



SYRACUSE CITY

Syracuse Redevelopment Agency (RDA) Agenda

October 13 2026 – immediately following the City Council Business Meeting, which begins at 6:00 p.m.

In-Person Location: Syracuse City Hall, 1979 W. 1900 S.

Electronic Via [Zoom](#)

Connect via telephone: +1-301-715-8592 US, meeting ID: 812 5479 2502

Streamed on Syracuse City [YouTube Channel](#)

1. Meeting called to order.
2. Public hearing: Proposed Resolution RDA26-03 authorizing the purchase of approximately 1.526 acres of real property located at approximately 1862 W. 1700 S. (5 min.)
3. Public hearing: Proposed Resolution RDA26-04 authorizing the sale of 1.526 acres of real property located at approximately 1862 W. 1700 S. to CT Eatz Holdings, LLC. (5 min.)
4. Proposed Resolution RDA26-05 authorizing a property tax rebate for a restaurant to be constructed at approximately 1862 W. 1700 S. (10 min.).
5. Adjourn.

~~~~~

In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 8<sup>TH</sup> day of October, 2026 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.gov>. A copy was also provided to the Standard-Examiner on October 8, 2026.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# RDA AGENDA

October 13, 2026

## Agenda item RDA #2

## Public Hearing: Proposed Purchase of City Owned Land

### *Summary*

The city intends to sell approximately 1.526 acres located 1862 W 1700 S to the Syracuse City Redevelopment Agency ("RDA"). The reason for the sale is twofold, one to develop additional parking for the adjacent Founder's park, and two, generate economic development opportunities in the form of sales tax and property tax revenue from the eventual private development on the property. The RDA is better positioned to negotiate incentives for economic development, and that is the primary reason for the transfer from the City to the RDA.

Total sales price is determined by multiplying the acreage (1.526 acres or 66,472.56 sf) by the value of the property. The proposed value is established at \$16.5 psf which equals \$1,096,797 for the total sales price. The city commissioned an appraisal of the property on January 6, 2020. That appraisal came back establishing a value of \$800,000, which was approximately \$12 psf. Also, the city commissioned an appraisal of similar city owned commercial property located at 1700 S and 3000 W in July, 2025. That appraisal came back at approximately \$16.5 psf. More recently, the city RDA purchased property located at 2500 W 1700 S from UDOT. The appraised value for that transaction was about \$15 psf. The proposed sale price of \$16.5 psf is believed to be fair market value.

The city's surplus property policy says: At the City Council's sole discretion, significant parcels may be sold directly to a buyer under a negotiated price without going through a competitive bid process. In deciding whether to sell real estate in this method, the Council should take into consideration the following: a. Whether it is of greater advantage to the City, for community or economic development purposes to sell without a competitive bid process. b. Whether there is a real or perceived conflict of interest with the sale on behalf of any member of the City Council or the Mayor.

The City is proposing to sell directly to the RDA at a negotiated price without going through a competitive bid process because it is anticipated to be of greater advantage for economic development purposes. There are no real or perceived conflicts of interest with the sale on behalf of any member of the Council or the Mayor.

The City Council previously determined to surplus the property on February 25, 2020, following a properly noticed public hearing. The City Council advertised and held an additional public hearing on October 13, 2026.

### *Goals of Discussion*

Vote to approve, deny, or table the proposed purchase.

### *Attachments*

- Survey
- Resolution

RDA RESOLUTION NO. RDA 26-03

A RESOLUTION AUTHORIZING THE PURCHASE OF  
APPROXIMATELY 1.526 ACRES OF REAL PROPERTY  
LOCATED AT APPROXIMATELY 1862 WEST 1700 SOUTH

**WHEREAS**, the Syracuse City Council has offered to sell surplus real property located at approximately 1862 West 1700 South to the Syracuse City Redevelopment Agency (“RDA”) for the price of \$1,096,797; and

**WHEREAS**, the RDA desires to accept the Council’s offer and purchase the property for the stated price; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE SYRACUSE CITY REDEVELOPMENT AGENCY, STATE OF UTAH, AS FOLLOWS:**

**Section 1.** The Board hereby authorizes staff to purchase the 1.526 acres of property located at approximately 1862 West 1700 South, as more particularly described in Exhibit A, from Syracuse City.

**Section 2.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

**Section 3.** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED BY THE BOARD OF THE SYRACUSE CITY REDEVELOPMENT AGENCY, STATE OF UTAH, THIS 13TH DAY OF OCTOBER, 2026.**

\_\_\_\_\_  
DAVE MAUGHAN  
Chair

\_\_\_\_\_  
CASSIE Z BROWN  
Recorder

| Voting by the Board: | AYE   | NAY   |
|----------------------|-------|-------|
| Member Brown         | _____ | _____ |
| Member Cragun        | _____ | _____ |
| Member Robertson     | _____ | _____ |
| Member Pollard       | _____ | _____ |
| Member Watson        | _____ | _____ |

Exhibit A

LEGAL DESCRIPTION  
(AS-SURVEYED)

A parcel of land, situate in the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, also situated in Syracuse City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Antelope Drive (also known as State Route 108), said point being North 89°58'46" East 689.13 feet along the Section Line and North 0°01'14" West 86.98 feet from the Southwest Corner of Section 10, and running thence:

North 0°09'42" East 207.06 feet along the easterly boundary of CVS Plaza Subdivision;

thence North 89°58'46" East 306.81 feet to the northwesterly corner of that parcel described in a certain Warranty Deed (recorded May 21, 2009, as Entry No. 2452911);

thence South 0°01'14" East 235.84 feet along the westerly boundary line of said parcel to a point on the northerly right-of-way line of said Antelope Drive;

thence running along said northerly right-of-way line three (3) courses and distances:

(1) North 80°01'14" West 29.82 feet;

(2) Westerly 271.38 feet along the arc of a 1,555.00-foot radius curve to the left (center bears South 9°57'56" West and the chord bears North 85°02'02" West 271.04 feet with a central angle of 9°59'58");

(3) North 89°42'11" West 8.09 feet to the Point of Beginning.

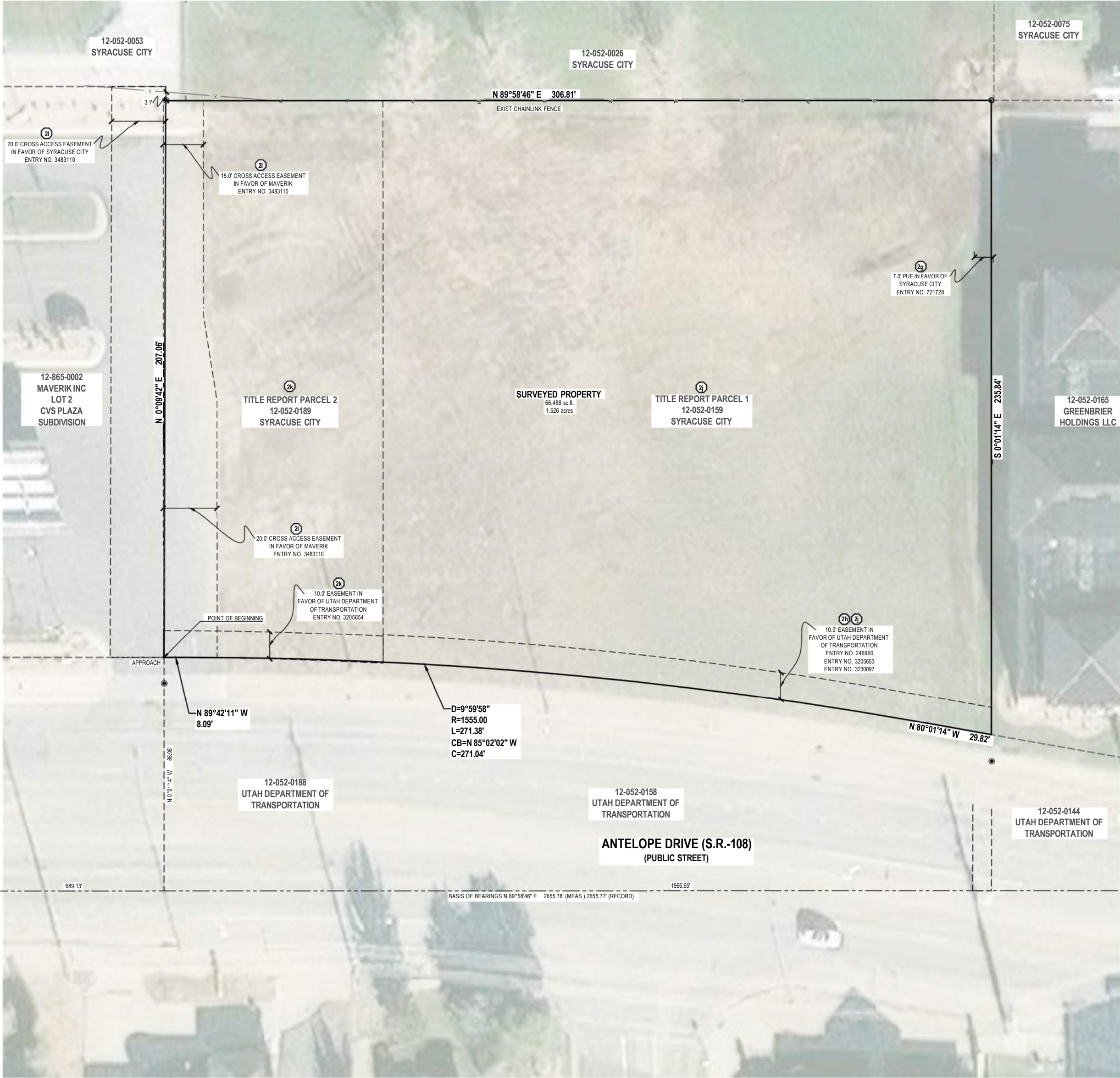
Contains 66,488 square feet or 1.526 acres.

811

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

BENCHMARK

CENTER OF SECTION 15  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4283.87'



LEGEND

SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET EXIST REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SECONDARY WATER VALVE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

STORM DRAIN CULVERT

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

GAS METER

TREE

SHRUB

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER LINE

STORM DRAIN LINE

LAND DRAIN LINE

CULINARY WATER LINE

SECONDARY WATER LINE

IRRIGATION LINE

OVERHEAD POWER LINE

ELECTRICAL LINE

GAS LINE

EXISTING CONTOURS

CONCRETE

BUILDING

PUBLIC DRAINAGE EASEMENT

DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 10  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
SYRACUSE CITY, DAVIS COUNTY, UTAH

SYRACUSE CITY PROPERTY  
ALTA/NSPS LAND TITLE SURVEY

1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
SYRACUSE CITY

CONTACT:

PHONE:

ALTA/NSPS  
LAND TITLE  
SURVEY

PROJECT NUMBER  
15065

PRINT DATE  
2026-08-19

PROJECT MANAGER  
T. WILLIAMS

DESIGNED BY  
A. MULLINS

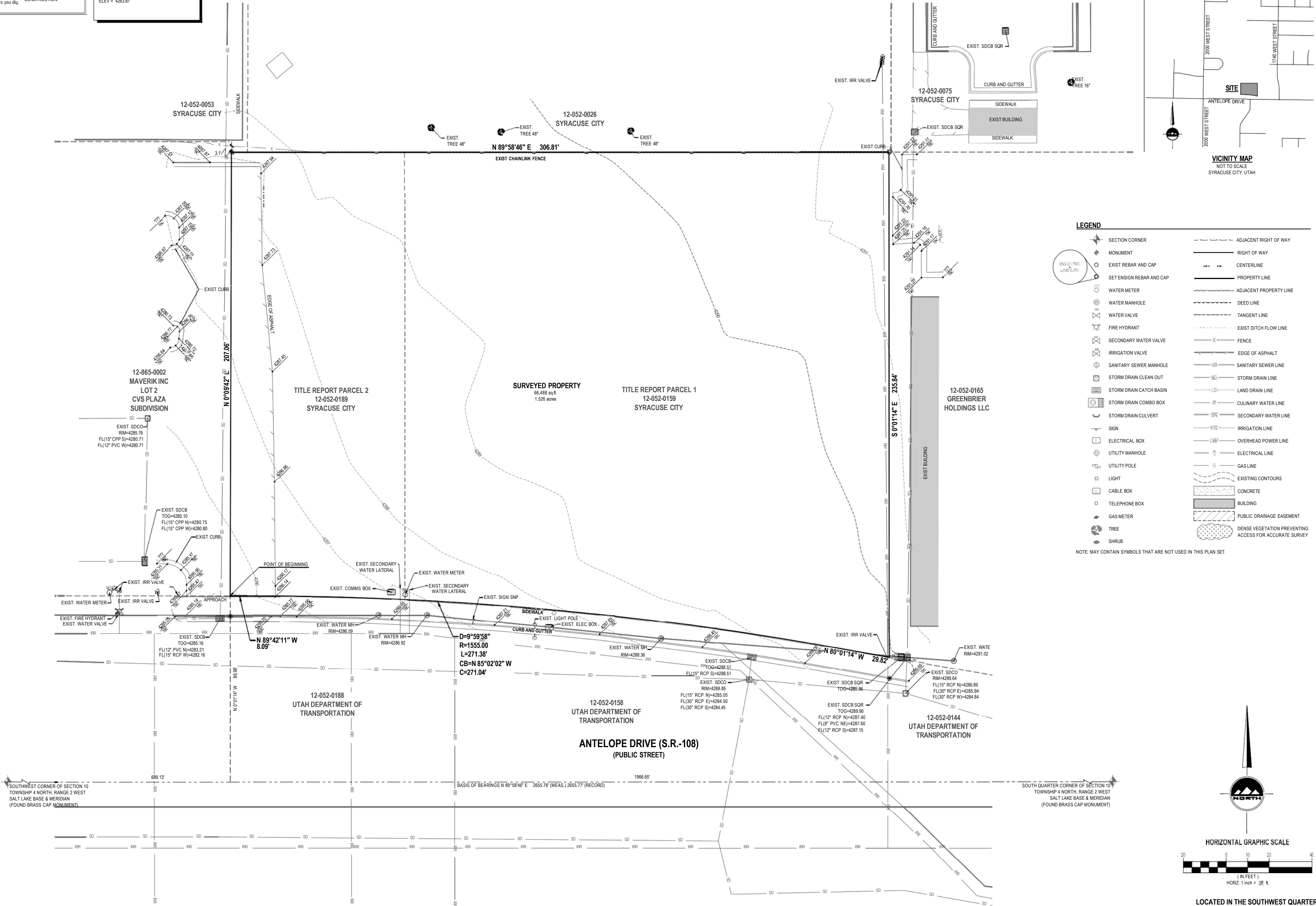
1 of 3

**811**  
Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

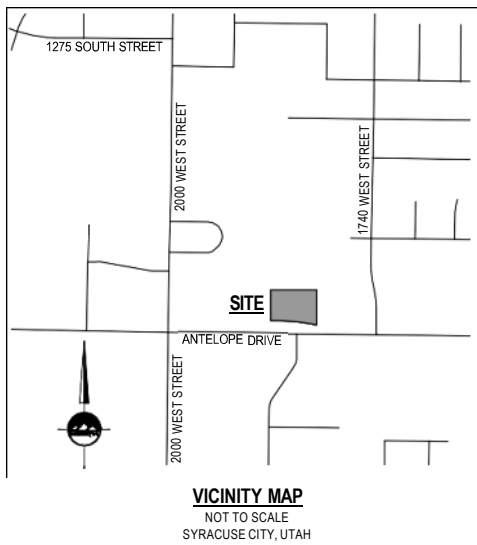
CENTER OF SECTION 15,  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4263.87'



**LEGEND**

|  |                          |  |                                                        |
|--|--------------------------|--|--------------------------------------------------------|
|  | SECTION CORNER           |  | ADJACENT RIGHT OF WAY                                  |
|  | MONUMENT                 |  | RIGHT OF WAY                                           |
|  | EXIST REBAR AND CAP      |  | CENTERLINE                                             |
|  | SET ENSIGN REBAR AND CAP |  | PROPERTY LINE                                          |
|  | WATER METER              |  | ADJACENT PROPERTY LINE                                 |
|  | WATER MANHOLE            |  | DEED LINE                                              |
|  | WATER VALVE              |  | TANGENT LINE                                           |
|  | FIRE HYDRANT             |  | EXIST DITCH FLOW LINE                                  |
|  | SECONDARY WATER VALVE    |  | FENCE                                                  |
|  | IRRIGATION VALVE         |  | EDGE OF ASPHALT                                        |
|  | SANITARY SEWER MANHOLE   |  | SANITARY SEWER LINE                                    |
|  | STORM DRAIN CLEAN OUT    |  | STORM DRAIN LINE                                       |
|  | STORM DRAIN CATCH BASIN  |  | LAND DRAIN LINE                                        |
|  | STORM DRAIN COMBO BOX    |  | CULINARY WATER LINE                                    |
|  | STORM DRAIN CULVERT      |  | SECONDARY WATER LINE                                   |
|  | SIGN                     |  | IRRIGATION LINE                                        |
|  | ELECTRICAL BOX           |  | OVERHEAD POWER LINE                                    |
|  | UTILITY MANHOLE          |  | ELECTRICAL LINE                                        |
|  | UTILITY POLE             |  | GAS LINE                                               |
|  | LIGHT                    |  | EXISTING CONTOURS                                      |
|  | CABLE BOX                |  | CONCRETE                                               |
|  | TELEPHONE BOX            |  | BUILDING                                               |
|  | GAS METER                |  | PUBLIC DRAINAGE EASEMENT                               |
|  | TREE                     |  | DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY |
|  | SHRUB                    |  |                                                        |

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



**ENSIGN**  
THE STANDARD IN ENGINEERING

**LAYTON**  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

**SANDY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
CLIENT  
CLIENT'S ADDRESS  
CLIENT CITY STATE ZIP

CONTACT:  
CLIENT CONTACT  
PHONE: 801.220.9333

**SYRACUSE CITY PROPERTY  
ALT/NSPS LAND TITLE SURVEY**

1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075

**ALT/NSPS  
LAND TITLE  
SURVEY**

PROJECT NUMBER  
15065

PRINT DATE  
2026-08-19

PROJECT MANAGER  
T. WILLIAMS

DESIGNED BY  
A. MULLINS

**2 of 3**

811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**SURVEYOR'S CERTIFICATE**

To: City of Syracuse; Stewart Title Guaranty Company; and their successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included Items 1, 2, 3, 4, 5, 8, 11(a), 13, 14 and 18 of Table A thereof.

The fieldwork was completed on 06/23/2026.

This ALTANSPS Survey is based on the Title Report Supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026



Date of Plat or Map: August 19, 2026  
Trent R. Williams, PLS  
License No. 8034679

**SURVEY NARRATIVE**

The purpose of this survey is to perform an ALTANSPS Land Title Survey of the subject properties and write a combined description of them, as requested by Syracuse City.

**Reference Documents:**

- CVS Plaza Subdivision
- Record of Survey No. 5669
- Record of Survey No. 239

**Basis of Bearing:**

The Basis of Bearing for this survey is North 89°58'46" East, between the Found Southwest Corner and Found South Quarter Corner of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

**Boundary Resolution:**

The record descriptions were retraced and rotated to match the basis of bearings. We held CVS Plaza Subdivision along the west side. The record northerly segments of the two parcels were found to be consistent with an existing fence. No inconsistencies were found.

**RECORD DESCRIPTION**  
(AS SHOWN ON THE TITLE REPORT)

**PARCEL 1:** (12-052-0159)  
A tract of land, situate in the SW 1/4 SW 1/4 of Section 10, Township 4 North, Range 2 West, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Westerly boundary of said tract of land and the Northerly right of way line of SR-108 of said project, which point is 770.55 feet S 89°40'57" East along the Section Line and 85.27 feet North 00°19'03" East from the Southwest corner of said Section 10, said point also being 55.00 feet radially distant Northerly from the centerline of said project, and running thence North 00°19'03" East 208.77 feet along said Westerly boundary line to the Northerly boundary line of said tract of land; thence South 89°40'57" East 226.05 feet along said Northerly boundary line to the Easterly boundary line of said tract of land; thence South 00°19'03" West 235.84 feet along said Easterly boundary line to said Northerly right of way line; thence North 79°40'57" West 59.83 feet to the point of tangency of a 1,555.00-foot radius curve to the left; thence Westerly 198.03 feet along the arc of said curve (Chord bears N 83°19'51" W 197.89 feet) to the point of beginning.

**PARCEL 2:** (12-052-0189)  
A tract of land, situate in the SW 1/4 SW 1/4 of Section 10, Township 4 North, Range 2 West, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Northerly right of way line of SR-108 and Westerly boundary line of said tract of land at a point 688.85 feet East and 86.98 feet North from the Southwest corner of said Section 10; and running thence North 207.11 feet to the Northerly boundary line of said tract of land; thence East 81.70 feet to the Easterly boundary line of said tract of land; thence South 209.29 feet to a point on said Northerly right of way line; thence along said Northerly right of way line the following two (2) courses: (1) Westerly 73.37 feet along the arc of a 1,555.00-foot radius curve to the left (Note: Chord to said curve bears North 88°19'50" W 73.36 feet); (2) N 89°40'57" West 8.36 feet to the point of beginning.

**LEGAL DESCRIPTION**  
(AS-SURVEYED)

A parcel of land, situate in the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, also situated in Syracuse City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Antelope Drive (also known as State Route 108), said point being North 89°58'46" East 689.13 feet along the Section Line and North 0°01'14" West 86.98 feet from the Southwest Corner of Section 10, and running thence:

North 0°09'42" East 207.06 feet along the easterly boundary of CVS Plaza Subdivision;

thence North 89°58'46" East 306.81 feet to the northwesterly corner of that parcel described in a certain Warranty Deed (recorded May 21, 2009, as Entry No. 2452911);

thence South 0°01'14" East 235.84 feet along the westerly boundary line of said parcel to a point on the northerly right-of-way line of said Antelope Drive;

thence running along said northerly right-of-way line three (3) courses and distances:

(1) North 80°01'14" West 29.82 feet;

(2) Westerly 271.38 feet along the arc of a 1,555.00-foot radius curve to the left (center bears South 9°57'56" West and the chord bears North 85°02'02" West 271.04 feet with a central angle of 9°59'58");

(3) North 89°42'11" West 8.09 feet to the Point of Beginning.

Contains 66,488 square feet or 1.526 acres.

**NOTES**

For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026

1. Table A Items:

a. Item 1: Monuments placed at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.

b. Item 2: Address of the surveyed site:

1862 W Antelope Drive  
Syracuse, UT 84075

c. Item 3: Flood zone classification depicted by scaled map location and graphic plotting only.

Flood Zone: X  
Community Number: 49011C0210E  
Revised: 6/18/2007

d. Item 4: Gross land area:

66,488 sq. ft.  
1.526 acres

e. Item 5: Vertical relief with the source of information.

Contours shown hereon are taken from traditional ground survey of the surveyed area.  
Site Benchmark is: 4263.87 (The found Center of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian)

f. Item 8: Substantial features observed in the process of conducting the fieldwork are shown hereon. (In addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).

g. Item 11: Evidence of underground utilities existing on or serving the surveyed property is shown hereon as determined by:

(a) plans provided by service providers  
(b) located during field work

h. Item 13: Names of owners of adjoining properties according to current tax records is shown hereon.

i. Item 14: The distance to the nearest intersecting street is approximately 85' and is the intersection of Antelope Drive (S.R.-108) and Heritage Lane.

j. Item 18: Any plottable offsite easements are shown hereon. These easements have been disclosed in documents provided to or obtained by the surveyor.

2. Schedule BII Exceptions from Coverage

The following exceptions from coverage are taken from the title report supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026

a. Items no. 1-7 are general exceptions (Not a Survey Matter.)

b. Item No. 8 refers to Property Tax exceptions. General Property Taxes are accruing as liens and are not yet due and payable for Tax ID No. 12-052-0159 and 12-052-0189. (Not a Survey Matter.)

c. Item No. 9 refers to the land being located within the boundaries of Davis County 454 District, and is subject to any charges and assessments levied thereby. (Not a Survey Matter.)

d. Item No. 10 refers to Ordinance No. 16-24, adopting the Syracuse Antelope Drive Community Development Project Area Plan, and related matters, together with the terms, conditions and limitations contained therein. (Not a Survey Matter.)

Recorded: September 7, 2016  
Entry No. 2964235  
Book 6595, Page 345

e. Item No. 11 refers to water rights, claims or title to water. (Not a Survey Matter.)

f. Item No. 12 refers to minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel, together with all rights, privileges and immunities relating thereto. (Not a Survey Matter.)

Item No. 13 refers to an Easement, and the terms, conditions and limitations contained therein, in favor of Syracuse, a Municipal Corporation. (Shown Hereon.)

Recorded: December 18, 1995  
Entry No. 721728  
Book 1066, Page 271

Item No. 14 refers to an Easement, and the terms, conditions and limitations contained therein, in favor of The Utah Department of Transportation. (Shown Hereon.)

Recorded: December 18, 1995  
Entry No. 2406960  
Book 4664, Page 1134

i. Item No. 15 refers to an Agreement for Future Cross-Access Easements, and the terms, conditions and limitations contained therein. (Not Sufficiently Described to Plot.)

Recorded: September 15, 2016  
Entry No. 2966347  
Book 6601, Page 802

Item No. 16 refers to Restrictions, Conditions and Reservations as contained in Quit Claim deed, and the terms, conditions and limitations contained therein. (Affects Parcel 1). (Shown Hereon.)

Recorded: November 21, 2019  
Entry No. 3205653  
Book 7394, Page 1560

Item No. 16 also refers to Release of Reversionary Clause recorded February 28, 2020 as Entry No. 3230097 in Book 7459 at Page 920. (Affects Parcel 1). (Blanket in Nature.)

Recorded: February 28, 2020  
Entry No. 3230097  
Book 7459, Page 920

Item No. 17 refers to Restrictions, Conditions and Reservations as contained in Quit Claim Deed, and the terms, conditions and limitations contained therein. (Affects Parcel 2). (Shown Hereon.)

Recorded: November 21, 2019  
Entry No. 3205654  
Book 7394, 1564

Item No. 17 also refers to a Release of Reversionary Clause recorded February 28, 2020 as Entry No. 3230096 in Book 7459 at Page 918, of Public Records. (Affects Parcel 2). (Blanket in Nature.)

Recorded: February 28, 2020  
Entry No. 3230096  
Book 7459, Page 918

Item No. 18 refers to a Reciprocal Access Easement Agreement, and the terms, conditions and limitations contained therein. (Shown Hereon.)

Recorded: June 16, 2022  
Entry No. 3483110  
Book 8032, Page 503

m. Item No. 19 refers to "The Company requires satisfactory verification of the identity of the seller, as the subject property is assessed as vacant land. Unless you have personal, prior knowledge of the identity of the seller, you must send a letter to the seller at the assessment's verified mailing address requesting confirmation that the transaction is legitimate." (Not a Survey Matter.)

n. Item No. 20 refers to any matters that might be disclosed by an accurate survey of said premises.

o. Item No. 21 refers to the rights of parties in possession of the land under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder. (Not a Survey Matter.)

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CLIENT  
CLIENT'S ADDRESS  
CLIENT CITY STATE ZIP

CONTACT:  
CLIENT CONTACT  
PHONE: 801.000.0000

SYRACUSE CITY PROPERTY  
ALTANSPS LAND TITLE SURVEY  
1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075



# RDA AGENDA

October 13, 2026

## Public Hearing: Proposed Land Sale from RDA to Restaurant

### Agenda item RDA #3

#### Summary

Local restaurant 'El Matador' is interested in purchasing approximately 1.526 acres located approximately 1822 W 1700 S. Here are the conceptual terms of the proposed sale/shared parking lot development agreement:

- RDA sells to restaurant for \$1,096,797 (\$16.5 psf)
- Restaurant would 'overbuild' the parking lot, leaving extra room for shared parking benefiting the park
- City would give credit for the construction of extra parking
- City would give credit for public parking easement
- Restaurant would have 12 months to begin construction after closing, if no action, city can buy back for same price
- Proposed encroachment into the park about 26' for additional shared parking
- Proposed demolition of 3 existing large trees, will plant 7 new ones along north edge
- City reimburses buyer for constructing off premise improvements including extending the sidewalks, connecting into Peck parking lot, removing the trees, and other improvements as needed.
- Buyer to maintain southern part of parking lot including snow plowing, striping, resurfacing, potholes, etc. and city will maintain north row and drive.
- Gross price - shared stalls improvements - easements - off premise improvements = Net price. (\$858,647)

Example of how the credits work.

29 city stalls (north row): Ballpark construction credit of  $29 \times \$5,500 = \$159,500$ ; 25 shared stalls credit of  $25 \times \$2,750$  per stall = \$68,750, future art easement of \$9,900. Net of \$858,647

#### Goals of Discussion

Vote to either approve, deny, or table this proposed sale/joint development scenario, authorizing staff to execute the associated sales agreement.

#### Attachments

Vicinity Map  
Development Concept  
Resolution

**Needed Actions – Supplied by Colin Winchester:**

1.     Disclose the following information to the public:
  - Proposed Buyer: CT EATZ HOLDINGS LLC
  - Purchase Price: \$1,096,797
2.     Hold a public hearing.
3.     Determine that the sale is in the public interest and complies with applicable laws and ordinances.
4.     Vote whether to approve the Resolution approving the proposed sale.



RDA RESOLUTION NO. RDA26-04

A RESOLUTION AUTHORIZING THE SALE OF 1.526 ACRES OF REAL PROPERTY  
LOCATED AT APPROXIMATELY 1862 WEST 1700 SOUTH  
TO CT EATZ HOLDINGS LLC

**WHEREAS**, the Syracuse City Redevelopment Agency (“RDA”) is authorized by state law and city ordinance to dispose of surplus property when it considers such actions appropriate; and

**WHEREAS**, the RDA finds it advantageous and appropriate for economic development and park development purposes to sell the property to CT EATZ HOLDINGS LLC; and

**WHEREAS**, the real property will be sold for fair market value, which is believed to be \$1,096,797; and

**WHEREAS**, the RDA held a public hearing on October 13, 2026;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE SYRACUSE CITY REDEVELOPMENT AGENCY, STATE OF UTAH, AS FOLLOWS:**

**Section 1.** The Board hereby authorizes staff to sell 1.526 acres of property located 1862 West 1700 South, as more particularly described in Exhibit A, to CT EATZ HOLDINGS LLC.

**Section 2.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

**Section 3.** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED BY THE BOARD OF THE SYRACUSE CITY REDEVELOPMENT AGENCY, STATE OF UTAH, THIS 13TH DAY OF OCTOBER, 2026.**

|                      |     |                |  |
|----------------------|-----|----------------|--|
| DAVE MAUGHAN         |     | CASSIE Z BROWN |  |
| Chair                |     | Recorder       |  |
| Voting by the Board: | AYE | NAY            |  |
| Member Brown         |     |                |  |
| Member Cragun        |     |                |  |
| Member Robertson     |     |                |  |
| Member Pollard       |     |                |  |
| Member Watson        |     |                |  |

REAL ESTATE PURCHASE CONTRACT  
FOR VACANT REAL PROPERTY LOCATED AT APPROXIMATELY  
1862 WEST 1700 SOUTH, SYRACUSE, UTAH  
RDA TO CT EATZ HOLDINGS LLC

**AGREEMENT** dated this 13th day of October, 2026, by and between CT EATZ HOLDINGS LLC (“Buyer”) and SYRACUSE CITY REDEVELOPMENT AGENCY, a political subdivision of the State of Utah (“Seller”).

- 1.0     PROPERTY:** Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, vacant real property located at approximately 1862 West 1700 South, Syracuse, Utah 84075, Tax ID No. 120520195, consisting of 1.526 acres (the “Property”).
- 2.0     PURCHASE PRICE.** The gross purchase price for the Property is \$1,096,797. Seller will credit the following amounts at Closing: \$159,500 for the northernmost parking row, consisting of approximately 29 stalls; \$68,750 for the next northernmost parking row, consisting of approximately 25 parking stalls; and \$9,900 for the art easement on the southeast corner of the property. The net purchase price due from Buyer in cash at Closing is \$858,647.

|                                                                   |             |
|-------------------------------------------------------------------|-------------|
| Gross Purchase Price (66,472.56 square feet x \$16.50)            | \$1,096,797 |
| Northernmost parking row (approximately 29 stalls x \$5,500)      | (\$159,500) |
| Next northernmost parking row (approximately 25 stalls x \$2,750) | (\$68,750)  |
| Art easement (1,200 square feet x \$8.25)                         | (\$9,900)   |
| Net Purchase Price                                                | \$858,647   |

- 3.0     SETTLEMENT AND CLOSING.**
- 3.1     Settlement.** Settlement shall take place no later than the Settlement Deadline, or as otherwise mutually agreed by Buyer and Seller in writing. “Settlement” shall occur only when all of the following have been completed: (a) Buyer and Seller have signed and delivered to the closing office all documents required by this REPC, by the title insurance and closing offices, by written escrow instructions, or by applicable law; and (b) any monies required to be paid by Buyer or Seller under these documents have been delivered to the closing office in the form of personal check.
- 3.2     Closing.** For purposes of this REPC, “Closing” means that: (a) Settlement has been completed; and (b) the applicable Closing documents have been recorded in the office of the Davis County Recorder (“Recording”). The actions described in this 3.2(b) shall be completed no later than four calendar days after Settlement.

Buyer Approval (Initials) \_\_\_\_\_ and \_\_\_\_\_  
Seller Approval (Initials) \_\_\_\_\_

Page 1

**3.3 Possession.** Seller shall deliver physical possession of the Property to Buyer upon Recording. Buyer and Seller shall each be responsible for any insurance coverage each party deems necessary for the Property. The provisions of this Section shall survive Closing.

**4.0 PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.**

**4.1 Property Taxes Proration.** Property taxes for the current year shall be prorated as of the Settlement Deadline.

**4.2 Fees/Costs/Payment Obligations.**

**(a) Escrow Fees.** Buyer and Seller shall each pay their respective fees charged by the closing office for its services in the settlement/closing process. The provisions of this Section shall survive Closing.

**(b) Change of Ownership Fees.** If a change of ownership fee is due upon the transfer of title to the Property from Seller to Buyer, that change of ownership fee shall, at Settlement, be paid by Buyer. The provisions of this Section shall survive Closing.

**(c) Utility Services.** Buyer shall be responsible for all utilities and other services provided to the Property after the Settlement Deadline. The provisions of this Section shall survive Closing.

**(d) Real Estate Brokerage Compensation.** Seller is not represented by a real estate broker. If Buyer elects to be represented by a real estate broker, Buyer shall pay its own real estate brokerage compensation. The provisions of this Section shall survive Closing.

**(e) Sales Proceeds Withholding.** Buyer and Seller authorize and direct the closing office to withhold from Seller’s proceeds at Closing sufficient funds to pay all mortgages, trust deeds, judgments, mechanic’s liens, tax liens, and warrants. The provisions of this Section shall survive Closing.

**5.0 TITLE AND TITLE INSURANCE.**

**5.1 Title to Property.** Seller represents that Seller has fee title to the Property and will convey marketable title to the Property to Buyer at Closing by general warranty deed. Buyer agrees to accept title to the Property subject to the contents of the Commitment for Title Insurance (the “Commitment”) provided by Seller, and as reviewed and approved by Buyer.

**5.2 Title Insurance.** At Settlement, Seller agrees to pay for and cause to be issued in favor of Buyer, through the title insurance agency that issued the Commitment (the “Issuing Agent”), the most current version of the *ALTA Homeowner’s Policy of Title Insurance* (the “Homeowner’s Policy”).

Buyer Approval (Initials) \_\_\_\_\_and \_\_\_\_\_  
Seller Approval (Initials) \_\_\_\_\_

Page 2

**6.0 SELLER DISCLOSURES.** No later than the Seller Disclosure Deadline, Seller shall provide to Buyer the following documents in hard copy or electronic format which are collectively referred to as the “Seller Disclosures”:

- (a) a written Seller property condition disclosure for the Property, completed, signed and dated by Seller;
- (b) a Commitment for Title Insurance; and
- (c) written notice of any claims and/or conditions known to Seller relating to environmental problems and building or zoning code violations.

**7.0 BUYER’S CONDITIONS OF PURCHASE.**

**7.1 DUE DILIGENCE CONDITION.** Buyer’s obligation to purchase the Property is conditioned upon Buyer’s Due Diligence as defined in this Section. This condition is referred to as the “Due Diligence Condition.”

(a) **Due Diligence Items.** Buyer’s Due Diligence shall consist of Buyer’s review and approval of the contents of the Seller Disclosures, and any other tests, evaluations and verifications of the Property deemed necessary or appropriate by Buyer, such as: the physical condition of the Property; the existence of any hazardous substances, environmental issues or geologic conditions; the square footage or acreage of the land and/or improvements; the costs and availability of homeowners’ insurance and flood insurance, if applicable; water source, availability and quality; the location of property lines; regulatory use restrictions or violations; fees for services such as municipal services, and utility costs; convicted sex offenders residing in proximity to the Property; and any other matters deemed material to Buyer in making a decision to purchase the Property. Unless otherwise provided in this REPC, all of Buyer’s Due Diligence shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer’s choice. Seller agrees to cooperate with Buyer’s Due Diligence. Buyer agrees to pay for any damage to the Property resulting from any such inspections or tests during the Due Diligence.

(b) **Buyer’s Right to Cancel or Resolve Objections.** If Buyer determines, in Buyer’s sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline, cancel this REPC by providing written notice to Seller, or (ii) no later than the Due Diligence Deadline, resolve in writing with Seller any objections Buyer has arising from Buyer’s Due Diligence.

(c) **Failure to Cancel or Resolve Objections.** If Buyer fails to cancel this REPC or fails to resolve in writing with Seller any objections Buyer has arising from Buyer’s Due Diligence, Buyer shall be deemed to have waived the Due Diligence Condition.

Buyer Approval (Initials) \_\_\_\_\_and \_\_\_\_\_

Seller Approval (Initials) \_\_\_\_\_

Page 3

**7.2 FINANCING CONDITION.** Buyer’s obligation to purchase the Property is not conditioned upon Buyer obtaining financing.

**8.0 ADDENDA.** There are addenda to this REPC containing additional terms.

**9.0 AS-IS CONDITION OF PROPERTY.**

**9.1 Condition of Property/Buyer Acknowledgements.** Buyer acknowledges and agrees that in reference to the physical condition of the Property: (a) Buyer is purchasing the Property in its “As-Is” condition without expressed or implied warranties of any kind; (b) Buyer shall have, during Buyer’s Due Diligence, an opportunity to completely inspect and evaluate the condition of the Property; and (c) if based on the Buyer’s Due Diligence, Buyer elects to proceed with the purchase of the Property, Buyer is relying wholly on Buyer’s own judgment and that of any contractors or inspectors engaged by Buyer to review, evaluate and inspect the Property. The provisions of Section shall survive Closing.

**9.2 Condition of Property/Seller Acknowledgements.** Seller acknowledges and agrees that in reference to the physical condition of the Property: (a) Seller agrees to disclose in writing to Buyer defects in the Property known to Seller that materially affect the value of the Property that cannot be discovered by a reasonable inspection by an ordinary prudent Buyer; (b) Seller agrees to carefully review, complete, and provide to Buyer a written Seller property condition disclosure; (c) Seller agrees to deliver the Property to Buyer in substantially the same general condition as it was on the date of this REPC, ordinary wear and tear excepted; (d) Seller agrees to deliver the Property to Buyer free of debris and personal belongings; and (e) there are no underground storage tanks or other environmental contamination on the property. The provisions of Section shall survive Closing.

**10.0 CHANGES DURING TRANSACTION.** Seller agrees that from the date of this REPC until the date of Closing the following additional items apply:

**10.1 Alterations/Improvements to the Property.** No substantial alterations or improvements to the Property shall be made or undertaken without prior written consent of Buyer.

**10.2 Financial Encumbrances/Changes to Legal Title.** No further financial encumbrances to the Property shall be made, and no changes in the legal title to the Property shall be made without the prior written consent of Buyer.

**10.3 Property Management Agreements.** No property management agreements may be entered into without the prior written consent of Buyer.

**10.4 Long-Term Lease or Rental Agreements.** No new long-term lease or rental agreements may be entered into without the prior written consent of Buyer.

Buyer Approval (Initials) \_\_\_\_\_and \_\_\_\_\_  
Seller Approval (Initials) \_\_\_\_\_

Page 4

**11.0 AUTHORITY OF SIGNERS.** The persons signing this REPC warrant their authority to do so and to bind Buyer and Seller.

**12.0 COMPLETE CONTRACT.** This REPC and Seller Disclosures (collectively referred to as this “REPC”), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. This REPC cannot be changed except by written agreement of the parties.

**13.0 MEDIATION.** Any dispute relating to this REPC arising prior to or after Closing may, upon agreement of the parties, first be submitted to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree before any settlement is binding. The parties will jointly appoint an acceptable mediator and share equally in the cost of such mediation. If mediation fails, the other procedures and remedies available under this REPC shall apply. Nothing in this Section prohibits any party from seeking emergency legal or equitable relief, pending mediation. The provisions of this Section shall survive Closing.

**14.0 DEFAULT.**

**14.1 Buyer Default.** If Buyer defaults, Seller may elect one of the following remedies: (a) cancel this REPC; (b) sue Buyer to specifically enforce this REPC; or (c) pursue any other remedies available at law.

**14.2 Seller Default.** If Seller defaults, Buyer may elect one of the following remedies: (a) cancel this REPC; (b) sue Seller to specifically enforce this REPC; or (c) pursue any other remedies available at law.

**15.0 ATTORNEY FEES AND COSTS/GOVERNING LAW.** In the event of litigation or binding arbitration arising out of the transaction contemplated by this REPC, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation under Section. This REPC shall be governed by and construed in accordance with the laws of the State of Utah. The provisions of this Section shall survive Closing.

**16.0 NOTICES.** All notices required under this REPC must be: (a) in writing; (b) signed by the party giving notice; and (c) received by the other party or that party’s agent, or by the receiving party’s brokerage firm, no later than the applicable date referenced in this REPC.

Buyer Approval (Initials) \_\_\_\_\_ and \_\_\_\_\_  
Seller Approval (Initials) \_\_\_\_\_

**17.0 NO ASSIGNMENT.** This REPC and the rights and obligations of Buyer hereunder, are personal to Buyer. This REPC may not be assigned by Buyer without the prior written consent of Seller. Provided, however, the transfer of Buyer’s interest in this REPC to any business entity in which Buyer holds a legal interest, including, but not limited to, a family partnership, family trust, limited liability company, partnership, or corporation (collectively referred to as a “Permissible Transfer”), shall not be treated as an assignment by Buyer that requires Seller’s prior written consent.

**18.0 INSURANCE AND RISK OF LOSS.**

**18.1 Insurance Coverage.** As of Closing, Buyer shall be responsible to obtain casualty and liability insurance coverage on the Property in amounts acceptable to Buyer.

**18.2 Risk of Loss.** If prior to Closing, any part of the Property is damaged or destroyed by fire, vandalism, flood, earthquake, or act of God, the risk of such loss or damage shall be borne by Seller. However, if the cost of repairing such loss or damage would exceed ten percent (10%) of the gross purchase price, either party may elect to cancel this REPC by providing written notice to the other party.

**19.0 TIME IS OF THE ESSENCE.** Time is of the essence regarding the dates set forth in this REPC. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in this REPC: (a) performance under each Section of this REPC which references a date shall absolutely be required by 5:00 PM Mountain Time on the stated date; and (b) the term “days” and “calendar days” shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement. Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others who are not parties to this REPC, except as otherwise agreed to in writing by such non-party.

**20.0 ELECTRONIC TRANSMISSION AND COUNTERPARTS.** This REPC may be executed in counterparts. Signatures on any of the Documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

**21.0 CONTRACT DEADLINES.** Buyer and Seller agree that the following deadlines shall apply to this REPC:

|     |                            |                   |
|-----|----------------------------|-------------------|
| (a) | Seller Disclosure Deadline | November 1, 2026  |
| (b) | Due Diligence Deadline     | November 30, 2026 |
| (c) | Settlement Deadline        | December 31, 2026 |

Buyer Approval (Initials) \_\_\_\_\_and \_\_\_\_\_

Seller Approval (Initials) \_\_\_\_\_

Page 6

**SYRACUSE CITY CORPORATION:**

**CT EATZ HOLDINGS LLC:**

\_\_\_\_\_  
Dave Maughan, Mayor

\_\_\_\_\_  
Cami Juliette Johnson, Member

ATTEST:

\_\_\_\_\_  
Jeffrey Todd Johnson, Member

\_\_\_\_\_  
Cassie Z. Brown, City Recorder

Buyer Approval (Initials) \_\_\_\_\_ and \_\_\_\_\_  
Seller Approval (Initials) \_\_\_\_\_

**ADDENDUM 1**  
**LEGAL DESCRIPTION**

A parcel of land, situate in the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, also situated in Syracuse City, Davis County, Utah, more particularly described as follows: Beginning at a point on the northerly right-of-way line of Antelope Drive (also known as State Route 108), said point being North 89°58'46" East 689.13 feet along the Section Line and North 0°01'14" West 86.98 feet from the Southwest Corner of Section 10, and running thence North 0°09'42" East 207.06 feet along the easterly boundary of CVS Plaza Subdivision; thence North 89°58'46" East 306.81 feet to the northwesterly corner of that parcel described in a certain Warranty Deed (recorded May 21, 2009, as Entry No. 2452911); thence South 0°01'14" East 235.84 feet along the westerly boundary line of said parcel to a point on the northerly right-of-way line of said Antelope Drive; thence running along said northerly right-of-way line three (3) courses and distances: (1) North 80°01'14" West 29.82 feet; (2) Westerly 271.38 feet along the arc of a 1,555.00-foot radius curve to the left (center bears South 9°57'56" West and the chord bears North 85°02'02" West 271.04 feet with a central angle of 9°59'58"); (3) North 89°42'11" West 8.09 feet to the Point of Beginning. Contains 66,488 square feet or 1.526 acres.

Buyer Approval (Initials) \_\_\_\_\_ and \_\_\_\_\_  
Seller Approval (Initials) \_\_\_\_\_

**ADDENDUM 2**  
**DESIGN, CONSTRUCTION AND MAINTENANCE OF**  
**INFRASTRUCTURE THAT WILL ALSO BENEFIT SYRACUSE CITY**

The parties will work together to design a mutually acceptable parking lot and other infrastructure improvements that will benefit both Buyer and Syracuse City, which owns and operates a municipal park immediately north of the Property. Three such items are set forth in REPC Section 2.0. The following items will be initially constructed by Buyer at Buyer’s expense and shall be reimbursed by Seller within 30 days of receipt of invoice:

- Removal of three large cottonwood trees immediately north of the Property
- Planting of seven new trees along north boundary of parking lot (species to be approved by Seller)
- Sidewalk north of parking lot
- Fence north of new north sidewalk
- Cross access to Peck property in northeast corner of the Property
- Other improvements mutually agreed upon by the parties (Seller is currently negotiating with neighboring property owners to develop additional accesses intended to improve the flow of traffic to the Property and the municipal park; if those negotiations are successful and timely, the parties may mutually agree to incorporate those improvements into the development of the Property)

Buyer or its assignees shall perpetually be responsible for routine maintenance (snow removal, trash removal, landscape maintenance, similar maintenance) for the Property, the access along the western boundary of the Property, and the northernmost parking row. Seller or its assignees shall perpetually be responsible for routine maintenance (snow removal, trash removal, landscape maintenance, similar maintenance) for the sidewalk north of the parking lot and the seven new trees.

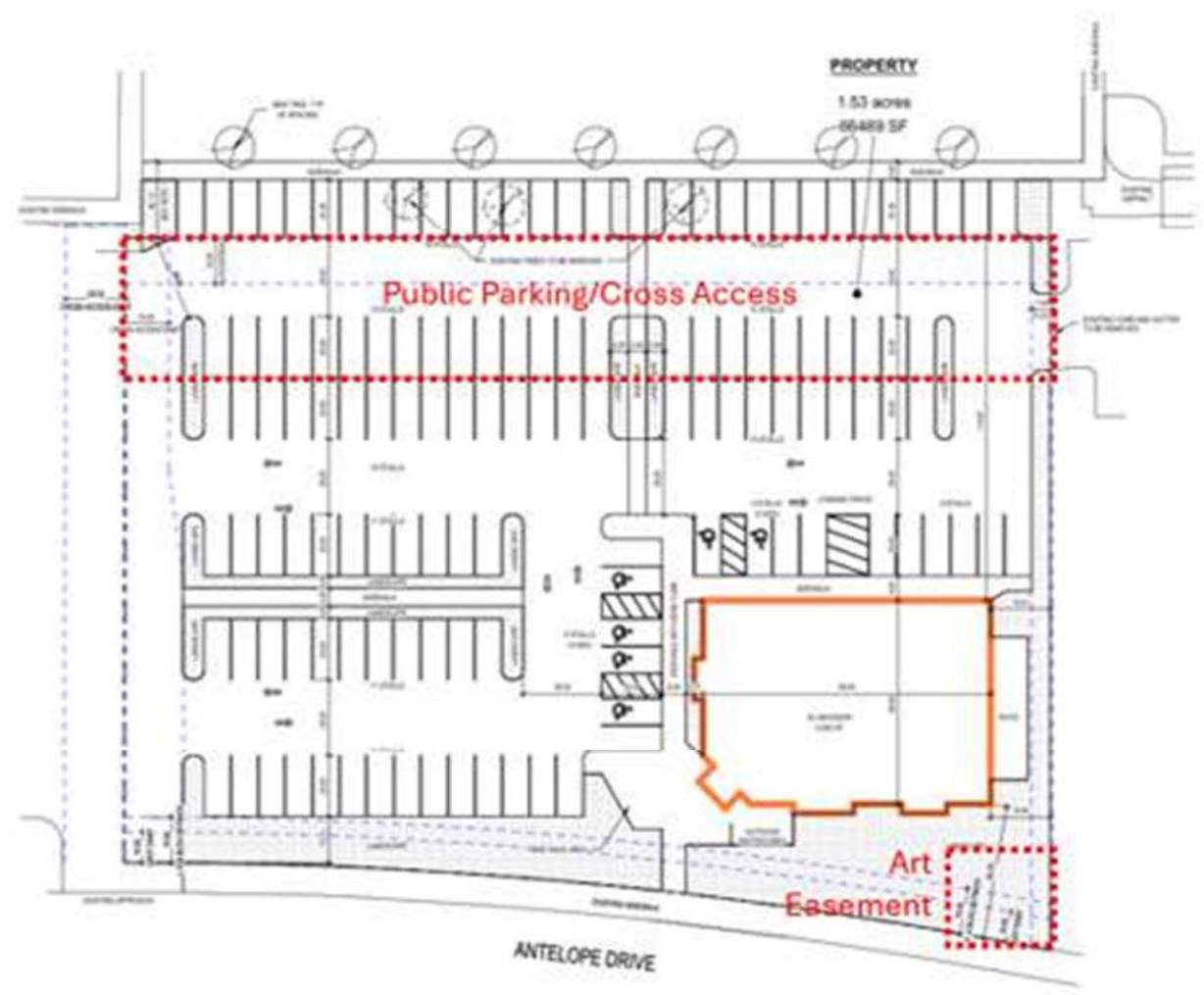
Seller or its assignees shall perpetually be responsible for structural maintenance (pothole repairs, crack filling, resurfacing, re-striping) for the northernmost parking row, the drive access between the northernmost parking row and the next northernmost parking row, the sidewalk north of the parking lot, the cross access to the Peck property, and the art easement upon and after the installation of an art feature within the easement. Buyer or its assignees shall perpetually be responsible for all other structural maintenance (pothole repairs, crack filling, resurfacing, re-striping).

Buyer or its assignees shall perpetually maintain the rest of the Property.

The provisions of this Addendum shall survive Closing.

Buyer Approval (Initials) \_\_\_\_\_and \_\_\_\_\_  
Seller Approval (Initials) \_\_\_\_\_

ADDENDUM 3  
CURRENT PROPOSED SITE PLAN  
(FOR ILLUSTRATIVE PURPOSES ONLY – SUBJECT TO CHANGE)



Buyer Approval (Initials) \_\_\_\_\_ and \_\_\_\_\_  
Seller Approval (Initials) \_\_\_\_\_

**ADDENDUM 4**  
**SECONDARY WATER SHARES**

Syracuse Municipal Code Section 8.10.090 requires developers to convey secondary water rights to Syracuse City pursuant to formulas set forth in that Section. However, the City Council may waive that requirement if acceptable and usable water rights were previously conveyed as a condition of a prior proposed development involving the same property. Syracuse City has previously received acceptable and usable water rights as a condition of a prior development for the Property, and therefore, the City Council will waive the conveyance of additional secondary water rights for the Property.

The provisions of this Addendum shall survive Closing.

Buyer Approval (Initials) \_\_\_\_\_ and \_\_\_\_\_  
Seller Approval (Initials) \_\_\_\_\_

**ADDENDUM 5**  
**TAX INCREMENT**

Seller will, pursuant to a separate agreement, agree to annually transfer to Buyer 2/3 of the tax increment received from the Property until the earlier of the expiration of the Antelope Drive Community Development Area or 10 years from Closing.

The provisions of this Addendum shall survive Closing.

Buyer Approval (Initials) \_\_\_\_\_and \_\_\_\_\_  
Seller Approval (Initials) \_\_\_\_\_

**ADDENDUM 6**  
**BUY-BACK PROVISION**

If Buyer does not apply for a building permit and begin construction of the restaurant building within 12 months of Closing, Seller may, at its option, purchase the Property from Buyer for the amount of \$858,647.

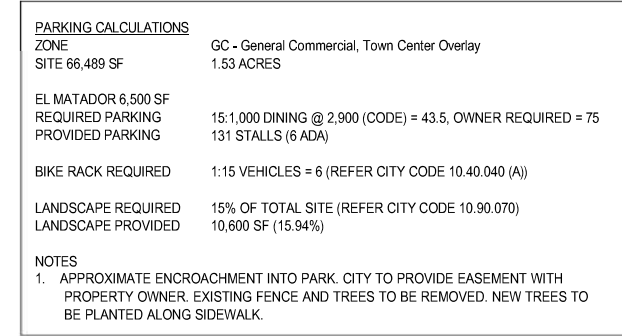
Buyer Approval (Initials) \_\_\_\_\_and \_\_\_\_\_  
Seller Approval (Initials) \_\_\_\_\_



1862 WANIELOPE DRIVE  
SYRACUSE, UT

|                 |
|-----------------|
| Project No: TBD |
| Drawn By: NSP   |
| Checked By: --  |

AS101



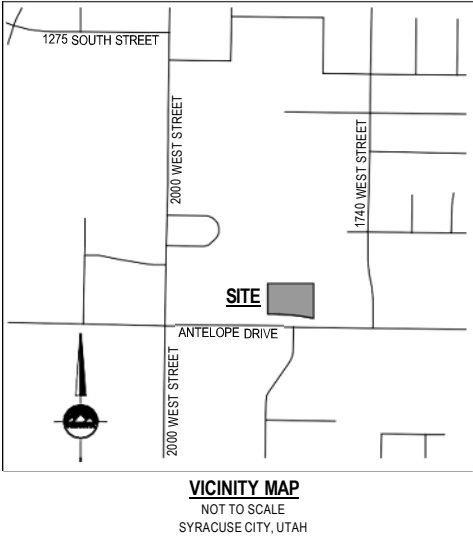
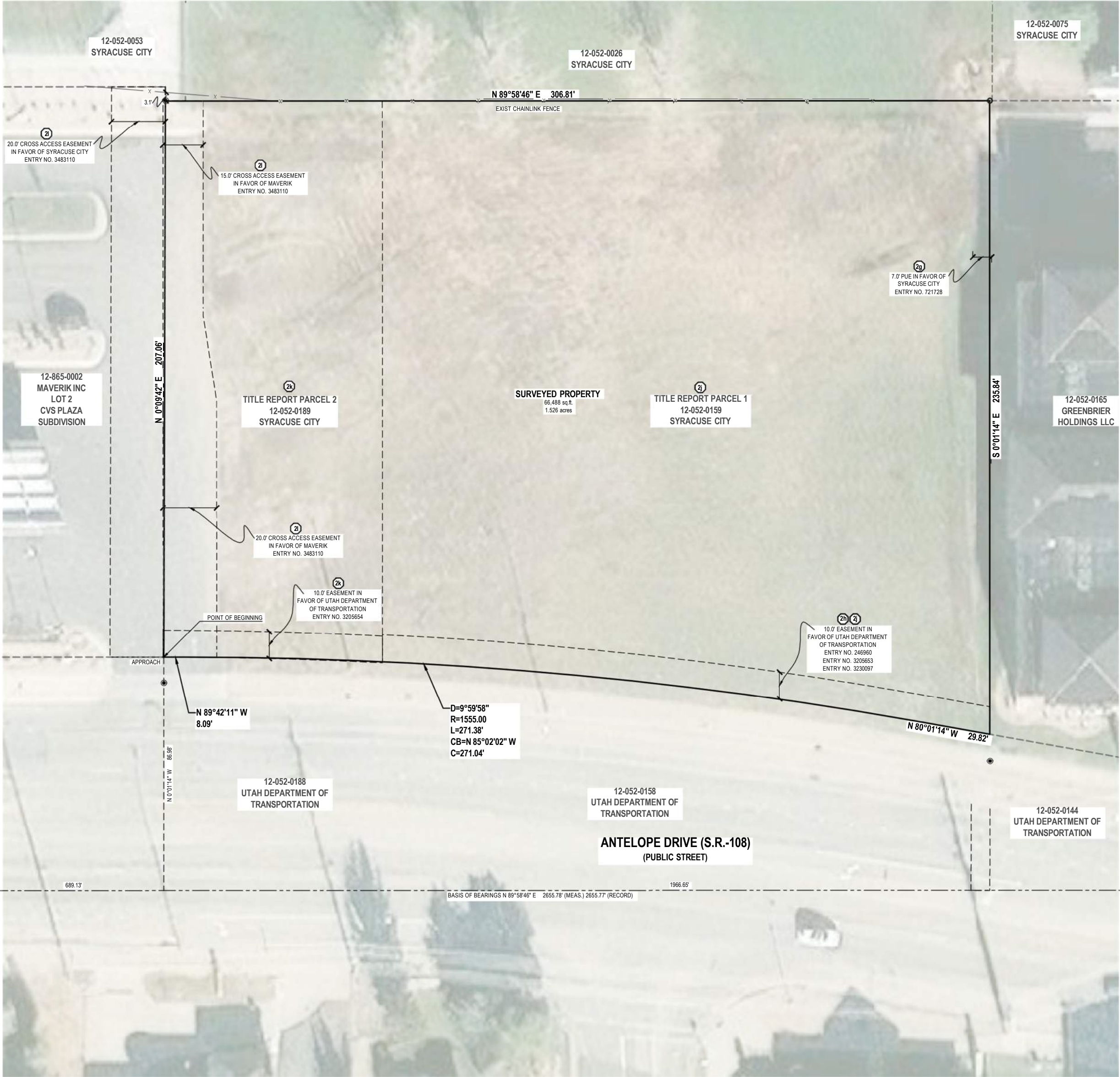
1

811

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

BENCHMARK

CENTER OF SECTION 15  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4283.87'



LEGEND

SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET ENGIN REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SECONDARY WATER VALVE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

STORM DRAIN CULVERT

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

GAS METER

TREE

SHRUB

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER LINE

STORM DRAIN LINE

LAND DRAIN LINE

CULINARY WATER LINE

SECONDARY WATER LINE

IRRIGATION LINE

OVERHEAD POWER LINE

ELECTRICAL LINE

GAS LINE

EXISTING CONTOURS

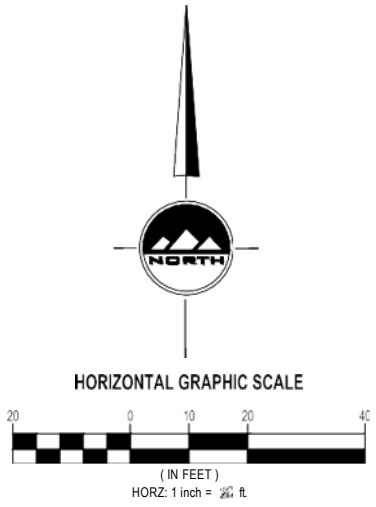
CONCRETE

BUILDING

PUBLIC DRAINAGE EASEMENT

DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 10  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
SYRACUSE CITY, DAVIS COUNTY, UTAH

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
SYRACUSE CITY

CONTACT:  
PHONE:

SYRACUSE CITY PROPERTY  
ALT/NSPS LAND TITLE SURVEY

1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075

ALT/NSPS  
LAND TITLE  
SURVEY

PROJECT NUMBER  
15065

PRINT DATE  
2026-08-19

PROJECT MANAGER  
T. WILLIAMS

DESIGNED BY  
A. MULLINS

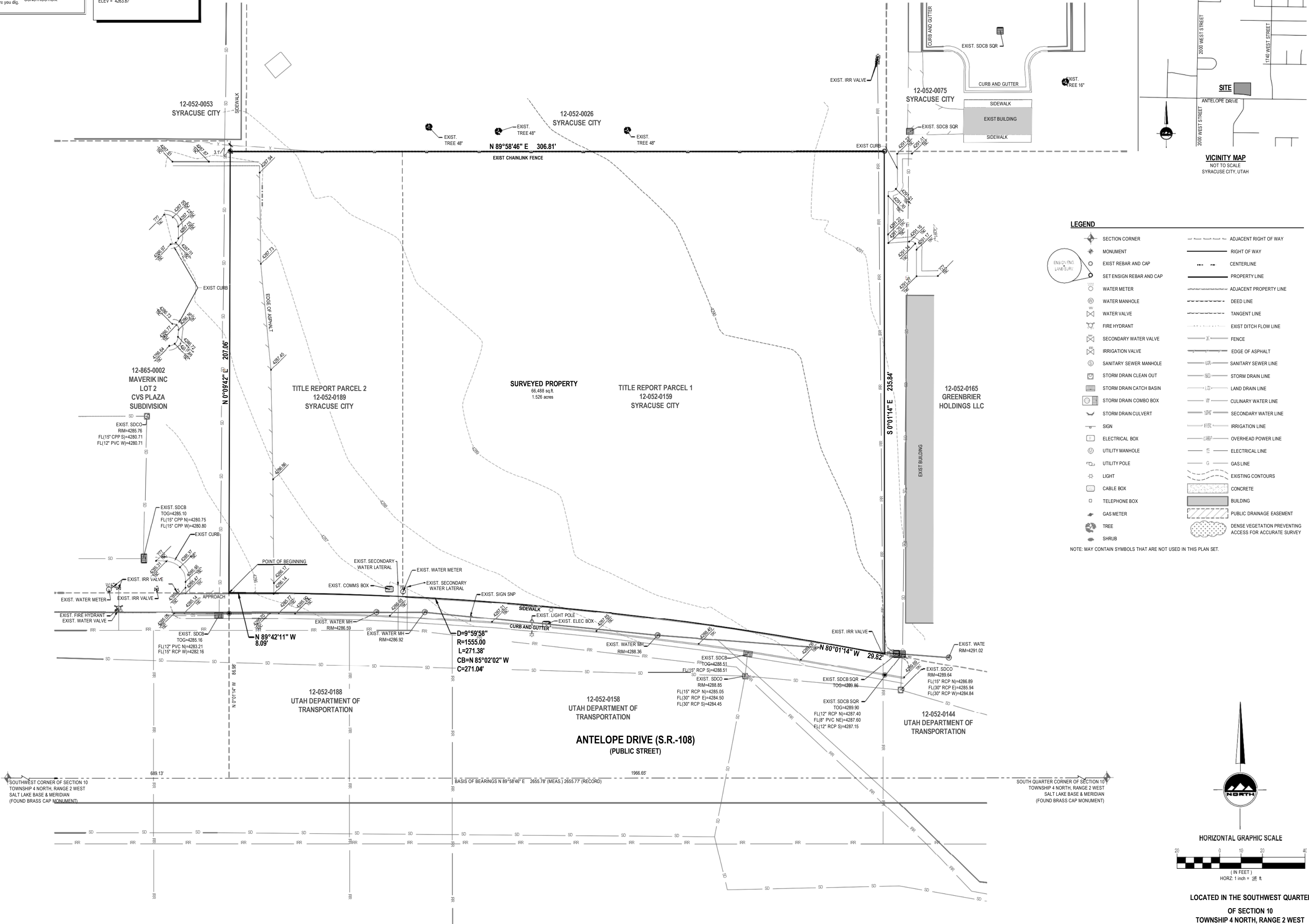
1 of 3

**811**  
Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

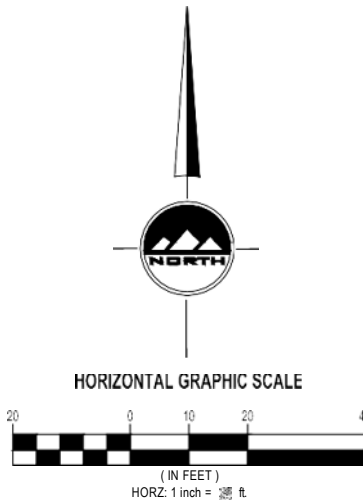
CENTER OF SECTION 15,  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4263.87



**LEGEND**

- |  |                          |  |                                                        |
|--|--------------------------|--|--------------------------------------------------------|
|  | SECTION CORNER           |  | ADJACENT RIGHT OF WAY                                  |
|  | MONUMENT                 |  | RIGHT OF WAY                                           |
|  | EXIST REBAR AND CAP      |  | CENTERLINE                                             |
|  | SET ENSIGN REBAR AND CAP |  | PROPERTY LINE                                          |
|  | WATER METER              |  | ADJACENT PROPERTY LINE                                 |
|  | WATER MANHOLE            |  | DEED LINE                                              |
|  | WATER VALVE              |  | TANGENT LINE                                           |
|  | FIRE HYDRANT             |  | EXIST DITCH FLOW LINE                                  |
|  | SECONDARY WATER VALVE    |  | FENCE                                                  |
|  | IRRIGATION VALVE         |  | EDGE OF ASPHALT                                        |
|  | SANITARY SEWER MANHOLE   |  | SANITARY SEWER LINE                                    |
|  | STORM DRAIN CATCH BASIN  |  | STORM DRAIN LINE                                       |
|  | STORM DRAIN CULVERT      |  | LAND DRAIN LINE                                        |
|  | SIGN                     |  | CULINARY WATER LINE                                    |
|  | ELECTRICAL BOX           |  | SECONDARY WATER LINE                                   |
|  | UTILITY MANHOLE          |  | IRRIGATION LINE                                        |
|  | UTILITY POLE             |  | OVERHEAD POWER LINE                                    |
|  | LIGHT                    |  | ELECTRICAL LINE                                        |
|  | CABLE BOX                |  | GAS LINE                                               |
|  | TELEPHONE BOX            |  | EXISTING CONTOURS                                      |
|  | GAS METER                |  | CONCRETE                                               |
|  | TREE                     |  | BUILDING                                               |
|  | SHRUB                    |  | PUBLIC DRAINAGE EASEMENT                               |
|  |                          |  | DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY |

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 10  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
SYRACUSE CITY, DAVIS COUNTY, UTAH



**LAYTON**  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

**SANDY**  
Phone: 801.255.0529

**TOOLE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
CLIENT  
CLIENT'S ADDRESS  
CLIENT CITY STATE ZIP

CONTACT:  
CLIENT CONTACT  
PHONE: 801.220.0100

**SYRACUSE CITY PROPERTY  
ALTANSPS LAND TITLE SURVEY**

1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075

**ALTANSPS  
LAND TITLE  
SURVEY**

PROJECT NUMBER  
15065

PRINT DATE  
2026-08-19

PROJECT MANAGER  
T. WILLIAMS

DESIGNED BY  
A. MULLINS

811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**SURVEYOR'S CERTIFICATE**

To: City of Syracuse; Stewart Title Guaranty Company; and their successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included Items 1, 2, 3, 4, 5, 8, 11(a), 13, 14 and 18 of Table A thereof.

The fieldwork was completed on 06/23/2026.

This ALTANSPS Survey is based on the Title Report Supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026



Date of Plat or Map: August 19, 2026  
Trent R. Williams, PLS  
License No. 8034679

**SURVEY NARRATIVE**

The purpose of this survey is to perform an ALTANSPS Land Title Survey of the subject properties and write a combined description of them, as requested by Syracuse City.

**Reference Documents:**

- CVS Plaza Subdivision
- Record of Survey No. 5669
- Record of Survey No. 239

**Basis of Bearing:**

The Basis of Bearing for this survey is North 89°58'46" East, between the Found Southwest Corner and Found South Quarter Corner of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

**Boundary Resolution:**

The record descriptions were retraced and rotated to match the basis of bearings. We held CVS Plaza Subdivision along the west side. The record northerly segments of the two parcels were found to be consistent with an existing fence. No inconsistencies were found.

**RECORD DESCRIPTION**  
(AS SHOWN ON THE TITLE REPORT)

**PARCEL 1:** (12-052-0159)  
A tract of land, situate in the SW 1/4 SW 1/4 of Section 10, Township 4 North, Range 2 West, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Westerly boundary of said tract of land and the Northerly right of way line of SR-108 of said project, which point is 770.55 feet S 89°40'57" East along the Section Line and 85.27 feet North 00°19'03" East from the Southwest corner of said Section 10, said point also being 55.00 feet radially distant Northerly from the centerline of said project, and running thence North 00°19'03" East 208.77 feet along said Westerly boundary line to the Northerly boundary line of said tract of land; thence South 89°40'57" East 226.05 feet along said Northerly boundary line to the Easterly boundary line of said tract of land; thence South 00°19'03" West 235.84 feet along said Easterly boundary line to said Northerly right of way line; thence North 79°40'57" West 59.83 feet to the point of tangency of a 1,555.00-foot radius curve to the left; thence Westerly 198.03 feet along the arc of said curve (Chord bears N 83°19'51" W 197.89 feet) to the point of beginning.

**PARCEL 2:** (12-052-0189)  
A tract of land, situate in the SW 1/4 SW 1/4 of Section 10, Township 4 North, Range 2 West, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Northerly right of way line of SR-108 and Westerly boundary line of said tract of land at a point 688.85 feet East and 86.98 feet North from the Southwest corner of said Section 10, and running thence North 207.11 feet to the Northerly boundary line of said tract of land; thence East 81.70 feet to the Easterly boundary line of said tract of land; thence South 209.29 feet to a point on said Northerly right of way line; thence along said Northerly right of way line the following two (2) courses: (1) Westerly 73.37 feet along the arc of a 1,555.00-foot radius curve to the left (Note: Chord to said curve bears North 88°19'50" W 73.36 feet); (2) N 89°40'57" West 8.36 feet to the point of beginning.

**LEGAL DESCRIPTION**  
(AS-SURVEYED)

A parcel of land, situate in the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, also situated in Syracuse City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Antelope Drive (also known as State Route 108), said point being North 89°58'46" East 689.13 feet along the Section Line and North 0°01'14" West 86.98 feet from the Southwest Corner of Section 10, and running thence:

North 0°09'42" East 207.06 feet along the easterly boundary of CVS Plaza Subdivision;

thence North 89°58'46" East 306.81 feet to the northwesterly corner of that parcel described in a certain Warranty Deed (recorded May 21, 2009, as Entry No. 2452911);

thence South 0°01'14" East 235.84 feet along the westerly boundary line of said parcel to a point on the northerly right-of-way line of said Antelope Drive;

thence running along said northerly right-of-way line three (3) courses and distances:

(1) North 80°01'14" West 29.82 feet;

(2) Westerly 271.38 feet along the arc of a 1,555.00-foot radius curve to the left (center bears South 9°57'56" West and the chord bears North 85°02'02" West 271.04 feet with a central angle of 9°59'58");

(3) North 89°42'11" West 8.09 feet to the Point of Beginning.

Contains 66,488 square feet or 1.526 acres.

**NOTES**

For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026

1. Table A Items:

a. Item 1: Monuments placed at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.

b. Item 2: Address of the surveyed site:

1862 W Antelope Drive  
Syracuse, UT 84075

c. Item 3: Flood zone classification depicted by scaled map location and graphic plotting only.

Flood Zone: X  
Community Number: 49011C0210E  
Revised: 6/18/2007

d. Item 4: Gross land area:

66,488 sq. ft.  
1.526 acres

e. Item 5: Vertical relief with the source of information.

Contours shown hereon are taken from traditional ground survey of the surveyed area.  
Site Benchmark is: 4263.87 (The found Center of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian)

f. Item 8: Substantial features observed in the process of conducting the fieldwork are shown hereon. (In addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).

g. Item 11: Evidence of underground utilities existing on or serving the surveyed property is shown hereon as determined by:

(a) plans provided by service providers  
(b) located during field work

h. Item 13: Names of owners of adjoining properties according to current tax records is shown hereon.

i. Item 14: The distance to the nearest intersecting street is approximately 85' and is the intersection of Antelope Drive (S.R.-108) and Heritage Lane.

j. Item 18: Any plottable offset easements are shown hereon. These easements have been disclosed in documents provided to or obtained by the surveyor.

2. Schedule B/E Exceptions from Coverage

The following exceptions from coverage are taken from the title report supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026

a. Items no. 1-7 are general exceptions (Not a Survey Matter.)

b. Item No. 8 refers to Property Tax exceptions. General Property Taxes are accruing as liens and are not yet due and payable for Tax ID No. 12-052-0159 and 12-052-0189. (Not a Survey Matter.)

c. Item No. 9 refers to the land being located within the boundaries of Davis County 454 District, and is subject to any charges and assessments levied thereby. (Not a Survey Matter.)

d. Item No. 10 refers to Ordinance No. 16-24, adopting the Syracuse Antelope Drive Community Development Project Area Plan, and related matters, together with the terms, conditions and limitations contained therein. (Not a Survey Matter.)

Recorded: September 7, 2016  
Entry No. 2964235  
Book 6595, Page 345

e. Item No. 11 refers to water rights, claims or title to water. (Not a Survey Matter.)

f. Item No. 12 refers to minerals of whatever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel, together with all rights, privileges and immunities relating thereto. (Not a Survey Matter.)

Item No. 13 refers to an Easement, and the terms, conditions and limitations contained therein, in favor of Syracuse, a Municipal Corporation. (Shown Hereon.)

Recorded: December 18, 1995  
Entry No. 721728  
Book 1066, Page 271

Item No. 14 refers to an Easement, and the terms, conditions and limitations contained therein, in favor of The Utah Department of Transportation. (Shown Hereon.)

Recorded: December 18, 1995  
Entry No. 2406960  
Book 4664, Page 1134

i. Item No. 15 refers to an Agreement for Future Cross-Access Easements, and the terms, conditions and limitations contained therein. (Not Sufficiently Described to Plot.)

Recorded: September 15, 2016  
Entry No. 2966347  
Book 6601, Page 802

Item No. 16 refers to Restrictions, Conditions and Reservations as contained in Quit Claim deed, and the terms, conditions and limitations contained therein. (Affects Parcel 1). (Shown Hereon.)

Recorded: November 21, 2019  
Entry No. 3205653  
Book 7394, Page 1560

Item No. 16 also refers to Release of Reversionary Clause recorded February 28, 2020 as Entry No. 3230097 in Book 7459 at Page 920. (Affects Parcel 1). (Blanket in Nature.)

Recorded: February 28, 2020  
Entry No. 3230097  
Book 7459, Page 920

Item No. 17 refers to Restrictions, Conditions and Reservations as contained in Quit Claim Deed, and the terms, conditions and limitations contained therein. (Affects Parcel 2). (Shown Hereon.)

Recorded: November 21, 2019  
Entry No. 3205654  
Book 7394, 1564

Item No. 17 also refers to a Release of Reversionary Clause recorded February 28, 2020 as Entry No. 3230096 in Book 7459 at Page 918, of Public Records. (Affects Parcel 2). (Blanket in Nature.)

Recorded: February 28, 2020  
Entry No. 3230096  
Book 7459, Page 918

Item No. 18 refers to a Reciprocal Access Easement Agreement, and the terms, conditions and limitations contained therein. (Shown Hereon.)

Recorded: June 16, 2022  
Entry No. 3483110  
Book 8032, Page 503

m. Item No. 19 refers to "The Company requires satisfactory verification of the identity of the seller, as the subject property is assessed as vacant land. Unless you have personal, prior knowledge of the identity of the seller, you must send a letter to the seller at the assessment's verified mailing address requesting confirmation that the transaction is legitimate." (Not a Survey Matter.)

n. Item No. 20 refers to any matters that might be disclosed by an accurate survey of said premises.

o. Item No. 21 refers to the rights of parties in possession of the land under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder. (Not a Survey Matter.)

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CLIENT  
CLIENT'S ADDRESS  
CLIENT CITY STATE ZIP

CONTACT:  
CLIENT CONTACT  
PHONE: 801.000.0000

SYRACUSE CITY PROPERTY  
ALTANSPS LAND TITLE SURVEY  
1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075

ALTA/NSPS  
LAND TITLE  
SURVEY

PROJECT NUMBER  
15065

PRINT DATE  
2026-08-19

PROJECT MANAGER  
T. WILLIAMS

DESIGNED BY  
A. MULLINS



# RDA AGENDA

October 13, 2026

## Proposed Property Tax Rebate to Restaurant

### Agenda item RDA #4

#### *Summary*

Local restaurant 'El Matador' is interested in purchasing approximately 1.526 acres of city owned land located approximately 1862 W 1700 S, which is within the Antelope Drive CRA. The restaurant has also been considering sites in multiple other cities. The Syracuse site has some unique constraints. The site is adjacent to Founder's park. This proximity is good for the restaurant because the park goers may find themselves eating at the restaurant before and after youth sports games, practices, and other city sponsored events. However, this proximity also presents a challenge because those same park patrons have become accustomed to parking on the site. If the restaurant parking lot is overfilled with non-customer-park patrons, this will negatively impact their business. To remedy this concern, the City has proposed that the restaurant construct extra parking to benefit both the park and restaurant. This adds extra costs to the restaurant, including increased engineering, project management, upfront capital costs, and additional ongoing maintenance costs that may make the site less attractive compared to other available sites. In an effort to be competitive and fairly contribute towards the added costs of site development, the RDA is proposing to offer a property tax rebate to the restaurant. Landing a proven, local, and unique restaurant in the City's town center will bring many benefits. The restaurant will create jobs, generate sales tax, and create a location for family gatherings and events, which are all consistent with the goals and objectives of the Antelope Drive CRA, and the City's Economic Development Plan and General Plan. Below are the general terms of the proposed rebate agreement.

#### Restaurant obligations:

1. Build and open an El Matador restaurant
2. Begin construction within 1 year of closing
3. Build an enlarged parking lot including stalls for the park and shared stalls between the park and restaurant
4. Build a sidewalk between the restaurant and park
5. Dedicate a cross access and public parking easement along the northern portion of the property
6. Dedicate a public art easement along the southeast corner of the building

#### RDA obligations:

1. Rebate property taxes 67% of what the agency receives, attributable to their project (estimated at \$9,200 annually)
2. Distribute rebate to restaurant each year for 10 years (2027-2037)

#### *Goals of Discussion*

Vote to either approve, deny, or table this proposed property tax rebate.

#### *Attachments*

- Vicinity Map
- Development Concept
- Resolution
- Rebate Agreement



RDA RESOLUTION NO. RDA26-05

A RESOLUTION AUTHORIZING A PROPERTY TAX REBATE FOR A RESTAURANT TO BE  
CONSTRUCTED AT APPROXIMATELY 1862 WEST 1700 SOUTH

**WHEREAS**, the Syracuse Antelope Drive Community Development Area (CDA) was created in 2016 and triggered in 2020; and

**WHEREAS**, the CDA project area plan anticipates participating in incentivizing the creation of jobs and the increase in sales and property tax; and

**WHEREAS**, the RDA anticipates that the attraction of an established restaurant to the RDA owned site located at 1862 West 1700 South will positively contribute towards the attainment of the project area plan's goal and objectives; and

**WHEREAS**, the RDA finds that rebating 67% of the property tax generated by the restaurant for 10 years is in the best interest of the city's economic development;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE SYRACUSE CITY REDEVELOPMENT AGENCY, STATE OF UTAH, AS FOLLOWS:**

**Section 1.** The RDA hereby authorizes staff to transact the rebate agreement rebating 67% of the property tax generated at 1862 West 1700 South, as more particularly described in Exhibit A.

**Section 2.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

**Section 3.** This Resolution shall become effective upon passage.

|                      |     |                |  |
|----------------------|-----|----------------|--|
| DAVE MAUGHAN         |     | CASSIE Z BROWN |  |
| Chair                |     | Recorder       |  |
| Voting by the Board: | AYE | NAY            |  |
| Member Brown         |     |                |  |
| Member Cragun        |     |                |  |
| Member Robertson     |     |                |  |
| Member Pollard       |     |                |  |
| Member Watson        |     |                |  |

**TAX INCREMENT REBATE AGREEMENT  
BETWEEN THE SYRACUSE CITY REDEVELOPMENT AGENCY  
AND CT EATZ HOLDINGS LLC  
[SYRACUSE ANTELOPE DRIVE CDA]**

**AGREEMENT** dated October 13, 2026, by and between the Syracuse City Redevelopment Agency, a political subdivision of the State of Utah (“RDA”), and CT EATZ HOLDINGS LLC, a Utah limited liability corporation (“CT EATZ”).

**RECITALS**

1. In 2016, RDA created the Syracuse Antelope Drive Community Development Area (“CDA”) to encourage and promote retail, office, and mixed-use development along a visible and prominent section of Antelope Drive. Tax increment triggered in 2020 and is scheduled to terminate in 2039. Several taxing entities contribute 60%, and Syracuse City contributes 90%, of tax increment generated by properties within the CDA.
2. CT EATZ will acquire from RDA 1.526 acres of real property located at approximately 1862 West 1700 South, Syracuse, Utah, Tax ID number 120520195 (“the property”). The property is currently undeveloped and is located in the General Commercial Zone, the Town Center Overlay Zone, and the CDA. CT EATZ intends to construct and operate an El Matador Restaurant (“the restaurant”) on the property.
3. RDA recognizes the potential for the restaurant to draw significant numbers of patrons, employ significant numbers of employees, and increase the assessed market value of the property. As such, RDA is willing to rebate a portion of the tax increment generated by the property (“rebate”) pursuant to the terms of this Agreement.

**AGREEMENT**

The parties hereby mutually agree as follows:

1. Improvements. CT EATZ shall: (a) obtain all necessary permits, approvals and inspections to install infrastructure improvements and construct the restaurant (“the improvements”); and (b) construct the improvements per plans to be submitted to and approved by Syracuse City.

2. Calculation of Tax Increment Rebate. The annual tax increment rebate shall be calculated as follows:

|                                                                                                                           |          |
|---------------------------------------------------------------------------------------------------------------------------|----------|
|                                                                                                                           | Example  |
| Annual property taxes paid per county valuation after a certificate of occupancy has been issued                          | \$22,800 |
| Less annual property taxes paid per 1/1/2027 county valuation                                                             | \$0      |
| Increase in annual property taxes paid                                                                                    | \$22,800 |
| Tax increment generated (90% of increase for Syracuse City plus 60% of increase for all other participating tax entities) | \$14,450 |
| Administrative fee (5% of tax increment generated, retained by RDA)                                                       | \$722    |
| Tax increment generated less administrative fee                                                                           | \$13,728 |
| Annual Rebate (67% of remaining tax increment)                                                                            | \$9,198  |

3. Payment of Tax Increment Rebate. RDA will rebate to CT EATZ, from annual property taxes paid by CT EATZ, 67% of the tax increment generated by the property after deduction of the 5% administrative fee. RDA will pay rebates annually by June 1. If CT EATZ fails to timely and satisfactorily complete any of the following, no rebates will be paid:

- Begin construction within one year of closing
- Complete construction and open the restaurant for business within two years of closing
- Timely design and construct the infrastructure referenced in Section 2 and Addendum 2 of the REPC dated October 13, 2026
- Timely grant the cross access and public art easements referenced in Section 2, Addendum 2 and Addendum 3 of the REPC dated October 13, 2026
- Construction of sidewalk through the property from Antelope Drive to park boundary

4. Term. Rebates will be paid for the period from the date that CT EATZ closes on the purchase of the property until the earlier of ten years or the termination of tax increment collection.

5. Valuations. Property valuations shall be performed by the Davis County Assessor or assignee.

6. No Guarantee of Specific Amounts. Rebates are based upon valuations and property taxes actually paid. RDA does not guarantee any specific amount.

7. No Obligation to Develop. This Agreement does not require CT EATZ to construct the improvements. However, if the improvements are not completed, no rebates will be paid.

8. Early Termination. CT EATZ may unilaterally terminate this Agreement at any time, with or without cause, upon 30 days' written notice to RDA. The parties may mutually terminate this Agreement by written agreement at any time.
9. Amendment. Any amendments to this Agreement must be in writing approved by the parties.
10. Default. If either party breaches a material obligation under this Agreement, then the non-breaching party shall provide written notice of breach to the breaching party and must provide at least 14 days for the breaching party to cure the breach. Upon expiration of the time to cure, the non-breaching party may choose to terminate this Agreement or seek specific remedies in a court of general jurisdiction.
11. Assignment. CT EATZ may not assign its rights or obligations under this Agreement without the RDA's written consent, which shall not be unreasonably withheld.
12. Integration. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof; and integrates all prior conversations, discussions, or understandings of whatever kind or nature. The parties have participated in the negotiation and drafting of this Agreement and have had the opportunity to have this Agreement reviewed by legal counsel. Consequently, no provision of this Agreement shall be strictly construed against either party.
13. Applicable Law. This Agreement shall be governed by and subject to the laws of the State of Utah.
14. Venue. Any legal action between the parties arising from this Agreement must be commenced in the Farmington Division of the Second Judicial District Court for the State of Utah.
15. Notice. Any notice required by this Agreement shall be mailed or delivered to the following person, or to such other person as a party may select and disclose:

For Syracuse City Redevelopment Agency:

City Manager  
Syracuse RDA  
1979 West 1900 South  
Syracuse, UT 84075

For CT EATZ Holdings LLC:

Jeffrey Todd Johnson  
1177 E 2400 N  
Layton, UT 84040

16. Waivers and Delays. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of that party's right to enforce such provision. The waiver by either party of a breach or default by the other party shall not constitute a waiver of any other breach. No delay by either party in asserting its rights shall deprive that party of its right to institute or maintain any proceeding to protect, assert, or enforce its rights or remedies.

17. Attorneys' Fees. The prevailing party in any legal proceeding shall be entitled, in addition to any remedies or damages, to recover its costs and reasonable attorneys' fees.

18. Force Majeure. The failure by either party to perform any obligation under this Agreement due to strikes; labor disputes; inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations, or controls; judicial orders; enemy or hostile government actions; war; civil unrest or commotions; fires or other casualties; pandemics, or any other hindrance beyond the reasonable control of such party shall be excused for the duration of the hindrance.

19. Severability. If a court of competent jurisdiction holds any provision of this Agreement unenforceable, any enforceable portion thereof and all remaining provisions shall continue in full force and effect.

20. Government Records Access and Management Act. This Agreement and all documents referenced in this Agreement or made a part hereof shall be subject to the provisions of the Utah Government Records Access and Management Act (GRAMA) and shall be presumptively designated as "public" records under GRAMA.

21. Indemnification. CT EATZ shall indemnify, hold harmless, and defend RDA and Syracuse City, and their officers, agents and employees, from and against any and all losses, damages, injuries, liabilities, and claims, including claims for personal injury, death, or damage to personal property or profits, however allegedly caused, resulting directly or indirectly from, or arising out of, the construction, development, operation or use of the property, breach of this Agreement on the part of CT EATZ, or the negligent acts or omissions of CT EATZ or its agents, representatives, officers, employees or subcontractors.

22. Agency, Partnership and Third-Party Beneficiaries. No agent, employee or servant of either party shall be deemed to be an employee, agent or servant of the other party. The parties do not, by entering into this Agreement, create any partnership or other legal business entity. Nor do they intend to create any third-party beneficiaries and the same are expressly disavowed.

23. Ethical Standards. CT EATZ represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of RDA or Syracuse City, nor to any former officer or employee of RDA or Syracuse City, nor to any relative or business entity of any officer or employee of RDA or Syracuse City; (b) retained any person to solicit or secure this Agreement for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State law; (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of RDA or Syracuse City or former officer or employee of RDA or Syracuse City to breach any ethical standard set forth in State law or Syracuse City ordinance.

24. Anti-Boycott Certification. CT EATZ certifies that it is not currently engaged in a boycott of the State of Israel or an economic boycott targeting a company that: engages in the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, mining, or agriculture; engages in, facilitates, or supports the manufacture, distribution, sale, or use of firearms; does not meet or commit to meet environmental standards, including standards for eliminating, reducing, offsetting, or disclosing greenhouse gas-emissions, beyond applicable state and federal law requirements; or does not facilitate or commit to facilitate access to abortion or sex characteristic surgical procedures. During the term of this Agreement, CT EATZ agrees not to engage in a boycott of the State of Israel and agrees to notify RDA in writing if it begins engaging in any economic boycott described above.

25. Non-Discrimination. CT EATZ, and all persons acting on its behalf, agree that they shall comply with all applicable federal, state and local laws, rules and regulations governing discrimination and shall not unlawfully discriminate in the engagement or employment of any person qualified to perform the services required under this Agreement.

SYRACUSE CITY REDEVELOPMENT AGENCY:

CT EATZ HOLDINGS LLC:

\_\_\_\_\_  
Dave Maughan, Chair

\_\_\_\_\_  
Jeffrey Todd Johnson, Manager

ATTEST:

\_\_\_\_\_  
Cassie Z Brown, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Colin Winchester, City Attorney

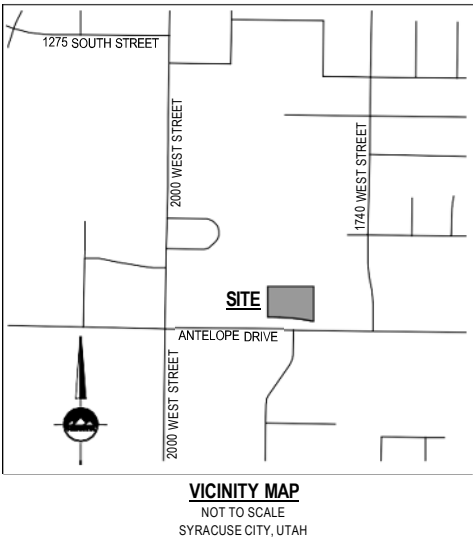
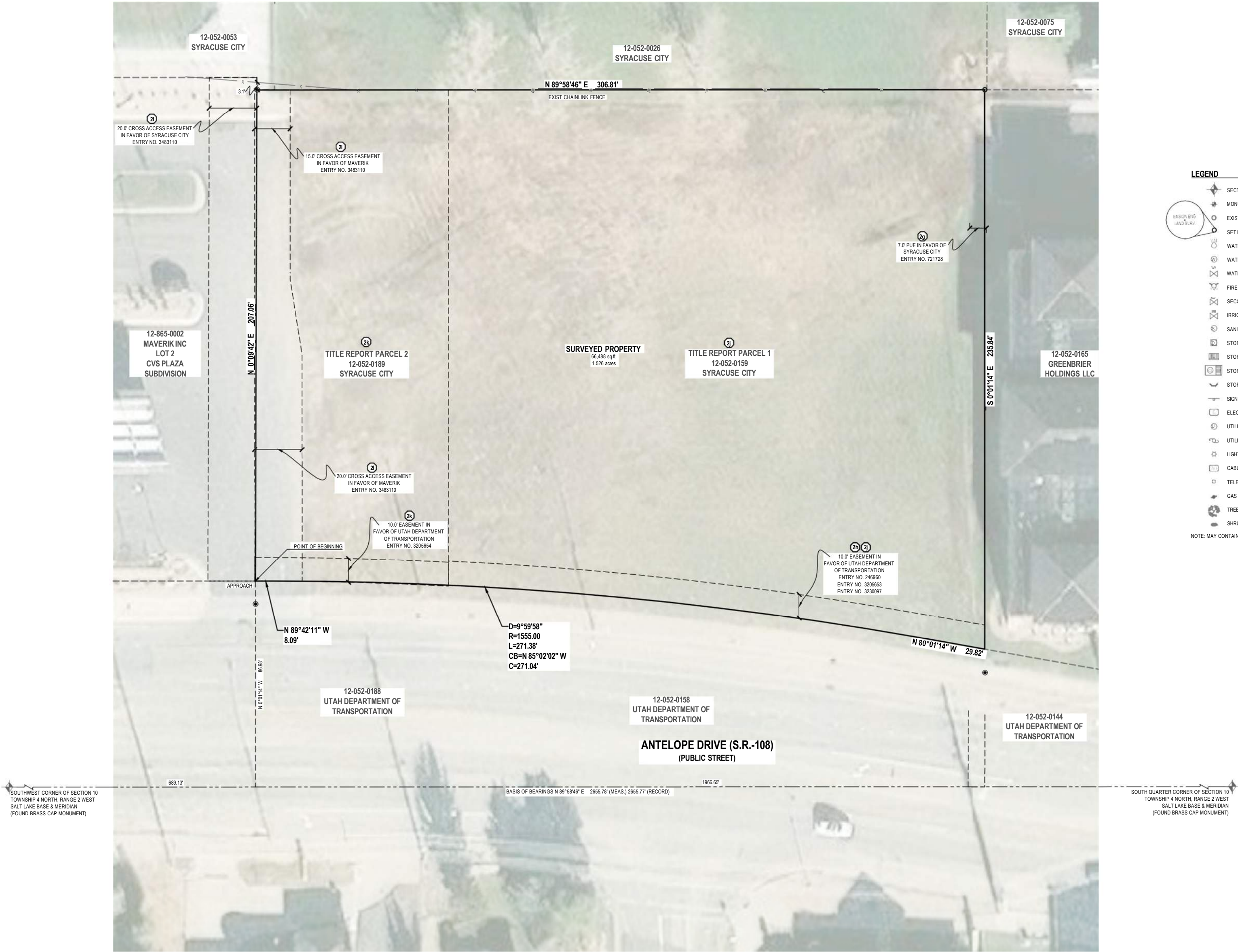


811

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

BENCHMARK

CENTER OF SECTION 15  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4283.87'



LEGEND

SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET ENGIN REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SECONDARY WATER VALVE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

STORM DRAIN CULVERT

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

GAS METER

TREE

SHRUB

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER LINE

STORM DRAIN LINE

LAND DRAIN LINE

CULINARY WATER LINE

SECONDARY WATER LINE

IRRIGATION LINE

OVERHEAD POWER LINE

ELECTRICAL LINE

GAS LINE

EXISTING CONTOURS

CONCRETE

BUILDING

PUBLIC DRAINAGE EASEMENT

DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 10  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
SYRACUSE CITY, DAVIS COUNTY, UTAH

SYRACUSE CITY PROPERTY  
ALTA/NSPS LAND TITLE SURVEY

1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
SYRACUSE CITY

CONTACT:

PHONE:

ALTA/NSPS  
LAND TITLE  
SURVEY

PROJECT NUMBER  
15065

PRINT DATE  
2026-08-19

PROJECT MANAGER  
T. WILLIAMS

DESIGNED BY  
A. MULLINS

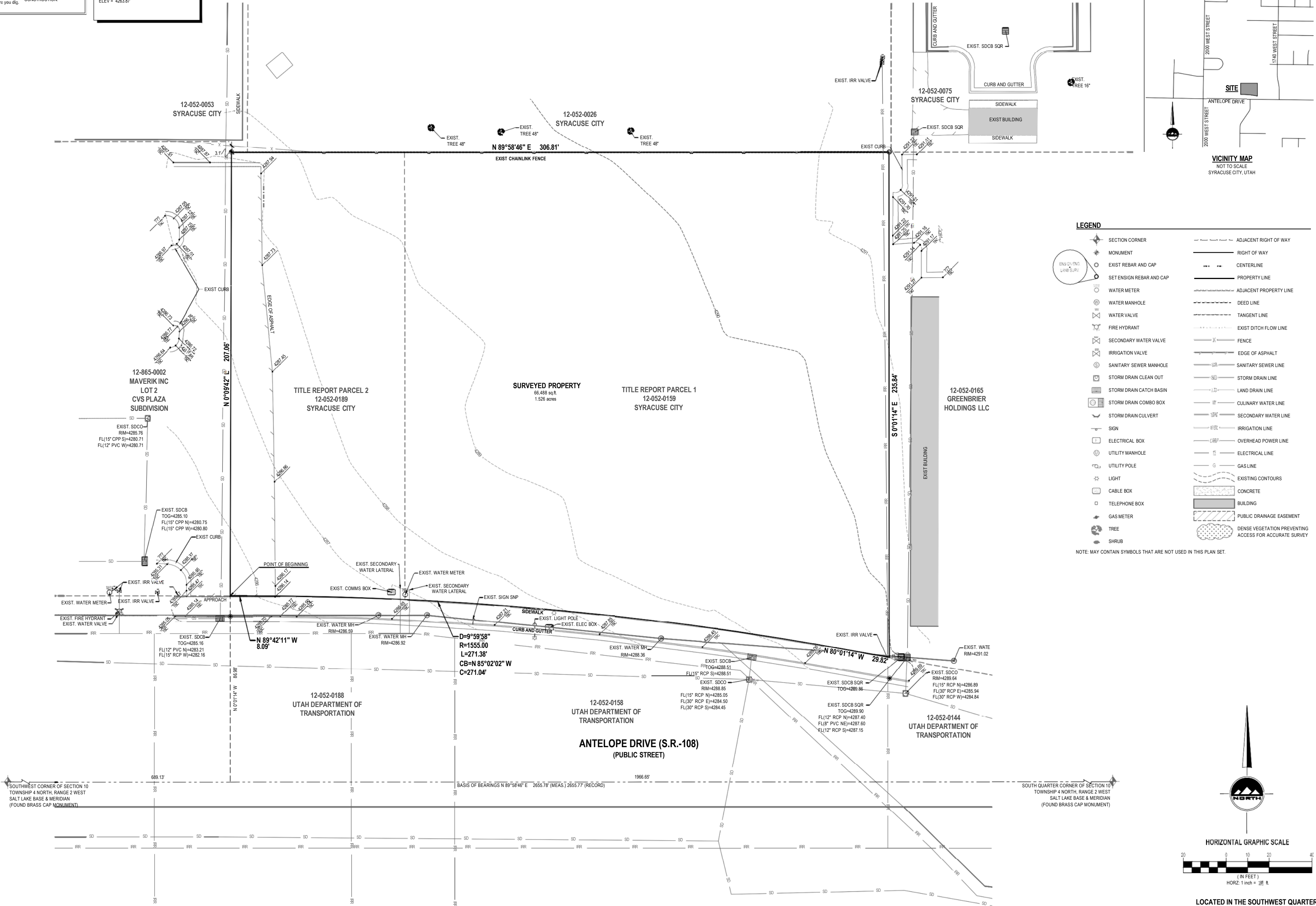
1 of 3

**811**  
Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

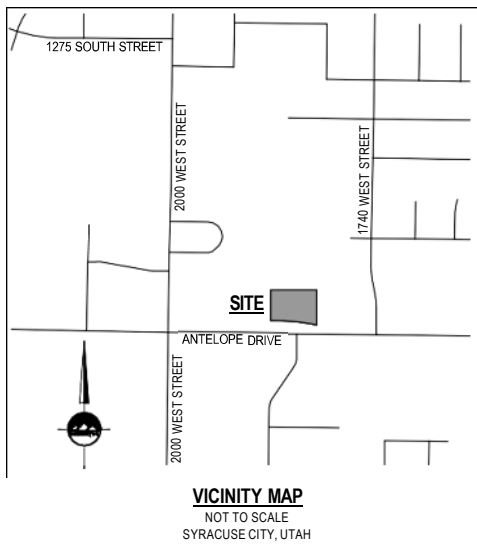
CENTER OF SECTION 15,  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4263.87



**LEGEND**

- |  |                          |  |                                                        |
|--|--------------------------|--|--------------------------------------------------------|
|  | SECTION CORNER           |  | ADJACENT RIGHT OF WAY                                  |
|  | MONUMENT                 |  | RIGHT OF WAY                                           |
|  | EXIST REBAR AND CAP      |  | CENTERLINE                                             |
|  | SET ENSIGN REBAR AND CAP |  | PROPERTY LINE                                          |
|  | WATER METER              |  | ADJACENT PROPERTY LINE                                 |
|  | WATER MANHOLE            |  | DEED LINE                                              |
|  | WATER VALVE              |  | TANGENT LINE                                           |
|  | FIRE HYDRANT             |  | EXIST DITCH FLOW LINE                                  |
|  | SECONDARY WATER VALVE    |  | FENCE                                                  |
|  | IRRIGATION VALVE         |  | EDGE OF ASPHALT                                        |
|  | SANITARY SEWER MANHOLE   |  | SANITARY SEWER LINE                                    |
|  | STORM DRAIN CLEAN OUT    |  | STORM DRAIN LINE                                       |
|  | STORM DRAIN CATCH BASIN  |  | LAND DRAIN LINE                                        |
|  | STORM DRAIN COMBO BOX    |  | CULINARY WATER LINE                                    |
|  | STORM DRAIN CULVERT      |  | SECONDARY WATER LINE                                   |
|  | SIGN                     |  | IRRIGATION LINE                                        |
|  | ELECTRICAL BOX           |  | OVERHEAD POWER LINE                                    |
|  | UTILITY MANHOLE          |  | ELECTRICAL LINE                                        |
|  | UTILITY POLE             |  | GAS LINE                                               |
|  | LIGHT                    |  | EXISTING CONTOURS                                      |
|  | CABLE BOX                |  | CONCRETE                                               |
|  | TELEPHONE BOX            |  | BUILDING                                               |
|  | GAS METER                |  | PUBLIC DRAINAGE EASEMENT                               |
|  | TREE                     |  | DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY |
|  | SHRUB                    |  |                                                        |

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



**SYRACUSE CITY PROPERTY  
ALT/NSPS LAND TITLE SURVEY**

1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075

**ALT/NSPS  
LAND TITLE  
SURVEY**

PROJECT NUMBER: 15065  
PRINT DATE: 2026-08-19  
PROJECT MANAGER: T. WILLIAMS  
DESIGNED BY: A. MULLINS

**2 of 3**

811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**SURVEYOR'S CERTIFICATE**

To: City of Syracuse; Stewart Title Guaranty Company; and their successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included Items 1, 2, 3, 4, 5, 8, 11(a), 13, 14 and 18 of Table A thereof.

The fieldwork was completed on 06/23/2026.

This ALTANSPS Survey is based on the Title Report Supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026



Date of Plat or Map: August 19, 2026  
Trent R. Williams, PLS  
License No. 8034679

**SURVEY NARRATIVE**

The purpose of this survey is to perform an ALTANSPS Land Title Survey of the subject properties and write a combined description of them, as requested by Syracuse City.

**Reference Documents:**

- CVS Plaza Subdivision
- Record of Survey No. 5669
- Record of Survey No. 239

**Basis of Bearing:**

The Basis of Bearing for this survey is North 89°58'46" East, between the Found Southwest Corner and Found South Quarter Corner of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

**Boundary Resolution:**

The record descriptions were retraced and rotated to match the basis of bearings. We held CVS Plaza Subdivision along the west side. The record northerly segments of the two parcels were found to be consistent with an existing fence. No inconsistencies were found.

**RECORD DESCRIPTION**  
(AS SHOWN ON THE TITLE REPORT)

**PARCEL 1:** (12-052-0159)  
A tract of land, situate in the SW 1/4 SW 1/4 of Section 10, Township 4 North, Range 2 West, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Westerly boundary of said tract of land and the Northerly right of way line of SR-108 of said project, which point is 770.55 feet S 89°40'57" East along the Section Line and 85.27 feet North 00°19'03" East from the Southwest corner of said Section 10, said point also being 55.00 feet radially distant Northerly from the centerline of said project, and running thence North 00°19'03" East 208.77 feet along said Westerly boundary line to the Northerly boundary line of said tract of land; thence South 89°40'57" East 226.05 feet along said Northerly boundary line to the Easterly boundary line of said tract of land; thence South 00°19'03" West 235.64 feet along said Easterly boundary line to said Northerly right of way line; thence North 79°40'57" West 59.83 feet to the point of tangency of a 1,555.00-foot radius curve to the left; thence Westerly 198.03 feet along the arc of said curve (Chord bears N 83°19'51" W 197.89 feet) to the point of beginning.

**PARCEL 2:** (12-052-0189)  
A tract of land, situate in the SW 1/4 SW 1/4 of Section 10, Township 4 North, Range 2 West, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Northerly right of way line of SR-108 and Westerly boundary line of said tract of land at a point 688.85 feet East and 86.98 feet North from the Southwest corner of said Section 10; and running thence North 207.11 feet to the Northerly boundary line of said tract of land; thence East 81.70 feet to the Easterly boundary line of said tract of land; thence South 209.29 feet to a point on said Northerly right of way line; thence along said Northerly right of way line the following two (2) courses: (1) Westerly 73.37 feet along the arc of a 1,555.00-foot radius curve to the left (Note: Chord to said curve bears North 88°19'50" W 73.36 feet); (2) N 89°40'57" West 8.36 feet to the point of beginning.

**LEGAL DESCRIPTION**  
(AS-SURVEYED)

A parcel of land, situate in the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, also situated in Syracuse City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Antelope Drive (also known as State Route 108), said point being North 89°58'46" East 689.13 feet along the Section Line and North 0°01'14" West 86.98 feet from the Southwest Corner of Section 10, and running thence:

North 0°09'42" East 207.06 feet along the easterly boundary of CVS Plaza Subdivision;

thence North 89°58'46" East 306.81 feet to the northwesterly corner of that parcel described in a certain Warranty Deed (recorded May 21, 2009, as Entry No. 2452911);

thence South 0°01'14" East 235.84 feet along the westerly boundary line of said parcel to a point on the northerly right-of-way line of said Antelope Drive;

thence running along said northerly right-of-way line three (3) courses and distances:

(1) North 80°01'14" West 29.82 feet;

(2) Westerly 271.38 feet along the arc of a 1,555.00-foot radius curve to the left (center bears South 9°57'56" West and the chord bears North 85°02'02" West 271.04 feet with a central angle of 9°59'58");

(3) North 89°42'11" West 8.09 feet to the Point of Beginning.

Contains 66,488 square feet or 1.526 acres.

**NOTES**

For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026

1. Table A Items:

a. Item 1: Monuments placed at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.

b. Item 2: Address of the surveyed site:

1862 W Antelope Drive  
Syracuse, UT 84075

c. Item 3: Flood zone classification depicted by scaled map location and graphic plotting only.

Flood Zone: X  
Community Number: 49011C0210E  
Revised: 6/18/2007

d. Item 4: Gross land area:

66,488 sq. ft.  
1.526 acres

e. Item 5: Vertical relief with the source of information.

Contours shown hereon are taken from traditional ground survey of the surveyed area.  
Site Benchmark is: 4263.87 (The found Center of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian)

f. Item 8: Substantial features observed in the process of conducting the fieldwork are shown hereon. (In addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).

g. Item 11: Evidence of underground utilities existing on or serving the surveyed property is shown hereon as determined by:

(a) plans provided by service providers  
(b) located during field work

h. Item 13: Names of owners of adjoining properties according to current tax records is shown hereon.

i. Item 14: The distance to the nearest intersecting street is approximately 85' and is the intersection of Antelope Drive (S.R.-108) and Heritage Lane.

j. Item 18: Any plottable offset easements are shown hereon. These easements have been disclosed in documents provided to or obtained by the surveyor.

2. Schedule B/E Exceptions from Coverage

The following exceptions from coverage are taken from the title report supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026

a. Items no. 1-7 are general exceptions (Not a Survey Matter.)

b. Item No. 8 refers to Property Tax exceptions. General Property Taxes are accruing as liens and are not yet due and payable for Tax ID No. 12-052-0159 and 12-052-0189. (Not a Survey Matter.)

c. Item No. 9 refers to the land being located within the boundaries of Davis County 454 District, and is subject to any charges and assessments levied thereby. (Not a Survey Matter.)

d. Item No. 10 refers to Ordinance No. 16-24, adopting the Syracuse Antelope Drive Community Development Project Area Plan, and related matters, together with the terms, conditions and limitations contained therein. (Not a Survey Matter.)

Recorded: September 7, 2016  
Entry No. 2964235  
Book 6595, Page 345

e. Item No. 11 refers to water rights, claims or title to water. (Not a Survey Matter.)

f. Item No. 12 refers to minerals of whatever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel, together with all rights, privileges and immunities relating thereto. (Not a Survey Matter.)

Item No. 13 refers to an Easement, and the terms, conditions and limitations contained therein, in favor of Syracuse, a Municipal Corporation. (Shown Hereon.)

Recorded: December 18, 1995  
Entry No. 721728  
Book 1066, Page 271

Item No. 14 refers to an Easement, and the terms, conditions and limitations contained therein, in favor of The Utah Department of Transportation. (Shown Hereon.)

Recorded: December 18, 1995  
Entry No. 2406960  
Book 4664, Page 1134

i. Item No. 15 refers to an Agreement for Future Cross-Access Easements, and the terms, conditions and limitations contained therein. (Not Sufficiently Described to Plot.)

Recorded: September 15, 2016  
Entry No. 2966347  
Book 6601, Page 802

Item No. 16 refers to Restrictions, Conditions and Reservations as contained in Quit Claim deed, and the terms, conditions and limitations contained therein. (Affects Parcel 1). (Shown Hereon.)

Recorded: November 21, 2019  
Entry No. 3205653  
Book 7394, Page 1560

Item No. 16 also refers to Release of Reversionary Clause recorded February 28, 2020 as Entry No. 3230097 in Book 7459 at Page 920. (Affects Parcel 1). (Blanket in Nature.)

Recorded: February 28, 2020  
Entry No. 3230097  
Book 7459, Page 920

Item No. 17 refers to Restrictions, Conditions and Reservations as contained in Quit Claim Deed, and the terms, conditions and limitations contained therein. (Affects Parcel 2). (Shown Hereon.)

Recorded: November 21, 2019  
Entry No. 3205654  
Book 7394, 1564

Item No. 17 also refers to a Release of Reversionary Clause recorded February 28, 2020 as Entry No. 3230096 in Book 7459 at Page 918, of Public Records. (Affects Parcel 2). (Blanket in Nature.)

Recorded: February 28, 2020  
Entry No. 3230096  
Book 7459, Page 918

Item No. 18 refers to a Reciprocal Access Easement Agreement, and the terms, conditions and limitations contained therein. (Shown Hereon.)

Recorded: June 16, 2022  
Entry No. 3483110  
Book 8032, Page 503

m. Item No. 19 refers to "The Company requires satisfactory verification of the identity of the seller, as the subject property is assessed as vacant land. Unless you have personal, prior knowledge of the identity of the seller, you must send a letter to the seller at the assessment's verified mailing address requesting confirmation that the transaction is legitimate." (Not a Survey Matter.)

n. Item No. 20 refers to any matters that might be disclosed by an accurate survey of said premises.

o. Item No. 21 refers to the rights of parties in possession of the land under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder. (Not a Survey Matter.)

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CLIENT  
CLIENT'S ADDRESS  
CLIENT CITY STATE ZIP

CONTACT:  
CLIENT CONTACT  
PHONE: 801.000.0000

SYRACUSE CITY PROPERTY  
ALTANSPS LAND TITLE SURVEY  
1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075