

NORTH OGDEN COMMUNITY DEVELOPMENT AREA PLAN

Prepared by:
The Redevelopment Agency of North Ogden City

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The Proposed North Ogden Community Development Area

The proposed North Ogden Community Development Area (“NOCDA”) intends to utilize the tax increment revenues generated from the approximately 87.5-acre area for a specified period of time. If approved, the Redevelopment Agency of North Ogden (the “Agency”) will use funds generated to provide certain incentives to developers who carry out the community development purposes described in the NOCDA Plan (the “Plan”).

State law establishes CDA’s to provide a tool for municipalities to increase the local tax base. The current appraised taxable value of all property in the NOCDA is approximately \$13.5 million with approximately \$130,500 generated in property tax. After development of the area, the taxable value of the development could be as high as \$55 million generating as much as \$750,000 in property taxes each year.

This plan is prepared in good faith as a best guess estimate of the impact of the establishment of the NOCDA on North Ogden City (the “City”) and its residents. Changes in economic or other conditions may influence the actual impact either favorably or unfavorably. Excluding these unknown and unpredictable factors, the information included in this plan is considered an accurate representation of the reasonable expectations for the establishment of the NOCDA.

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Boundary Description and Map

Legal Description

Please see APPENDIX A for the legal description of the parcels included in the NOCDA.

Map

Please see APPENDIX B for maps of the proposed NOCDA.

General Statement

Land Uses

All of the properties in the NOCDA are either currently zoned for commercial use or set apart as future commercial areas by the City's General Plan. These properties have unrealized economic potential, that can be met through development or refurbishment. Permitted land uses in the NOCDA will be those allowed by the officially adopted land use ordinances of the City subject to limitations imposed by the controls and guidelines of the NOCDA Plan (the "Plan").

Layout of Principal Streets

The layout of the principal streets in the Plan Area is shown on the maps in APPENDIX B. As shown, the NOCDA is primarily composed of properties that line Washington Blvd. Other key streets in the NOCDA are 2600 N St. and East Pleasant View Dr. It is expected that development in the Project Area will result in related street improvements.

Population Densities

Since most of the property included in the NOCDA is commercial or vacant, population density is very low. As of 2010, the census blocks that include the NOCDA and surrounding parcels have a population density of 163 people per square mile. The impact of the NOCDA on population density is unknown as potential mixed-use development could increase population density, while commercial development of existing residential areas could decrease population density.

Building Intensities

Since much of the property included in the NOCDA is vacant, building intensities are low. There are currently approximately 0.3 structures per acre. It is anticipated that building density will increase with the creation of the NOCDA.

Standards for Community Development

The following standards will guide development in the NOCDA:

Development Objectives

Three objectives will be pursued in order to create a Plan Area that benefits North Ogden and its residents:

1. Ensure that development improves the standard of function, quality and appearance of the NOCDA.
2. Promote the development of the NOCDA to enhance the economic health of the community by increasing the tax base and providing North Ogden residents access to goods and services.
3. Provide utilities, streets, curbs, sidewalks, parking areas, and landscaping to give the area an improved look and to attract and encourage expanded business activity.

Design Objectives

Developers will be expected to utilize high quality design and development standards. Each development proposal will be considered subject to: (1) appropriate elements of the City's General Plan; (2) the land use code of the City; (3) other applicable building codes and ordinances of the City; (4) a review and approval by the Agency to ensure that the development is consistent with this Plan.

The North Ogden City Code Subsection 11-8D, Design Standards for Commercial Development, will dictate the design standards for commercial development within the NOCDA. Properties on Washington Blvd. will also be also be required to abide by the *North Ogden City Planning Commission Landscaping Review Guidelines for Entry-way Developments*.

Activities Involved

Possible activities contemplated in carrying out the Plan in the Project Area include the acquisition, clearance, construction, or rehabilitation of properties in the Project Area.

- Acquisition and Clearance: Parcels of real property located in the Plan Area may be acquired by purchase at fair market value.
- Construction: New construction may be initiated in order to encourage additional private sector building and investment.
- Rehabilitation: Properties may be sufficiently rehabilitated to insure a reasonable remaining economic life.
- Implementation of Projects: The North Ogden City Planning Commission and/or the City Council shall approve the design of all development within the Plan Area to ensure that such development within the Plan Area is consistent with this Plan and as required by City Code. City staff shall notify the Agency of all requests for (1) zoning changes, (2) design approval, (3) site plan approval, and (4) building permits with the Project Area. Projects within the Plan Area shall be implemented as approved by the Planning Commission and/or the City Council.

Purposes of Utah Code 17C – Community Development and Renewal Agencies Act

Title 17C of the Utah Code contains no explicit statement of purpose, although it contains the following definition of "community development":

"Community development" means development activities within a community, including the encouragement, promotion, or provision of development. [17C-1-102 (16)]

The purposes of Title 17C will be attained through the establishment of the NOCDA by the following:

- Increased employment and income opportunities for North Ogden residents.
 - Commercial development within the NOCDA will increase the number of jobs available to North Ogden residents within the city.
- Improved access to goods and services for residents
 - Commercial development within the NOCDA will provide a broader variety of goods and services to North Ogden residents within the City limits.
- Increased tax base for North Ogden City and the other taxing entities with claim on the NOCDA.
 - Commercial development inside the NOCDA will increase the property and sales tax base by adding new structures and commercial activity. This increased tax base will expand the ability for government to perform essential services with no increased burden on taxpayers.

Conformity to the City's General Plan

The City's General Plan has three primary concerns:

- Accommodate community growth
- Preserve community character
- Protect the health, safety, and welfare of community residents.

The NOCDA Plan and community development in the NOCDA are consistent with and conform to the City's General Plan in the following respects:

- Accommodate community growth
 - The General Plan specifically designates the land along Washington Blvd. to be developed for commercial land uses, with the goal of providing an attractive pleasing environment in which to work or shop in the commercial core.
- Preserve community character
 - The development and design standards of the Plan ensure that new development will maintain the character of the community, and the review of development plans by the City Council ensures that the community has a voice in how development proceeds.
- Protect the health, safety, and welfare of community residents.
 - Development within the NOCDA will be required to meet the standards dictated in the City Code and will be reviewed by the City's elected officials.

Specific Projects

The location of the detention basin on 2600 N currently limits the potential for commercial development in a key location. Because the community would be better served by seeking a better and higher use for that land, the agency proposes identifying a new location for a

detention basin and preparing the current detention basin site for development. This may include conducting pre-development studies, adding fill, and providing utilities to the site.

The redevelopment of the Smith's building at the southeast corner of Washington Blvd. and 2600 N. upon completion of the Smith's Marketplace is a key concern for the city. The size of the existing building is such, that extended vacancy at that location would be a drain on the aesthetics and economics of the City.

No other specific projects have been identified; however, the Agency intends to utilize the creation of the NOCDA as a tool to attract development into the Area.

Selection and Involvement of Private Developers

The majority of the property in the NOCDA is privately owned, and the Agency anticipates the landowners in the Plan Area will undertake development of their property and select any partners or outside developers at their discretion. In the event that owners do not wish to participate in development or redevelopment in compliance with the Plan, the Agency reserves the right pursuant to the provisions of Title 17C of the Utah Code to acquire parcels through negotiation with property owners, to encourage other owners to acquire other property within the Plan Area, or to select non-owner developers by private negotiation, public advertisement, bidding or solicitation of written proposals, and by so doing encourage or accomplish the desired development of the Project Area.

Reasons for Selection of Project Area

The Plan Area was selected by the Agency because of the immediate opportunity for development to significantly strengthen the City's economic base. The Plan Area contains a portion of the City that is desirable for development because of:

- Its location along the Washington Blvd. commercial corridor.
- The presence of a number of older dilapidated structures that detract from the aesthetics and economic vitality of the City.
- The presence of undeveloped parcels that currently generate very little tax revenue.

Specific boundaries of the Plan Area were arrived at by the Agency after a review of the area by members of the Agency staff and a third-party consulting firm. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-range economic growth in the Plan Area and to encourage further development of real property in the surrounding areas.

Existing Physical, Social, and Economic Conditions

Physical Conditions

The Plan Area consists of approximately 87.5 acres. One parcel contains a detention basin that would require relocation and fill for development. One parcel contains a power

substation. The structures in the Plan Area include commercial buildings, residential buildings, and outbuildings. The topography is primarily flat.

Social Conditions

The project area lies along a major commuting route for the City. No other significant social conditions exist.

Economic Conditions

The project area lies among the City's commercial core, however, the land in the project area is or has the potential to be underutilized. The property within the Plan Area is currently valued at approximately \$13.5 million, a value that could increase to as much as \$55 million if fully developed.

Tax Incentives to Private Entities

The agency has not yet offered any tax incentives to private entities for facilities located in the project area.

The Agency intends to negotiate with taxing entities to obtain their voluntary agreement to provide funding, in the form of sales tax proceeds, and/or property tax revenues resulting from an increase in valuation of property within the Plan Area, to be paid to the Agency for community development purposes rather than to the taxing entity to which the tax revenues would otherwise have been paid. These funds may be used for land acquisition, desirable Plan Area improvements and other items as approved by the Agency.

Payment to the developer shall be made through an agreement between the Agency and the City or the Agency and the developer. Subject to the provisions of the Act, the Agency may agree to pay for eligible costs and other items from tax increment for any period of time the Agency may deem to be appropriate under the circumstances. The primary purposes for the Agency offering an incentive are to meet the development objectives identified above.

Tax Increment Benefit Analysis

Beneficial Influences Upon the Tax Base of the Community

The beneficial influence on the community tax base will happen through a significant increase of the property and sales tax base of the Plan Area. As development occurs, more customers will be drawn to the greater geographic area generating sales tax revenues and stimulating investment. Existing businesses in the vicinity may be inclined to reinvest in their properties to take advantage of the greater customer base. All of these improvements will positively contribute to the community's tax base.

It is expected that the City will gain significant incremental tax benefits in both sales and property taxes. New commercial developments that could occur in the NOCDA have the potential to increase property tax revenues by as much as \$620,000.

Associated Business and Economic Activity

Commercial development in the NOCDA would likely have a strong positive impact on business and economic activity in the City. Currently, the City suffers from significant retail sales leakage to other communities. A wider variety of goods and services available in the NOCDA would help retain more of North Ogden residents' retail spending. Additionally, development of the NOCDA would provide jobs in the city since the majority of the land included is currently unproductive. For example, if the entire 87.5 acres were developed for retail, it would provide the space for over 1,500 new jobs. The actual number of jobs created will vary depending upon the extent and type of development pursued.

Economic Costs

It is anticipated that there are no extraordinary costs of providing municipal services associated to the type of developments proposed in the Plan Area. The primary costs borne by the project would likely be in the form of tax incentives funded by tax increment financing. Although such incentives require taxing entities to forego the incremental increase in tax revenue for a period of time, the development that leads to such increases in revenue would likely not take place without incentives being offered.

Net Benefits

The net benefits from the proposed NOCDA include:

- Increased access to goods and services
- New jobs for North Ogden residents
- Increased sales and property tax revenues net any incentives offered
- An improved standard of function, quality and appearance of property within the NOCDA.

APPENDIX A

North Ogden CDA Description

Parcel Number	Owner	Description	Current Zoning
18-055-0027	SOCKEYE MANAGEMENT LLC	<p>ALL OF LOT 57 AND PART OF LOT 42, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, BEGINNING AT THE NORTHWEST CORNER OF LOT 42, RUNNING THENCE SOUTH 89D45' EAST 373.98 FEET, MORE OR LESS, THENCE ALONG THE WEST LINE OF THE RAILROAD RIGHT OF WAY SOUTHEASTERLY 136 FEET, MORE OR LESS, THENCE SOUTH 89D30' WEST 97 FEET, MORE OR LESS, THENCE SOUTH 15D45' WEST 120 FEET TO THE NORTH LINE OF THE COUNTY ROAD DESIGNATED AS THE NORTH OGDEN AND PLEASANT VIEW CUT OFF, AS LOCATED BY THE COUNTY SURVEYOR, THENCE ALONG SAID COUNTY ROAD NORTH 57D57' WEST 347 FEET, MORE OR LESS, THENCE NORTH 0D15' EAST 69 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM: A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN. ALSO: A PART OF LOT 42, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH BEGINNING AT AN EXISTING FENCE LINE BEING A POINT ON THE NORTH LINE OF SAID LOT 42, LOCATED SOUTH 89D45'00" EAST 398.26 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 89D45' EAST 373.98 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF THE ABANDONED UICRR; RUNNING THENCE SOUTH 21D53'00" EAST 117.70 FEET ALONG AN EXISTING FENCE LINE AND WESTERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF PARCEL 18-055-0006 BEING AN EXISTING FENCE CORNER, THENCE SOUTH 89D30'00" WEST 101.78 FEET (97 FEET, MORE OR LESS, BY RECORD) TO THE NORTHWEST CORNER OF PARCEL 18-055-0006, THENCE NORTH 27D44'26" EAST 124.40 FEET TO THE POINT OF BEGINNING. (E# 2087224) LESS AND EXCEPTING THEREFROM THE FOLLOWING: PART OF LOT 57, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 57 AND RUNNING THENCE NORTH 89D45'00" WEST 221.54 FEET, THENCE NORTH 18D40'11" EAST 226.02 FEET, TO THE NORTH LINE OF SAID LOT 57 AND THE SOUTH LINE OF LOMOND VIEW DRIVE, THENCE SOUTH 57D15'00" EAST 178.00 FEET ALONG THE SOUTHERLY LINE OF LOMOND VIEW DRIVE TO THE EASTERLY LINE OF SAID LOT 57, THENCE SOUTH 0D15'00" WEST 118.80 FEET, ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. (E# 2240954)</p>	RE-20

18-055-0035	NORTH OGDEN CITY	PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN. ALSO A PART OF LOT 42, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, BEGINING AT AN EXISTING FENCE LINE BEING A POINT ON THE NORTH LINE OF SAID LOT 42 LOCATED SOUTH 89D45'00" EAST 398.26 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 89D45' EAST 373.98 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF THE ABANDONED UICRR; RUNNING THENCE SOUTH 21D53'00" EAST 117.70 FEET ALONG AN EXISTING FENCE LINE AND WESTERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF PARCEL 18-055-0006 BEING AN EXISTING FENCE CORNER, THENCE SOUTH 89D30'00" WEST 101.78 FEET (97 FEET MORE OR LESS BY RECORD) TO THE NORTHWEST CORNER OF PARCEL 18-055-0006, THENCE NORTH 27D44'26" EAST 124.40 FEET TO THE POINT OF BEGINNING.	RE-20
18-055-0006	NORTH OGDEN CITY CORPORATION	PART OF LOT 42, PLAT "B", NORTH OGDEN SURVEY. BEGINNING AT A POINT WHICH IS SOUTH 0D15' WEST 69 FEET AND SOUTH 57D57' EAST 347 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42, SAID POINT BEING ON THE NORTH LINE OF THE COUNTY ROAD DESIGNATED AS THE NORTH OGDEN AND PLEASANT VIEW CUT-OFF, AS LOCATED BY THE COUNTY SURVEYOR; THENCE SOUTH 57D57' EAST 125.4 FEET ALONG THE NORTH LINE OF SAID ROAD; THENCE SOUTH 53D56' EAST 246.2 FEET ALONG THE NORTH LINE OF SAID ROAD TO AN INTERSECTION WITH THE WEST LINE OF THE OGDEN AND HOT SPRINGS RAILROAD RIGHT OF WAY, 15 FEET WEST AT RIGHT ANGLES FROM THE CENTERLINE OF SAID RIGHT OF WAY, THENCE NORTHERLY PARALLEL TO CENTERLINE OF SAID RAILROAD RIGHT OF WAY ON A 8D CURVE TO THE RIGHT 256.6 FEET; THENCE NORTH 21D53' WEST 96.7 FEET TO A POINT WHICH IS SOUTH 89D45' EAST 374.2 FEET AND SOUTHEASTERLY 144 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42, THENCE SOUTH 89D30' WEST 97 FEET; THENCE SOUTH 15D45' WEST 120 FEET TO THE PLACE OF BEGINNING. EXCEPT 0.17 ACRE, MORE OR LESS, IN STATE ROAD COMMISSION (785-71) EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO PLEASANT VIEW CITY (824-565)	RE-20
18-055-0008	NORTH OGDEN CITY CORP 2/3 ETAL	PART OF LOT 42, PLAT "B", NORTH OGDEN SURVEY, WEBER COUNTY, UTAH. BEGINNING AT A POINT NORTH 0D15' EAST 182.9 FEET AND NORTH 46D19' WEST 576.0 FEET AND NORTH 37D30' EAST 154.6 FEET FROM MONUMENT NO. 13 OF OFFICIAL MAP OF NORTH OGDEN, RECORDED OCTOBER 26, 1910, THENCE NORTH 52D30' WEST 110.0 FEET, SOUTH 37D30' WEST 112.7 FEET, MORE OR LESS, TO THE NORTH LINE OF PLEASANT VIEW DRIVE, THENCE SOUTHEASTERLY 110.1 FEET ALONG THE NORTH LINE OF THE ROAD, BEING A CURVE TO THE RIGHT, THENCE NORTH 37D30' EAST 112.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 0.28 ACRE.	RE-20

18-055-0019	NORTH OGDEN CITY CORPORATION	PART OF LOT 42, PLAT B, NORTH OGDEN SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 42, NORTH 0D15' EAST 252.2 FEET AND NORTH 89D45' WEST 189.72 FEET FROM THE SOUTHEAST CORNER OF LOT 43, PLAT B, NORTH OGDEN SURVEY; RUNNING THENCE SOUTH 0D15' WEST ALONG EAST LINE OF SAID LOT 350 FEET, MORE OR LESS, TO THE NORTH LINE OF PLEASANT VIEW DRIVE; THENCE NORTHWESTERLY TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE OGDEN AND HOT SPRINGS RAILROAD TRACT; THENCE NORTHWESTERLY SAID RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY LINE OF THE PROPERTY CONVEYED TO PLEASANT VIEW CITY RECORDED IN BOOK 824 PAGE 565; THENCE NORTH 37D30' EAST 108 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 52D30' WEST 110 FEET; THENCE SOUTH 37D30' WEST 58 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF SAID OGDEN AND HOT SPRINGS AND RAILROAD TRACT; THENCE NORTHWESTERLY SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID LOT 42; THENCE SOUTH 89D45' EAST ALONG SAID NORTH LOT LINE; THENCE 71.25 FEET TO A POINT 66 FEET EAST AT RIGHT ANGLES, FROM SAID RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY PARALLEL TO AND 66 FEET EAST AT RIGHT ANGLES TO SAID RIGHT-OF-WAY LINE 180 FEET, MORE OR LESS, TO A POINT NORTH 89D45' WEST 170.1 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 89D45' EAST 170.1 FEET TO BEGINNING.	RE-20
18-055-0029	NORTH OGDEN CITY CORPORATION	PART OF LOT 42, PLAT "B" NORTH OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 42, SAID POINT BEING 150.10 FEET NORTH 89D45' WEST OF THE NORTHEAST CORNER OF LOT 42, RUNNING THENCE SOUTH 0D15' WEST 150.68 FEET, THENCE NORTH 89D45' WEST 20.00 FEET TO A POINT 66 FEET EASTERLY AT RIGHT ANGLES FROM THE EAST LINE OF THE UTAH-IDAHO CENTRAL RAILROAD SPUR TRACK RIGHT OF WAY, THENCE NORTHWESTERLY PARALLEL TO AND 66 FEET DISTANT AT RIGHT ANGLES FROM SAID EAST LINE (NORTH 24D37'48" WEST 166.10 FEET) TO A POINT WEST FROM THE BEGINNING; THENCE SOUTH 89D45' EAST 89.88 FEET TO THE POINT OF BEGINNING. CONTAINS 0.190 ACRES.	RE-20
18-055-0018	NORTH OGDEN CITY	PART OF LOT 42, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF LOT 42, AND RUNNING THENCE ALONG THE EAST LINE OF SAID LOT 42, SOUTH 0D15' WEST 150.68 FEET, MORE OR LESS, TO A POINT SOUTH 89D45' EAST 150.10 FEET FROM THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO NORTH OGDEN CITY (TAX I.D. #18-055-0029), THENCE NORTH 89D45' WEST 150.10 FEET TO SAID SOUTHWEST CORNER, THENCE NORTH 0D15' EAST 150.68 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 42, THENCE SOUTH 89D45' EAST 150.10 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.	RE-20
18-048-0028	NORTH OGDEN CITY	PART OF LOT 41, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, AND RUNNING THENCE EAST 515 FEET, MORE OR LESS, TO CENTER OF DITCH; THENCE NORTHERLY ALONG CENTER OF DITCH 708.48 FEET; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 41 TO THE WEST LINE THEREOF; THENCE SOUTH 12D26' WEST ALONG SAID WEST LINE TO THE PLACE OF BEGINNING. EXCEPTING THAT PORTION ALONG THE NORTHERLY 110 FEET, MORE OR LESS, THEREOF DEEDED TO U D O T (E#1931500) FOR ROAD PURPOSES.	RE-20

18-048-0036	HOWELLS, DAVID P & WF CAROLE G HOWELLS	PART OF LOT 41, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 41; AND RUNNING THENCE WEST 290.2 FEET, MORE OR LESS, TO THE CENTER OF DITCH; THENCE NORTH 0D21'02" EAST 603.13 FEET, THENCE NORTHEASTERLY 7.58 FEET ALONG THE ARC OF A 8033.82 FOOT RADIUS CURVE TO THE RIGHT LONG CHORD BEARS (NORTH 89D58'52" EAST 7.58 FEET) TO THE EAST LINE OF LOT 41, THENCE SOUTH 0D15' WEST ALONG SAID LINE TO THE PLACE OF BEGINNING.	RE-20
18-049-0004	HOWELLS, DAVID P & WF CAROLE G HOWELLS	THE WEST 30 FEET OF LOTS 16 AND 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH.	C-2
18-049-0007	MARVIN BARKER INVESTMENT COMPANY LLC	PART OF LOTS 15, 16, 47 AND 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT NORTH 89D41'30" WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 48; AND RUNNING THENCE NORTH 89D41'30" WEST 604.46 FEET TO GEORGE I ALVORD PROPERTY, THENCE NORTH 0D15' EAST 492.1 FEET, THENCE NORTH 89D45' WEST 30 FEET, THENCE NORTH 0D15' EAST 124.77 FEET, MORE OR LESS, TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE NORTH 88D51'10" EAST 700.47 FEET, MORE OR LESS, TO THE NORTH OGDEN CITY LIMITS LINE; THENCE SOUTH 0D15' WEST 363.18 FEET, THENCE NORTH 89D45'00" WEST 73.04 FEET, THENCE SOUTH 0D15'00" WEST 254.41 FEET, TO BEGINNING. SUBJECT TO THE FOLLOWING: A 20.00 FOOT WIDE EASEMENT FOR INGRESS & EGRESS DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT LOCATED NORTH 0D15'00" EAST 254.69 FEET AND NORTH 89D45'00" WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH AND RUNNING THENCE SOUTH 89D45'00" EAST 103.04 FEET, THENCE NORTH 0D15'00" EAST 20.00 FEET THENCE NORTH 89D45'00" WEST 103.04 FEET THENCE SOUTH 0D15'00" WEST 20.00 FEET TO THE POINT OF BEGINNING. (E# 2124814)	C-2
18-049-0003	MARVIN BARKER INVESTMENT COMPANY LLC	PART OF LOTS 15, 16 AND 47, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 0D15' WEST 137.23 FEET; THENCE NORTH 89D45' WEST 170 FEET; THENCE SOUTH 0D15' WEST 97.07 FEET; THENCE NORTH 89D45' WEST 30 FEET; THENCE NORTH 0D15' EAST 250.17 FEET, MORE OR LESS, TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE SOUTH 89D43'42" EAST 211.09 FEET, MORE OR LESS, TO THE WEST LINE OF WASHINGTON AVENUE; THENCE SOUTH 0D15' WEST 15.55 FEET, MORE OR LESS, TO BEGINNING.	C-2
18-047-0005	WELLS FARGO BANK NORTHWEST NA	BEGINNING AT A POINT NORTH 66 FEET FROM THE SOUTHWEST CORNER OF LOT 11, PLAT B, NORTH OGDEN CITY SURVEY, WEBER COUNTY, UTAH; RUNNING THENCE NORTH 139 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 11 AND THE SOUTH LINE OF 2600 NORTH STREET; THENCE EAST 108 FEET; THENCE SOUTH 139 FEET, MORE OR LESS, TO A POINT DUE EAST FROM BEGINNING; THENCE WEST 108 FEET TO THE POINT OF BEGINNING.	C-2

18-047-0016	WENDYS OLD FASHIONED HAMBURGERS OF NEW YORK INC	PART OF LOTS 10 AND 11, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 11, 66.00 FEET NORTH (66.40 FEET NORTH 0D15' EAST) OF THE SOUTHWEST CORNER OF SAID LOT, SAID POINT OF BEGINNING BEING 165.52 FEET SOUTH 0D15' WEST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND 66.00 FEET SOUTH 89D45' EAST FROM EXISTING MONUMENT NO. 13 AT THE CENTERLINE INTERSECTION OF WASHINGTON BLVD AND 2600 NORTH STREET, RUNNING THENCE EAST 125.00 FEET, THENCE SOUTH 0D15' WEST PARALLEL TO WASHINGTON BLVD 133.55 FEET, THENCE NORTH 89D45' WEST 125 FEET TO THE EAST LINE OF WASHINGTON BLVD, THENCE NORTH 0D15' EAST ALONG SAID EAST LINE OF WASHINGTON BLVD 133.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.382 ACRES.	CP-2
18-047-0001	INVESTMENT DECISION CORP	PART OF LOTS 9, 10, 11 AND 12, PLAT "B", NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 10, 298.52 FEET SOUTH 0D15' WEST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD, AND 66.00 FEET SOUTH 89D45' EAST FROM EXISTING MONUMENT NO. 13 AT THE CENTERLINE INTERSECTION OF WASHINGTON BOULEVARD AND 2600 NORTH STREET; RUNNING THENCE SOUTH 89D45' EAST 125.00 FEET; THENCE NORTH 0D15' EAST 133.55 FEET PARALLEL TO WASHINGTON BOULEVARD; THENCE WEST 16.98 FEET; THENCE NORTH 0D15' EAST PARALLEL TO WASHINGTON BOULEVARD 139 FEET MORE OR LESS (132.81 FEET) TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE EAST ALONG SAID SOUTH LINE OF STREET 265.85 FEET; THENCE SOUTH 0D15' WEST 359.80 FEET ALONG A DRIVEWAY PARALLEL TO WASHINGTON BOULEVARD TO THE NORTH LINE OF PROPOSED SMITH'S BUILDING; THENCE NORTH 89D45' WEST 166.35 FEET ALONG THE NORTH LINE OF THE PROPOSED SMITH'S STORE TO THE CENTER OF A DRIVEWAY; THENCE NORTH 0D15' EAST 28.80 FEET ALONG SAID DRIVEWAY; THENCE NORTH 89D45' WEST 207.51 FEET ALONG A DRIVEWAY TO THE EAST LINE OF WASHINGTON BOULEVARD; THENCE NORTH 0D15' EAST ALONG SAID EAST LINE OF WASHINGTON BOULEVARD 63.52 FEET TO THE POINT OF BEGINNING. CONTAINS 2.232 ACRES.	CP-2

18-046-0013	SMITH'S FOOD & DRUG CENTERS INC	PART OF LOTS 9, 10 AND 12, PLAT "B", NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 9, BEING 708.51 FEET SOUTH 0D15' WEST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD, AND 66.00 FEET SOUTH 89D45' EAST FROM EXISTING MONUMENT NO. 13 AT THE CENTERLINE INTERSECTION OF WASHINGTON BOULEVARD AND 2600 NORTH STREET; RUNNING THENCE NORTH 0D15' EAST 346.47 FEET ALONG SAID EAST LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 89D45' EAST 207.51 FEET ALONG A DRIVEWAY; THENCE SOUTH 0D15' WEST PARALLEL TO WASHINGTON BOULEVARD 28.80 FEET; THENCE SOUTH 89D45' EAST 166.35 FEET; THENCE NORTH 0D15' EAST 359.80 FEET ALONG A DRIVEWAY PARALLEL TO WASHINGTON BOULEVARD TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE EAST ALONG SAID SOUTH LINE OF STREET 47.00 FEET; THENCE SOUTH 3 CHAINS {198 FEET} (SOUTH 0D15' WEST 199.21 FEET) PARALLEL TO WASHINGTON BOULEVARD; THENCE EAST 53.12 FEET TO THE EAST LINE OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 0D12' WEST ALONG SAID EAST SECTION LINE 2163.35 FEET (2163.55 FEET) FROM AN EXISTING BRASS CAP AT THE EAST QUARTER CORNER OF SECTION 32; THENCE SOUTH 0D12' EAST ALONG SAID SECTION LINE 280.09 FEET TO THE CENTER OF NORTH OGDEN CANAL; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWO (2) COURSES: SOUTH 25D23' EAST 121.90 FEET AND SOUTH 30D50' EAST 220.29 FEET; THENCE NORTH 89D45' WEST 474.65 FEET; THENCE NORTH 0D15' EAST 100.00 FEET PARALLEL TO WASHINGTON BOULEVARD; THENCE NORTH 89D45' WEST 168.00 FEET TO THE EAST LINE OF WASHINGTON BOULEVARD AND THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH EASEMENT AGREEMENT E#2417151.	CP-2
18-134-0005	COMMON AREA NORTH OGDEN BUSINESS CENTER PHASE 1	COMMON AREA, NORTH OGDEN BUSINESS CENTER PHASE 1, EXPANDABLE CONDOMINIUM, NORTH OGDEN CITY, WEBER COUNTY, UTAH.	C-2
17-362-0004	ANDERSON, RONALD & KARLA ANDERSON	ALL OF LOT 2, SENTINEL STORAGE SUBDIVISION, NORTH OGDEN CITY, WEBER COUNTY, UTAH.	C-2
17-069-0014	UTAH POWER AND LIGHT COMPANY	PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD 624.5 FEET WEST AND 665.79 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID BEGINNING POINT BEING 3047.91 FEET SOUTH ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND 66 FEET NORTH 89D09'45" WEST FROM COUNTY MONUMENT NO. 13, RUNNING THENCE SOUTH 0D50'15" WEST ALONG THE WEST LINE OF WASHINGTON BOULEVARD 156 FEET; THENCE NORTH 86D30' WEST 171.75 FEET; THENCE NORTH 7D EAST 148.89 FEET; THENCE SOUTH 89D09'45" EAST 155.58 FEET TO THE POINT OF BEGINNING.	R-4

17-069-0017	BOWN, ANTHONY J & WF SHAWNA L BOWN	PART OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD; WHICH IS SOUTH 0D50'15" WEST 3309.98 FEET ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND NORTH 89D09'15" WEST 66FEET FROM CITY MONUMENT NO. 13 AT THE INTERSECTION OF 2600NORTH STREET AND WASHINGTON BOULEVARD SAID POINT IS ALSO NORTH0D50'15" EAST 132.94 FEET AND NORTH 89D09'45" WEST 66 FEETFROM THE IRON PIN AT THE INTERSECTION OF 2100 NORTH ANDWASHINGTON BOULEVARD; RUNNING THENCE NORTH 89D30'15" WEST183.63 FEET, NORTH 2D50' EAST 47.43 FEET NORTH 86D37' WEST18.04 FEET TO NORTH OGDEN CITY LIMITS LINE; THENCE ALONGSAID CITY LIMITS LINE NORTH 0D50'15" EAST 269.86 FEET; THENCESOUTH 70D12'30" EAST 52.29 FEET ALONG A FENCE TO A FENCECORNER; THENCE SOUTH 7D WEST 186.92 FEET; THENCE SOUTH 86D30'EAST 171.75 FEET TO THE WEST LINE OF WASHINGTON BOULEVARD;THENCE SOUTH 0D50'15" WEST 106.07 FEET ALONG SAID WEST LINETO THE POINT OF BEGINNING.	R-4
17-069-0033	FARR, PAUL D	THAT PORTION OF THE FOLLOWING LYING WITHIN NORTH OGDEN CITY, PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN AN EXISTING FENCE LINE, WHICH POINTLIES SOUTH 89D55'37" EAST 1689.96 FEET AND SOUTH 00D04'23"WEST 719.62 FEET FROM THE CENTER OF SAID SECTION 32, THENCESOUTH 81D3'51" EAST 85.73 FEET, THENCE SOUTH 03D05'02" WEST63.25 FEET, THENCE SOUTH 87D11'27" EAST 43.19 FEET, THENCESOUTH 02D15'04" WEST 51.38 FEET, THENCE SOUTH 84D30'56" EAST59.62 FEET, THENCE SOUTH 01D54'25" WEST 46.00 FEET THENCESOUTH 88D35'21" EAST 193.23 FEET, THENCE SOUTH 00D11'02" EAST93.07 FEET, THENCE NORTH 88D22'08" WEST 396.24 FEET THENCENORTH 04D45'32" EAST 268.21 FEET TO THE POINT OF BEGINNING.	R-4
17-069-0020	FARR, PAUL D	PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ATA POINT ON A FENCE LINE WEST 660 FEET AND NORTH 1541.6 FEETFROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION32, AND RUNNING THENCE NORTH 89D35' WEST ALONG A FENCE LINE556.7 FEET TO A FENCE LINE RUNNING NORTH AND SOUTH; THENCENORTH 91.4 FEET ALONG SAID FENCE; THENCE EASTERLY ALONGA FENCE LINE THE FOLLOWING COURSES: SOUTH 89D09' EAST 296.53FEET, NORTH 88D51'50" EAST 116.02 FEET, SOUTH 72D46'34" EAST10.47 FEET AND SOUTH 89D EAST 134 FEET TO THE WEST RIGHT OFWAY LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 87.7 FEETALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.	R-4
17-069-0021	DEWITT, JODY M & HUS MYRON WAYNE DEWITT	PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNINGAT A POINT 8.50 CHAINS WEST AND 22.30 CHAINS NORTH OF THESOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCENORTH 1.0 CHAINS, THENCE WEST 10 CHAINS, THENCE SOUTH 1.0CHAINS, THENCE EAST 10 CHAINS TO THE PLACE OF BEGINNING.	R-4

17-069-0023	BLAINE D LARSEN & TAMI K LARSEN TRUST	PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, US SURVEY, BEGINNING AT A POINT 8.50 CHAINS WEST AND 20.30 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION SAID POINT BEING THE NORTHEAST CORNER OF LAND DEEDED BY GEORGE W CULVER TO J A MONTGOMERY BY DEED RECORDED IN BOOK 32 OF DEEDS AT PAGE 308, RECORDS WEBER COUNTY, STATE OF UTAH, RUNNING THENCE NORTH 2 CHAINS, THENCE WEST 10.0 CHAINS, THENCE SOUTH 2 CHAINS, THENCE EAST 10.0 CHAINS TO THE PLACE OF BEGINNING. TOGETHER WITH THE LAND IN ANY LYING AND BEING NORTH OF THE BOUNDARY LINE ESTABLISHED BY AGREEMENT, RECORDED SEPTEMBER 4, 1991 AS E# 1151201 IN BOOK 1607 AT PAGE 827 DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF WASHINGTON BOULEVARD AT A POINT 683.41 FEET WEST AND 1348.94 FEET NORTH 0D50' EAST FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN AND RUNNING THENCE WEST 556.85 FEET, MORE OR LESS, TO THE WEST LINE OF PROPERTY. EXCEPTING THEREFROM THE LAND LYING AND BEING SOUTH OF THE BOUNDARY LINE ESTABLISHED BY AGREEMENT, RECORDED SEPTEMBER 04, 1991 AS E# 1151201 IN BOOK 1607 AT PAGE 827 DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF WASHINGTON BOULEVARD AT A POINT 683.41 FEET WEST AND 1348.94 FEET NORTH 0D50' EAST FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE WEST 556.85 FEET, MORE OR LESS, TO THE WEST LINE OF SAID PROPERTY. ALSO: EXCEPTING THEREFROM THE EAST 99 FEET WITHIN WASHINGTON BOULEVARD.	C-2
17-069-0024	JAMES, CURTIS	ALL OF LOT 1, JOHN C LOTT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE. LESS AND EXCEPTING THEREFROM THE SOUTH 8.74 FEET OF LOT 1 JOHN C LOTT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE.	R-4
11-014-0038	JEAN GRAHAM WOODFIELD FAMILY TRUST	PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 549.4 FEET SOUTH ALONG THE SECTION LINE AND 145.14 FEET NORTH 67D15' WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; SAID POINT BEING ON THE WEST PROPERTY LINE AS CONVEYED BY Q.C.D. RECORDED IN BOOK 631, PAGE 494, RUNNING THENCE NORTH 67D15' WEST 136.76 FEET ALONG OLD FENCE, THENCE NORTH 82D54' WEST 147.7 FEET, THENCE NORTH 83D38' WEST 208.7 FEET TO THE CENTER OF WASHINGTON AVENUE; THENCE NORTH 0D50' EAST 245.8 FEET ALONG THE CENTER OF WASHINGTON AVENUE; THENCE NORTH 86D45' EAST 498.84 FEET ALONG THE NORTH BOUNDARY OF JOHN WOODFIELD'S LAND TO A POINT NORTH 2D07' EAST 368.72 FEET FROM THE POINT OF BEGINNING, THENCE SOUTH 2D07' WEST 368.72 FEET TO THE POINT OF BEGINNING. CONTAINING 3.34 ACRES, M/L.	R-4

11-014-0040	JEAN GRAHAM WOODFIELD FAMILY TRUST	PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 549.4 FEET SOUTH ALONG THE SECTION LINE, AND 145.14 FEET NORTH 67D15' WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; SAID POINT BEING ON THE WEST PROPERTY LINE OF LAND AS CONVEYED BY Q.C.D. RECORDED IN BOOK 631, PAGE 494, AND RUNNING THENCE NORTH 67D15' WEST 136.76 FEET ALONG OLD FENCE; THENCE NORTH 82D54' WEST 147.7 FEET; THENCE NORTH 83D38' WEST 208.7 FEET TO THE CENTER OF WASHINGTON AVENUE; THENCE SOUTH 0D50' WEST 136.7 FEET ALONG THE CENTER OF WASHINGTON AVENUE; THENCE SOUTH 83D01' EAST 209.2 FEET; THENCE SOUTH 0D50' WEST 300.0 FEET; THENCE NORTH 49D51' EAST 316.2 FEET; THENCE SOUTH 25D28' EAST 24.0 FEET TO THE SOUTH BANK OF CREEK; THENCE NORTH 69D52' EAST 17.91 FEET, THENCE NORTH 2D07' EAST 179.57 FEET TO THE POINT OF BEGINNING. CONTAINING 2.46 ACRES, M/L.	R-4
11-014-0041	P T INVESTMENTS LLC	BEGINNING AT A POINT WHICH IS SOUTH 630.73 FEET AND WEST 418.97 FEET FROM THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0D50'00" EAST 67.25 FEET, MORE OR LESS, TO THE SOUTHLINE OF NED H WOODFIELD PROPERTY, THENCE NORTH 83D01' WEST TO THE EAST LINE OF WASHINGTON AVENUE, THENCE SOUTH 0D50'00" WEST 80.63 FEET, THENCE SOUTH 89D10' EAST 124.03 FEET TO THE POINT OF BEGINNING.	C-2
11-154-0011	NO APTS LLC	ALL OF LOT 11, WOODFIELD ESTATES SUBDIVISION, NORTH OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. PARCEL 3A: SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF LOTS 8, 9, 10 AND 11 AS DISCLOSED IN MESNE INSTRUMENTS OF RECORD. (E#2508329)	R-4
11-154-0010	NO APTS LLC	ALL OF LOT 10, WOODFIELD ESTATES SUBDIVISION, NORTH OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. PARCEL 2A: SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF LOTS 8, 9, 10 AND 11, AS DISCLOSED IN MESNE INSTRUMENTS OF RECORD (E#2508329)	R-4
11-154-0009	NO APTS LLC	ALL OF LOT 9, WOODFIELD ESTATES, NORTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF. PARCEL 1A: SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF LOTS 8, 9, 10 AND 11 AS DISCLOSED IN MESNE INSTRUMENTS OF RECORD. (E#2508329)	R-4
11-154-0008	RAP401-LLC	ALL OF LOT 8, WOODFIELD ESTATES SUBDIVISION, NORTH OGDEN CITY, WEBER COUNTY, UTAH. SUBJECT TO A RIGHT-OF-WAY OVER THE EAST 20 FEET FOR THE PURPOSES OF EGRESS AND INGRESS FOR LOTS 9, 10 AND 11.	R-4

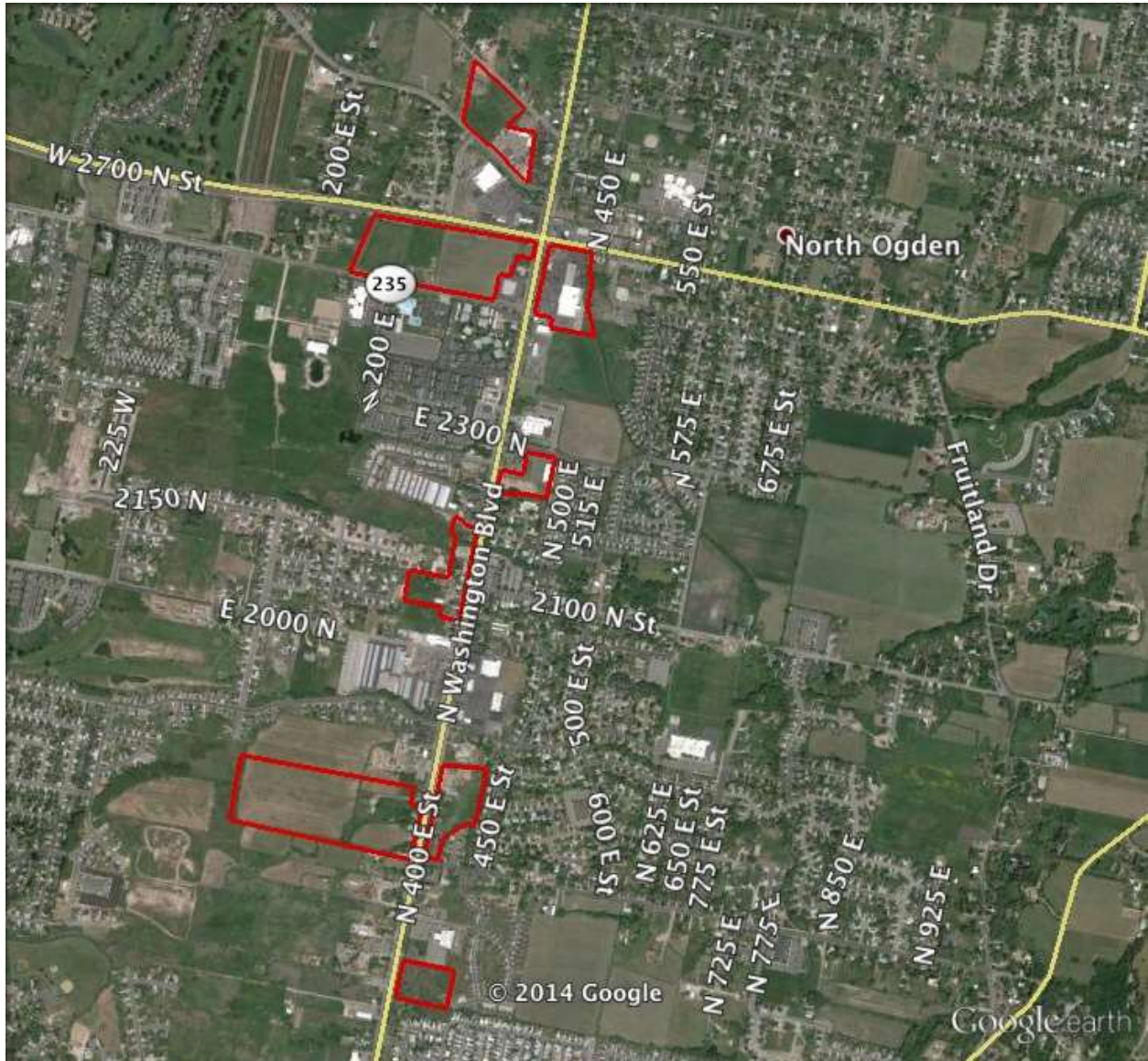
11-014-0061	SBE2 LLC	PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT 1484.6 FEET NORTH AND 205.29 FEET SOUTH 89D03' EAST FROM THE SOUTHWEST CORNER OF SAID 1/4 SECTION RUNNING THENCE NORTH 745.46 FEET, THENCE EAST 1807.60 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF DESCRIBED PROPERTY, THENCE SOUTH 213.90 FEET, MORE OR LESS, TO THE NORTH LINE OF TOLMAN PROPERTY (11-014-0048), THENCE NORTH 89D33' WEST 469.27 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TOLMAN PROPERTY THENCE SOUTH 00D27' WEST 317.59 FEET, THENCE SOUTH 66D26' WEST 98.11 FEET, THENCE SOUTH 4D18' EAST 194.2 FEET THENCE NORTH 89D18'30" WEST 1260.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.	C-2
11-014-0048	SBE2 LLC	PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD SAID POINT BEING 1982.6 FEET NORTH, 1705 FEET NORTH 74D30' EAST, 410 FEET NORTH 89D16' EAST TO THE WEST LINE OF WASHINGTON BOULEVARD, AND 430.6 FEET SOUTH 0D50'15" WEST ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 0D50'15" WEST 21.00 FEET ALONG SAID WEST LINE; THENCE NORTH 89D33' WEST 397.00 FEET; THENCE SOUTH 5D32' WEST 213.1 FEET; THENCE SOUTH 66D26' WEST 207.19 FEET; THENCE NORTH 0D27' EAST 317.59 FEET; THENCE SOUTH 89D33' EAST 605.27 FEET TO THE POINT OF BEGINNING.	C-2
11-014-0019	SBE2 LLC	A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 1484.6 FEET AND SOUTH 89D38' EAST 1981 FEET AND NORTH 0D48' EAST 338.0 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 0D48' EAST 203.2 FEET, ALONG THE STATE ROAD; THENCE SOUTH 89D33' WEST 397 FEET, THENCE SOUTH 5D32' WEST 213.1 FEET, THENCE SOUTH 66D26' WEST 305.3 FEET; THENCE SOUTH 4D18' EAST 194.2 FEET, THENCE EAST 42.6 FEET, THENCE NORTH 18D1' EAST 149.7 FEET, THENCE NORTH 43D EAST 148.9 FEET, THENCE NORTH 82D EAST 153.2 FEET, THENCE NORTH 31D34' EAST 34 FEET; THENCE NORTH 74D EAST 35.2 FEET, THENCE NORTH 89D EAST 89.2 FEET, THENCE NORTH 82D EAST 200.00 FEET TO THE POINT OF BEGINNING.	C-2

<p>11-014-0020</p>	<p>RANEL H HALES FAMILY TRUST 1/2 ETAL</p>	<p>PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF WASHINGTON BOULEVARD 1484.6 FEET NORTH AND SOUTH 89D38' EAST 1981 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING 7 FEET NORTH OF THE CENTER LINE OF 1700 NORTH STREET PRODUCED WEST DEFINED BY FENCE CORNER, SAID BEGINNING POINT ALSO BEING SOUTH 1108.50 FEET AND WEST 683.4 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5, AND RUNNING THENCE NORTH 0D50'15" EAST ALONG SAID WEST LINE OF WASHINGTON BOULEVARD 132.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH BANK OF A CREEK, THENCE 5 COURSES ALONG SAID NORTH BANK AS FOLLOWS: SOUTH 66D31' WEST 19.23 FEET, SOUTH 58D48' WEST 53.10 FEET, SOUTH 64D35' WEST 108.20 FEET, SOUTH 73D56' WEST 53.2 FEET, AND SOUTH 70D17' WEST 95.6 FEET TO A POINT ON A PROPERTY LINE FENCE, SAID POINT BEING NORTH 89D38' WEST 300 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 89D38' WEST ALONG FENCE 326 FEET TO FENCE INTERSECTION, THENCE ALONG FENCE LINE 7 COURSES: NORTH 18D01' EAST 149.7 FEET, NORTH 43D EAST 148.9 FEET, NORTH 82D EAST 153.2 FEET, NORTH 31D34' EAST 34 FEET, NORTH 74D EAST 35.2 FEET, NORTH 89D EAST 89.2 FEET, AND NORTH 82D EAST 200 FEET TO THE WEST LINE OF WASHINGTON BOULEVARD TO A POINT NORTH 0D50'15" EAST 205.04 FEET FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 0D50'15" WEST 205.4 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO A RIGHT-OF-WAY OVER THE SOUTH 20 FEET THEREOF AND TOGETHER WITH A RIGHT-OF-WAY BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH 20 FEET, THENCE EAST 300 FEET TO WEST LINE OF WASHINGTON BOULEVARD, THENCE SOUTH 20 FEET, THENCE WEST 300 FEET TO POINT OF BEGINNING. CONTAINING 3.51 ACRES, M/L.</p>	<p>C-2</p>
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11-014-0021	TETON INVESTMENTS LLC	<p>A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD WHICH IS SOUTH 89D40'15" WEST 617.4 FEET, SOUTH 0D50' WEST 970.54 FEET AND NORTH 89D10' WEST 66.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5, RUNNING THENCE SOUTH 0D50' WEST 122.96 FEET ALONG THE WEST LINE OF WASHINGTON BLVD TO AN EXISTING FENCE, THENCE NORTH 89D38' WEST 100 FEET, THENCE NORTH 89D10' WEST 200 FEET ALONG SAID FENCE TO THE NORTH BANK OF A CREEK, THENCE 5 COURSES ALONG SAID NORTH BANK AS FOLLOWS: NORTH 70D17' EAST 95.60 FEET, NORTH 73D56' EAST 53.20 FEET, NORTH 64D35' EAST 108.20 FEET, NORTH 58D48' EAST 53.10 FEET AND NORTH 66D31' EAST 19.23 FEET TO THE POINT OF BEGINNING. A PERPETUAL ACCESS ROAD EASEMENT UPON PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN WEBER COUNTY, UTAH THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT AS DISCLOSED BY PERPETUAL ACCESS ROAD EASEMENT RECORDED MAY 15, 2003 AS ENTRY NO 1939261 IN BOOK 2369 AT PAGE 198 OF OFFICIAL RECORDS, ARE DESCRIBED AS FOLLOWS: BEGINNING IN THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 5.47 FEET NORTH 01D10'36" EAST AND 66.00 FEET, NORTH 88D49'24" WEST FROM THE INTERSECTION MONUMENT AT WASHINGTON BOULEVARD AND 1700 NORTH STREET SAID POINT OF BEGINNING ALSO BEING 1484.6 FEET NORTH AND 1981 FEET SOUTH 89D38' EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 5, AND RUNNING THENCE SOUTH 01D10'36" WEST 21.72 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD, THENCE NORTH 88D49'24" WEST 70.00 FEET, THENCE NORTH 01D10'36" EAST 21.72 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT THENCE SOUTH 88D49'24" EAST 70.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.</p>	C-2
11-014-0010	SUMMITONE FEDERAL CREDIT UNION	<p>PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 9.30 CHAINS WEST AND 1.72 CHAINS NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION IN THE CENTER OF WASHINGTON AVENUE; RUNNING THENCE NORTH 0D48' EAST 5.84 CHAINS ALONG CENTER OF SAID AVENUE; THENCE NORTH 89D EAST 8.56 CHAINS; THENCE SOUTH 0D48' WEST 5.84 CHAINS; THENCE SOUTH 89D WEST 8.56 CHAINS TO THE PLACE OF BEGINNING. CONTAINING 5 ACRES, M/L.</p>	CP-2

APPENDIX B

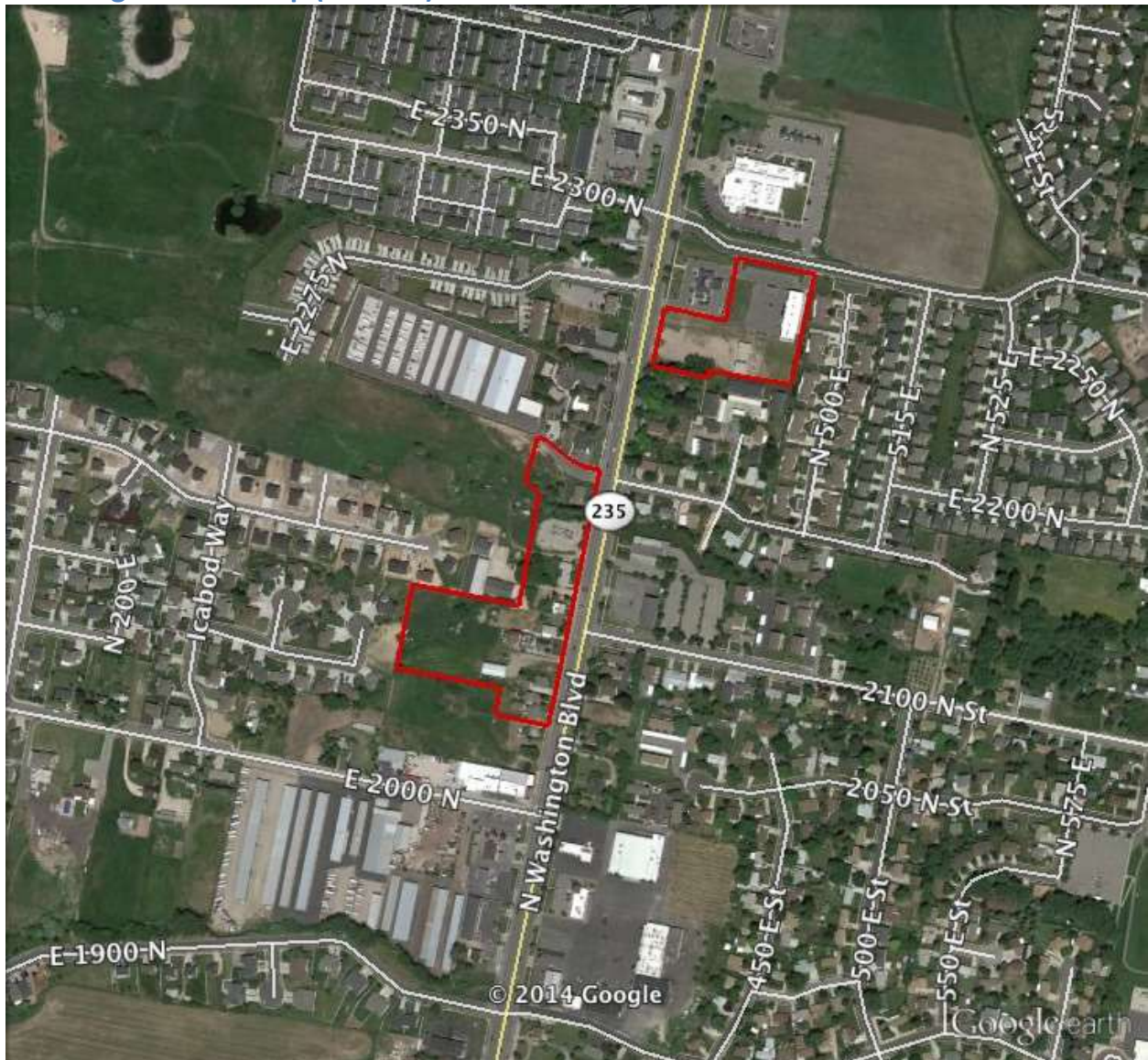
North Ogden CDA Map (Entire Area)



North Ogden CDA Map (Detail 1)



North Ogden CDA Map (Detail 2)



North Ogden CDA Map (Detail 3)

