



GRAND COUNTY COMMUNITY REINVESTMENT AGENCY SPECIAL MEETING

Grand County Council Chambers
125 East Center Street, Moab, Utah

AGENDA

Tuesday, September 18, 2018

4:05 p.m.

- Call to Order**
- Presentations** (none)
- Discussion Items** (none)
- Action Items – Discussion and Consideration of:**
 - A. Adopting proposed resolution of the Grand County Community Reinvestment Agency Approving an Interlocal Agreement with Moab City Authorizing the Agency to Conduct Project Area Development Activities Within the City (Zacharia Levine, Grand County Community and Economic Development Director)
- Public Hearing**
 - B. Public hearing to solicit public comment on proposed Moab South Community Reinvestment Project Area Plan and Budget (Zacharia Levine, Grand County Community and Economic Development Director)
- Closed Session(s)** (if necessary)
- Adjourn**

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS. In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend County Council meetings are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at: (435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of Grand County Council may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions, questions and answers, and voting.

At the Grand County Council meetings/hearings any citizen, property owner, or public official may be heard on any agenda subject. The number of persons heard and the time allowed for each individual may be limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Wednesday prior to a regular Council Meeting and forty-eight (48) hours prior to any Special Council Meeting. Information relative to these meetings/hearings may be obtained at the Grand County Council's Office, 125 East Center Street, Moab, Utah; (435) 259-1346.

A Council agenda packet is available at the local Library, 257 East Center St., Moab, Utah, (435) 259-1111 at least 24 hours in advance of the meeting.

GRAND COUNTY COMMUNITY REINVESTMENT AGENCY

RESOLUTION NO. _____

A RESOLUTION OF THE GRAND COUNTY COMMUNITY REINVESTMENT AGENCY APPROVING AN INTERLOCAL AGREEMENT WITH MOAB CITY AUTHORIZING THE AGENCY TO CONDUCT PROJECT AREA DEVELOPMENT ACTIVITIES WITHIN THE CITY

WHEREAS pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the “**Act**”), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions; and

WHEREAS the Grand County Community Reinvestment Agency (the “**Agency**”) and Moab City (the “**City**”) are “public agencies” for purposes of the Act; and

WHEREAS after careful analysis and consideration of relevant information, the Agency desires to enter into an interlocal agreement with the City (the “**Interlocal Agreement**”) whereby the City authorizes the Agency to conduct certain project area development activities, as authorized by Utah Code Title 17C, within Moab City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GRAND COUNTY COMMUNITY REINVESTMENT AGENCY:

1. The Interlocal Agreement, substantially in the form attached hereto as **EXHIBIT A** and with such changes as may be deemed advisable or necessary by the Agency, is approved and shall be executed by the Agency.
2. The Interlocal Agreement shall take effect when executed by both parties.
3. Pursuant to Section 11-13-202.5 of the Act, the Agreement has been submitted, or will be submitted prior to execution, to legal counsel for each party for review and approval as to form and legality.
4. Pursuant to Section 11-13-209 of the Act and upon full execution of the Interlocal Agreement, a duly executed counterpart thereof shall be filed immediately with the keeper of records of each party.
5. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the Board of Directors of the Grand County
Community Reinvestment Agency this ____ day of _____, 2018.

GRAND COUNTY COMMUNITY
REINVESTMENT AGENCY

Name:
Title:

ATTEST:

Name:
Title:

EXHIBIT A
CRA Creation Interlocal Agreement

INTERLOCAL AGREEMENT by and between MOAB CITY and the GRAND COUNTY COMMUNITY REINVESTMENT AGENCY

THIS INTERLOCAL AGREEMENT is entered into as of this ____ day of _____, 2018, by and between **MOAB CITY**, a political subdivision of the State of Utah (the “**City**”), and the **GRAND COUNTY COMMUNITY REINVESTMENT AGENCY**, a political subdivision of the State of Utah (the “**Agency**”).

A. WHEREAS the Agency was created pursuant to the provisions of Utah redevelopment law, and continues to operate under the Limited Purpose Local Government Entities – Community Reinvestment Agency Act, Title 17C of the Utah Code (the “**Act**”), and is authorized thereunder to conduct urban renewal, economic development, community development, and community reinvestment activities as contemplated by the Act; and

B. WHEREAS the City desires that the Agency exercise all powers granted to an agency under the Act within the City as allowed by Utah Code § 17C-1-204(1); and

C. WHEREAS the City and the Agency have negotiated this Agreement to establish the terms and conditions under which the Agency shall exercise the power granted to it by the Act within the City for the purpose creating a new community reinvestment project area covering approximately the areas shown on **EXHIBIT A** to this Agreement; and

D. WHEREAS the provisions of applicable Utah State law shall govern this Agreement, including the Act and the Interlocal Cooperation Act, Title 11 Chapter 13 of the UCA, as amended (the “**Cooperation Act**”).

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

1. Agency Authority.

a. The City hereby grants to the Agency all power and authority necessary to accomplish the creation of a new community reinvestment project area within the City, located in approximately the area shown on **Exhibit A** (the “**Proposed Project Area**”).

b. The City hereby grants to the Agency all power and authority to negotiate with taxing entities (including the City) regarding the Proposed Project Area and to execute interlocal agreements with said taxing entities for purposes of facilitating project area development within the Proposed Project Area.

c. The City further grants to the Agency all power and authority that may be reasonably necessary to accomplish the purposes of this resolution.

2. Statutory Requirements. As set forth in Utah Code § 17C-1-402(2):

a. the Agency may act in all respects as if the Proposed Project Area were entirely within the Agency's boundaries;

b. the Agency board has all the rights, powers, and privileges with respect to the Proposed Project Area as if the project area were within the Agency's boundaries;

c. the Agency may be paid project area funds to the same extent as if the Proposed Project Area were entirely within the Agency's boundaries; and

d. the Moab City Council shall adopt, by ordinance, the project area plan for the Proposed Project Area as approved by the Agency.

3. **City Oversight of Agency Operations.** The parties agree that the Agency shall take only those actions contemplated by this Agreement as desired by the City as expressed to the Agency by the Mayor of the City.

4. **Waiver of Conflicts of Interest; Good Faith.** The City and the Agency recognize that the arrangement contemplated by this Agreement may present various real or perceived conflicts of interest. The Agency and City hereby waive any such conflicts. In the event that any such conflict arises, the City and the Agency agree to cooperate in good faith to resolve such conflict.

5. **No Third-Party Beneficiary.** Nothing in this Agreement shall create or be read or interpreted to create any rights in or obligations in favor of any person or entity not a party to this Agreement. Except for the parties to this Agreement, no person or entity is an intended third-party beneficiary under this Agreement.

6. **Due Diligence.** Each of the parties acknowledges for itself that it has performed its own review, investigation, and due diligence regarding the relevant facts upon which this Agreement is based, and each party relies upon its own understanding of the relevant law and facts, information, and representations, after having completed its own due diligence and investigation.

7. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the parties agree as follows:

a. This Agreement shall be authorized and adopted by resolution of the legislative body of each party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act.

b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney in behalf of each party pursuant to and in accordance with the Section 11-13-202.5(3) of the Cooperation Act.

c. Once executed, a copy of this Agreement shall be filed immediately with the keeper of records of each party pursuant to Section 11-13-209 of the Cooperation Act.

d. The Secretary of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act.

e. The term of this Agreement shall commence on the publication of the notice required by Section 17C-5-205 of the Act and shall continue through the date on which all of the final payment of Tax Increment as described herein has been paid to the Agency as provided herein.

f. Following the execution of this Agreement by all parties, the Agency shall cause a notice regarding this Agreement to be published on behalf of all parties in accordance with Section 11-13-219 of the Cooperation Act and Section 17C-5-205 of the Act.

8. **Modification and Amendment.** Any modification of or amendment to any provision contained herein shall be effective only if the modification or amendment is in writing and signed by all parties. Any oral representation or modification concerning this Agreement shall be of no force or effect.

9. **Further Assurance.** Each of the parties hereto agrees to cooperate in good faith with the others, to execute and deliver such further documents, to adopt any resolutions, to take any other official action, and to perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement. Further, in the event of any question regarding the calculation or payment of amounts contemplated hereunder, the parties shall cooperate in good faith to resolve such issue.

10. **Governing Law.** This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Utah.

11. **Interpretation.** The terms “include,” “includes,” “including” when used herein shall be deemed in each case to be followed by the words “without limitation.”

12. **Severability.** If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction or as a result of future legislative action, and if the rights or obligations of any party hereto under this Agreement will not be materially and adversely affected thereby,

a. such holding or action shall be strictly construed;

b. such provision shall be fully severable;

c. this Agreement shall be construed and enforced as if such provision had never comprised a part hereof;

d. the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the invalid or unenforceable provision or by its severance from this Agreement; and

e. in lieu of such illegal, invalid, or unenforceable provision, the parties hereto shall use commercially reasonable efforts to negotiate in good faith a substitute, legal, valid, and enforceable provision that most nearly effects the parties’ intent in entering into this Agreement.

13. **Authorization.** Each of the parties hereto represents and warrants to the others that the warranting party has taken all steps, including the publication of public notice where necessary, in order to authorize the execution, delivery, and performance of this Agreement by each. such party.

14. **Term.** This Agreement remain in effect until the earlier of the date on which (1) the City creates its own community reinvestment agency and agrees to take over administration and operation of the Proposed Project Area or (2) the Agency dissolves the Proposed Project Area pursuant to the Act. This Agreement shall automatically terminate if the project area plan for the Proposed Project Area has not been fully approved and adopted by Agency resolution and City ordinance on or before December 31, 2019.

15. **Time of the Essence.** Time shall be of the essence in the performance of this Agreement.

16. **Incorporation of Recitals.** The recitals set forth above are hereby incorporated by reference as part of this Agreement.

17. **Incorporation of Exhibits.** The exhibits to this Agreement are hereby incorporated by reference as part of this Agreement.

18. **Contra Proferentem.** The parties agree that each party has reviewed and participated in the drafting of this Agreement with the assistance of legal counsel and therefor the wording of this Agreement shall no be construed against either party as the drafter.

19. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

20. **Entire Agreement.** This Agreement constitutes the entire agreement of the parties as to the subject matter described herein.

ENTERED into as of the day and year first above written.

[Remainder of page intentionally left blank; signature pages to follow]

MOAB CITY

Emily Niehaus, Moab Mayor

ATTEST:

Rachel Stenta, City Recorder

Attorney Review for the City:

The undersigned, as counsel for Moab City, has reviewed the foregoing Interlocal Agreement and finds it to be in proper form and in compliance with applicable state law.

Name:
Attorney for Moab City

[signatures continue on next page]

[additional signatures to Interlocal Agreement]

**GRAND COUNTY COMMUNITY
REINVESTMENT AGENCY**

By: _____

Name:

Title:

ATTEST:

Name:

Title:

Attorney Review for the Agency:

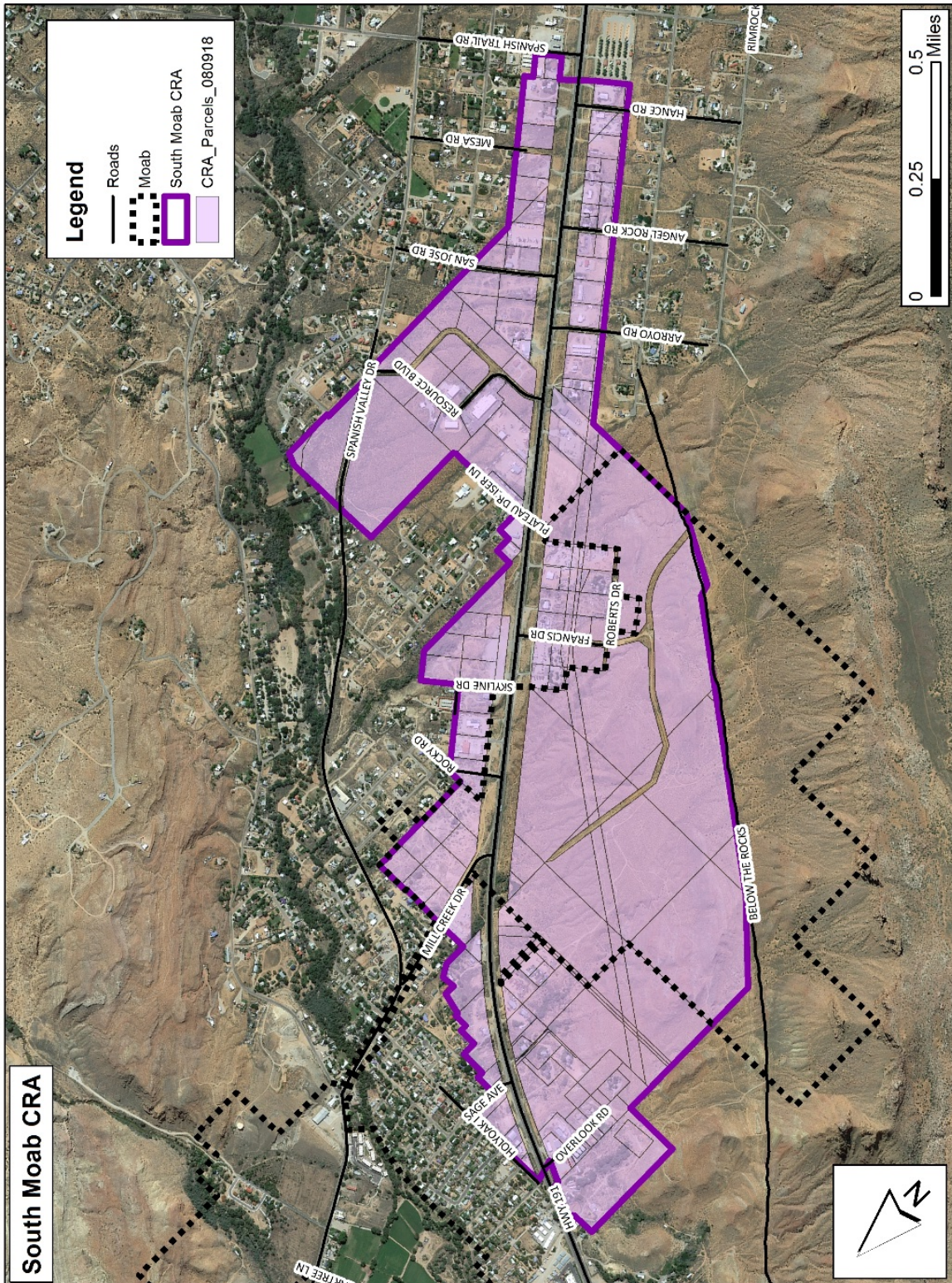
The undersigned, as attorney for the Grand County Community Reinvestment Agency, has reviewed the foregoing Interlocal Agreement and finds it to be in proper form and in compliance with applicable state law.

Adam S. Long

Attorney for the Grand County Community Reinvestment Agency

EXHIBIT A

Approximate CRA Map



CRA Basics

Zacharia Levine

Community and Economic Development Director

Grand County



CRA support



Susie Becker

Zions Bank Public
Finance



Adam Long

Smith Hartvigsen,
PLLC



What is a CRA?

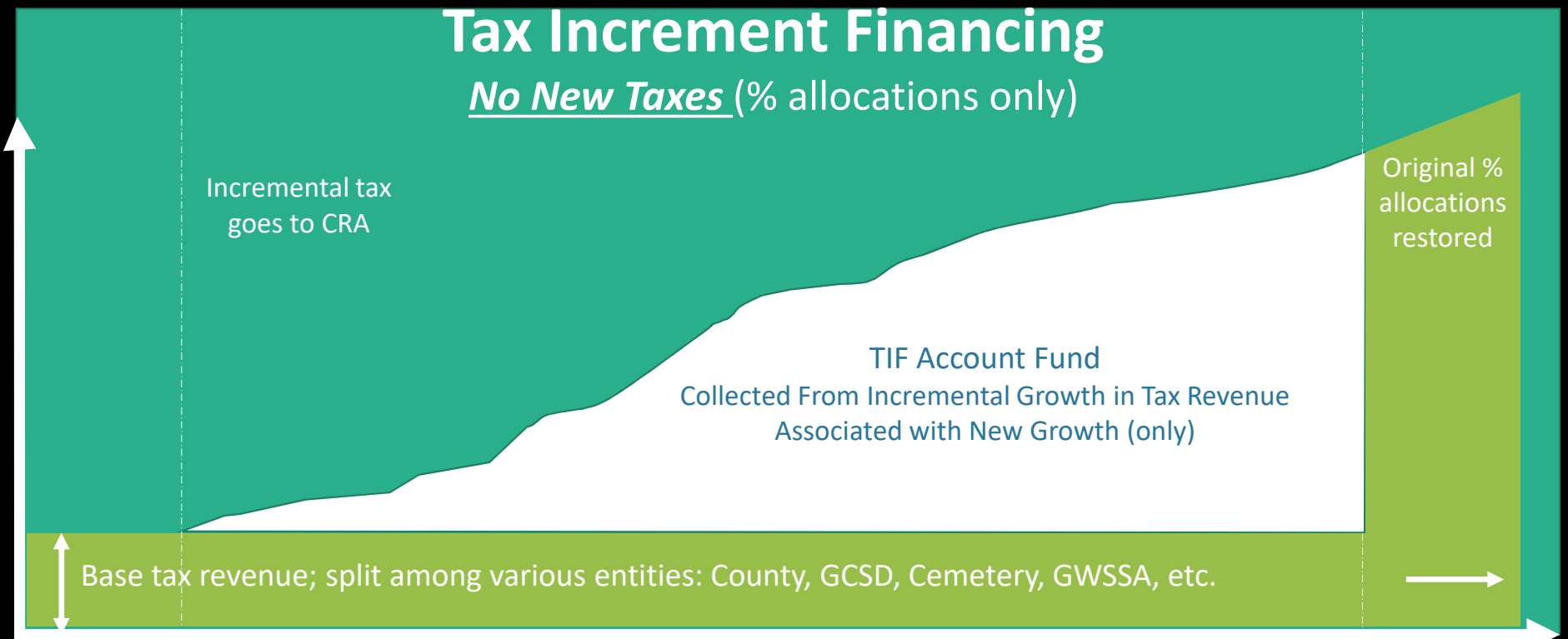
- Utah Code Title 17C-Community Reinvestment Agency Act
- Limited purpose local government entity
- Umbrella term for entities created under previous laws:
 - Community development agency (CDA)
 - Redevelopment agency (RDA)
 - Economic development agency (EDA)
 - RDA is still the prevailing term
- Governed by an agency board (County Council)
- Legally separate, but operationally very similar to local gov't.



Tax Increment Financing

No New Taxes (% allocations only)

Tax Revenue in CRA/TIF District (\$)

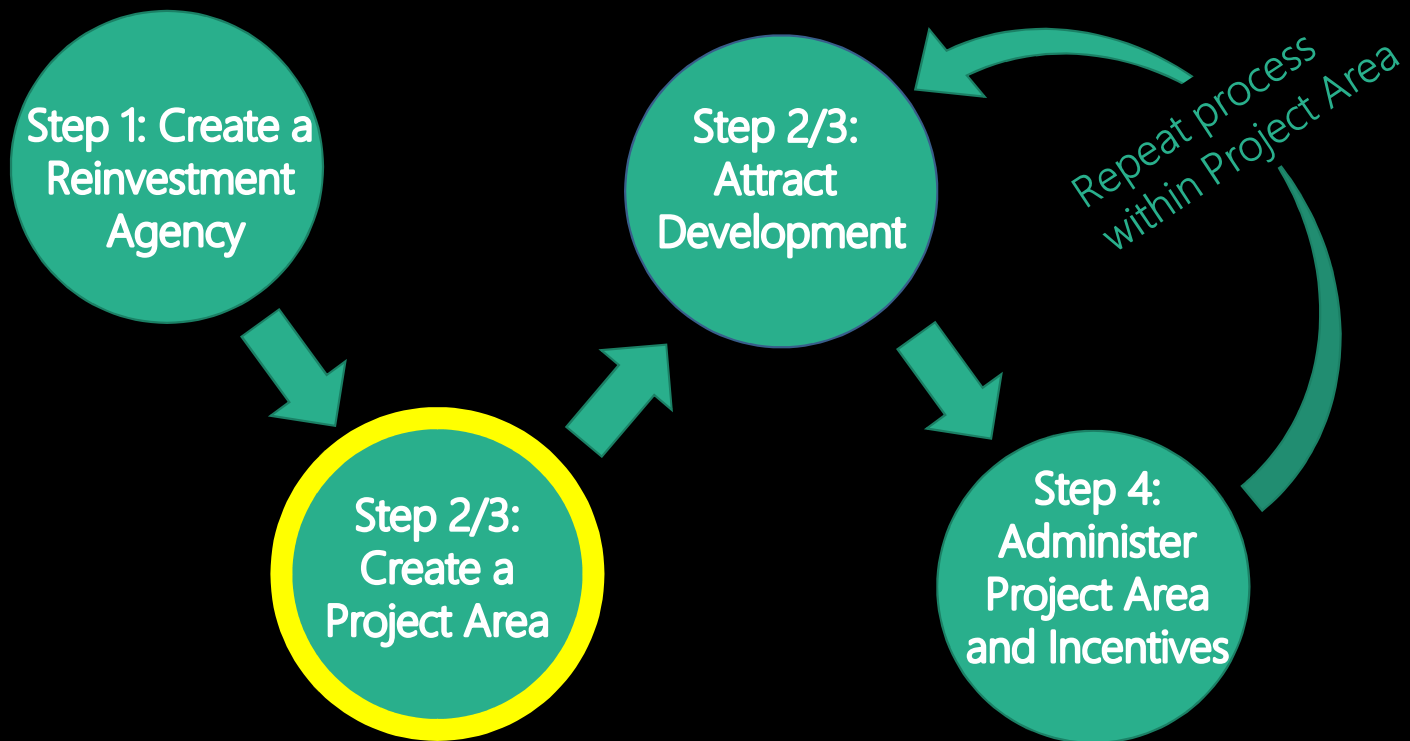


Tax Increment Contributions

Incremental Taxes to Agency	Percent to Agency
Grand County	50%
Grand County School District	Yrs 1-5: 100% Yrs 6-10: 75% Yrs 11-15: 50% Yrs 16-20: 25%
Moab City	0%
Moab Mosquito Abatement District	50%
Grand County Cemetery Maintenance District	Yrs 1-5: 100% Yrs 6-10: 75% Yrs 11-15: 50% Yrs 16-20: 25%
Moab Valley Fire Protection District	Yrs 1-5: 100% Yrs 6-10: 75% Yrs 11-15: 50% Yrs 16-20: 25%
Grand County Water Conservancy District	0%



The basic (re)development process

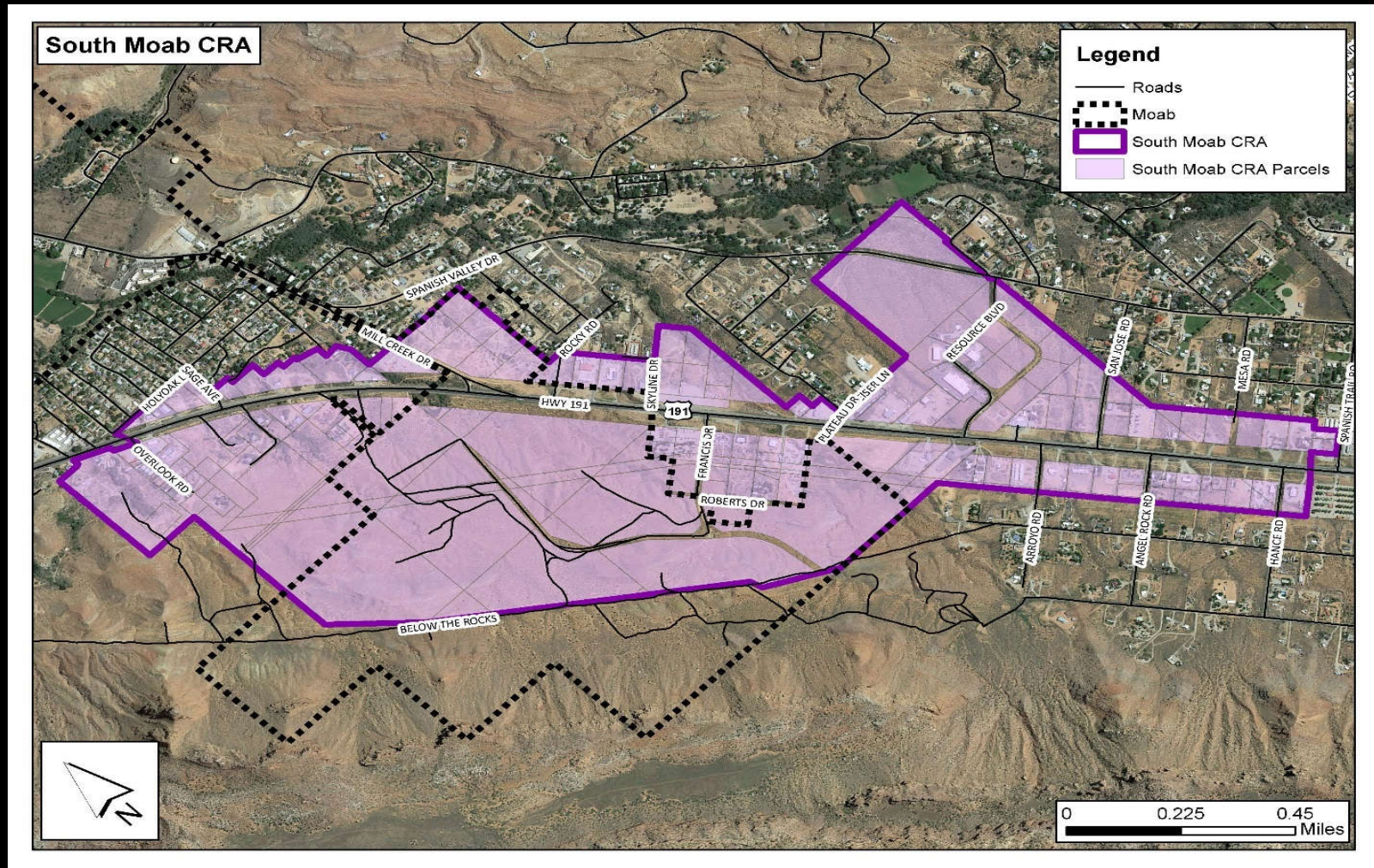


Advantages of utilizing CRAs and TIF \$

- Fulfill notice and hearing requirements up front – reduces admin time during development negotiations
- Limit City/County legal exposure by having CRA enter into agreements with developers – the CRA is a separate legal entity.
 - Agency actions are not land use actions
- In the end, **all taxing entities collect more tax revenue** because of new development
- Competitive advantage within region for attracting business

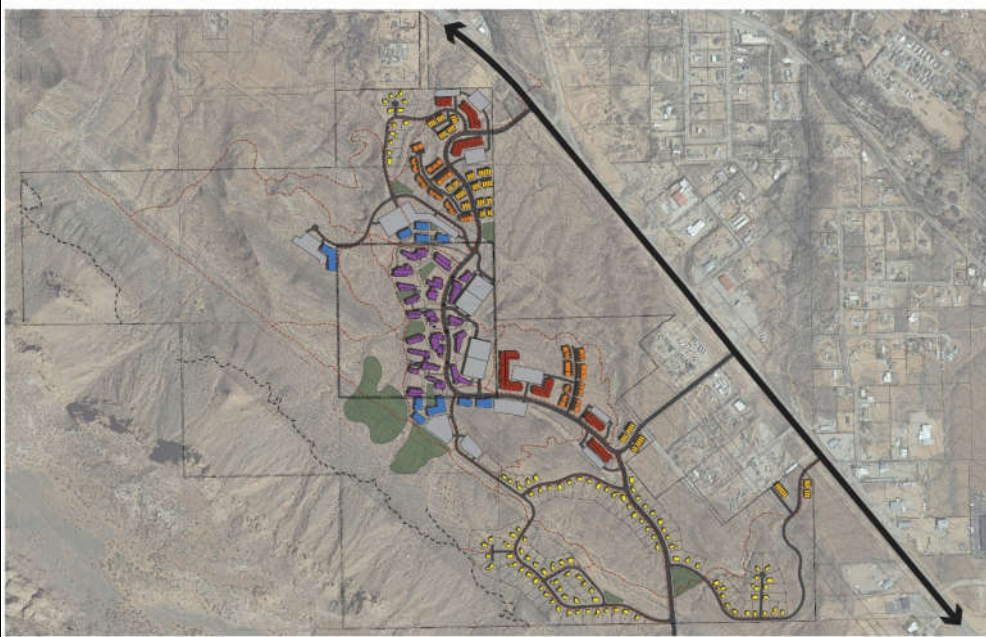


Proposed Project: "South Moab CRA"



CRA Project Activities

USU Moab

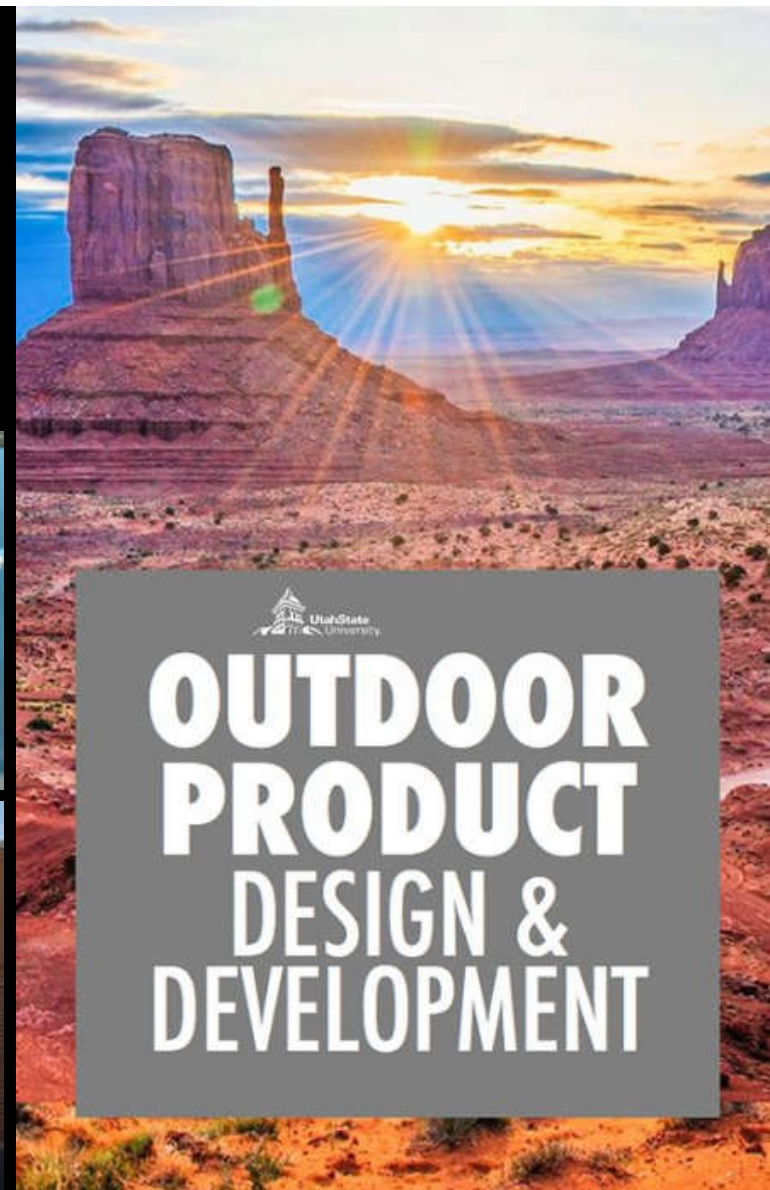
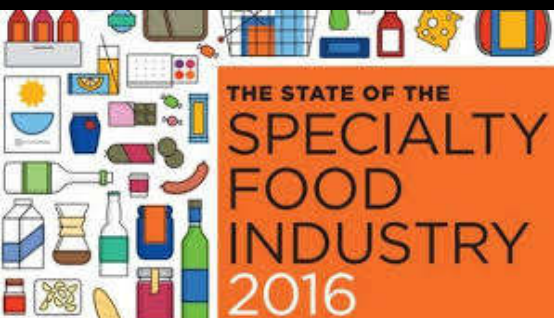



CRA Project Activities (Essential Workforce) Housing



CRA Project Activities

Economic Development




**OUTDOOR
PRODUCT
DESIGN &
DEVELOPMENT**

- Sep. 18, 2018:
 - Public Hearing to solicit comment on the Proposed Project Plan and Budget
 - Approval of Resolution/Interlocal Agreement giving Grand County's Agency the authority to spend tax increment inside City Limits
- Sep. 25, 2018:
 - City Council to approve "Authorization Resolution/ILA"
- Oct. 2, 2018:
 - County Agency to approve Project Plan and Budget
 - County Council to adopt Ordinance approving Plan and Budget
- Oct. 9, 2018:
 - City Council to adopt Ordinance approving Plan and Budget
- TBD:
 - Several administrative reporting steps (Adam Long)
 - County Agency signs ILAs with all participating taxing entities





**Grand County Community Reinvestment Agency
Moab South Community Reinvestment Project Area**

DRAFT

Project Area Plan
September 18, 2018



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SOUTH MOAB CRA PROJECT AREA PLAN

The Grand County Community Reinvestment Agency (“Agency”), in cooperation with Grand County and Moab City, following thorough consideration of the needs and desires of the County and its residents, as well as the need and capacity for new development, has carefully crafted this South Moab Community Reinvestment Project Area Plan (“Plan”) for the South Moab Community Reinvestment Project Area (“Project Area”).

In accordance with the terms of this Plan, the Agency will promote and provide for a vibrant development near the proposed USU Moab campus. This development will encourage commercial, residential, lodging, educational, cultural and other mixed-use development. The Project Area includes approximately 729.28 acres, of which 610.02 acres are included in parcels (other than roads).

Key highlights of this project include:

Educational Development

- USU Moab Campus

Mixed Use Development

- Between 500 and 600 additional residential units, of which roughly 80 percent are projected to be primary homes and 20 percent second homes
- Commercial development, with approximately 10,000 additional square feet of retail space and 4,500 additional square feet of office space

Tourism Component

- Potential tourism destinations and attractions, including potential hotel development

This is an exciting and vibrant Project Area that capitalizes on the USU Moab campus development.

It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents, businesses and property owners of the City of Moab and Grand County.

The Project is undertaken as a community reinvestment project pursuant to the provisions of the Act. This document is prepared in good faith as a current reasonable estimate of the economic impact of this Project Area and the anticipated development. Fundamental economic and other circumstances may influence the actual impact and future development is uncertain. With these assumptions, the information contained within this report represents the reasonable expectations of the Agency regarding the Project Area. The Agency makes no guarantee that the projections contained in this Plan document or in the Budget for the Project Area accurately reflect the future development within the Project Area. Further, the Agency specifically reserves all powers granted to it under the Act, as amended; this Plan shall not be interpreted to limit or restrict the powers of the agency as granted by the Act.

The ordering of sections of this Project Area Plan document is consistent with the presentation of requirements and other criteria for CRA development as set forth in Utah Code § 17C-5-105.

1. RECITALS OF PRECONDITIONS FOR DESIGNATING A COMMUNITY DEVELOPMENT PROJECT AREA

- a) Pursuant to the provisions of §17C-5-103 et seq. of the Limited Purpose Local Government Entities Community Reinvestment Agency Act, the governing body of the Grand County Community Reinvestment Agency authorized the preparation of a draft community reinvestment project area plan on December 5, 2017; and
- b) As required by §17C-5-104(1)(a) and (b) of the Act, the County has a planning commission and general plan as required by law; and
- c) Pursuant to the provisions of §17C-5-104(3)(e) of the Act, the Agency will conduct one or more public hearings for the purpose of informing the public about the proposed Project Area, allowing public comment on the draft Project Area Plan and whether the Plan should be revised, approved or rejected; and
- d) Pursuant to the provisions of §17C-5-104(3)(b) and (d) of the Act, the Agency made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the Plan hearing and held a public hearing on the draft Plan on September 18, 2018.

2. DEFINITIONS

As used in this Community Reinvestment Project Area Plan:

1. The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.
2. The term "**Agency**" shall mean the Grand County Community Reinvestment Agency, a separate body corporate and politic.
3. The term "**base taxable value**" shall mean the base taxable value of the property within the Project Area from which tax increment will be collected, as shown upon the assessment roll last equalized, before: (A) the date the Project Area Plan is adopted by the County and the City legislative bodies; and (B) the date the Agency adopts the Project Area Budget.
4. The term "**City**" shall mean the City of Moab, Utah.
5. The term "**County**" shall mean Grand County, Utah.

6. The term “**community**” shall mean the community of Grand County, Utah.
7. The term “**community reinvestment**” shall mean development activities within the community, including the encouragement, promotion, or provision of development as contemplated by the Act.
8. The term “**developer**” shall mean the persons or entities investing in the development in the area.
9. The term “**Plan Hearing**” means the public hearing on the draft Project Area Plan required under Subsection 17C-5-104 of the Act.
10. The term “**Project Area**” or “**South Moab Community Reinvestment Project Area**” shall mean the geographic area described in this Project Area Plan where the community reinvestment set forth in this Project Area Plan takes place or is proposed to take place.
11. The term “**Project Area Budget**” shall mean a budget as described by Section 17C-5-303, setting forth:
 - a. the anticipated costs, including administrative costs, of implementing the South Moab Community Reinvestment Project Area Plan; and
 - b. the tax increment, sales tax, and other revenue the Agency anticipates will fund the project.
12. The term “**Project Area Map**” is the area depicted in Appendix A.
13. The term “**South Moab Community Reinvestment Project Area Plan**” or “**Plan**” shall mean this project area plan adopted pursuant to the Act to guide and control community reinvestment activities within a project area.
14. The terms “**tax**,” “**taxes**,” “**property tax**” or “**property taxes**” include privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
15. The term “**taxing entity**” shall mean a public entity that levies a tax on property within the Project Area.
18. The term “**Tax Increment**” shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the area designated in the Project Area Plan from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be or were generated from that same area using the Base Taxable Value of the property.
19. All other terms in this document shall have the same meaning set forth in the Act unless the context clearly indicates otherwise.

3. PROJECT AREA BOUNDARIES [17C-5-105(1)]

The Project Area consists of approximately 729.28 acres located along Highway 191 between Holyoak Lane and Spanish Trail Road, and includes the properties lying within the boundaries as depicted on the Project Area map which is included in Appendix A. The Project Area is generally bordered by Below the Rocks on the west, with the eastern border following parcel boundaries beginning at the intersection of Holyoak Lane and Sage Drive and running southeast until Spanish Trail Road. The northern border begins at about 1248 S Highway 191 and runs eastward along Holyoak Lane to Sage Drive. The southern border begins about midway between Roberts Road and Highway 191 and runs east to Highway 191, and then turns south to Spanish Trail Road, which the boundary follows until it intersects the western boundary at about 2431 E Spanish Trail Road. The legal description of the Project Area is included in Appendix B.

4. GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE PROJECT AREA DEVELOPMENT [17C-5-105(2)]

A. LAND USES IN THE PROJECT AREA

The existing land uses in the Project Area include exempt, commercial, vacant, residential, roads, and utility easements. Vacant land comprises about 18 percent of the total project area.¹ Much of the exempt land is vacant land owned by the State of Utah. The table below lists the total acres by land use in the Project Area. Other uses and changes in uses for lands within the Project Area shall be those uses permitted by the officially adopted zoning ordinances of the City or County, as applicable, as those ordinances may be amended from time to time, subject to limitations imposed by any “overlay” restrictions and the controls and guidelines of this Plan.

TABLE 1: LAND USE IN PROJECT AREA

Land Use	Acres	Percent of Total Acreage	Percent of Parcel Acres
Parcel Acres			
Exempt	197.76	27%	32%
Commercial	196.67	27%	32%
Vacant	131.95	18%	22%
Residential	51.34	7%	8%
Utility/Utility Easement	32.29	4%	5%
Subtotal	610.02	84%	100%
Non-Parcel Acres			
Roads	119.14	16%	
Subtotal	119.14	16%	
Total	729.28	100%	

¹ Including road acres. Increases to 22 percent if roads are excluded.

Land uses will be affected as vacant land is developed in accordance with this Plan. This will change existing vacant land to commercial, educational and residential uses.

Current existing land uses surrounding the Project Area include residential land to the north, scattered residential and vacant land to the east, commercial to the south, and exempt/vacant to the west.

B. LAYOUT OF PRINCIPAL STREETS IN THE PROJECT AREA

There are currently several improved streets within the Project Area, including Highway 191, which runs through the Project Area. The layout of the principal streets in the Project Area is shown in Appendix A.

C. POPULATION DENSITIES IN THE PROJECT AREA

Currently, the Project Area has 25 residential parcels with approximately 43 units. According to the American Community Survey (2016), the average household size in the City of Moab is 2.59 persons; therefore, the estimated population in the Project Area is 111 persons, with a population density of 0.15 persons per acre.

D. BUILDING INTENSITIES IN THE PROJECT AREA

The Project Area currently has approximately 256,005 commercial building square feet. The existing commercial development in the Project Area has an average floor area ratio (FAR) of 0.036.²

5. STANDARDS THAT WILL GUIDE THE PROJECT AREA DEVELOPMENT [17C-5-105(3)]

A. GENERAL DESIGN OBJECTIVES

Development within the Project Area will be held to high-quality design and construction standards and will be subject to: (1) appropriate elements of the County or City General Plan, depending on whether the development is located in the City or in the County; (2) applicable County/City building codes and ordinances; (3) Planning Commission review and recommendation; (4) the County/City land use code; and (5) development agreements that include design guidelines.

Owners and developers will be allowed flexibility in the development of land located within the Project Area and are expected to pursue quality design and development. The development contemplated herein shall be of a design and shall use materials that are in harmony with adjoining areas and subject to design review and approval by the County or City, depending on geographic location. It is contemplated that these design objectives will be addressed in separate development agreements with the Developers explicitly addressing these points, or through application of the applicable land use ordinances.

Parking areas should be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of the overall site design.

² 256,005 square feet / (196.67 commercial acres * 43,560 square feet per acre)

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, and any other data as required by the County or City land use code, the applicable zoning designations, development agreement, or as requested by the Agency.

The general standards that will guide the project area development are as follows:

1. Encourage and assist project area development with the creation of a well-planned, vibrant mixed-use development that capitalizes on construction of the USU Moab campus.
2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
3. Implement the tax increment financing provisions of the Act, which are incorporated herein by reference and made a part of this Plan.
4. Encourage economic use of and new construction upon the real property within the Project Area.
5. Promote and market the Project Area for project area development that would be complementary to existing businesses and that would enhance the economic base of the City and County through diversification.
6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of community activity.
7. Remove any impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities and infrastructure improvements.
8. Achieve an environment that reflects an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.
9. Provide for construction assistance of the USU campus, along with other necessary public infrastructure such as public streets, utilities, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, public parking, water utilities, sewer utilities, storm drainage, open space, and other public improvements.

B. SPECIFIC DESIGN OBJECTIVES AND CONTROLS

In addition to the general design objectives and standards described above, it is contemplated that the following guidelines will be followed.

1. BUILDING DESIGN OBJECTIVES

All new buildings shall be of design and materials that will be in harmony with adjoining areas and other new development and in accordance with design guidelines.

2. OPEN SPACE, PEDESTRIAN WALKS, AND INTERIOR DRIVE DESIGN OBJECTIVES

All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to other buildings.

Comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to parking areas, and adjacent buildings on the same site.

The location and design of pedestrian walks should afford adequate safety and separation from vehicular traffic.

Materials and design of paving, retaining walls, fences, curbs, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose and consistent with design guidelines.

3. PARKING DESIGN OBJECTIVES

Parking areas shall be designed with regard to orderly arrangement, topography, ease of access, and as an integral part of overall site design.

It is desirable that parking areas be relatively level.

C. TECHNIQUES TO ACHIEVE THE PROJECT AREA DEVELOPMENT PLAN OBJECTIVES

Activities contemplated in carrying out the Plan in the Project Area may include the acquisition and development of properties in the Project Area.

Parcels of real property located in the Project Area may be acquired by purchase, but may not be acquired by condemnation except as described in § 17C-1-902.

D. PROPERTY ACQUISITION, DISPOSITION AND DEVELOPMENT

The objectives of this Plan are to be accomplished by various means including but not limited to the following:

1. ACQUISITION OF REAL PROPERTY

The Agency may acquire, but is not required to acquire, real property located in the Project Area. The Agency may acquire property by negotiation, gift, devise, exchange, purchase, or other lawful method, but generally not by eminent domain (condemnation) except as explicitly allowed by the Act. The Agency is authorized to acquire any other interest in real property less than fee title such as leasehold interests, easements, rights of way, etc. by negotiation, gift, devise, exchange, purchase or other lawful method.

2. COOPERATION WITH THE COMMUNITY AND PUBLIC ENTITIES

The community and certain public entities are authorized by state law, with or without consideration, to assist and cooperate in the planning, undertaking, construction, or operation of projects within this Project Area. The Agency may seek the aid and cooperation of such public entities in order to accomplish the purposes of project area development and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by a public entity without the consent of the public entity. The Agency, however, will seek the cooperation of all public entities that own or intend to acquire property in the Project Area.

3. PROPERTY MANAGEMENT

During such time that property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for project area development.

4. PROPERTY DISPOSITION AND DEVELOPMENT

The Agency is also authorized, by lawful means, to provide for and promote the development of the Project Area to the fullest extent authorized by the Act. Nothing in this Plan shall be read to restrict or limit the power and authority granted to the Agency under the Act. The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area, should such a need occur, to carry out the purposes of this Plan. The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities, within the Project Area, not prohibited by law which are necessary or desirable to carry out this Plan, as well as publicly-owned improvements and infrastructure outside the Project Area that are of benefit to the Project Area. The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project Area. The Agency is also authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area should such a need occur in the future. The Agency is also authorized to advise, encourage, and assist in the rehabilitation of property in the Project Area not owned by the Agency should such a need occur in the future.

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City or County or any other public entity without charge. The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan. All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the maximum possible extent, the objectives of this Plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out development activities. To provide adequate safeguards to ensure that the provisions of this Plan will be carried out, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the City/County ordinances, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary or desirable to carry out this Plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public entity to the extent that such improvement would be of benefit to the Project Area. During the period of development in the Project Area, the Agency shall require that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

For the purpose of this Plan, the Agency is also authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

E. APPROVALS

The County or City, depending on whether the development project is located in the City or in the unincorporated County, shall approve the design of all development within the Project Area to ensure that development therein is consistent with this Plan and the applicable land use ordinances.

6. HOW PROJECT AREA DEVELOPMENT WILL FURTHER PURPOSES OF THIS TITLE [17C-5-104]

It is the intent of the Agency, with the assistance and participation of private owners and other public entities, to facilitate new development within the Project Area including the encouragement, promotion, or provision of mixed-use development in the community that capitalizes on the USU campus construction. Further, the project area development will strengthen the tax base of the community, will accomplish community development objectives and create well-planned development. The Project Area Plan will further the purposes of the Act by encouraging the following:

A. DEVELOPMENT OF MODERATE-INCOME AND ESSENTIAL WORKFORCE HOUSING

The project includes residential development which will benefit the County and the City through increased workforce housing options to support ongoing economic development, property taxes, community stability, and alleviation of intergenerational poverty.

B. ESTABLISHMENT OF NEW BUSINESS

The project includes commercial development which will benefit the County and the City through increased job creation, increased sales tax base, and increased income taxes paid.

C. DEVELOPMENT OF USU CAMPUS

The project includes assistance with the development of the USU Campus which will bring educational opportunities to the local area. This will increase the skilled workforce, business development, jobs created and wages paid.

D. PUBLIC INFRASTRUCTURE IMPROVEMENTS

The construction of the public infrastructure will support the development contemplated herein and provide for future development in surrounding areas. Infrastructure is an important element of economic development and areas that lack sufficient infrastructure are not able to be competitive in attracting good-quality businesses to locate in the community.

7. THE PLAN IS CONSISTENT WITH AND WILL CONFORM TO THE COMMUNITY'S GENERAL PLAN [17C-5-105(5)]

The Grand County General Plan was adopted in 2012. The General Plan establishes goals in many areas, including economic development. The County's Goal 1 states:

Make the County attractive for a wide range of economic sectors.

Under Goal 1, Strategy I states:

Support the development of a 4-year college and other education opportunities that enhance the workforce, provide training and establish the basis for expanded year-round employment.³

Clearly, this Project Area Plan that is centered around the USU Campus development, is consistent with the County's General Plan.

8. IF APPLICABLE, DESCRIBE HOW THE PROJECT AREA WILL REDUCE OR ELIMINATE BLIGHT [17C-5-105(6)]

Not applicable.

³ Grand County General Plan 2012, 38-39.

9. DESCRIPTION OF ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY REINVESTMENT [17C-5-105(7)]

The Project area will include the development of a USU campus facility within the Project Area. This is the main centerpiece of the Plan and the Agency hopes to utilize a portion of the tax increment received by the Agency to provide for infrastructure improvements for the USU campus and surrounding development. In addition, the County conducted a market study in order to better understand the potential development that might surround the Campus. This market study foresees the development of between 500-600 residential units (approximately 80 percent primary homes), 10,000 square feet of retail space, and 4,500 square feet of office space. None of the projections in the market study are related to specific projects yet identified but are intended as general guidelines for the projection of tax increment in the Project Area.

10. HOW PARTICIPANTS WILL BE SELECTED [17C-5-105(8)]

A. SELECTION OF PRIVATE DEVELOPERS

The Agency contemplates that owners of real property within the Project Area will take advantage of the opportunity to develop their property, or sell their property to developers for the development of facilities within the Project Area. In the event that owners do not wish to participate in the development in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels (not through eminent domain), to encourage other owners to acquire other property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods.

B. IDENTIFICATION OF DEVELOPERS WHO ARE CURRENTLY INVOLVED IN THE PROPOSED COMMUNITY REINVESTMENT

Utah State University has currently been identified to pursue development of an educational facility in the Project Area.

If no owner in the Project Area, as described in Subparagraph A above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area is willing or able to become a developer of all or part of the Project Area, the Agency may identify other qualified persons who may be interested in developing all or part of the Project Area. Potential developers may be identified by one or more of the following processes: (1) public solicitation, (2) requests for proposals (RFP), (3) requests for bids (RFB), (4) private negotiation, or (5) some other method of identification approved by the Agency.

The Agency has not entered into nor does it intend to enter into any owner participation agreements or agreements with developers to develop all or part of the Project Area until after this Plan is adopted.

11. REASONS FOR THE SELECTION OF THE COMMUNITY REINVESTMENT PROJECT AREA [17C-5-105(9)]

The Project Area was selected by the Agency as that area surrounding the potential USU campus development as having an opportunity to develop and generate tax increment that will enable the development of the campus, including necessary infrastructure improvements in the area.

The Project Area contains a portion of the County that is desirable for mixed-use development because of: (1) its accessible location to the USU campus development; (2) the opportunity to attract complementary development in the downtown area of Moab; and (3) the desire of the County and City to maximize the positive economic benefits associated with the proposed USU campus development.

Specific boundaries of the Project Area were arrived at by the Agency after a review of the area by members of the Agency, County staff, City staff, economic development consultants, and other technical and legal consultants. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-term growth in the Project Area and to encourage the development of the USU campus and other real property located within the Project Area. Finally, development of the Project Area with a higher-education facility is an important element in the County's General Plan.

12. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE AREA [17C-5-105(10)]

A. PHYSICAL CONDITIONS

The Project Area consists of approximately 729.28 acres located along Highway 191 between Holyoak Lane and Spanish Trail Road, and includes the properties lying within the boundaries as depicted on the Project Area map which is included in Appendix A. Approximately 119.14 acres are dedicated for roads. The majority of the Project Area is exempt or commercial. The Project Area has 131.95 acres of vacant land and nearly 200 acres of exempt land, much of which is exempt land owned by the State of Utah.

TABLE 2: LAND USE IN PROJECT AREA

Land Use	Acres	Percent of Total Acreage	Percent of Parcel Acres
Parcel Acres			
Exempt	197.76	27%	32%
Commercial	196.67	27%	32%
Vacant	131.95	18%	22%
Residential	51.34	7%	8%
Utility/Utility Easement	32.29	4%	5%
Subtotal	610.02	84%	100%
Non-Parcel Acres			
Roads	119.14	16%	

Land Use	Acres	Percent of Total Acreage	Percent of Parcel Acres
Subtotal	119.14	16%	
Total	729.28	100%	

B. SOCIAL CONDITIONS

Currently, the Project Area has 25 residential parcels with approximately 43 units. According to the American Community Survey (2016), the average household size in Moab is 2.59 persons; therefore, the estimated population in the Project Area is 111 persons, with a population density of 0.15 persons per acre.⁴ No unusual social conditions were found to exist. The Project Area Plan will bring consumers and visitors from all over the region to the Project Area for education, shopping, lodging and employment. It will also provide for residential development. This will encourage a diverse population within the Project Area. It is anticipated, therefore, that the Project Area will add to the community's economy, quality of life, and reputation.

C. ECONOMIC CONDITIONS

There are currently 80 commercial parcels in the Project Area, totaling approximately 196.67 acres and 256,005 building square feet. Much of the land in the Project Area is either vacant tax-exempt land owned by the State of Utah or other vacant land. Because of these conditions, a relatively small amount of property tax revenues is currently generated from the Project Area.

13. FINANCIAL ASSISTANCE ANTICIPATED TO BE OFFERED TO A PARTICIPANT [17C-5-105(11)]

The Agency intends to use property tax increment generated within the Project Area to pay part of the costs associated with development of the Project Area. The Agency intends to negotiate and enter into one or more inter-local agreements with Grand County, Grand County School District, Moab Mosquito Abatement District, Grand County Cemetery Maintenance District, Moab Valley Fire Protection District and Grand County Water Conservancy District to secure receipt of a portion of the property tax increment generated within the Project Area that would otherwise be paid to those taxing entities. Collectively, those tax revenues may be used to reimburse a private developer for a portion of the cost of the public infrastructure improvements including interest and bonding costs or for other uses as authorized by the Act. Subject to the provisions of the Act, the Agency may agree to pay for eligible development costs and other items from such tax revenues for any period of time the Agency and the taxing entities may deem appropriate under the circumstances.

Detailed tax increment information and projections are provided in the Project Area Budget.

⁴ 111 persons / 719.28 parcel acres = 0.15 persons per acre

14. RESULTS OF THE PUBLIC BENEFIT ANALYSIS [17C-5-105(12)]

Section 1 – The Benefit of Any Financial Assistance or Other Public Subsidy Proposed to be Provided by the Agency:

A. AN EVALUATION OF THE REASONABLENESS OF THE COSTS OF THE PROPOSED PROJECT AREA DEVELOPMENT

It is estimated that approximately \$5.1 million will be available to the Agency for projects, after administrative costs and the required housing allocation. In comparison, the Project Area Budget anticipates \$124 million of private investment – a ratio of 21:1 of private to public investment. This appears reasonable based on other similar development projects.

B. EFFORTS TO MAXIMIZE PRIVATE INVESTMENT

The Agency will make great efforts to maximize private investment in the area. The market analysis anticipates development of between 500 and 600 residential units in the Project Area over the next 20 years, as well as 10,000 square feet of retail and 4,500 square feet of office space. The Agency also anticipates that this project will create a significant number of new jobs at the USU campus. The wages paid for these jobs will then be re-spent, by the private sector, in the local and regional economies that will bring benefits to private businesses in the area.

This project will significantly increase taxable value from the current taxable value in the Project Area of \$38.2 million to an anticipated \$162.2 million over the next 20 years – an increase of nearly \$124 million. The Project Area is currently generating \$409,865 annually in property tax revenues; it is projected to generate over 4 times that amount annually at the end of 20 years – or approximately \$1.7 million a year.

C. RATIONALE FOR USE OF PROJECT AREA FUNDS

The development around the USU Moab campus will not take place, in the near future and in the manner desired by the County and the City, without some form of public assistance. The cost of campus construction, along with utilities, roads and other infrastructure is simply too steep to be feasible. This Plan follows the pattern set forth in other tax increment areas in the State that center around a higher-education campus, such as the Brigham City USU campus.

D. ESTIMATE OF TOTAL PROJECT AREA FUNDS AND LENGTH OF TIME OF PROJECT AREA

Project area funds are expected to be disbursed to the Agency for a period of 20 years and are anticipated to be approximately \$6.0 million over the 20-year period, with a net present value of \$3.7 million. A year-by-year analysis of funds disbursed to the Agency is provided in the Project Area Budget.

TABLE 3: TOTAL AND NET PRESENT VALUE OF INCREMENTAL TAX REVENUES TO AGENCY FOR 20-YEAR PERIOD

Incremental Taxes to Agency	Percent to Agency	Tax Rate	Total Years 1-20	NPV* Years 1-20
Grand County	50%	0.002807	\$1,662,883	\$977,004
	Years 1-5: 100%			
	Years 6-10: 75%			
Grand County School District	Years 11-15: 50%	0.006945	\$3,781,268	\$2,433,224
	Years 16-20: 25%			

Incremental Taxes to Agency	Percent to Agency	Tax Rate	Total Years 1-20	NPV* Years 1-20
Moab City	N/A	0	\$0	\$0
Moab Mosquito Abatement District	50%	0.000216	\$127,960	\$75,181
Grand County Cemetery Maintenance District	Years 1-5: 100% Years 6-10: 75% Years 11-15: 50%	0.000221	\$120,325	\$77,429
Moab Valley Fire Protection District	Years 16-20: 25% Years 1-5: 100% Years 6-10: 75% Years 11-15: 50%	0.000531	\$289,108	\$186,039
Grand County Water Conservancy District	Years 16-20: 25% 0%	0.00000	\$0	\$0
TOTAL		0.010720	\$5,981,544	\$3,748,877

*Net present value discounted at a rate of 4 percent.

Section 2 – The Anticipated Public Benefit Derived from the Proposed Project Area Development

A. BENEFICIAL INFLUENCES ON THE COMMUNITY’S TAX BASE

The property tax base of the taxing entities should increase by approximately \$124 million through the residential and commercial development projected in the Project Area. This increased tax base will result in projected incremental taxes (net of amounts paid to the Agency) as follows:

TABLE 4: COMPARISON OF EXISTING ANNUAL REVENUES AND INCREMENTAL ANNUAL REVENUES AFTER 20 YEARS

	Current Revenues (over 20 year-period with no additional development)	Total (Base and Incremental) Revenues After 20 Years
Grand County	\$107,322	\$455,297
Grand County School District	\$265,533	\$1,126,483
Moab City	\$0	\$0
Moab Mosquito Abatement District	\$8,258	\$35,035
Grand County Cemetery Maintenance District	\$8,450	\$35,846
Moab Valley Fire Protection District	\$20,302	\$86,128
Grand County Water Conservancy District	\$0	\$0
TOTAL	\$409,865	\$1,738,790

In addition to property tax revenues, the project will generate other revenues including sales tax, Class B/C Road Funds, business license fees, charges for services, and one-time fees such as building permits and impact fees.

B. ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY STIMULATED BY THE DEVELOPMENT

Other business and economic activity likely to be stimulated includes local business, employee, and construction expenditures. There are significant opportunities for increased economic development and tax generating development that can occur within the immediate sphere of influence of the Project Area that otherwise may not occur in a timely basis or at the same level of increased development and private investment.

1. BUSINESS AND EMPLOYEE EXPENDITURES

It is anticipated that employees and business owners in the Project Area will directly or indirectly purchase local goods and services related to their operations from local or regional suppliers. These purchases will likely increase employment opportunities in the related areas of business equipment, furniture and furnishings, business supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, office and printing services, transportation and delivery services.

A summary of benefits is as follows:

- Establish an institution of higher education in the County, thus increasing workforce training, job creation and wages paid.
- Provide an increase in direct purchases in the City and County.
- Provide economic diversification within the City and County.
- Encourage economic development in order for a public or private employer to create additional jobs in the community.
- Complement existing businesses and industries located within the City and County through the new employees hired who may live and shop and pay taxes in the region.
- Another benefit will be the expenditure of income by employees filling the new positions, including the jobs created at the USU Campus. The types of expenditures by employees in the area will likely include convenience shopping for personal and household goods, lunches at area restaurants, convenience purchases and personal services (haircuts, banking, dry cleaning, etc.) The employees will not make all of their convenience or personal services purchases near their workplace, and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

2. CONSTRUCTION EXPENDITURES

Economic activity associated with the development will include construction activity. Construction costs for the USU campus will be significant, plus an additional investment of nearly \$124 million in residential

and commercial development. Generally, construction labor accounts for 40 percent of total costs, with supplies accounting for 40 percent, and overhead accounting for the remaining 20 percent.

C. ADOPTION OF THE PLAN IS NECESSARY AND APPROPRIATE TO UNDERTAKE THE PROJECT AREA PLAN

Adoption of the Plan is necessary and appropriate to undertake the Project Area Plan because: 1) The Plan conforms with and furthers the County's General Plan; 2) private investment will increase the tax base by approximately \$124 million which will provide increased tax revenues to all taxing entities; 3) the USU campus will provide a significant number of new jobs in the community; and 4) the Project Area Plan provides for improvement of the health and well-being of the community through educational development and opportunities.

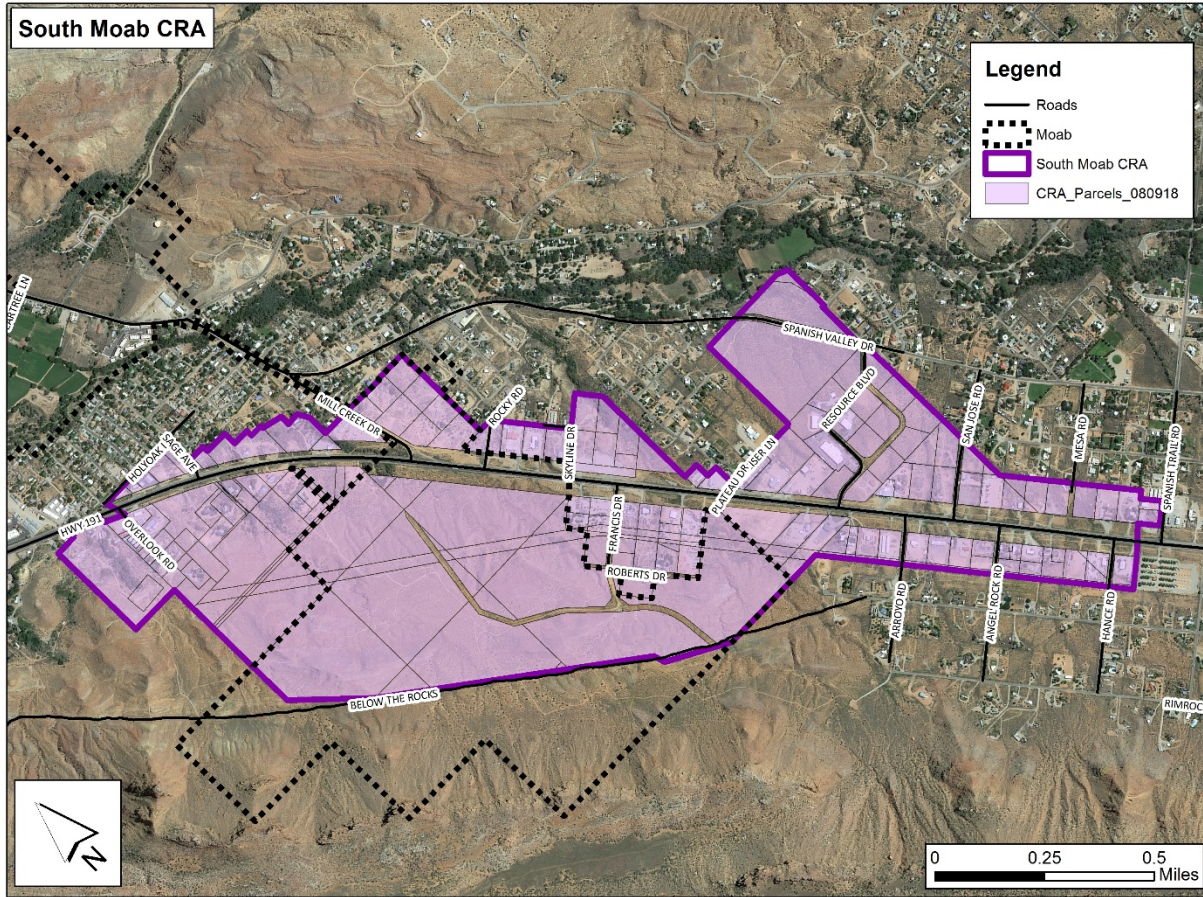
15. IF APPLICABLE, STATE THAT THE AGENCY SHALL COMPLY WITH SECTION 9-8-404 [17C-5-105(13)]

The Agency shall comply with Utah Code §9-8-404 and §17C-5-106 if any of the existing buildings or uses in the Project Area are included in, or eligible for, inclusion in the National Register of Historic Places or the State Register and the Agency spends funds on the demolition or rehabilitation of such buildings or uses. At the present time the Agency is not aware of, and has no intention of spending Agency funds on the demolition or rehabilitation, of such buildings or uses.

16. STATE WHETHER THE PLAN IS SUBJECT TO A TAXING ENTITY COMMITTEE OR AN INTERLOCAL AGREEMENT [17C-5-105(14)]

This Plan is subject to Interlocal Agreements.

APPENDIX A: PROJECT AREA MAP AND LAYOUT OF PRINCIPAL STREETS



APPENDIX B: LEGAL DESCRIPTION AND PARCEL LIST

SOUTH MOAB CRA BOUNDARY

BEGINNING AT NORTHWEST CORNER OF PARCEL 02-0XST-0026 SAID POINT ALSO BEING THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°30' WEST ALONG THE WEST LINE OF SAID PARCEL 313.08 FEET TO THE NORTHWEST CORNER OF PARCEL 02-0018-0010; THENCE SOUTH 0°14'09" WEST ALONG THE WEST LINE OF SAID PARCEL 349.96 FEET TO THE NORTHWEST CORNER OF PARCEL 02-0018-0012; THENCE SOUTH 0°22'56" WEST ALONG THE WEST LINE OF SAID PARCEL 653.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 0°20'02" WEST 526.22 FEET TO THE NORTHERLY LINE OF THE MID-AMERICAN PIPELINE EASEMENT; THENCE ALONG THE NORTH LINE OF SAID EASEMENT THE FOLLOWING 10 COURSES: 1) SOUTH 48°46' EAST 1091.29 FEET, 2) SOUTH 45°26'38" WEST 20.54 FEET, 3) SOUTH 53°33' EAST 27.15 FEET, 4) SOUTH 18°43' EAST 36.04 FEET, 5) SOUTH 53°17' EAST 2072.80 FEET, 6) SOUTH 49°42'56" EAST 241.95 FEET, 7) SOUTH 53°17' EAST 991.93 FEET, 8) SOUTH 50°17' EAST 50.69 FEET, 9) SOUTH 18°17' EAST 179.40 FEET, 10) SOUTH 61°14' EAST 774.96 FEET TO THE SOUTH BOUNDARY LINE OF PARCEL 01-0017-0009; THENCE SOUTH 89°56'59" EAST ALONG SAID BOUNDARY LINE 1059.73 FEET TO SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°17'28" EAST ALONG SOUTH LINE OF SECTION 17 415.77 FEET TO THE NORTHWEST CORNER OF PARCEL 02-0020-0079; THENCE SOUTH 37°51'52" EAST ALONG THE WEST LINE OF THE FOLLOWING 14 PARCELS: 1) 02-0020-0079, 2) 02-0020-0008, 3) 02-0020-0009, 4) 02-0020-0010, 5) 02-0020-0011, 6) 02-0020-0012, 7) 02-0020-0012, 8) 02-ROC-0005, 9) 02-0020-0016, 10) 02-0020-0017, 11) 02-0020-0019, 12) 02-0020-0020, 13) 02-0020-0100, 14) 02-0020-0021 3911.97 FEET TO THE SOUTH CORNER OF PARCEL 02-0020-0021; THENCE NORTH 52°08' EAST 396.00 FEET TO THE EAST CORNER OF PARCEL 02-0020-0021; THENCE NORTH 50°41'46" EAST 377.53 FEET TO THE WEST CORNER OF PARCEL 02-OBRA-0001 IN THE BRANDING IRON SUBDIVISION; THENCE SOUTH 37°53' EAST 263.92 FEET TO THE SOUTH CORNER OF SAID PARCEL; THENCE NORTH 52°09'37" EAST 299.59 FEET TO THE EAST CORNER OF PARCEL 02-OBRA-0002 IN THE BRANDING IRON SUBDIVISION; THENCE NORTH 38°41' WEST 264.00 FEET TO THE NORTH CORNER OF SAID PARCEL; THENCE NORTH 52°05'03" EAST 100.10 FEET TO THE EAST CORNER OF PARCEL 02-0021-0055; THENCE NORTH 37°52' WEST ALONG THE EAST LINE OF THE FOLLOWING 7 PARCELS: 1) 02-0021-0055, 2) 02-0021-0056, 3) 02-0021-0057, 4) 02-0021-0115, 5) 02-0020-0003, 6) 02-0021-0058, 7) 02-0020-0005 1743.55 FEET TO THE EAST LINE OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°00'18" WEST ALONG SAID SECTION LINE 634.04 FEET TO THE NORTH CORNER OF PARCEL 02-0020-0002; THENCE NORTH 2°27'34" WEST 376.01 FEET TO THE SOUTHEAST CORNER OF THE MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION; THENCE NORTH 0°02' EAST ALONG THE EAST LINE OF SAID SUBDIVISION 1327.90 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°17'25" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 53.48 FEET TO

THE EAST LINE OF CLARK MINOR SUBDIVISION; THENCE ALONG SUBDIVISION THE FOLLOWING 8 COURSES: 1) NORTH 0°00'06" WEST 87.42 FEET, 2) NORTH 30°37' WEST 64.69 FEET, 3) NORTH 0°02' EAST 489.29 FEET, 4) EAST 33.00 FEET, 5) NORTH 0°02' EAST 610.85 FEET, 6) NORTH 68°30'59" WEST 139.81 FEET, 7) SOUTH 89°11'08" WEST 1191.98 FEET TO THE NORTHWEST CORNER, NORTHEAST QUARTER, SOUTHEAST QUARTER, OF SAID SECTION; 8) SOUTH 0°03'31" WEST 1312.59 FEET TO THE SOUTHWEST CORNER, NORTHWEST QUARTER, SOUTHEAST QUARTER, OF SAID SECTION; THENCE NORTH 88°03'28" WEST ALONG THE NORTH LINE OF THE MCKIGHT PROPERTIES INDUSTRIAL SUBDIVISION 404.43 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 87°48'05" WEST 531.88 FEET TO THE SOUTHEAST CORNER OF PARCEL 02-0017-0145; THENCE NORTH 0°08' WEST ALONG THE EAST LINE OF SAID PARCEL 245.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 88°12'16" WEST ALONG THE NORTH LINE OF SAID PARCEL 142.04 FEET TO THE SOUTHEAST CORNER OF PARCEL 02-0017-0015; THENCE NORTH 187.00 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL 198.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 72°42'10" WEST 81.97 FEET TO THE SOUTH CORNER OF PARCEL 02-0127-0120; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL 712.30 FEET TO THE SOUTHEAST CORNER OF PARCEL 02-0017-0119; THENCE NORTH 0°13'25" EAST ALONG THE EAST LINE OF SAID PARCEL 335.43 FEET TO THE SOUTHEAST CORNER PARCEL 02-0017-0121; THENCE NORTH 0°15'42" EAST ALONG THE EAST LINE OF SAID PARCEL 292.89 FEET TO THE SOUTH CORNER OF PARCEL 02-0017-0130; THENCE NORTH 37°52'00" WEST ALONG THE SOUTHWEST LINE OF SAID PARCEL 330.60 FEET TO THE NORTH CORNER OF PARCEL 02-0017-0122; THENCE SOUTH 52°08' WEST ALONG THE NORTH LINE OF SAID PARCEL 429.00 FEET TO THE EAST CORNER OF PARCEL 02-0017-0116; THENCE NORTH 37°52'35" WEST ALONG THE EAST LINE OF THE FOLLOWING 4 PARCELS: 1) 02-0017-0116, 2) 02-0017-0115, 3) 02-0017-0114, 4) 02-0017-0113 908.58 FEET TO A CORNER OF PARCEL 02-0017-0113; THENCE NORTH 54°08' EAST ALONG SAID PARCEL 100.80 FEET; THENCE NORTH 89°49'02" WEST ALONG THE NORTH LINE OF SAID PARCEL 256.73 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER, NORTHWEST QUARTER, SECTION 17, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°36'36" WEST ALONG THE EAST LINE OF PARCEL 02-0017-0097 1311.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, NORTHWEST QUARTER, OF SAID SECTION; THENCE SOUTH 89°23'24" WEST ALONG THE NORTH LINE OF SAID SECTION 1311.96 FEET TO THE NORTHWEST CORNER OF SAID SECTION; THENCE ALONG PARCEL 02-0007-0003 THE FOLLOWING 4 COURSES: 1) NORTH 0°06'33" EAST 260.70 FEET, 2) NORTH 28°44'23" WEST 163.56 FEET, 3) SOUTH 84°34'24" WEST 159.09 FEET, 4) NORTH 1°48'24" EAST 126.43 FEET; THENCE NORTH 76°00'45" WEST 254.75 FEET TO THE EAST BOUNDARY LINE OF PARCEL 02-0007-0001; THENCE ALONG SAID PARCEL THE FOLLOWING 8 COURSES: 1) NORTH 1°13'00" EAST 14.22 FEET, 2) NORTH 2°44'34" WEST 29.58 FEET, 3) NORTH 87°37' WEST 157.10 FEET, 4) NORTH 0°12'24" EAST 77.64 FEET, 5) NORTH 89°43'20" WEST 208.27 FEET, 6) NORTH 0°29'56" EAST 84.89 FEET, 7) SOUTH 89°29'57" WEST 327.94 FEET, 8) NORTH 0°29'10" EAST 152.48 FEET TO THE NORTHEAST CORNER OF PARCEL 02-0007-0005; THENCE NORTH 89°29'48" WEST ALONG THE NORTH LINE 02-0007-0005 176.47 FEET TO THE EAST

BOUNDARY CORNER OF PARCEL 02-0007-0153; THENCE ALONG SAID PARCEL THE FOLLOWING 2 COURSES: 1) NORTH 89°30' WEST 3.50 FEET, 2) NORTH 0°54' EAST 362.90 FEET; THENCE SOUTH 89°56'12" WEST ALONG THE NORTH LINE OF THE FOLLOWING 5 PARCELS: 1) 02-0007-0153, 2) 02-0007-0032, 3) 02-0007-0129, 4) 02-0007-0159, 5) 02-0007-0160 1128.53 FEET TO THE NORTHWEST CORNER OF PARCEL 02-0007-0160; THENCE SOUTH 11°41'25" EAST 284.50 FEET TO THE NORTHWEST CORNER OF PARCEL 02-0007-0039; THENCE NORTH 69°33'34" WEST 41.54 FEET TO THE NORTHEAST CORNER OF PARCEL 02-0007-0037; THENCE NORTH 65°39' WEST 220.30 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 32°35'57" WEST 23.39 FEET TO THE NORTHEAST CORNER OF PARCEL 02-0007-0090; THENCE ALONG SAID PARCEL THE FOLLOWING 7 COURSES: 1) NORTH 65°39' WEST 410.56 FEET, 2) SOUTH 63.05 FEET, 3) SOUTH 53°54' WEST 22.65 FEET, 4) SOUTH 89°45' WEST 177.00 FEET, 5) SOUTH 88°41' WEST 91.32 FEET, 6) SOUTH 0°35'43" EAST 1273.52 FEET TO THE SOUTHWEST CORNER; 7) EAST 660.00 FEET TO THE POINT OF BEGINNING.

Contains 31,767,507 Square Feet or 729.28 Acres

Parcel ID	Note	Legal Description	Taxable Value	Acres
01-0007-0009		TRACT #2 BEG AT POINT WHICH BEARS N 716.2 FT & W 1099.5 FT FROM E1/4 COR SEC 7 T26S R22E; & S 30°33'E 213.2 FT TO POINT OF TRUE BEG. & PROC N 76°33'E 213.2 FT; S 30°33'E 213.2 FT; N 30°33'W 213.2 FT TO BEG 1.00 AC	\$62,500	1.97
01-0017-0001		LOT 43; SEC 17 T26S R22E ----LESS THE ROAD (.61) TOTAL 1.43 AC	\$94,682	1.47
01-0017-0002		LOTS 41; 42; SEC 17 T26S R22E-- LESS PARCEL TO LATHROM DESCRIBED AS FOLLOWS: BEG AT A POINT ON THE NORTH LINE OF SEC 17; SAID POINT BEAR S 89°52'00"E 658.7 FT FROM THE NW CORNER SEC 17 T26S R22E; SLM; AND PROC THENCE WITH SAID LINE S 89°52'00"E 250.4 FT; THENCE S 15.6 FT TO A FENCE; THENCE WITH SAID N 89°07'29"W 122.9 FT; THENCE WITH A FENCE N88°19'25"W 127.6 FT; THENCE NORTH 10.0 FT TO POB. 0.076 AC----- TOGETHER WITH AN ACCESS EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS LOT 43 SEC 17 T26S R22E; SLM. TOTAL 4.89 AC	\$323,772	4.86
01-0017-0003		SEC 17 T26S R22E LOT 45; LOT 46; LOT 55 OF THE GOVERNMENT SMALL TRACTS 9.03 AC LESS 0.24 AC± FOR THE ROAD	\$511,655	8.32
01-0017-0004		LOT 56 SEC 17 T26S R22E SLM; THAT IS LYING EAST OF THE CENTERLINE OF US HWY 191 AND EAST CENTERLINE OF MILLCREEK DRIVE.	\$232,166	2.62
01-0017-0005		LOT 65 SEC 17 T26S R22E	\$275,854	3.47
01-0017-0006		LOTS 63; 64 SEC 17 T26S R22E SLB&M 3.29 AC±	\$139,299	0.70
01-0017-0008	**	LOT 5 SEC 17 T26S R22E 34.06 AC	\$1,442,112	27.21
01-0017-0008	**	LOT 5 SEC 17 T26S R22E 34.06 AC	\$0	2.70
01-0017-0009	***	LOTS 34 35 & 36 SEC 17 T26S R22E SLB&M 108.40 AC M-O-L	\$0	22.28
01-0017-0009	***	LOTS 34 35 & 36 SEC 17 T26S R22E SLB&M 108.40 AC M-O-L	\$0	24.71
01-0017-0009	***	LOTS 34 35 & 36 SEC 17 T26S R22E SLB&M 108.40 AC M-O-L	\$0	26.81
01-0017-0009	***	LOTS 34 35 & 36 SEC 17 T26S R22E SLB&M 108.40 AC M-O-L	\$0	2.86
01-0017-0009	***	LOTS 34 35 & 36 SEC 17 T26S R22E SLB&M 108.40 AC M-O-L	\$0	0.11
01-0017-0009	***	LOTS 34 35 & 36 SEC 17 T26S R22E SLB&M 108.40 AC M-O-L	\$0	2.18
01-0017-0009	***	LOTS 34 35 & 36 SEC 17 T26S R22E SLB&M 108.40 AC M-O-L	\$0	2.03

Parcel ID	Note	Legal Description	Taxable Value	Acres
01-0018-0001	**	S½NE¼NE¼ SEC 18 T26S R22E SLBM: *** PARCEL B: BEG AT A POINT 593.6 FT W OF TH E NE COR SEC 18 T26S R22E SLBM; TH S 0°03'W 660.25 FT; E 66 FT; N 0°03'E 597.53 FT; N 46°26'W 91.01 FT TO POB. TOTAL 20.95 AC	\$0	0.96
01-0018-0001	**	S½NE¼NE¼ SEC 18 T26S R22E SLBM: *** PARCEL B: BEG AT A POINT 593.6 FT W OF TH E NE COR SEC 18 T26S R22E SLBM; TH S 0°03'W 660.25 FT; E 66 FT; N 0°03'E 597.53 FT; N 46°26'W 91.01 FT TO POB. TOTAL 20.95 AC	\$0	18.26
01-0018-0001	**	S½NE¼NE¼ SEC 18 T26S R22E SLBM: *** PARCEL B: BEG AT A POINT 593.6 FT W OF TH E NE COR SEC 18 T26S R22E SLBM; TH S 0°03'W 660.25 FT; E 66 FT; N 0°03'E 597.53 FT; N 46°26'W 91.01 FT TO POB. TOTAL 20.95 AC	\$0	0.60
01-0018-0001	**	S½NE¼NE¼ SEC 18 T26S R22E SLBM: *** PARCEL B: BEG AT A POINT 593.6 FT W OF TH E NE COR SEC 18 T26S R22E SLBM; TH S 0°03'W 660.25 FT; E 66 FT; N 0°03'E 597.53 FT; N 46°26'W 91.01 FT TO POB. TOTAL 20.95 AC	\$0	0.11
01-0018-0001	**	S½NE¼NE¼ SEC 18 T26S R22E SLBM: *** PARCEL B: BEG AT A POINT 593.6 FT W OF TH E NE COR SEC 18 T26S R22E SLBM; TH S 0°03'W 660.25 FT; E 66 FT; N 0°03'E 597.53 FT; N 46°26'W 91.01 FT TO POB. TOTAL 20.95 AC	\$0	0.84
01-0018-0002	**	SENW; S1/2NE; N1/2SE; SESE; 237.42 AC	\$0	6.58
01-0018-0002	**	SENW; S1/2NE; N1/2SE; SESE; 237.42 AC	\$0	25.51
01-0018-0002	**	SENW; S1/2NE; N1/2SE; SESE; 237.42 AC	\$0	33.32
01-0018-0002	**	SENW; S1/2NE; N1/2SE; SESE; 237.42 AC	\$0	0.39
01-0018-0002	**	SENW; S1/2NE; N1/2SE; SESE; 237.42 AC	\$0	1.64
01-0018-0002	**	SENW; S1/2NE; N1/2SE; SESE; 237.42 AC	\$0	1.89
01-0018-0002	**	SENW; S1/2NE; N1/2SE; SESE; 237.42 AC	\$0	24.84
01-0018-0002	**	SENW; S1/2NE; N1/2SE; SESE; 237.42 AC	\$0	2.68
01-0018-0002	**	SENW; S1/2NE; N1/2SE; SESE; 237.42 AC	\$0	0.22
01-0018-0002	**	SENW; S1/2NE; N1/2SE; SESE; 237.42 AC	\$0	3.43
01-0018-0002	**	SENW; S1/2NE; N1/2SE; SESE; 237.42 AC	\$0	0.31
02-0007-0001		BEG AT A PT WHICH BEARS N 662.87 FT AND W 1174.00 FT FROM THE SE COR SEC 7 T26S R22E SLM;	\$273,571	5.17

Parcel ID	Note	Legal Description	Taxable Value	Acres
		TH N 0°30'E 283.4 FT TO NE CORNER FRANCIS PARCEL TH S 89°30'28"E 32.59 FT; TH S 0°29'51"W 74.85 FT; N 89°29'58"E 295.33 FT; TH S 0°29'56"W 167.67 FT; TO SW COR OF DECKER PARCEL TH S 89°43'20"E 208.27 FT; S 0°12'24"W 77.64 FT; TO SW COR OF GWINN TH S 87°37'E 157.1 FT; TH S 2°44'34"E 29.58 FT; TH S 1°13'W 413.2 FT TH FOLLOWING HWY R-O-W ALONG A 6466.3 FT RADIUS CURVE TO THE LEFT APPROX. 839.62 FT (CHORD BEARS N 54°45'33"W 839.77 FT) TO PT OF BEG. 5.39 AC M-O-L		
02-0007-0003		BEG AT SE COR SEC 7 T26S R22E THENCE N89°58'W 287.9 FT TO R-O-W OF HWY 191 TH WITH SAID R-O-W ALONG THE ARC OF A 6466.3 FT RADIUIS CURVE TO THE LEFT 264.7 FT (CHORD BEARS N49°09'W 264.7 FT); THENCE N 1°13'E 413.2 FT; S 75°24'E 259.3 FT; S2°25'W 127.3 FT; N85°11'E 160.0 FT; S28°10'E 164.5 FT TO E LN SE¼ SEC 7; TH S 0°44'W 262.4 FT TO POB. 4.86 AC	\$418,353	4.86
02-0007-0005		BEG COR WHICH BEARS N 947.6 FT & W 1320.9 FT FROM SE COR SEC 7 T26S R22E SLB&M & PROC S 0°30'W 194.8 FT (RECORD 246.8 FT) TO COR N R/W US HWY 191 TO RIGHT S'LY WITH SAID HWY R/W CURVE; CHORD WHICH BEARS S 58°49'E 173.7 FT (RECORD 174.3 FT); N 0°30'E 283.4 FT (RECORD 338 FT) N 89°30'W 149.4 FT POB 0.82 AC	\$161,578	0.88
02-0007-0007		BEG POINT WHICH BEARS N 907.9 FT & W 635.2 FT FROM SE COR SEC 7 T26S R22E; PROC N 89°30'W 208.71 FT; S 0°30'W 40.2 FT; N 89°30'W 295.34 FT; N 0°30'E 72 FT; S 89°30'E 48.52 FT; N 0°30'E 78 FT; S 89°30'E 302.89 ALONG FENCE LINE TO THE SW COR OF OATES; S79°31'17"E 35.57 FT S 64°50'19"E 130.87 FT ; S 0°30'W 51 FT POB. 1.37 AC	\$219,792	1.77
02-0007-0008		BEG 593.6 FT W SE COR SEC 7 T26S R22E; N 51°50'W ALONG HWY R/W 415.9 FT; S 262.4 FT TO SEC LINE; E ALONG SEC LINE 333.9 FT POB. 1.13 AC	\$182,675	1.00
02-0007-0032		BEG AT A PT WHICH BEARS N 60°10'W 1758.4 FT FROM SE COR SEC 7 T26S R22E SLM & PROC TH WITH THE N'LY R/W US HWY 191 ALNG THE ARC OF A 6466.3 FT RAD CUR TO THE LFT 322.5 FT; TH N 288.1 FT; TH N 89°56'E 287.1 FT; TH S 435.3 FT TO POB & CONT 2.37 AC M-O-L SUB TO A 25' DITCH R/W ASSOC WITH WATER USER'S CLAIM 05-859	\$242,607	2.37
02-0007-0033		BEG AT POINT WHICH BEARS N 89°58'W 1776.4 FT FROM SE COR SEC 7 T26S R22E SLB&M & PROC N 89°58'W 212.5 FT; N 0°30'E 414 FT; N 89°58'W 190.65 FT; N 0°30'E 190.3 FT; S 89°45'E 116.19 FT; N 308.6 FT TO S'LY R/W HWY 191; TH S65°36'E 37.6 FT; TH WITH SAID R/W TH ALONG A 6266.3 FT RADIUS CURVE TO RIGHT 791.97 FT;(CHR BRG= S61°57'42"E 791.45) TH S 526.2 FT; TO SOUTH LN SAID SEC 7 TH N 89°58'W	\$137,749	6.26

Parcel ID	Note	Legal Description	Taxable Value	Acres
		238.7 FT TO SE COR OF RYAN HOLYOAK; TH N 204.9 FT TH S 89°57'41"E 206.8 FT; TH N 0°30'E 260.89 FT; N 89°45'W 417.42 FT TH S 0°30'W 466.46 FT TO POB. 8.60 AC MORE OR LESS (APPROX. THE W 26.48 OF THIS PARCEL IS STILL IN THE NAME OF RAY & RUTH C. HOLYOAK; SEE BOOK 438 PG 149-153. THE BEG PT APPEARS TO BE IN ERROR.)		
02-0007-0034		BEG AT POINT WHICH BEARS N 19°22'E 645.3 FT FROM THE S¼ COR SEC 7 T26S R22E SLBM; TH N 0°30'E 206.7 FT; S 89°45'E 242.3 FT; TH N 3°15'E 140.8 FT TO A COR ON THE S'LY R/W OF US HWY 191; TH WITH SAID R/W S 65°36'E 99.8 FT; TH S 308.6 FT; TH N 89°42'W 142.3 FT; TH N 0°30'E 2.0 FT; TH N 89°45'W 200.7 FT TO THE POB 1.89 AC	\$461,069	1.85
02-0007-0035		BEG S 89°45'E 417.42 FT FROM S1/4 COR SEC 7 T26S R22E; TH N 0°30'E 208.71 FT; S 89°45'E 208.71 FT; S 0°30'W 521.79 FT; N 89°45'W 208.71 FT; N 0°30'E 313.08 FT TO POB 2.50 AC SUBJECT TO A R/W 8 FT WIDE PARALLEL AND ADJOINT TO E BNDRY LN (123/34)	\$90,000	2.50
02-0007-0036		BEG AT POINT N 0°30'E 208.71 FT & S 89°45'E 417.42 FT FROM S1/4 COR SEC 7 T26S R22E; TH S 89°45'E 208.71 FT; N 0°30'E 208.71 FT; N 89°45'W 208.71 FT; S 0°30'W 208.71 FT TO POB 1.00 AC SUBJECT TO R/W 8.71 FT WIDE RUNNING NORTH-SOUTH ALNG EAST BNDRY OF PARCEL (105/594)	\$60,000	1.00
02-0007-0037		BEG 948.74 FT N ALONG THE ¼ SEC LINE FROM S¼ COR SEC 7 T26S R22E; TH N ALONG ¼ SEC LINE 215.0 FT TO S BDRY US HWY 160; TH S 65°39'E ALONG SAID R/W 220.3 FT; TH S 215.0 FT; TH N 65°39'W 220.3 FT TO BEG. 1.00 AC	\$450,532	0.99
02-0007-0038		BEG S89°58'W 1567.7; N 208.7 FT FROM SE COR SEC 7 T26S R22E; TH N89°58'W 208.7 FT; N0°30'E 260.89 FT; N89°49'E 417.42 FT; S0°15'21"W 55.04 FT; N89°45"W 208.7 FT; S 208.7 FT TO POB. 1.51 AC±	\$131,673	1.50
02-0007-0039		BEG ON E SIDE OF A LANE N 815.5 FT & E 229.8 FT FROM THE S¼ COR SEC 7 T26S R22E; TH N 2°19'E 243.1 FT TO S R/W HWY 163; TH ALONG R/W S 65°39'E 248.6 FT; TH WITH FENCE LINE S 3°15'W 141.6 FT; N 89°45'W 228.3 FT TO BEG 1.01 AC	\$382,497	1.01
02-0007-0042		BEG AT POINT WHICH BEARS N 879.4 FT FROM S¼ COR SEC 7 T26S R22E SLB&M & PROC TH N 69.4 FT; S 65°39'E 220.3 FT; S 1°20'E 36.1 FT; N 74°03'W 209.6 FT TO POB 0.24 AC	\$17,249	0.25
02-0007-0043		BEG 521.775 FT N 0°30'E OF S¼ COR OF SEC 7 T26S R22E; S 89°45'E 208.71 FT; N 0°30'E 104.355 FT; N 89°45'W 208.71 FT; TH S 0°30'W 104.355 FT TO BEG. 0.50 AC	\$158,609	0.48
02-0007-0044		BEG AT POINT 417.42 FT & N 0°30'E FROM S1/4 COR SEC 7 T26S R22E SLBM & RNG TH S 89°45'E 208.71	\$85,031	0.48

Parcel ID	Note	Legal Description	Taxable Value	Acres
		FT; N 0°30'E 104.355 FT; N 89°45'W 208.71 FT; S 0°30'W 104.355 FT TO POB 0.50 AC		
02-0007-0045		COMM AT POINT N 0°30'E 208.71 FT & S 89°45'E 208.71 FT FROM S1/4 COR SEC 7 T26S R22E & RNG TH S 89°45'E 208.71 FT; N 0°30'E 208.71 FT; N 89°45'W 208.71 FT; S 0°30'W 208.71 FT TO BEG. 1.00 AC	\$236,675	0.96
02-0007-0046		BEG AT POINT N 0°30'E 208.71 FT FROM S1/4 COR SEC 7 T26S R22E RNG TH S 89°45'E 208.71 FT; N 0°30'E 208.71 FT; N 89°45'W 208.71 FT; S 0°30'W 208.71 FT TO POB. 1.00 AC	\$158,915	0.96
02-0007-0047		BEG AT POINT FROM WHENCE THE 1/4 SEC COR IS COMMON TO SEC 7 T26S R22E & SEC 18 T26S R22E SLM BEARS N 89°45'W 208.7 FT; N 0°30'E 104.3 FT; S 89°45'E 208.7 FT; S 0°30'W 104.3 FT; S 0°30'W 208.7 FT; N 89°45'W 208.7 FT; N 0°30'E 208.7 FT TO POB 1.50 AC WATER RIGHT NO 05-274	\$89,148	1.50
02-0007-0048		BEG AT POINT S 89°45'E 208.7 FT & N 0°30'E 104.3 FT FROM S¼ COR SEC 7 T26S R22E; RNG N 0°30'E 104.41 FT; S 89°45'E 208.7 FT; S 0°30'W 104.41 FT; N 89°45'W 208.7 FT TO BEG. 0.50 AC	\$40,000	0.50
02-0007-0049		BEG AT S¼ COR SEC 7 T26S R22E; TH N 0°30'E 208.71 FT; S 89°45'E 208.71 FT; S 0°30'W 208.71 FT; N 89°45'W 208.71 FT TO BEG. 1.00 AC	\$60,000	1.00
02-0007-0090		BEG AT S¼ COR SEC 7 T26S R22E; TH W ALONG SAID SEC LINE 660 FT; NE'LY TO A PT 1301.39 FT N AND 1950.55 FT E OF THE SW COR SEC 7 TH N 88°41'E 91.32 FT; TH N 89°45'E 177 FT; N 53°54'E 22.65 FT; N 63.05 FT TO S LINE U.S. HWY 160 R/W; S 65°39'E ALONG SAID R/W TO E LINE SE¼SW¼ SEC 7; TH S ALONG SAID 40 AC LINE TO POB 19.71 AC -\-\- SUBJECT TO A STORM DRAINAGE RETENTION BASIN ESMNT BEG AT A PT WHICH BEARS N 33°33'W 129.4 FT S¼COR SEC 7 T26S R22E & PROC TH S 86°00'W 375.0 FT; N 4°00'W 250.0 FT; N 86°00'E 375.0 FT S 4°00'E 250.0 FT TP BEG	\$366,323	19.75
02-0007-0129		BEG AT COR ON N'LY R/W OF HWY 191 SAID COR BEARS N 60°35'W 2080.1 FT FROM SE COR SEC 7 T26S R22E SLB&M & PROC WITH SAID R/W ALONG A 6466.3 FT RADIUS CURVE TO LEFT 142 FT; (CHORD BEARS N 64°58'W 142.0 FT) TH N 65°36'W 66.0 FT; N 200.6 FT; N 89°56'E 188.8 FT; S 288.1 FT TO POB 1.06 AC	\$767,251	1.05
02-0007-0134		BEG N 89°58'W 1567.7 FT FROM SE COR SEC 7 T26S R22E; TH N 417.4 FT; S 89°58'E 208.7 FT; S 417.4 FT; N 89°58'W 208.7 FT TO POB 2.00 AC± SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS HOLYOAK EXEMPTION EN 445627 BK 522 PG 438	\$130,488	1.89
02-0007-0150		BEG N89°58'W 1567.7 FT FROM SE COR SEC 7 T26S R22E; TH N89°58'W 420.6 FT; N0°30'E 208.7 FT; S89°58'E 418.7 FT; S 208.7 FT TO POB. 2.01 AC±	\$134,427	1.88

Parcel ID	Note	Legal Description	Taxable Value	Acres
02-0007-0152		BEG AT A PT WHICH BEARS N 27°01'E 467.4 FT FROM THE S ¼ COR SEC 7 T26S R22E AND TH N 0°30'E 192.3 FT; TH S 89°45'E 200.7 FT; TH S 0°30'W 2.0 FT; TH S 89°42'E 26.1 FT; TH S 0°30'W 190.3 FT; TH N 89°45'W 226.8 FT TO THE POB AND CONT 1.0 AC M-O-L	\$180,775	0.96
02-0007-0153		BEG AT A PT WHICH BRS N 60°10'W 1758.4 FT FROM THE SE COR SEC 7 T26S R22E SLM & PROC TH N 435.3 FT; TH N 89°56'E APPROX 212.1 FT TO THE E LN OF HOLYOAK; TH WITH SAID LINE S 0°54'W 362.9 FT; TH S 89°30'E 3.5 FT; TH S 0°30'W 193.0 FT TO THE N'LY RW. OF US HWY 191; TH WITH R/W APPROX 237.0 FT TO POB AND CONT 2.38 AC M-O-L<<>> LESS 1.07 AC FOR ROAD (EN 434081 BK 476 PG 65-76 6/14/95) & STORM DRAINAGE ESMT (EN 469233 BK 655 PG 86) TAXABLE ACREAGE 1.31 AC	\$162,062	1.31
02-0007-0159		BEG AT A POINT ON TH N R/W OF US HWY 191 THAT BEARS N 61°00'W 2287.5 FT FROM THE SE COR OF SEC 7 T26S R22E SLBM; TH WITH SAID HWY R/W N 65°36'W 139.30 FT; TH N 142.91 FT; TH N 89°56'E 126.85 F TH S 200.6 FT TO POINT OF BEG. 0.50 AC ---- (PREVIOUS TAX ID # 02-007-0138)	\$191,304	0.51
02-0007-0160		BEG AT A POINT ON TH N R/W OF US HWY 191 THAT BEARS N 61°00'W 2287.5 FT FROM THE SE COR OF SEC 7 T26S R22E SLBM; TH WITH SAID HWY R/W N 65°36'W 484.3 FT; TH N 89°56'E 441.1 FT; TH S 200.6 FT TO POINT OF BEG. LESS BEG AT A POINT ON TH N R/W OF US HWY 191 THAT BEARS N 61°00'W 2287.5 FT FROM THE SE COR OF SEC 7 T26S R22E SLBM; TH WITH SAID HWY R/W N 65°36'W 139.30 FT; TH N 142.91 FT; TH N 89°56'E 126.85 F TH S 200.6 FT TO POINT OF BEG. 0.50 AC	\$107,638	0.51
02-0017-0015		BEG N 0°08'W 1595 FT FROM THE S¼ COR SEC 17 T26S R22E SLBM RUNING TH N 187 FT; TH E 198 FT; S 187 FT; TH W 198 FT TO POB 0.85 AC M-O-L	\$296,163	0.86
02-0017-0023		BEG AT POINT WHICH BEARS S 1316.7 FT & E 344.8 FT FROM C1/4 COR SEC 17 T26S R22E SLB&M; PROC N 89°15'E 508.7 FT; S 0°03'E 157.8 FT; S 89°15'W 477.2 FT; N 37°54'W 180 FT; N 78°32'43"E 80 FT TO POB 1.93 AC	\$397,190	1.77
02-0017-0025	**	BEG N 0°0'E 479 FT FROM S 1/4 COR SEC 17 T26S R22E SLB&M & PROC N 0°04'E 829 FT; S 37°54'E APPROX 1040 FT; S 89°16'W APPROX 635 FT TO POB 6.09 AC	\$307,725	5.81
02-0017-0025	**	BEG N 0°0'E 479 FT FROM S 1/4 COR SEC 17 T26S R22E SLB&M & PROC N 0°04'E 829 FT; S 37°54'E APPROX 1040 FT; S 89°16'W APPROX 635 FT TO POB 6.09 AC	\$0	0.28
02-0017-0026	**	BEG AT COR WHICH BEARS N 0°04'E 209.5 FT ALONG N-S 1/4 SEC LINE FROM S1/4 COR SEC 17 T26S R22E	\$380,709	3.80

Parcel ID	Note	Legal Description	Taxable Value	Acres
		SLB&M & PROC N 0°04'E 269.5 FT ALONG SAID SEC LN; N 89°16'E 668.2 FT TO A PT ON THE WEST R-O-W OF U S HWY 191; S 37°55'E 338.3 FT; S 89°16'W 876.4 FT TO POB 4.78 AC <<>>SUBJECT TO A 10 FT WIDE SEWER ESMT EN 474967 BK 682 PG 521		
02-0017-0026	**	BEG AT COR WHICH BEARS N 0°04'E 209.5 FT ALONG N-S 1/4 SEC LINE FROM S1/4 COR SEC 17 T26S R22E SLB&M & PROC N 0°04'E 269.5 FT ALONG SAID SEC LN; N 89°16'E 668.2 FT TO A PT ON THE WEST R-O-W OF U S HWY 191; S 37°55'E 338.3 FT; S 89°16'W 876.4 FT TO POB 4.78 AC <<>>SUBJECT TO A 10 FT WIDE SEWER ESMT EN 474967 BK 682 PG 521	\$0	0.97
02-0017-0113		LOT 6 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.81 AC --- ALSO A PORTION OF GOV. LOT 18; SEC 17 T26S R22E; DESC. AS FOLLOWS: BEG AT THE NW COR GOV. LOT 18; SEC 17 T26S R22E SLM; THENCE N 89°43'E 127.1 FT S 54°08'W 100.8 FT; N 37°52'W 74.0 FT TO BEG. 0.085 AC. TOTAL 3.00 AC	\$257,962	2.91
02-0017-0114		LOT 7 SEC 17 T26S R22E 2.40 AC	\$941,951	2.39
02-0017-0115		LOT 8 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.40 AC	\$434,655	2.40
02-0017-0116		LOT 9 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 1.98 AC	\$294,633	2.36
02-0017-0117		LOT 10 SEC 17 T26S R22E 1.98 AC	\$154,170	2.40
02-0017-0118		LOT 11 SEC 17 T26S R22E SMALL TRACTS SUBDIVISION 2.40 AC M-O-L	\$118,919	2.40
02-0017-0119		BEG N 52°08'E 165 FT FROM SW'LY COR LOT 12 SEC 17 T26S R22E SLB&M & PROC N 37°52'W 264 FT; N 52°08'E 479.16 FT; S 0°07'W 336.6 FT; S 52°08'W 273.24 FT TO POB 2.28 AC	\$143,360	2.30
02-0017-0120		LOT 13 SEC 17 T26S R22E 2.83 AC	\$150,642	2.83
02-0017-0121		LOT 14 SEC 17 T26S R22E 1.96 AC	\$87,406	2.14
02-0017-0122		LOT 15 SEC 17 T26S R22E 2.92 AC	\$130,216	2.91
02-0017-0131	**	DESCRIPTION OF A PORTION OF LOTS 22 & 23 SEC 17 T26S R22E SLBM MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEG AT COR COMMON TO LOTS 23; 24; 31 & 32; SEC 17 T26S R22E; TH N 37°52'W 561 FT; TH N 52°08'E 198 FT; TH S 37°52'E 561 FT; TH S 52°08'W 198 FT TO POB. 2.55 AC	\$682,738	1.84
02-0017-0131	**	DESCRIPTION OF A PORTION OF LOTS 22 & 23 SEC 17 T26S R22E SLBM MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEG AT COR COMMON TO LOTS 23; 24; 31 & 32; SEC 17 T26S R22E; TH N	\$0	0.10

Parcel ID	Note	Legal Description	Taxable Value	Acres
		37°52'W 561 FT; TH N 52°08'E 198 FT; TH S 37°52'E 561 FT; TH S 52°08'W 198 FT TO POB. 2.55 AC		
02-0017-0131	**	DESCRIPTION OF A PORTION OF LOTS 22 & 23 SEC 17 T26S R22E SLBM MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEG AT COR COMMON TO LOTS 23; 24; 31 & 32; SEC 17 T26S R22E; TH N 37°52'W 561 FT; TH N 52°08'E 198 FT; TH S 37°52'E 561 FT; TH S 52°08'W 198 FT TO POB. 2.55 AC	\$0	0.48
02-0017-0132		DESCRIPTION OF A PORTION OF LOTS 22 & 23 SEC 17 T26S R2E DESCRIBED AS FOLLOWS: BEG AT COR OF LOTS 23 & 24; SEC 17 T26S R22E; THAT IS ON THE W'LY R-O-W OF US HWY 191 AND PROCEEDING THENCE S 52°08'W 198 FT; TH N 37°52'W 561 FT; TH N 52°08'E 198 FT; TH WITH W'LY R-O-W HWY 191; S 37°52'E 561 FT TO POB. 2.55 AC	\$144,040	2.42
02-0017-0133	**	LOT 24 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.70 AC	\$168,157	1.87
02-0017-0133	**	LOT 24 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.70 AC	\$0	0.52
02-0017-0134	**	LOT 25 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.40 AC	\$311,832	1.89
02-0017-0134	**	LOT 25 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.40 AC	\$0	0.51
02-0017-0135		BEG AT MOST NE'LY COR LOT 26 SEC 17 T26S R22E SLB&M & PROC S 37°52'E 249 FT; S 52°08'W 209.93 FT; N 37°52'W 249 FT; N 52°08'E 209.93 FT TO POB 1.20 AC	\$173,833	1.20
02-0017-0136	**	LOT 27 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.40 AC	\$83,047	1.91
02-0017-0136	**	LOT 27 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.40 AC	\$0	0.48
02-0017-0137	**	LOT 28 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.50 AC	\$89,189	2.10
02-0017-0137	**	LOT 28 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.50 AC	\$0	0.30
02-0017-0138		LOT 29 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.60 AC --- SUBJECT TO A 33 FT WIDE PUBLIC RIGHT OF WAY ON THE WESTERLY BOUNDARY.	\$137,971	1.80
02-0017-0139	**	LOT 30 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.60 AC	\$0	0.27
02-0017-0139	**	LOT 30 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.60 AC	\$140,945	2.13
02-0017-0140	**	LOT 32 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.92 AC	\$0	0.33
02-0017-0140	**	LOT 32 SEC 17 T26S R22E SMALL TRACTS SUB-DIV 2.92 AC	\$143,600	3.17
02-0017-0141		LOT 33 SEC 17 T26S R22E SMALL TRACTS SUB-DIV & SW 1/2 LOT 31 SEC 17 T26S R22E 4.06 AC LESS 0.58 ACRES FOR THE ROAD 3.48 AC	\$107,400	2.40

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02-0017-0145		BEG AT POINT 1350 FT N 0°08'W FROM 1/4 COR COMMON WITH SEC 17 T26S R22E & SEC 20 T26S R22E SLB&M & PROC N 89°15'E 340 FT; N 0°08'W 245 FT; S 89°15'W 340 FT; S 0°08'E 245 FT TO POB LESS THAT AREA RESERVED FOR STATE HWY 191 R/W 1.38 AC	\$230,080	1.39
02-0017-0149	**	BEG AT THE NW COR LOT 26 SEC 17 T26S R22E SLB&M & PROC N 52°08'E 186.07 FT; S 37°52'E 249 FT; N 52°08'E 209.93 FT; S 37°52'E 15 FT; S 52°08'W 396 FT; N 37°52'W 264 FT TO POB 1.20 ACRES M-O-L	\$0	0.50
02-0017-0149	**	BEG AT THE NW COR LOT 26 SEC 17 T26S R22E SLB&M & PROC N 52°08'E 186.07 FT; S 37°52'E 249 FT; N 52°08'E 209.93 FT; S 37°52'E 15 FT; S 52°08'W 396 FT; N 37°52'W 264 FT TO POB 1.20 ACRES M-O-L	\$0	0.29
02-0017-0149	**	BEG AT THE NW COR LOT 26 SEC 17 T26S R22E SLB&M & PROC N 52°08'E 186.07 FT; S 37°52'E 249 FT; N 52°08'E 209.93 FT; S 37°52'E 15 FT; S 52°08'W 396 FT; N 37°52'W 264 FT TO POB 1.20 ACRES M-O-L	\$42,811	1.02
02-0017-0150	**	NE1/2 OF LOT 31 SEC 17 T26S R22E SLB&M 1.46 AC	\$0	0.26
02-0017-0150	**	NE1/2 OF LOT 31 SEC 17 T26S R22E SLB&M 1.46 AC	\$38,200	1.04
02-0017-0157		BEG AT NW COR SEC 17 T26S R22E SLB&M & PROC S 89°52'E 325.7 FT; S 13°46'E 697.5 FT; WITH E'LY R/W HWY 191 ALONG A 6566.3 FT RADIUS CURVE TO LEFT 733.8 FT (SAID CURVE HAS CHORD WHICH BEARS N 42°08'W 732.8 FT); N 0°01'W 134.8 FT TO POB 3.19 AC---LESS PORTION TO GRAND COUNTY: NW¼NW¼ SEC 17 T26S R22E DESCRIBED AS FOLLOWS: BEG AT THE SE COR BEING OF SAID ENTIRE TRACT; BEING THE INTERSECTION POINT OF THE NE'LY HWY R-O-W LINE OF SR 191 AND W'LY R-O-W LINE OF MILL CREEK DRIVE WHICH POINT IS S 01°17'43"E 667.75 FT ALONG THE SECTION LINE AND EAST 490.92 FEET FROM THE NW COR OF SAID SECTION 17; AND RUNNING THENCE N 40°34'46"W 94.41 FT ALONG THE SW BNDRY LINE OF SAID ENTIRE TRACT AND SAID HWY R-O-W LINE TO A POINT 46.26 FT RADIALLY DISTANT W'LY FROM THE C/L OF SAID PROJECT; OPPOSITE APPROX ENGINEERS STATION 12+34.99; THENCE 159.23 FT ALONG THE ARC OF 344.23 FOOT RADIOUS NON TANGENT CURVE TO THE LEFT (CHORD BEARS N 00°05'12"E 157.81 FT: TO A POINT IN THE E'LY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE EXISTING W'LY R-O-W LINE OF MILL CREEK DR; THENCE S 14°55'28"E 237.53 FT ALONG SAID E'LY BOUNDARY LINE SAID	\$983,859	3.09

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		W'LY R-O-W TO THE POB; CONTAIN 3888 SQ FT OR 0.089 AC; TOTAL 3.10 AC		
02-0017-0165		BEG AT MOST S'LY COR LOT 12 SEC 17 T26S R22E SLB&M & PROC N 37°52'W 26 4 FT; N 52°08'E 165 FT; S 37°52'E 264 FT; S 52°08'W 165 FT TO POB 1.00 AC	\$100,000	1.00
02-0017-0172		BEG AT THE SOUTHERN MOST COR OF LOT 12 SEC 17 T26S R22E; TH N 37°54'W 792.0 FT MORE OR LESS ALNG THE NE'LY R/W LINE OF HWY 191; TH S 52°06'W 100.0 FT' TH S 37°54'E 792.0 FT; TH N 52°06'E 100.0 FT TO BEG 1.82 AC	\$0	1.82
02-0017-0191		NW¼NW¼ SEC 17 T26S R22E DESCRIBED AS FOLLOWS: BEG AT THE SE COR BEING OF SAID ENTIRE TRACT; BEING THE INTERSECTION POINT OF THE NE'LY HWY R-O-W LINE OF SR 191 AND W'LY R-O-W LINE OF MILL CREEK DRIVE WHICH POINT IS S 01°17'43"E 667.75 FT ALONG THE SECTION LINE AND EAST 490.92 FEET FROM THE NW COR OF SAID SECTION 17; AND RUNNING THENCE N 40°34'46"W 94.41 FT ALONG THE SW'LY BOUNDARLY LINE OF SAID ENTIRE TRACT AND SAID HWY R-O-W LINE TO A POINT 46.26 FT RADIALLY DISTANT W'LY FROM THE C/L OF SAID PROJECT; OPPOSITE APPROX ENGINEERS STATION 12+34.99; THENCE 159.23 FT ALONG THE ARC OF 344.23 FOOT RADIOUS NON TANGENT CURVE TO THE LEFT (CHORD BEARS N 00°05'12"E 157.81 FT: TO A POINT IN THE E'LY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE EXISTING W'LY R-O-W LINE OF MILL CREEK DR; THENCE S 14°55'28"E 237.53 FT ALONG SAID E'LY BOUNDARY LINE SAID W'LY R-O-W TO THE POB; CONTAIN 3888 SQ FT OR 0.089 AC;	0	0.09
02-0018-0000			\$0	2.34
02-0018-0001		BEG AT A POINT WHICH BEARS S 28°02'W 412.1 FT FROM THE NE COR SEC 18 T26S R22E SLM & PROCEEDING THENCE WITH THE W'LY R/W OF US HWY 191 ALNG THE ARC OF THE 6266.3 FT RAD CUR TO THE RIGHT 113.4 FT THENCE S 48°36'W 323.8 FT; N 89°57'W 171.0 FT; N 48°36'E 445.6 FT TO POB AND CONT 1.0 ACRES M-O-L	\$37,099	1.00
02-0018-0002		BEG AT NE COR SEC 18 T26S R22E SLB&M & PROC THENCE WITH THE E LN SAID SEC 18 S 0°03'W 275.4 FT (REC=S 334 FT) TO THE N'LY R-O-W OF HIGHWAY 191 ; THENCE TO THE LEFT ALONG A 6466.3 FT RADIUS CURVE 398.5 FT (CHD BRG = N 46°15'W 398.4 FT CA=3°31'51") TO A COR ON THE N LN SAID SEC 18 THENCE WITH SAID SEC LN S 89°58'E 288.1 FT TO POB 0.89 AC	\$198,229	0.89

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02-0018-0003		BEG A POINT WHICH BEARS N 89°57'W 593.6 FT FROM THE NE COR SEC 18 T26S R22E; PROC S 0°03'W 260.92 FT; N 89°57'W 333.9 FT; N 0°03'E 260.92 FT; S 89°57'E 333.9 FT POB. 2.00 AC	\$204,732	2.00
02-0018-0004		BEG AT A POINT WHICH BEARS WITH THE SECTION LINE N 89°57'W 760.6 FT; TH S 0°03'W 260.9 FT FROM THE NE COR SEC 18 T26S R22E SLM & PROC TH S 0°03'W 260.9 FT; N 89°55'W 167.0 FT; N 0°04'E 260.9 FT; S 89°57'E 167.0 FT TO POB 1.0 ACL -/- A 24 FT WIDE ESMTN FOR INGRESS & EGRESS : BEG AT A PT WHICH BRS WITH THE SEC LN N 89°57'W 760.6 FT & S 0°03'W 260.9' FROM THE NE COR SEC 18 T26S R22E; PROC TH S 0°03'W 24 FT; S89°57'E 167.0 FT N 0°03'E 24 FT; N89°57'W 167.0 FT TO POB	\$128,668	1.00
02-0018-0006		BEG AT A COR WHICH BEARS WITH SEC LINE N 89°57'W 593.6 FT AND S 0°03'W 521.8 FT FROM THE NE COR SEC 18 T26S R22E SLB&M TH S 0°03'W 136.9 FT; N 89°56'W 333.9 FT; N 0°03'E 136.8 FT; TH S 89°57'E 334.0 FT POB 1.05 AC	\$105,080	1.05
02-0018-0007		BEG AT A COR WHICH BEAR WITH SEC LINE N 89°57'W 593.6 FT & S 0°03'W 260.9 FT FROM THE NE COR SEC 18 T26S R22E SLM TH S 0°03'W 260.9 FT; N 89°57'W 167.0 FT; N 0 03'E 260.9 FT; S 89°57'E 167.0 FT TO POB. 1.00 AC	\$97,921	1.00
02-0018-0008		BEG AT THE NE COR OF THE UNIVERSITY PROPERTY SAID COR BRS S 0°06'W 658.7 FT FROM THE NE COR SEC 18 T26S R22E SLM & PROC TH WITH THE N LN OF THE UNIV PROP N 89°57'W 356.0 FT; TH N 48°36'E 323.8 FT TO THE W'LY R/W US HWY 191; TH WITH SAID R/W ALNG THE ARC OF A 6266.3 FT RAD CUR TO THE RGHT 165.0 FT TO THE E LN SEC 18; TH S 0°06'W 94.5 FT TO THE POB & CONT 1.00 AC M-O-L	\$36,087	1.00
02-0018-0009		BEG AT THE E 1/16 COR SEC 7 & 18 T26S R22E SLM & PROC TH WITH THE N LN SEC 18 S 89°45'E 380.0 FT TO THE NW COR OF THE DALTON PROP TH WITH THE W LN OF THE BRIDGES & DALTON PROP S 0°03'W 658.5 FT TO THE N LN OF THE UNIV PROP THE N 89°57'W 382.2 FT; TH WITH 1/16 LN N 0°13'E 658.4 FT TO THE POB & CONT 5.76 AC M-O-L TOGETHER WITH ANY ESMT ASSOCIATED WITH THIS PROP AND SUBJECT TO A 66 FT WIDE ACCESS ESMT N OF AND ADJ TO S BNDRY	\$99,199	5.73
02-0018-0010	**	BEG AT THE SW COR OF THE KEYSER TRUST PROP (UTAH PWR PROP) SAID COR BEARS WITH THE C¼ LN S 0°30'W 313.08 FT FROM THE N¼ COR SEC 18 T26S R22E SLM & PROC TH S 89°45'E 626.13 FT TO THE SE COR OF THE KEYSER PROP; TH N 0°30'E 313.08 FT?± TO THE NE COR OF THE KEYSER PROP; TH WITH THE N LN NE¼ SEC 18 S 89°45'E 681.4 FT TO	\$0	1.58

Parcel ID	Note	Legal Description	Taxable Value	Acres
		THE E 1/16 COR SEC 7 & 18 TH WITH THE 1/16 LN S 0°13'W 658.4 FT; TH N 89°57'W 1309.2 FT± TO THE C¼ LN; TH N'LY 345.1 FT TO THE POB & CONT 15.27 AC M-O-L -\ TOGETHER WITH & SUB TO A 33.0 FT WIDE ACCESS & UTILITY ESMT IN SEC 18 T26S R22E SLM LYING NORTH OF THE S BOUNDARY OF THE ABOVE DESC PARCEL\ TOGETHER WITH A 25 FT WIDE UTLTY ESMT WEST OF & ADJACENT TO FOLLOWING DESC LN: BEG AT THE NE COR OF THE NE¼NW¼ SEC 18 T26S R22E LSM & PROC S ALONG E LN FOR 350 FT -\ SUB TO A 25 FT WIDE UTILITY ESMT W OF & ADJACENT TO EAST BNDRY & ANY & ALL OTHERS AS EVIDENCED		
02-0018-0010	**	BEG AT THE SW COR OF THE KEYSER TRUST PROP (UTAH PWR PROP) SAID COR BEARS WITH THE C¼ LN S 0°30'W 313.08 FT FROM THE N¼ COR SEC 18 T26S R22E SLM & PROC TH S 89°45'E 626.13 FT TO THE SE COR OF THE KEYSER PROP; TH N 0°30'E 313.08 FT± TO THE NE COR OF THE KEYSER PROP; TH WITH THE N LN NE¼ SEC 18 S 89°45'E 681.4 FT TO THE E 1/16 COR SEC 7 & 18 TH WITH THE 1/16 LN S 0°13'W 658.4 FT; TH N 89°57'W 1309.2 FT± TO THE C¼ LN; TH N'LY 345.1 FT TO THE POB & CONT 15.27 AC M-O-L -\ TOGETHER WITH & SUB TO A 33.0 FT WIDE ACCESS & UTILITY ESMT IN SEC 18 T26S R22E SLM LYING NORTH OF THE S BOUNDARY OF THE ABOVE DESC PARCEL\ TOGETHER WITH A 25 FT WIDE UTLTY ESMT WEST OF & ADJACENT TO FOLLOWING DESC LN: BEG AT THE NE COR OF THE NE¼NW¼ SEC 18 T26S R22E LSM & PROC S ALONG E LN FOR 350 FT -\ SUB TO A 25 FT WIDE UTILITY ESMT W OF & ADJACENT TO EAST BNDRY & ANY & ALL OTHERS AS EVIDENCED	\$0	0.15
02-0018-0010	**	BEG AT THE SW COR OF THE KEYSER TRUST PROP (UTAH PWR PROP) SAID COR BEARS WITH THE C¼ LN S 0°30'W 313.08 FT FROM THE N¼ COR SEC 18 T26S R22E SLM & PROC TH S 89°45'E 626.13 FT TO THE SE COR OF THE KEYSER PROP; TH N 0°30'E 313.08 FT± TO THE NE COR OF THE KEYSER PROP; TH WITH THE N LN NE¼ SEC 18 S 89°45'E 681.4 FT TO THE E 1/16 COR SEC 7 & 18 TH WITH THE 1/16 LN S 0°13'W 658.4 FT; TH N 89°57'W 1309.2 FT± TO THE C¼ LN; TH N'LY 345.1 FT TO THE POB & CONT 15.27 AC M-O-L -\ TOGETHER WITH & SUB TO A 33.0 FT WIDE ACCESS & UTILITY ESMT IN SEC 18 T26S R22E SLM LYING NORTH OF THE S BOUNDARY OF THE ABOVE DESC PARCEL\ TOGETHER WITH A 25 FT WIDE UTLTY ESMT WEST OF & ADJACENT TO FOLLOWING DESC LN: BEG AT THE NE COR OF THE NE¼NW¼ SEC 18 T26S R22E LSM & PROC S ALONG E LN FOR	\$62,003	13.40

Parcel ID	Note	Legal Description	Taxable Value	Acres
		350 FT -\- SUB TO A 25 FT WIDE UTILITY ESMT W OF & ADJACENT TO EAST BNDRY & ANY & ALL OTHERS AS EVIDENCED		
02-0018-0011		BEG AT A PT WHICH BEARS S 28°02'W 412.1 FT FROM THE NE COR SEC 18 T26S R22E SLM & PROC TH S 48°36'W 445.6 FT; TH N 0°03'E 603.4 FT TO THE W'LY R/W US HWY 191 TH WITH SAID R/W ALNG THE ARC OF A 6266.3 FT RAD CUR TO THE RGHT 454.9 FT TO POB & CONT 2.34 AC M-O-L	\$82,110	2.34
02-0018-0012	**	S½ OF THE NW¼NE¼ SEC 18 T26S R22E SLM SEC 18 T26S R22E CONT 19.8 AC M-O-L ESMT: 66.0 FT WIDE FOL C/L DESC: BEG AT A PT WHICH BRS S 64°30'W 1451.3 FT FROM THE NE COR SEC 18 T26S R22E SLM & PROC TH WITH SAID C/L ALNG THE ARC OF A 661.1 FT RAD CUR TO THE LFT 148.0 FT (CHD BRG=S83°38'W 147.7 FT); TH ALNG THE ARC OF 661.1 FT RAD CUR TO THE R 148.0 FT (CHD BRG=S 83°38'W 147.7 FT; TH WITH THE N LN OF THE S½NW¼NE¼ SAID SEC 18 N 89°57'W 1013.6 FT TO C¼ LN SEC 18 THE TERMINUS OF THIS C/L ESMNT-\-ACCESS & UTLTY 66 FT WIDE ADJACENT TO & NORTH OF DESC N BEG IN THE NE COR OF S½NW¼NE¼ & PROC S 89°57'E 382.2 FT-\-TOG WITH A 25' UTLTY ESMT WEST OF & ADJ TO DEC LN: BEG AT THE NE COR OF S½NW¼NE¼ SEC 18 T26S R22E & PROC WITH 1/16 LN N 0°13'E 658.4 FT.	\$0	0.18
02-0018-0012	**	S½ OF THE NW¼NE¼ SEC 18 T26S R22E SLM SEC 18 T26S R22E CONT 19.8 AC M-O-L ESMT: 66.0 FT WIDE FOL C/L DESC: BEG AT A PT WHICH BRS S 64°30'W 1451.3 FT FROM THE NE COR SEC 18 T26S R22E SLM & PROC TH WITH SAID C/L ALNG THE ARC OF A 661.1 FT RAD CUR TO THE LFT 148.0 FT (CHD BRG=S83°38'W 147.7 FT); TH ALNG THE ARC OF 661.1 FT RAD CUR TO THE R 148.0 FT (CHD BRG=S 83°38'W 147.7 FT; TH WITH THE N LN OF THE S½NW¼NE¼ SAID SEC 18 N 89°57'W 1013.6 FT TO C¼ LN SEC 18 THE TERMINUS OF THIS C/L ESMNT-\-ACCESS & UTLTY 66 FT WIDE ADJACENT TO & NORTH OF DESC N BEG IN THE NE COR OF S½NW¼NE¼ & PROC S 89°57'E 382.2 FT-\-TOG WITH A 25' UTLTY ESMT WEST OF & ADJ TO DEC LN: BEG AT THE NE COR OF S½NW¼NE¼ SEC 18 T26S R22E & PROC WITH 1/16 LN N 0°13'E 658.4 FT.	\$40,100	17.36
02-0020-0001		LOTS 12; 13 & 20 SEC 20 T26S R22E 8.26 AC LESS 33 FT ALNG THE SE'LY BNDRY OF LOT 20 AND LOT 12 0.59 FOR SAN JOSE ROAD AC TOTAL 7.67 AC M-O-L	\$350,000	7.64
02-0020-0002		LOT 14 SEC 20 T26S R22E 1.87 AC	\$73,050	1.58
02-0020-0003		LOT 16 SEC 20 T26S R22E & LOT 61 SEC 21 T26S R22E SMALL TRACTS SUB 2.41 AC	\$107,705	2.40

Parcel ID	Note	Legal Description	Taxable Value	Acres
02-0020-0005		LOT 18 SEC 20 T26S R22E SMALL TRACTS & LOT 63 SEC 21 T26S R22E 2.60 AC	\$321,382	2.40
02-0020-0006		LOT 19 SEC 20 T26S R22E SMALL TRACTS SUB 2.70 AC	\$623,123	2.40
02-0020-0007		LOT 22 SEC 20 T26S R22E -\ - LESS: BEG AT NW COR LOT 22 SEC 20; SAID PT BEARS S 89°17'W 1236.8 FT FROM THE NE COR SEC 20 T26S R22E SLM TH N 89°17'E 263.5 FT; S 37°52'E 86.9 FT; S 52°08'W 90.0 FT; S 37°52'E 10.0 FT; S 52°08'W 120 FT; N 37°52'W 256 FT TO POB. 1.89 AC	\$156,853	1.90
02-0020-0008	**	BEG AT COR COMMON TO LOTS 23; 24; 49 & 50; OF SEC 20; SAID COR BEARS N 89°17'E 415.8 FT AND S 37°52'E 479.8 FT FROM N¼ COR SEC 20 T26S R22E SLM; TH N 37°52'W 120 FT; N 52°08'E 202 FT; N 71°09'E 61.4 FT; N 52°08'E 136.1 FT; S 37°50'E 100 FT; S 52°08'W 396 FT TO POB 1.02 AC	\$146,407	0.85
02-0020-0008	**	BEG AT COR COMMON TO LOTS 23; 24; 49 & 50; OF SEC 20; SAID COR BEARS N 89°17'E 415.8 FT AND S 37°52'E 479.8 FT FROM N¼ COR SEC 20 T26S R22E SLM; TH N 37°52'W 120 FT; N 52°08'E 202 FT; N 71°09'E 61.4 FT; N 52°08'E 136.1 FT; S 37°50'E 100 FT; S 52°08'W 396 FT TO POB 1.02 AC	\$0	0.16
02-0020-0009	**	LOT 24 SEC 20 T26S R22E SMALL TRACTS SUB 2.40 AC	\$286,311	2.05
02-0020-0009	**	LOT 24 SEC 20 T26S R22E SMALL TRACTS SUB 2.40 AC	\$0	0.35
02-0020-0010	**	LOT 25 SEC 20 T26S R22E 2.70 AC LESS .30 AC FOR ARROYO RD EASEMENT	\$509,481	2.06
02-0020-0010	**	LOT 25 SEC 20 T26S R22E 2.70 AC LESS .30 AC FOR ARROYO RD EASEMENT	\$0	0.34
02-0020-0011	**	LOT 26 SEC 20 T26S R22E SMALL TRACTS SUB 2.70 AC	\$279,817	2.07
02-0020-0011	**	LOT 26 SEC 20 T26S R22E SMALL TRACTS SUB 2.70 AC	\$0	0.33
02-0020-0012	**	LOT 27 SMALL TRACTS SUBDIVISION SEC 20 T26S R22E 2.40 AC	\$0	2.08
02-0020-0012	**	LOT 27 SMALL TRACTS SUBDIVISION SEC 20 T26S R22E 2.40 AC	\$0	0.32
02-0020-0013	**	LOT 28 SMALL TRACT SUB SEC 20 T26S R22E 2.40 AC	\$332,107	2.10
02-0020-0013	**	LOT 28 SMALL TRACT SUB SEC 20 T26S R22E 2.40 AC	\$0	0.30
02-0020-0015		BEG AT THE CORNER COMMON TO GOV'T LOTS 30 & 31 SEC 20 T26S R22E SLM AND THE W'LY R/W OF US HWY 191 AND PROCEEDING TH WITH THE S LN OF SAID LOT 30 S 52°02'W 198.2 FT; N 37°50'W 132.2 FT; N 52°04'E 198.1 FT TO A COR ON THE W'LY R/W OF US HWY 191; TH WITH SAID R/W S 37°52'E 132.1 FT TO THE POB AND CONT 0.60 ACRES M-O-L 1.35 AC -\ - SUBJECT TO AN EASEMENT BEG AT A PT ON THE	\$282,504	0.55

Parcel ID	Note	Legal Description	Taxable Value	Acres
		W'LY R/W OF US HWY 191 SAID PT BEARS N 37°52'W 112.1 FT FROM THE COR COMMON TO GOV'T LOTS 30 & 31 AND SAID W'L R/W OF US HWY 191 AND PROCEEDING S 52°04'W 100.0 FT; N 37°52'W 40.0 FT; N 52°04'E 100.0 FT TO SAID W'LY R/W OF US HWY 191; TH WITH SAID R/W S 37°52'E 40.0 FT TO THE POB		
02-0020-0016	**	SW 1/2 OF LOT 30 SEC 20 T26S R22E 1.00 AC	\$127,298	0.90
02-0020-0016	**	SW 1/2 OF LOT 30 SEC 20 T26S R22E 1.00 AC	\$0	0.30
02-0020-0017	**	PART OF LOT 31: BEG AT NW COR LOT 31 SEC 20 T26S R22E; SAID COR COMMON TO LOT 42; 43; 30 & 31; TH N 52°07'E 198 FT; S 37°52'E 264 FT; S 52°07'W 198 FT; N 37°52'W 264 FT TO POB 1.20 AC; M-O-L.	\$132,387	0.90
02-0020-0017	**	PART OF LOT 31: BEG AT NW COR LOT 31 SEC 20 T26S R22E; SAID COR COMMON TO LOT 42; 43; 30 & 31; TH N 52°07'E 198 FT; S 37°52'E 264 FT; S 52°07'W 198 FT; N 37°52'W 264 FT TO POB 1.20 AC; M-O-L.	\$0	0.30
02-0020-0018		BEG AT NE COR LOT 31 SEC 20 T26S R22E; S 37°52'E 264 FT; S 52°08'W 198 FT; N 37°52'W 264 FT; N 52°08'E 198 FT TO BEG BEING NE 1/2 OF SAID LOT 31 1.02 AC	\$240,238	1.20
02-0020-0019	**	LOT 32 SEC 20 T26S R22E SMALL TRACTS 2.40 AC LESS HOUSE PARCEL CONT 0.60 AC THIS PARCEL 1.80 AC±	\$53,963	1.51
02-0020-0019	**	LOT 32 SEC 20 T26S R22E SMALL TRACTS 2.40 AC LESS HOUSE PARCEL CONT 0.60 AC THIS PARCEL 1.80 AC±	\$0	0.29
02-0020-0020	**	LOT 33 SEC 20 T26S R22E 2.26 AC & LOT 64 SEC 21 T26S R22E SLB&M 0.14 AC TOTAL 2.40 AC	\$159,691	2.11
02-0020-0020	**	LOT 33 SEC 20 T26S R22E 2.26 AC & LOT 64 SEC 21 T26S R22E SLB&M 0.14 AC TOTAL 2.40 AC	\$0	0.28
02-0020-0021	**	LOT 35 SEC 20 T26S R22E & LOT 66 SEC 21 T26S R22E 2.70 AC	\$293,365	2.12
02-0020-0021	**	LOT 35 SEC 20 T26S R22E & LOT 66 SEC 21 T26S R22E 2.70 AC	\$0	0.03
02-0020-0021	**	LOT 35 SEC 20 T26S R22E & LOT 66 SEC 21 T26S R22E 2.70 AC	\$0	0.25
02-0020-0076		LOT 17 SEC 20 T26S R22E SLB&M 1.49 AC	\$298,085	1.49
02-0020-0079	**	BEG AT NW COR LOT 23 SAID COR BEARS N 89°17'E 415.8 FT FROM N1/4 COR SEC 20 T26S R22E SLM; TH N 89°17'E 497 FT; S 37°50'E 79.7 FT; S 52°08'W 136.1 FT; S 71°09'W 61.4 FT; S 52°08'W 202 FT; N 37°52'W 359.8 FT TO POB 1.98 AC	\$126,335	1.53
02-0020-0079	**	BEG AT NW COR LOT 23 SAID COR BEARS N 89°17'E 415.8 FT FROM N1/4 COR SEC 20 T26S R22E SLM; TH N 89°17'E 497 FT; S 37°50'E 79.7 FT; S 52°08'W 136.1 FT; S 71°09'W 61.4 FT; S 52°08'W 202 FT; N 37°52'W 359.8 FT TO POB 1.98 AC	\$0	0.46

Parcel ID	Note	Legal Description	Taxable Value	Acres
02-0020-0099		DESC. OF A PORTION OF GOV. LOT 30 SEC 20 T26S R22E SLB&M MORE PARTICULARLY DESC. AS FOLLOWS: BEG AT A COR ON THE W'LY R/W US HWY 191 SAID PT BEARS S 37°52'E 33.0 FT FROM THE COR COM TO GOV'T LOT 29 & 30; SEC 20 T26S R22E SLB&M TH WITH SAID R/W S 37°52'E 132.1 FT; S 52°04'W 198.1 FT; N 37°50'W 132.3 FT; TH N 52°06'E 198.0 FT TO POB:---TOGETHER WITH & SUB TO AN EASEMENT DESC. AS FOLLOWS: BEG AT A PT ON THE W'LY R/W OF US HWY 191 SAID PT BRS N 37°52'W 112.1 FT FROM THE COR COM TO GOV'T LOTS 30 & 31 SEC 20 T26S R22E SLB&M TH S 52°04'W 100.0 FT; TH N 37°52'W 40.0 FT; TH N 52°04'E 100.0 FT TO SAID W'LY R/W OF US HWY 191; TH WITH SAID R/W S 37°52'E 40.0 FT TO POB AC 0.60	\$154,374	0.65
02-0020-0100	**	LOT 65 OF SEC 21 T26S R22E SLB&M AND LOT 34 OF SEC 20 T26S R22E MORE PARTICULARLY DESCRIBED AS: BEG AT THE COR COMMON TO LOTS 34; 35; 38 & 39 SEC 20 T26S R22E TH N 37°52'W 296.1 FT TH N 52°08'E 396.0 FT TO COR ON W'LY R/W OF US HWY 191 TH WITH SAID R/W S 37°52'E 296.1 FT TO C/L OF HANCE DR. TH WITH SAID C/L S 52°08'W 396.0 FT TO POB. 2.70 AC	\$263,265	2.13
02-0020-0100	**	LOT 65 OF SEC 21 T26S R22E SLB&M AND LOT 34 OF SEC 20 T26S R22E MORE PARTICULARLY DESCRIBED AS: BEG AT THE COR COMMON TO LOTS 34; 35; 38 & 39 SEC 20 T26S R22E TH N 37°52'W 296.1 FT TH N 52°08'E 396.0 FT TO COR ON W'LY R/W OF US HWY 191 TH WITH SAID R/W S 37°52'E 296.1 FT TO C/L OF HANCE DR. TH WITH SAID C/L S 52°08'W 396.0 FT TO POB. 2.70 AC	\$0	0.27
02-0020-0101		A PORTION OF LOT 22; SEC 20 T26S R22E SLM; DESC. AS FOLLOWS: BEG AT THE NW COR OF LOT 22; SEC 20 T26S R22E; SLM; SAID COR BEARS WITH THE SECTION LINE S 89°17'W 1236.8 FT FROM THE NE COR SEC SAID SEC 20; T26S R22E; TH N 89°17'E 263.5 FT; S 37°52'E 86.9 FT; S 52°08'W 90.0 FT; S 37°52'E 10.0 FT; S 52°08'W 120.0 FT; TO THE EASTERLY R-O-W OF U.S. HWY 191; TH WITH SAID R-O-W N 37°52'W 256.0 FT TO POB. 0.83 AC	\$589,791	0.82
02-0020-0102		LOT 21 SEC 20 T26S R22E 2.60 AC	\$79,200	2.60
02-0020-0106		BEG AT A POINT WHICH BEARS N 52°08'00"E 232.75 FT FROM THE CORNER COMMON TO GOV'T LOT 32; 33; 40; & 41 OF SEC 20 T26S R22E SLM & PROCEEDING THENCE N 37°52'00"W 159.55 FT; N 52°08'00"E 163.25 FT; S 37°52'00" E 159.55 FT; S 52°08'00"W 163.25 FT TO BEG & CONT 0.60 AC±	\$84,646	0.60
02-0021-0055		LOT 57 SMALL TRACTS SUB SEC 21 T26S R22E 2.40 AC	\$136,598	2.40

Parcel ID	Note	Legal Description	Taxable Value	Acres
02-0021-0056		LOT 58 SEC 21 T26S R22E SMALL TRACTS SUB 2.40 AC	\$209,936	2.40
02-0021-0057		LOT 59 SEC 21 T26S R22E 2.70 AC; LESS MESA ROAD ROW	\$143,722	2.40
02-0021-0058		LOT 62 SEC 21 T26S R22E 0.75 AC	\$60,000	0.91
02-0021-0110	*	LOT 32 SEC 21 T26S R22E SLB&M; LOT 15 SEC 20 T26S R22E SLB&M 1.75 AC	\$0	0.37
02-0021-0115		LOT 60 SEC 21 T26S R22E 2.7 ACñ (LESS 0.3 AC FOR ROAD WAY) 2.4 AC	\$204,942	2.40
02-0BRA-0001		LOT 1 BRANDING IRON SUBDIVISION SEC 21 T26S R22E CONT 1.08 ACRES	\$439,022	1.08
02-0BRA-0002		LOT 2 BRANDING IRON SUBDIVISION SEC 21 T26S R22E CONT 0.72 ACRE	\$282,805	0.72
02-0CLR-0001		LOT 1 CLARK MINOR SUB SEC 17 T26S R22E 1.11 AC: REMAINDER OF LOT 1 CLARK MINOR SUB DESCRIBED AS FOLLOWS: BEG N 0°02'00"E 33 FT FROM THE W½ COR OF SEC 16 T26S R22E SLB&M; W 20 FT; N 0°02'00"E 217 FT; N 13°53'00"W 257.63 FT; N 38°59'26"W 248.84 FT; N 89°11'08"E 108.53 FT; S 68°30'59"E 139.81 FT; S 0°02'00"W 610.85 FT TO POB 1.02 AC	\$70,800	1.02
02-0CLR-0002		LOT 2 CLARK MINOR SUB SEC 17 T26S R22E 38.69 AC	\$205,030	35.76
02-0IVY-0001		LOT 1 IVY ACRES SUBDIVISION SEC 7 T26S R22E 0.89 AC	\$110,606	0.75
02-0IVY-0002		LOT 2 IVY ACRES SUBDIVISION SEC 7 T26S R22E 1.08 AC	\$92,000	1.04
02-0OVL-0001		OVERLOOK COMMERCIAL CONDOMINIUMS UNIT 1 SEC 7 T26S R22E SLM	\$227,863	0.83
02-0OVL-0002		OVERLOOK COMMERCIAL CONDOMINIUMS UNIT 2 SEC 7 T26S R22E SLM His	\$232,290	0.09
02-0OVL-0003		OVERLOOK COMMERCIAL CONDOMINIUMS UNIT 3 SEC 7 T26S R22E SLM	\$234,436	0.09
02-0ROC-0004		LOT 1 RIM ROCK COMMERCIAL SUBDIVISION; REPLAT OF RIM ROCK 2 COMMERCIAL SUBD; IN SEC 20 T26S R22E 1.20 AC +/-	\$716,081	1.20
02-0ROC-0005	**	LOT 2 RIM ROCK COMMERCIAL SUBDIVISION; REPLAT OF RIM ROCK 2 COMMERCIAL SUBD; IN SEC 20 T26S R22E 1.20 AC +/-	\$72,880	0.90
02-0ROC-0005	**	LOT 2 RIM ROCK COMMERCIAL SUBDIVISION; REPLAT OF RIM ROCK 2 COMMERCIAL SUBD; IN SEC 20 T26S R22E 1.20 AC +/-	\$0	0.30
02-0SMC-0001		BEG POINT FROM WHICH COMMON 1/4 COR TO SEC 17 T26S R22E & 20 T26S R22E BEARS S 36°43'21"W 1065.04 FT TH RNG ALG E'LY R/W HWY 163 N 37°54'12"W 400 FT; N 89°18'E 477.20 FT; N 159.40 FT; N 89°16'32"E 430.61 FT; S 0°43'28"E 477.89 FT; S	\$432,734	7.17

Parcel ID	Note	Legal Description	Taxable Value	Acres
		89°16'32"W 667.82 FT POB. AKA TRACT A MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 6.64 AC		
02-OSMC-0002		BEG POINT WHICH BEARS N 58°37'54"E 1033.64 FT FROM S1/4 COR SEC 17 T26S R22E SLB&M & PROC N 89°16'32"E 426.11 FT; N 89°15'20"E 22.48 FT; S 0°44'40"E 37.9 FT; N 89°15'20"E 114 FT; S 0°44'40"E 166 FT; S 89°16'32"W 199.79 FT; ALG CURVE THE CHORD BRING & DIST S 70°41'10"W 174.81 FT; N 37°54'12"W 325.48 FT TO POB 2.30 AC	\$183,645	2.25
02-OSMC-0003		TRACT BCF 1 MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION. DBA BEG SW COR HEREIN DESC TRACT; FROM WHICH THAT 1/4 COR COMMON TO SEC 17 & 20 T26S R22E SLB&M BEARS S 58°37'54"W 1033.64 FT;& RNG FROM SAID POINT OF BEG N 37°54'12"W 400 FT; N 89°16'32"E 667.82 FT; S 0°43'28"E 318.60 FT; S 89°16'32"W 426.11 FT POB 4.00 AC	\$439,331	3.98
02-OSMC-0004		TRACT D MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.34 AC	\$378,799	2.35
02-OSMC-0005		TRACT G MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.95 AC	\$529,735	2.89
02-OSMC-0006		TRACT H MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.30 AC	\$541,773	2.29
02-OSMC-0007		TRACT I MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.18 AC	\$169,743	2.18
02-OSMC-0008		TRACT J MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.24 AC	\$140,128	2.23
02-OSMC-0009		TRACT L MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.46 AC	\$98,210	2.46
02-OSMC-0010		TRACT M MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.90 AC	\$115,776	2.90
02-OSMC-0011		TRACT N MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.23 AC	\$104,182	2.26
02-OSMC-0012		TRACT O MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.34 AC	\$93,419	2.33
02-OSMC-0013		TRACT P MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.46 AC	\$1,088,405	2.46
02-OSMC-0014		TRACT Q MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.46 AC	\$163,684	2.46
02-OSMC-0015		TRACT R MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.46 AC	\$163,684	2.46
02-OSMC-0016		TRACT S MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION 2.46 AC	\$75,550	2.46
02-OSMC-0017		BEG AT SW COR OF TRACT G MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION; SAID POINT BEARS N 1069.4 FT THENCE E 1302.3 FT FROM S¼ COR SEC 17 T26S R22E SLB&M & PROC WITH THE S LINE OF SAID TRACT G S 71°17'03"E 306.20 FT TO A COR ON THE THE W R/W OF WEST RESOURCE BLVD; THENCE ALNG A 166 FT RADIUS CURVE TO LEFT 51.87 FT TO A POINT OF TANGENT (SAID CURVE HAS	\$3,030,240	3.84

Parcel ID	Note	Legal Description	Taxable Value	Acres
		CHORD WHICH BEARS S 8°12'41"W 51.65 FT; REC=51.57 FT); THENCE WITH SAID R/W S 0°44'40"E (REC=S 0°43'28"E) 477 FT TO A PT OF CURVE; THENCE WITH R/W ALNG THE ARC OF A 100 FT RADIUS CURVE TO RIGHT 157.08 FT (SAID CURVE HAS A CHORD WHICH BEARS S 44°15'20"W RECORD=S 44°16'32"W 141.42 FT) TO A COR ON THE N R/W OF INDUSTRIAL WAY; THENCE WITH SAID R/W S 89°15'20"W (RECORD=S 89°16'32"W) 45 FT; N 0°44'40"W 166 FT; S 89°15'20"W 114.0 FT; N 0°44'40"W 37.90 FT; S 89°15'20"W 22.48 FT; N 0°39'10"W (REC=N 0°43'28"W) 526.13 FT TO POB (BEARINGS ARE BASED ON THE N LN OF THE MCKNIGHT PRPERTIES INDUSTRIAL SUBD BEARING OF RECORD=N 89°17'25"E) 3.81 AC		
23-0XST-0023		SEC 2 T26S R21E AND SEC 17 T26S R22E 0.00 AC	\$623,738	4.24
23-0XST-0026		STATE PROPERTY NO 9362: BEG AT THE N¼ COR SEC 18 T26S R22E SLM TH S 89°45'E 208.71FT; S 0°30'W 208.7 FT; S 89°45'E 208.71 FT; S 0°30'W 104.38 FT; N 89°45'W 417.42 FT; N 0°30'E 313.08 FT TO BEG 0.00 AC STATE PROPERTY NO 9361: BEG AT A PT 232 FT N & 2640 FT E M-O-L FROM THE W¼ COR SEC 2 T26S R21E TH S 57°50'30"E 31. FT; S 32°09'30"W 30.7 FT; N 57°50'30"W 65 FT N 32°09'30"E 80 FT; S 57°50'30"E 34 FT TO POB <<>> STATE PROPERTY NO 9356 NO DESCRIPTION	\$2,405,869	2.00
24-0SXT-0023			\$0	0.77
	*	Parcel split across Project Area boundary. Taxable value is distributed proportionately based on the number of acres inside the proposed Project Area.		
	**	Multiple polygons for 1 parcel ID		
	***	Parcel split across Project Area boundary; multiple polygons for 1 parcel ID		



Grand County Community Reinvestment Agency Moab South Community Reinvestment Project Area

DRAFT

Project Area Budget

September 18, 2018



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SOUTH MOAB CRA PROJECT AREA BUDGET

The Agency Board requested that the Grand County Community Reinvestment Agency (also referenced herein as the “Agency”), with the assistance of hired consultants and staff, prepare a Community Reinvestment Project Area Budget pursuant to the provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agency Act, Title 17C of the Utah Code Annotated 1953, as amended (the “Act”). This Community Reinvestment Project Area Budget (the “Project Area Budget” or the “Budget”) is for the South Moab Community Reinvestment Project Area (the “CRA” or the “Project Area”). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area and the adoption of the Project Area Plan and this Budget.

Note that the Agency currently only anticipates receiving property tax increment revenue from the Project Area; however, the Agency may seek to receive sales and use tax, transient room taxes, or other revenues on a project by project basis within the Project Area. As the sharing of these other revenues is as yet undetermined, this Budget only deals with project property tax revenues generated by development within the Project Area. The Agency reserves the right to share in any revenues that the Agency may be authorized to receive under the Act and this Budget should not be read to restrict the Agency’s right to do so. All funds provided to the Agency—whether from sales and use taxes or from property taxes—will be governed by interlocal agreements between the Agency and the applicable taxing entities.

This Budget is prepared in good faith as a current reasonable estimate of the economic impact of projected development within the Project Area. Fundamental economic and other circumstances may influence the actual impact and actual development will likely vary significantly from the projections. The information contained within this Budget represents the reasonable expectations of the Agency based on certain assumptions about future development. The Agency makes no guarantee that the projections contained in this Budget or the Project Area Plan for the Project Area accurately reflect the future development within the Project Area. Further, the Agency specifically reserves all powers granted to it under the Act, as amended; this Budget shall not be interpreted to limit or restrict the powers of the agency as granted by the Act. The actual amount of tax increment received by the Agency will be determined solely by interlocal agreement(s) between the Agency and the various taxing entities; this Budget does not control the flow of tax increment money nor does it entitle the Agency to receive money from tax increment or any other source.

The following narrative has been prepared in accordance with Utah Code §17C-5-303 for an Agency that receives tax increment.

1(A). BASE TAXABLE VALUE [17C-5-303(1)(A)]

The total base taxable value for real property within the Project Area is the year 2018 value of approximately \$38,233,696. After the creation of the Project Area and the designation of a new tax area by the Utah State Tax Commission, the Tax Commission will determine the amount of taxable personal property and taxable centrally-assessed property (if any) within the Project Area.

The base taxable value used to calculate the sharing of tax increment pursuant to interlocal agreements with the taxing entities will be set in each interlocal agreement as required by Utah Code § 17C-5-204(6)(a).

1(B). PROJECTED AMOUNT OF TAX INCREMENT TO BE GENERATED WITHIN THE PROJECT AREA [17C-5-303(1)(B)]

Based on assumptions showing approximately \$124 million of new investment within the Project Area, the projected amount of tax increment to be generated within the Project Area over 20 years is \$12,701,181.

TABLE 5: INCREMENTAL PROPERTY TAX REVENUES FOR 20 YEARS

Incremental Tax Revenues - 100%	20 Years	NPV*
Grand County	\$3,325,766	\$1,954,007
Grand County School District	\$8,228,517	\$4,834,549
Moab City	\$0	\$0
Moab Mosquito Abatement District	\$255,919	\$150,362
Grand County Cemetery Maintenance District	\$261,843	\$153,842
Moab Valley Fire Protection District	\$629,135	\$369,639
Grand County Water Conservancy District	\$0	\$0
TOTAL	\$12,701,181	\$7,462,400

*Net present value uses a discount rate of four percent.

1(C). PROJECT AREA FUNDS COLLECTION PERIOD [17C-5-303(1)(C)]

The Agency anticipates collecting tax increment from the Project Area for a period of up to 20 years. The actual details of tax increment collected by the Agency will be established via interlocal agreements with the various taxing entities.

1(D). PROJECTED AMOUNT OF TAX INCREMENT TO BE PAID TO OTHER TAXING ENTITIES [17C-5-303(1)(D)]

Table 6 shows the incremental tax revenues to each of the taxing entities for a period of 20 years, assuming the percentages shown in table 7 below. The actual details of tax increment collected by the Agency will be established via interlocal agreements with the taxing entities.

TABLE 6: INCREMENTAL PROPERTY TAX REVENUES FOR 20 YEARS TO TAXING ENTITIES

Taxing Entities	Total 20 Years	Net Present Value
Grand County	\$1,662,883	\$977,004
Grand County School District	\$4,447,249	\$2,401,325
Moab City	\$0	\$0
Moab Mosquito Abatement District	\$127,960	\$75,181
Grand County Cemetery Maintenance District	\$141,518	\$76,414
Moab Valley Fire Protection District	\$340,027	\$183,600
Grand County Water Conservancy District	\$0	\$0
TOTAL	\$6,719,637	\$3,713,523

1(E). IF THE AREA FROM WHICH TAX INCREMENT IS COLLECTED IS LESS THAN THE ENTIRE PROJECT AREA [17C-5-303(1)(E)]

The Agency anticipates collecting tax increment from the entire Project Area. The actual details of tax increment collected by the Agency will be established via interlocal agreements with the various taxing entities.

1(F). THE PERCENTAGE OF TAX INCREMENT THE AGENCY IS AUTHORIZED TO RECEIVE [17C-5-303(1)(F)]

The Agency anticipates receiving tax increment for a period of 20 years according to the following percentages.

TABLE 7: PERCENTAGE CONTRIBUTION BY TAXING ENTITIES TO AGENCY

Incremental Taxes to Agency	Percent to Agency
Grand County	50%
Grand County School District	Years 1-5: 100%
	Years 6-10: 75%
	Years 11-15: 50%
	Years 16-20: 25%
Moab City	0%
Moab Mosquito Abatement District	50%
	Years 1-5: 100%
	Years 6-10: 75%
	Years 11-15: 50%
Grand County Cemetery Maintenance District	Years 16-20: 25%
	Years 1-5: 100%
	Years 6-10: 75%
	Years 11-15: 50%
Moab Valley Fire Protection District	Years 16-20: 25%
	Years 1-5: 100%
	Years 6-10: 75%

Incremental Taxes to Agency	Percent to Agency
	Years 11-15: 50%
	Years 16-20: 25%
Grand County Water Conservancy District	0%

1(g). THE MAXIMUM CUMULATIVE DOLLAR AMOUNT OF TAX INCREMENT THE AGENCY IS AUTHORIZED TO RECEIVE FROM THE PROJECT AREA [17C-5-303(1)(g)]

The actual details of tax increment collected by the Agency will be established via interlocal agreements with the various taxing entities. The Agency anticipates that each of these interlocal agreements may include a maximum amount of tax increment that the Agency may receive.

2. IF THE AGENCY RECEIVES SALES AND USE TAX REVENUE [17C-5-303(2)(A) AND (B)]

As noted previously, the Agency does not expect to receive any sales and use tax revenues generated within the Project Area; however, the Agency reserves the right to do so (with consent from the applicable taxing entities).

3. AMOUNT OF PROJECT AREA FUNDS THE AGENCY WILL USE TO IMPLEMENT THE PROJECT AREA [17C-5-303(3)]

The Agency estimates that its funds will be used for infrastructure improvements and to assist USU with construction of the campus, installation of public infrastructure, incentives to developers or landowners, or other uses as allowed by the Act.

4. THE AGENCY'S COMBINED INCREMENTAL VALUE [17C-5-303(4)]

The total incremental value in the Project Area is estimated at \$123,966,846 at buildout.

5. THE AMOUNT OF PROJECT AREA FUNDS THAT WILL BE USED TO COVER THE COST OF ADMINISTERING THE PROJECT AREA [17C-5-303(5)]

The Agency is requesting that five percent of revenues received by the Agency be set aside for administrative purposes. The projected total amount of administrative cost over the 20-year timeframe is \$299,077.

6. FOR PROPERTY THAT THE AGENCY OWNS AND EXPECTS TO SELL, THE EXPECTED TOTAL COST OF THE PROPERTY TO THE AGENCY AND THE EXPECTED SALE PRICE [17C-5-303(6)]

Not applicable. The Agency does not own any property within the Project Area. The Agency does not plan to acquire any property within the Project Area, but reserves the right to do so as allowed by the Act.

7. OTHER MATTERS

Detailed financial projections for the Project Area are set forth on the attached Exhibit A. These calculations are based on assumptions about future development that may or may not be correct. The figures set forth on the spreadsheet are for illustrative purposes only and shall not be interpreted to limit or obligate the Agency with regard to the receipt or distribution of tax increment from the Project Area.



EXHIBIT A

Detailed Financial Projections

	TOTAL	NPV	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Valuation																						
Base Year Taxable Value			\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696	\$38,233,696
Incremental Value			\$6,890,000	\$10,421,125	\$14,434,513	\$18,914,378	\$23,804,269	\$29,099,259	\$34,526,624	\$40,535,431	\$46,237,556	\$52,662,956	\$58,903,368	\$65,299,791	\$72,864,791	\$79,585,032	\$86,854,782	\$93,915,236	\$101,152,201	\$108,570,090	\$116,173,426	\$123,966,846
Total Assessed Value			\$45,123,696	\$48,654,821	\$52,668,209	\$57,148,074	\$62,037,965	\$67,332,955	\$72,760,320	\$78,769,127	\$84,471,252	\$90,896,652	\$97,137,064	\$103,533,487	\$111,098,487	\$117,818,728	\$125,088,478	\$132,148,932	\$139,385,897	\$146,803,786	\$154,407,122	\$162,200,542
Base Year Tax Revenues																						
Grand County	\$2,146,440	\$1,458,541	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322	\$107,322
Grand County School District	\$5,310,660	\$3,608,680	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533	\$265,533
Moab City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Moab Mosquito Abatement District	\$165,170	\$112,235	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258	\$8,258
Grand County Cemetery																						
Maintenance District	\$168,993	\$114,833	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450	\$8,450
Moab Valley Fire Protection District	\$406,042	\$275,912	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302	\$20,302
Grand County Water Conservancy District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$8,197,304	\$5,570,202	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865	\$409,865
Incremental Tax Revenues - 100%																						
Grand County	\$3,325,766	\$1,954,007	\$19,340	\$29,252	\$40,518	\$53,093	\$66,819	\$81,682	\$96,916	\$113,783	\$129,789	\$147,825	\$165,342	\$183,297	\$204,531	\$223,395	\$243,801	\$263,620	\$283,934	\$304,756	\$326,099	\$347,975
Grand County School District	\$8,228,517	\$4,834,549	\$47,851	\$72,375	\$100,248	\$131,360	\$165,321	\$202,094	\$239,787	\$281,519	\$321,120	\$365,744	\$409,084	\$453,507	\$506,046	\$552,718	\$603,206	\$652,241	\$702,502	\$754,019	\$806,824	\$860,950
Moab City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Moab Mosquito Abatement District	\$255,919	\$150,362	\$1,488	\$2,251	\$3,118	\$4,086	\$5,142	\$6,285	\$7,458	\$8,756	\$9,987	\$11,375	\$12,723	\$14,105	\$15,739	\$17,190	\$18,761	\$20,286	\$21,849	\$23,451	\$25,093	\$26,777
Grand County Cemetery																						
Maintenance District	\$261,843	\$153,842	\$1,523	\$2,303	\$3,190	\$4,180	\$5,261	\$6,431	\$7,630	\$8,958	\$10,218	\$11,639	\$13,018	\$14,431	\$16,103	\$17,588	\$19,195	\$20,755	\$22,355	\$23,994	\$25,674	\$27,397
Moab Valley Fire Protection District	\$629,135	\$369,639	\$3,659	\$5,534	\$7,665	\$10,044	\$12,640	\$15,452	\$18,334	\$21,524	\$24,552	\$27,964	\$31,278	\$34,674	\$38,691	\$42,260	\$46,120	\$49,869	\$53,712	\$57,651	\$61,688	\$65,826
Grand County Water Conservancy District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$12,701,181	\$7,462,400	\$73,861	\$111,714	\$154,738	\$202,762	\$255,182	\$311,944	\$370,125	\$434,540	\$495,667	\$564,547	\$631,444	\$700,014	\$781,111	\$853,152	\$931,083	\$1,006,771	\$1,084,352	\$1,163,871	\$1,245,379	\$1,328,925
% to Agency																						
Grand County			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Grand County School District			100%	100%	100%	100%	100%	75%	75%	75%	75%	75%	50%	50%	50%	50%	50%	25%	25%	25%	25%	25%
Moab City			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Moab Mosquito Abatement District			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Grand County Cemetery																						
Maintenance District			100%	100%	100%	100%	100%	75%	75%	75%	75%	75%	50%	50%	50%	50%	50%	25%	25%	25%	25%	25%
Moab Valley Fire Protection District			100%	100%	100%	100%	100%	75%	75%	75%	75%	75%	50%	50%	50%	50%	50%	25%	25%	25%	25%	25%
Grand County Water Conservancy District			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Incremental Tax Revenues to Taxing Entities																						
Grand County	\$1,662,883	\$977,004	\$9,670	\$14,626	\$20,259	\$26,546	\$33,409	\$40,841	\$48,458	\$56,891	\$64,894	\$73,912	\$82,671	\$91,648	\$102,266	\$111,698	\$121,901	\$131,810	\$141,967	\$152,378	\$163,049	\$173,987
Grand County School District	\$4,447,249	\$2,401,325	\$0	\$0	\$0	\$0	\$0	\$50,524	\$59,947	\$70,380	\$80,280	\$91,436	\$204,542	\$226,754	\$253,023	\$276,359	\$301,603	\$489,181	\$526,877	\$565,514	\$605,118	\$645,712
Moab City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Moab Mosquito Abatement District	\$127,960	\$75,181	\$744	\$1,125	\$1,559	\$2,043	\$2,571	\$3,143	\$3,729	\$4,378	\$4,994	\$5,688	\$6,362	\$7,052	\$7,869	\$8,595	\$9,380	\$10,143	\$10,924	\$11,726	\$12,547	\$13,388
Grand County Cemetery																						
Maintenance District	\$141,518	\$76,414	\$0	\$0	\$0	\$0	\$0	\$1,608	\$1,908	\$2,240	\$2,555	\$2,910	\$6,509	\$7,216	\$8,052	\$8,794	\$9,597	\$15,566	\$16,766	\$17,995	\$19,256	\$20,548
Moab Valley Fire Protection District	\$340,027	\$183,600	\$0	\$0	\$0	\$0	\$0	\$3,863	\$4,583	\$5,381	\$6,138	\$6,991	\$15,639	\$17,337	\$19,346	\$21,130	\$23,060	\$37,402	\$40,284	\$43,238	\$46,266	\$49,370
Grand County Water Conservancy District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$6,719,637	\$3,713,523	\$10,414	\$15,752	\$21,818	\$28,589	\$35,980	\$99,978	\$118,625	\$139,270	\$158,861	\$180,937	\$315,722	\$350,007	\$390,555	\$426,576	\$465,542	\$684,102	\$736,818	\$790,852	\$846,236	\$903,005
Incremental Tax Revenues to Agency																						
Grand County	\$1,662,883	\$977,004	\$9,670	\$14,626	\$20,259	\$26,546	\$33,409	\$40,841	\$48,458	\$56,891	\$64,894	\$73,912	\$82,671	\$91,648	\$102,266	\$111,698	\$121,901	\$131,810	\$141,967	\$152,378	\$163,049	\$173,987
Grand County School District	\$3,781,268	\$2,433,224	\$47,851	\$72,375	\$100,248	\$131,360	\$165,321	\$151,571	\$179,841	\$211,139	\$240,840	\$274,308	\$204,542	\$226,754	\$253,023	\$276,359	\$301,603	\$163,060	\$175,626	\$188,505	\$201,706	\$215,237
Moab City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Moab Mosquito Abatement District	\$127,960	\$75,181	\$744	\$1,125	\$1,559	\$2,043	\$2,571	\$3,143	\$3,729	\$4,378	\$4,994	\$5,688	\$6,362	\$7,052	\$7,869	\$8,595	\$9,380	\$10,143	\$10,924	\$11,726	\$12,547	\$13,388
Grand County Cemetery																						
Maintenance District	\$120,325	\$77,429	\$1,523	\$2,303	\$3,190	\$4,180	\$5,261	\$4,823	\$5,723	\$6,719	\$7,664	\$8,729	\$6,509	\$7,216	\$8,052	\$8,794	\$9,597	\$5,189	\$5,589	\$5,998	\$6,419	\$6,849

	TOTAL	NPV	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Moab Valley Fire Protection District	\$289,108	\$186,039	\$3,659	\$5,534	\$7,665	\$10,044	\$12,640	\$11,589	\$13,750	\$16,143	\$18,414	\$20,973	\$15,639	\$17,337	\$19,346	\$21,130	\$23,060	\$12,467	\$13,428	\$14,413	\$15,422	\$16,457
Grand County Water Conservancy District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$5,981,544	\$3,748,877	\$63,447	\$95,963	\$132,920	\$174,173	\$219,202	\$211,966	\$251,501	\$295,270	\$336,806	\$383,610	\$315,722	\$350,007	\$390,555	\$426,576	\$465,542	\$322,669	\$347,534	\$373,020	\$399,143	\$425,919
AGENCY BUDGET																						
Revenues	\$5,981,544	\$3,748,877	\$63,447	\$95,963	\$132,920	\$174,173	\$219,202	\$211,966	\$251,501	\$295,270	\$336,806	\$383,610	\$315,722	\$350,007	\$390,555	\$426,576	\$465,542	\$322,669	\$347,534	\$373,020	\$399,143	\$425,919
Administrative Percent:			5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Housing Percent:			10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Administrative	(\$299,077)	(\$187,444)	(\$3,172)	(\$4,798)	(\$6,646)	(\$8,709)	(\$10,960)	(\$10,598)	(\$12,575)	(\$14,764)	(\$16,840)	(\$19,181)	(\$15,786)	(\$17,500)	(\$19,528)	(\$21,329)	(\$23,277)	(\$16,133)	(\$17,377)	(\$18,651)	(\$19,957)	(\$21,296)
Housing	(\$598,154)	(\$374,888)	(\$6,345)	(\$9,596)	(\$13,292)	(\$17,417)	(\$21,920)	(\$21,197)	(\$25,150)	(\$29,527)	(\$33,681)	(\$38,361)	(\$31,572)	(\$35,001)	(\$39,056)	(\$42,658)	(\$46,554)	(\$32,267)	(\$34,753)	(\$37,302)	(\$39,914)	(\$42,592)
Remaining Increment for Projects	\$5,084,312	\$3,186,545	\$53,930	\$81,568	\$112,982	\$148,047	\$186,321	\$180,171	\$213,775	\$250,980	\$286,285	\$326,069	\$268,364	\$297,506	\$331,972	\$362,589	\$395,710	\$274,269	\$295,404	\$317,067	\$339,271	\$362,031