bears North 07°12'17" West 1,510.23 feet with a central angle of 14°50'03"); thence South 18°11'05" East 2,009.31 feet to the Northerly right-of-way line of 2775 North Street; thence along said right-of-way line the following two (2) courses:

(1) North 89°17'21" West 116.71 feet;

(2) Southwesterly 282.29 feet along the arc of a 315.00 foot radius curve to the left (center bears South 00°42'39" West and the chord bears South 65°02'17" West 272.94 feet with a central angle of 51°20'45") to the point of beginning.

Contains 376,990 Square Feet or 8.655 Acres

Tract 3

Beginning at a point on the Southerly right-of-way line of 2775 North Street, said point being North 89°19'54" East 524.92 feet along the section line and South 2,293.66 feet from the West Corner of said Section 25; and thence along said Southerly right-of-way line the following two (2) courses:

(1) Easterly 93.37 feet along the arc of a 480.00 foot radius curve to the left (center bears North 01°08'33" East and the chord bears North 85°34'12" East 93.22 feet with a central angle of 11°08'41");

(2) North 79°59'52" East 269.89 feet; thence South 00°40'06" East 118.78 feet to the northerly boundary line of Maverik Family Travel Plaza Commercial Subdivision - Phase 2; thence South 89°13'43" West 379.45 feet along said boundary line; thence to and along the Southerly right-of-way line of 2775 North Street the following two (2) courses:

(1) North 00°40'06" West 50.08 feet;

(2) Northeasterly 31.25 feet along the arc of a 19.50 foot radius curve to the right (center bears North 89°19'54" East and the chord bears North 45°14'14" East 28.01 feet with a central angle of 91°48'39") to the point of beginning.

Contains 33,789 Square Feet or 0.776 Acres

EXHIBIT B

Proforma Financial Overview

See the following pages for pro forma outline.

See table immediately below for general outline of sources and uses of funds:

Sources	Funds
Developer Funding	\$7,668,825.97
WACOG	\$3,770,205.00
FWCCRA	\$12,780,000.00
PID Funding	\$3,055,000.00
TOTAL	\$27,274,030.97
Uses	Funds
Private Infrastructure	\$14,911,032.18
Public Infrastructure	\$12,362,998.79
TOTAL	\$27,274,030.97

Scope #	Work Breakout	Spec Section	Item	Qty	Unit	Unit Cost	Extension	Proposed District Cost	Other Funding Source	NOTES
Temporary Site Construction Requirements										
1	Spread	015513	Temporary Fencing	10,087.00	LF	\$4.00	\$40,348.00	\$40,348.00	\$0.00	
1	Spread	015519	Temporary Gates (Mangates)	6.00	EA	\$300.00	\$1,800.00	\$1,800.00	\$0.00	
1	Spread	015526	Temporary Gates (Vehicular)	6.00	EA	\$550.00	\$3,300.00	\$3,300.00	\$0.00	
1	Spread	015626	SWPPP Permit & NOI	1.00	LS	\$3,200.00	\$3,200.00	\$3,200.00	\$0.00	
1	Spread	015626	Temporary Project Signage	1.00	LS	\$2,570.00	\$2,570.00	\$2,570.00	\$0.00	
Survey, layout, and Staking										
2	Spread	017123	Survey & Staking	57.00	AC	\$2,200.00	\$125,400.00	\$125,400.00	\$0.00	
2	Spread	017123	Restaking Allowance	1.00	LS	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	
DEMO										
3	Spread	24113	Selective Site Demolition	9,000.00	SF	\$5.00	\$45,000.00	\$45,000.00	\$0.00	
EARTHWORK AND UTILITIES										
4	Spread	024113	G.C.'s	1.00	EA	\$116,400.00	\$116,400.00	\$116,400.00	\$0.00	
4	Spread	024113	Equipment Mob	1.00	EA	\$53,350.00	\$53,350.00	\$53,350.00	\$0.00	
4	Spread	024113	Trackout Pad	1,637.00	SF	\$3.88	\$6,351.56	\$6,351.56	\$0.00	
4	Spread	024113	Sweeping (For Our Scope)	1.00	EA	\$33,950.00	\$33,950.00	\$33,950.00	\$0.00	
4	Spread	024113	Traffic Control	1.00	LS	\$43,650.00	\$43,650.00	\$43,650.00	\$0.00	
4	Spread	024113	Silt Fence	2,505.00	LF	\$4.37	\$10,946.85	\$10,946.85	\$0.00	
4	Spread	024113	Inlet Protection	65.00	EA	\$271.60	\$17,654.00	\$17,654.00	\$0.00	
4	1	024113	Stockpile Topsoil - Roadway	13,541.00	CY	\$2.09	\$28,300.69	\$28,300.69	\$0.00	
4	2	024113	Stockpile Topsoil - Target	12,782.00	CY	\$2.09	\$26,714.38	\$0.00	\$26,714.38	
4	3	024113	Stockpile Topsoil - Lowe's	11,571.00	CY	\$2.09	\$24,183.39	\$0.00	\$24,183.39	
4	4	024113	Stockpile Topsoil - Housing	19,657.00	CY	\$2.09	\$41,083.13	\$0.00	\$41,083.13	
4	5	024113	Stockpile Topsoil - Retail & Hotel	12,753.00	CY	\$2.09	\$26,653.77	\$0.00	\$26,653.77	
4	1	024113	Cut & Fill Onsite - Roadway	9,027.00	CY	\$3.40	\$30,691.80	\$30,691.80	\$0.00	
4	2	024113	Cut & Fill Onsite - Target	8,521.00	CY	\$3.40	\$28,971.40	\$0.00	\$28,971.40	
4	3	024113	Cut & Fill Onsite - Lowe's	7,714.00	CY	\$3.40	\$26,227.60	\$0.00	\$26,227.60	
4	4	024113	Cut & Fill Onsite - Housing	13,105.00	CY	\$3.40	\$44,557.00	\$0.00	\$44,557.00	
4	5	024113	Cut & Fill Onsite - Retail & Hotel	8,504.00	CY	\$3.40	\$28,913.60	\$0.00	\$28,913.60	
4	1	024113	Imported Subbase - Roadway	1,462.00	CY	\$24.25	\$35,453.50	\$35,453.50	\$0.00	
4	2	024113	Imported Subbase - Target	1,380.00	CY	\$24.25	\$33,465.00	\$0.00	\$33,465.00	
4	3	024113	Imported Subbase - Lowe's	1,250.00	CY	\$24.25	\$30,312.50	\$0.00	\$30,312.50	
4	4	024113	Imported Subbase - Housing	2,123.00	CY	\$24.25	\$51,482.75	\$0.00	\$51,482.75	
4	5	024113	Imported Subbase - Retail & Hotel	1,379.00	CY	\$24.25	\$33,440.75	\$0.00	\$33,440.75	
4	1	024113	Haul Off Excess - Roadway	8,666.00	CY	\$10.67	\$92,466.22	\$92,466.22	\$0.00	
4	2	024113	Haul Off Excess - Target	8,180.00	CY	\$10.67	\$87,280.60	\$0.00	\$87,280.60	
4	3	024113	Haul Off Excess - Lowe's	7,405.00	CY	\$10.67	\$79,011.35	\$0.00	\$79,011.35	
4	4	024113	Haul Off Excess - Housing	12,580.00	CY	\$10.67	\$134,228.60	\$0.00	\$134,228.60	
4	5	024113	Haul Off Excess - Retail & Hotel	8,162.00	CY	\$10.67	\$87,088.54	\$0.00	\$87,088.54	
4	1	024113	Haul Off Spoils - Roadway	487.00	LF	\$9.22	\$4,490.14	\$4,490.14	\$0.00	
4	2	024113	Haul Off Spoils - Target	460.00	CY	\$9.22	\$4,241.20	\$4,241.20	\$0.00	Assumes spoils from public utilities
4	3	024113	Haul Off Spoils - Lowe's	417.00	CY	\$9.22	\$3,844.74	\$3,844.74	\$0.00	Assumes spoils from public utilities
4	4	024113	Haul Off Spoils - Housing	708.00	CY	\$9.22	\$6,527.76	\$6,527.76	\$0.00	Assumes spoils from public utilities
4	5	024113	Haul Off Spoils - Retail & Hotel	459.00	CY	\$9.22	\$4,231.98	\$4,231.98	\$0.00	Assumes spoils from public utilities
4	1	024113	Grubbings As Fill - Roadway	4,875.00	LF	\$3.88	\$18,915.00	\$18,915.00	\$0.00	Assumes spoils from public utilities
4	2	024113	Grubbings As Fill - Target	4,602.00	CY	\$3.88	\$17,855.76	\$0.00	\$17,855.76	
4	3	024113	Grubbings As Fill - Lowe's	4,166.00	CY	\$3.88	\$16,164.08	\$0.00	\$16,164.08	
4	4	024113	Grubbings As Fill - Housing	7,077.00	CY	\$3.88	\$27,458.76	\$0.00	\$27,458.76	
4	5	024113	Grubbings As Fill - Retail & Hotel	4,591.00	CY	\$3.88	\$17,813.08	\$0.00	\$17,813.08	
4	1	024113	Spoils As Fill - Roadway	1,950.00	EA	\$4.85	\$9,457.50	\$9,457.50	\$0.00	
4	2	024113	Spoils As Fill - Target	1,841.00	CY	\$4.85	\$8,928.85	\$8,928.85	\$0.00	Assumes spoils from public utilities
4	3	024113	Spoils As Fill - Lowe's	1,666.00	CY	\$4.85	\$8,080.10	\$8,080.10	\$0.00	Assumes spoils from public utilities
4	4	024113	Spoils As Fill - Housing	2,830.00	CY	\$4.85	\$13,725.50	\$13,725.50	\$0.00	Assumes spoils from public utilities
4	5	024113	Spoils As Fill - Retail & Hotel	1,836.00	CY	\$4.85	\$8,904.60	\$8,904.60	\$0.00	Assumes spoils from public utilities
4	1	024113	4" Roadbase Under Slab - Roadway	0.00	CY	\$37.83	\$0.00	\$0.00	\$0.00	
4	2	024113	4" Roadbase Under Slab - Target	1,571.00	CY	\$37.83	\$59,430.93	\$0.00	\$59,430.93	
4	3	024113	4" Roadbase Under Slab - Lowe's	1,332.00	CY	\$37.83	\$50,389.56	\$0.00	\$50,389.56	
4	4	024113	4" Roadbase Under Slab - Housing	1,384.00	CY	\$37.83	\$52,356.72	\$0.00	\$52,356.72	
4	5	024113	4" Roadbase Under Slab - Retail & Hotel	779.00	CY	\$37.83	\$29,469.57	\$0.00	\$29,469.57	
4	1	024113	Dumpster Pad Footings Ex/Backfill - Roadway	0.00	CY	\$24.25	\$0.00	\$0.00	\$0.00	
4	2	024113	Dumpster Pad Footings Ex/Backfill -	33.00	LF	\$24.25	\$800.25	\$0.00	\$800.25	
4	3	024113	Dumpster Pad Footings Ex/Backfill -	33.00	LF	\$24.25	\$800.25	\$0.00	\$800.25	
4	4	024113	Dumpster Pad Footings Ex/Backfill -	66.00	LF	\$24.25	\$1,600.50	\$0.00	\$1,600.50	
4	5	024113	Dumpster Pad Footings Ex/Backfill - Retail & Hotel	264.00	LF	\$24.25	\$6,402.00	\$0.00	\$6,402.00	
4	1	311000	Dock Wall Ex/Backfill - Roadway	0.00	CY	\$24.25	\$0.00	\$0.00	\$0.00	
4	2	311000	Dock Wall Ex/Backfill - Target	300.00	LF	\$24.25	\$7,275.00	\$0.00	\$7,275.00	
4	3	311000	Dock Wall Ex/Backfill - Lowe's	0.00	LF	\$24.25	\$0.00	\$0.00	\$0.00	
4	4	311000	Dock Wall Ex/Backfill - Housing	0.00	LF	\$24.25	\$0.00	\$0.00	\$0.00	
4	5	311000	Dock Wall Ex/Backfill - Retail & Hotel	0.00	LF	\$24.25	\$0.00	\$0.00	\$0.00	
4	1	312213	Dock Levelers - Roadway	0.00	LF	\$485.00	\$0.00	\$0.00	\$0.00	
4	2	312213	Dock Levelers - Target	2.00	EA	\$485.00	\$970.00	\$0.00	\$970.00	
4	3	312213	Dock Levelers - Lowe's	0.00	EA	\$485.00	\$0.00	\$0.00	\$0.00	
4	4	312213	Dock Levelers - Housing	0.00	EA	\$485.00	\$0.00	\$0.00	\$0.00	

4	5	312213	Dock Levelers - Retail & Hotel	0.00	EA	\$485.00	\$0.00	\$0.00	\$0.00		
4	1	312213	Exc Footings - Roadway	0.00	SF	\$13.10	\$0.00	\$0.00	\$0.00		
4	2	312213	Exc Footings - Target	1,273.00	CY	\$13.10	\$16,676.30	\$0.00	\$16,676.30		
4	3	312213	Exc Footings - Lowe's	1,079.00	CY	\$13.10	\$14,134.90	\$0.00	\$14,134.90		
4	4	312213	Exc Footings - Housing	1,121.00	CY	\$13.10	\$14,685.10	\$0.00	\$14,685.10		
4	5	312213	Exc Footings - Retail & Hotel	631.00	CY	\$13.10	\$8,266.10	\$0.00	\$8,266.10		
4	1	312213	Backfill Footing - Roadway	0.00	SF	\$26.92	\$0.00	\$0.00	\$0.00		
4	2	312213	Backfill Footing - Target	1,068.00	CY	\$26.92	\$28,750.56	\$0.00	\$28,750.56		
4	3	312213	Backfill Footing - Lowe's	906.00	CY	\$26.92	\$24,389.52	\$0.00	\$24,389.52		
4	4	312213	Backfill Footing - Housing	941.00	CY	\$26.92	\$25,331.72	\$0.00	\$25,331.72		
4	5	312213	Backfill Footing - Retail & Hotel	531.00	CY	\$26.92	\$14,294.52	\$0.00	\$14,294.52		
4	1	312213	Overexcavate Footings - Roadway	0.00	SF	\$46.56	\$0.00	\$0.00	\$0.00		
4	2	312213	Overexcavate Footings - Target	79.00	CY	\$46.56	\$3,678.24	\$0.00	\$3,678.24		
4	3	312213	Overexcavate Footings - Lowe's	67.00	CY	\$46.56	\$3,119.52	\$0.00	\$3,119.52		
4	4	312213	Overexcavate Footings - Housing	69.00	CY	\$46.56	\$3,212.64	\$0.00	\$3,212.64		
4	5	312213	Overexcavate Footings - Retail &	38.00	CY	\$46.56	\$1,769.28	\$0.00	\$1,769.28		
4	1	312219	Curb And Gutter Prep (4") -	10,154.00	SF	\$5.82	\$59,096.28	\$59,096.28	\$0.00		
4	2	312219	Curb And Gutter Prep (4") - Target	7,620.00	LF	\$5.82	\$44,348.40	\$0.00	\$44,348.40		
4	3	312219	Curb And Gutter Prep (4") - Lowe's	3,720.00	LF	\$5.82	\$21,650.40	\$0.00	\$21,650.40		
4	4	312219	Curb And Gutter Prep (4") - Housing	8,970.00	LF	\$5.82	\$52,205.40	\$0.00	\$52,205.40		
4	5	312219	Curb And Gutter Prep (4") - Retail &	12,291.00	LF	\$5.82	\$71,533.62	\$0.00	\$71,533.62		
4	1	312313	Sidewalk Prep (4") - Roadway	39,073.00	LF	\$1.94	\$75,801.62	\$75,801.62	\$0.00		
4	2	312313	Sidewalk Prep (4") - Target	23,870.00	SF	\$1.94	\$46,307.80	\$0.00	\$46,307.80		
4	3	312313	Sidewalk Prep (4") - Lowe's	52,575.00	SF	\$1.94	\$101,995.50	\$0.00	\$101,995.50		
4	4	312313	Sidewalk Prep (4") - Housing	25,384.00	SF	\$1.94	\$49,244.96	\$0.00	\$49,244.96		
4	5	312313	Sidewalk Prep (4") - Retail & Hotel	23,247.00	SF	\$1.94	\$45,099.18	\$0.00	\$45,099.18		
4	1	312313	Waterway Prep (8") - Roadway	0.00	EA	\$2.52	\$0.00	\$0.00	\$0.00		
4	2	312313	Waterway Prep (8") - Target	8,283.00	SF	\$2.52	\$20,873.16	\$0.00	\$20,873.16		
4	3	312313	Waterway Prep (8") - Lowe's	7,498.00	SF	\$2.52	\$18,894.96	\$0.00	\$18,894.96		
4	4	312313	Waterway Prep (8") - Housing	12,737.00	SF	\$2.52	\$32,097.24	\$0.00	\$32,097.24		
4	5	312313	Waterway Prep (8") - Retail & Hotel	8,265.00	SF	\$2.52	\$20,827.80	\$0.00	\$20,827.80		
4	1	312323	Site Grading - Roadway	487,468.00	EA	\$0.14	\$68,245.52	\$68,245.52	\$0.00		
4	2	312323	Site Grading - Target	460,151.00	SF	\$0.14	\$64,421.14	\$0.00	\$64,421.14		
4	3	312323	Site Grading - Lowe's	416,552.00	SF	\$0.14	\$58,317.28	\$0.00	\$58,317.28		
4	4	312323	Site Grading - Housing	707,654.00	SF	\$0.14	\$99,071.56	\$0.00	\$99,071.56		
4	5	312323	Site Grading - Retail & Hotel	459,115.00	SF	\$0.14	\$64,276.10	\$0.00	\$64,276.10		
4	1	321123	Scarify & Recompact - Roadway	243,734.00	EA	\$0.04	\$9,749.36	\$9,749.36	\$0.00		
4	2	321123	Scarify & Recompact - Target	230,076.00	SF	\$0.04	\$9,203.04	\$0.00	\$9,203.04		
4	3	321123	Scarify & Recompact - Lowe's	208,276.00	SF	\$0.04	\$8,331.04	\$0.00	\$8,331.04		
4	4	321123	Scarify & Recompact - Housing	353,827.00	SF	\$0.04	\$14,153.08	\$0.00	\$14,153.08		
4	5	321123	Scarify & Recompact - Retail &	229,559.00	SF	\$0.04	\$9,182.36	\$0.00	\$9,182.36		
4	1	072616	6" Pvc Sewer Pipe (10-12' Deep) - Roadway	4,183.00	EA	\$99.91	\$417,923.53	\$417,923.53	\$0.00	Assumes District or public utility will own these	
X	4	2	072616	6" Pvc Sewer Pipe (5-7' Deep) - Target	632.00	LF	\$32.20	\$20,350.40	\$20,350.40	\$0.00	Assumes District or public utility will own these
X	4	3	072616	6" Pvc Sewer Pipe (5-7' Deep) - Lowe's	537.00	LF	\$32.20	\$17,291.40	\$17,291.40	\$0.00	Assumes District or public utility will own these
X	4	4	072616	6" Pvc Sewer Pipe (5-7' Deep) - Housing	1,873.00	LF	\$32.20	\$60,310.60	\$60,310.60	\$0.00	Assumes District or public utility will own these
X	4	5	072616	6" Pvc Sewer Pipe (5-7' Deep) - Retail & Hotel	1,404.00	LF	\$32.20	\$45,208.80	\$45,208.80	\$0.00	Assumes District or public utility will own these
X	4	1	321116	6" Sewer Cleanout - Roadway	15.00	EA	\$11,640.00	\$174,600.00	\$174,600.00	\$0.00	Assumes District or public utility will own these
X	4	2	321116	6" Sewer Cleanout - Target	2.00	EA	\$776.00	\$1,552.00	\$1,552.00	\$0.00	Assumes District or public utility will own these
X	4	3	321116	6" Sewer Cleanout - Lowe's	2.00	EA	\$776.00	\$1,552.00	\$1,552.00	\$0.00	Assumes District or public utility will own these
X	4	4	321116	6" Sewer Cleanout - Housing	8.00	EA	\$776.00	\$6,208.00	\$6,208.00	\$0.00	Assumes District or public utility will own these
X	4	5	321116	6" Sewer Cleanout - Retail & Hotel	16.00	EA	\$776.00	\$12,416.00	\$12,416.00	\$0.00	Assumes District or public utility will own these
4	1	321123	1000 Gal Grease Trap - Roadway	0.00	TON	\$8,924.00	\$0.00	\$0.00	\$0.00		
4	2	321123	1000 Gal Grease Trap - Target	1.00	EA	\$8,924.00	\$8,924.00	\$0.00	\$8,924.00		
4	3	321123	1000 Gal Grease Trap - Lowe's	1.00	EA	\$8,924.00	\$8,924.00	\$0.00	\$8,924.00		
4	4	321123	1000 Gal Grease Trap - Housing	4.00	EA	\$8,924.00	\$35,696.00	\$0.00	\$35,696.00		
4	5	321123	1000 Gal Grease Trap - Retail &	8.00	EA	\$8,924.00	\$71,392.00	\$0.00	\$71,392.00		
4	1	312313	48" Sampling Manhole - Roadway	0.00	CY	\$5,917.00	\$0.00	\$0.00	\$0.00		
4	2	312313	48" Sampling Manhole - Target	1.00	EA	\$5,917.00	\$5,917.00	\$5,917.00	\$0.00		
4	3	312313	48" Sampling Manhole - Lowe's	1.00	EA	\$5,917.00	\$5,917.00	\$5,917.00	\$0.00		
4	4	312313	48" Sampling Manhole - Housing	4.00	EA	\$5,917.00	\$23,668.00	\$23,668.00	\$0.00		
4	5	312313	48" Sampling Manhole - Retail &	8.00	EA	\$5,917.00	\$47,336.00	\$47,336.00	\$0.00		
4	1	331213	Core Existing Lateral - Roadway	2.00	LF	\$1,067.00	\$2,134.00	\$2,134.00	\$0.00		
4	2	331213	Core Existing Lateral - Target	1.00	EA	\$1,067.00	\$1,067.00	\$1,067.00	\$0.00		
4	3	331213	Core Existing Lateral - Lowe's	1.00	EA	\$1,067.00	\$1,067.00	\$1,067.00	\$0.00		
4	4	331213	Core Existing Lateral - Housing	4.00	EA	\$1,067.00	\$4,268.00	\$4,268.00	\$0.00		
4	5	331213	Core Existing Lateral - Retail &	8.00	EA	\$1,067.00	\$8,536.00	\$8,536.00	\$0.00		
4	1	331116	Dewater Trench - Roadway	4,183.00	EA	\$7.76	\$32,460.08	\$32,460.08	\$0.00		
4	2	331116	Dewater Trench - Target	632.00	LF	\$7.76	\$4,904.32	\$4,904.32	\$0.00		

4	3	331116	Dewater Trench - Lowe's	537.00	LF	\$7.76	\$4,167.12	\$4,167.12	\$0.00
4	4	331116	Dewater Trench - Housing	1,873.00	LF	\$7.76	\$14,534.48	\$14,534.48	\$0.00
4	5	331116	Dewater Trench - Retail & Hotel	1,404.00	LF	\$7.76	\$10,895.04	\$10,895.04	\$0.00
4	1	331119	Imported Trench Backfill -	11,880.00	EA	\$12.61	\$149,806.80	\$149,806.80	\$0.00
4	2	331119	Imported Trench Backfill - Target	1,795.00	TON	\$12.61	\$22,634.95	\$22,634.95	\$0.00
4	3	331119	Imported Trench Backfill - Lowe's	1,525.00	TON	\$12.61	\$19,230.25	\$19,230.25	\$0.00
4	4	331119	Imported Trench Backfill - Housing	5,320.00	TON	\$12.61	\$67,085.20	\$67,085.20	\$0.00
4	5	331119	Imported Trench Backfill - Retail &	3,987.00	TON	\$12.61	\$50,276.07	\$50,276.07	\$0.00
4	1	331213	Export Trench Spoils - Roadway	9,286.00	CY	\$10.67	\$99,081.62	\$99,081.62	\$0.00
4	2	331213	Export Trench Spoils - Target	1,403.00	CY	\$10.67	\$14,970.01	\$14,970.01	\$0.00
4	3	331213	Export Trench Spoils - Lowe's	1,192.00	CY	\$10.67	\$12,718.64	\$12,718.64	\$0.00
4	4	331213	Export Trench Spoils - Housing	4,158.00	CY	\$10.67	\$44,365.86	\$44,365.86	\$0.00
4	5	331213	Export Trench Spoils - Retail &	3,117.00	CY	\$10.67	\$33,258.39	\$33,258.39	\$0.00
4	1	331219	Sewer Testing - Roadway	4,183.00	LF	\$3.88	\$16,230.04	\$16,230.04	\$0.00
4	2	331219	Sewer Testing - Target	632.00	LF	\$3.88	\$2,452.16	\$2,452.16	\$0.00
4	3	331219	Sewer Testing - Lowe's	537.00	LF	\$3.88	\$2,083.56	\$2,083.56	\$0.00
4	4	331219	Sewer Testing - Housing	1,873.00	LF	\$3.88	\$7,267.24	\$7,267.24	\$0.00
4	5	331219	Sewer Testing - Retail & Hotel	1,404.00	LF	\$3.88	\$5,447.52	\$5,447.52	\$0.00
4	1	331233	Pothole Existing Utility - Roadway	42.00	EA	\$970.00	\$40,740.00	\$40,740.00	\$0.00
4	2	331233	Pothole Existing Utility - Target	6.00	EA	\$970.00	\$5,820.00	\$5,820.00	\$0.00
4	3	331233	Pothole Existing Utility - Lowe's	5.00	EA	\$970.00	\$4,850.00	\$4,850.00	\$0.00
4	4	331233	Pothole Existing Utility - Housing	19.00	EA	\$970.00	\$18,430.00	\$18,430.00	\$0.00
4	5	331233	Pothole Existing Utility - Retail &	15.00	EA	\$970.00	\$14,550.00	\$14,550.00	\$0.00
4	1	333313	3' Catch Basin - Roadway	0.00	EA	\$3,880.00	\$0.00	\$0.00	\$0.00
4	2	333313	3' Catch Basin - Target	9.00	EA	\$3,880.00	\$34,920.00	\$34,920.00	\$0.00
4	3	333313	3' Catch Basin - Lowe's	8.00	EA	\$3,880.00	\$31,040.00	\$31,040.00	\$0.00
4	4	333313	3' Catch Basin - Housing	15.00	EA	\$3,880.00	\$58,200.00	\$58,200.00	\$0.00
4	5	333313	3' Catch Basin - Retail & Hotel	9.00	EA	\$3,880.00	\$34,920.00	\$34,920.00	\$0.00
4	1	333313	2' Area Drain - Roadway	0.00	EA	\$2,910.00	\$0.00	\$0.00	\$0.00
4	2	333313	2' Area Drain - Target	5.00	EA	\$2,910.00	\$14,550.00	\$14,550.00	\$0.00
4	3	333313	2' Area Drain - Lowe's	4.00	EA	\$2,910.00	\$11,640.00	\$11,640.00	\$0.00
4	4	333313	2' Area Drain - Housing	7.00	EA	\$2,910.00	\$20,370.00	\$20,370.00	\$0.00
4	5	333313	2' Area Drain - Retail & Hotel	7.00	EA	\$2,910.00	\$20,370.00	\$20,370.00	\$0.00
4	1	333313	Roof Drain Connection - Roadway	0.00	EA	\$1,455.00	\$0.00	\$0.00	\$0.00
4	2	333313	Roof Drain Connection - Target	12.00	EA	\$1,455.00	\$17,460.00	\$17,460.00	\$0.00
4	3	333313	Roof Drain Connection - Lowe's	12.00	EA	\$1,455.00	\$17,460.00	\$17,460.00	\$0.00
4	4	333313	Roof Drain Connection - Housing	28.00	EA	\$1,455.00	\$40,740.00	\$40,740.00	\$0.00
4	5	333313	Roof Drain Connection - Retail &	36.00	EA	\$1,455.00	\$52,380.00	\$52,380.00	\$0.00
4	1	331119	Curb Inlet - Roadway	32.00	EA	\$3,880.00	\$124,160.00	\$124,160.00	\$0.00
4	2	331119	Curb Inlet - Target	13.00	EA	\$3,880.00	\$50,440.00	\$50,440.00	\$0.00
4	3	331119	Curb Inlet - Lowe's	8.00	EA	\$3,880.00	\$31,040.00	\$31,040.00	\$0.00
4	4	331119	Curb Inlet - Housing	24.00	EA	\$3,880.00	\$93,120.00	\$93,120.00	\$0.00
4	5	331119	Curb Inlet - Retail & Hotel	34.00	EA	\$3,880.00	\$131,920.00	\$131,920.00	\$0.00
4	1	333600	72" Storm Drain Manhole -	11.00	EA	\$8,245.00	\$90,695.00	\$90,695.00	\$0.00
4	2	333600	72" Storm Drain Manhole - Target	4.00	EA	\$8,245.00	\$32,980.00	\$32,980.00	\$0.00
4	3	333600	72" Storm Drain Manhole - Lowe's	4.00	EA	\$8,245.00	\$32,980.00	\$32,980.00	\$0.00
4	4	333600	72" Storm Drain Manhole - Housing	12.00	EA	\$8,245.00	\$98,940.00	\$98,940.00	\$0.00
4	5	333600	72" Storm Drain Manhole - Retail &	18.00	EA	\$8,245.00	\$148,410.00	\$148,410.00	\$0.00
4	1	333913	48" Storm Drain Manhole -	0.00	EA	\$4,462.00	\$0.00	\$0.00	\$0.00
4	2	333913	48" Storm Drain Manhole - Target	1.00	EA	\$4,462.00	\$4,462.00	\$4,462.00	\$0.00
4	3	333913	48" Storm Drain Manhole - Lowe's	1.00	EA	\$4,462.00	\$4,462.00	\$4,462.00	\$0.00
4	4	333913	48" Storm Drain Manhole - Housing	4.00	EA	\$4,462.00	\$17,848.00	\$17,848.00	\$0.00
4	5	333913	48" Storm Drain Manhole - Retail &	8.00	EA	\$4,462.00	\$35,696.00	\$35,696.00	\$0.00
4	1	333913	15" Rcp (Under 5' Deep) - Roadway	3,420.00	LF	\$84.39	\$288,613.80	\$288,613.80	\$0.00
4	2	333913	15" Rcp (Under 5' Deep) - Target	400.00	LF	\$54.32	\$21,728.00	\$21,728.00	\$0.00
4	3	333913	15" Rcp (Under 5' Deep) - Lowe's	400.00	LF	\$54.32	\$21,728.00	\$21,728.00	\$0.00
4	4	333913	15" Rcp (Under 5' Deep) - Housing	1,200.00	LF	\$54.32	\$65,184.00	\$65,184.00	\$0.00
4	5	333913	15" Rcp (Under 5' Deep) - Retail &	840.00	LF	\$54.32	\$45,628.80	\$45,628.80	\$0.00
4	1	333923	12" Rcp (Under 5' Deep) - Roadway	0.00	LF	\$48.50	\$0.00	\$0.00	\$0.00
4	2	333923	12" Rcp (Under 5' Deep) - Target	1,300.00	LF	\$48.50	\$63,050.00	\$63,050.00	\$0.00
4	3	333923	12" Rcp (Under 5' Deep) - Lowe's	800.00	LF	\$48.50	\$38,800.00	\$38,800.00	\$0.00
4	4	333923	12" Rcp (Under 5' Deep) - Housing	2,400.00	LF	\$48.50	\$116,400.00	\$116,400.00	\$0.00
4	5	333923	12" Rcp (Under 5' Deep) - Retail &	1,480.00	LF	\$48.50	\$71,780.00	\$71,780.00	\$0.00
4	1	334113	6" Pvc - Roadway	0.00	LF	\$28.13	\$0.00	\$0.00	\$0.00
4	2	334113	6" Pvc - Target	480.00	LF	\$28.13	\$13,502.40	\$13,502.40	\$0.00
4	3	334113	6" Pvc - Lowe's	480.00	LF	\$28.13	\$13,502.40	\$13,502.40	\$0.00
4	4	334113	6" Pvc - Housing	1,120.00	LF	\$28.13	\$31,505.60	\$31,505.60	\$0.00
4	5	334113	6" Pvc - Retail & Hotel	1,435.00	LF	\$28.13	\$40,366.55	\$40,366.55	\$0.00
4	1	334113	8" C900 - Roadway	4,917.00	LF	\$38.80	\$190,779.60	\$190,779.60	\$0.00
4	2	334113	8" C900 - Target	1,852.00	LF	\$38.80	\$71,857.60	\$71,857.60	\$0.00
4	3	334113	8" C900 - Lowe's	557.00	LF	\$38.80	\$21,611.60	\$21,611.60	\$0.00
4	4	334113	8" C900 - Housing	4,673.00	LF	\$38.80	\$181,312.40	\$181,312.40	\$0.00
4	5	334113	8" C900 - Retail & Hotel	4,529.00	LF	\$38.80	\$175,725.20	\$175,725.20	\$0.00
4	1	334113	6" C900 - Roadway	0.00	LF	\$36.86	\$0.00	\$0.00	\$0.00
4	2	334113	6" C900 - Target	101.00	LF	\$36.86	\$3,722.86	\$3,722.86	\$0.00
4	3	334113	6" C900 - Lowe's	136.00	LF	\$36.86	\$5,012.96	\$5,012.96	\$0.00
4	4	334113	6" C900 - Housing	497.00	LF	\$36.86	\$18,319.42	\$18,319.42	\$0.00
4	5	334113	6" C900 - Retail & Hotel	431.00	LF	\$36.86	\$15,886.66	\$15,886.66	\$0.00
4	1	334113	4" C900 - Roadway	0.00	LF	\$25.22	\$0.00	\$0.00	\$0.00
4	2	334113	4" C900 - Target	65.00	LF	\$25.22	\$1,639.30	\$1,639.30	\$0.00
4	3	334113	4" C900 - Lowe's	50.00	LF	\$25.22	\$1,261.00	\$1,261.00	\$0.00
4	4	334113	4" C900 - Housing	260.00	LF	\$25.22	\$6,557.20	\$6,557.20	\$0.00
4	5	334113	4" C900 - Retail & Hotel	57.00	LF	\$25.22	\$1,437.54	\$1,437.54	\$0.00
4	1	334113	2" Meter Setter & Vault - Roadway	0.00	EA	\$11,640.00	\$0.00	\$0.00	\$0.00
4	2	334113	2" Meter Setter & Vault - Target	1.00	EA	\$11,640.00	\$11,640.00	\$0.00	\$11,640.00
4	3	334113	2" Meter Setter & Vault - Lowe's	1.00	EA	\$11,640.00	\$11,640.00	\$0.00	\$11,640.00
4	4	334113	2" Meter Setter & Vault - Housing	4.00	EA	\$11,640.00	\$46,560.00	\$0.00	\$46,560.00
4	5	334113	2" Meter Setter & Vault - Retail &	8.00	EA	\$11,640.00	\$93,120.00	\$0.00	\$93,120.00

4	1	334113	2" Poly - Roadway	0.00	LF	\$23.28	\$0.00	\$0.00	\$0.00
4	2	334113	2" Poly - Roadway	0.00	LF	\$23.28	\$0.00	\$0.00	\$0.00
4	3	334113	2" Poly - Roadway	0.00	LF	\$23.28	\$0.00	\$0.00	\$0.00
4	4	334113	2" Poly - Roadway	0.00	LF	\$23.28	\$0.00	\$0.00	\$0.00
4	5	334113	2" Poly - Roadway	319.00	LF	\$23.28	\$7,426.32	\$7,426.32	\$0.00
4	1	334613	8" X 6" Fire Hydrant - Roadway	8.00	EA	\$8,730.00	\$69,840.00	\$69,840.00	\$0.00
4	2	334613	8" X 6" Fire Hydrant - Target	2.00	EA	\$8,730.00	\$17,460.00	\$17,460.00	\$0.00
4	3	334613	8" X 6" Fire Hydrant - Lowe's	1.00	EA	\$8,730.00	\$8,730.00	\$8,730.00	\$0.00
4	4	334613	8" X 6" Fire Hydrant - Housing	8.00	EA	\$8,730.00	\$69,840.00	\$69,840.00	\$0.00
4	5	334613	8" X 6" Fire Hydrant - Retail & Hotel	8.00	EA	\$8,730.00	\$69,840.00	\$69,840.00	\$0.00
4	1	334200	6" Fire Riser - Roadway	0.00	EA	\$5,820.00	\$0.00	\$0.00	\$0.00
4	2	334200	6" Fire Riser - Target	1.00	EA	\$5,820.00	\$5,820.00	\$5,820.00	\$0.00
4	3	334200	6" Fire Riser - Lowe's	1.00	EA	\$5,820.00	\$5,820.00	\$5,820.00	\$0.00
4	4	334200	6" Fire Riser - Housing	4.00	EA	\$5,820.00	\$23,280.00	\$23,280.00	\$0.00
4	5	334200	6" Fire Riser - Retail & Hotel	8.00	EA	\$5,820.00	\$46,560.00	\$46,560.00	\$0.00
4	1	334413	Fittings - Roadway	1.00	LS	\$43,223.20	\$43,223.20	\$43,223.20	\$0.00
4	2	334413	Fittings - Target	1.00	LS	\$22,317.32	\$22,317.32	\$22,317.32	\$0.00
4	3	334413	Fittings - Lowe's	1.00	LS	\$20,202.77	\$20,202.77	\$20,202.77	\$0.00
4	4	334413	Fittings - Housing	2.00	LS	\$17,160.61	\$34,321.22	\$34,321.22	\$0.00
4	5	334413	Fittings - Retail & Hotel	8.00	LS	\$2,783.38	\$22,267.04	\$22,267.04	\$0.00
4	1	334413	Pothole Existing Utility - Roadway	12.00	EA	\$970.00	\$11,640.00	\$11,640.00	\$0.00
4	2	334413	Pothole Existing Utility - Target	5.00	EA	\$970.00	\$4,850.00	\$4,850.00	\$0.00
4	3	334413	Pothole Existing Utility - Lowe's	5.00	EA	\$970.00	\$4,850.00	\$4,850.00	\$0.00
4	4	334413	Pothole Existing Utility - Housing	10.00	EA	\$970.00	\$9,700.00	\$9,700.00	\$0.00
4	5	334413	Pothole Existing Utility - Retail & Hotel	40.00	EA	\$970.00	\$38,800.00	\$38,800.00	\$0.00
4	1	334913	Waterline Testing - Roadway	4,917.00	LF	\$2.09	\$10,276.53	\$10,276.53	\$0.00
4	2	334913	Waterline Testing - Target	2,018.00	LF	\$2.09	\$4,217.62	\$4,217.62	\$0.00
4	3	334913	Waterline Testing - Lowe's	743.00	LF	\$2.09	\$1,552.87	\$1,552.87	\$0.00
4	4	334913	Waterline Testing - Housing	5,430.00	LF	\$2.09	\$11,348.70	\$11,348.70	\$0.00
4	5	334913	Waterline Testing - Retail & Hotel	5,017.00	LF	\$2.09	\$10,485.53	\$10,485.53	\$0.00
Culvert/Canal Crossing									
5	1	332100	Culvert	298.00	LF	\$2,100.00	\$625,800.00	\$625,800.00	\$0.00
Import/Fill Across Site									
6	1	314100	Imported Fill 18" - Roadway	24,008.00	CY	\$25.00	\$600,200.00	\$600,200.00	\$0.00
6	2	314100	Imported Fill 18" - Target	25,572.00	CY	\$25.00	\$639,300.00	\$0.00	\$639,300.00
6	3	314100	Imported Fill 18" - Lowe's	23,174.00	CY	\$25.00	\$579,350.00	\$0.00	\$579,350.00
6	4	314100	Imported Fill 18" - Housing	39,282.00	CY	\$25.00	\$982,050.00	\$0.00	\$982,050.00
6	5	314100	Imported Fill 18" - Retail & Hotel	25,266.00	CY	\$25.00	\$631,650.00	\$0.00	\$631,650.00
6	2	314100	18" Addtl Fill Under Buildings -	7,148.00	CY	\$25.00	\$178,700.00	\$0.00	\$178,700.00
6	3	314100	18" Addtl Fill Under Buildings -	5,222.00	CY	\$25.00	\$130,550.00	\$0.00	\$130,550.00
Underground Storm Water Detention									
7	1	316200	Underground Storm Chambers -	54,564.00	CF	\$9.87	\$538,546.68	\$538,546.68	\$0.00
7	2	316200	Underground Storm Chambers -	58,118.00	CF	\$9.87	\$573,624.66	\$573,624.66	\$0.00
7	3	316200	Underground Storm Chambers -	52,667.00	CF	\$9.87	\$519,823.29	\$519,823.29	\$0.00
7	4	316200	Underground Storm Chambers -	89,278.00	CF	\$9.87	\$881,173.86	\$881,173.86	\$0.00
7	5	316200	Underground Storm Chambers - Retail & Hotel	57,422.00	CF	\$9.87	\$566,755.14	\$566,755.14	\$0.00
Asphalt Paving									
8	1	321723	Asphalt Paving (Incl Base) - Light Duty - Roadway	0.00	SF	\$3.10	\$0.00	\$0.00	\$0.00
8	2	321723	Asphalt Paving (Incl Base) - Light	94,050.00	SF	\$3.00	\$282,150.00	\$0.00	\$282,150.00
8	3	321723	Asphalt Paving (Incl Base) - Light Duty - Lowe's	71,841.00	SF	\$3.00	\$215,523.00	\$0.00	\$215,523.00
8	4	321723	Asphalt Paving (Incl Base) - Light Duty - Housing	97,326.00	SF	\$3.00	\$291,978.00	\$0.00	\$291,978.00
8	5	321723	Asphalt Paving (Incl Base) - Light Duty - Retail & Hotel	77,084.00	SF	\$3.00	\$231,252.00	\$0.00	\$231,252.00
8	1	321723	Asphalt Paving (Incl Base) - Heavy Duty - Roadway	285,315.00	SF	\$3.86	\$1,101,315.90	\$1,101,315.90	\$0.00
8	2	321723	Asphalt Paving (Incl Base) - Heavy Duty - Target	138,803.00	SF	\$3.25	\$451,109.75	\$0.00	\$451,109.75
8	3	321723	Asphalt Paving (Incl Base) - Heavy Duty - Lowe's	121,661.00	SF	\$3.25	\$395,398.25	\$0.00	\$395,398.25
8	4	321723	Asphalt Paving (Incl Base) - Heavy Duty - Housing	134,980.00	SF	\$3.25	\$438,685.00	\$0.00	\$438,685.00
8	5	321723	Asphalt Paving (Incl Base) - Heavy Duty - Retail & Hotel	150,832.00	SF	\$3.25	\$490,204.00	\$0.00	\$490,204.00
8	1	321723	Pavement Markings - Roadway	285,315.00	SF	\$0.07	\$19,972.05	\$19,972.05	\$0.00
8	2	321723	Pavement Markings - Target	232,853.00	SF	\$0.07	\$16,299.71	\$0.00	\$16,299.71
8	3	321723	Pavement Markings - Lowe's	193,502.00	SF	\$0.07	\$13,545.14	\$0.00	\$13,545.14
8	4	321723	Pavement Markings - Housing	232,306.00	SF	\$0.07	\$16,261.42	\$0.00	\$16,261.42
8	5	321723	Pavement Markings - Retail & Hotel	227,916.00	SF	\$0.07	\$15,954.12	\$0.00	\$15,954.12
8	1	321723	Traffic Signage - Parking Signs -	285,315.00	LS	\$0.09	\$25,678.35	\$25,678.35	\$0.00
8	2	321723	Traffic Signage - Parking Signs -	232,853.00	LS	\$0.09	\$20,956.77	\$0.00	\$20,956.77
8	3	321723	Traffic Signage - Parking Signs -	193,502.00	LS	\$0.09	\$17,415.18	\$0.00	\$17,415.18
8	4	321723	Traffic Signage - Parking Signs -	232,306.00	LS	\$0.09	\$20,907.54	\$0.00	\$20,907.54
8	5	321723	Traffic Signage - Parking Signs - Retail & Hotel	227,916.00	LS	\$0.09	\$20,512.44	\$0.00	\$20,512.44
Site Concrete									
9	1	321623	Curb & Gutter - Roadway	10,558.00	LF	\$30.00	\$316,740.00	\$316,740.00	\$0.00
9	2	321623	Curb & Gutter - Target	7,320.00	LF	\$30.00	\$219,600.00	\$0.00	\$219,600.00
9	3	321623	Curb & Gutter - Lowe's	5,061.00	LF	\$30.00	\$151,830.00	\$0.00	\$151,830.00
9	4	321623	Curb & Gutter - Housing	7,747.00	LF	\$30.00	\$232,410.00	\$0.00	\$232,410.00
9	5	321623	Curb & Gutter - Retail & Hotel	12,030.00	LF	\$30.00	\$360,900.00	\$0.00	\$360,900.00
9	1	321623	Sidewalks - 4" Thick - Roadway	41,902.00	LF	\$5.00	\$209,510.00	\$209,510.00	\$0.00
9	2	321623	Sidewalks - 4" Thick - Target	18,564.00	LF	\$5.00	\$92,820.00	\$0.00	\$92,820.00
9	3	321623	Sidewalks - 4" Thick - Lowe's	7,402.00	LF	\$5.00	\$37,010.00	\$0.00	\$37,010.00
9	4	321623	Sidewalks - 4" Thick - Housing	15,206.00	LF	\$5.00	\$76,030.00	\$0.00	\$76,030.00

9	5	321623	Sidewalks - 4" Thick - Retail & Hotel	19,639.00	LF	\$5.00	\$98,195.00	\$0.00	\$98,195.00	
9	1	321623	Concrete Paving - 6" Thick -	0.00	LF	\$5.00	\$0.00	\$0.00	\$0.00	
9	2	321623	Concrete Paving - 6" Thick - Target	6,602.00	LF	\$6.07	\$40,074.14	\$0.00	\$40,074.14	
9	3	321623	Concrete Paving - 6" Thick - Lowe's	58,856.00	LF	\$6.10	\$359,021.60	\$0.00	\$359,021.60	
9	4	321623	Concrete Paving - 6" Thick -	0.00	LF	\$5.00	\$0.00	\$0.00	\$0.00	
9	5	321623	Concrete Paving - 6" Thick - Retail	2,248.00	LF	\$5.00	\$11,240.00	\$0.00	\$11,240.00	
9	1	321623	Concrete Paving - Loading Dock Slab - Roadway	0.00	LF	\$5.00	\$0.00	\$0.00	\$0.00	
9	2	321623	Concrete Paving - Loading Dock Slab - Target	3,157.00	LF	\$6.09	\$19,226.13	\$0.00	\$19,226.13	
9	3	321623	Concrete Paving - Loading Dock Slab - Lowe's	4,433.00	LF	\$6.10	\$27,041.30	\$0.00	\$27,041.30	
9	4	321623	Concrete Paving - Loading Dock Slab - Housing	0.00	LF	\$5.00	\$0.00	\$0.00	\$0.00	
9	5	321623	Concrete Paving - Loading Dock Slab - Retail & Hotel	0.00	LF	\$5.00	\$0.00	\$0.00	\$0.00	
9	1	321623	Drive Approach (6") - Roadway	0.00	EA	\$8,160.00	\$0.00	\$0.00	\$0.00	
9	2	321623	Drive Approach (6") - Target	2.00	EA	\$3,500.00	\$7,000.00	\$7,000.00	\$0.00	
9	3	321623	Drive Approach (6") - Lowe's	1.00	EA	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00	
9	4	321623	Drive Approach (6") - Housing	2.00	EA	\$3,500.00	\$7,000.00	\$7,000.00	\$0.00	
9	5	321623	Drive Approach (6") - Retail & Hotel	3.00	EA	\$3,500.00	\$10,500.00	\$10,500.00	\$0.00	
9	1	321623	Dumpster Pad (6") - Roadway	0.00	SF	\$5.00	\$0.00	\$0.00	\$0.00	
9	2	321623	Dumpster Pad (6") - Target	0.00	SF	\$5.00	\$0.00	\$0.00	\$0.00	
9	3	321623	Dumpster Pad (6") - Lowe's	0.00	SF	\$5.00	\$0.00	\$0.00	\$0.00	
9	4	321623	Dumpster Pad (6") - Housing	435.00	SF	\$5.00	\$2,175.00	\$0.00	\$2,175.00	
9	5	321623	Dumpster Pad (6") - Retail & Hotel	783.00	SF	\$5.00	\$3,915.00	\$0.00	\$3,915.00	
9	1	321623	Misc. Site Concrete - Roadway	285,315.00	SF	\$0.10	\$28,531.50	\$28,531.50	\$0.00	
9	2	321623	Misc. Site Concrete - Target	232,853.00	SF	\$0.10	\$23,285.30	\$0.00	\$23,285.30	
9	3	321623	Misc. Site Concrete - Lowe's	193,502.00	SF	\$0.10	\$19,350.20	\$0.00	\$19,350.20	
9	4	321623	Misc. Site Concrete - Housing	232,306.00	SF	\$0.10	\$23,230.60	\$0.00	\$23,230.60	
9	5	321623	Misc. Site Concrete - Retail & Hotel	227,916.00	SF	\$0.10	\$22,791.60	\$0.00	\$22,791.60	
9	1	321623	Misc. Site Concrete - 4" Bollards -		SF		\$0.00	\$0.00	\$0.00	
Fences										
10	4	323119	Fence - Houses	798.00	LF	\$150.00	\$119,700.00	\$0.00	\$119,700.00	
Landscape and Irrigation										
11	1	329000	Landscaping Allowance - Roadway	87,067.00	SF	\$2.50	\$217,667.50	\$217,667.50	\$0.00	
11	2	329000	Landscaping Allowance - Target	60,203.00	SF	\$6.00	\$361,218.00	\$0.00	\$361,218.00	
11	3	329000	Landscaping Allowance - Lowe's	34,487.00	SF	\$5.00	\$172,435.00	\$0.00	\$172,435.00	
11	4	329000	Landscaping Allowance - Housing	298,018.00	SF	\$3.25	\$968,558.50	\$0.00	\$968,558.50	
11	5	329000	Landscaping Allowance - Retail &	124,462.00	SF	\$3.00	\$373,386.00	\$0.00	\$373,386.00	
11	1	328200	Topsoil Import and Place -	1,612.00	CY	\$28.00	\$45,136.00	\$0.00	\$45,136.00	
11	2	328200	Topsoil Import and Place - Target	1,115.00	CY	\$28.00	\$31,220.00	\$31,220.00	\$0.00	
11	3	328200	Topsoil Import and Place - Lowe's	639.00	CY	\$28.00	\$17,892.00	\$0.00	\$17,892.00	
11	4	328200	Topsoil Import and Place - Housing	5,519.00	CY	\$28.00	\$154,532.00	\$0.00	\$154,532.00	
11	5	328200	Topsoil Import and Place - Retail &	2,305.00	CY	\$28.00	\$64,540.00	\$0.00	\$64,540.00	
Site Furnishing										
12	1	107500	Site Furnishings Allowance -	0.00	LS	\$35,000.00	\$0.00	\$0.00	\$0.00	
12	2	107500	Site Furnishings Allowance - Target	0.00	LS	\$35,000.00	\$0.00	\$0.00	\$0.00	
12	3	107500	Site Furnishings Allowance -	0.00	LS	\$35,000.00	\$0.00	\$0.00	\$0.00	
12	4	107500	Site Furnishings Allowance -	1.00	LS	\$35,000.00	\$35,000.00	\$0.00	\$35,000.00	
12	5	107500	Site Furnishings Allowance - Retail	0.00	LS	\$35,000.00	\$0.00	\$0.00	\$0.00	
Monument										
13	Spread	116813	Monument Signs	4.00	EA	\$40,000.00	\$160,000.00	\$160,000.00	\$0.00	Assumed District Will Own This
13			Insert Scope				\$0.00	\$0.00	\$0.00	
13	4	321823	Swimming Pool	1.00	LS	\$185,000.00	\$185,000.00	\$0.00	\$185,000.00	
13	4	321823	Pool Deck	6,098.00	SF	\$13.00	\$79,274.00	\$0.00	\$79,274.00	
Site Electrical										
15	1	331213	Site Electrical Allowance -	25.00	EA	\$6,150.00	\$153,750.00	\$0.00	\$153,750.00	
15	2	331213	Site Electrical Allowance - Target	460,291.00	SF	\$1.25	\$575,363.75	\$0.00	\$575,363.75	
15	3	331213	Site Electrical Allowance - Lowe's	417,126.00	SF	\$1.25	\$521,407.50	\$0.00	\$521,407.50	
15	4	331213	Site Electrical Allowance - Housing	707,079.00	SF	\$0.70	\$494,955.30	\$0.00	\$494,955.30	
15	5	331213	Site Electrical Allowance - Retail &	454,781.00	SF	\$0.70	\$318,346.70	\$0.00	\$318,346.70	
TOTAL SITE COSTS							\$27,274,030.97	\$12,362,998.79	\$14,911,032.18	

EXHIBIT C

Example Plan of Finance

[See the following pages]

BOND DEBT SERVICE

**FW LANDING PUBLIC INFRASTRUCTURE DISTRICT
WEBER COUNTY, UTAH
LIMITED TAX BONDS, SERIES 2025A
6.000 (target) Mills
Non-Rated, Annual Pay, 130x, 3/1/2055 Final Maturity
~~~**

Dated Date           12/01/2025  
Delivery Date       12/01/2025

| Period Ending | Principal | Coupon | Interest     | Debt Service | Annual Debt Service |
|---------------|-----------|--------|--------------|--------------|---------------------|
| 03/01/2026    |           |        | 37,679.69    | 37,679.69    | 37,679.69           |
| 03/01/2027    |           |        | 150,718.75   | 150,718.75   | 150,718.75          |
| 03/01/2028    |           |        | 150,718.75   | 150,718.75   | 150,718.75          |
| 03/01/2029    |           |        | 150,718.75   | 150,718.75   | 150,718.75          |
| 03/01/2030    |           |        | 150,718.75   | 150,718.75   | 150,718.75          |
| 03/01/2031    | 20,000    | 6.625% | 150,718.75   | 170,718.75   | 170,718.75          |
| 03/01/2032    | 25,000    | 6.625% | 149,393.75   | 174,393.75   | 174,393.75          |
| 03/01/2033    | 30,000    | 6.625% | 147,737.50   | 177,737.50   | 177,737.50          |
| 03/01/2034    | 30,000    | 6.625% | 145,750.00   | 175,750.00   | 175,750.00          |
| 03/01/2035    | 35,000    | 6.625% | 143,762.50   | 178,762.50   | 178,762.50          |
| 03/01/2036    | 40,000    | 6.625% | 141,443.75   | 181,443.75   | 181,443.75          |
| 03/01/2037    | 45,000    | 6.625% | 138,793.75   | 183,793.75   | 183,793.75          |
| 03/01/2038    | 45,000    | 6.625% | 135,812.50   | 180,812.50   | 180,812.50          |
| 03/01/2039    | 50,000    | 6.625% | 132,831.25   | 182,831.25   | 182,831.25          |
| 03/01/2040    | 55,000    | 6.625% | 129,518.75   | 184,518.75   | 184,518.75          |
| 03/01/2041    | 60,000    | 6.625% | 125,875.00   | 185,875.00   | 185,875.00          |
| 03/01/2042    | 65,000    | 6.625% | 121,900.00   | 186,900.00   | 186,900.00          |
| 03/01/2043    | 70,000    | 6.625% | 117,593.75   | 187,593.75   | 187,593.75          |
| 03/01/2044    | 80,000    | 6.625% | 112,956.25   | 192,956.25   | 192,956.25          |
| 03/01/2045    | 85,000    | 6.625% | 107,656.25   | 192,656.25   | 192,656.25          |
| 03/01/2046    | 95,000    | 6.625% | 102,025.00   | 197,025.00   | 197,025.00          |
| 03/01/2047    | 100,000   | 6.625% | 95,731.25    | 195,731.25   | 195,731.25          |
| 03/01/2048    | 110,000   | 6.625% | 89,106.25    | 199,106.25   | 199,106.25          |
| 03/01/2049    | 115,000   | 6.625% | 81,818.75    | 196,818.75   | 196,818.75          |
| 03/01/2050    | 125,000   | 6.625% | 74,200.00    | 199,200.00   | 199,200.00          |
| 03/01/2051    | 135,000   | 6.625% | 65,918.75    | 200,918.75   | 200,918.75          |
| 03/01/2052    | 145,000   | 6.625% | 56,975.00    | 201,975.00   | 201,975.00          |
| 03/01/2053    | 155,000   | 6.625% | 47,368.75    | 202,368.75   | 202,368.75          |
| 03/01/2054    | 170,000   | 6.625% | 37,100.00    | 207,100.00   | 207,100.00          |
| 03/01/2055    | 390,000   | 6.625% | 25,837.50    | 415,837.50   | 415,837.50          |
|               | 2,275,000 |        | 3,318,379.69 | 5,593,379.69 | 5,593,379.69        |

**NET DEBT SERVICE**

**FW LANDING PUBLIC INFRASTRUCTURE DISTRICT  
WEBER COUNTY, UTAH  
LIMITED TAX BONDS, SERIES 2025A  
6.000 (target) Mills  
Non-Rated, Annual Pay, 130x, 3/1/2055 Final Maturity**

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Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
03/01/2026		37,679.69	37,679.69	37,679.69	
03/01/2027		150,718.75	150,718.75	150,718.75	
03/01/2028		150,718.75	150,718.75	150,718.75	
03/01/2029		150,718.75	150,718.75	113,039.06	37,679.69
03/01/2030		150,718.75	150,718.75		150,718.75
03/01/2031	20,000	150,718.75	170,718.75		170,718.75
03/01/2032	25,000	149,393.75	174,393.75		174,393.75
03/01/2033	30,000	147,737.50	177,737.50		177,737.50
03/01/2034	30,000	145,750.00	175,750.00		175,750.00
03/01/2035	35,000	143,762.50	178,762.50		178,762.50
03/01/2036	40,000	141,443.75	181,443.75		181,443.75
03/01/2037	45,000	138,793.75	183,793.75		183,793.75
03/01/2038	45,000	135,812.50	180,812.50		180,812.50
03/01/2039	50,000	132,831.25	182,831.25		182,831.25
03/01/2040	55,000	129,518.75	184,518.75		184,518.75
03/01/2041	60,000	125,875.00	185,875.00		185,875.00
03/01/2042	65,000	121,900.00	186,900.00		186,900.00
03/01/2043	70,000	117,593.75	187,593.75		187,593.75
03/01/2044	80,000	112,956.25	192,956.25		192,956.25
03/01/2045	85,000	107,656.25	192,656.25		192,656.25
03/01/2046	95,000	102,025.00	197,025.00		197,025.00
03/01/2047	100,000	95,731.25	195,731.25		195,731.25
03/01/2048	110,000	89,106.25	199,106.25		199,106.25
03/01/2049	115,000	81,818.75	196,818.75		196,818.75
03/01/2050	125,000	74,200.00	199,200.00		199,200.00
03/01/2051	135,000	65,918.75	200,918.75		200,918.75
03/01/2052	145,000	56,975.00	201,975.00		201,975.00
03/01/2053	155,000	47,368.75	202,368.75		202,368.75
03/01/2054	170,000	37,100.00	207,100.00		207,100.00
03/01/2055	390,000	25,837.50	415,837.50		415,837.50
	2,275,000	3,318,379.69	5,593,379.69	452,156.25	5,141,223.44

BOND SOLUTION

**FW LANDING PUBLIC INFRASTRUCTURE DISTRICT
WEBER COUNTY, UTAH
LIMITED TAX BONDS, SERIES 2025A
6.000 (target) Mills
Non-Rated, Annual Pay, 130x, 3/1/2055 Final Maturity
~~~**

| <b>Period Ending</b> | <b>Proposed Principal</b> | <b>Proposed Debt Service</b> | <b>Debt Service Adjustments</b> | <b>Total Adj Debt Service</b> | <b>Revenue Constraints</b> | <b>Unused Revenues</b> | <b>Debt Service Coverage</b> |
|----------------------|---------------------------|------------------------------|---------------------------------|-------------------------------|----------------------------|------------------------|------------------------------|
| 03/01/2026           |                           | 37,680                       | -37,680                         |                               |                            |                        |                              |
| 03/01/2027           |                           | 150,719                      | -150,719                        |                               |                            |                        |                              |
| 03/01/2028           |                           | 150,719                      | -150,719                        |                               |                            |                        |                              |
| 03/01/2029           |                           | 150,719                      | -113,039                        | 37,680                        | 18,199                     | -19,480                | 48.300%                      |
| 03/01/2030           |                           | 150,719                      |                                 | 150,719                       | 139,884                    | -10,835                | 92.811%                      |
| 03/01/2031           | 20,000                    | 170,719                      |                                 | 170,719                       | 228,693                    | 57,974                 | 133.959%                     |
| 03/01/2032           | 25,000                    | 174,394                      |                                 | 174,394                       | 230,487                    | 56,093                 | 132.165%                     |
| 03/01/2033           | 30,000                    | 177,738                      |                                 | 177,738                       | 232,287                    | 54,550                 | 130.691%                     |
| 03/01/2034           | 30,000                    | 175,750                      |                                 | 175,750                       | 234,094                    | 58,344                 | 133.197%                     |
| 03/01/2035           | 35,000                    | 178,763                      |                                 | 178,763                       | 235,908                    | 57,145                 | 131.967%                     |
| 03/01/2036           | 40,000                    | 181,444                      |                                 | 181,444                       | 237,727                    | 56,284                 | 131.020%                     |
| 03/01/2037           | 45,000                    | 183,794                      |                                 | 183,794                       | 239,553                    | 55,759                 | 130.338%                     |
| 03/01/2038           | 45,000                    | 180,813                      |                                 | 180,813                       | 241,384                    | 60,572                 | 133.500%                     |
| 03/01/2039           | 50,000                    | 182,831                      |                                 | 182,831                       | 243,221                    | 60,390                 | 133.031%                     |
| 03/01/2040           | 55,000                    | 184,519                      |                                 | 184,519                       | 245,064                    | 60,545                 | 132.812%                     |
| 03/01/2041           | 60,000                    | 185,875                      |                                 | 185,875                       | 246,912                    | 61,037                 | 132.837%                     |
| 03/01/2042           | 65,000                    | 186,900                      |                                 | 186,900                       | 248,764                    | 61,864                 | 133.100%                     |
| 03/01/2043           | 70,000                    | 187,594                      |                                 | 187,594                       | 250,622                    | 63,028                 | 133.598%                     |
| 03/01/2044           | 80,000                    | 192,956                      |                                 | 192,956                       | 252,484                    | 59,528                 | 130.850%                     |
| 03/01/2045           | 85,000                    | 192,656                      |                                 | 192,656                       | 254,350                    | 61,694                 | 132.023%                     |
| 03/01/2046           | 95,000                    | 197,025                      |                                 | 197,025                       | 256,221                    | 59,196                 | 130.045%                     |
| 03/01/2047           | 100,000                   | 195,731                      |                                 | 195,731                       | 258,095                    | 62,364                 | 131.862%                     |
| 03/01/2048           | 110,000                   | 199,106                      |                                 | 199,106                       | 259,973                    | 60,867                 | 130.570%                     |
| 03/01/2049           | 115,000                   | 196,819                      |                                 | 196,819                       | 261,854                    | 65,036                 | 133.043%                     |
| 03/01/2050           | 125,000                   | 199,200                      |                                 | 199,200                       | 263,739                    | 64,539                 | 132.399%                     |
| 03/01/2051           | 135,000                   | 200,919                      |                                 | 200,919                       | 265,626                    | 64,707                 | 132.206%                     |
| 03/01/2052           | 145,000                   | 201,975                      |                                 | 201,975                       | 267,515                    | 65,540                 | 132.450%                     |
| 03/01/2053           | 155,000                   | 202,369                      |                                 | 202,369                       | 269,407                    | 67,038                 | 133.127%                     |
| 03/01/2054           | 170,000                   | 207,100                      |                                 | 207,100                       | 271,301                    | 64,201                 | 131.000%                     |
| 03/01/2055           | 390,000                   | 415,838                      |                                 | 415,838                       | 273,196                    | -142,642               | 65.698%                      |
|                      | 2,275,000                 | 5,593,380                    | -452,156                        | 5,141,223                     | 6,426,562                  | 1,285,338              |                              |

**EXHIBIT D**

**Proposed Mill Levy and Comparison of Mill Levies  
of Similar Taxing Entities in the Area**

| <u>Tax Area 145</u>                          | <u>2024 Approved<br/>Tax Rate</u> |
|----------------------------------------------|-----------------------------------|
| 1010 Weber County                            | 0.001980                          |
| 1015 Multicounty Assessing & Collecting Levy | 0.000015                          |
| 1020 County Assessing & Collecting Levy      | 0.000167                          |
| 2020 Weber County School District            | 0.005483                          |
| 3010 Farr West City                          | 0.000333                          |
| 4005 Weber Basin Water Conservancy District  | 0.000196                          |
| 4010 Central weber Sewer Improvement Distrit | 0.000550                          |
| 1070 Bona Vista Water Improvement District   | 0.000147                          |
| 4080 Weber County Moquito Abatement District | 0.000066                          |
| 4210 Weber Fire District                     | 0.001105                          |
| 4320 Weber Area                              | 0.000167                          |
| 6080 Weber Fire District Bond                | 0.000031                          |
| Total Tax Rate                               | 0.010240                          |
| Proposed PID Mill Levy                       | 0.006000                          |
| Proposed Total New Tax Rate                  | 0.016240                          |

Other Taxing Areas Near FW Landing PID

|                               |          |
|-------------------------------|----------|
| Tax Area 542 Weber            | 0.010393 |
| Tax Area 307 Roy City         | 0.010429 |
| Tax Area 481 South Ogden City | 0.011162 |
| Tax Area 503 North Ogden City | 0.011238 |
| Tax Area 552 Harrisville City | 0.011640 |

**EXHIBIT E**

**Proposed Timeline for District Creation**

**FW Landing: PID Creation &  
Application Process**  
*Weber County, UT*

| Step                 |   | Jan                     |    |    |    | Feb |   |    | Mar |   |   |    | Responsibility |    |    |    |    |    |
|----------------------|---|-------------------------|----|----|----|-----|---|----|-----|---|---|----|----------------|----|----|----|----|----|
|                      |   | 5                       | 12 | 19 | 26 | 2   | 9 | 16 | 23  | 2 | 9 | 16 | 23             | 30 | D  | DC | UW | C  |
| PID Creation Process | 1 | Letter of Intent        |    | ●  |    |     |   |    |     |   |   |    |                |    | PR | R  | R  | R  |
|                      | 2 | Petition                |    | ●  |    |     |   |    |     |   |   |    |                |    | PR | R  | R  | R  |
|                      | 3 | Application             |    |    | ○  |     |   |    |     |   |   |    |                |    | PR | R  | R  | R  |
|                      | 4 | Application Fee         |    |    | ○  |     |   |    |     |   |   |    |                |    | PR | R  | R  | R  |
|                      | 5 | Application Review      |    |    |    | ○   | ○ | ○  |     |   |   |    |                |    | R  | R  | R  | PR |
|                      | 6 | Initiating Resolution   |    |    |    |     |   | ○  | ○   |   |   |    |                |    | R  | R  | R  | PR |
|                      | 7 | Plat Survey             |    |    |    |     |   |    | ○   | ○ | ○ |    |                |    | PR | R  | R  | R  |
|                      | 8 | Governing Document      |    |    |    |     |   |    |     | ○ | ○ |    |                |    | R  | PR | R  | R  |
|                      | 9 | PID Creation Resolution |    |    |    |     |   |    |     |   |   | ○  | ○              |    | R  | R  | R  | PR |

○ = Task not complete    ● = Task Complete

**PR** = Primary Responsibility

D = Developer(s); DC = District Counsel; UW = Underwriter (D.A. Davidson);

C = City

**EXHIBIT F**

**Proposed Operating Budgets for District's First Three Years of Existence**

[see following pages]

**FW LANDING PUBLIC INFRASTRUCTURE DISTRICT**  
**TENTATIVE BUDGETS**  
**2026 through 2028**

**FW LANDING PUBLIC INFRASTRUCTURE DISTRICT  
GENERAL FUND**

|                                                       | 2026<br>Tentative<br>Budget | 2027<br>Tentative<br>Budget | 2028<br>Tentative<br>Budget |
|-------------------------------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>Revenues</b>                                       |                             |                             |                             |
| Developer Advances                                    | \$ 74,000                   | \$ 77,700                   | \$ 92,085                   |
| Interest & Other                                      | \$ -                        | \$ -                        | \$ -                        |
| <b>Total Revenues</b>                                 | <b>\$ 74,000</b>            | <b>\$ 77,700</b>            | <b>\$ 92,085</b>            |
| <b>Expenditures</b>                                   |                             |                             |                             |
| Accounting and Finance                                | \$ 17,000                   | \$ 17,850                   | \$ 18,743                   |
| Audit                                                 | -                           | -                           | \$ 10,500                   |
| Insurance                                             | 5,000                       | 5,250                       | 5,513                       |
| Legal                                                 | 35,000                      | 36,750                      | 38,588                      |
| District Management                                   | 17,000                      | 17,850                      | 18,743                      |
| <b>Total Expenditures</b>                             | <b>\$ 74,000</b>            | <b>\$ 77,700</b>            | <b>\$ 92,085</b>            |
| <b>Other Sources/(Uses) of Funds:</b>                 |                             |                             |                             |
| Transfer from Capital Fund                            | \$ -                        | -                           | -                           |
| <b>Net Other Sources/(Uses) of Funds:</b>             | <b>\$ -</b>                 | <b>\$ -</b>                 | <b>\$ -</b>                 |
| <b>Revenues Over/(Under) Expenditures</b>             | <b>\$ -</b>                 | <b>\$ -</b>                 | <b>\$ -</b>                 |
| <b>Beginning Fund Balance</b>                         | <b>\$ -</b>                 | <b>\$ -</b>                 | <b>\$ -</b>                 |
| <b>Ending Fund Balance</b>                            | <b>\$ -</b>                 | <b>\$ -</b>                 | <b>\$ -</b>                 |
| <b>TOTAL EXPENDITURES REQUIRING<br/>APPROPRIATION</b> | <b>\$ 74,000</b>            | <b>\$ 77,700</b>            | <b>\$ 92,085</b>            |

FW LANDING PUBLIC INFRASTRUCTURE DISTRICT  
DEBT SERVICE FUND

|                                                   | 2026<br>Tentative<br>Budget | 2027<br>Tentative<br>Budget | 2028<br>Tentative<br>Budget |
|---------------------------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>Revenues</b>                                   |                             |                             |                             |
| Interest and Other Income                         | \$ -                        | \$ -                        | \$ 18,752                   |
| <b>Total Revenues</b>                             | <b>\$ -</b>                 | <b>\$ -</b>                 | <b>\$ 18,752</b>            |
| <b>Expenditures</b>                               |                             |                             |                             |
| Bond Interest                                     | \$ -                        | \$ -                        | \$ 234,650                  |
| <b>Total Expenditures</b>                         | <b>\$ -</b>                 | <b>\$ -</b>                 | <b>\$ 234,650</b>           |
| <b>Other Sources/(Uses) of Funds:</b>             |                             |                             |                             |
| Transfer from Capital Fund                        | \$ -                        | 748,013                     | -                           |
| <b>Net Other Sources/(Uses) of Funds:</b>         | <b>\$ -</b>                 | <b>\$ 748,013</b>           | <b>\$ -</b>                 |
| <b>Revenues Over/(Under) Expenditures</b>         | <b>\$ -</b>                 | <b>\$ 748,013</b>           | <b>\$ (215,898)</b>         |
| <b>Beginning Fund Balance</b>                     | <b>\$ -</b>                 | <b>\$ -</b>                 | <b>\$ 748,013</b>           |
| <b>Ending Fund Balance</b>                        | <b>\$ -</b>                 | <b>\$ 748,013</b>           | <b>\$ 532,114</b>           |
| <b>Components of Ending Fund Balance</b>          |                             |                             |                             |
| Capitalized Interest                              | \$ -                        | \$ 586,625                  | \$ 351,975                  |
| Debt Service Reserve                              | -                           | 161,388                     | 180,139                     |
| <b>Ending Fund Balance</b>                        | <b>\$ -</b>                 | <b>\$ 748,013</b>           | <b>\$ 532,114</b>           |
| <b>TOTAL EXPENDITURES REQUIRING APPROPRIATION</b> | <b>\$ -</b>                 | <b>\$ -</b>                 | <b>\$ 234,650</b>           |

FW LANDING PUBLIC INFRASTRUCTURE DISTRICT  
CAPITAL PROJECTS FUND

|                                                   | 2026<br>Tentative<br>Budget | 2027<br>Tentative<br>Budget | 2028<br>Tentative<br>Budget |
|---------------------------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>Revenues</b>                                   |                             |                             |                             |
| Interest and Other Income                         | \$ -                        | \$ -                        | \$ -                        |
| <b>Total Revenues</b>                             | <u>\$ -</u>                 | <u>\$ -</u>                 | <u>\$ -</u>                 |
| <b>Expenditures</b>                               |                             |                             |                             |
| Capital Outlay                                    | \$ -                        | \$ 2,489,788                | \$ -                        |
| <b>Total Expenditures</b>                         | <u>\$ -</u>                 | <u>\$ 2,489,788</u>         | <u>\$ -</u>                 |
| <b>Revenues over/(under) Expenditures</b>         | <u>\$ -</u>                 | <u>\$ (2,489,788)</u>       | <u>\$ -</u>                 |
| <b>Other Sources/(Uses) of Funds:</b>             |                             |                             |                             |
| Bond Proceeds                                     | \$ -                        | \$ 3,610,000                | \$ -                        |
| Cost of Issuance                                  | -                           | (372,200)                   | -                           |
| Transfer to General Fund                          | -                           | -                           | -                           |
| Transfer to Debt Service Fund                     | -                           | (748,013)                   | -                           |
| <b>Net Other Sources/(Uses) of Funds:</b>         | <u>\$ -</u>                 | <u>\$ 2,489,788</u>         | <u>\$ -</u>                 |
| <b>Revenues Over/(Under) Expenditures</b>         | <u>\$ -</u>                 | <u>\$ -</u>                 | <u>\$ -</u>                 |
| <b>Beginning Fund Balance</b>                     | <u>\$ -</u>                 | <u>\$ -</u>                 | <u>\$ -</u>                 |
| <b>Ending Fund Balance</b>                        | <u>\$ -</u>                 | <u>\$ -</u>                 | <u>\$ -</u>                 |
| <b>TOTAL EXPENDITURES REQUIRING APPROPRIATION</b> | <u>\$ -</u>                 | <u>\$ 3,610,000</u>         | <u>\$ -</u>                 |

# FW Landing PID\_Letter of Intent (Farr West-Pleasant View)\_2026.02.13 (UPDATED)

Final Audit Report

2026-02-14

|                 |                                             |
|-----------------|---------------------------------------------|
| Created:        | 2026-02-14                                  |
| By:             | Zach Harding (zachharding@ajgreenlaw.com)   |
| Status:         | Signed                                      |
| Transaction ID: | CBJCHBCAABAAYiXSwueQmzIBpzFYz7ViPvPWdNzPuFD |

## "FW Landing PID\_Letter of Intent (Farr West-Pleasant View)\_2026.02.13 (UPDATED)" History

-  Document created by Zach Harding (zachharding@ajgreenlaw.com)  
2026-02-14 - 0:22:43 AM GMT
-  Document emailed to drew@woodsonia.net for signature  
2026-02-14 - 0:22:49 AM GMT
-  Email viewed by drew@woodsonia.net  
2026-02-14 - 0:47:07 AM GMT
-  Signer drew@woodsonia.net entered name at signing as Drew Snyder  
2026-02-14 - 3:00:27 AM GMT
-  Document e-signed by Drew Snyder (drew@woodsonia.net)  
Signature Date: 2026-02-14 - 3:00:29 AM GMT - Time Source: server
-  Agreement completed.  
2026-02-14 - 3:00:29 AM GMT

5



**Appraisal of the**

**MHP #1, LLC Property  
Parcel 102**

**Located at**

**~1740 West 2700 North  
Pleasant View, Utah 84404**

**Prepared for**

**Pleasant View City  
c/o Avenue Consultants  
6605 S Redwood Rd., Ste 200  
Taylorsville, Utah 84123**

**Prepared by**

**Lang Appraisal Service, Inc.  
2317 N Hill Field Rd., Suite 104  
Layton, Utah 84041**

**File No. – LAS-008-2026**

**Effective Date of the Appraisal**

**November 21, 2025**

**Date of the Report**

**January 26, 2026**

As a result of our research and analyses, an appraisal report has been prepared summarizing our reasoning and conclusions. The estimated market value of the acquisitions including consideration of costs to cure for the project is \$211,800.

**TWO HUNDRED ELEVEN THOUSAND EIGHT HUNDRED DOLLARS**

The following extraordinary assumptions were made when preparing this report:

- The subject ownership contains a total of 15.62 acres, or 680,407 square feet as indicated by Weber County.
- All hardscape, drainage systems, and utilities within the acquisition areas will be installed/replaced by the contractor as part of the project.
- The costs associated with the relocation of the office impacted will be addressed as costs to cure.

A hypothetical condition included in this analysis is that the project and its effect are ignored in the before condition. A second hypothetical condition used is that the project is in place in the after condition. The use of both extraordinary assumptions and hypothetical conditions may affect assignment results.

We hope that this information will be useful to you. Please call on us if we can be of further assistance or answer any questions.

Sincerely,



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John W. Lang

Utah State Certified General Appraiser  
Certificate #5491466-CG00 Expires – December 31, 2027



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Darren M. Morgan

Utah State Certified General Appraiser  
Certificate #5970483-CG00 Expires – June 30, 2026

| COMPENSATION SUMMARY |                         |                                                |                      |              |                         |                 |             |           |
|----------------------|-------------------------|------------------------------------------------|----------------------|--------------|-------------------------|-----------------|-------------|-----------|
| Land Acquisitions    | Parcel No.              | Owner                                          | Fee Taking (Sq. Ft.) | Price / Unit | Partial Interest Factor | Duration Factor | Sub-Total   | Total     |
|                      | Parcel 102:C            | MHP #1, LLC                                    | 9,898                | \$8.50       | 1.00                    |                 | \$84,133    |           |
|                      | Parcel 102:PUE          | MHP #1, LLC                                    | 2,185                | \$8.50       | 0.50                    |                 | \$9,286     |           |
|                      | Parcel 102:E            | MHP #1, LLC                                    | 5,272                | \$8.50       | 0.08                    |                 | \$3,585     |           |
|                      |                         |                                                |                      |              |                         |                 |             | \$97,004  |
| Improvements         | Parcel No.              | Improvements                                   | Quantity             | Unit         | Price / Unit            | Depreciation    | Sub-Total   | Total     |
|                      | Parcel 102:C            | Asphalt Street/Driveway                        | 4,150                | SF           | \$6.50                  | 2.5%            | \$26,301    |           |
|                      | Parcel 102:C            | Landscaped Area / Zeroscape                    | 2,650                | SF           | \$4.00                  | 0.0%            | \$10,600    |           |
|                      | Parcel 102:C            | Concrete Curb/Gutter                           | 130                  | LF           | \$20.00                 | 2.5%            | \$2,535     |           |
|                      | Parcel 102:C            | 6' Chain-Link Fencing                          | 210                  | LF           | \$40.00                 | 5.0%            | \$7,980     |           |
|                      |                         |                                                |                      |              |                         |                 |             | \$47,416  |
| Cost to Cure         | Parcel No.              | Cost to Cure Item                              | Quantity             | Unit         | Price / Unit            | Depreciation    | Sub-Total   | Total     |
|                      | Parcels 102:PUE & 102:E | Reconfigure Island in the street               | 1                    | EA           | \$2,500                 | 0%              | \$2,500     |           |
|                      | Parcels 102:PUE & 102:E | Relocate Mobile Park Unit (Office w/utilities) | 1                    | EA           | \$64,616                | 0%              | \$64,616    |           |
|                      | Parcels 102:PUE & 102:E | Relocate Two Large Landscape Rocks             | 2                    | EA           | \$100                   | 0%              | \$200       |           |
|                      |                         |                                                |                      |              |                         |                 |             | \$67,316  |
| Benefits             | Parcel No.              | Source of Benefit                              |                      |              |                         |                 |             | Total     |
|                      | Parcel 102:C            | None                                           |                      |              |                         |                 | \$0         |           |
|                      |                         |                                                |                      |              |                         |                 |             | \$0       |
| Damages              | Parcel No.              | Source of Damage                               |                      |              |                         |                 |             | Total     |
|                      | Parcel 102:C            | None                                           |                      |              |                         |                 | \$0         |           |
|                      |                         |                                                |                      |              |                         |                 |             | \$0       |
| TOTAL                |                         |                                                |                      |              |                         |                 | Rounding    | Total     |
|                      |                         | Total                                          |                      |              |                         |                 |             | \$211,736 |
|                      |                         |                                                |                      |              |                         |                 | Rounded to: | \$211,800 |

**Summary of Important Facts and Conclusions**

|                           |                                                                                                                                                                                      |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type             | Mixed Use Commercial/Industrial Property                                                                                                                                             |
| Location                  | ~1740 West 2700 North, Pleasant View, Utah                                                                                                                                           |
| Owner                     | Pleasant View City                                                                                                                                                                   |
| Tax ID Number             | 19-444-0003                                                                                                                                                                          |
| Date of Value Opinion     | November 21, 2025                                                                                                                                                                    |
| Report Date               | January 26, 2026                                                                                                                                                                     |
| Property Rights Appraised | Fee simple interest                                                                                                                                                                  |
| Subject Property          | 15.62 acres                                                                                                                                                                          |
| Improvements              | Mobile home park / Mobile homes not impacted                                                                                                                                         |
| Purpose                   | The purpose of this appraisal is to establish current market value of the subject property.                                                                                          |
| Intended Use              | Assist in negotiations for a fee acquisition of a portion of the parcel, a perpetual easement, and a temporary construction easement.                                                |
| Client / Intended Users   | The client is Avenue Consultants. The intended users are Avenue Consultants, the client, Pleasant View City and their assigns. No other users of this appraisal report are intended. |
| Zoning Designation        | GWW / Gateway West Zone                                                                                                                                                              |
| Highest and Best Use:     | Mixed use commercial/industrial use                                                                                                                                                  |

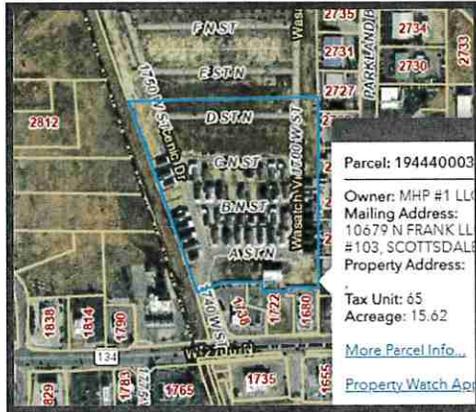
**Value Indications:**

|                                                      |                             |
|------------------------------------------------------|-----------------------------|
| <b>Sales Comparison Approach:</b>                    | <b>\$8.50 per Sq. Ft.</b>   |
| <b>Value of the Fee Acquisition:</b>                 | <b>\$ 79,184</b>            |
| <b>Value of the Perpetual Easement:</b>              | <b>\$ 8,740</b>             |
| <b>Value of the Temporary Construction Easement:</b> | <b>\$ 3,374</b>             |
| <b>Value of the Site Improvements Taken:</b>         | <b>\$ 51,725</b>            |
| <b>Costs to Cure:</b>                                | <b><u>\$ 67,316</u></b>     |
|                                                      | <b>\$210,330</b>            |
|                                                      | <b>Rounded to \$211,800</b> |



# K. Mitchell Appraisal Co.

## APPRAISAL REVIEW REPORT OF A PARTIAL FEE ACQUISITION, PERPETUAL EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT



**WITHIN PROPERTY OWNED BY:**  
MHP #1, LLC

**LOCATED AT:**  
1740 WEST 2700 NORTH  
PLEASANT VIEW CITY, UTAH

**PROJECT IDENTIFICATION**  
PLEASANT VIEW CITY 2750 NORTH PROJECT  
PROJECT NO.: LG\_PLEASANT VIEW CITY\_2725 N  
PROJECT PIN NO.: 880070; PROJECT PARCEL NO(S):102

**PREPARED FOR:**  
AVENUE CONSULTANTS  
ON BEHALF OF PLEASANT VIEW CITY  
c/o Mrs. Shannon Wixom, SR/WA  
6605 South Redwood Road  
Suite 200  
Taylorsville, Utah 84123

**REVIEW PREPARED BY:**  
Kendall S. Mitchell, MAI  
Certified General Appraiser/Review Appraiser

**DATE OF APPRAISAL REVIEW REPORT**  
January 27, 2026

## REAL ESTATE APPRAISAL REVIEW

In accordance with the applicable sections of USPAP, Utah State Code 78B-5-522, the Code of Professional Ethics the UDOT FHWA approved Right-of-Way or Appraisal Manual and/or UDOT appraisal standards/requirements, scope of work agreement with the defined client and the Federal Uniform Act Section 301 (2)(3)49 CFR 24.103, the below referenced appraisal report has been reviewed. Please refer to the valuation summary contained within the body of this review. The following table reflects the recommended resolution of market value.

|                                                                              |                                                                              |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| PROJECT NUMBER                                                               | LG Pleasant View City 2725 N                                                 |
| PIN NUMBER                                                                   | 880070                                                                       |
| PROJECT DESCRIPTION                                                          | The Pleasant View City 2750 North Project in Weber County, Utah              |
| PROJECT PARCEL NUMBER(S)                                                     | 102                                                                          |
| OWNER(S) OF RECORD                                                           | MHP #1, LLC                                                                  |
| PROPERTY ADDRESS                                                             | 1740 West 2700 North,<br>Pleasant View City, Utah                            |
| TAX ID NUMBER(S)                                                             | 19-444-0003                                                                  |
| PROPERTY TYPE                                                                | Mixed use land improved with a mobile home park (mobile homes not impacted). |
| HIGHEST & BEST USE – BEFORE                                                  | Mixed commercial/industrial                                                  |
| INTEREST VALUED                                                              | Fee simple                                                                   |
| TOTAL LAND AREA - BEFORE                                                     | 680,407 square feet, or 15.62 acres                                          |
| LAND WITHIN RIGHT-OF-WAY                                                     | None reported                                                                |
| TOTAL AREA OF FEE ACQUISITION(S)                                             | 9,898 square feet, or 0.23 acre                                              |
| TOTAL AREA OF PERPETUAL EASEMENT(S)                                          | 2,185 square feet, or 0.05 acre                                              |
| TOTAL AREA OF TEMPORARY EASEMENT(S)                                          | 5,272 square feet, or 0.12 acre                                              |
| TOTAL LAND AREA - AFTER                                                      | 670,509 square feet, or 15.393 acres                                         |
| LAND SIZE REDUCTION (%)                                                      | ±2%                                                                          |
| APPRAISAL COMPANY                                                            | Lang Appraisal Service, Inc.                                                 |
| APPRAISER(S)                                                                 | John W. Lang & Darren M. Morgan                                              |
| APPRAISER'S FILE #                                                           | LAS-008-2026                                                                 |
| EFFECTIVE DATE OF VALUATION                                                  | November 21, 2025                                                            |
| DATE OF APPRAISAL REPORT                                                     | January 26, 2026                                                             |
| REVIEW APPRAISAL COMPANY                                                     | K. Mitchell Appraisal Co.                                                    |
| REVIEW APPRAISER                                                             | Kendall S. Mitchell, MAI                                                     |
| TYPE AND SCOPE OF REVIEW                                                     | Technical desk review of the appraisal report.                               |
| APPRAISAL REVIEW FILE #                                                      | 4174km0126-R                                                                 |
| DATE OF REVIEW                                                               | January 27, 2026                                                             |
| APPRAISAL REVIEW CONCLUSIONS:<br>-MEETS MINIMUM REQUIREMENTS:<br>-REPORT IS: | Yes<br>Recommended for approval                                              |

**RE:** An Appraisal Review of an Appraisal Report completed by Lang Appraisal Service, Inc. addressing a partial fee acquisition, perpetual easement and temporary construction easement within property located at 1740 West 2700 North, Pleasant View City, Utah. Recorded Ownership: MHP #1, LLC; Project Description: Pleasant View City 2750 North Project; Project No.: LG\_Pleasant View City\_2725 N; Project Pin No.: 880070; Project Parcel No.: 102; Appraisal Review File #4174km0126-R.

**RECOMMENDATION:**

I accept/approve the estimated market value(s) concluded within the appraisal report for the fee simple interest in the appraised property based on the information and analysis contained therein and deem the appraisal report under review as having met minimum requirements set forth in Standards 1 and 2 of the Uniform Standards of Professional Appraisal Practice (USPAP), the Federal Uniform Act Section 301 (2)(3)49 CFR 24.103, the UDOT FHWA approved Right-of-Way or Appraisal Manual as well as minimum right-of-way appraisal requirements/recommendations stipulated by UDOT and/or any scope of work agreement with the client, as necessary. I recommend approving the estimated market value concluded within the appraisal for the fee simple interest in the proposed acquisition(s), associated respective property rights and any necessary improvements based on the information and analysis contained therein as the basis of just compensation for the proposed acquisition(s). Please refer to the EPM summary grid below for a complete breakdown of the concluded award.

| <b>RECOMMENDED MARKET VALUE OF ACQUISITIONS</b> |                  |
|-------------------------------------------------|------------------|
| <b>Parcel No(s):102</b>                         | <b>\$211,800</b> |



Kendall S. Mitchell, MAI

|                                                                                 |
|---------------------------------------------------------------------------------|
| Utah State Certified General Appraiser<br>License #5499685-CG00 Expires 4-30-26 |
|---------------------------------------------------------------------------------|



## PROJECT EPM SUMMARY OF COMPENSATION

| COMPENSATION SUMMARY     |                         |                                                |                         |                 |                               |                    |                 |             |                  |
|--------------------------|-------------------------|------------------------------------------------|-------------------------|-----------------|-------------------------------|--------------------|-----------------|-------------|------------------|
| <b>Land Acquisitions</b> | Parcel No.              | Owner                                          | Fee Taking<br>(Sq. Ft.) | Price /<br>Unit | Partial<br>Interest<br>Factor | Duration<br>Factor | Sub-Total       | Total       |                  |
|                          | Parcel 102:C            | MHP #1, LLC                                    | 9,898                   | \$8.50          | 1.00                          |                    | \$84,133        |             |                  |
|                          | Parcel 102:PUE          | MHP #1, LLC                                    | 2,185                   | \$8.50          | 0.50                          |                    | \$9,286         |             |                  |
|                          | Parcel 102:E            | MHP #1, LLC                                    | 5,272                   | \$8.50          | 0.08                          |                    | \$3,585         |             |                  |
|                          |                         |                                                |                         |                 |                               |                    | <b>\$97,004</b> |             |                  |
| <b>Improvements</b>      | Parcel No.              | Improvements                                   | Quantity                | Unit            | Price /<br>Unit               | Depreciation       | Sub-Total       | Total       |                  |
|                          | Parcel 102:C            | Asphalt Street/Driveway                        | 4,150                   | SF              | \$6.50                        | 2.5%               | \$26,301        |             |                  |
|                          | Parcel 102:C            | Landscaped Area / Zeroscape                    | 2,650                   | SF              | \$4.00                        | 0.0%               | \$10,600        |             |                  |
|                          | Parcel 102:C            | Concrete Curb/Gutter                           | 130                     | LF              | \$20.00                       | 2.5%               | \$2,535         |             |                  |
|                          | Parcel 102:C            | 6' Chain-Link Fencing                          | 210                     | LF              | \$40.00                       | 5.0%               | \$7,980         |             |                  |
|                          |                         |                                                |                         |                 |                               |                    | <b>\$47,416</b> |             |                  |
| <b>Cost to Cure</b>      | Parcel No.              | Cost to Cure Item                              | Quantity                | Unit            | Price /<br>Unit               | Depreciation       | Sub-Total       | Total       |                  |
|                          | Parcels 102:PUE & 102:E | Reconfigure Island in the street               | 1                       | EA              | \$2,500                       | 0%                 | \$2,500         |             |                  |
|                          | Parcels 102:PUE & 102:E | Relocate Mobile Park Unit (Office w/utilities) | 1                       | EA              | \$64,616                      | 0%                 | \$64,616        |             |                  |
|                          | Parcels 102:PUE & 102:E | Relocate Two Large Landscape Rocks             | 2                       | EA              | \$100                         | 0%                 | \$200           |             |                  |
|                          |                         |                                                |                         |                 |                               |                    | <b>\$67,316</b> |             |                  |
| <b>Benefits</b>          | Parcel No.              | Source of Benefit                              |                         |                 |                               |                    |                 | Total       |                  |
|                          | Parcel 102:C            | None                                           |                         |                 |                               |                    | \$0             |             |                  |
|                          |                         |                                                |                         |                 |                               |                    | <b>\$0</b>      |             |                  |
| <b>Damages</b>           | Parcel No.              | Source of Damage                               |                         |                 |                               |                    |                 | Total       |                  |
|                          | Parcel 102:C            | None                                           |                         |                 |                               |                    | \$0             |             |                  |
|                          |                         |                                                |                         |                 |                               |                    | <b>\$0</b>      |             |                  |
| <b>TOTAL</b>             |                         |                                                |                         |                 |                               |                    | Rounding        | Total       |                  |
|                          |                         |                                                |                         |                 |                               |                    |                 |             | <b>\$211,736</b> |
|                          |                         |                                                |                         |                 |                               |                    |                 | Rounded to: | <b>\$211,800</b> |

\*Reproduced from the Appraisal Report. All calculations, cost estimates, multipliers, etc. have been doubled checked for mathematical and market accuracy during the review process.





# Pleasant View City Right of Way Division Statement of Just Compensation

Project No: LG\_PleasantViewCity\_2725N Parcel No.(s): 102:C, 102:E, 102:PUE  
 Pin No: [REDACTED] Job/Proj No: [REDACTED] Project Location: 2725 & 2775 North to 1900 West  
 County of Property: UTAH Tax ID / Sidwell No: 19-444-0003  
 Property Address: approx 1740 W 2700 N, PLEASANT VIEW, UT 84404  
 Owner's Address: [REDACTED]  
 Owner's Home Phone: [REDACTED] Owner's Work Phone: [REDACTED]  
 Owner / Grantor (s): MHP#1 LLC  
 Grantee: Pleasant View City

**The following information is the basis for the amount estimated by Pleasant View City to be just compensation.**

| Parcel No. | Type of Interest Acquired | Size Units | Price Per Unit | Property % Use  | County |
|------------|---------------------------|------------|----------------|-----------------|--------|
| 102:C      | Land                      | 9898 SQFT  | \$8.5          | 100 Residential | UTAH   |
| 102:E      | Land                      | 5272 ACRES | \$8.5          | 8 Residential   | UTAH   |
| 102:PUE    | Land                      | 2185 ACRES | \$8.5          | 50 Residential  | UTAH   |

| VALUE OF THE TAKING |        |            |       |       | Factor | Value       |
|---------------------|--------|------------|-------|-------|--------|-------------|
| 102:C               | -----> | 9898 SQFT  | \$8.5 | 100 x | 1 =    | \$84,133.00 |
| 102:E               | -----> | 5272 ACRES | \$8.5 | 8 x   | 1 =    | \$3,585.00  |
| 102:PUE             | -----> | 2185 ACRES | \$8.5 | 50 x  | 1 =    | \$9,286.00  |

| IMPROVEMENTS |                          |  | Value       |
|--------------|--------------------------|--|-------------|
| 102:E        | Cost-to-Cure:Replacement |  | \$67,316.00 |

| OTHER COSTS |              |  | Value       |
|-------------|--------------|--|-------------|
| 102:C       | Rounding     |  | \$64.00     |
| 102:C       | Improvements |  | \$47,416.00 |

**NET AMOUNT: \$211,800.00**

Pleasant View City declares that this offer is the amount that has been established by Pleasant View City as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: 2/12/2026

*Shannon Wixom*  
/ Acquisition Agent

\_\_\_\_\_  
Pleasant View City Mayor or City Administrator



**K. Mitchell Appraisal Co.**  
**APPRAISAL REVIEW REPORT**  
**OF A TOTAL FEE ACQUISITION**



**WITHIN PROPERTY OWNED BY:**  
PLEASANT VIEW CITY

**LOCATED AT:**  
2739 NORTH PARKLAND BOULEVARD  
PLEASANT VIEW CITY, UTAH

**PROJECT IDENTIFICATION**  
PLEASANT VIEW CITY 2750 NORTH PROJECT  
PROJECT NO.: LG\_PLEASANT VIEW CITY\_2725 N  
PROJECT PIN NO.: 880070; PROJECT PARCEL NO(S):101

**PREPARED FOR:**  
AVENUE CONSULTANTS  
ON BEHALF OF PLEASANT VIEW CITY  
c/o Mrs. Shannon Wixom, SR/WA  
6605 South Redwood Road  
Suite 200  
Taylorsville, Utah 84123

**REVIEW PREPARED BY:**  
Kendall S. Mitchell, MAI  
Certified General Appraiser/Review Appraiser

**DATE OF APPRAISAL REVIEW REPORT**  
January 27, 2026

## REAL ESTATE APPRAISAL REVIEW

In accordance with the applicable sections of USPAP, Utah State Code 78B-5-522, the Code of Professional Ethics the UDOT FHWA approved Right-of-Way or Appraisal Manual and/or UDOT appraisal standards/requirements, scope of work agreement with the defined client and the Federal Uniform Act Section 301 (2)(3)49 CFR 24.103, the below referenced appraisal report has been reviewed. Please refer to the valuation summary contained within the body of this review. The following table reflects the recommended resolution of market value.

|                                                                              |                                                                 |
|------------------------------------------------------------------------------|-----------------------------------------------------------------|
| PROJECT NUMBER                                                               | LG Pleasant View City_2725 N                                    |
| PIN NUMBER                                                                   | 880070                                                          |
| PROJECT DESCRIPTION                                                          | The Pleasant View City 2750 North Project in Weber County, Utah |
| PROJECT PARCEL NUMBER(S)                                                     | 101                                                             |
| OWNER(S) OF RECORD                                                           | Pleasant View City                                              |
| PROPERTY ADDRESS                                                             | 2739 North Parkland Boulevard,<br>Pleasant View City, Utah      |
| TAX ID NUMBER(S)                                                             | 19-122-0003                                                     |
| PROPERTY TYPE                                                                | Vacant land with no vertical improvements present.              |
| HIGHEST & BEST USE – BEFORE                                                  | Light industrial/manufacturing                                  |
| INTEREST VALUED                                                              | Fee simple                                                      |
| TOTAL LAND AREA - BEFORE                                                     | 30,709 square feet, or 0.70 acre                                |
| LAND WITHIN RIGHT-OF-WAY                                                     | None reported                                                   |
| TOTAL AREA OF FEE ACQUISITION(S)                                             | 30,709 square feet, or 0.70 acre                                |
| TOTAL AREA OF PERPETUAL EASEMENT(S)                                          | None proposed                                                   |
| TOTAL AREA OF TEMPORARY EASEMENT(S)                                          | None proposed                                                   |
| TOTAL LAND AREA - AFTER                                                      | N/A – Total Acquisition                                         |
| LAND SIZE REDUCTION (%)                                                      | N/A – Total Acquisition                                         |
| APPRAISAL COMPANY                                                            | Lang Appraisal Service, Inc.                                    |
| APPRAISER(S)                                                                 | John W. Lang & Darren M. Morgan                                 |
| APPRAISER'S FILE #                                                           | LAS-009-2026                                                    |
| EFFECTIVE DATE OF VALUATION                                                  | November 21, 2025                                               |
| DATE OF APPRAISAL REPORT                                                     | January 26, 2026                                                |
| REVIEW APPRAISAL COMPANY                                                     | K. Mitchell Appraisal Co.                                       |
| REVIEW APPRAISER                                                             | Kendall S. Mitchell, MAI                                        |
| TYPE AND SCOPE OF REVIEW                                                     | Technical desk review of the appraisal report.                  |
| APPRAISAL REVIEW FILE #                                                      | 4173km0126-R                                                    |
| DATE OF REVIEW                                                               | January 27, 2026                                                |
| APPRAISAL REVIEW CONCLUSIONS:<br>-MEETS MINIMUM REQUIREMENTS:<br>-REPORT IS: | Yes<br>Recommended for approval                                 |

**RE:** An Appraisal Review of an Appraisal Report completed by Lang Appraisal Service, Inc. addressing a total fee acquisition of property located at 2739 North Parkland Boulevard, Pleasant View City, Utah. Recorded Ownership: Pleasant View City; Project Description: Pleasant View City 2750 North Project; Project No.: LG\_Pleasant View City\_2725 N; Project Pin No.: 880070; Project Parcel No.: 101; Appraisal Review File #4173km0126-R.

**RECOMMENDATION:**

I accept/approve the estimated market value(s) concluded within the appraisal report for the fee simple interest in the appraised property based on the information and analysis contained therein and deem the appraisal report under review as having met minimum requirements set forth in Standards 1 and 2 of the Uniform Standards of Professional Appraisal Practice (USPAP), the Federal Uniform Act Section 301 (2)(3)49 CFR 24.103, the UDOT FHWA approved Right-of-Way or Appraisal Manual as well as minimum right-of-way appraisal requirements/recommendations stipulated by UDOT and/or any scope of work agreement with the client, as necessary. I recommend approving the estimated market value concluded within the appraisal for the fee simple interest in the proposed acquisition(s), associated respective property rights and any necessary improvements based on the information and analysis contained therein as the basis of just compensation for the proposed acquisition(s). Please refer to the EPM summary grid below for a complete breakdown of the concluded award.

| RECOMMENDED MARKET VALUE OF ACQUISITIONS |           |
|------------------------------------------|-----------|
| Parcel No(s):101                         | \$353,200 |

*Kendall S. Mitchell*

Kendall S. Mitchell, MAI

Utah State Certified General Appraiser  
License #5499685-CG00 Expires 4-30-26

# PROJECT EPM SUMMARY OF COMPENSATION

| COMPENSATION SUMMARY     |              |                    |                   |                 |                               |                    |           |                                   |
|--------------------------|--------------|--------------------|-------------------|-----------------|-------------------------------|--------------------|-----------|-----------------------------------|
| <b>Land Acquisitions</b> | Parcel No.   | Owner              | Area<br>(Sq. Ft.) | Price /<br>Unit | Partial<br>Interest<br>Factor | Duration<br>Factor | Sub-Total | Total                             |
|                          | Parcel 101:C | Pleasant View City | 30,709            | \$11.50         |                               |                    | \$353,153 |                                   |
|                          |              |                    |                   |                 |                               |                    |           | \$353,153                         |
| <b>Improvements</b>      | Parcel No.   | Improvements       | Quantity          | Unit            | Price /<br>Unit               | Depreciation       | Sub-Total | Total                             |
|                          | Parcel 101:C | None               |                   |                 |                               |                    | \$0       |                                   |
|                          |              |                    |                   |                 |                               |                    |           | \$0                               |
| <b>Costs to Cure</b>     | Parcel No.   | Costs to Cure Item | Quantity          | Unit            | Price /<br>Unit               | Depreciation       | Sub-Total | Total                             |
|                          | Parcel 101:C | None               |                   |                 |                               |                    |           |                                   |
|                          |              |                    |                   |                 |                               |                    |           | \$0                               |
| <b>Benefits</b>          | Parcel No.   | Source of Benefit  |                   |                 |                               |                    |           | Total                             |
|                          | Parcel 101:C | None               |                   |                 |                               |                    | \$0       |                                   |
|                          |              |                    |                   |                 |                               |                    |           | \$0                               |
| <b>Damages</b>           | Parcel No.   | Source of Damage   |                   |                 |                               |                    |           | Total                             |
|                          | Parcel 101:C | None               |                   |                 |                               |                    | \$0       |                                   |
|                          |              |                    |                   |                 |                               |                    |           | \$0                               |
| <b>TOTAL</b>             |              |                    |                   |                 |                               |                    |           | Total                             |
|                          |              | <b>Total</b>       |                   |                 |                               |                    |           | \$353,153<br>Rounded to \$353,200 |

\*Reproduced from the Appraisal Report. All calculations, cost estimates, multipliers, etc. have been doubled checked for mathematical and market accuracy during the review process.





**Appraisal of the**

Pleasant View City Property  
Parcel 101

**Located at**

2739 N Parkland Blvd.  
Pleasant View, Utah 84404

**Prepared for**

Pleasant View City  
c/o Avenue Consultants  
6605 S Redwood Rd., Ste 200  
Taylorsville, Utah 84123

**Prepared by**

**Lang Appraisal Service, Inc.**  
**2317 N Hill Field Rd., Suite 104**  
**Layton, Utah 84041**

**File No. – LAS-009-2026**

**Effective Date of the Appraisal**

**November 21, 2025**

**Date of the Report**

**January 26, 2026**



## **Lang Appraisal Service**

**Appraisal, Review & Consulting**

January 26, 2026

Shannon Wixom, SR/WA  
Avenue Consultants  
6605 S Redwood Rd., Ste 200  
Taylorsville, Utah 84123

**RE: Appraisal of the Pleasant View City property located at 2739 N Parkland Blvd., Pleasant View, Utah.**

Dear Ms. Wixom,

At your request we have completed an appraisal of the subject ownership identified above. The appraisal report provides a brief description of the steps taken to complete the valuation including analysis of data, and the reasoning and conclusions. The property rights appraised are the fee simple estate. The appraisal is of a portion of the 0.70 acre parcel of unimproved land. The definition of market value is included in the attached report.

This appraisal report is intended to comply with the applicable portions of the Uniform Standards of Professional Appraisal Practice (USPAP) for an appraisal report, Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act), state requirements, and Utah State appraisal guidelines including Utah Code Section 57-13.

The purpose of this valuation is to determine the market value as of the inspection date of November 21, 2025. The project requires the market valuation of the subject property for possible trade Parcel 102, a separate property for the project, identified as Project No. LG\_Pleasant View City\_2725 N.

The intended use is for asset valuation for the negotiation of a partial fee acquisition by Pleasant View City for a portion of a neighboring property for the project identified above. Avenue Consultants is the client. The client, Pleasant View City, and their assigns are the intended users of this appraisal report. There are no other intended users of this report.

Pleasant View City is the owner of the subject parcel. Pleasant View is also an intended user of this report. Pleasant View City ordered the appraisal report through Avenue Consultants. They are aware of the reason for the report, the appraisal process, and are in charge of the project.

As a result of our research and analyses, an appraisal report has been prepared summarizing our reasoning and conclusions. We present that the market value for the partial advanced acquisition from the subject parcel is \$353,200 for the project.

**THREE HUNDRED FIFTY-THREE THOUSAND TWO HUNDRED DOLLARS**

The following extraordinary assumptions were made in preparing this report:

- The size of the subject parcel as indicated by the client of 0.70 acre, or 30,709 square feet, is assumed to be correct.

A hypothetical condition of this report is that the project and its effects are ignored in the before condition and that the project is in place in the after condition. The use of extraordinary assumptions and hypothetical conditions may affect assignment results. The exposure time for the subject property is estimated at 3 to 12 months.

We hope that this information will be useful to you. Please call on us if we can be of further assistance or answer any questions.

Sincerely,



---

John W. Lang

Utah State Certified General Appraiser  
Certificate #5491466-CG00 Expires – December 31, 2027



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Darren M. Morgan

Utah State Certified General Appraiser  
Certificate #5970483-CG00 Expires – June 30, 2026

| COMPENSATION SUMMARY |              |                    |                |              |                         |                 |           |       |
|----------------------|--------------|--------------------|----------------|--------------|-------------------------|-----------------|-----------|-------|
| Land Acquisitions    | Parcel No.   | Owner              | Area (Sq. Ft.) | Price / Unit | Partial Interest Factor | Duration Factor | Sub-Total | Total |
|                      | Parcel 101:C | Pleasant View City | 30,709         | \$11.50      |                         |                 | \$353,153 |       |
|                      |              |                    |                |              |                         |                 |           |       |
| Improvements         | Parcel No.   | Improvements       | Quantity       | Unit         | Price / Unit            | Depreciation    | Sub-Total | Total |
|                      | Parcel 101:C | None               |                |              |                         |                 | \$0       |       |
|                      |              |                    |                |              |                         |                 |           |       |
| Costs to Cure        | Parcel No.   | Costs to Cure Item | Quantity       | Unit         | Price / Unit            | Depreciation    | Sub-Total | Total |
|                      | Parcel 101:C | None               |                |              |                         |                 |           |       |
|                      |              |                    |                |              |                         |                 |           |       |
| Benefits             | Parcel No.   | Source of Benefit  |                |              |                         |                 |           | Total |
|                      | Parcel 101:C | None               |                |              |                         |                 | \$0       |       |
|                      |              |                    |                |              |                         |                 |           |       |
| Damages              | Parcel No.   | Source of Damage   |                |              |                         |                 |           | Total |
|                      | Parcel 101:C | None               |                |              |                         |                 | \$0       |       |
|                      |              |                    |                |              |                         |                 |           |       |
| TOTAL                |              |                    |                |              |                         |                 |           | Total |
|                      |              | Total              |                |              |                         |                 |           |       |

Summary of Important Facts and Conclusions





February 12, 2026  
Project: 0805551

PLEASANT VIEW CITY CORPORATION  
520 W. Elberta Dr.  
Pleasant View City, UT 84414

Ms. Steiniger:

This letter ("Agreement") confirms our understandings covering the possible sale by Union Pacific Railroad Company ("Seller") to PLEASANT VIEW CITY CORPORATION ("Buyer") of Seller's interest in certain real property in Pleasant View, Utah.

The undersigned will recommend to Seller's Management a sale of the Property on the following terms and conditions:

**Article 1. Description of Property:**

- A. The Property is approximately 25,735 square feet as shown on the print attached hereto as Exhibit A and made a part hereof. The legal description of the Property will be determined by Seller.
- B. Before finalizing any survey, Buyer shall submit the draft survey to Seller for review and approval. Computer files of the survey and legal descriptions shall be sent via e-mail to matthew.jansen@up.com, with a subject line referencing the UPRR Project Number 0805551 assigned to this document. Buyer shall deliver a certified copy of the completed survey to Seller within sixty (60) days after Buyer's execution of this Agreement ("Survey Period"). Delay in obtaining or furnishing the survey to Seller shall in no event give Buyer the right to extend the Closing Date (as defined in the 'Closing – Default:' Article 8).

**Article 2. Sale Price:**

- A. The sale price ("Sale Price") for the Property shall be \$105,000.00

**Article 3. Feasibility Review/Right of Entry:**

- A. For ninety (90) days from the date of execution of this Agreement by Buyer ("Feasibility Review Period"), Buyer and its agents and contractors may enter upon the Property to perform environmental audits, soil tests, engineering and feasibility studies of the Property. If the results of such audits, tests or studies, or Buyer's review of title or any other matters relating to the Property are unsatisfactory, Buyer may terminate this Agreement by giving Seller written notice before the end of the Feasibility Review Period. If no such written notice of termination is given before the end of the Feasibility Review Period, the Property will be deemed suitable for Buyer's purposes. In the event of such termination by Buyer, then Buyer shall surrender to Seller copies of all audits, soils, engineering and any other reports prepared for Buyer pertaining to the Property and such reports will become the sole property of Seller without cost or expense of Seller and this Agreement will terminate without any further force and effect, and without further obligation of either party to the other.

- B. Buyer's right to enter upon the Property pursuant to Article 3-A is subject to the following:
- i) Buyer will indemnify, defend and save harmless Seller and/or Seller's affiliates (Seller's affiliates means any corporation which directly or indirectly controls or is controlled by or is under common control with Seller), their officers, agents and employees, against and from any and all liability, loss, costs and expense of whatsoever nature growing out of personal injury to or death of persons whomsoever, or loss or destruction of or damage to property whatsoever, where such personal injury, death, loss, destruction or damage arises in connection with the entry upon the Property by Buyer, its agents or contractors prior to Closing.
  - ii) Buyer and Buyer's agents and contractors (collectively "Contractors") will maintain in confidence all information, reports, and evaluations generated in connection with any environmental assessments and will not make disclosure without the prior written consent of Seller. If Buyer discovers hazardous or toxic substances or materials, Buyer will immediately notify Seller.
  - iii) Buyer will promptly deliver to Seller the results and copies of any and all reports, evaluations, tests and studies generated in connection with any environmental assessments. Prior to the issuance of any final environmental report, Seller will have the opportunity to make comments, pose questions and offer recommendations to the Contractor preparing the report.
  - iv) Buyer agrees to indemnify, defend and hold harmless Seller against and from any and all liens, claims, demands, costs and expenses of whatsoever nature in any way connected with or growing out of any work done, labor performed or materials furnished at the Property on behalf of Buyer prior to Closing.
  - v) If the sale of the Property does not close, Buyer will, as soon as possible and at Buyer's sole expense, restore the Property to the same condition it was in immediately prior to the time Buyer entered the Property, failing in which Seller may perform the work of restoration and Buyer will reimburse Seller within thirty (30) days after rendition of bill by Seller.
- C. Absence of markers is not a warranty by Seller of no subsurface installations. Fiber optic systems, pipelines, and other structures may be buried on the Property. Before any digging/drilling/excavation, the following procedures will be followed by Buyer and Buyer's Contractors:
- i) Protection of any fiber optic cable systems is of extreme importance since any break could disrupt service to users resulting in business interruption and loss of revenue and profits. Buyer shall visit [www.up.com/CBUD](http://www.up.com/CBUD) to complete and submit the required form to determine if fiber optic cable is buried on the Premises. If it is determined that fiber optic cable is buried on the Property, Buyer shall promptly inform Seller, at the address at the bottom of the first page of this Agreement, of the results of its investigation.
  - ii) Before drilling or excavating with mechanized equipment, Buyer will explore with hand tools to a depth of at least eight (8) feet below the surface or will use suitable detection equipment.
- D. Notwithstanding any provisions in this Agreement to the contrary, if this Agreement is terminated for any reason whatsoever, Buyer will remain obligated to comply with the provisions of Article 3-A and 3-B and Seller will retain all of its remedies for Buyer's default under Article 3-A and 3-B.

**Article 4. As Is Sale - Release - Indemnity:**

- A. As Is. Buyer and its representatives, prior to the Closing Date, will have been afforded the opportunity to make such inspections of the Property and matters related thereto as Buyer and its representatives desire. Buyer acknowledges and agrees that the Property is to be sold and accepted by Buyer in an "as is" condition with all faults. Buyer further acknowledges that the Property was used for railroad, commercial and industrial purposes. Seller makes no representation or warranties of any kind whatsoever, either express or implied, with respect to the Property; in particular, but without limitation, Seller makes no representations or warranties with respect to the use, condition, title, occupation or management of the Property, or compliance with applicable statutes, laws, codes, ordinances, regulations, requirements, covenants, conditions and restrictions (whether or not of record). Buyer acknowledges that it is entering into this Agreement on the basis of Buyer's own investigation of the physical and environmental conditions of the Property, including the subsurface conditions, and Buyer assumes the risk that adverse physical and environmental conditions may not have been revealed by its investigation. Buyer acknowledges that notwithstanding any prior or contemporaneous oral or written representations, statements, documents or understandings, this Agreement constitutes the entire understanding of the parties with respect to the subject matter hereof and the purchase and sale of the Property and supersedes any such prior or contemporaneous oral or written representations, statements, documents or understandings.
- B. Release. BUYER, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, HEREBY WAIVES, RELEASES, REMISES, ACQUITS AND FOREVER DISCHARGES SELLER, ITS AFFILIATES, THEIR EMPLOYEES, AGENTS, OFFICERS, SUCCESSORS AND ASSIGNS, OF AND FROM ANY AND ALL CLAIMS, SUITS, ACTIONS, CAUSES OF ACTION, DEMANDS, RIGHTS, DAMAGES, COSTS, EXPENSES, PENALTIES, FINES OR COMPENSATION WHATSOEVER, DIRECT OR INDIRECT, WHICH BUYER NOW HAS OR WHICH BUYER MAY HAVE IN THE FUTURE ON ACCOUNT OF OR IN ANY WAY ARISING OUT OF OR IN CONNECTION WITH THE KNOWN OR UNKNOWN PHYSICAL OR ENVIRONMENTAL CONDITION OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, ANY CONTAMINATION IN, ON, UNDER OR ADJACENT TO THE PROPERTY BY ANY HAZARDOUS OR TOXIC SUBSTANCE OR MATERIAL), OR ANY FEDERAL, STATE OR LOCAL LAW, ORDINANCE, RULE OR REGULATION APPLICABLE THERETO, INCLUDING, WITHOUT LIMITATION, THE TOXIC SUBSTANCES CONTROL ACT, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, AND THE RESOURCE CONSERVATION AND RECOVERY ACT. THE FOREGOING SHALL APPLY REGARDLESS OF ANY NEGLIGENCE OR STRICT LIABILITY OF SELLER, ITS AFFILIATES, THEIR EMPLOYEES, AGENTS, OFFICERS, SUCCESSORS OR ASSIGNS.
- C. Indemnity. FROM AND AFTER CLOSING, BUYER SHALL, TO THE MAXIMUM EXTENT PERMITTED BY LAW, INDEMNIFY, DEFEND AND SAVE HARMLESS SELLER, ITS AFFILIATES, THEIR EMPLOYEES, AGENTS, OFFICERS, SUCCESSORS AND ASSIGNS, FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, CAUSES OF ACTION, LEGAL OR ADMINISTRATIVE PROCEEDINGS, CLAIMS, DEMANDS, FINES, PUNITIVE DAMAGES, LOSSES, COSTS,

LIABILITIES AND EXPENSES, INCLUDING ATTORNEY'S FEES, IN ANY WAY ARISING OUT OF OR CONNECTED WITH THE KNOWN OR UNKNOWN PHYSICAL OR ENVIRONMENTAL CONDITION OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, ANY CONTAMINATION IN, ON, UNDER OR ADJACENT TO THE PROPERTY BY ANY HAZARDOUS OR TOXIC SUBSTANCE OR MATERIAL), OR ANY FEDERAL, STATE OR LOCAL LAW, ORDINANCE, RULE OR REGULATION APPLICABLE THERETO, INCLUDING, WITHOUT LIMITATION, THE TOXIC SUBSTANCES CONTROL ACT, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, AND THE RESOURCE CONSERVATION AND RECOVERY ACT. THE FOREGOING SHALL APPLY REGARDLESS OF ANY NEGLIGENCE OR STRICT LIABILITY OF SELLER, ITS AFFILIATES, THEIR EMPLOYEES, AGENTS, OFFICERS, SUCCESSORS OR ASSIGNS.

- D. General Allocation of Environmental Responsibility. With respect to any existing or future environmental contamination of the soil and/or groundwater in, on or under the Property, from and after Closing, Buyer, at no cost to Seller, agrees to be solely responsible for conducting any investigation, monitoring, remediation, removal, response or other action required by any governmental agency, court order, law or regulation or otherwise necessary to make the Property suitable for Buyer's use of the Property.
- E. Additional and Independent Consideration. The release, indemnity and general allocation of environmental responsibility by Buyer are additional and independent consideration to Seller for the sale and purchase of the Property, without which Seller would not sell the Property for the Sale Price.
- F. Survival. The provisions of this Article will survive the delivery of the Deed and will bind and inure to the benefit of the parties hereto, their heirs, successors and assigns.

**Article 5. Escrow, Title Insurance and Abstract of Title:**

- A. Seller will not furnish title insurance or an abstract of title to the Property. Buyer may, at its sole option and expense, obtain a preliminary title report ("PTR") in order to review the status of title to the Property during the Feasibility Review Period. If Buyer obtains a PTR, a copy will be delivered to Seller. Seller has no obligation to cure any title defects or to assist Buyer in obtaining title insurance.
- B. If Buyer desires title insurance, Buyer shall pay the cost of any title insurance and any endorsements or changes to the title policy desired by Buyer. If an escrow is used, Buyer shall pay any and all fees relating to the escrow, including, but not limited to, any City and/or County Transfer Taxes and recording fees.

**Article 6. Form of Deed; Reservations:**

- A. At Closing, Seller will transfer Seller's interest in the Property to Buyer by Quitclaim Deed, subject to all outstanding rights, whether or not of record.
- B. Seller will reserve from the transfer all minerals and mineral rights without right of surface entry.

C. Restriction On Use.

The Property is quitclaimed by Seller subject to the following covenant, condition and restriction which Buyer by the acceptance of this Deed covenant for itself, its heirs and assigns, faithfully to keep, observe and perform:

Restriction on Use. The Property must not be used for (i) residential, (ii) lodgings or accommodations (including, without limitation, hotels, motels, boarding houses, dormitories, hospitals, nursing homes, or retirement centers), or (iii) educational or child-care facilities (including, without limitation, schools, kindergartens or day-care centers).

The foregoing covenant, condition and restriction shall run with the Property, and a breach of the foregoing covenant, condition and restriction, or the continuance thereof, may, at the option of Seller, its successors or assigns, be enjoined, abated or remedied by appropriate proceedings.

**Article 7. Existing Agreements:**

- A. If any lease or "Use Rights" (license or other rights to use the Property) affects only the Property (whether identified by Seller before or after execution of this Agreement), Seller's rights and obligations under any such identified lease or Use Right will be assigned to and assumed by Buyer at or after Closing.
- B. Buyer acknowledges that the Property may be subject to unidentified Use Rights. It is the responsibility of Buyer to determine if any of these unidentified Use Rights exist.

**Article 8. Closing - Default:**

- A. Closing will occur within 30 days after expiration of the Feasibility Review Period ("Closing Date"). The Closing will be deemed to occur upon payment of the Sale Price by wire transfer or a cashier's or certified check, and delivery of the deed. All Closing costs, including transfer taxes and excise taxes, will be paid by Buyer.
- B. If Closing fails to occur due to default by Seller, Buyer may terminate this Agreement as Buyer's sole remedy against Seller. In the event of such termination, neither Seller nor Buyer will have any further liability hereunder.
- C. If Closing fails to occur due to default by Buyer, Seller may terminate this Agreement and neither Seller nor Buyer shall have any further obligations or liability hereunder except for any of Buyer's surviving obligations pursuant to Article 3 (B) hereof. In no event shall Seller have any obligation whatsoever to extend the Closing Date for any reason if Buyer fails to perform.

**Article 9. Prorations:**

Local property taxes, if any, and other assessments due and payable in the year of Closing, as well as rental under any leases or Use Rights that are being assigned, will be prorated as of the date of Closing. Buyer will assume any installments of assessments not yet due and payable.

**Article 10. Subdivision/Platting Compliance:**

It may be necessary to comply with local or state subdivision or platting laws or regulations prior to Closing. All necessary applications, maps and other requirements to comply with this requirement will be completed by Buyer at Buyer's sole cost and expense, and are subject to review and approval by Seller before filing. If Buyer fails to comply with subdivision requirements prior to the Closing Date, or if any proposed subdivision plat or parcel map contains conditions affecting Seller, the Property prior to Closing, or other real property owned

by Seller, then Seller, in its sole and absolute discretion, may terminate this Agreement. Seller is not obligated to extend the Closing Date due to Buyer's failure to comply with subdivision or platting requirements prior to the Closing Date.

**Article 11. Mortgage Release:**

If the Property is subject to a blanket mortgage granted by Seller or a corporate predecessor of Seller, Seller will obtain a release within approximately six (6) months after Closing.

**Article 12. Seller's Management Approval:**

**BUYER ACKNOWLEDGES THAT NEITHER THIS AGREEMENT NOR THE NEGOTIATIONS LEADING TO THIS AGREEMENT CREATE ANY OBLIGATION ON THE PART OF SELLER TO SELL THE PROPERTY TO BUYER UNLESS THIS AGREEMENT IS APPROVED IN ACCORDANCE WITH SELLER'S MANAGEMENT POLICY STATEMENT. IF SUCH APPROVAL IS NOT GIVEN AND COMMUNICATED TO BUYER BY THE CLOSING DATE, THIS AGREEMENT WILL TERMINATE AND NEITHER PARTY WILL HAVE ANY FURTHER OBLIGATION.**

**Article 13. Condemnation:**

If, prior to Closing, a governmental agency commences or imminently threatens in writing to commence any eminent domain proceedings to take any material portion of the Property, Buyer and Seller shall each have the unilateral right, exercisable by giving notice of such decision to the other party within thirty (30) days after receiving written notice of such actual or threatened condemnation proceedings, to terminate this Agreement. In the event of such termination, this Agreement will be without any further force and effect and without further obligation of either party to the other. If neither party elects to terminate pursuant to this Article - Condemnation, the Sale Price will be determined as though such condemnation had not occurred, and the net proceeds of condemnation awards paid or payable to Seller by reason of such condemnation of the Property shall be paid or assigned to Buyer at Closing.

**Article 14. Counterparts; Electronic Signatures:**

This Agreement (or any amendments hereto) may be executed in any number of counterparts and in separate counterparts, each of which shall be deemed an original. The exchange of copies of this Agreement and of signature pages by facsimile or e-mail transmission shall constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of the original Agreement for all purposes. Signatures of the parties transmitted by facsimile or e-mail shall be deemed to be their original signatures for all purposes.

If you agree with the foregoing terms and conditions with respect to the possible purchase of the Property, please indicate your acceptance of these terms and conditions by signing in the acceptance space provided below and returning one copy to Matthew Dean Jansen at the address listed on the bottom of the first page of this letter or by electronic mail at matthew.jansen@up.com, in order that it is received by Seller no later than March 1, 2026. Please also indicate below how you wish to take title. If you should have any questions, please call Matthew Dean Jansen at (402) 544-4320.

Sincerely,

DocuSigned by:  
DANIEL PARKER  
A36E170D641C4FB...

Director – Real Estate

ACCEPTED AND AGREED THIS 12 DAY OF February, 2026

**PLEASANT VIEW CITY CORPORATION**

Signed by:  
By: Andrea Steiniger  
36E219F4BC2047E...

Printed Name: Andrea Steiniger

Title: City Administrator

Title to the Property will be taken as follows:

Pleasant View City, a municipal corporation

If Corporation, State of incorporation: Utah

If Husband and Wife, indicate how title will be taken:

       Joint Tenants with rights of survivorship

       Tenants in Common

       Community Property

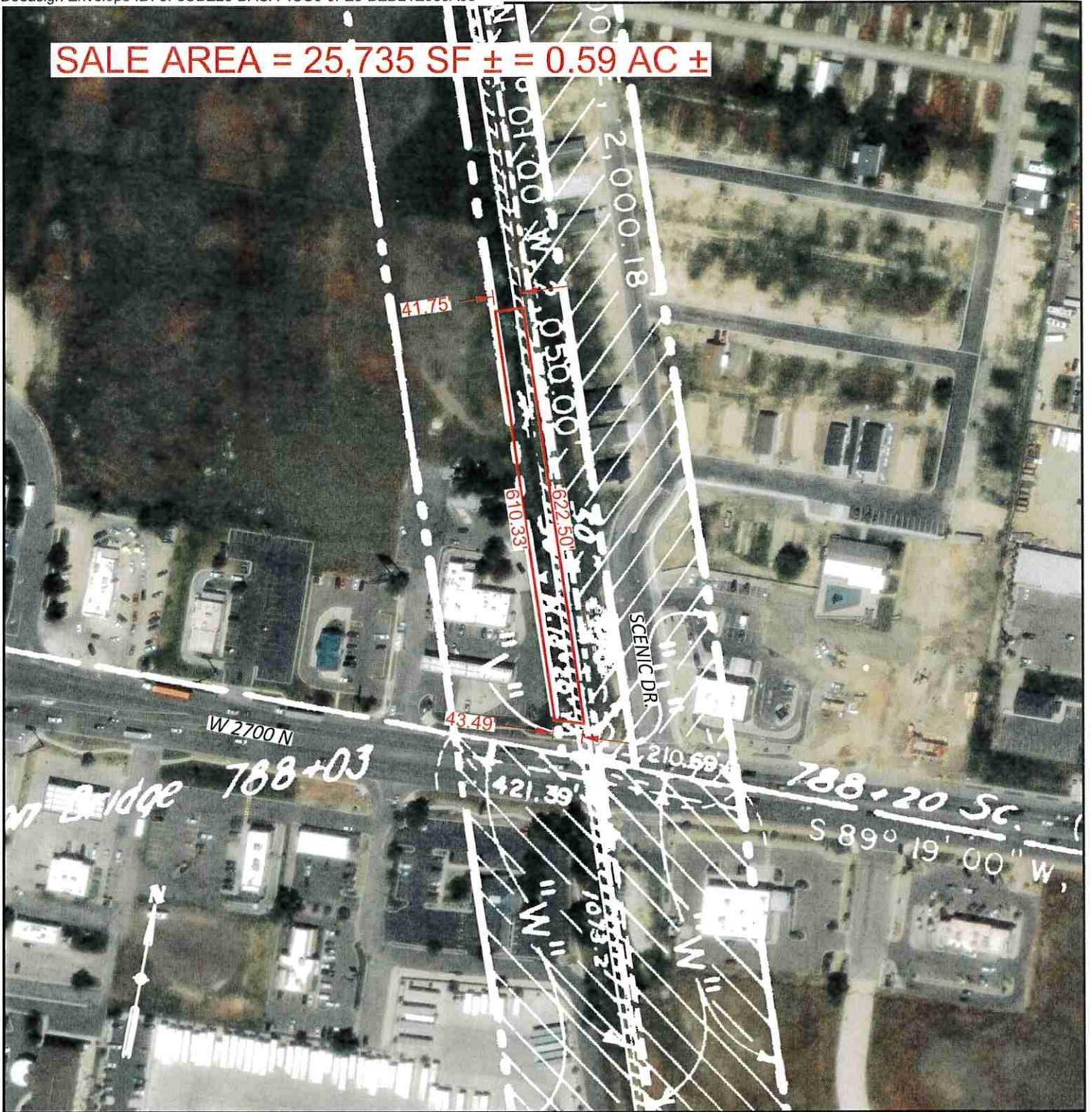
Mailing Address: Pleasant View City

520 W Elberta Dr

Pleasant View, UT 84414

\_\_\_\_\_

**SALE AREA = 25,735 SF ± = 0.59 AC ±**



**LEGEND:**

- SALE AREA .....
- UPRRCO. R/W OUTLINED .....

NOTE: BEFORE YOU BEGIN ANY WORK, SEE AGREEMENT FOR FIBER OPTIC PROVISIONS.

EXHIBIT "A"

**UNION PACIFIC RAILROAD COMPANY**

PLEASANT VIEW, WEBER COUNTY, UT

ABANDONED SOUTHERN PACIFIC

MAP SP UT V-2 / 36

SCALE: 1" = 200'

OFFICE OF REAL ESTATE

OMAHA, NEBRASKA DATE: 9/10/2025

RRM FILE: 08055-51

|               |                         |
|---------------|-------------------------|
| CADD FILENAME | 0805551.DGN             |
| SCAN FILENAME | 0805551_UTV20036. iTIFF |



February 9, 2026

Dear Pleasant View City Mayor and Council,

I am writing to ask you to declare February 28, 2026, as **Rare Disease Day** in Pleasant View City. On that day, millions of people across the United States will join the National Organization for Rare Disorders (NORD) in observing this special awareness day.

As one of your staff members, I believe this is important because national statistics indicate that approximately 1 in 10 people in our state are living with a rare disease. According to the National Institutes of Health (NIH), there are an estimated 25-30 million Americans living with a rare disease.

Rare disease advocacy is personal for me. My family spent more than twenty years searching for answers, navigating misdiagnoses, and learning how often rare disease patients must fight to be believed. That journey is why awareness, compassion, and early recognition matter so deeply to me, and why I continue to advocate for those who feel unseen.

A disease is considered rare if it affects fewer than 200,000 Americans. There are approximately 7,000 known rare diseases. These conditions are often lifelong, and many are terminal. Moreover, approximately two-thirds of those affected with a rare disease are children.

This Rare Disease Day, special events and activities are planned for February 28th. Individuals and families affected by rare diseases will be sharing their stories on social media; in radio, TV, and newspaper interviews; and at community events here in Utah and across the U.S.

Our community has a strong history of support for its citizens' causes. By declaring February 28, 2026, Rare Disease Day in Pleasant View City you will help us raise awareness within our community. I hope that you will join me and let our neighbors living with rare diseases know that while their diseases are rare, they are not alone.

With best regards,

Heather Gale, CPFA, ACPFA, CPFIM, ACPFIM, RDLA  
Treasurer, Pleasant View City  
APTUS&C President  
UAPT Past President

## Proclamation

**Whereas**, there are approximately 7,000 rare diseases and conditions (each affecting fewer than 200,000 Americans) in the United States, according to the National Institutes of Health (NIH);

**Whereas**, while each of these diseases may affect small numbers of people, rare diseases as a group affect an estimated 25-30 million Americans;

**Whereas**, many rare diseases are serious and debilitating conditions that have a significant impact on the lives of those affected;

**Whereas**, while more than 620 drugs and biologics have been approved for the treatment of over 1,000 rare diseases according to the Food and Drug Administration (FDA), 90% of rare diseases do not have an FDA approved treatment;

**Whereas**, individuals and families affected by rare diseases often experience problems such as delays in obtaining an accurate diagnosis, difficulty finding a health care provider with expertise in their condition, and a lack of access to treatments or ancillary services;

**Whereas**, residents of Pleasant View City are among those affected by rare diseases because nearly one in ten Americans have rare diseases;

**Whereas**, the National Organization for Rare Disorders (NORD) is organizing a nationwide observance of Rare Disease Day on February 28, 2026;

**Therefore**, be it resolved that February 28, 2026, will be observed as Rare Disease Day in Pleasant View City.



# Memo

**To:** Mayor and City Council  
**From:** Laurie  
**Date:** February 20, 2026  
**Re:** New Business Licenses Issued

**RECOMMENDED ACTION** No action needed. Informational only.

**DESCRIPTION / BACKGROUND** According to the Business License Ordinance, the council only needs to receive a list of approved and denied business license applications. The following are approved new businesses:

|                                                   |                                      |                                                                                                                                                                                                             |                                   |
|---------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Awesome Kids Pleasant View                        | 2301 N HWY 89                        | Child care center                                                                                                                                                                                           | Clark Peterson,<br>Braxten Lethco |
| Resonant Relating LLC                             | 2721 N HWY 89 SITE<br>200            | Outpatient mental health counseling and psychotherapy services                                                                                                                                              | Anarie White                      |
| Shaka Haulers                                     | 975 W 3800 N                         | Waste/junk removal in residential and commercial                                                                                                                                                            | Spencer Nay                       |
| G Scholes Property Management                     | 103 W 4300 N                         | Manage properties - collect rent and pay bills                                                                                                                                                              | Gracie Scholes                    |
| Bake With Gracie                                  | 103 W 4300 N                         | Home bakery                                                                                                                                                                                                 | Gracie Scholes                    |
| Hello Gorgeous                                    | 963 W 4100 N                         | Salon                                                                                                                                                                                                       | Shelly Anderson                   |
| Sor & Sons LLC                                    | 2724 N RULON<br>WHITE BLVD UNIT<br>4 | Auto mechanics and auto sales                                                                                                                                                                               | Joshua H.<br>Sorensen             |
| MAJCO LLC DBA Burt Brothers Tire & Service        | 425 W 2650 N                         | Retail automotive tire & service i.e. alignment, shocks, brakes, general mechanical and maintenance services, oil change                                                                                    | MAJCO LLC                         |
| Rocky Mountain Testing Solutions - An NSL Company | 2758 N 1600 W                        | RMTS is a third-party contract environmental testing laboratory. RMTS serves customers nationwide and internationally with quality, on-time product design verification and qualification testing services. | NSL Analytical Services, Inc.     |

if we make payments to them, I will be posting that information on the Transparency site. CM Gibson: is this not part of the RDA area? Andrea Steiniger: it has expired. CM Gibson: what are they looking to get out of this? Andrea Steiniger: we will have to have an economic development committee to review this. CM Gibson: these types are for infrastructure? How does this work? Andrea Steiniger: we decide. Weber County also passed the non-disclosure agreement. Mayor Call: if required by law we release information.

Motion was made by CM Arrington to accept the Confidentiality and Non-Disclosure Agreement with Rise Baking Company, LLC. 2<sup>nd</sup> by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

**8. Consolidated Fee Schedule. Discussion and possible action to amend the Consolidated Fee Schedule to add PID fees from Resolution 2025-K and amend the North View Fire District Impact Fees. Resolution 2025-L. (Presenter: Laurie Hellstrom)**

Motion was made by CM Arrington to adopt Resolution 2025-L (amend the Consolidated Fee Schedule). 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

**9. Pickup Replacement. Discussion and possible consideration to purchase five pickup trucks not to exceed \$54,000 each from Ken Garff and to surplus six pickup trucks. (Presenter: Tyson Jackson)**

Tyson Jackson: this is to get back on track. This is a five-year schedule. Mayor Call: we need to look at criteria not just age such as maintenance and mileage. Tyson Jackson: we are against lease for staffing issues and the time it takes to manage leases. We have more flexibility with purchasing. There are the quotes and needed extras like lights and seat covers, etc. CM Marriott: I would like to see a worksheet on all the vehicles.

Motion was made by CM Urry to approve the purchase of five pickup trucks not to exceed \$54,000 each from Ken Garff and to surplus six pickup trucks with the minimum amount to surplus as stated on the chart. 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

**10. Dump Truck Replacement. Discussion and possible consideration to purchase an International HV507 Dump Truck and equipment not to exceed \$360,000 from Rush (chassis) and Reading Truck (body/plow) and to surplus one plow truck. (Presenter: Tyson Jackson)**

Tyson Jackson: the request is to purchase and not to exceed an amount. Tyson Jackson explained the trucks. CM Marriott: could we use tractors for the cul-de-sacs? Tyson Jackson: there are different size trucks for different needs.

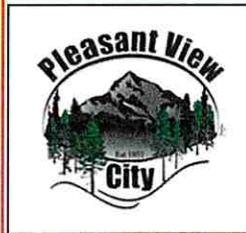
Motion was made by CM Arrington to approve the purchase of the Dump Truck from Rush and Reading Truck not to exceed \$360,000 and to surplus one plow truck. 2<sup>nd</sup> by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

**11. Award Striping Bid. Discussion and possible consideration to award the bid for street striping services in the amount of \$43,619.60 to Road Safe. (Presenter: Tyson Jackson)**

Tyson Jackson: this is striping for all the cross walks. It is under budget.

Motion was made by CM Gibson to award the bid for street striping services as stated. 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

**12. Approve Bulk Service Meter Purchase. Discussion and possible consideration to approve purchase Auto Read Meter Equipment in the amount of \$286,083.20 from Hydro Specialties. (Presenter: Tyson Jackson)**



# City Council Staff Report

AGENDA  
ITEM  
#

TO: Honorable Mayor and City Council

FROM: Tyson Jackson, Public Works Director  
[tjackson@pleasantviewut.gov](mailto:tjackson@pleasantviewut.gov)  
(801) 827-0453

MEETING DATE: August 12, 2025

SUBJECT: Discussion and possible action on approval of expenditure for the purchase of five, 2025 Ford F-150 trucks and surplus existing.

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## RECOMMENDATION

Move to **approve** the expenditure for five replacement trucks up to the amount of \$54,000 per truck including equipment from Ken Garff Ford and surplus of existing trucks through public auction.

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## BACKGROUND

To continue to operate a functional and reliable fleet of trucks, Public Works is asking to replace five pickups out of the sixteen trucks in the fleet. Moving from the previous three-year rotation towards a five-year replacement plan for pickups. We believe this will meet today's fiscal challenges while still having reliable equipment to fulfill our duties. However, we will continue to evaluate and incorporate new strategies in the ever-changing market and growing department.

This will replace two pickups that were previously transferred to the Public Works Department from the Police Department several years back to help them implement their lease program at the time and help this department with growing fleet needs. Three of the older pick ups with higher miles and beginning to show high maintenance needs.

The sixth truck show we are consolidating its portable fuel function into one of the new replacements and will not be replaced.

The trucks in this request were evaluated on the conditions below.

Qualifications for Requested Fleet Replacement:

- Unmanageability of repair costs
- Increasing vehicle downtime and its impact on fleet size
- Service disruptions
- Reduced employee productivity
- Reduced employee safety
- Reduced public safety
- Fiscal (age, milage, condition, value)
- Function

Surplus trucks will be auctioned after new trucks are received to the public via closed offers as is following surplus policies to ensure the city retains full sale amount and possibly benefit the public directly.

\*\*\*Values are Kelly Blue Book Fair Condition Trade In for reference.

| Vehicles Requested for Surplus 2025-2026 |         |              |          |             |
|------------------------------------------|---------|--------------|----------|-------------|
| Year                                     | Fleet # | Make & Model | Miles    | Value***    |
| 2019                                     | #3      | Ford F250    | 36,700   | \$29,000.00 |
| 2014                                     | #2      | Ford F150    | 108,000  | \$11,000.00 |
| 2018                                     | #6      | Ford F150    | 43,258   | \$24,000.00 |
| 2019                                     | #7      | Ford F250    | 66,919   | \$31,000.00 |
| 2015                                     | #13     | Ford F150    | 86,000   | \$18,000.00 |
| 2009                                     | #16     | Chevy        | 156469.4 | \$9,000.00  |

| New Vehicles Requested for Purchase 2025-2026 |     |           |  |                  |
|-----------------------------------------------|-----|-----------|--|------------------|
|                                               |     |           |  | Replacement Cost |
| 2025                                          | #3  | Ford F150 |  | \$53,056.41      |
| 2025                                          | #2  | Ford F150 |  | \$52,942.36      |
| 2025                                          | #6  | Ford F150 |  | \$52,547.36      |
| 2025                                          | #7  | Ford F150 |  | \$52,547.36      |
| 2025                                          | #13 | Ford F150 |  | \$52,547.36      |

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## BIDS & BUDGET

The funding for these replacements are covered under multiple enterprise funds and the general fund as shown below and set aside for the specific purpose of replacing fleet vehicles.

Consistent with City purchasing policy, trucks will be purchased under the Ford state bid.

### **Utilities Pickups Approved Funding**

Sewer Fund           \$54,000

Culinary Water Fund   \$54,000

### **Street & Storm Water Pickup Approved Funding**

Class C Road Funds   \$54,000

Storm Water Funds   \$54,000

### **Parks & Buildings Pickup Approved Funding**

Equipment Fund   \$54,000

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## ATTACHMENT

Ken Garff Quotes (3 PDF)