

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR
CERTIFICATE OF CREATION

I, GREG BELL, LIEUTENANT GOVERNOR OF THE STATE OF UTAH,
HEREBY CERTIFY THAT there has been filed in my office a notice of creation of
VERNAL CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY, dated
February 1st, 2012, complying with Section 17C-1-201, Utah Code Annotated, 1953, as
amended.

NOW, THEREFORE, notice is hereby given to all whom it may concern that the
attached is a true and correct copy of the notice of creation, referred to above, on file with
the Office of the Lieutenant Governor pertaining to VERNAL CITY COMMUNITY
DEVELOPMENT AND RENEWAL AGENCY, located in Uintah County, State of Utah.



IN TESTIMONY WHEREOF, I have
hereunto set my hand, and affixed the Great
Seal of the State of Utah this 13th day of
February, 2012 at Salt Lake City, Utah.

GREG BELL
Lieutenant Governor



February 8, 2012

Utah Lt. Governor's Office
Utah State Capitol Complex
Suite 220
P.O. Box 142325
Salt Lake City, Utah 84114-2325

Re: Notice of Impending Boundary Action; Local Entity Plat
Vernal City Community Development and Renewal Agency

Dear Lt. Governor,

Attached are the required documents for the creation of the Vernal City Community Development and Renewal Agency with the Notice of Impending Boundary Action and the local entity plat. Your review and certification of this creation would be greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth L. Bassett", with a horizontal line extending to the right.

Kenneth L. Bassett
City Manager

Received

FEB 10 2012

Greg Bell
Lieutenant Governor

VERNAL CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

"FINAL LOCAL ENTITY PLAT" BOUNDARY OF VERNAL CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

Located in Sections 14, 15, 21, 22, 23, 24, 25, 26, 27 and 28 of Township 4 South, Range 21 East of the Salt Lake Base and Meridian, Uintah County, Utah

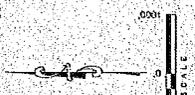
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CHORD DATA BEARING, DIST. (D)

Internal Angle = 92°45'00"

Area = 147,661.47

Chord Bearing = 87°44'00"



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VERNAL CITY COUNCIL
January 18, 2012 & February 1, 2012

Ordinance No. 2012-05

AN ORDINANCE OF VERNAL CITY, UTAH, APPROVING THE CREATION OF A COMMUNITY DEVELOPMENT AND RENEWAL AGENCY IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH CODE.

WHEREAS the City Council of Vernal City, Utah, (the "City Council" and "City," respectively) has determined that it is in the best interests of the City to undertake community development, economic development and/or urban renewal in such areas of the City as may hereafter become necessary or desirable;

WHEREAS the City Council deems it advisable that any community development, economic development and/or urban renewal project undertaken within the City be carried out in accordance with the provisions of Title 17C of the Utah Code, "Limited Purpose Local Government Entities-Community Development and Renewal Agencies Act," as amended (the "Act"); and

WHEREAS Section 17C-1-201 of the Act authorizes the legislative body of a community to approve the creation of a community development and renewal agency for the purposes of undertaking or promoting community development, economic development, urban renewal or any combination thereof within the geographic boundaries of the agency, which shall be coterminous with the boundaries of the community creating the agency, or as otherwise authorized by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF VERNAL CITY, UINTAH COUNTY, UTAH, AS FOLLOWS:

Section 1. Pursuant to the provisions of Section 17C-1-201(1) of the Act, Vernal City hereby approves the creation of a community development and renewal agency (the "Agency"), contingent upon the issuance by the Utah Lieutenant Governor of a certificate of creation under Section 67-1a-6.5 of the Utah Code.

Section 2. The name of the Agency shall be the Vernal City Community Development and Renewal Agency.

Section 3. The geographic boundaries of the Agency shall be coterminous with the geographic boundaries of the City.

Section 4. Upon creation, the Agency shall be vested with all the powers set forth in the Act and as otherwise provided by law.

Section 5. The governing body of the Agency shall be a board consisting of the members of the City Council as may serve from time to time on the City Council.

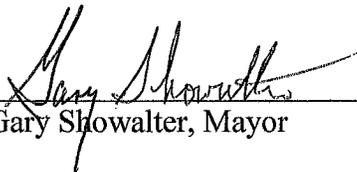
Section 6. Within 10 days of the adoption of this Ordinance, the City Council shall file or cause to be filed with the Utah Lieutenant Governor a copy of a notice of impending boundary action (the "Notice") and a copy of an approved final local entity plat (the "Plat") as required by Section 17C-1-201(2)(a) of the Act. The Notice, in substantially final form, is attached hereto as Exhibit A and the Plat, in substantially final form, is attached hereto as Exhibit B. Having reviewed the Notice and the Plat, the City Council hereby authorizes and directs the appropriate officials of the City to sign and seal both the Notice and the Plat when finalized in proper form. The Notice must comply with the requirements of Section 67-1a-6.5(3) of the Utah Code and the Plat must comply with the requirements of Section 17-23-20(4) of the Utah Code.

Section 7. Upon the issuance by the Utah Lieutenant Governor of a certificate of creation under Section 67-1a-6.5 of the Utah Code, the Agency shall be created and incorporated. Upon the issuance by the Lieutenant Governor of a certificate of creation, the City Council shall submit or cause to be submitted to the Uintah County Recorder (a) the original Notice, (b) the original certificate of creation, (c) the original Plat, and (d) a certified copy of this Ordinance.

Section 8. The City Council authorizes the Mayor to sign and the City Manager/Recorder to attest to an inducement agreement (in substantially the form as present herewith as Exhibit C) between the City and Gardner Town Center, LLC, a Utah limited liability company or any affiliate whereby Gardner Towne Center, LLC agrees to reimburse the City for its costs and expenses related to the creation of the Agency and consideration of any project areas by the City.

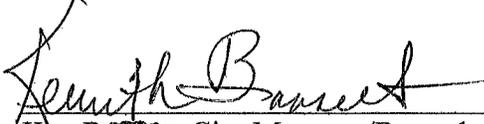
THIS ORDINANCE SHALL TAKE EFFECT UPON RECORDING AND PUBLICATION.

Approved and adopted this January 18, 2012, and reapproved February 1, 2012 by the City Council of Vernal City, Utah.



Gary Showalter, Mayor

ATTEST:



Ken Bassett, City Manager/Recorder



VERNAL CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY,
LOCATED IN SECTIONS 14, 15, 21, 22, 23, 24, 25, 26, 27 AND 28 OF
TOWNSHIP 4 SOUTH, RANGE 21 EAST OF THE SALT LAKE BASE AND
MERIDIAN, UINTAH COUNTY, UTAH. THE BOUNDARY OF SAID AGENCY
BEING DESCRIBED AS FOLLOWS:

SECTION 14:

Beginning at the Southwest Corner of Section 14, Township 4 South, Range 21 East of the Salt Lake Base and Meridian; thence $N01^{\circ}49'56''W$ along the West line of the Southwest Quarter of said Section 990.00 feet; thence $N87^{\circ}54'38''E$ parallel with the South line of said Southwest Quarter 1324.44 feet to the West line of the Southeast Quarter of said Southwest Quarter; thence $N01^{\circ}57'32''W$ along said West line of the Southeast Quarter of the Southwest Quarter 339.33 feet to the Northwest Corner of said Southeast Quarter of the Southwest Quarter; thence $N87^{\circ}53'21''E$ along the North line of said Southeast Quarter of the Southwest Quarter 845.19 feet to a point which bears $S87^{\circ}53'21''W$ 478.50 feet from the Northeast Corner of said Southeast Quarter of the Southwest Quarter; thence $N02^{\circ}05'08''W$ parallel with the East line of said Southwest Quarter 1330.17 feet to the South line of the Northwest Quarter of said Section; thence $N02^{\circ}04'47''W$ parallel with the East line of said Northwest Quarter 1064.73 feet; thence $N81^{\circ}24'29''W$ 15.66 feet; thence $N57^{\circ}57'31''W$ 153.57 feet; thence $S87^{\circ}01'32''W$ 281.67 feet; thence $N85^{\circ}53'17''W$ 96.00 feet; thence $N70^{\circ}44'06''W$ 102.04 feet; thence $S86^{\circ}44'18''W$ 238.34 feet; thence $N01^{\circ}27'18''W$ 499.69 feet; thence $N89^{\circ}09'39''E$ 1326.29 feet to said East line of the Northwest Quarter; thence $S02^{\circ}04'47''E$ along said East line of the Northwest Quarter 1513.13 feet to a point which bears $N02^{\circ}05'07''W$ 2809.50 feet from the South Quarter Corner of said Section; thence $N87^{\circ}52'20''E$ parallel with the South line of the Southeast Quarter of said Section 478.50 feet; thence $S02^{\circ}04'47''E$ parallel with the West line of the Northeast Quarter of said Section 149.21 feet to the South line of said Northeast Quarter; thence $N87^{\circ}52'17''E$ along said South line of the Northeast Quarter 1303.50 feet; thence $S02^{\circ}05'08''E$ parallel with the West line of the Southeast Quarter of said Section 429.00 feet; thence $S87^{\circ}52'17''W$ parallel with the North line of said Southeast Quarter 825.00 feet; thence $S02^{\circ}05'08''E$ parallel with said West line of the Southeast Quarter 231.00 feet; thence $S87^{\circ}52'17''W$ parallel with said North line of the Southeast Quarter 478.50 feet; thence $S02^{\circ}05'08''E$ parallel with said West line of the Southeast Quarter 549.29 feet to a point which bears $N02^{\circ}05'08''W$ parallel with said West line of the Southeast Quarter 1451.00 feet from the South line of said Southeast Quarter; thence $N87^{\circ}52'20''E$ parallel with said South line of the Southeast Quarter 264.00 feet; thence $S02^{\circ}05'08''E$ parallel with said west line of the Southeast Quarter 736.00 feet; thence $S87^{\circ}52'20''W$ parallel with said South line of the Southeast Quarter 264.00 feet; thence $S02^{\circ}05'08''E$ parallel with said West line of the Southeast Quarter 137.50 feet; thence $N87^{\circ}52'20''E$ parallel with said South line of the Southeast Quarter 264.00 feet; thence $S02^{\circ}05'08''E$ parallel with said West line of the Southeast Quarter 14.99 feet; thence $N87^{\circ}51'53''E$

parallel with the North line of the Southeast Quarter of said Southeast Quarter 772.22 feet to a point which bears S87°52'20"W parallel with said South line of the Southeast Quarter 1138.50 feet from the East line of said Southeast Quarter; thence S02°00'45"E parallel with said East line of the Southeast Quarter 354.11 feet; thence N87°52'20"E parallel with said South line of the Southeast Quarter 184.00 feet; thence S02°00'45"E parallel with said East line of the Southeast Quarter 208.50 feet to said South line of the Southeast Quarter; thence N87°52'20"E 954.50 feet to the corner common with Sections 13, 14, 23 and 24 of said Township 4 South, Range 21 East;

SECTION 24:

Continuing, thence S02°02'36"E along the West line of the Northwest Quarter of Section 24, Township 4 South, Range 21 East of the Salt Lake Base and Meridian 1012.42 feet to a point which bears N02°02'36"W 312.55 feet from the Southwest Corner of the Northwest Quarter of said Northwest Quarter; thence N87°41'06"E parallel with the North line of said Northwest Quarter 1082.86 feet; thence N02°02'36"W parallel with said West line of the Northwest Quarter 110.00 feet; thence N87°41'06"E parallel with said North line of the Northwest Quarter 260.00 feet; thence S02°02'36"E parallel with said West line of the Northwest Quarter 110.00 feet; thence S87°41'06"W parallel with said North line of the Northwest Quarter 13.40 feet to the East line of the West Half of said Northwest Quarter; thence S02°01'30"E along said East line of the West Half of the Northwest Quarter 588.21 feet to a point which bears N02°02'36"W parallel with said West line of the Northwest Quarter 1056.00 feet from the South line of said Northwest Quarter; thence S87°58'25"W parallel with the said South line of the Northwest Quarter 75.25 feet to a point which bears N87°58'25"E parallel with said South line of the Northwest Quarter, 1254.00 feet from said West line of the Northwest Quarter; thence S02°02'36"E parallel with said West line of the Northwest Quarter 582.00 feet; thence S87°58'25"W parallel with said South line of the Northwest Quarter 462.00 feet; thence S02°02'36"E parallel with said West line of the Northwest Quarter 234.75 feet; thence N87°58'25"E parallel with said South line of the Northwest Quarter 100.00 feet; thence S02°02'36"E parallel with said West line of the Northwest Quarter 189.25 feet to the North Right-of-Way line of Highway 40; thence N87°58'25"E along said Right-of-way line 684.29 feet; continuing along said Right-of-way, thence Easterly along a spiral curve concave to the south whose chord bears S89°04'00"E a distance of 315.69 feet to the beginning of a curve concave to the south; continuing along said Right-of-way, thence Easterly along the arc of said curve, having a radius of 1004.93 feet and an internal angle of 8°24'56", for a distance of 147.60 feet (chord bears S78°49'00"E 147.47 feet) to the south line of said Northwest Quarter; thence N87°58'25"E 622.72 feet to the Center Quarter Corner of said Section 24; thence S02°02'39"E along the West line of the Southeast Quarter of said Section 24, 426.50 feet; thence N87°58'46"E parallel with the North line of said Southeast Quarter 267.00 feet; thence N02°02'39"W parallel with said West line of the Southeast Quarter 393.50 feet; thence S87°58'46"W parallel with said North line of the Southeast Quarter

67.00 feet; thence N02°02'39"W parallel with said West line of the Southeast Quarter 33.00 feet to the South line of the Northeast Quarter of said Section 24; thence N02°00'24"W parallel with the West line of said Northeast Quarter 164.00 feet; thence N87°58'46"E parallel with said South line of the Northeast Quarter 145.08 feet; thence N01°58'39"W parallel with the East line of said Northeast Quarter 215.50 feet; thence N87°58'46"E parallel with said South line of the Northeast Quarter 495.44 feet to a point which bears S87°58'46"W parallel with said South line of the Northeast Quarter 495.00 feet from the East line of the Southwest Quarter of said Northeast Quarter; thence N01°59'32"W parallel with said East line of the Southwest Quarter of the Northeast Quarter 953.12 feet to the North line of the South Half of said Northeast Quarter; thence N87°54'51"E along said North line of the South Half of the Northeast Quarter 1561.03 feet to a point which bears S87°54'51"W 269.85 feet from the Northeast Corner of said South Half of the Northeast Quarter of Section 24; thence S01°32'49"E 667.22 feet to the North line of the South Half of the Southeast Quarter of said Northeast Quarter; thence N87°56'48"E along said North line of the South Half of the Southeast Quarter of the Northeast Quarter 241.85 feet; thence S01°58'39"E parallel with said East line of the Northeast Quarter 667.33 feet to a point on the North line of the Southeast Quarter of said Section 24 which bears S87°58'46"W 33.00 feet from the East Quarter Corner of said Section 24; thence S87°58'46"W along said North line of the Southeast Quarter 25.00 feet; thence S01°58'46"E parallel with the East line of said Southeast Quarter 58.00 feet; thence N87°58'46"E parallel with said North line of the Southeast Quarter 25.00 feet; thence S01°58'46"E parallel with said East line of the Southeast Quarter 847.74 feet; thence S87°58'35"W parallel with the South line of the Northeast Quarter of said Southeast Quarter 330.00 feet; thence S01°58'46"E parallel with said East line of the Southeast Quarter 473.64 feet; thence S87°58'24"W parallel with the South line of said Southeast Quarter 51.26 feet; thence S01°58'46"E parallel with said East line of the Southeast Quarter 371.53 feet; thence S86°07'11"W 233.49 feet; thence S05°20'36"E 35.17 feet; thence S86°07'11"W 119.51 feet; thence S01°58'46"E parallel with said East line of the Southeast Quarter 212.07 feet to a point which bears N01°58'46"W parallel with said East line of the Southeast Quarter 660.00 feet from said South line of the Southeast Quarter; thence N87°58'24"E parallel with said South line of the Southeast Quarter 732.00 feet; thence S01°58'46"E parallel with said East line of the Southeast Quarter 627.00 feet to a point which bears N01°58'46"W parallel with said East line of the Southeast Quarter 33.00 feet and S87°58'24"W parallel with said South line of the Southeast Quarter 33.00 feet from the Southeast Corner of said Section 24; thence S87°58'24"W parallel with said South line of the Southeast Quarter 1110.02 feet; thence S02°00'43"E parallel with the West line of the Southeast Quarter of the Southeast Quarter of said Section 24, 33.00 feet to said South line of the Southeast Quarter; thence S87°58'24"W along said South line of the Southeast Quarter 338.27 feet; thence N02°00'43"W parallel with the East line of the Southwest Quarter of said Southeast Quarter 33.00 feet; thence S87°58'24"W parallel with said South line of the Southeast Quarter 257.60 feet

to a point which bears N87°58'24"E parallel with said South line of the Southeast Quarter 929.20 feet from the West line of said Southeast Quarter; thence N02°02'39"W parallel with said West line of the Southeast Quarter 627.00 feet; thence N87°58'24"E parallel with said South line of the Southeast Quarter 489.12 feet to the Southwest Right-of-way line of Highway 40; thence N47°22'14"W along said Right-of-way line 449.60 feet to a point which bears N02°02'39"W parallel with said West line of the Southeast Quarter 976.00 feet from said South line of the Southeast Quarter; thence S87°58'24"W parallel with said South line of the Southeast Quarter 216.10 feet to a point which bears N87°58'24"E parallel with said South line of the Southeast Quarter 882.50 feet from said West line of the Southeast Quarter; thence S02°02'39"E parallel with said West line of the Southeast Quarter 89.00 feet; thence S87°58'24"W parallel with said South line of the Southeast Quarter 71.00 feet; thence S02°02'39"E parallel with said West line of the Southeast Quarter 227.00 feet; thence S87°58'24"W parallel with said South line of the Southeast Quarter 397.50 feet; thence S02°02'39"E parallel with said West line of the Southeast Quarter 265.00 feet; thence S87°58'24"W parallel with said South line of the Southeast Quarter 414.00 feet to a point on the East line of the Southwest Quarter of said Section 24 which bears N02°02'39"W 395.00 feet from said South Quarter Corner of Section 24; thence N02°02'39"W along said East line of the Southwest Quarter 776.00 feet; thence S87°59'04"W parallel with the South line of said Southwest Quarter 1332.19 feet to the East line of the West Half of said Southwest Quarter; thence N01°55'08"W along said East line of the West Half of the Southwest Quarter 725.01 feet to a point which bears S01°47'38"E parallel with the West line of said Southwest Quarter 773.52 feet from the North line of said Southwest Quarter; thence S87°58'25"W parallel with said North line of the Southwest Quarter 657.64 feet to a point which bears N87°58'25"E parallel with said North line of the Southwest Quarter 672.96 feet from said West line of the Southwest Quarter; thence S01°47'38"E parallel with said West line of the Southwest Quarter 291.28 feet; thence S87°58'25"W parallel with said North line of the Southwest Quarter 672.96 feet to said West line of the Southwest Quarter; thence S01°47'38"E along said West line of the Southwest Quarter 1274.48 to a point which bears N01°47'38"W 330.00 feet from the Southwest Corner of said Section 24; thence N87°59'04"E parallel with said South line of the Southwest Quarter 528.00 feet; thence S01°47'38"E parallel with said West line of the Southwest Quarter 330.00 feet to the North line of the Northwest Quarter of Section 25, Township 4 South, Range 21 East of the Salt Lake Base and Meridian;

SECTION 25:

Continuing into said Section 25, thence S1°47'38"E 33.00 feet; thence S87°59'04"W parallel with the North line of the Northwest Quarter of said Section 25, 123.51 feet; thence S02°12'21"E parallel with the West line of said Northwest Quarter 290.40 feet; thence S87°59'04"W parallel with said North line of the Northwest Quarter 32.01 feet; thence S02°12'21"E parallel with said

West line of the Northwest Quarter, 677.16 feet; thence S87°59'04"W parallel with said North line of the Northwest Quarter 339.24 feet; thence S02°12'21"E parallel with said West line of the Northwest Quarter 1659.49 feet to a point on the South line of said Northwest Quarter which bears N88°07'55"E 33.00 feet from the West Quarter Corner of said Section 25; thence S02°15'35"E parallel with the West line of the Southwest Quarter of said Section 25, 243.03 feet; thence S88°10'40"W 33.00 feet to a point on the East line of the Southeast Quarter of Section 26, Township 4 South, Range 21 East of the Salt Lake Base and Meridian which bears S02°15'35"E 243.00 feet from the East Quarter Corner of said Section 26;

SECTION 26:

Continuing into said Section 26, thence S88°10'40"W parallel with the North line of said Southeast Quarter of Section 26, 198.00 feet; thence S02°15'35"E parallel with the East line of said Southeast Quarter 7.00 feet; thence S88°10'40"W parallel with said North line of the Southeast Quarter 409.00 feet; thence N02°15'35"W parallel with said East line of the Southeast Quarter 250.00 feet to said North line of the Southeast Quarter; thence S88°10'40"W along said North line of the Southeast Quarter 715.07 feet to the Southeast Corner of the West Half of the Northeast Quarter of said Section 26; thence N01°59'43"W along the East line of said West Half of the Northeast Quarter 99.00 feet; thence N80°11'46"W 85.50 feet; thence S89°18'14"W 201.30 feet; thence N56°11'46"W 104.60 feet; thence N35°07'21"W 69.66 feet; thence N76°19'51"W 208.70 feet; thence N54°41'46"W 268.40 feet; thence N84°41'46"W 141.90 feet; thence S73°48'14"W 82.50 feet; thence N69°41'46"W 188.10 feet; thence N47°06'52"W 144.91 feet to a point on the West line of said Northeast Quarter; thence S01°47'00"E along said West line of the Northeast Quarter 626.99 feet to the Center Quarter Corner of said Section 26; thence S88°10'47"W along the North line of the Southwest Quarter of said Section 26, 1331.12 feet to the Northeast Corner of the Northwest Quarter of said Southwest Quarter; thence S01°46'06"E along the East line of said Northwest Quarter of the Southwest Quarter 1328.96 feet to the Southeast Corner of said Northwest Quarter of the Southwest Quarter; thence S87°59'37"W along the South line of said Northwest Quarter of the Southwest Quarter 1298.63 feet to a point which bears N87°59'37"E 33.00 feet from the Southwest Corner of said Northwest Quarter of the Southwest Quarter; thence S01°44'49"E parallel with the West line of said Southwest Quarter 1300.18 feet; thence S87°48'28"W parallel with the South line of said Southwest Quarter 33.00 feet to a point on the East line of Section 27, Township 4 South, Range 21 East of the Salt Lake Base and Meridian which bears N01°44'49"W 33.00 feet from the Southeast Corner of said Section 27;

SECTION 27:

Continuing into said Section 27, thence S88°09'26"W parallel with the South line of the Southeast Quarter of said Section 27, 1894.24 feet to a point which bears S88°09'26"W 564.00 feet from the East line of the Southwest Quarter of

said Southeast Quarter; thence N01°45'39"W parallel with said East line of the Southwest Quarter of the Southeast Quarter 631.96 feet to the South line of the North Half of said Southwest Quarter of the Southeast Quarter; thence N88°06'23"E 564.00 feet to the Southeast Corner of said North Half of the Southwest Quarter of the Southeast Quarter; thence N01°45'39"W along said East line of the Southwest Quarter of the Southeast Quarter 665.46 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence S88°03'20"W along the North line of said Southwest Quarter of the Southeast Quarter 592.99 feet; thence S01°45'39"E parallel with said East line of the Southwest Quarter of the Southeast Quarter 215.40 feet; thence S88°03'20"W parallel with said North line of the Southwest Quarter of the Southeast Quarter 199.59 feet; thence N01°45'39"W parallel with said East line of the Southwest Quarter of the Southeast Quarter 195.40 feet; thence S88°03'20"W parallel with said North line of the Southwest Quarter of the Southeast Quarter 199.59 feet; thence N01°45'39"W parallel with said East line of the Southwest Quarter of the Southeast Quarter 20.00 feet to said North line of the Southwest Quarter of the Southeast Quarter; thence S88°03'20"W along said North line of the Southwest Quarter of the Southeast Quarter 338.39 feet to the Southwest Corner of the Northwest Quarter of said Southeast Quarter; thence N01°46'30"W along the West line of said Southeast Quarter 668.56 feet to a point which bears S01°46'30"E 660.00 feet from the Center Quarter Corner of said Section 27; thence S87°57'14"W parallel with the North line of the Southwest Quarter of said Section 27, 250.00 feet; thence N01°46'30"W parallel with the East line of said Southwest Quarter 660.00 feet to said North line of the Southwest Quarter; thence N87°57'14"E 250.00 feet to said Center Quarter Corner of Section 27; thence N01°46'30"W along the East line of the Northwest Quarter of said Section 27, 990.00 feet; thence S87°57'14"W parallel with the South line of said Northwest Quarter 1825.24 feet; thence N23°33'05"E 103.53 feet; thence N04°18'05"E 144.60 feet; thence N07°04'55"W 217.48 feet to a point which bears N01°40'50"W parallel with the West line of said Northwest Quarter 1443.75 feet from said South line of the Northwest Quarter; thence S87°57'14"W parallel with said South line of the Northwest Quarter 554.45 feet to a point which bears N87°57'14"E parallel with said South line of the Northwest Quarter 325.00 feet from said West line of the Northwest Quarter; thence S01°40'50"E parallel with said West line of the Northwest Quarter 50.00 feet; thence S87°57'14"W parallel with said South line of the Northwest Quarter 325.00 feet to the East line of the Northeast Quarter of Section 28, Township 4 South, Range 21 East of the Salt Lake Base and Meridian;

SECTION 28:

Continuing into said Section 28, thence S88°54'16"W parallel with the North line of the Northeast Quarter of said Section 28, 33.00 feet; thence S01°40'50"E parallel with the East line of said Northeast Quarter 734.12 feet to the North line of the Southeast Quarter of the Southeast Quarter of said Northeast Quarter ; thence S88°25'34"W along said North line of the Southeast

Quarter of the Southeast Quarter of the Northeast Quarter 555.60 feet; thence S01°40'50"E parallel with said East line of the Northeast Quarter 628.57 feet to a point which bears N01°40'50"W parallel with said East line of the Northeast Quarter 33.00 feet from the South line of said Northeast Quarter; thence S88°15'52"W parallel with said South line of the Northeast Quarter 753.37 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence S02°02'21"E along said West line of the Southeast Quarter of the Northeast Quarter 33.00 feet to the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section; thence S02°01'48"E along the East line of said Northwest Quarter of the Southeast Quarter 1320.84 feet to the Southeast Corner of said Northwest Quarter of the Southeast Quarter; thence S88°08'27"W along the South line of said Northwest Quarter of the Southeast Quarter 666.75 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Southeast Quarter; thence S02°12'33"E along the East line of said Northwest Quarter of the Southwest Quarter of the Southeast Quarter 661.15 feet to the Southeast Corner of said Northwest Quarter of the Southwest Quarter of the Southeast Quarter; thence S88°04'42"W along the South line of said Northwest Quarter of the Southwest Quarter of the Southeast Quarter 410.67 feet to a point which bears N88°04'42"E 254.00 feet from the Southwest Corner of said Northwest Quarter of the Southwest Quarter of the Southeast Quarter; thence S02°23'16"E parallel with the West line of said Southeast Quarter of Section 24, 441.61 feet to a point which bears N02°23'16"W parallel with said West line of the Southeast Quarter 220.00 feet from the South line of said Southeast Quarter; thence S88°00'56"W parallel with said South line of the Southeast Quarter 254.00 feet to said West line of the Southeast Quarter; thence S02°23'16"E along said West line of the Southeast Quarter 187.00 feet to a point which bears N02°23'16"W 33.00 feet from the South Quarter Corner of said Section 28; thence S88°01'08"W parallel with the South line of the Southwest Quarter of said Section 28, 1349.30 feet to the West line of the Southeast Quarter of said Southwest Quarter; thence N02°15'59"W along said West line of the Southeast Quarter of the Southwest Quarter 400.62 feet to the Northwest Right-of-Way line of Highway 40; thence N43°57'59"E along said Right-of-way line 2508.28 feet; thence N83°21'53"W 266.86 feet (the length of this call and the length of the preceding call along Highway 40 being shortened or lengthened to accommodate the following two calls which terminate at the Center Quarter Corner); thence N02°23'16"W parallel with said West line of the Southeast Quarter 429.00 feet to the North line of said Southeast Quarter; thence S88°15'52"W along said North line of the Southeast Quarter 203.08 feet to the Center Quarter Corner of said Section 28; thence S88°16'35"W along the South line of the Northwest Quarter of said Section 28, 990.00 feet; thence N02°23'37"W parallel with the West line of the Southeast Quarter of said Northwest Quarter 594.00 feet; thence S88°16'35"W parallel with said South line of the Northwest Quarter 186.37 feet to a point which bears N88°16'35"E parallel with said South line of the Northwest Quarter 165.00 feet from the West line of said Southeast Quarter of the Northwest Quarter; thence

S02°09'32"E parallel with said West line of the Southeast Quarter of the Northwest Quarter 66.00 feet; thence S88°16'35"W parallel with said South line of the Northwest Quarter 165.00 feet to said West line of the Southeast Quarter of the Northwest Quarter; thence N02°09'32"W along said West line of the Southeast Quarter of the Northwest Quarter 391.98 feet to a point which bears S02°09'32"E 412.40 feet from the Northwest Corner of said Southeast Quarter of the Northwest Quarter; thence S88°16'35"W parallel with said South line of the Northwest Quarter 148.50 feet; thence N02°09'32"W parallel with the East line of the Southwest Quarter of said Northwest Quarter 412.10 feet to the South line of the North Half of said Northwest Quarter; thence N88°09'44"E along said South line of the North Half of the Northwest Quarter 755.30 feet to a point which bears S88°09'44"W 731.50 feet from the Southeast Corner of said North Half of the Northwest Quarter; thence N02°23'37"W parallel with the East line of said Northwest Quarter 1333.53 feet to the North line of said Northwest Quarter; thence N88°02'29"E along said North line of the Northwest Quarter 731.50 feet to the North Quarter Corner of said Section 28; thence N88°54'16"E along the North line of the Northeast Quarter of said Section 28, 2683.90 feet to a point which bears S88°54'16"W 33.00 feet from the corner common to Sections 21, 22, 27 and 28 of said Township 4 South Range 21 East;

SECTION 21:

Continuing into said Section 21, thence N02°03'40"W parallel with the East line of the Southeast Quarter of said Section 21, 1181.66 feet; thence N88°18'39"W 170.23 feet; thence S00°30'59"E 206.00 feet; thence S87°26'12"W 1250.71 feet; thence N02°02'36"W 210.50 feet; thence S88°54'36"W 85.28 feet; thence S89°20'20"W 1165.82 feet to the West line of said Southeast Quarter; thence N01°43'50"W along said West line of the Southeast Quarter 1467.30 feet to the Center Quarter Corner of said Section 21; thence N01°43'50"W along the West line of the Northeast Quarter of said Section 21, 1504.32 feet to a point which bears S01°43'50"E 1154.90 feet from the North Quarter Corner of said Section 21; thence N88°38'42"E parallel with the North line of said Northeast Quarter 1344.60 feet to the West line of the East Half of said Northeast Quarter; thence S01°57'53"E along said West line of the East Half of the Northeast Quarter 842.54 feet; thence N88°33'59"E parallel with the South line of said Northeast Quarter 1348.03 feet to the East line of said Northeast Quarter; thence S02°11'58"E along said East line of the Northeast Quarter 610.00 feet to a point which bears N02°11'58"W 50.00 feet from the Quarter Corner common with Sections 21 and 22 of said Township 4 South, Range 21 East;

SECTIONS 22 AND 15:

Continuing into said Section 22, thence N87°56'45"E parallel with the South line of the Northwest Quarter of said Section 896.32 feet to a point which bears S87°56'45"W parallel with said South line of the Northwest Quarter 435.16 feet from the East line of the West Half of said Northwest Quarter; thence

N02°06'13"W parallel with said East line of the West Half of the Northwest Quarter 1886.00 feet to a point which bears S02°11'58"E parallel with the West line of said Northwest Quarter 720.00 feet from the North line of said Northwest Quarter; thence S87°55'43"W parallel with said North line of the Northwest Quarter 866.47 feet; thence N02°11'58"W parallel with said West line of the Northwest Quarter 720.00 feet to a point on said North line of the Northwest Quarter which bears N87°55'43"E 33.00 feet from the corner common with Sections 15, 16, 21 and 22 of said Township 4 South, Range 21 East; thence N01°54'15"W parallel with the West line of the Southwest Quarter of said Section 15, 41.25 feet to the North Right-of-way line of 500 North Street; thence N87°55'43"E along said Right-of-way line 1813.95 feet; thence S02°00'29"E parallel with the East line of said Northwest quarter of Section 22, 41.25 feet to the intersection of the South line of said Southwest Quarter of Section 15 and the Centerline of 1150 West Street; thence N87°55'43"E along said South line of the Southwest Quarter 824.63 feet to the South Quarter Corner of said Section 15; thence N02°20'37"W along the West line of the Southeast Quarter of said Section 15, 41.25 feet to said Right-of-way line of 500 North Street; thence N87°55'19"E along said Right-of-way line 1327.06 feet to the West line of the Southeast Quarter of said Southeast Quarter; thence N02°05'18"W along said West line of the Southeast Quarter of the Southeast Quarter 125.00 feet; thence N87°55'19"E parallel with the South line of said Southeast Quarter 150.00 feet; thence S02°05'18"E parallel with said West line of the Southeast Quarter of the Southeast Quarter 125.00 feet to said Right-of-Way line; thence N87°55'19"E along said Right-of-way line 439.59 feet; thence S02°05'18"E parallel with said West line of the Southeast Quarter of the Southeast Quarter 41.25 feet to the North line of the Northeast Quarter of said Section 22; thence S02°14'46"E parallel with the West line of the East Half of said Northeast Quarter 191.25 feet; thence N87°55'19"E parallel with said North line of the Northeast Quarter 170.00 feet; thence N02°14'46"W parallel with said West line of the East Half of the Northeast Quarter 191.25 feet to said North line of the Northeast quarter; thence N87°55'19"E along said North line of the Northeast Quarter 567.28 feet to the point of beginning.

Bearings are Utah State Grid, NAD 83, Central Zone.

EXHIBIT B

PLAT OF CITY/COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

(See Attached)

EXHIBIT C

INDUCEMENT AGREEMENT

(See Attached)