Skyline Corridor

A Utah Inland Port Project Area

Draft Amendment #5 Project Area Plan & Budget

Original Approval Date:	October 7, 2024
Amendment #4:	September 3, 2026
Amendment #5:	Pending

DEFINITIONS

Term	Definitions
Authority Infrastructure Bank	"Authority Infrastructure Bank" or "AIB" means the UIPA infrastructure revolving loan fund, established in Utah Code 63A-3-402, with the purpose of providing funding, through infrastructure loans, for infrastructure projects undertaken by a borrower for use within a Project Area.
Base Taxable Value	The taxable value of property within any portion of a Project Area, as designated by board resolution, from which the property tax differential will be collected, as shown upon the assessment roll last equalized before the year in which UIPA adopts a project area plan for that area.
Development Project	A project for the development of land within a Project Area
Effective Date	Date designated in the UIPA board resolution adopting the Project Area Plan on which the Project Area Plan becomes effective. It is also the beginning date UIPA will be paid Differential generated from a Project Area.
Project Area	As to land outside the authority jurisdictional land, whether consisting of a single contiguous area or multiple non-contiguous areas, real property described in a project area plan or draft project area plan, where the development project set forth in the project area plan or draft project area plan takes place or is proposed to take place. The authority jurisdictional land (see Utah Code Ann. sections 11-58-102(2) and 11-58-501(1)) is a separate project area.
Legislative Body	For unincorporated land, the county commission or council. For land in a municipality, it is the legislative body of such municipality.
Loan Approval Committee	Committee consisting of the individuals who are the voting members of the UIPA board.
Project Area Budget	Multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to a Project Area.
Project Area Plan	Written plan that, after its effective date, guides and controls the development within a Project Area.
Property Tax(es)	Includes a privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
Property Tax Differential	The difference between the amount of property tax revenues generated each tax year by all Taxing Entities from a Project Area, using the current assessed value of the property and the amount of Property Tax revenues that would be generated from that same area using the Base Taxable Value of the property but excluding an assessing and collecting levy, a judgment levy, and a levy for a general obligation bond. This is commonly referred to as tax increment.
Taxing Entity	Public entity that levies a Property Tax on property within a Project Area, other than a public infrastructure district that UIPA creates.

DRAFT

TABLE OF CONTENTS

EXECUTIVE SUMMARY **5**

LOGISTICS INFRASTRUCTURE & VALUE PROPOSITION **6**

Logistics Considerations 6

OVERVIEW **9**

Purposes and Intent 9

Area Boundaries 9

Legislative Body Consent 9

Landowner Exclusion 9

Project Area Budget 9

Environmental Review 9

Recruitment Strategy 10

Project Area Performance Indicators 12

Conclusion 13

Staff Recommendation 13

REQUIREMENTS **14**

BOARD FINDINGS & DETERMINATION **16**

Public Purpose 16

Public Benefit 18

Economic Soundness and Feasibility 19

Promote Statutory Goals and Objectives 20

APPENDICES **22**

Appendix A: Legal Description of Project Area 22

Appendix B: Maps & Imagery of the Project Area 50

Appendix C: Legislative Body Written Consent 62

Appendix D: Project Area Budget Summary 74

Appendix E: Environmental Review 76

Appendix F: Recording & Trigger Resolution Log 123

DRAFT

AMENDMENT/REVISION TABLE

Amendment / Revision Type	Board Approval / Updated Date	Summary of Revisions	Acres (+/-)	Total Acres
#1	March 24, 2025	The amendment includes additional parcels added in Salina City for a housing development that is desperately needed in order to attract corporate investment and additional parcel designation for Manti City; Added statement on tracks funds by political subdivision	282.67	1,586.32
#2	December 9, 2025	Updated document to add parcels in the Ephraim Crossing development, Richfield South zone, a new manufacturing project in Gunnison City, and a smaller industrial park in Wayne County; Added Appendix F Recording & Trigger Resolution Log	253.37	1,839.69
Minor Revision	January 7, 2026	Corrected to Range 3 East for the following parcels: 6094, 6096, 817, and 817X	0	1,839.69
#3	June 25, 2026	Updated Recruitment Strategy section and Appendix F Recordings and Trigger Resolution Log	0	1,839.69
#4	September 3, 2026	Added an additional six parcels in Salina totaling 566.83 acres.	+566.83	2,406.52
#5	Pending	Added 177.25 acres in Sanpete County and 24.20 acres in Sevier County for a total of 201.45 Acres	+201.45	2,607.97

DRAFT

Executive Summary

The Utah Inland Port Authority (UIPA) was established to facilitate appropriate development of the Inland Port's jurisdictional land and other Project Areas within the state of Utah to further the policies and objectives of the Inland Port outlined in Chapter 58, Title 11 Utah Code Annotated 1953, as amended (UIPA Act). One mechanism for achieving these purposes is the creation of a Project Area where a Development Project is proposed to take place (Project Area). A Project Area is created as explained below under the Requirements section.

In order for a Project Area to be established by UIPA, the legislative body of the county or municipality in which the Project Area is located must provide written consent. The following public entities passed formal resolutions requesting the establishment of a UIPA Project Area on the following dates:

- Ephraim City passed a resolution on October 18, 2023
- Manti City passed a resolution on January 17, 2024
- Gunnison City passed a resolution on September 20, 2023
- Salina City passed a resolution on August 23, 2023
- Richfield City passed a resolution on May 28, 2024
- Wayne County passed a resolution on May 20, 2024
- Gunnison City passed a resolution to amend on July 16, 2025
- Ephraim City passed a resolution to amend on September 17, 2025

With multiple distinct zones, the Skyline Corridor Inland Port Project Area will provide for a wider pool of resources that exist across Central Utah. Through the collaborative efforts of these land use authorities and leveraging the resources available through UIPA, we have the opportunity to catalyze substantial economic growth and foster diversified development within the designated zones of the inland port project. Each zone will work independently as a piece of the larger project area but will be unified by the need for growth and facilitate the expansion of the anticipated economic development.

Our statute requires the drafting of a Project Area Plan and Budget in conjunction with public process for adoption of the plan. This document, once adopted, would constitute the plan (Skyline Corridor Inland Port Project Plan) as required by law.

DRAFT

Logistics Infrastructure & Value Proposition

The Skyline Corridor Project Area includes areas across the three-county region of Sanpete, Sevier, and Wayne Counties. The communities where the project area parts will be located are Ephraim, Gunnison, Manti, Salina, and Richfield cities with the Wayne County project located in unincorporated Wayne County. Transportation assets include US 89, Interstate 70, and Utah State Route 24. Other important routes include Utah State Route 132 connecting Nephi and Interstate 15 to US 89 at Pigeon Hollow Junction, north of Ephraim, by way of Fountain Green and Moroni, and Utah State Route 28 connecting Gunnison to Nephi and Interstate 15. There is no immediate access to the national rail network in the three-county region.

The three counties had 52,445 residents in the 2020 Census. Kem C. Gardner Policy Institute long-term planning projections indicate continued population and employment growth in the region over the coming decades.

The largest population centers in the three-county region are Richfield (Sevier County) with a population of 7,551, Ephraim (Sanpete County) with a population of 5,611, and Loa (Wayne County) with a population of 572, all from the 2020 census.

Logistics Considerations

The Skyline Corridor Project Area spans multiple jurisdictions that may not initially appear to align with traditional logistics hubs. Visits with area businesses and local officials identified opportunities to support regional freight movement. Historically, these areas have relied heavily on agriculture for economic output. Sanpete County is one of Utah's leading agricultural regions, particularly known for its turkey farming. Sevier County has focused on tourism and recreation activities, including the Paiute ATV trail system and mountain biking trails and terrain. Wayne County is home to Capitol Reef National Park, one of Utah's five national parks. In addition to a tourism and recreation-based economy, Wayne County benefits from ranching and farming activities.

Supply and Demand

Top supplied commodities from Sanpete County include live poultry, processed poultry or eggs, fresh dressed poultry, frozen dressed poultry, and field crops. Nearly all commodities originating in Sanpete County travel by truck.

Top inbound commodities to Sanpete County include farm products, freight drayage and warehouse, food or kindred products, and petroleum or coal products.

Sevier County's top supplied commodities include coal, fertilizer products, livestock, and dairy farm products. Coal is a major outbound commodity. Freight moving into and out of Sevier County travels primarily by truck.

Top inbound commodities to Sevier County include petroleum or coal products, freight drayage and warehouse, and farm products.

DRAFT

Wayne County's top supplied commodities include farm products, freight drayage and warehouse, and waste or scrap materials.

Rail

The Denver and Rio Grande Western Railroad's Marysvale Branch served many of the towns in Sanpete and Sevier counties until the April 1983 Thistle landslide cut the line. The branch was formally abandoned in 1986, and the track was removed in 1986 and 1987.

Truck

The project area is serviced by several major arterial corridors comprising interstate highways, U.S. highways, state highways and other important thoroughfares. Noteworthy corridors include Interstate 70, U.S. 89, and Utah State Route 24. Nearly all freight originating and terminating in the project area moves by truck.

Infrastructure: Current State

Current infrastructure in the project area includes U.S. 89 with connections to U.S. 6 to the north and Interstate 70 to the south. Utah State Routes 132 and 28 provide alternate routes to Interstate 15 via Nephi. Salina is an interchange point between U.S. 50, U.S. 89, Utah State Route 24, and Interstate 70. Richfield has a direct connection to Interstate 70. Wayne County is connected to Interstate 70 via Utah State Route 24.

The nearest active freight rail is Union Pacific's line near Levan and Nephi in Juab County, about 45 road miles north of Salina. There is no rail service in Sanpete, Sevier or Wayne counties today.

Area airports serve general aviation. The Salina-Gunnison Airport is a public-use airport located five nautical miles northeast of the central business district of Salina. It is owned by the cities of Salina and Gunnison. It covers an area of 610 acres and has one asphalt runway (2/20) that measures 3,855 by 60 feet. For the 12-month period ending September 2023, the airport recorded 1,215 aircraft operations (FAA Form 5010).

The Richfield Municipal Airport is a public-use airport located one nautical mile southwest of the central business district of Richfield. It is owned by the city of Richfield. The facility has one asphalt runway (1/19) that measures 7,100 by 100 feet and offers jet fuel.

The Wayne Wonderland Airport is a public-use airport located three nautical miles southeast of Loa. It is owned by Wayne County. It has one asphalt runway (13/31) that measures 5,693 by 75 feet.

Rocky Mountain Power's Sigurd substation serves the area. Natural gas service is provided by Enbridge Gas Utah, and the Kern River interstate pipeline passes nearby in Millard County. Public data on heavy-truck charging in the area is limited.

Infrastructure: Short Term Considerations (3 - 5 years)

UDOT and CentraCom are installing fiber-optic lines along highways from Nephi to Salina, with completion planned for December 2026.

As the project area develops, it is recommended that a general roadway improvement plan be developed in coordination with the cities and counties to plan for anticipated growth. Future businesses wishing to locate inside the project area will need to coordinate with Rocky Mountain Power and Enbridge Gas Utah on the availability of power and gas infrastructure. Coordination on potential electric vehicle charging infrastructure along key highway corridors may support future truck logistics activity.

DRAFT

Infrastructure: Long Term Considerations (5+ years)

Long-term considerations for the project area include a transportation master plan for each city and county with specifics around optimizing logistics assets inside the project area. Such planning may evaluate roadway enhancements, utility extensions, and opportunities to strengthen multimodal connectivity in support of regional commodity flows.

Core Value Proposition

The Skyline Corridor Project Area is positioned to support logistics activity through its location along Interstate 70 and connections via US 89 and state routes to Interstate 15. These highway assets facilitate truck movement of regional agricultural commodities (including poultry products and farm goods) and other freight. The area's agricultural base, general aviation airports, existing power infrastructure and UDOT's fiber project are existing assets that may support future logistics activity. By enabling coordinated infrastructure planning and potential logistics nodes in communities such as Salina and Richfield, the project area may complement freight activity elsewhere in Utah through diversified Central Utah highway connectivity.

DRAFT

Overview

Purposes and Intent

By adopting this Project Area Plan and creating the Skyline Corridor Project Area, UIPA will be maximizing long-term economic benefits to the Project Area, the region, and the State; maximize the creation of high-quality jobs, and other purposes, policies, and objectives described herein and as outlined in the Port Authority Act.

Area Boundaries

A legal description of the proposed area boundaries and a map can be found in Appendices A and B.

Legislative Body Consent

Written consent from the public entities requesting the establishment of a UIPA Port Project Area can be found in Appendix C.

Landowner Exclusion

Pursuant to UCA 11-58-501," an owner of land proposed to be included within a project area may request that the owner's land be excluded from the project area." A project area exclusion request must be submitted by the respective landowner in writing to the UIPA board no more than 45 days after their public meeting under Subsection 11-58-502(1), which states, "the board shall hold at least one public meeting to consider and discuss a draft project area plan." Landowners may submit notarized written requests either in person or via certified mail to Attn: Board Secretary, 60 E. South Temple, Suite 600, Salt Lake City, UT 84111.

Project Area Budget

UIPA will prepare a yearly budget for each year prior to expending tax differential revenues. A preliminary summary budget for the project area can be found in Appendix D.

Environmental Review

For the UIPA Board to adopt a Project Area Plan, an environmental review for the project area must be completed. To ensure that any required environmental studies, documentation, or action is conducted according to federal, state, and local regulatory standards, the project area's environmental considerations are reviewed to provide recommendations for next steps and/or approval before work, which could pose environmental impacts, may commence.

DRAFT

The environmental review consists of a desktop review of publicly available environmental data that considers the following elements as applicable: Environmental Justice, NEPA Reporting Requirements, Past and Present Land Uses, Geotechnical Resources, Historical and Cultural Resources including Tribal Lands, Natural Resources, Water Resources, Environmental Quality, and Air Quality.

A brief summary of environmental considerations for the Skyline Corridor Inland Port Project Area is included below. The full environmental review report can be found in Appendix E.

Summary of Skyline Corridor Environmental Considerations

- Koosharem and Kanosh Bands of the Paiute Indian Tribe of Utah are located near the project area
- The following Threatened (T), Experimental Population, Non-Essential (EXPN), Proposed Threatened (PT), and Proposed Endangered (PE) species may exist in the project area:
    - **Utah Prairie Dog** (T) - no critical habitat has been designated
    - **Yellow-Billed Cuckoo** (T) - final critical habitat published in the Federal Register
    - **Mexican Spotted Owl** (T) - no critical habitat has been designated
    - **California Condor** (EXPN) - proposed critical habitat published in the Federal Register
    - **Monarch Butterflies** (PT) - final critical habitat published in the Federal Register
    - **Suckley's Cuckoo Bumble Bees** (PT) - no critical habitat has been designated
    - **Last Chance Townsendia** (T) - no critical habitat has been designated
    - **Ute Ladies'-tresses** (T) - no critical habitat has been designated
        - critical habitats do not exist within or overlap with any portions of the project area
- 21 migratory birds are listed on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) and may exist in the project area with breeding seasons ranging from 12/1-9/30
- Multiple wildlife management areas and the Redmond Conservation Easement are located in proximity to the project area
- Several impaired water bodies exist in or in proximity to portions of the project area, including:
    - San Pitch River and tributaries from Gunnison Reservoir to U132
    - San Pitch River and tributaries from confluence with Sevier River to tailwaters of Gunnison Reservoir
    - Salina Creek and tributaries from confluence with Sevier River
    - Lost Creek and tributaries from confluence with Sevier River upstream ~6 miles
    - Fremont River and tributaries from Bicknell to Mill Meadow Reservoir
- According to the National Wetlands Inventory (NWI), wetlands exist within the project area
    - wetlands designated in the NWI may have changed since the date of characterization
    - updated qualified wetland delineation studies shall be the final determination
- Portions of the project area experience either a 0.2% or 1% annual chance flood hazard
- Sanpete, Sevier, and Wayne Counties are all currently in attainment for all criteria pollutants

Recruitment Strategy

UIPA will coordinate with each community on the recruitment sourcing strategy and may work in conjunction with the Governor's Office of Economic Opportunity (GOEO), Economic Development Corporation of Utah (EDCUtah) and other State and regional agencies on recruitment opportunities.

Incentives, if awarded, will be offered as post-performance rebates on generated property tax differential, based on capital investment dollars spent. UIPA will not be tracking wages of jobs created but rather will target industries that create high-wage jobs.

DRAFT

Incentives may be offered as post-performance rebates on generated property tax differential, based on capital investment dollars spent. Generally, incentive amounts will not exceed 20% of annual assessed property tax paid by any business up to a capped dollar amount for more than 25 years, and final discretion for incentive amounts are with the UIPA Board. All incentives must be approved by the UIPA Board in a public meeting.

No businesses are guaranteed an incentive and the UIPA Board may decline an application at any time for any reason.

General guidelines for incentives are for businesses that are creating new growth as follows:

New Capital Investment	% of Tax Differential*
$15M	10%
$25M	15%
$50M	20%

**Post performance incentive that is respectively the total tax burden (e.g. what the incentive recipient pays) minus UIPA admin, housing, and/or any environmental commitment(s). Incentives cannot exceed what UIPA receives in Project Area differential.*

Variables that could impact the percent of tax differential awarded include the following:

- Targeted industry businesses
- Logistics volume created
- Limited water use
- Platform and capabilities of the business
- Any further details will be determined in conjunction with Wayne County and participating municipalities

Additionally, incentive applications may favor industries that provide considerations for workforce development, including internships, targeting students in the local community, both for degree and non-degree seeking students, and/or for a certain percentage of ongoing hires and retention from the local population. Incentives may additionally be evaluated by performance indicators listed below on a 5-year cycle. The trigger for this review will occur on the fifth, tenth, fifteenth, twentieth, and twenty-fifth annual reviews, completed by the land use authority.

Ephraim Inland Port Overlay

Incentives will generally favor industries such as those listed below:

- Light to Medium Manufacturing
- Technology and Remote Hubs

Manti City

Incentives will generally favor industries such as those listed below:

- Light to Medium Manufacturing
- Technology and Remote Hubs

Gunnison Valley

Incentives will generally favor industries such as those listed below:

- Light to Medium Manufacturing

DRAFT

- Logistics and Transportation
- Aerospace and Defense

Salina Industrial Park

Incentives will generally favor industries such as those listed below:

- Light to Medium Manufacturing
- Logistics and Transportation
- Cold Storage

Richfield City

Incentives will generally favor industries such as those listed below:

- Light to Medium Manufacturing
- Logistics and Transportation
- Agribusiness and Ag Processing
- Technology and Remote Hubs
- Healthcare and Senior Services

Wayne Industrial Park

Incentives will generally favor industries such as those listed below:

- Light to medium manufacturing
- Agriculture Processing
- Renewable Energy
- Healthcare and Senior Services
- Transportation and Logistics
- Warehouse and Distribution

Project Area Performance Indicators

UIPA will monitor and record the economic benefit of this Project Area and report this information biannually to the UIPA Board and the municipalities of Ephraim, Manti, Gunnison, Salina, Richfield and Wayne County. UIPA will work with the county and the municipalities to determine the right key performance indicators. The following represent likely performance indicators that UIPA will report on:

1. Number of high paying jobs as defined by state statute (average county wage or higher)
2. Change in county poverty rate
3. Total jobs created
4. Total attrition values
5. Commodity flow by type and value
6. Improvements to road and rail
7. Infrastructure improvements including power, water, sewage, fiber, etc.
8. Improvements to total power output generated inside the project area
9. Capital investment into the project area
10. Targeted recruiting of industries inside the project area

DRAFT

Conclusion

The Utah Inland Port Authority is honored to assist these communities with economic growth and development. This managed, sustainable growth brings numerous benefits, including job creation, improved infrastructure, and economic diversification, all of which contribute to a more resilient local economy. By attracting new businesses and supporting small enterprises, each community can reduce its dependence on traditional industries and offer higher household incomes, enhancing the overall quality of life. Additionally, revitalization efforts and sustainable practices help preserve each community's cultural heritage and natural beauty, fostering community pride and long-term economic stability.

These improvements position Ephraim, Manti, Gunnison, Salina, Richfield and Wayne County as forward-thinking communities capable of adapting to future challenges and opportunities, making them attractive places for residents and investors alike.

Staff Recommendation

The Administrative Staff of the Utah Inland Port Authority recommends the Board amend the Skyline Corridor Inland Port Project Area.

DRAFT

Requirements

The UIPA Act outlines certain steps that must be followed before the Skyline Corridor Project Area Plan is adopted. The requirements are as follows:

Statutory Requirement

A draft of the Project Area Plan must be prepared.

A Project Area Plan shall contain:

(a) Legal description of the boundary of the project area;

(b) The Authority's purposes and intent with respect to the project area; and

(c) The board's findings and determination that:

(i) there is a need to effectuate a public purpose;

(ii) there is a public benefit to the proposed development project;

(iii) it is economically sound and feasible to adopt and carry out the project area plan; and

(iv) carrying out the project area plan will promote the goals and objectives stated in Subsection 11-58-203(1).

Adoption of the Project Area Plan is contingent on the UIPA Board receiving written consent to the land's inclusion in the project areas from:

- Legislative Body (See Exhibit C)

Source: UCA 11-58-501 Preparation of project area plan -- Required contents of project area plan.

The UIPA Board shall hold at least one public meeting to consider the draft Project Area Plan.

At least 10 days before holding the public meeting, the board shall give notice of the public meeting:

(a) to each Taxing Entity;

(b) to a municipality where the proposed project area is located or any municipality that is located within one-half mile of the proposed area; and,

(c) on the Utah Public Notice Website.

After public input is received and evaluated and at least one public meeting is held, the UIPA Board may adopt this Project Area Plan, which such modifications as it considers necessary or appropriate.

Source: UCA 11-58-502 Public meeting to consider and discuss draft project are plan – Notice – Adoption of plan

In addition, after the Project Area Plan is adopted, its adoption must be property advertised and notice given to certain governmental entities, along with an accurate map or plat, all as provided in the UIPA Act.

DRAFT

Source: UCA 11-58-503 Notice of project area plan adoption – Effective date of plan – Time for challenging a project area plan or project area

DRAFT

Board Findings & Determination

Pursuant to UIPA Act, the Board makes the following findings and determination:

Public Purpose

"There is a need to effectuate a public purpose."

Taken from the Utah Inland Port Authority website, "The Utah Inland Port Authority was created to pioneer and implement strategic and sustainable logistics-backed economic solutions that enhance the lives of Utahns and establish Utah as a global industry connector." This is important when considering a relationship between the Utah Inland Port Authority and the three-region area comprising the Skyline Corridor Project Area.

Historically, this region has relied heavily on the coal, agriculture and tourism sectors, resulting in a cyclical pattern of boom and bust. The recent decline in coal production has exacerbated this trend, leading to prolonged economic downturns. However, through collaboration with the Utah Inland Port Authority, we have the opportunity to foster economic diversification and capitalize on the existing assets of the region. This partnership will facilitate the emergence of new industries, offer stable, high-paying jobs and generate additional tax revenue. Ultimately, this initiative aims to improve the overall quality of life for all residents of the region.

As a diverse region, there have been established zones for the project area, each with a specific purpose to better serve the diverse needs of the county, and to answer to the growing needs of industry.

Ephraim City

Ephraim City, Utah, founded in 1854 by Scandinavian settlers, has a history rooted in agriculture, with early economic activity centered around farming and livestock. The arrival of the Sanpete Valley Railroad in the 1880s connected Ephraim to broader markets, boosting trade and local businesses. The establishment of Snow College in 1888 marked a significant economic shift, as the college became a key driver of growth, attracting students and fostering local businesses. Over time, Ephraim's economy diversified beyond agriculture, incorporating education, healthcare, and retail, while maintaining its agricultural heritage.

As Ephraim City grows, we are committed to managing this growth responsibly, ensuring that both current and incoming families have the support they need as their children grow and start families of their own. By fostering local entrepreneurship, we aim to meet community needs and fill niche markets, further diversifying the economy and creating a thriving environment where businesses and families can prosper. Snow College continues to attract students globally, and our strong partnerships with local companies encourage these students to build their careers right here in Ephraim.

Manti City

Manti, Utah, established in 1849 by Mormon pioneers, has a historically agrarian economy rooted in farming, ranching, and small-scale industry. Early settlers cultivated crops like wheat, corn, and alfalfa and raised livestock, taking advantage of the fertile soil and access to water from the nearby Sanpitch River. The completion of the Manti LDS Temple in 1888 brought economic benefits, attracting visitors and creating jobs. Over time, the local economy diversified modestly, incorporating small businesses,

DRAFT

quarrying from nearby limestone deposits, and timber harvesting. Despite modernization, Manti's economy has remained relatively small and rural, with agriculture and tourism playing key roles in its development.

As Manti City continues to grow, it is essential to preserve its historical significance and rural character. The focus is on strategic and responsible development, fostering enough growth to create opportunities for future generations to build their lives in the community they cherish while maintaining the unique charm and family-friendly atmosphere that makes Manti so special.

Gunnison Valley

Gunnison City, Utah, established in the mid-19th century, has an economic history deeply rooted in agriculture and livestock, which were the primary industries for many decades. The city's economy initially revolved around farming, with early settlers cultivating crops such as wheat and alfalfa, and raising cattle and sheep. As transportation infrastructure improved, including the development of railroads, Gunnison's agricultural products gained access to broader markets, enhancing trade and local prosperity. Over time, the city diversified its economy, with small businesses and manufacturing contributing to its growth. In recent years, Gunnison has continued to evolve, balancing its agricultural heritage with new economic opportunities in education, healthcare, and services, reflecting broader regional trends in economic development.

Gunnison City's recent success and growth have been driven by a strong presence in carbon fiber manufacturing. The Utah Inland Port Authority (UIPA) is committed to supporting Gunnison City in maintaining its growth trajectory and enhancing the quality of life for its residents, providing opportunities for those who wish to start and expand their businesses and attracting outside businesses to locate in Gunnison Valley.

Salina Industrial Park

Salina, Utah, founded in the 1860s, has an economic history rooted in agriculture and mining. Early settlers focused on farming and livestock, taking advantage of the fertile lands in the area. The discovery of coal in nearby mines in the late 19th century significantly boosted Salina's economy, making it a key hub for coal production and transportation, particularly after the arrival of the railroad. Over the years, Salina's economy diversified to include small businesses, manufacturing, and services, though agriculture and mining continued to play important roles. Today, Salina balances its historical economic foundations with new growth opportunities in industries such as tourism, energy, and manufacturing, contributing to its ongoing development and community resilience.

Salina's strategic location along I-70 positions it as an ideal hub for transportation and logistics businesses. UIPA aims to help Salina leverage this advantage by creating shovel-ready development sites for businesses seeking to establish themselves along this heavily trafficked corridor.

Richfield City

Richfield, Utah, established in the mid-19th century, initially developed as an agricultural community with early settlers focusing on farming and livestock. The city's economic landscape expanded with the arrival of the Sanpete Valley Railroad in the 1880s, which facilitated trade and bolstered local businesses. In the early 20th century, the establishment of Snow College significantly influenced Richfield's economy by attracting students and staff, contributing to the growth of local services and businesses. Over time, Richfield's economy diversified, incorporating sectors such as retail, healthcare, and technology, while continuing to benefit from its agricultural roots.

DRAFT

Today, Richfield balances its historical economic foundations with modern growth opportunities, positioning itself as a central hub for commerce and education in the region.

UIPA aims to support Richfield in further diversifying its economy, accommodating rapid population growth, and enabling local children to thrive and build their own families. With multiple access points to I-70 and a bustling regional airport, Richfield offers a range of advantages that make it an attractive location for various industries.

Wayne Industrial Park

Wayne County, Utah, established in the late 19th century, initially thrived on agriculture, with early settlers focusing on farming and livestock in its vast rural landscapes. The discovery of minerals, including copper and uranium, in the early 20th century brought a wave of mining activity that significantly influenced the county's economy. Over the decades, Wayne County's economy diversified further with the development of tourism, driven by its proximity to scenic natural attractions like Capitol Reef National Park. Today, while agriculture and mining remain important, tourism has become a major economic driver, complementing local businesses and contributing to the county's growth and resilience.

With its abundant natural beauty and resources, UIPA aims to help Wayne County further diversify its economy. This includes exploring the revival of previously declining industries and providing local entrepreneurs with the support and space needed to expand their businesses, thereby generating new jobs and enhancing the county's self-sufficiency.

Public Benefit

"There is a public benefit to the proposed Project Area."

The region's priority is the movement from the historical boom and bust economic models of its past to a sustained continual growth model for the generations to come. In the more recent past, the region has faced the challenge of forced reduction in use of the coal industry and other stressful economic downturns. Residents have felt the rise and fall of industries whose models were reliant on external factors for growth and likewise, were subject to fall. Fortunately, the region has sustained their way of life through a long history of this kind of economic turmoil. By sustainably working to support greater economic resiliency in this area, the region will have the opportunity to move forward in ways that will sustain its residents for generations to come.

Creating the Skyline Corridor Project Area would stimulate economic development in each of these communities by attracting new businesses and encouraging expansion, leading to job creation and increased property values. The project area would enhance public infrastructure, reduce blight, and improve the overall quality of life for residents by providing better access to services and amenities. Additionally, the project area would expand each community's tax base, support affordable housing initiatives, and promote sustainable, planned growth that aligns with Ephraim, Manti, Gunnison, Salina, Richfield and Wayne County's individual long-term goals. By leveraging public funds to attract private investment, the Skyline Corridor Project Area will ensure the community's resilience and prosperity for years to come.

DRAFT

Economic Soundness and Feasibility

"It is economically sound and feasible to adopt and carry out the Project Area plan."

UIPA determines and finds that development of the Skyline Corridor Project Area, as contemplated by UIPA, property owners, and the local governments will be economically sound and feasible.

A Project Area budget summary based on current estimates is included as Appendix D. Through the investment of property tax differential, the Project Area will grow faster and in a more coordinated manner than would be possible otherwise. This will result in long-term financial returns for the taxing entities that are greater than would be achieved if the Project Area is not undertaken.

The Project Area has infrastructure needs in order to optimize the project area and fully utilize rail in the area, and the Project Area will enable the use of property tax incentives to recruit companies that will provide jobs and make substantial economic investments in the area. The Project Area will allow for the reinvestment of differential in the area for both infrastructure and company incentives for targeted industries.

The property tax differential collected from the Skyline Corridor Project Area is 75% of the difference between the property tax revenues and the property tax revenue that would be generated from the base taxable revenues generated in 2023, with the remaining 25% flowing through to the taxing entities. Differential collected shall begin on a parcel-by-parcel basis on the date specified by board resolution and continue for 25 years for each parcel. The collection period may be extended for an additional 15 years by the board if it is determined that doing so produces a significant benefit. The expected initial trigger date for the tax differential is 2025.

UIPA is aware of the Tipperary Industrial Park Economic Development Area (EDA) that covers some parcels in The Skyline Corridor Project Area in Salina. An EDA collects tax increment similar to an Inland Port Project Area but was created by the local governmental entity. These parcels in the project area have not been triggered under the EDA, and therefore no tax increment has been generated. Before UIPA can trigger these parcels as part of this project area, they will need to be legally removed from the EDA.

In addition to the differential and with a positive recommendation from the respective land-use entity, UIPA may sponsor Public Infrastructure Districts (PID) in the Project Area. A PID is a separate taxing entity that may levy taxes and issue bonds, often with the pledge of expected tax differential. A PID is formed following consent of property owners and is governed by a separate board. UIPA will not manage or control the PID, and no liability of the PID will constitute a liability against UIPA. PIDs also require the creation of governing documents, which define the membership and tax rate of the PID. The purpose of PID-assessed taxes and bonds is to pay for public infrastructure needs in the district, especially those with a large benefit across the project area.

Bonds issued by the district may be guaranteed and paid back by tax differential revenues. An Authority Infrastructure Bank (AIB) loan for infrastructure needs could also be granted via separate approval by the UIPA board, and such loans would be repayable from tax differential proceeds or revenues from the loan recipient.

Projected tax differentials received by UIPA for the 25-year term of the Project Area are approximately $49.3 million. UIPA will prepare and adopt a formal budget prior to expending tax differential funds, and current projections are preliminary and expected to change. UIPA may apply the funds collected to encourage growth in the Project Area as deemed appropriate by UIPA and the participating entities as contemplated in the Project Area Plan, including but not limited to the cost and maintenance of public infrastructure and other improvements located within or benefitting the Project Area.

DRAFT

UIPA will contract with qualified developers and other parties to spend tax differential on public infrastructure that benefits the community. Allowable uses of tax differential include:

- Roads
- Utilities
- Associated costs of public utilities
- Business recruitment incentives
- Rail infrastructure and rail crossings
- Other logistics infrastructure
- Administrative expenses
- Infrastructure bank loan repayment
- A tax Sharing agreement with a PID for repayment of PID bonds used for public infrastructure

UIPA will establish auditing rights with developers to ensure provided funding is used only for allowable uses and report findings to participating entities. Following the initial planned development and agreements, UIPA staff will coordinate with participating entities to determine if unencumbered differential should be used for additional development or on other public infrastructure. Not less than every five years, UIPA will review with major Taxing Entities the Differential being remitted to UIPA and determine if any adjustments to the amount passed through to Taxing Entities or the administration percentage should be adjusted.

Funds within the project area will be tracked by political subdivision. Funds will not be used across jurisdictions without an interlocal agreement.

Promote Statutory Goals and Objectives

"Carrying out the Project Area Plan will promote UIPA goals and objectives."

The Skyline Corridor Project Area promotes the following goals and objectives (U.C.A. 11-58-203) to be considered a UIPA Project Area:

(a) maximize long-term economic benefits to the area, the region, and the state;
(b) maximize the creation of high-quality jobs;
(c) respect and maintain sensitivity to the unique natural environment of areas in proximity to the authority jurisdictional land and land in other authority project areas;
(d) improve air quality and minimize resource use;
(e) respect existing land use and other agreements and arrangements between property owners within the authority jurisdictional land and within other authority project areas and applicable governmental authorities;
(f) promote and encourage development and uses that are compatible with or complement uses in areas in proximity to the authority jurisdictional land or land in other authority project areas;
(g) take advantage of the authority jurisdictional land's strategic location and other features, including the proximity to transportation and other infrastructure and facilities, that make the authority jurisdictional land attractive to:
    (i) businesses that engage in regional, national, or international trade; and
    (ii) businesses that complement businesses engaged in regional, national, or international trade;
(h) facilitate the transportation of goods;
(i) coordinate trade-related opportunities to export Utah products nationally and internationally;
(j) support and promote land uses on the authority jurisdictional land and land in other authority project areas that generate economic development, including rural economic development;
(k) establish a project of regional significance;

DRAFT

(l) facilitate an intermodal facility;
(m) support uses of the authority jurisdictional land for inland port uses, including warehousing, light manufacturing, and distribution facilities;
(n) facilitate an increase in trade in the region and in global commerce;
(o) promote the development of facilities that help connect local businesses to potential foreign markets for exporting or that increase foreign direct investment;
(q) encourage the development and use of cost-efficient renewable energy in project areas
(r) aggressively pursue world-class businesses that employ cutting-edge technologies to locate within a project area; and,
(s) pursue land remediation and development opportunities for publicly owned land to add value to a project area

DRAFT

Appendices

Appendix A: Legal Description of Project Area

Disclaimer

No warranties or certification, express or implied, are provided for any and all property boundary descriptions provided by the Utah Geospatial Resource Center (UGRC). The following property boundary descriptions have been compiled as a best effort service strictly for general purpose informational use and any interpretations made are the responsibility of the User.

The State of Utah and County Governments, their elected officials, officers, employees, and agents assume no legal responsibilities for the information contained herein and shall have no liability for any damages, losses, costs, or expenses, including, but not limited to attorney's fees, arising from the use or misuses of the information provided herein. The User's use thereof shall constitute an agreement by the User to release The State of Utah and County Government, its elected officials, officers, employees, and agents from such liability.

By using the information contained herein, the User is stating that the above Disclaimer has been read and that he/she has full understanding and is in agreement with the contents of this disclaimer. Property boundary information depicted in this document is derived by one of two methods; it is either based directly on the legal descriptions provided on recorded documents on file in County Recorders' Offices, or it has been calculated and formatted using digital tools and existing polygon boundaries provided by the Utah Inland Port Authority or local county parcel data.

In both cases, these descriptions are NOT intended to be used for legal litigation, boundary disputes, or construction planning. These descriptions are for general reference or informational use only. Users interested in pursuing legal litigation and/or boundary disputes should consult an attorney or licensed surveyor, or both.

Ephraim North

A part of the Southeast Quarter of Section 33, Township 16 South, Range 3 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 88° 21' 48" West along the section line for a distance of 1307.99 feet and North 0° 0' 1" West for a distance of 517.24 feet from the Southeast Corner of Section 33 or POINT OF BEGINNING; and running thence North 0° 0' 0" West, a distance of 277.02 feet; thence North 89° 59' 57" West, a distance of 632.34 feet; thence North 89° 59' 57" West, a distance of 74.03 feet; thence North 0° 0' 3" West, a distance of 993.95 feet; thence North 69° 59' 29" East, a distance of 19.26 feet; thence North 89° 59' 59" West, a distance of 6.23 feet; thence North 0° 0' 0" West, a distance of 150.48 feet; thence North 25° 52' 0" East, a distance of 625.68 feet; thence South 89° 59' 52" East, a distance of 370.53 feet; thence South 0° 0' 0" East, a distance of 658.49 feet; thence South 90° 0' 0" East, a distance of 51.01 feet; thence North 90° 0' 0" East, a distance of 680.46 feet; thence South 0° 40' 38" West, a distance of 669.95 feet; thence South 90° 0' 0" West, a distance of 343.20 feet; thence South 0° 0' 0" East, a distance of 662.64 feet; thence South 90° 0' 0" West, a distance of 329.34 feet to the POINT OF BEGINNING.

DRAFT

Contains 40.48 acres more or less.

Ephraim Crossing

Contains parts of the Eastern Half of Section 8, Section 9, and a part of the Northeast Corner of Section 17, Township 17 South, Range 3 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 88° 35' 17" West along the section line for a distance of 602.76 feet from the Southeast Corner of Section 8, Township 17 South, Range 3 East, Salt Lake Base & Meridian or POINT OF BEGINNING; and running thence North 0° 0' 2" East for a distance of 14.89 feet; South 18° 47' 29" West, a distance of 12.33 feet; thence South 89° 58' 42" West, a distance of 57.43 feet; thence South 0° 0' 1" East, a distance of 273.58 feet; thence North 89° 59' 58" West, a distance of 12.57 feet; thence North 0° 0' 19" East, a distance of 11.87 feet; thence South 88° 55' 29" West, a distance of 541.15 feet; thence North 1° 11' 23" West, a distance of 624.43 feet; thence North 89° 59' 57" East, a distance of 82.93 feet; thence North 7° 0' 0" East, a distance of 80.93 feet; thence North 90° 0' 0" East, a distance of 564.88 feet; thence South 89° 56' 3" East, a distance of 560.87 feet; thence South 89° 59' 57" East, a distance of 12.02 feet; thence North 89° 45' 3" East, a distance of 103.63 feet; thence North 89° 56' 46" East, a distance of 202.40 feet; thence North 34° 52' 44" East, a distance of 119.66 feet; thence South 0° 3' 25" East, a distance of 117.68 feet; thence South 89° 4' 8" East, a distance of 868.39 feet; thence South 89° 4' 12" East, a distance of 126.06 feet; thence North 1° 27' 25" West, a distance of 3.81 feet; thence North 89° 12' 55" East, a distance of 198.91 feet; thence North 89° 4' 8" East, a distance of 199.99 feet; thence North 88° 33' 49" East, a distance of 71.75 feet; thence North 25° 24' 54" East, a distance of 376.85 feet; thence North 89° 59' 51" East, a distance of 3.83 feet; thence North 26° 15' 4" East, a distance of 398.01 feet; thence North 26° 20' 27" East, a distance of 746.92 feet; thence North 25° 0' 5" East, a distance of 531.24 feet; thence North 90° 0' 0" East, a distance of 24.01 feet; thence North 25° 15' 0" East, a distance of 300.00 feet; thence North 90° 0' 0" West, a distance of 266.57 feet; thence South 90° 0' 0" West, a distance of 106.10 feet; thence North 16° 4' 7" East, a distance of 166.03 feet; thence South 89° 48' 8" West, a distance of 73.27 feet; thence North 15° 46' 46" East, a distance of 34.07 feet; thence South 89° 59' 59" West, a distance of 731.76 feet; thence South 60° 58' 56" West, a distance of 67.72 feet; thence North 89° 59' 47" West, a distance of 234.95 feet; thence South 43° 0' 1" West, a distance of 11.05 feet; thence North 90° 0' 0" West, a distance of 346.25 feet; thence North 7° 46' 24" East, a distance of 56.97 feet; thence North 87° 44' 18" West, a distance of 663.21 feet; thence South 13° 36' 57" West, a distance of 113.81 feet; thence North 89° 58' 0" West, a distance of 333.50 feet; thence North 0° 1' 57" East, a distance of 436.36 feet; thence North 87° 41' 10" West, a distance of 101.55 feet; thence North 88° 26' 2" West, a distance of 177.81 feet; thence North 88° 27' 8" West, a distance of 672.56 feet; thence South 0° 0' 0" East, a distance of 486.34 feet; thence South 0° 0' 0" East, a distance of 167.01 feet; thence South 89° 59' 58" West, a distance of 96.60 feet; thence South 0° 0' 3" West, a distance of 45.25 feet; thence North 89° 59' 52" West, a distance of 695.30 feet; thence North 0° 0' 7" West, a distance of 15.85 feet; thence North 89° 59' 57" West, a distance of 652.06 feet; thence South 89° 57' 23" West, a distance of 23.78 feet; thence South 0° 0' 3" East, a distance of 333.95 feet; thence South 0° 0' 3" East, a distance of 30.77 feet; thence South 89° 59' 55" West, a distance of 140.16 feet; thence South 0° 0' 6" East, a distance of 346.50 feet; thence North 89° 59' 56" East, a distance of 147.66 feet; thence South 7° 59' 59" West, a distance of 1366.76 feet; thence South 89° 59' 58" West, a distance of 174.75 feet; thence South 0° 0' 8" East, a distance of 41.81 feet; thence South 0° 0' 4" West, a distance of 379.99 feet; thence South 0° 0' 4" East, a distance of 279.99 feet; thence South 0° 0' 0" West, a distance of 249.32 feet; thence South 89° 58' 59" West, a distance of 37.61 feet; thence South 0° 0' 17" West, a distance of 362.98 feet; thence South 89° 59' 58" East, a distance of 1353.02 feet; thence North 0° 0' 1" West, a distance of 34.22 feet; thence North 89° 59' 59" East, a distance of 63.61 feet; thence

DRAFT

South 89° 59' 54" East, a distance of 691.69 feet; thence North 0° 0' 4" East, a distance of 909.12 feet to the POINT OF BEGINNING.

Contains 304.39 acres more or less.

Ephraim South Area

A part of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 9, Township 17 South, Range 3 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 88° 29' 31" West for a distance of 1372.65 feet and South 0° 30' 0" East for a distance of 306.72 feet from the East Corner of Section 9 or POINT OF BEGINNING; and running thence South 0° 30' 0" East, a distance of 380.62 feet; thence North 88° 45' 0" West, a distance of 542.00 feet; thence North, a distance of 378.18 feet; thence South 89° 0' 1" East, a distance of 20.35 feet; thence North, a distance of 56.32 feet; thence East, a distance of 25.08 feet; thence South 0° 0' 0" East, a distance of 56.76 feet; thence South 89° 0' 0" East, a distance of 493.20 feet to the POINT OF BEGINNING.

Contains 4.74 acres more or less.

Manti North Area

A part of Section 6, Township 18 South, Range 2 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South for a distance of 1,323.81 feet and continuing East for a distance of 215.99 feet from the Northwest Corner of Section 6 or POINT OF BEGINNING; thence South 90° 00' 00" East, a distance of 200.80 feet; thence South 90° 00' 00" East, a distance of 613.01 feet; thence North 0° 00' 13" East, a distance of 1.99 feet; thence South 89° 59' 55" East, a distance of 352.41 feet; thence North 89° 40' 27" East, a distance of 3.48 feet; thence South 22° 37' 25" West, a distance of 0.02 feet; thence South 89° 59' 47" East, a distance of 0.01 feet; thence South 22° 22' 13" West, a distance of 130.57 feet; thence South 22° 22' 13" West, a distance of 802.45 feet; thence South 22° 22' 13" West, a distance of 2.02 feet; thence North 89° 59' 47" West, a distance of 0.01 feet; thence North 89° 59' 47" West, a distance of 0.02 feet; thence North 89° 59' 47" West, a distance of 44.66 feet; thence North 89° 59' 47" West, a distance of 368.34 feet; thence North 0° 00' 00" West, a distance of 60.00 feet; thence North 89° 10' 24" East, a distance of 0.02 feet; thence North 0° 00' 02" West, a distance of 435.56 feet; thence North 89° 59' 45" West, a distance of 200.00 feet; thence North 0° 00' 17" West, a distance of 106.92 feet; thence North 0° 00' 17" West, a distance of 1.97 feet; thence North 0° 00' 09" West, a distance of 258.23 feet to the POINT OF BEGINNING.

Contains 13.40 acres more or less.

Manti South Area

A part of Sections 13 & 18, Township 18 South, Range 2 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 89° 59' 46" East for a distance of 0.03 feet from the East Quarter Corner of Section 13 or POINT OF BEGINNING; thence South 0° 16' 18" West, a distance of 1,351.74 feet; thence North 87° 55' 50" West, a distance of 513.55 feet; thence North 87° 55' 50" West, a distance of 810.81 feet; thence North 87° 55' 50" West, a distance of 265.84 feet; thence North 0° 14' 56" West, a distance of 1,301.59 feet; thence North 86° 43' 20" West, a distance of 85.88 feet; thence North 86° 43' 20" West, a distance of 853.14 feet; thence North 86° 43' 20" West, a distance of 12.11 feet; thence North 86° 43' 20" West, a distance of 18.85 feet; thence North 86° 43' 20" West, a distance of 13.71 feet; thence North 86° 43' 20" West, a distance of 66.50 feet; thence North 0° 09' 31" East, a

DRAFT

distance of 12.04 feet; thence South 88° 17' 01" East, a distance of 16.02 feet; thence North 0° 00' 04" East, a distance of 543.26 feet; thence North 0° 00' 04" East, a distance of 259.53 feet; thence North 54° 43' 55" East, a distance of 814.99 feet; thence North 90° 00' 00" East, a distance of 32.23 feet; thence North 90° 00' 00" East, a distance of 544.14 feet; thence North 90° 00' 00" East, a distance of 1,398.21 feet; thence South 0° 00' 02" West, a distance of 1,320.57 feet; thence South 89° 51' 12" West, a distance of 6.21 feet; thence South 0° 16' 21" West, a distance of 31.67 feet to the POINT OF BEGINNING.

Contains 125.94 acres more or less.

Gunnison Valley

Contains parts of the Southeast Quarter of Section 9, the Southwest Quarter of Section 10, the Northwest Quarter of Section 15, and the Northeast Corner of Section 16, Township 19 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 0° 11' 25" East for a distance of 72.78 feet and North 89° 59' 54" West for a distance of 17.34 feet from the East Quarter Corner of Section 16 or POINT OF BEGINNING; and running thence North 89° 59' 59" West, a distance of 1320.01 feet; thence North 0° 0' 1" West, a distance of 1045.39 feet; thence North 89° 34' 3" West, a distance of 860.28 feet; thence North 86° 46' 31" West, a distance of 99.87 feet; thence North 1° 20' 28" East, a distance of 1576.87 feet; thence North 1° 20' 29" East, a distance of 651.82 feet; thence South 87° 3' 45" West, a distance of 283.89 feet; thence North 2° 13' 10" East, a distance of 681.20 feet; thence North 90° 0' 0" East, a distance of 638.23 feet; thence North 1° 52' 11" East, a distance of 27.16 feet; thence South 89° 50' 50" East, a distance of 70.22 feet; thence South 1° 34' 23" West, a distance of 26.97 feet; thence North 89° 59' 59" East, a distance of 5.14 feet; thence North 1° 57' 31" East, a distance of 23.75 feet; thence North 1° 57' 34" East, a distance of 28.97 feet; thence North 89° 56' 29" East, a distance of 700.00 feet; thence North 89° 58' 9" East, a distance of 535.00 feet; thence South 0° 0' 0" East, a distance of 1058.18 feet; thence South 89° 56' 19" West, a distance of 535.00 feet; thence North 0° 0' 8" East, a distance of 58.50 feet; thence South 89° 41' 5" West, a distance of 245.10 feet; thence South 0° 24' 59" East, a distance of 100.71 feet; thence South 0° 20' 54" East, a distance of 101.47 feet; thence South 0° 20' 39" East, a distance of 161.64 feet; thence South 89° 48' 58" East, a distance of 618.31 feet; thence North 89° 55' 37" East, a distance of 720.00 feet; thence North 0° 2' 16" East, a distance of 1312.96 feet; thence North 89° 27' 7" East, a distance of 1344.98 feet; thence North 89° 27' 12" East, a distance of 1344.98 feet; thence South 0° 8' 38" East, a distance of 1309.46 feet; thence South 89° 22' 38" West, a distance of 54.60 feet; thence South 0° 7' 36" East, a distance of 276.10 feet; thence South 7° 9' 23" West, a distance of 36.16 feet; thence South 0° 0' 0" East, a distance of 1072.50 feet; thence South 90° 0' 0" West, a distance of 2640.00 feet; thence North 88° 59' 58" West, a distance of 19.16 feet; thence South 0° 6' 33" West, a distance of 1283.40 feet to the POINT OF BEGINNING.

Contains 330.12 acres more or less

Salina Industrial Park

A part of Section 35, Township 21 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 88° 20' 6" West for a distance of 804.19 feet from the Southeast Corner of Section 35 or POINT OF BEGINNING; and running thence North 1° 41' 58" West, a distance of 140.22 feet; thence South 88° 18' 1" West, a distance of 58.43 feet; thence South 88° 18' 2" West, a distance of 453.71 feet; thence South 88° 18' 4" West, a distance of 3.48 feet; thence South 88° 18' 1" West, a distance of 183.29 feet; thence South 88° 21' 33" West, a distance of 897.82 feet; thence South 88° 22' 5" West, a distance of 232.16 feet; thence South 88° 20' 40" West, a distance of 702.86 feet;

DRAFT

thence South 1° 59' 52" East, a distance of 99.84 feet; thence South 88° 21' 51" West, a distance of 614.74 feet; thence North 2° 0' 2" West, a distance of 1325.55 feet; thence North 88° 1' 0" East, a distance of 614.79 feet; thence North 88° 4' 43" East, a distance of 663.86 feet; thence North 88° 4' 47" East, a distance of 42.88 feet; thence North 1° 47' 33" West, a distance of 1332.91 feet; thence North 87° 47' 18" East, a distance of 727.35 feet; thence South 1° 34' 31" East, a distance of 394.59 feet; thence North 87° 29' 28" East, a distance of 241.99 feet; thence South 1° 38' 40" East, a distance of 299.59 feet; thence South 1° 46' 18" East, a distance of 301.01 feet; thence South 2° 53' 41" East, a distance of 343.96 feet; thence South 1° 55' 22" East, a distance of 69.66 feet; thence North 88° 4' 38" East, a distance of 155.41 feet; thence North 88° 4' 37" East, a distance of 151.41 feet; thence North 88° 4' 39" East, a distance of 21.55 feet; thence North 88° 4' 38" East, a distance of 517.83 feet; thence South 2° 15' 32" East, a distance of 1171.32 feet to the POINT OF BEGINNING.

Contains 116.60 acres more or less.

Wayne County Industrial Park

Contains parts of Section 20 and 21, Township 28 South, Range 3 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 0° 1' 35" West for a distance of 20.22 feet and South 89° 59' 51" East for a distance of 13.18 feet from the Southwest Corner of Section reference point or POINT OF BEGINNING; and running thence North 0° 0' 10" East, a distance of 1105.25 feet; thence North 0° 0' 9" East, a distance of 190.59 feet; thence North 0° 0' 9" East, a distance of 101.57 feet; thence North 62° 9' 41" West, a distance of 605.75 feet; thence North 62° 20' 59" West, a distance of 531.26 feet; thence North 64° 29' 25" West, a distance of 194.59 feet; thence North 72° 37' 3" West, a distance of 120.45 feet; thence North 0° 11' 49" West, a distance of 2289.20 feet; thence South 37° 50' 43" East, a distance of 4440.81 feet; thence South 37° 50' 43" East, a distance of 160.26 feet; thence South 73° 47' 11" East, a distance of 73.63 feet; thence South 70° 14' 37" East, a distance of 268.97 feet; thence South 67° 6' 39" East, a distance of 131.61 feet; thence South 59° 0' 4" East, a distance of 196.81 feet; thence South 52° 10' 34" East, a distance of 359.20 feet; thence South 54° 41' 57" East, a distance of 275.45 feet; thence South 0° 0' 9" West, a distance of 35.13 feet; thence South 0° 0' 9" West, a distance of 24.01 feet; thence North 89° 59' 50" West, a distance of 2640.61 feet to the POINT OF BEGINNING.

Contains 122.13 acres more or less

Richfield 1

A part of Section 24, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 88° 40' 9" West for a distance of 1276.22 feet from the Northeast Corner of Section 24 or POINT OF BEGINNING; and running thence North 88° 40' 9" West, a distance of 1276.22 feet; thence South 89° 49' 46" West, a distance of 1325.45 feet; thence South 0° 6' 41" East, a distance of 322.86 feet; thence South 89° 53' 0" West, a distance of 705.74 feet; thence North 0° 3' 21" West, a distance of 322.23 feet; thence South 89° 49' 57" West, a distance of 619.97 feet; thence South 89° 49' 58" West, a distance of 85.45 feet; thence South 0° 0' 0" West, a distance of 88.82 feet; thence South 0° 0' 0" West, a distance of 232.79 feet; thence South 0° 0' 0" East, a distance of 702.06 feet; thence North 48° 59' 9" East, a distance of 118.69 feet; thence North 48° 59' 8" East, a distance of 74.64 feet; thence North 62° 36' 28" East, a distance of 435.03 feet; thence North 63° 31' 9" East, a distance of 74.49 feet; thence North 61° 30' 48" East, a distance of 38.67 feet; thence South 9° 38' 34" East, a distance of 186.89 feet; thence South 16° 11' 22" East, a distance of 136.38 feet; thence North 63° 22' 33" East, a distance of 190.97 feet; thence North 63° 28' 32" East, a distance of 450.45 feet; thence

DRAFT

North 63° 26' 53" East, a distance of 152.20 feet; thence South 0° 6' 40" East, a distance of 219.63 feet; thence South 0° 6' 41" East, a distance of 512.04 feet; thence North 89° 49' 42" East, a distance of 210.69 feet; thence South 54° 39' 43" West, a distance of 114.00 feet; thence South 64° 39' 18" West, a distance of 52.00 feet; thence South 72° 0' 0" East, a distance of 315.93 feet; thence South 34° 44' 52" East, a distance of 94.89 feet; thence South 55° 15' 8" West, a distance of 374.43 feet; thence South 54° 59' 59" West, a distance of 142.22 feet; thence South 54° 59' 59" West, a distance of 281.84 feet; thence South 12° 9' 19" East, a distance of 0.02 feet; thence South 12° 26' 3" East, a distance of 91.30 feet; thence South 12° 26' 3" East, a distance of 33.29 feet; thence South 12° 26' 3" East, a distance of 46.54 feet; thence South 90° 0' 0" West, a distance of 214.01 feet; thence South 22° 48' 26" West, a distance of 158.52 feet; thence South 22° 48' 26" West, a distance of 336.12 feet; thence South 22° 48' 26" West, a distance of 196.62 feet; thence South 20° 22' 48" West, a distance of 82.40 feet; thence South 20° 22' 47" West, a distance of 47.85 feet; thence North 69° 39' 38" West, a distance of 212.17 feet; thence North 69° 32' 50" West, a distance of 405.17 feet; thence South 17° 36' 0" East, a distance of 82.84 feet; thence South 12° 45' 17" West, a distance of 162.02 feet; thence South 18° 46' 53" West, a distance of 16.63 feet; thence South 18° 46' 54" West, a distance of 12.85 feet; thence South 20° 28' 15" West, a distance of 119.10 feet; thence South 39° 35' 31" West, a distance of 82.36 feet; thence South 57° 46' 42" West, a distance of 12.56 feet; thence South 57° 46' 42" West, a distance of 49.56 feet; thence South 84° 51' 41" West, a distance of 124.71 feet; thence South 86° 53' 40" West, a distance of 127.40 feet; thence South 77° 56' 55" West, a distance of 51.22 feet; thence South 45° 5' 5" West, a distance of 42.34 feet; thence South 14° 10' 48" West, a distance of 83.53 feet; thence South 13° 30' 20" West, a distance of 11.73 feet; thence South 13° 30' 23" West, a distance of 121.84 feet; thence South 12° 16' 1" West, a distance of 11.05 feet; thence South 12° 16' 2" West, a distance of 28.73 feet; thence South 12° 34' 33" West, a distance of 113.14 feet; thence South 12° 34' 31" West, a distance of 32.05 feet; thence South 76° 40' 22" East, a distance of 2.66 feet; thence South 76° 40' 41" East, a distance of 84.46 feet; thence North 11° 46' 33" East, a distance of 21.21 feet; thence South 78° 13' 27" East, a distance of 31.00 feet; thence South 78° 40' 52" East, a distance of 82.16 feet; thence North 11° 19' 9" East, a distance of 10.86 feet; thence North 14° 19' 15" East, a distance of 23.41 feet; thence North 20° 19' 33" East, a distance of 23.41 feet; thence North 26° 19' 43" East, a distance of 23.41 feet; thence North 32° 20' 3" East, a distance of 23.41 feet; thence North 38° 20' 17" East, a distance of 23.41 feet; thence North 44° 20' 29" East, a distance of 23.41 feet; thence North 39° 19' 6" West, a distance of 62.75 feet; thence North 79° 43' 0" West, a distance of 96.96 feet; thence North 10° 17' 2" East, a distance of 26.00 feet; thence South 79° 43' 0" East, a distance of 67.92 feet; thence North 54° 51' 42" East, a distance of 36.81 feet; thence North 44° 4' 26" East, a distance of 61.74 feet; thence South 43° 6' 29" East, a distance of 126.96 feet; thence North 78° 35' 39" East, a distance of 22.82 feet; thence North 84° 26' 48" East, a distance of 22.82 feet; thence South 89° 41' 58" East, a distance of 22.82 feet; thence North 88° 18' 27" East, a distance of 13.12 feet; thence North 78° 27' 54" East, a distance of 9.80 feet; thence South 21° 22' 24" East, a distance of 47.47 feet; thence South 61° 42' 39" East, a distance of 116.66 feet; thence South 61° 42' 37" East, a distance of 9.15 feet; thence North 28° 17' 17" East, a distance of 121.50 feet; thence South 61° 42' 39" East, a distance of 95.94 feet; thence South 74° 3' 24" East, a distance of 213.12 feet; thence South 89° 33' 50" East, a distance of 211.71 feet; thence South 89° 33' 50" East, a distance of 199.60 feet; thence South 0° 0' 40" East, a distance of 106.12 feet; thence South 90° 0' 0" East, a distance of 47.79 feet; thence South 42° 3' 30" East, a distance of 350.81 feet; thence South 0° 0' 0" West, a distance of 29.15 feet; thence South 0° 0' 1" West, a distance of 205.68 feet; thence South 0° 0' 57" East, a distance of 4.71 feet; thence North 89° 58' 42" West, a distance of 41.23 feet; thence South 0° 5' 0" East, a distance of 132.29 feet; thence South 89° 55' 0" West, a distance of 60.00 feet; thence South 0° 5' 1" East, a distance of 60.00 feet; thence South 0° 5' 0" East, a distance of 9.99 feet; thence South 0° 5' 0" East, a distance of 187.50 feet; thence South 0° 5' 0" East, a distance of 60.00 feet; thence South 0° 5' 1" East, a distance of 157.94 feet; thence North 66° 31' 0" East, a distance of 66.32 feet; thence North 67° 15' 6" East, a distance of 7.89 feet; thence North 62° 50' 22"

DRAFT

East, a distance of 27.72 feet; thence North 58° 25' 39" East, a distance of 27.71 feet; thence North 54° 0' 58" East, a distance of 27.72 feet; thence North 49° 36' 12" East, a distance of 27.72 feet; thence North 47° 23' 48" East, a distance of 78.02 feet; thence North 45° 11' 46" East, a distance of 25.35 feet; thence North 40° 47' 35" East, a distance of 25.35 feet; thence North 36° 23' 29" East, a distance of 25.35 feet; thence North 31° 59' 18" East, a distance of 25.35 feet; thence North 27° 35' 11" East, a distance of 25.35 feet; thence North 25° 23' 6" East, a distance of 68.24 feet; thence North 27° 13' 41" East, a distance of 105.34 feet; thence North 27° 13' 41" East, a distance of 118.30 feet; thence North 39° 47' 40" East, a distance of 76.43 feet; thence North 42° 12' 16" East, a distance of 234.26 feet; thence North 32° 30' 42" East, a distance of 97.23 feet; thence North 32° 30' 39" East, a distance of 8.83 feet; thence North 30° 41' 0" East, a distance of 169.25 feet; thence North 0° 0' 41" West, a distance of 169.79 feet; thence South 89° 49' 5" West, a distance of 405.19 feet; thence North 0° 6' 41" West, a distance of 313.25 feet; thence North 89° 51' 18" East, a distance of 670.87 feet; thence North 9° 58' 11" East, a distance of 717.13 feet; thence North 9° 58' 11" East, a distance of 202.31 feet; thence South 85° 59' 16" East, a distance of 153.09 feet; thence South 85° 59' 16" East, a distance of 96.94 feet; thence South 85° 59' 16" East, a distance of 60.15 feet; thence South 85° 59' 16" East, a distance of 113.64 feet; thence North 0° 31' 2" West, a distance of 282.50 feet; thence North 86° 47' 13" West, a distance of 205.09 feet; thence North 86° 47' 13" West, a distance of 86.24 feet; thence North 3° 12' 48" East, a distance of 24.86 feet; thence North 10° 4' 34" East, a distance of 8.89 feet; thence North 10° 4' 45" East, a distance of 12.38 feet; thence North 12° 3' 57" East, a distance of 3.48 feet; thence North 14° 3' 57" East, a distance of 43.53 feet; thence North 17° 54' 42" East, a distance of 6.43 feet; thence North 22° 10' 12" East, a distance of 0.99 feet; thence North 22° 44' 5" East, a distance of 32.84 feet; thence North 26° 29' 5" East, a distance of 6.54 feet; thence North 33° 59' 1" East, a distance of 6.54 feet; thence North 41° 28' 38" East, a distance of 6.54 feet; thence North 45° 13' 50" East, a distance of 26.28 feet; thence North 47° 49' 23" East, a distance of 4.51 feet; thence North 50° 51' 50" East, a distance of 0.88 feet; thence North 51° 24' 17" East, a distance of 58.88 feet; thence North 51° 27' 40" East, a distance of 57.10 feet; thence North 48° 29' 35" East, a distance of 117.35 feet; thence North 49° 28' 7" East, a distance of 1.66 feet; thence North 50° 38' 1" East, a distance of 0.48 feet; thence North 50° 57' 15" East, a distance of 37.76 feet; thence North 73° 3' 48" East, a distance of 33.08 feet; thence North 0° 16' 1" West, a distance of 143.13 feet; thence North 89° 11' 30" West, a distance of 165.71 feet; thence North 89° 22' 1" West, a distance of 183.33 feet; thence North 0° 32' 39" East, a distance of 190.67 feet; thence North 0° 41' 7" West, a distance of 168.99 feet; thence South 89° 16' 31" West, a distance of 134.00 feet; thence South 89° 16' 31" West, a distance of 172.71 feet; thence North 54° 38' 1" East, a distance of 29.73 feet; thence North 54° 38' 1" East, a distance of 287.33 feet; thence North 54° 38' 1" East, a distance of 113.78 feet; thence North 33° 25' 24" West, a distance of 356.21 feet; thence North 42° 6' 8" East, a distance of 299.18 feet; thence North 42° 8' 47" East, a distance of 217.29 feet; thence North 40° 29' 41" East, a distance of 320.63 feet; thence North 0° 1' 34" East, a distance of 165.96 feet to the Point of Beginning.

Contains 141.83 acres more or less.

Richfield 2

A part of Section 24, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 14' 53" East for a distance of 2247.41 feet and North 90° 0' 0" East for a distance of 1435.32 feet from the Northwest Corner of Section 24 or POINT OF BEGINNING; and running thence North 0° 7' 24" East for a distance of 74.76 feet; North 39° 29' 8" East along a curve with a chord length of 8.88 feet and a radius of 7.09 feet; thence North 78° 50' 48" East, a distance of 48.41 feet; thence North 6° 23' 36" West, a distance of 66.06 feet; thence North 6° 23' 35" West, a distance of 131.29 feet; thence North 6° 12' 34" West, a distance of 0.02 feet; thence North 71°

DRAFT

33' 20" East, a distance of 10.63 feet; thence North 71° 33' 18" East, a distance of 512.42 feet; thence South 6° 40' 47" East, a distance of 140.29 feet; thence South 6° 40' 55" East, a distance of 119.99 feet; thence South 86° 52' 2" West, a distance of 126.64 feet; thence South 87° 39' 59" West, a distance of 29.08 feet; thence South 89° 16' 2" West, a distance of 29.08 feet; thence North 89° 55' 56" West, a distance of 111.50 feet; thence North 89° 55' 54" West, a distance of 26.76 feet; thence South 88° 45' 9" West, a distance of 19.01 feet; thence South 86° 8' 6" West, a distance of 19.01 feet; thence South 0° 13' 17" East, a distance of 65.89 feet; thence South 0° 0' 59" West, a distance of 0.02 feet; thence South 0° 7' 25" West, a distance of 118.18 feet; thence North 90° 0' 0" West, a distance of 196.97 feet to the POINT OF BEGINNING.

Contains 2.89 acres more or less.

Richfield 3

A part of Section 24, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 0° 14' 56" West for a distance of 1391.42 feet and North 89° 59' 59" East for a distance of 1203.61 feet from the Southwest Corner of Section 24 or POINT OF BEGINNING; and running thence North 0° 0' 1" East, a distance of 60.40 feet; thence South 90° 0' 0" East, a distance of 123.99 feet; thence North 90° 0' 0" East, a distance of 79.01 feet; thence South 0° 0' 1" East, a distance of 23.59 feet; thence North 89° 59' 59" East, a distance of 33.93 feet; thence South 0° 21' 52" West, a distance of 91.24 feet; thence South 0° 21' 53" West, a distance of 175.90 feet; thence North 89° 30' 17" West, a distance of 59.89 feet; thence South 85° 57' 22" West, a distance of 50.20 feet; thence South 85° 57' 25" West, a distance of 12.47 feet; thence North 89° 52' 28" West, a distance of 13.96 feet; thence North 81° 10' 32" West, a distance of 13.96 feet; thence North 76° 49' 32" West, a distance of 30.15 feet; thence North 75° 38' 39" West, a distance of 35.43 feet; thence North 79° 12' 26" West, a distance of 35.43 feet; thence North 82° 46' 19" West, a distance of 35.43 feet; thence North 86° 20' 6" West, a distance of 35.43 feet; thence North 0° 0' 0" East, a distance of 147.70 feet; thence North 0° 0' 0" East, a distance of 55.35 feet to the Point of Beginning.

Contains 1.94 acres more or less.

Richfield 4

A parcel of land in Section 25, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 9' 29" West for a distance of 2206.99 feet and South 89° 32' 50" East for a distance of 2640.88 feet from the Northwest Corner of Section 25 or POINT OF BEGINNING; and running thence South 89° 32' 52" East, a distance of 52.17 feet; thence South 0° 24' 37" West, a distance of 134.18 feet; thence South 0° 24' 36" West, a distance of 9.50 feet; thence North 89° 32' 52" West, a distance of 51.51 feet; thence North 89° 32' 44" West, a distance of 16.56 feet; thence North 0° 34' 26" East, a distance of 143.68 feet to the Point of Beginning.

Contains 0.22 acres more or less.

Richfield 5

A parcel of land in Section 25, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 15' 55" East for a distance of 2186.69 feet and North 89° 37' 28" West for a distance of 948.91 feet from the Northeast Corner of Section 25 or POINT OF BEGINNING; and running thence North 89° 37' 28" West, a distance of 59.52 feet; thence South 0° 6' 11"

DRAFT

West, a distance of 115.25 feet; thence North 89° 51' 55" West, a distance of 80.42 feet; thence South 0° 0' 0" West, a distance of 99.83 feet; thence South 89° 44' 48" East, a distance of 80.24 feet; thence South 89° 44' 49" East, a distance of 59.30 feet; thence North 0° 9' 41" East, a distance of 107.56 feet; thence South 89° 41' 8" East, a distance of 154.50 feet; thence North 0° 9' 38" East, a distance of 107.40 feet to the Point of Beginning.

Contains 0.86 acres more or less.

Richfield 6

A part of Section 25, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 0° 15' 57" West for a distance of 2616.55 feet from the Southeast Corner of Section 25 or POINT OF BEGINNING; and running thence South 89° 29' 47" East, a distance of 4.55 feet; thence North 0° 8' 22" West, a distance of 208.00 feet; thence North 89° 30' 17" West, a distance of 14.90 feet; thence North 89° 29' 46" West, a distance of 213.23 feet; thence North 89° 29' 18" West, a distance of 72.62 feet; thence North 89° 29' 49" West, a distance of 114.50 feet; thence North 89° 29' 50" West, a distance of 100.02 feet; thence North 89° 34' 26" West, a distance of 214.15 feet; thence South 0° 0' 58" West, a distance of 0.02 feet; thence South 0° 5' 26" West, a distance of 40.12 feet; thence South 0° 5' 27" West, a distance of 110.89 feet; thence South 0° 5' 24" West, a distance of 27.43 feet; thence South 0° 5' 30" West, a distance of 36.79 feet; thence South 89° 44' 49" East, a distance of 213.81 feet; thence South 89° 31' 42" East, a distance of 100.00 feet; thence North 0° 11' 7" East, a distance of 38.99 feet; thence North 0° 11' 11" East, a distance of 25.06 feet; thence South 89° 29' 48" East, a distance of 114.34 feet; thence South 89° 45' 7" East, a distance of 72.62 feet; thence South 0° 14' 56" West, a distance of 23.48 feet; thence South 0° 14' 51" West, a distance of 34.35 feet; thence South 89° 29' 55" East, a distance of 224.99 feet to the Point of Beginning.

Contains 3.29 acres more or less.

Richfield 7

A part of Section 25, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 0° 9' 33" East for a distance of 634.18 feet and South 89° 46' 12" East for a distance of 1512.37 feet from the Southwest Corner of Section 25 or POINT OF BEGINNING; and running thence South 89° 46' 12" East, a distance of 214.75 feet; thence South 0° 27' 56" West, a distance of 87.06 feet; thence South 89° 32' 36" East, a distance of 96.79 feet; thence South 89° 32' 35" East, a distance of 117.92 feet; thence North 0° 27' 56" East, a distance of 87.04 feet; thence North 0° 0' 59" East, a distance of 0.02 feet; thence North 89° 32' 35" West, a distance of 214.71 feet; thence North 0° 27' 55" East, a distance of 214.01 feet; thence North 89° 49' 53" West, a distance of 114.31 feet; thence South 0° 21' 35" West, a distance of 34.76 feet; thence North 89° 57' 11" West, a distance of 9.84 feet; thence South 0° 21' 33" West, a distance of 84.42 feet; thence South 49° 6' 57" West, a distance of 29.99 feet; thence North 89° 57' 10" West, a distance of 68.31 feet; thence South 0° 27' 46" West, a distance of 74.74 feet to the POINT OF BEGINNING.

Contains 1.19 acres more or less.

Richfield 8

A part of Sections 26 & 35, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

DRAFT

Beginning at a point, said point being North 89° 37' 58" East for a distance of 1519.43 feet from the Northwest Corner of Section 35 or POINT OF BEGINNING; and running thence South 23° 32' 26" West, a distance of 78.41 feet; thence South 27° 17' 26" West, a distance of 451.92 feet; thence South 17° 52' 3" West, a distance of 16.13 feet; thence South 17° 52' 9" West, a distance of 73.02 feet; thence South 17° 52' 8" West, a distance of 510.81 feet; thence South 47° 34' 15" East, a distance of 136.70 feet; thence South 49° 49' 42" East, a distance of 28.97 feet; thence South 54° 21' 8" East, a distance of 28.97 feet; thence South 58° 52' 36" East, a distance of 28.97 feet; thence South 62° 6' 46" East, a distance of 12.56 feet; thence North 36° 6' 0" East, a distance of 294.18 feet; thence North 20° 49' 2" East, a distance of 20.70 feet; thence North 18° 58' 59" East, a distance of 58.60 feet; thence North 11° 25' 0" East, a distance of 71.25 feet; thence North 9° 29' 1" East, a distance of 63.80 feet; thence North 6° 39' 0" East, a distance of 65.25 feet; thence North 2° 12' 0" East, a distance of 131.99 feet; thence North 2° 12' 0" East, a distance of 237.91 feet; thence North 19° 4' 59" East, a distance of 42.00 feet; thence North 31° 1' 0" East, a distance of 47.40 feet; thence North 41° 10' 1" East, a distance of 48.20 feet; thence North 45° 54' 59" East, a distance of 70.40 feet; thence North 47° 57' 0" East, a distance of 127.40 feet; thence North 51° 32' 59" East, a distance of 43.40 feet; thence North 38° 26' 4" East, a distance of 27.30 feet; thence North 17° 16' 59" East, a distance of 48.20 feet; thence North 12° 14' 2" East, a distance of 10.10 feet; thence North 89° 54' 18" West, a distance of 17.57 feet; thence North 89° 54' 26" West, a distance of 252.55 feet; thence South 23° 43' 10" West, a distance of 0.01 feet; thence South 23° 32' 27" West, a distance of 45.91 feet to the POINT OF BEGINNING.

Contains 6.89 acres more or less.

Richfield 9

A parcel in Section 35, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 22' 15" West for a distance of 2485.41 feet and South 89° 59' 4" West for a distance of 840.41 feet from the Northeast Corner of Section 35 or POINT OF BEGINNING; and running thence North 0° 5' 24" East, a distance of 93.80 feet; thence North 0° 1' 0" East, a distance of 0.02 feet; thence North 89° 52' 54" West, a distance of 110.17 feet; thence North 89° 52' 54" West, a distance of 103.69 feet; thence South 0° 8' 24" West, a distance of 94.32 feet; thence North 89° 59' 4" East, a distance of 171.47 feet; thence North 89° 59' 3" East, a distance of 42.48 feet to the POINT OF BEGINNING.

Contains 0.46 acres more or less.

Richfield 10

A part of Section 35, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 89° 37' 53" East for a distance of 1340.22 feet and North 0° 58' 15" East for a distance of 525.43 feet from the Southwest Corner of Section 35 or POINT OF BEGINNING; and running thence South 87° 32' 45" East, a distance of 120.53 feet; thence North 0° 17' 13" East, a distance of 297.54 feet; thence North 0° 17' 13" East, a distance of 256.26 feet; thence North 89° 48' 17" East, a distance of 60.00 feet; thence South 0° 17' 17" West, a distance of 212.76 feet; thence South 89° 42' 43" East, a distance of 170.00 feet; thence South 0° 17' 19" West, a distance of 204.19 feet; thence South 87° 32' 45" East, a distance of 180.14 feet; thence South 87° 32' 45" East, a distance of 70.17 feet; thence South 0° 17' 37" West, a distance of 128.70 feet; thence South 0° 22' 46" East, a distance of 287.40 feet; thence South 88° 4' 51" East, a distance of 226.02 feet; thence South 87° 29' 4" East, a distance of 227.28 feet; thence North 0° 23' 59" West, a distance of 285.14 feet; thence North 0° 34' 3" East, a distance of 290.01 feet; thence North 88° 4' 51" West, a distance of 38.74 feet; thence North 88°

DRAFT

4' 51" West, a distance of 161.69 feet; thence North 88° 4' 50" West, a distance of 55.94 feet; thence North 0° 1' 11" East, a distance of 158.33 feet; thence North 0° 1' 0" East, a distance of 0.02 feet; thence South 89° 5' 7" West, a distance of 0.04 feet; thence South 89° 37' 2" West, a distance of 100.28 feet; thence South 89° 37' 2" West, a distance of 99.73 feet; thence South 89° 37' 3" West, a distance of 67.44 feet; thence North 0° 17' 17" East, a distance of 11.43 feet; thence North 1° 42' 13" West, a distance of 24.16 feet; thence North 6° 26' 3" West, a distance of 24.16 feet; thence North 11° 9' 47" West, a distance of 24.16 feet; thence North 15° 53' 41" West, a distance of 24.16 feet; thence North 20° 37' 26" West, a distance of 24.16 feet; thence North 25° 32' 3" West, a distance of 26.12 feet; thence North 30° 38' 50" West, a distance of 26.12 feet; thence North 35° 45' 48" West, a distance of 26.12 feet; thence North 40° 52' 38" West, a distance of 26.12 feet; thence North 45° 59' 28" West, a distance of 26.12 feet; thence North 51° 6' 26" West, a distance of 26.12 feet; thence North 56° 0' 53" West, a distance of 24.02 feet; thence North 60° 43' 6" West, a distance of 24.02 feet; thence North 65° 25' 20" West, a distance of 24.02 feet; thence North 70° 7' 28" West, a distance of 24.02 feet; thence North 72° 28' 35" West, a distance of 225.91 feet; thence North 70° 35' 23" West, a distance of 21.70 feet; thence North 66° 49' 22" West, a distance of 21.70 feet; thence North 63° 3' 11" West, a distance of 21.70 feet; thence North 58° 44' 20" West, a distance of 28.02 feet; thence North 89° 45' 46" West, a distance of 32.08 feet; thence North 89° 45' 45" West, a distance of 91.19 feet; thence South 2° 1' 43" East, a distance of 0.02 feet; thence South 1° 59' 41" East, a distance of 15.50 feet; thence South 1° 59' 47" East, a distance of 134.49 feet; thence South 1° 56' 16" East, a distance of 131.89 feet; thence South 2° 6' 2" East, a distance of 77.27 feet; thence South 6° 44' 53" West, a distance of 178.43 feet; thence South 6° 44' 53" West, a distance of 289.65 feet; thence South 87° 32' 45" East, a distance of 124.64 feet; thence South 87° 32' 43" East, a distance of 12.32 feet to the POINT OF BEGINNING.

Contains 15.34 acres more or less.

Richfield 11

A part of Section 35, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 22' 15" West for a distance of 2485.41 feet, and South 89° 59' 4" West for a distance of 840.41 feet from the Southeast Corner of Section 35 or POINT OF BEGINNING; and running thence North 0° 5' 24" East, a distance of 93.80 feet; thence North 0° 1' 0" East, a distance of 0.02 feet; thence North 89° 52' 54" West, a distance of 110.17 feet; thence North 89° 52' 54" West, a distance of 103.69 feet; thence South 0° 8' 24" West, a distance of 94.32 feet; thence North 89° 59' 4" East, a distance of 171.47 feet; thence North 89° 59' 3" East, a distance of 42.48 feet; thence South 0° 22' 15" West, a distance of 633.32 feet; thence North 63° 19' 2" West, a distance of 559.99 feet; thence North 63° 19' 2" West, a distance of 255.44 feet; thence North 63° 15' 0" West, a distance of 425.84 feet; thence North 63° 15' 1" West, a distance of 76.48 feet; thence North 0° 0' 0" East, a distance of 96.83 feet; thence North 0° 0' 2" West, a distance of 8.85 feet; thence North 90° 0' 0" West, a distance of 163.79 feet; thence South 0° 0' 2" West, a distance of 9.37 feet; thence South 0° 0' 11" West, a distance of 2.81 feet; thence South 0° 0' 0" East, a distance of 101.69 feet; thence South 37° 8' 33" West, a distance of 9.03 feet; thence South 37° 8' 36" West, a distance of 11.20 feet; thence South 37° 8' 36" West, a distance of 39.51 feet; thence South 44° 4' 37" West, a distance of 55.70 feet; thence South 63° 43' 42" West, a distance of 74.97 feet; thence South 63° 43' 40" West, a distance of 117.21 feet; thence South 60° 57' 18" West, a distance of 125.17 feet; thence South 49° 5' 17" West, a distance of 96.45 feet; thence South 43° 20' 7" West, a distance of 114.97 feet; thence South 0° 59' 56" West, a distance of 40.77 feet; thence South 51° 35' 9" West, a distance of 133.67 feet; thence South 52° 21' 12" West, a distance of 126.33 feet; thence South 54° 21' 7" West, a distance of 344.05 feet; thence South 58° 51' 49" West, a distance of 155.92 feet; thence South 65° 55' 42" West, a distance of 199.45 feet; thence South

DRAFT

63° 6' 6" West, a distance of 47.78 feet; thence South 63° 6' 6" West, a distance of 158.23 feet; thence South 87° 42' 31" East, a distance of 140.47 feet; thence South 87° 42' 31" East, a distance of 426.96 feet; thence South 88° 28' 26" East, a distance of 198.30 feet; thence South 87° 16' 46" East, a distance of 274.51 feet; thence North 0° 0' 2" East, a distance of 7.02 feet; thence South 90° 0' 0" East, a distance of 222.00 feet; thence South 0° 0' 2" West, a distance of 17.57 feet; thence South 87° 16' 6" East, a distance of 4.64 feet; thence North 58° 3' 9" East, a distance of 93.63 feet; thence North 0° 19' 20" East, a distance of 516.12 feet; thence North 90° 0' 0" East, a distance of 134.59 feet; thence South 90° 0' 0" East, a distance of 173.50 feet; thence North 0° 0' 0" West, a distance of 278.91 feet; thence South 63° 49' 40" East, a distance of 69.02 feet; thence South 63° 49' 40" East, a distance of 177.78 feet; thence North 26° 53' 23" East, a distance of 133.66 feet; thence South 63° 41' 34" East, a distance of 355.39 feet; thence North 52° 25' 49" East, a distance of 96.23 feet to the POINT OF BEGINNING.

Contains 19.87 acres more or less.

Richfield 12

A parcel in Section 36, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 89° 46' 12" East for a distance of 1509.11 feet, and South 0° 27' 56" West for a distance of 437.31 feet from the Northwest Corner of Section 36 or POINT OF BEGINNING; and running thence South 0° 27' 56" West, a distance of 160.71 feet; thence South 89° 32' 35" East, a distance of 214.71 feet; thence North 0° 27' 56" East, a distance of 160.70 feet; thence North 0° 0' 59" East, a distance of 0.02 feet; thence North 89° 32' 36" West, a distance of 214.71 feet to the POINT OF BEGINNING.

Contains 0.79 acres more or less.

Richfield 13

Contains part of Section 36, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 01' 50" West for a distance of 541.64 feet from the North Quarter Corner of Section 36 or POINT OF BEGINNING; and running thence South 35° 17' 08" West, a distance of 117.89 feet; thence South 34° 27' 36" West, a distance of 38.71 feet; thence South 61° 30' 08" East, a distance of 29.50 feet; thence South 64° 53' 52" East, a distance of 29.51 feet; thence South 68° 17' 51" East, a distance of 1.12 feet; thence South 68° 17' 44" East, a distance of 28.38 feet; thence South 70° 05' 05" East, a distance of 2.10 feet; thence South 71° 30' 19" East, a distance of 8.31 feet; thence South 71° 30' 24" East, a distance of 24.40 feet; thence South 75° 07' 07" East, a distance of 32.71 feet; thence South 78° 43' 57" East, a distance of 32.71 feet; thence South 82° 20' 42" East, a distance of 32.71 feet; thence South 85° 57' 28" East, a distance of 32.71 feet; thence South 88° 01' 37" East, a distance of 121.64 feet; thence South 88° 01' 49" East, a distance of 6.51 feet; thence North 3° 00' 00" East, a distance of 259.62 feet; thence North 3° 00' 01" East, a distance of 40.81 feet; thence North 51° 45' 34" West, a distance of 7.96 feet; thence North 51° 45' 29" West, a distance of 71.57 feet; thence North 0° 00' 04" East, a distance of 33.62 feet; thence North 0° 00' 00" West, a distance of 19.72 feet; thence North 70° 39' 40" West, a distance of 68.13 feet; thence South 38° 06' 43" West, a distance of 97.28 feet; thence South 37° 08' 52" West, a distance of 97.28 feet; thence South 36° 11' 00" West, a distance of 84.81 feet to the POINT OF BEGINNING.

Contains 2.37 acres more or less.

DRAFT

Richfield 14

A part of Section 36, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 01' 50" West for a distance of 1324.32 feet, and South 89° 44' 32" West for a distance of 807.39 feet from the North Quarter Corner of Section 36 or POINT OF BEGINNING; and running thence North 2° 01' 33" East, a distance of 71.91 feet; thence North 36° 50' 48" East, a distance of 88.95 feet; thence North 37° 19' 13" East, a distance of 0.02 feet; thence North 89° 32' 50" West, a distance of 181.28 feet; thence North 89° 32' 50" West, a distance of 77.13 feet; thence South 0° 21' 41" West, a distance of 2.02 feet; thence South 0° 21' 44" West, a distance of 138.27 feet; thence South 0° 20' 07" West, a distance of 1.36 feet; thence South 0° 21' 33" West, a distance of 4.39 feet; thence South 0° 21' 40" West, a distance of 69.64 feet; thence South 0° 21' 41" West, a distance of 41.52 feet; thence South 0° 21' 40" West, a distance of 92.65 feet; thence South 0° 33' 23" West, a distance of 59.15 feet; thence South 51° 43' 13" West, a distance of 15.65 feet; thence South 43° 36' 56" West, a distance of 187.98 feet; thence South 43° 36' 58" West, a distance of 9.25 feet; thence South 5° 23' 20" East, a distance of 2.74 feet; thence South 5° 23' 30" East, a distance of 43.22 feet; thence South 5° 23' 31" East, a distance of 57.30 feet; thence South 0° 09' 37" East, a distance of 235.21 feet; thence South 1° 38' 31" East, a distance of 8.22 feet; thence South 1° 38' 29" East, a distance of 207.72 feet; thence South 88° 00' 00" East, a distance of 150.00 feet; thence North 1° 38' 29" West, a distance of 207.72 feet; thence North 1° 38' 31" West, a distance of 8.22 feet; thence South 88° 00' 00" East, a distance of 155.58 feet; thence South 88° 00' 02" East, a distance of 8.23 feet; thence North 2° 15' 00" East, a distance of 641.20 feet; thence North 2° 15' 00" East, a distance of 19.81 feet; thence North 2° 01' 33" East, a distance of 104.87 feet to the POINT OF BEGINNING.

Contains 6.15 acres more or less.

Richfield 15

A part of Section 36, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 01' 50" West for a distance of 2296.44 feet from the North Quarter Corner of Section 36 or POINT OF BEGINNING; and running thence North 87° 59' 59" West, a distance of 115.22 feet; thence North 87° 44' 59" West, a distance of 33.00 feet; thence North 2° 15' 00" East, a distance of 165.50 feet; thence North 2° 01' 33" East, a distance of 0.02 feet; thence North 88° 00' 00" West, a distance of 297.68 feet; thence North 88° 00' 01" West, a distance of 33.64 feet; thence North 88° 00' 00" West, a distance of 133.11 feet; thence North 88° 00' 00" West, a distance of 100.80 feet; thence South 20° 51' 00" West, a distance of 305.38 feet; thence South 2° 15' 02" West, a distance of 42.31 feet; thence South 2° 15' 00" West, a distance of 217.30 feet; thence South 2° 14' 40" West, a distance of 1.94 feet; thence South 2° 15' 01" West, a distance of 51.56 feet; thence North 88° 43' 30" West, a distance of 45.28 feet; thence South 89° 49' 12" West, a distance of 291.60 feet; thence South 84° 43' 09" West, a distance of 119.37 feet; thence South 89° 44' 41" West, a distance of 49.49 feet; thence South 89° 44' 38" West, a distance of 14.70 feet; thence South 89° 44' 35" West, a distance of 3.65 feet; thence North 84° 32' 41" West, a distance of 100.50 feet; thence South 89° 44' 41" West, a distance of 72.64 feet; thence South 89° 44' 40" West, a distance of 24.40 feet; thence South 1° 00' 29" West, a distance of 433.95 feet; thence South 1° 02' 15" East, a distance of 261.08 feet; thence South 89° 02' 14" East, a distance of 114.62 feet; thence South 86° 34' 00" East, a distance of 101.48 feet; thence South 86° 34' 01" East, a distance of 55.10 feet; thence South 88° 16' 10" East, a distance of 233.07 feet; thence South 2° 07' 02" West, a distance of 62.10 feet; thence South 1° 56' 35" West, a distance of 136.36 feet; thence North 88° 30' 31" West, a distance of 112.35 feet; thence South 0° 00' 00" West, a distance of 140.36 feet; thence South 89° 59' 58" East, a distance of 32.28 feet; thence South 85° 33' 45" East, a

DRAFT

distance of 10.06 feet; thence South 76° 41' 37" East, a distance of 10.06 feet; thence South 67° 48' 54" East, a distance of 10.06 feet; thence South 58° 56' 39" East, a distance of 10.06 feet; thence South 50° 04' 11" East, a distance of 10.06 feet; thence South 41° 11' 58" East, a distance of 10.06 feet; thence North 38° 28' 35" East, a distance of 17.94 feet; thence North 38° 28' 35" East, a distance of 187.62 feet; thence South 88° 29' 29" East, a distance of 52.16 feet; thence North 89° 51' 36" East, a distance of 42.84 feet; thence South 0° 30' 00" East, a distance of 176.55 feet; thence South 88° 00' 00" East, a distance of 331.63 feet; thence North 0° 29' 59" West, a distance of 322.83 feet; thence North 88° 00' 00" West, a distance of 331.63 feet; thence North 29° 00' 46" West, a distance of 58.50 feet; thence North 1° 16' 31" East, a distance of 349.24 feet; thence North 1° 16' 30" East, a distance of 312.11 feet; thence North 1° 16' 07" East, a distance of 0.83 feet; thence South 86° 55' 52" East, a distance of 44.27 feet; thence South 88° 00' 00" East, a distance of 320.47 feet; thence South 88° 00' 03" East, a distance of 10.85 feet; thence South 88° 00' 00" East, a distance of 331.32 feet; thence South 88° 00' 00" East, a distance of 33.00 feet; thence South 2° 15' 00" West, a distance of 661.30 feet; thence South 88° 00' 00" East, a distance of 140.84 feet; thence South 87° 59' 59" East, a distance of 19.26 feet; thence South 88° 00' 00" East, a distance of 164.61 feet; thence South 88° 00' 00" East, a distance of 324.72 feet; thence North 2° 15' 00" East, a distance of 661.30 feet; thence North 2° 15' 00" East, a distance of 165.66 feet; thence North 2° 19' 36" East, a distance of 0.11 feet; thence North 2° 13' 18" East, a distance of 0.26 feet; thence North 2° 15' 00" East, a distance of 165.29 feet; thence North 2° 15' 00" East, a distance of 165.66 feet; thence North 88° 00' 00" West, a distance of 324.72 feet; thence North 88° 00' 00" West, a distance of 209.50 feet to the POINT OF BEGINNING.

Contains 42.18 acres more or less.

Richfield 16

A part of Section 36, Township 23 South, Range 3 West and Section 1, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 89° 40' 01" East for a distance of 24.21 feet from the Southwest Corner of Section 36 or POINT OF BEGINNING; and running thence South 0° 00' 06" East, a distance of 3.12 feet; thence North 89° 44' 06" East, a distance of 39.61 feet; thence North 89° 44' 04" East, a distance of 68.94 feet; thence North 75° 28' 09" East, a distance of 1.06 feet; thence North 75° 26' 58" East, a distance of 268.73 feet; thence South 0° 00' 00" East, a distance of 66.31 feet; thence South 0° 03' 19" East, a distance of 0.26 feet; thence South 0° 00' 23" West, a distance of 1.89 feet; thence South 0° 00' 01" West, a distance of 33.54 feet; thence North 89° 59' 58" East, a distance of 24.53 feet; thence South 89° 59' 57" East, a distance of 8.47 feet; thence North 0° 00' 01" East, a distance of 22.22 feet; thence North 0° 00' 01" West, a distance of 11.32 feet; thence North 0° 00' 07" West, a distance of 2.04 feet; thence North 0° 00' 59" East, a distance of 0.26 feet; thence North 0° 00' 01" West, a distance of 94.16 feet; thence North 42° 30' 53" East, a distance of 21.40 feet; thence North 42° 30' 49" East, a distance of 220.60 feet; thence North 23° 38' 35" East, a distance of 141.00 feet; thence North 5° 08' 19" West, a distance of 27.41 feet; thence North 23° 13' 32" East, a distance of 155.49 feet; thence North 25° 23' 26" East, a distance of 10.20 feet; thence North 25° 23' 22" East, a distance of 69.53 feet; thence North 0° 30' 00" West, a distance of 327.51 feet; thence North 0° 30' 00" West, a distance of 250.12 feet; thence North 1° 00' 24" West, a distance of 0.02 feet; thence North 88° 00' 00" West, a distance of 303.61 feet; thence North 88° 00' 01" West, a distance of 19.33 feet; thence South 69° 13' 02" West, a distance of 35.41 feet; thence North 81° 21' 59" West, a distance of 26.78 feet; thence North 81° 22' 00" West, a distance of 107.89 feet; thence North 81° 22' 27" West, a distance of 1.94 feet; thence South 56° 39' 33" West, a distance of 212.92 feet; thence South 56° 39' 32" West, a distance of 50.33 feet; thence

DRAFT

South 0° 00' 21" East, a distance of 535.22 feet; thence South 0° 00' 00" West, a distance of 452.58 feet; thence South 0° 00' 00" East, a distance of 107.28 feet to the POINT OF BEGINNING.

Contains 17.40 acres more or less.

Richfield 17

A part of Section 36, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 89° 40' 03" East for a distance of 1340.22 feet and North 0° 12' 03" East for a distance of 959.69 feet from the POINT OF BEGINNING; and running thence North 89° 33' 22" West, a distance of 136.39 feet; thence North 89° 33' 23" West, a distance of 73.71 feet; thence North 89° 33' 27" West, a distance of 5.73 feet; thence North 1° 01' 47" West, a distance of 39.48 feet; thence South 89° 30' 43" East, a distance of 6.10 feet; thence South 89° 30' 41" East, a distance of 74.06 feet; thence South 89° 30' 41" East, a distance of 118.81 feet; thence South 89° 30' 42" East, a distance of 17.72 feet; thence South 89° 30' 41" East, a distance of 62.24 feet; thence South 89° 30' 38" East, a distance of 40.01 feet; thence South 89° 30' 43" East, a distance of 18.53 feet; thence South 89° 30' 40" East, a distance of 150.46 feet; thence South 89° 30' 40" East, a distance of 154.96 feet; thence South 0° 48' 27" East, a distance of 606.27 feet; thence South 89° 50' 11" West, a distance of 308.64 feet; thence South 89° 50' 15" West, a distance of 5.99 feet; thence North 1° 42' 57" West, a distance of 158.16 feet; thence North 1° 42' 57" West, a distance of 412.74 feet; thence North 89° 33' 22" West, a distance of 103.15 feet to the POINT OF BEGINNING.

Contains 4.75 acres more or less.

Richfield 18

A part of Section 36, Township 23 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 89° 40' 02" East for a distance of 1837.52 feet from the Southwest Corner of Section 36 or POINT OF BEGINNING; and running thence North 0° 30' 00" West, a distance of 186.87 feet; thence South 88° 00' 00" East, a distance of 131.97 feet; thence South 0° 29' 59" East, a distance of 181.50 feet; thence South 0° 29' 53" East, a distance of 5.15 feet; thence South 89° 44' 15" West, a distance of 9.24 feet; thence South 89° 44' 05" West, a distance of 122.61 feet; thence North 0° 29' 58" West, a distance of 4.99 feet to the POINT OF BEGINNING.

Contains 0.57 acres more or less.

Richfield 19

A parcel in Section 1, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 07' 26" East for a distance of 1322.83 feet from the first traverse and North 89° 39' 18" East for a distance of 1439.20 feet from the second traverse and running thence North 1° 23' 09" East, a distance of 163.45 feet; thence North 0° 44' 46" East, a distance of 83.47 feet; thence North 0° 44' 46" East, a distance of 216.12 feet; thence North 1° 01' 17" East, a distance of 0.02 feet; thence South 88° 04' 23" East, a distance of 333.05 feet; thence South 0° 19' 01" East, a distance of 213.83 feet; thence South 0° 19' 01" East, a distance of 235.92 feet; thence South 0° 19' 03" East, a distance of 6.03 feet; thence South 0° 19' 01" East, a distance of 104.57 feet; thence North 88° 09' 33" West, a distance of 336.64 feet; thence North 88° 09' 36" West, a distance of 9.71 feet; thence North 1° 23' 09" East, a distance of 91.88 feet; thence North 1° 23' 02" East, a distance of 5.55 feet to the POINT OF BEGINNING.

DRAFT

Contains 4.36 acres more or less.

Richfield 20

A part of Section 1, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 07' 26" East for a distance of 1322.83 feet and North 89° 39' 18" East for a distance of 137.92 feet from the POINT OF BEGINNING; and running thence North 20° 55' 04" East, a distance of 195.44 feet; thence North 20° 55' 04" East, a distance of 101.68 feet; thence North 20° 55' 04" East, a distance of 244.97 feet; thence North 21° 16' 01" East, a distance of 0.02 feet; thence South 88° 04' 54" East, a distance of 102.81 feet; thence South 88° 04' 55" East, a distance of 314.88 feet; thence South 88° 04' 55" East, a distance of 166.34 feet; thence South 88° 04' 54" East, a distance of 155.54 feet; thence South 0° 07' 03" East, a distance of 297.38 feet; thence South 87° 59' 49" East, a distance of 48.13 feet; thence South 87° 59' 50" East, a distance of 120.07 feet; thence South 0° 00' 59" West, a distance of 0.02 feet; thence South 0° 00' 00" West, a distance of 171.72 feet; thence South 0° 00' 05" East, a distance of 5.27 feet; thence South 0° 00' 00" West, a distance of 66.87 feet; thence South 87° 51' 10" West, a distance of 120.08 feet; thence South 87° 51' 11" West, a distance of 47.61 feet; thence South 0° 07' 03" East, a distance of 105.22 feet; thence North 88° 42' 57" West, a distance of 158.95 feet; thence North 88° 15' 01" West, a distance of 166.32 feet; thence North 88° 15' 01" West, a distance of 363.79 feet; thence North 88° 15' 00" West, a distance of 165.01 feet; thence North 80° 26' 24" West, a distance of 32.82 feet; thence South 21° 57' 05" West, a distance of 29.47 feet; thence North 89° 51' 42" West, a distance of 103.41 feet; thence North 20° 55' 03" East, a distance of 186.13 feet to the POINT OF BEGINNING.

Contains 14.14 acres more or less.

Richfield 21

A part of Section 2, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 89° 37' 22" West for a distance of 985.63 feet from the Northeast Corner of Section 2 or POINT OF BEGINNING; and running thence South 1° 02' 39" West, a distance of 38.12 feet; thence South 1° 02' 07" West, a distance of 674.16 feet; thence North 87° 41' 43" West, a distance of 73.47 feet; thence North 63° 01' 23" West, a distance of 65.70 feet; thence North 63° 01' 23" West, a distance of 83.31 feet; thence North 63° 01' 23" West, a distance of 147.70 feet; thence North 63° 01' 21" West, a distance of 11.13 feet; thence South 18° 23' 09" West, a distance of 133.94 feet; thence South 19° 06' 01" West, a distance of 54.88 feet; thence South 18° 50' 01" West, a distance of 7.87 feet; thence South 18° 48' 54" West, a distance of 5.38 feet; thence South 18° 28' 13" West, a distance of 591.48 feet; thence South 18° 28' 54" West, a distance of 0.79 feet; thence South 18° 28' 12" West, a distance of 86.36 feet; thence North 88° 00' 03" West, a distance of 15.25 feet; thence North 88° 20' 06" West, a distance of 47.88 feet; thence North 0° 03' 40" East, a distance of 79.82 feet; thence North 0° 04' 52" East, a distance of 0.58 feet; thence North 0° 03' 41" East, a distance of 295.11 feet; thence North 0° 03' 40" East, a distance of 285.03 feet; thence North 0° 01' 00" East, a distance of 0.03 feet; thence North 0° 07' 07" East, a distance of 3.50 feet; thence North 0° 10' 38" East, a distance of 54.19 feet; thence North 83° 29' 36" West, a distance of 79.61 feet; thence North 87° 44' 13" West, a distance of 249.65 feet; thence North 87° 44' 13" West, a distance of 55.29 feet; thence North 87° 44' 16" West, a distance of 16.75 feet; thence North 87° 43' 24" West, a distance of 214.94 feet; thence North 44° 16' 19" West, a distance of 47.26 feet; thence North 9° 11' 15" East, a distance of 263.72 feet; thence North 8° 59' 21" East, a distance of 0.02 feet; thence North 59° 44' 44" East, a distance of 22.08 feet; thence North 59° 44' 47" East, a distance of 215.99 feet; thence North 59° 31' 06" East, a distance of 3.26 feet; thence

DRAFT

North 59° 29' 51" East, a distance of 5.29 feet; thence North 59° 45' 52" East, a distance of 11.84 feet; thence North 59° 45' 52" East, a distance of 64.02 feet; thence North 59° 45' 53" East, a distance of 287.66 feet; thence North 62° 30' 13" East, a distance of 92.65 feet; thence South 87° 37' 11" East, a distance of 157.32 feet; thence South 87° 42' 57" East, a distance of 187.77 feet; thence South 87° 42' 57" East, a distance of 160.30 feet; thence South 87° 42' 29" East, a distance of 75.63 feet; thence South 87° 42' 56" East, a distance of 118.09 feet to the POINT OF BEGINNING.

Contains 20.16 acres more or less.

Richfield 22

A part of Section 2, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 39' 07" East for a distance of 5.00 feet from the POINT OF BEGINNING; and running thence North 89° 49' 13" East, a distance of 235.42 feet; thence North 89° 49' 11" East, a distance of 25.69 feet; thence South 89° 59' 00" East, a distance of 0.01 feet; thence South 88° 42' 37" East, a distance of 0.01 feet; thence North 89° 49' 13" East, a distance of 60.67 feet; thence South 2° 28' 06" West, a distance of 2.95 feet; thence South 2° 28' 12" West, a distance of 34.76 feet; thence South 2° 28' 10" West, a distance of 164.86 feet; thence South 48° 38' 25" West, a distance of 42.84 feet; thence North 89° 34' 04" West, a distance of 32.25 feet; thence South 86° 24' 32" West, a distance of 32.25 feet; thence South 82° 23' 02" West, a distance of 32.25 feet; thence South 78° 14' 01" West, a distance of 34.27 feet; thence South 73° 57' 29" West, a distance of 34.27 feet; thence South 69° 40' 50" West, a distance of 34.27 feet; thence South 65° 24' 13" West, a distance of 34.27 feet; thence South 61° 07' 35" West, a distance of 34.27 feet; thence South 56° 51' 03" West, a distance of 25.34 feet; thence South 56° 50' 58" West, a distance of 8.94 feet; thence South 54° 32' 57" West, a distance of 2.93 feet; thence South 54° 13' 15" West, a distance of 1.12 feet; thence South 54° 12' 52" West, a distance of 0.96 feet; thence South 52° 11' 08" West, a distance of 30.49 feet; thence South 48° 22' 57" West, a distance of 30.49 feet; thence South 44° 34' 43" West, a distance of 30.49 feet; thence South 40° 46' 25" West, a distance of 30.49 feet; thence South 36° 58' 15" West, a distance of 30.49 feet; thence South 33° 10' 00" West, a distance of 30.49 feet; thence South 31° 15' 50" West, a distance of 277.53 feet; thence South 33° 37' 29" West, a distance of 29.59 feet; thence South 38° 20' 40" West, a distance of 29.59 feet; thence South 43° 03' 56" West, a distance of 29.59 feet; thence South 47° 47' 13" West, a distance of 29.59 feet; thence South 52° 30' 24" West, a distance of 29.59 feet; thence South 57° 13' 40" West, a distance of 29.59 feet; thence South 50° 20' 33" West, a distance of 127.40 feet; thence North 0° 18' 46" East, a distance of 15.43 feet; thence North 0° 14' 26" East, a distance of 122.55 feet; thence North 2° 28' 26" West, a distance of 29.84 feet; thence North 6° 56' 22" West, a distance of 29.84 feet; thence North 11° 24' 17" West, a distance of 29.84 feet; thence North 15° 52' 15" West, a distance of 29.84 feet; thence North 20° 20' 12" West, a distance of 29.84 feet; thence North 24° 48' 10" West, a distance of 29.84 feet; thence North 29° 16' 06" West, a distance of 29.84 feet; thence North 33° 44' 03" West, a distance of 29.84 feet; thence North 38° 12' 00" West, a distance of 29.84 feet; thence North 39° 57' 07" West, a distance of 111.24 feet; thence North 34° 41' 45" West, a distance of 24.50 feet; thence North 30° 15' 56" West, a distance of 24.50 feet; thence North 25° 50' 08" West, a distance of 24.50 feet; thence North 21° 24' 26" West, a distance of 24.50 feet; thence North 9° 28' 44" West, a distance of 99.31 feet; thence North 0° 04' 37" West, a distance of 22.64 feet; thence North 4° 25' 57" East, a distance of 3.14 feet; thence North 13° 26' 15" East, a distance of 3.14 feet; thence North 22° 27' 14" East, a distance of 3.14 feet; thence North 31° 27' 13" East, a distance of 3.14 feet; thence North 40° 28' 01" East, a distance of 3.14 feet; thence North 49° 27' 53" East, a distance of 3.14 feet; thence North 58° 28' 38" East, a distance of 3.14 feet; thence North 67° 29' 19" East, a distance of 3.14 feet; thence North 76° 29' 29" East, a distance of 3.14 feet; thence North 85° 29' 36" East, a distance of 3.14 feet; thence North 90° 00' 00"

DRAFT

East, a distance of 207.55 feet; thence North 0° 15' 18" East, a distance of 7.50 feet; thence North 0° 15' 19" East, a distance of 4.02 feet; thence North 11° 36' 52" West, a distance of 26.60 feet; thence North 1° 42' 28" East, a distance of 12.43 feet; thence North 1° 42' 08" East, a distance of 2.51 feet; thence North 1° 42' 39" East, a distance of 140.50 feet; thence North 1° 44' 03" East, a distance of 1.22 feet; thence North 89° 52' 27" East, a distance of 226.17 feet; thence North 89° 52' 22" East, a distance of 270.10 feet to the POINT OF BEGINNING.

Contains 10.40 acres more or less.

Richfield 23

A part of Section 2, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 89° 37' 53" East for a distance of 1340.22 feet from the Northwest Corner of Section 2 or POINT OF BEGINNING; and running thence South 1° 22' 06" East, a distance of 191.62 feet; thence North 89° 59' 58" West, a distance of 9.27 feet; thence South 0° 55' 26" East, a distance of 67.51 feet; thence South 90° 00' 00" West, a distance of 405.32 feet; thence South 16° 09' 53" West, a distance of 253.43 feet; thence South 31° 15' 48" West, a distance of 372.81 feet; thence South 26° 30' 34" West, a distance of 541.59 feet; thence South 26° 34' 55" West, a distance of 0.02 feet; thence South 26° 30' 37" West, a distance of 9.39 feet; thence South 26° 30' 35" West, a distance of 25.15 feet; thence North 59° 23' 29" East, a distance of 39.02 feet; thence North 60° 36' 16" East, a distance of 5.57 feet; thence North 60° 36' 20" East, a distance of 10.57 feet; thence North 61° 05' 32" East, a distance of 6.62 feet; thence North 62° 25' 59" East, a distance of 53.60 feet; thence North 64° 47' 41" East, a distance of 53.60 feet; thence North 67° 09' 22" East, a distance of 53.60 feet; thence North 69° 31' 05" East, a distance of 53.60 feet; thence North 71° 52' 48" East, a distance of 53.60 feet; thence North 74° 14' 30" East, a distance of 53.60 feet; thence North 76° 36' 12" East, a distance of 53.60 feet; thence North 77° 48' 40" East, a distance of 270.24 feet; thence North 77° 48' 39" East, a distance of 276.63 feet; thence North 0° 00' 02" West, a distance of 22.84 feet; thence North 0° 00' 00" East, a distance of 184.83 feet; thence North 0° 00' 00" East, a distance of 188.09 feet; thence North 0° 00' 00" West, a distance of 97.02 feet; thence North 0° 00' 00" East, a distance of 224.67 feet; thence North 0° 00' 03" West, a distance of 7.48 feet; thence North 45° 00' 00" East, a distance of 192.23 feet; thence North 44° 59' 58" East, a distance of 9.90 feet; thence North 90° 00' 00" West, a distance of 146.52 feet to the POINT OF BEGINNING.

Contains 13.08 acres more or less.

Richfield 24

A part of Section 2, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 89° 58' 39" East for a distance of 811.39 feet and North 7° 06' 58" West for a distance of 6.74 feet from the West Quarter Corner or POINT OF BEGINNING; and running thence North 3° 49' 26" West, a distance of 25.04 feet; thence North 4° 20' 21" West, a distance of 147.38 feet; thence North 4° 20' 21" West, a distance of 149.98 feet; thence North 4° 20' 21" West, a distance of 151.98 feet; thence North 4° 20' 22" West, a distance of 145.07 feet; thence North 4° 20' 20" West, a distance of 137.48 feet; thence North 3° 24' 18" West, a distance of 50.00 feet; thence North 3° 24' 19" West, a distance of 171.32 feet; thence North 3° 06' 19" West, a distance of 0.02 feet; thence North 88° 45' 57" East, a distance of 29.71 feet; thence North 88° 56' 08" East, a distance of 5.06 feet; thence North 88° 56' 03" East, a distance of 407.25 feet; thence South 2° 01' 17" East, a distance of 326.53 feet; thence South 11° 42' 20" East, a distance of 371.01 feet; thence South 1° 59' 04" East, a distance of 292.15 feet; thence South 1° 59' 26" East, a distance of 1.79 feet; thence South 89° 55' 23"

DRAFT

West, a distance of 435.13 feet; thence South 89° 55' 24" West, a distance of 33.59 feet to the POINT OF BEGINNING.

Contains 10.26 acres more or less.

Richfield 25

A part of Section 2, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 89° 58' 39" East for a distance of 2136.11 feet and South 0° 57' 30" West for a distance of 32.70 feet from the West Quarter Corner or POINT OF BEGINNING; and running thence South 0° 06' 20" West, a distance of 210.32 feet; thence South 37° 54' 52" West, a distance of 85.01 feet; thence South 34° 22' 16" West, a distance of 68.51 feet; thence South 31° 03' 33" West, a distance of 44.55 feet; thence South 27° 11' 21" West, a distance of 60.60 feet; thence South 23° 37' 21" West, a distance of 41.98 feet; thence South 20° 10' 08" West, a distance of 62.40 feet; thence South 18° 58' 48" West, a distance of 61.25 feet; thence South 13° 40' 08" West, a distance of 53.97 feet; thence South 13° 40' 05" West, a distance of 9.14 feet; thence South 11° 01' 37" West, a distance of 103.74 feet; thence South 9° 04' 03" West, a distance of 53.78 feet; thence South 8° 38' 21" West, a distance of 98.19 feet; thence South 7° 17' 21" West, a distance of 219.51 feet; thence South 6° 32' 34" West, a distance of 189.99 feet; thence South 6° 32' 24" West, a distance of 1.24 feet; thence South 6° 32' 35" West, a distance of 36.42 feet; thence South 6° 32' 35" West, a distance of 56.02 feet; thence North 88° 00' 00" West, a distance of 116.92 feet; thence South 1° 05' 17" East, a distance of 28.06 feet; thence South 0° 54' 04" East, a distance of 209.78 feet; thence South 0° 31' 55" East, a distance of 467.61 feet; thence South 0° 30' 00" East, a distance of 339.17 feet; thence South 0° 30' 01" East, a distance of 175.56 feet; thence South 0° 29' 58" East, a distance of 25.17 feet; thence North 89° 30' 01" East, a distance of 259.92 feet; thence North 25° 44' 01" East, a distance of 26.78 feet; thence North 25° 44' 03" East, a distance of 82.60 feet; thence North 24° 29' 49" East, a distance of 85.12 feet; thence North 22° 59' 51" East, a distance of 85.12 feet; thence North 21° 29' 54" East, a distance of 85.12 feet; thence North 19° 59' 56" East, a distance of 85.12 feet; thence North 18° 29' 58" East, a distance of 85.12 feet; thence North 17° 00' 00" East, a distance of 85.12 feet; thence North 15° 30' 04" East, a distance of 85.12 feet; thence North 14° 00' 06" East, a distance of 85.12 feet; thence North 12° 30' 08" East, a distance of 85.12 feet; thence North 11° 00' 10" East, a distance of 85.12 feet; thence North 9° 30' 13" East, a distance of 85.12 feet; thence North 8° 16' 46" East, a distance of 232.66 feet; thence North 88° 00' 00" West, a distance of 263.01 feet; thence North 27° 00' 03" East, a distance of 64.53 feet; thence North 27° 00' 01" East, a distance of 49.15 feet; thence North 27° 01' 19" East, a distance of 0.84 feet; thence North 27° 00' 04" East, a distance of 703.44 feet; thence North 27° 00' 07" East, a distance of 25.87 feet; thence North 8° 54' 25" East, a distance of 17.31 feet; thence North 8° 59' 52" East, a distance of 409.80 feet; thence North 8° 29' 15" East, a distance of 18.64 feet; thence North 8° 29' 19" East, a distance of 162.12 feet; thence North 8° 00' 22" East, a distance of 0.02 feet; thence North 54° 59' 58" West, a distance of 86.75 feet; thence North 89° 57' 55" West, a distance of 334.03 feet to the POINT OF BEGINNING.

Contains 27.15 acres more or less.

Richfield 26

A part of Section 3, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 89° 35' 40" West for a distance of 2287.16 feet and South 0° 21' 04" East for a distance of 685.80 feet from the East Quarter Corner of Section 3 or POINT OF BEGINNING; and running thence South 22° 36' 33" West, a distance of 60.27 feet; thence South 27° 55' 43" West, a distance of 128.53 feet; thence South 32° 15' 22" West, a distance of 183.46 feet; thence

DRAFT

South 26° 10' 38" West, a distance of 48.58 feet; thence South 54° 32' 42" East, a distance of 460.59 feet; thence South 54° 32' 52" East, a distance of 1.60 feet; thence South 54° 32' 43" East, a distance of 297.64 feet; thence North 35° 09' 39" East, a distance of 17.39 feet; thence North 35° 09' 43" East, a distance of 193.20 feet; thence North 35° 09' 54" East, a distance of 1.85 feet; thence North 35° 09' 42" East, a distance of 201.30 feet; thence North 54° 17' 27" West, a distance of 24.11 feet; thence North 54° 17' 29" West, a distance of 660.00 feet; thence North 54° 17' 29" West, a distance of 121.91 feet to the POINT OF BEGINNING.

Contains 7.43 acres more or less.

Richfield 27

A part of Section 3, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 89° 26' 18" West for a distance of 1336.57 feet and North 2° 25' 09" East for a distance of 12.09 feet from the Southeast Corner of Section 3 or POINT OF BEGINNING; and running thence North 0° 12' 55" West, a distance of 14.80 feet; thence North 0° 01' 02" East, a distance of 0.02 feet; thence North 0° 12' 58" West, a distance of 44.31 feet; thence North 0° 12' 58" West, a distance of 1003.03 feet; thence South 35° 17' 59" West, a distance of 1276.76 feet; thence South 35° 18' 00" West, a distance of 17.54 feet; thence South 89° 33' 23" East, a distance of 751.94 feet to the POINT OF BEGINNING.

Contains 9.17 acres more or less.

Richfield 28

A part of Section 11, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 89° 39' 08" East for a distance of 1063.69 feet from the Northwest Corner of Section 11 or POINT OF BEGINNING; and running thence South 1° 14' 44" East, a distance of 1295.08 feet; thence South 1° 14' 43" East, a distance of 83.00 feet; thence South 1° 14' 42" East, a distance of 17.10 feet; thence South 89° 05' 57" East, a distance of 199.54 feet; thence North 26° 22' 50" East, a distance of 22.91 feet; thence North 26° 38' 58" East, a distance of 56.79 feet; thence North 26° 38' 57" East, a distance of 36.68 feet; thence North 26° 38' 57" East, a distance of 1324.98 feet; thence North 87° 59' 59" West, a distance of 14.00 feet; thence North 88° 00' 00" West, a distance of 202.08 feet; thence North 0° 30' 00" West, a distance of 106.19 feet; thence North 0° 30' 01" West, a distance of 2.54 feet; thence South 89° 30' 01" West, a distance of 659.38 feet; thence South 1° 14' 56" East, a distance of 0.82 feet to the POINT OF BEGINNING.

Contains 17.60 acres more or less.

Richfield 29

A part of Section 11, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 45' 38" East for a distance of 1396.20 feet from the Northwest Corner of Section 11 or POINT OF BEGINNING; and running thence North 88° 56' 21" West, a distance of 5.82 feet; thence South 0° 08' 54" East, a distance of 20.25 feet; thence South 0° 08' 53" East, a distance of 167.76 feet; thence South 0° 08' 53" East, a distance of 185.73 feet; thence South 0° 01' 01" West, a distance of 0.02 feet; thence South 0° 08' 53" East, a distance of 342.75 feet; thence South 0° 08' 53" East, a distance of 474.31 feet; thence South 0° 08' 53" East, a distance of 28.02 feet; thence South 0° 09' 06" East, a distance of 4.57 feet; thence South 0° 09' 49" East, a distance of 154.32

DRAFT

feet; thence South 0° 09' 49" East, a distance of 949.70 feet; thence South 0° 09' 49" East, a distance of 202.78 feet; thence South 0° 09' 55" East, a distance of 2.06 feet; thence South 0° 09' 49" East, a distance of 1190.20 feet; thence North 26° 34' 55" East, a distance of 0.02 feet; thence North 27° 00' 04" East, a distance of 1115.26 feet; thence South 21° 25' 48" East, a distance of 171.28 feet; thence North 69° 42' 35" East, a distance of 15.73 feet; thence North 13° 17' 53" West, a distance of 361.07 feet; thence North 13° 17' 53" West, a distance of 209.55 feet; thence North 13° 17' 53" West, a distance of 975.86 feet; thence North 13° 17' 53" West, a distance of 163.08 feet; thence North 13° 17' 53" West, a distance of 515.73 feet; thence South 88° 44' 51" East, a distance of 164.15 feet; thence South 88° 44' 51" East, a distance of 19.29 feet; thence South 88° 44' 53" East, a distance of 590.07 feet; thence South 88° 44' 55" East, a distance of 31.90 feet; thence North 26° 23' 02" East, a distance of 20.32 feet; thence North 26° 23' 05" East, a distance of 32.95 feet; thence North 26° 23' 03" East, a distance of 317.33 feet; thence North 26° 23' 01" East, a distance of 9.49 feet; thence North 88° 50' 00" West, a distance of 4.58 feet; thence North 88° 50' 09" West, a distance of 25.43 feet; thence North 88° 50' 09" West, a distance of 78.11 feet; thence North 1° 07' 45" West, a distance of 371.83 feet; thence North 1° 07' 29" West, a distance of 2.85 feet; thence North 1° 00' 22" West, a distance of 0.02 feet; thence North 88° 56' 28" West, a distance of 232.33 feet; thence North 88° 56' 29" West, a distance of 187.05 feet; thence North 88° 56' 28" West, a distance of 515.73 feet to the POINT OF BEGINNING.

Contains 36.22 acres more or less.

Richfield 30

A part of Section 11, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 59' 57" East for a distance of 2645.72 feet and North 89° 51' 35" East for a distance of 1636.47 feet from the North Quarter Corner of Section 11 or POINT OF BEGINNING; and running thence North 1° 13' 31" West, a distance of 5.96 feet; thence North 1° 13' 09" West, a distance of 2.37 feet; thence North 1° 13' 09" West, a distance of 87.71 feet; thence North 88° 34' 55" West, a distance of 180.31 feet; thence South 1° 07' 45" East, a distance of 24.00 feet; thence North 88° 34' 50" West, a distance of 177.09 feet; thence North 88° 34' 50" West, a distance of 128.53 feet; thence North 1° 07' 44" West, a distance of 142.67 feet; thence North 1° 07' 44" West, a distance of 142.67 feet; thence North 1° 07' 44" West, a distance of 142.67 feet; thence North 1° 07' 44" West, a distance of 142.67 feet; thence North 1° 07' 43" West, a distance of 142.67 feet; thence North 1° 07' 43" West, a distance of 142.67 feet; thence North 1° 07' 44" West, a distance of 142.67 feet; thence South 88° 34' 50" East, a distance of 141.67 feet; thence South 89° 05' 53" East, a distance of 166.21 feet; thence South 1° 08' 10" East, a distance of 1.50 feet; thence South 88° 00' 20" East, a distance of 984.01 feet; thence South 1° 00' 24" East, a distance of 0.02 feet; thence South 0° 59' 02" East, a distance of 964.65 feet; thence South 0° 41' 18" East, a distance of 87.67 feet; thence South 0° 59' 19" East, a distance of 0.02 feet; thence South 0° 12' 09" East, a distance of 1267.85 feet; thence North 87° 59' 59" West, a distance of 519.87 feet; thence North 1° 14' 41" West, a distance of 396.61 feet; thence North 88° 35' 03" West, a distance of 242.26 feet; thence North 1° 12' 47" West, a distance of 2.37 feet; thence North 88° 34' 57" West, a distance of 17.65 feet; thence North 1° 13' 24" West, a distance of 213.51 feet; thence North 88° 34' 56" West, a distance of 184.72 feet; thence North 88° 34' 56" West, a distance of 183.22 feet; thence North 88° 34' 57" West, a distance of 114.96 feet; thence North 88° 34' 41" West, a distance of 4.25 feet; thence North 1° 07' 43" West, a distance of 216.02 feet; thence South 88° 34' 54" East, a distance of 302.43 feet; thence South 88° 34' 54" East, a distance of 184.36 feet; thence North 1° 13' 25" West, a distance of 216.20 feet; thence North 1° 13' 24" West, a distance of 210.37 feet to the POINT OF BEGINNING.

Contains 53.51 acres more or less.

DRAFT

Richfield 31

Contains parts of Sections 10, 11, 14, & 15, Township 24 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 89° 31' 53" East for a distance of 2630.02 feet from the North Quarter Corner of Section 15 or POINT OF BEGINNING; and running thence South 0° 13' 07" East, a distance of 37.66 feet; thence South 0° 13' 07" East, a distance of 88.90 feet; thence South 84° 07' 37" East, a distance of 0.01 feet; thence South 86° 17' 12" East, a distance of 34.13 feet; thence South 88° 41' 59" East, a distance of 13.46 feet; thence South 88° 41' 58" East, a distance of 20.66 feet; thence South 89° 54' 03" East, a distance of 640.85 feet; thence North 88° 57' 12" East, a distance of 350.08 feet; thence South 89° 50' 40" East, a distance of 45.81 feet; thence North 0° 00' 01" West, a distance of 122.61 feet; thence North 0° 00' 01" East, a distance of 31.95 feet; thence North 0° 00' 04" West, a distance of 3.13 feet; thence North 89° 45' 42" West, a distance of 29.79 feet; thence North 89° 45' 38" West, a distance of 563.71 feet; thence North 89° 45' 38" West, a distance of 465.82 feet; thence North 89° 45' 37" West, a distance of 46.18 feet; thence South 0° 01' 01" West, a distance of 0.02 feet; thence South 0° 13' 08" East, a distance of 8.61 feet; thence South 0° 13' 07" East, a distance of 29.30 feet to the POINT OF BEGINNING.

Contains 4.17 acres more or less.

Amendment #2 Boundary Descriptions

Disclaimer

No warranties or certification, express or implied, are provided for any and all property boundary descriptions provided by the Utah Geospatial Resource Center (UGRC). The following property boundary descriptions have been compiled as a best effort service strictly for general purpose informational use and any interpretations made are the responsibility of the User.

The State of Utah and County Governments, their elected officials, officers, employees, and agents assume no legal responsibilities for the information contained herein and shall have no liability for any damages, losses, costs, or expenses, including, but not limited to attorney's fees, arising from the use or misuses of the information provided herein. The User's use thereof shall constitute an agreement by the User to release The State of Utah and County Government, its elected officials, officers, employees, and agents from such liability.

By using the information contained herein, the User is stating that the above Disclaimer has been read and that he/she has full understanding and is in agreement with the contents of this disclaimer. Property boundary information depicted in this document is derived by one of two methods; it is either based directly on the legal descriptions provided on recorded documents on file in County Recorders' Offices, or it has been calculated and formatted using digital tools and existing polygon boundaries provided by the Utah Inland Port Authority or local county parcel data.

In both cases, these descriptions are NOT intended to be used for legal litigation, boundary disputes, or construction planning. These descriptions are for general reference or informational use only. Users interested in pursuing legal litigation and/or boundary disputes should consult an attorney or licensed surveyor, or both.

Ephraim

Parcel ID: 6093

T17S R3E Section 08 Salt Lake Base and Meridian

DRAFT

Parcel ID: 6094

Description: Containing a portion of section 8, Township 17 South Range 3 East, Salt Lake Base and Meridian, US Survey:

Commencing at a point located N81°34'29"E 554.85 feet from the northwest corner of the southeast quarter of section 8, Township 17 South Range 3 West, or POINT OF BEGINNING; thence N0°19'04"E 331.21 feet, thence S89°41'01"E 677.6 feet, thence S0°19'04"W 331.21 feet, thence N89°41'01"W feet 677.6 to the POINT OF BEGINNING. Containing 5.15 acres more or less.

Parcel ID: 6096

Description: Containing a portion of section 8, Township 17 South Range 3 East, Salt Lake Base and Meridian, US Survey:

Commencing at a point located N83°00'43"E 594.08 feet from the northwest corner of the southeast quarter of section 8, Township 17 South Range 3 West, or POINT OF BEGINNING: thence S89°16'05"E 638.97 feet, thence S0°07'15"W 333.1 feet, thence N89°40'55"W 638.03 feet, thence N0°19'02"E 331.86 feet to the POINT OF BEGINNING. Containing 4.86 acres more or less.

Parcel ID: 817, 817X

Description: Containing a portion of section 9, Township 17 South Range 3 East, Salt Lake Base and Meridian, US Survey:

Commencing at a point located N63°25'23"W 649.05 feet from the southeast corner of the southwest quarter of section 9, Township 17 South Range 3 West, or POINT OF BEGINNING; running thence N26°35'41"E 701.58 feet, thence S89°12'46"E 768.45 feet, thence S3°09'18"E 670.52 feet, thence N87°18'13"W 1,120.6 feet to the POINT OF BEGINNING. Containing 14.15 acres more or less.

Gunnison

Parcel IDs: 00002583X7,60606, 60607, 60608, 60609, 60610, 60611, 60605, 60604, 60603, 60602, 60601

Description: Containing a portion of section 16, Township 19 South, Range 1 East, Salt Lake Base and Meridian, US Survey:

Commencing at a point located N67°47'31"W 786.66 from the southeast corner of the northwest quarter of section 16, Township 19 South, Range 1 East, or POINT OF BEGINNING; running thence N89°41'07"W 501.84 feet, thence N0°18'20"E 79.99 feet, thence N89°41'57"W 99.97 feet, thence N1°46'50"E 706.44 feet, thence S8c9°15'15"E 718.33 feet, thence S0°18'44"W 84.29 feet, thence N89°41'34"W 134.58 feet, thence S0°18'47"W 696.47 feet to the POINT OF BEGINNING. Containing 10.76 acres more or less.

Parcel IDs: 2572X6, 2573X1, 00002572X4, 2576 (Gunnison Valley Amended Zone)

Description: Containing portions of sections 9,10,15, and 16, Township 19 South, Range 1 East, Salt Lake Base and Meridian, US Survey:

Commencing at the northwest corner of the southeast quarter of section 9, Township 19 South, Range 1 East, or POINT OF BEGINNING; running thence S89°50'36"E 5,316.61 feet to the northeast corner of the southwest quarter of section 10, Township 19 South, Range 1 East, thence S0°03'42"E 2,649.03 to the north line of section 15, Township 19 South, Range 1 East, thence S89°51'08"W 56.27 feet, thence S0°18'47"W 224.78 feet, thence S7°28'12"W 36.14 feet, thence S0°18'47"W 1,072.17 feet, thence N89°40'47"W 2,658.34 feet, thence S0°25'20"W 1,283 feet, thence N89°41'12"W 1,319.6 feet, thence N0°18'46"E 1,045.07 feet, thence N88°57'51"W 959.75 feet, thence N1°39'15"E 1,529.11 feet to the north

DRAFT

line of section 16, Township 19 South, Range 1 East, thence N1°39'16"E 698.9 feet, thence S87°22'32"W 283.81 feet, thence N2°31'57"E 648.86 feet, thence S89°31'21"W 119.51 feet, thence N0°04'47"E 1,332.65 feet to the POINT OF BEGINNING. Containing 509.77 acres more or less.

Bicknell

Parcel IDs: No parcel ID provided by Wayne County

Property Description provided by Koy Barton, Jones and DeMille Engineering:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT LYING N89°57'55"W 1315.29 FEET ALONG THE SECTION LINE AND N00°06'17"E 1316.53 FEET ALONG THE 1/16TH SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N00°06'17"E 740.96 FEET ALONG THE 1/16TH SECTION LINE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN ENTRY NO. 136129 AS FOUND IN THE OFFICE OF THE WAYNE COUNTY RECORDER; THENCE N63°45'19"E 793.40 FEET ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED IN ENTRY NO. 136129 TO THE WEST RIGHT OF WAY LINE OF HIGHWAY 24; THENCE S26°14'39"E 1220.24 FEET ALONG SAID RIGHT OF WAY LINE TO THE 1/16TH SECTION LINE; THENCE N89°52'44"W 1252.56 FEET ALONG THE 1/16TH SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 21.766 ACRES MORE OR LESS.

Richfield

Parcel ID: 1-8A-95

T23S R3W Section 36 Salt Lake Base and Meridian

Amendment #4

A3 - Salina Industrial Park Project Area

Containing a portion of section 1 and 2, Township 22 South Range 1 West; Containing a portion of section 31, 36, Township 21 South Range 1 West; and containing a portion of section 6, Township 22 South Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located at the northwest corner of section 1, Township 22 South Range 1 West or POINT OF BEGINNING; running thence N88°31'47"E 720.65 feet; thence N56°17'18"E 571.75 feet; thence N64°44'59"E 167.97 feet; thence N64°44'59"E 99.13 feet; thence N75°59'13"E 127.05 feet; thence N71°25'51"E 534.24 feet; thence N82°42'55"E 198.18 feet; thence N71°33'05"E 146.6 feet; thence N81°36'45"E 304.37 feet; thence S1°17'03"E 696.88 feet; thence S1°16'55"E 7.13 feet; thence N87°23'41"E 459.43 feet; thence N87°23'42"E 91.34 feet; thence N87°23'41"E 139.44 feet; thence N87°23'41"E 145.59 feet; thence N87°23'43"E 85.2 feet; thence N87°23'41"E 318.01 feet; thence S0°55'26"W 8.72 feet;

thence S0°55'34"W 500.68 feet; thence along the arc of a 14.49 radius curve to the left 22.18 feet, (chord bears S 42 54 39 W 20.08 feet), thence S89°36'51"E 1.48 feet; thence N87°23'42"E 817.29 feet; thence N0°55'34"E 515.06 feet; thence N0°55'30"E 9.75 feet; thence N87°23'42"E 449.53 feet; thence N87°23'41"E 33.42 feet; thence S0°47'01"W 11.82 feet; thence S0°46'59"W 1,278.71 feet; thence S0°47'00"W 46.01 feet; thence S0°46'59"W 67.88 feet; thence S0°46'59"W 1,256.97 feet; thence

DRAFT

S89°16'12"W 848.97 feet; thence N0°23'48"E 300.97 feet; thence S89°16'12"W 579.79 feet; thence S0°24'02"W 299.89 feet; thence S89°47'52"W 1,173.63 feet; thence S1°51'23"W 1,309.44 feet; thence N89°48'17"W 1,338.49 feet; thence S1°31'14"W 1,286.99 feet; thence N88°52'28"W 1,331.04 feet; thence N1°13'27"E 1,265.96 feet; thence N1°13'27"E 1,265.96 feet; thence S86°03'43"W 1,290.99 feet; thence S0°33'23"W 2,776.85 feet; thence S75°09'51"W 1,304.34 feet; thence N87°55'26"W 1,555.61 feet; thence N49°43'24"E 37.61 feet; thence N63°48'20"E 267.53 feet; thence N46°23'25"E 207.24 feet; thence N39°02'19"E 414.93 feet; thence N23°37'10"E 245.33 feet; thence N40°45'19"E 588.87 feet; thence N40°45'19"E 31.75 feet; thence N39°24'54"E 1,199.03 feet;

thence N40°05'10"E 999.85 feet; thence N38°54'19"E 1,449.92 feet; thence N32°03'45"E 251.73 feet; thence N38°57'32"E 58.93 feet; thence N87°39'59"E 471.18 feet; thence N2°09'04"E 1,280.22 feet; thence N 89°58'30" E 27.37 feet to the POINT OF BEGINNING. Containing 566.83 acres more or less.

Parcels:

1-S5-33, 1-S8-4, 1-S9-10, 1-S9-2, 1-S9-3,1-S9-8

Amendment #5

Disclaimer

No warranties or certification, express or implied, are provided for any and all property boundary descriptions provided by the Utah Geospatial Resource Center (UGRC). The following property boundary descriptions have been compiled as a best effort service strictly for general purpose informational use and any interpretations made are the responsibility of the User.

The State of Utah and County Governments, their elected officials, officers, employees, and agents assume no legal responsibilities for the information contained herein and shall have no liability for any damages, losses, costs, or expenses, including, but not limited to attorney's fees, arising from the use or misuses of the information provided herein. The User's use thereof shall constitute an agreement by the User to release The State of Utah and County Government, its elected officials, officers, employees, and agents from such liability.

By using the information contained herein, the User is stating that the above Disclaimer has been read and that he/she has full understanding and is in agreement with the contents of this disclaimer. Property boundary information depicted in this document is derived by one of two methods; it is either based directly on the legal descriptions provided on recorded documents on file in County Recorders' Offices, or it has been calculated and formatted using digital tools and existing polygon boundaries provided by the Utah Inland Port Authority or local county parcel data.

In both cases, these descriptions are NOT intended to be used for legal litigation, boundary disputes, or construction planning. These descriptions are for general reference or informational use only. Users interested in pursuing legal litigation and/or boundary disputes should consult an attorney or licensed surveyor, or both.

DRAFT

Sevier County

Salina

1-S5-58

Legal BEGINNING AT THE CENTER-WEST 1/16TH CORNER OF SECTION 36, T. 21 S., R. 1 W., S.L.B. & M., WHICH IS LOCATED NORTH 88°15'16" EAST 1355.73 FEET ALONG THE QUARTER SECTION LINE FROM THE CALCULATED POSITION OF THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 88°15'16" EAST 1355.73 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER QUARTER CORNER; THENCE SOUTH 1°35'35" EAST 674.74 FEET ALONG THE QUARTER SECTION LINE TO THE 1/64TH SECTION LINE; THENCE SOUTH 88°17'01" WEST 1357.06 FEET ALONG THE 1/64TH SECTION LINE TO THE 1/16TH SECTION LINE; THENCE NORTH 1°28'45" WEST 674.05 FEET ALONG THE 1/16TH SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 21.00 ACRES.

1-S5-34

Containing a portion of section 36, Township 21 South Range 1 West, Salt Lake Base and Meridian, U.S. Survey;

Commencing at the center corner of section 36, BLM Point ID UT260210S0010W0_640140, or POINT OF BEGINNING. Running thence S1°42'04"E 660.99 feet; thence S88°29'32"W 1,305.07 feet; thence N1°10'14"W 637.9 feet; thence S88°35'25"W 429.78 feet; thence N0°51'30"W 24.79 feet; thence N88°34'22"E 1,728.59 feet to the POINT OF BEGINNING. Containing 20.02 acres more or less.

Richfield

1-10-21

Containing a portion of section 2, Township 24 South Range 3 West, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located S88°19'45"E 246.17 feet from the north corner of section 2, Township 24 South Range 3 West, or POINT OF BEGINNING. Running thence S87°16'15"E 401.87 feet; thence S2°26'45"W 54.98 feet; thence S59°18'15"W 556 feet; thence N12°27'09"E 366.51 feet to the POINT OF BEGINNING. Containing 1.96 acres more or less.

1-10-65

Containing a portion of section 2, Township 24 South Range 3 West, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located S57°49'56"E 493.38 feet from the north corner of section 2, Township 24 South Range 3 West, or POINT OF BEGINNING. Running thence N59°27'39"E 519.96 feet; thence S87°24'12"E 133.86 feet; thence S60°03'32"W 675.26 feet; thence N2°36'10"E 78.97 feet to the POINT OF BEGINNING. Containing 0.95 acres more or less.

DRAFT

Sanpete County
Manti

Parcels:0000007325

Containing a portion of section 6, Township 18 South Range 3 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located S53°39'28"E 1,382.92 feet from the northwest corner of section 6, Township 18 South Range 3 East or POINT OF BEGINNING. Running thence N88°44'08"E 428.56 feet; thence S24°55'58"W 590.67 feet; thence S0°23'11"W 229.9 feet; thence S89°39'52"E 938.64 feet; thence S5°03'48"W 386.29 feet; thence S14°04'07"W 155.08 feet; thence S29°18'55"W 343.08 feet; thence S19°03'39"W 244.13 feet; thence S88°03'54"W 442.08 feet; thence N68°10'56"W 277.1 feet; thence N77°11'07"W 502.78 feet; thence N25°10'49"E 961.09 feet; thence N89°35'59"W 367.65 feet; thence N24°56'34"E 832.39 feet to the POINT OF BEGINNING. Containing 35.97 acres more or less.

A PARCEL OF LAND LOCATED IN TOWNSHIP 18 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SANPETE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°24'34" EAST A DISTANCE OF 1,452.26 FEET; THENCE NORTH 00°16'23" WEST A DISTANCE OF 19.90 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°16'24" WEST A DISTANCE OF 384.96 FEET; THENCE NORTH 89°43'36" EAST A DISTANCE OF 2,612.48 FEET; THENCE SOUTH 00°19'34" EAST A DISTANCE OF 693.91 FEET; THENCE SOUTH 10°23'40" WEST A DISTANCE OF 12.89 FEET; THENCE SOUTH 33°15'13" WEST A DISTANCE OF 322.58 FEET; THENCE SOUTH 13°09'36" WEST A DISTANCE OF 100.84 FEET; THENCE SOUTH 41°44'47" WEST A DISTANCE OF 543.23 FEET;

THENCE SOUTH 41°36'51" WEST A DISTANCE OF 323.16 FEET; THENCE SOUTH 33°50'55" WEST A DISTANCE OF 8.12 FEET; THENCE SOUTH 89°59'02" EAST A DISTANCE OF 1,974.60 FEET; THENCE SOUTH 00°00'03" WEST A DISTANCE OF 1,320.02 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 6.20 FEET; THENCE SOUTH 00°16'18" WEST A DISTANCE OF 1,383.41 FEET; THENCE NORTH 87°56'33" WEST A DISTANCE OF 1,590.27 FEET;

THENCE NORTH 87°54'55" WEST A DISTANCE OF 1,058.40 FEET; THENCE NORTH 00°38'34" EAST A DISTANCE OF 915.78 FEET; THENCE NORTH 02°29'24" WEST A DISTANCE OF 97.22 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 111.09 FEET; THENCE NORTH 00°22'33" EAST A DISTANCE OF 81.65 FEET; THENCE NORTH 01°25'25" WEST A DISTANCE OF 117.89 FEET; THENCE NORTH 00°05'32" EAST A DISTANCE OF 12.04 FEET;

THENCE SOUTH 89°50'31" EAST A DISTANCE OF 16.04 FEET; THENCE NORTH 00°00'01" EAST A DISTANCE OF 53.79 FEET; THENCE NORTH 20°48'39" WEST A DISTANCE OF 19.48 FEET; THENCE NORTH 25°09'35" WEST A DISTANCE OF 24.41 FEET; THENCE NORTH 29°30'20" WEST A DISTANCE OF 24.41 FEET; THENCE NORTH 33°58'33" WEST A DISTANCE OF 25.15 FEET; THENCE NORTH 38°11'26" WEST A DISTANCE OF 23.69 FEET;

THENCE NORTH 42°31'46" WEST A DISTANCE OF 24.43 FEET; THENCE NORTH 44°10'03" WEST A DISTANCE OF 595.53 FEET; THENCE NORTH 89°01'36" WEST A DISTANCE OF 4.75 FEET; THENCE SOUTH 00°00'10" WEST A DISTANCE OF 153.79 FEET; THENCE SOUTH 36°54'34" EAST A DISTANCE OF 90.01 FEET; THENCE SOUTH 54°44'08" WEST A DISTANCE OF 303.58 FEET; THENCE NORTH 00°00'04" WEST A DISTANCE OF 1,669.80 FEET;

THENCE NORTH 29°44'03" EAST A DISTANCE OF 183.05 FEET; THENCE NORTH 00°04'14" WEST A DISTANCE OF 375.09 FEET; THENCE NORTH 00°04'14" WEST A DISTANCE OF 201.08 FEET; THENCE SOUTH 89°58'24" WEST A DISTANCE OF 568.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 255.14 ACRES, MORE OR LESS.

Parcels: 00001664X7, 00001964X9, 0001964X11, 0001964X12, 00001964X3, 00001964X4, 00001964X2, 00001964X5, 00001964X6, 00001964X1, 00001964X8, 00001964X8, 00001964X8, 0001964X14, 0001964X15, 00007080X2, 0000007092, 0000007090, 0000007080

Ephraim

Containing a portion of section 9, Township 17 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey:

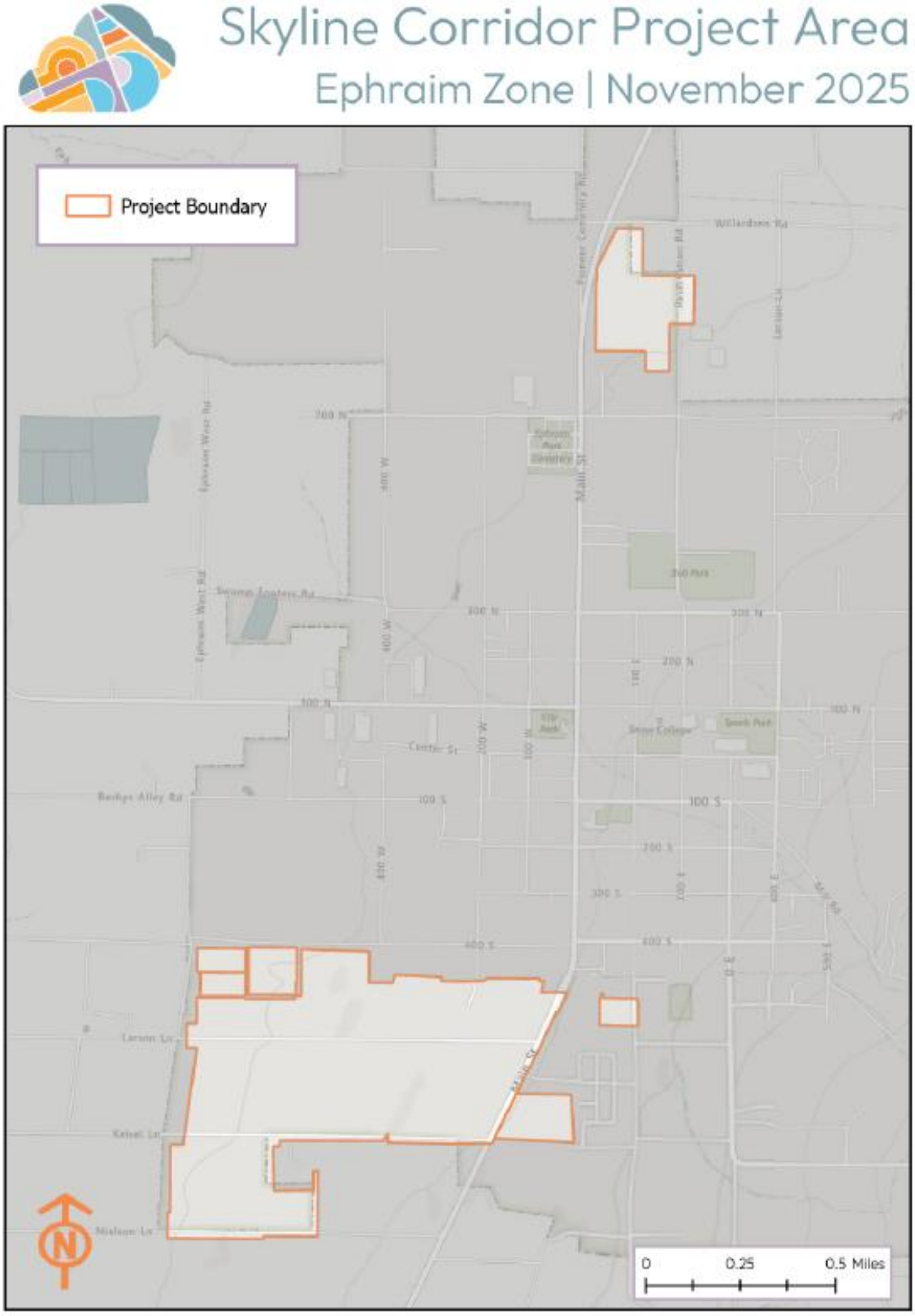
Commencing at a point located S73°24'07"E 455.73 feet from the west corner of section 9, Township 17 South, Range 3 East or POINT OF BEGINNING. Running thence N0°08'51"W 123.3 feet; thence N5°06'44"E 459.46 feet; thence S30°30'16"E 17.4 feet; thence S39°01'56"E 17.4 feet; thence S47°33'37"E 17.4 feet; thence S56°05'17"E 17.4 feet; thence S64°36'57"E 17.4 feet; thence S73°08'38"E 17.4 feet; thence S81°40'18"E 17.4 feet; thence N89°58'21"E 1,269.37 feet; thence S1°32'13"W 243.95 feet; thence S5°17'10"W 95.98 feet; thence S5°55'32"E 22.3 feet; thence S89°41'00"E 336.5 feet; thence S0°19'00"W 96.09 feet; thence N89°00'02"W 180.25 feet; thence S61°49'48"W 67.43 feet; thence N89°51'11"W 234.19 feet; thence S45°43'36"W 11.49 feet; thence N89°36'36"W 345.88 feet; thence N7°54'11"E 56.49 feet; thence N87°25'18"W 663.01 feet; thence S13°55'55"W 113.78 feet; thence N89°38'02"W 219.61 feet to the POINT OF BEGINNING. Containing 15.57 acres more or less.

Parcels

0000063259, 0000063915, 0000063916, 0000063917, 0000063918, 0000063919, 0000063920, 0000063921, 0000063922, 0000063943, 0000063944, 0000063945, 0000063946, 0000063947, 0000063948, 0000063949, 0000063950, 0000063951, 0000063952, 0000063953, 0000063954, 0000063955, 0000063956, 0000064037, 0000064038, 0000064039, 0000064040, 0000064041, 0000064042, 0000064043, 0000064044, 0000064069, 0000064260, 0000064261, 0000064262, 0000064263, 0000064264, 0000064267, 0000064268, 0000064269, 0000642266, 0000064816, 0000064817, 0000064818, 0000064819, 0000064820, 0000064821, 0000064822, 0000064823, 0000064824, 0000064825, 0000064826, 0000064827, 0000064828, 0000064829, 0000064831, 0000065050

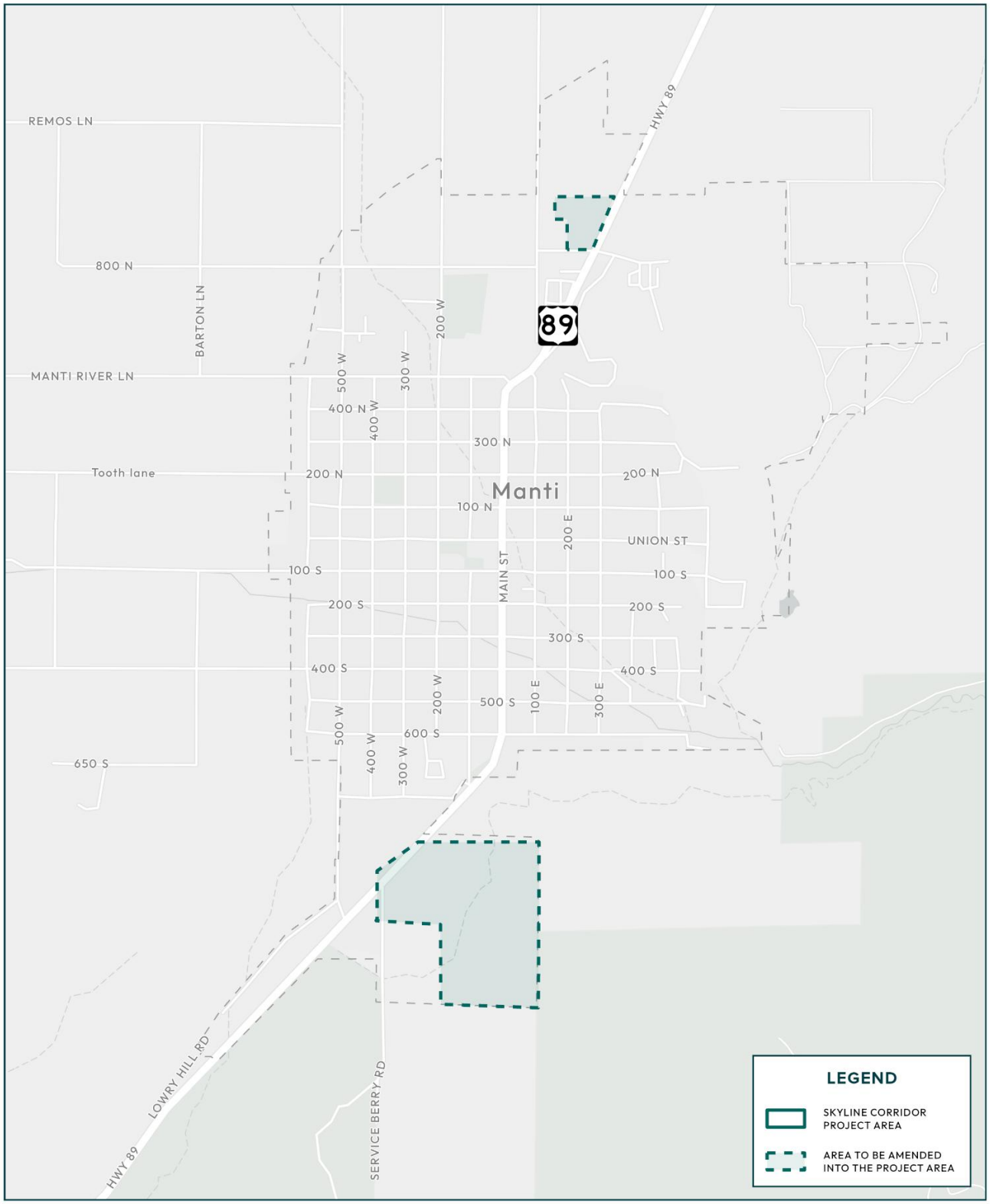
DRAFT

Appendix B: Maps & Imagery of the Project Area



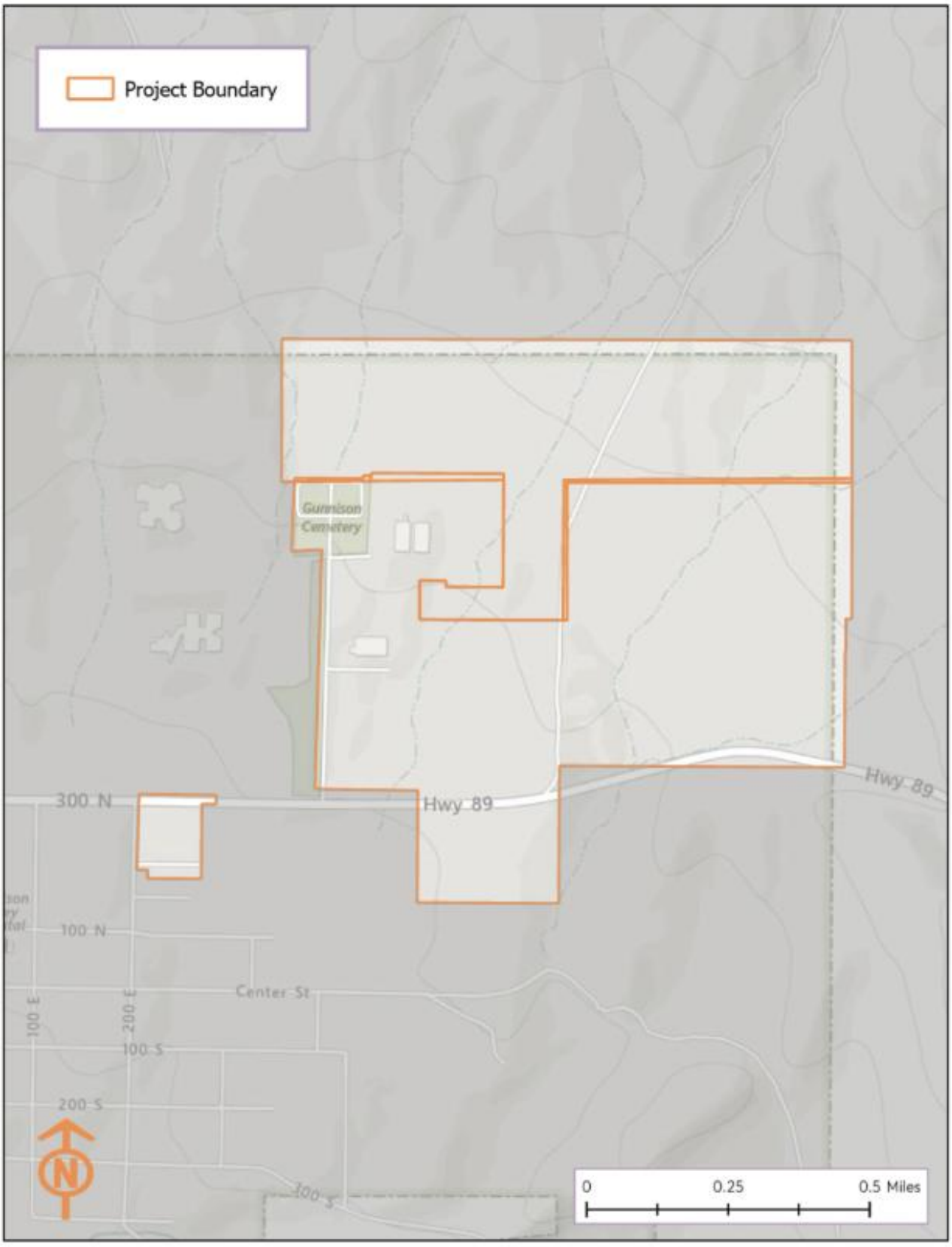
SKYLINE PROJECT AREA: MANTI ZONE

Sanpete County, Utah



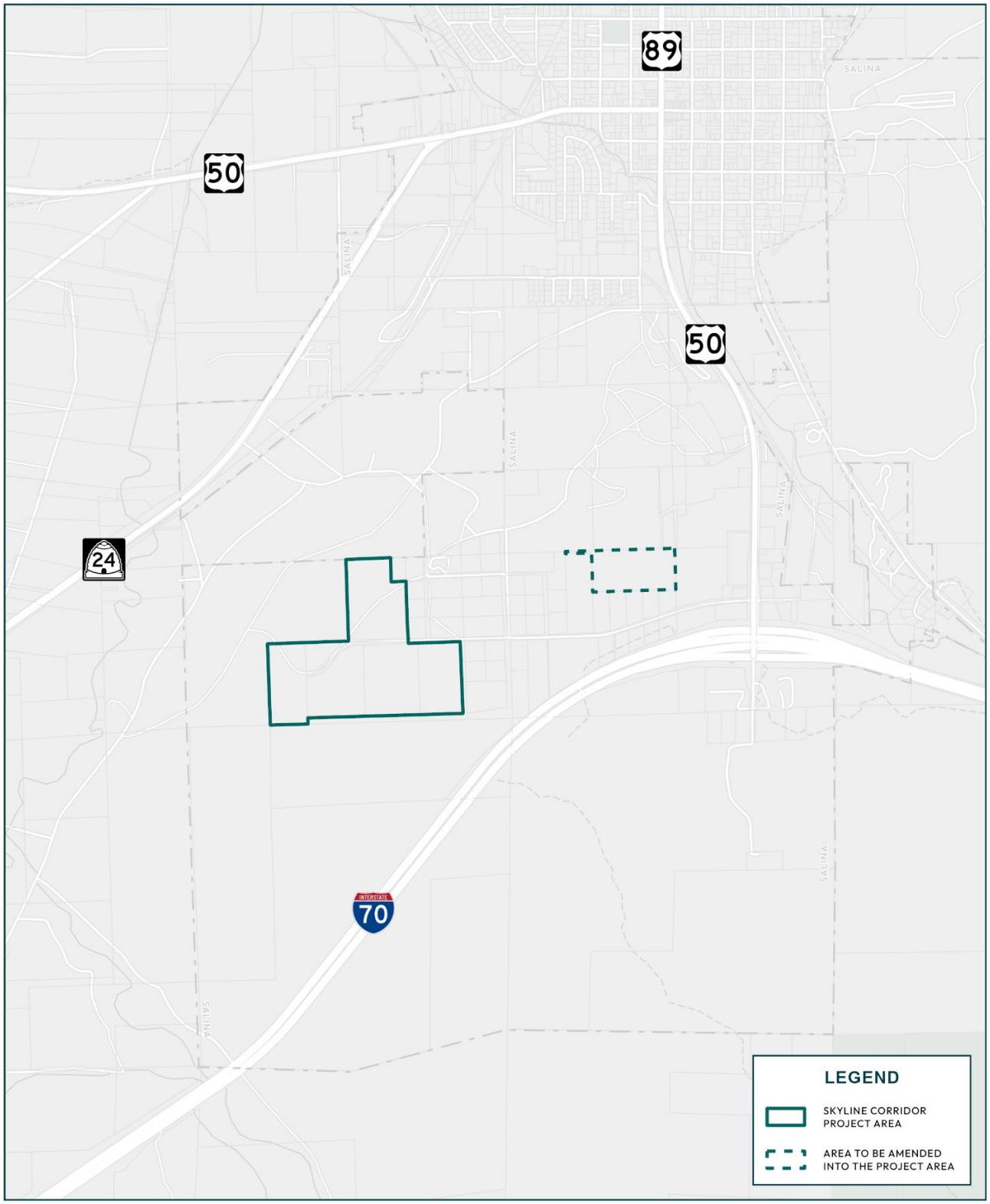
Skyline Corridor Project Area

Gunnison Zone | November 2025



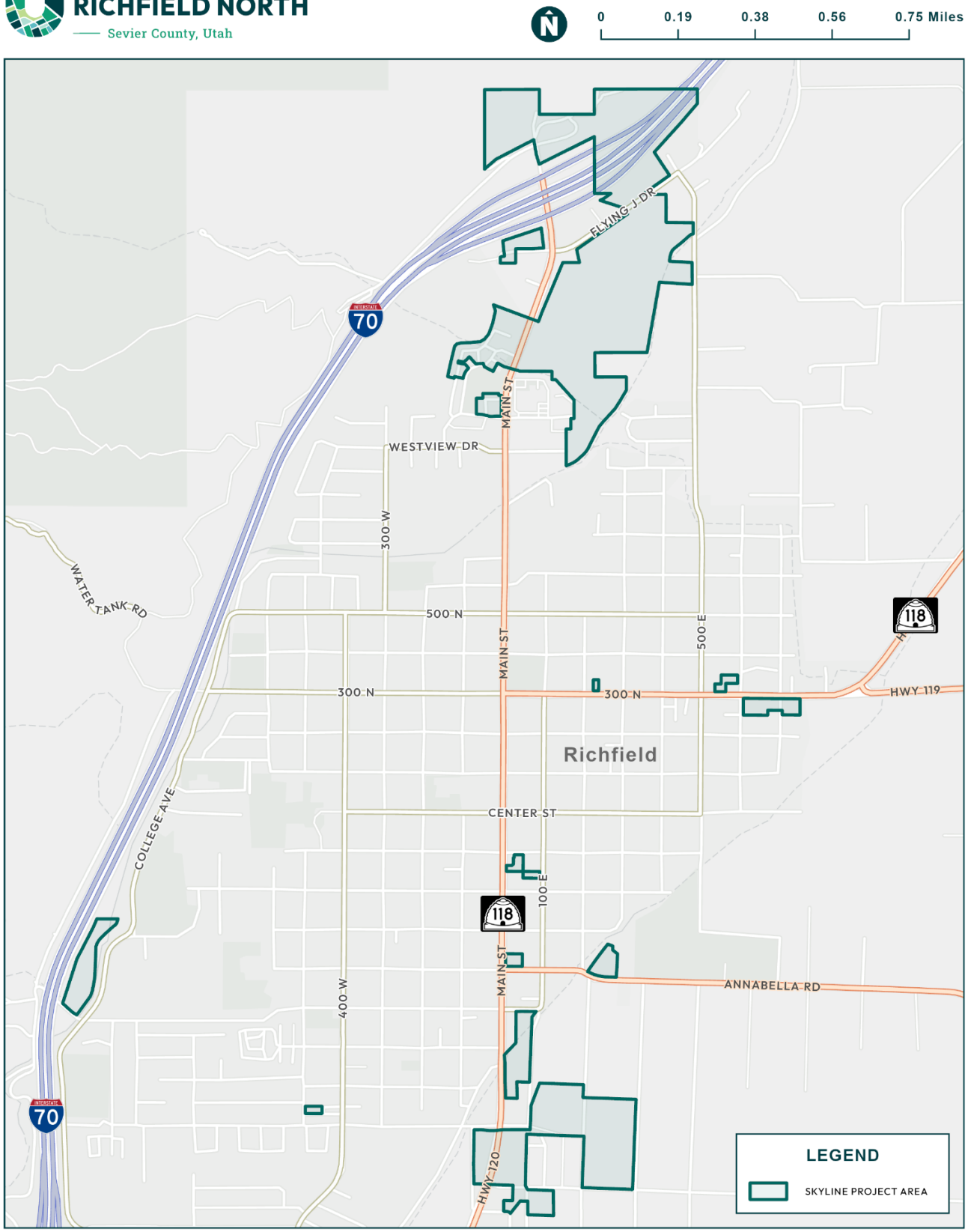
SKYLINE CORRIDOR PROJECT AREA

Sevier County, Utah



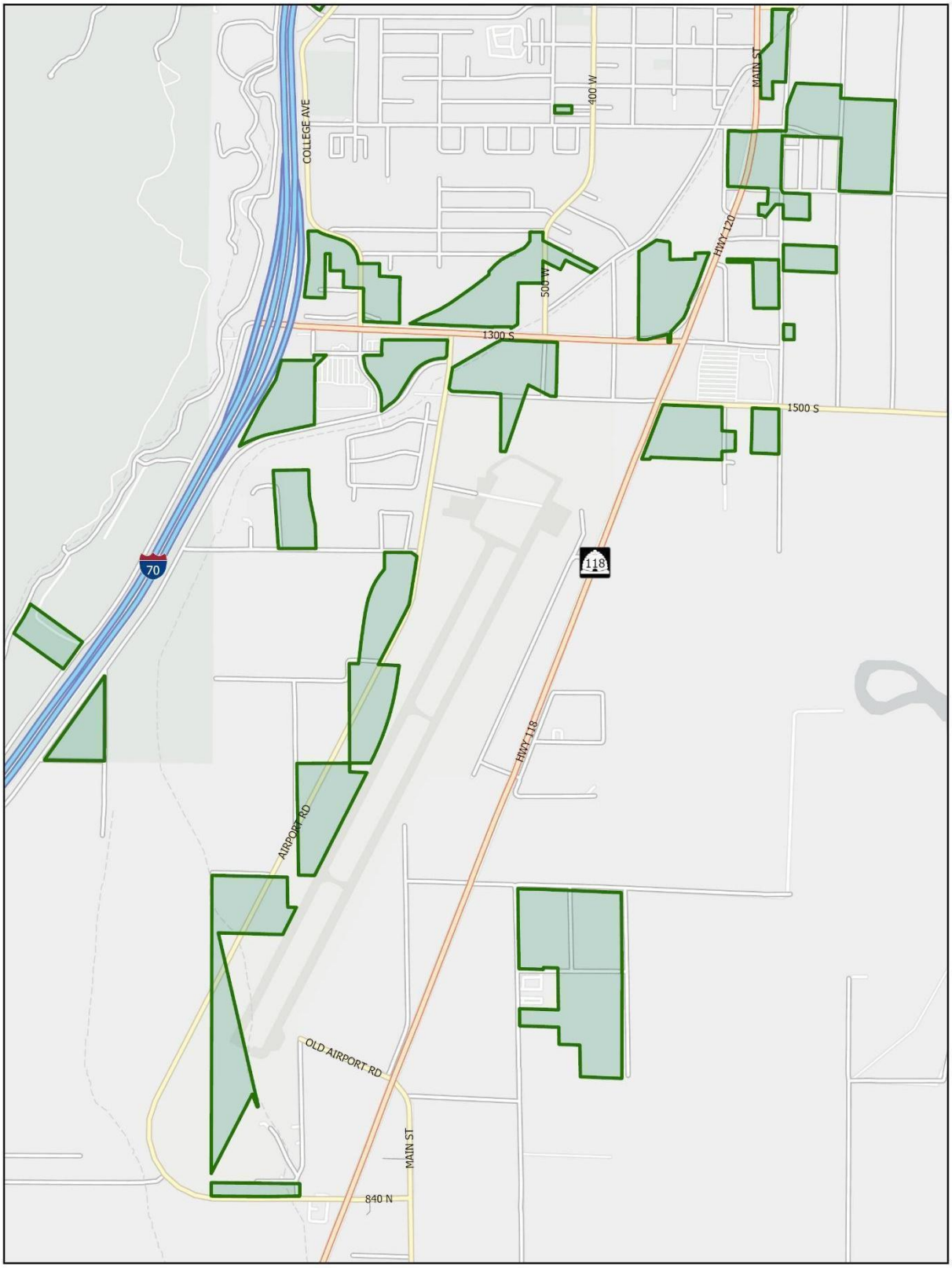
SKYLINE PROJECT AREA: RICHFIELD NORTH

Sevier County, Utah



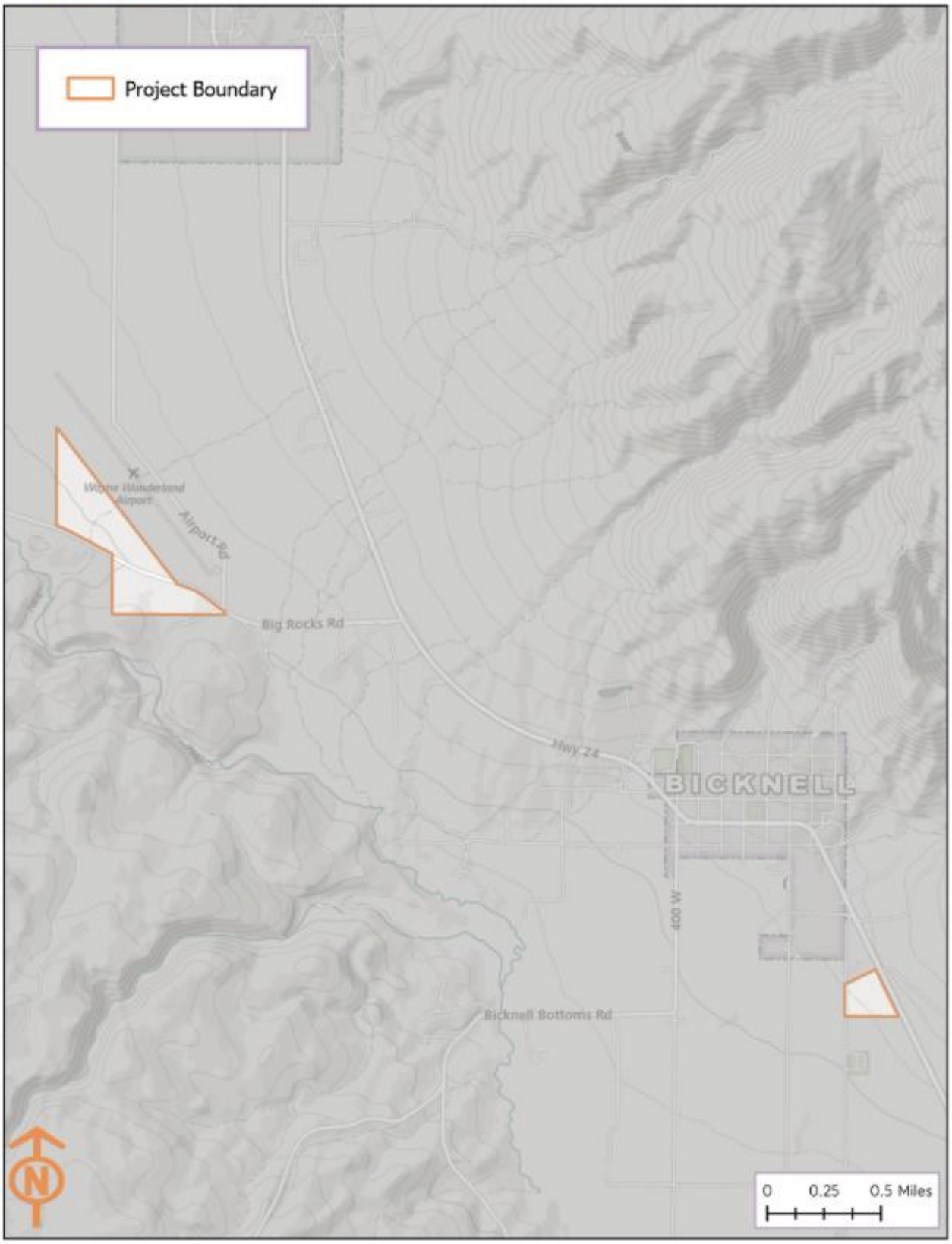
SKYLINE PROJECT AREA: RICHFIELD SOUTH

Sevier County, Utah



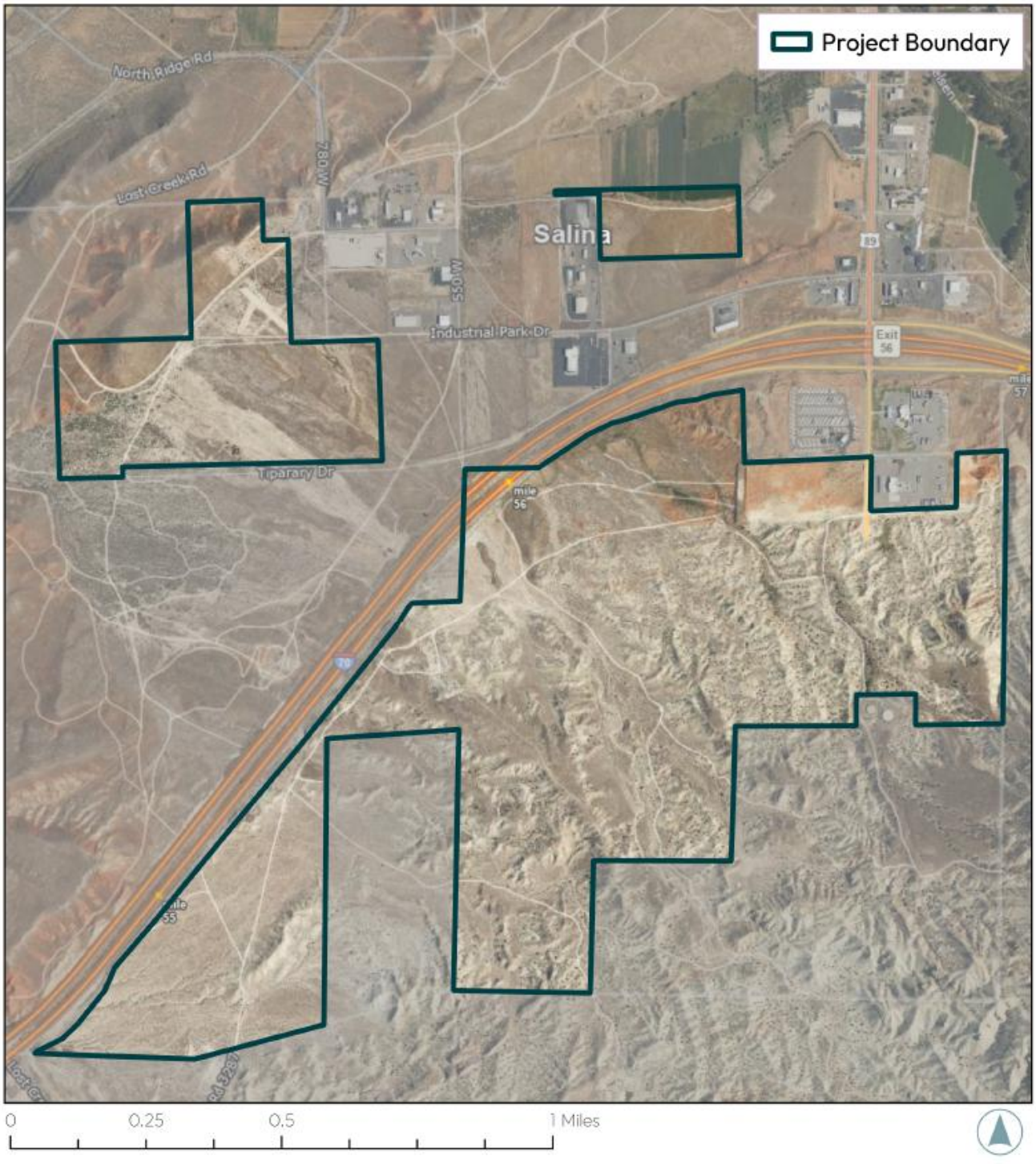
Skyline Corridor Project Area

Wayne Zone | November 2025

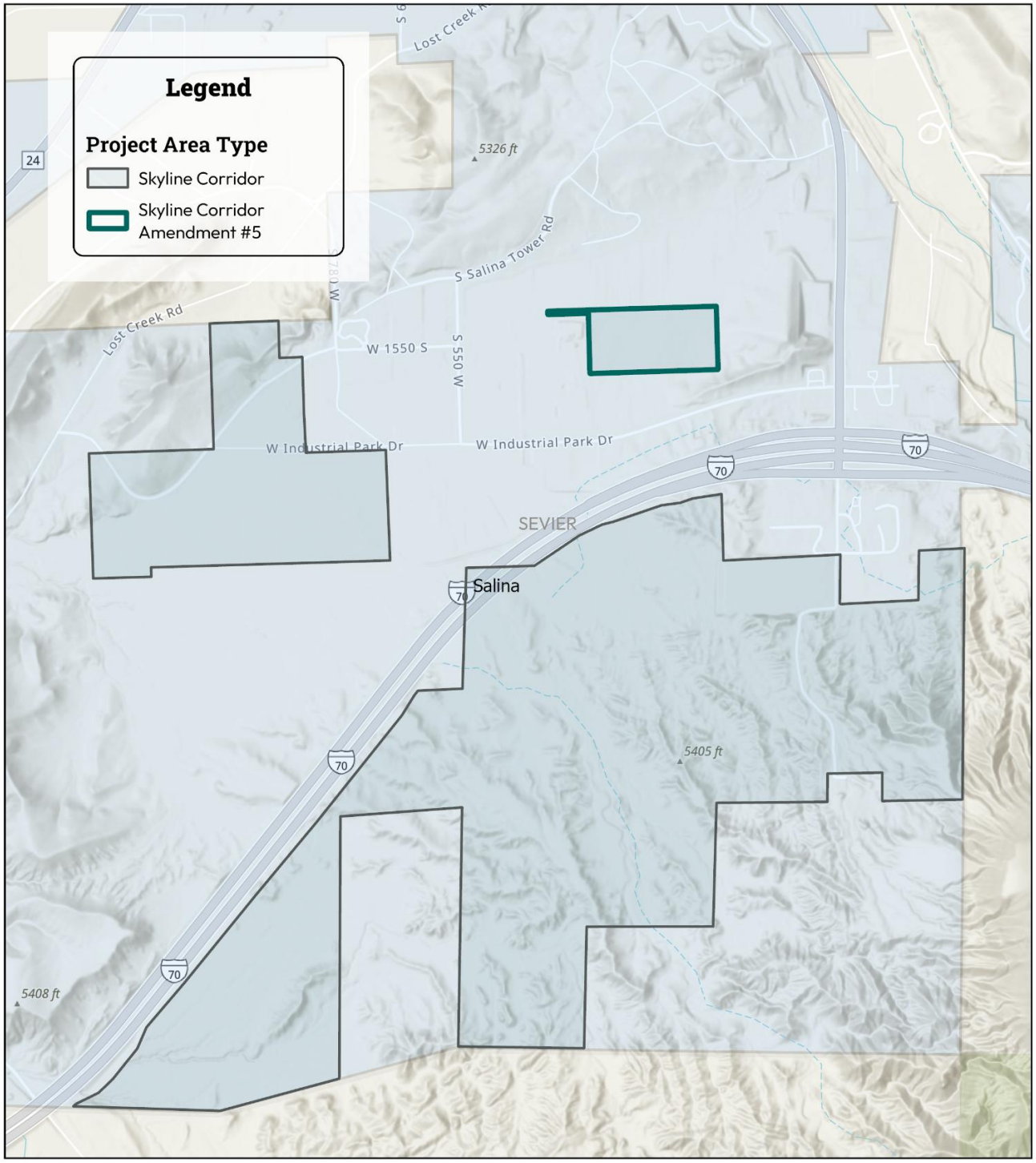


Skyline Corridor Project Area

Sevier County | Salina Industrial Park | July 2026



Skyline Corridor Project Area Amendment #5

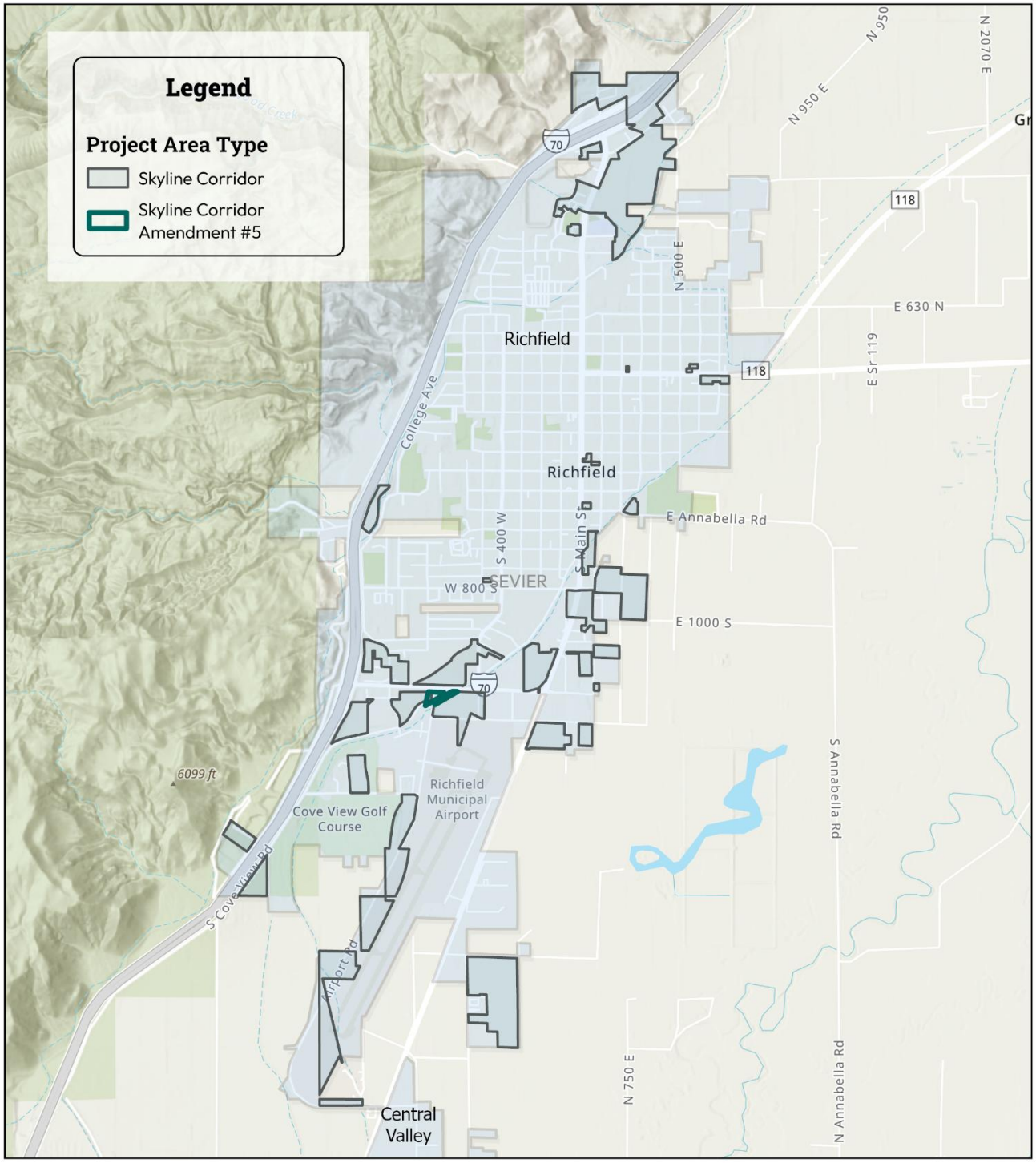


0 0.25 0.5 Miles

Amended Parcels
Salina Industrial Park

Date Generated: 10/15/2026

Skyline Corridor Project Area Amendment #5

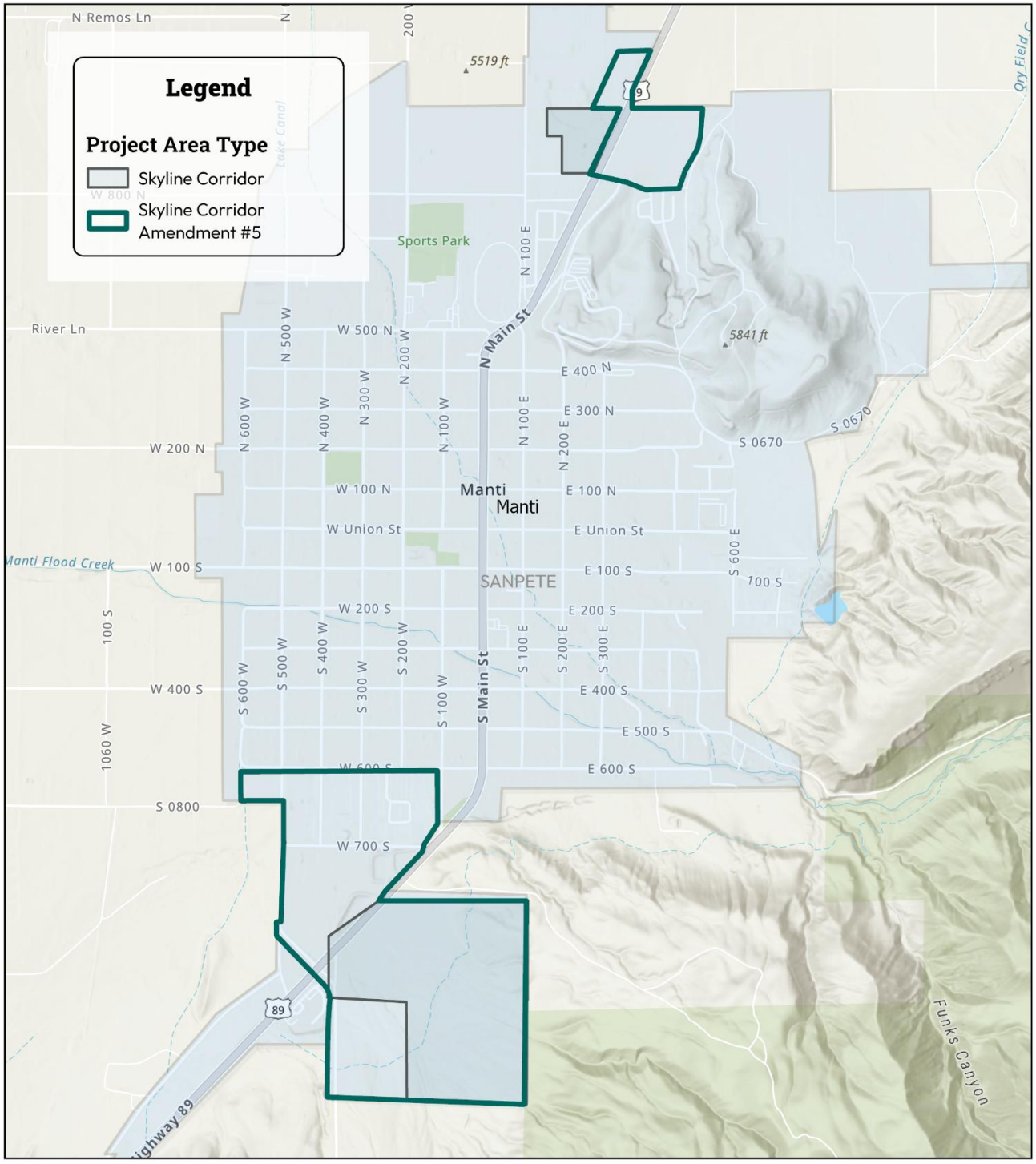


0 0.75 1.5 Miles

Amended Parcels Richfield Zone

Date Generated: 10/15/2026

Skyline Corridor Project Area Amendment #5

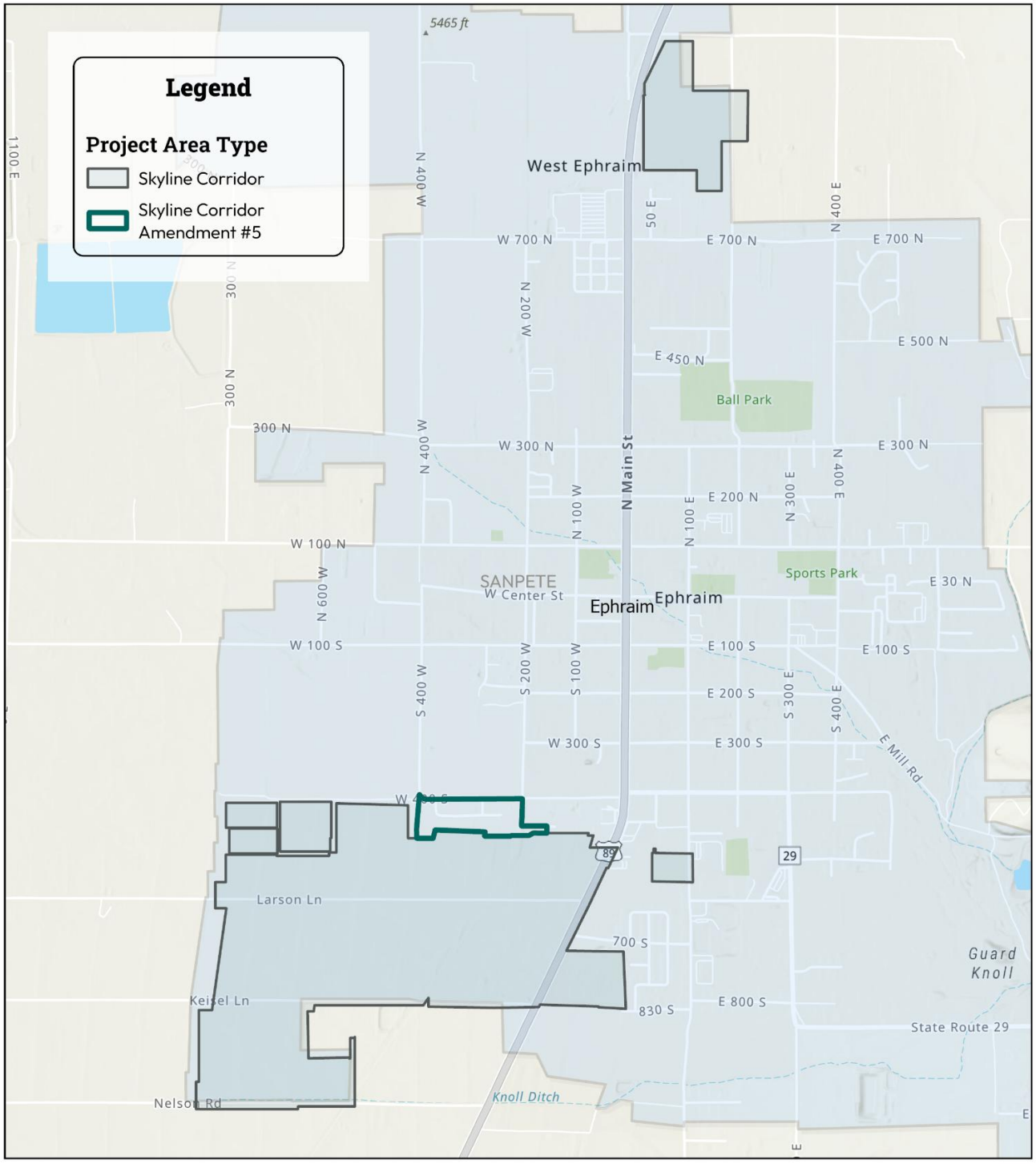


0 0.38 0.75 Miles

Amended Parcels Manti Zone

Date Generated: 10/15/2026

Skyline Corridor Project Area Amendment #5



0 0.38 0.75 Miles

Amended Parcels Ephraim Zone

Date Generated: 10/15/2026

Appendix C: Legislative Body Written Consent

EPHRAIM CITY RESOLUTION
ECR 23-19

A RESOLUTION SUPPORTING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA IN EPHRAIM CITY

WHEREAS Ephraim City (the "**City)** is a political subdivision of the State of Utah, and the Council of Ephraim City (the "**Council**") is a public entity with authority to make resolutions with respect to the City; and

WHEREAS The City desires the Utah Inland Port Authority (the "**Port Authority**") Board to create a Project Area ("**Project Area**") to help fund the development of a Project Area in our City and

WHEREAS a Project Area fits the City's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary employment opportunities to the City and it will provide enhanced logistics to local and regional companies. Additionally, this project fits the City's general plan and the zoning for this area; and

WHEREAS The general public will benefit from the creation of this Project Area through the creation of new primary employment opportunities; through expanded logistics service opportunities; through improved movement of materials in and out of Utah; and by better utilizing our community's railroad infrastructure, and maximizing our transportation resources regionally.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF EPHRAIM CITY AS FOLLOWS that the Council hereby: (1) consents to include a site in the proposed Utah Inland Port Authority Project Area; and (2) requests the Port Authority to consider a project area in our City and designate and approve a site as a Project Area to aid in its development, all in accordance with Utah Code Annotated § 11-58-501 *et. Seq.*

RESOLVED, ADOPTED, AND ORDERED this 18th day of October, 2023.

EPHRAIM CITY

John Scott, Mayor

ATTEST

Candice Maudsley, Recorder

COUNCIL VOTE

Richard Wheeler	Aye ✓	Nay ___
Margie Anderson	Aye ✓	Nay ___
Alma Lund	Aye ___	Nay ✓
Lloyd Stevens	Aye ✓	Nay ___
Tyler Alder	Aye ✓	Nay ___

MANTI CITY RESOLUTION 2024-1

A RESOLUTION SUPPORTING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA IN MANTI CITY

WHEREAS Manti City (the **"City")** is a political subdivision of the State of Utah, and the Council of the City (the **"Council"**) is a public entity with authority to make resolutions with respect to the City; and

WHEREAS The City desires the Utah Inland Port Authority (the "**Port Authority**") Board to create a Project Area ("**Project Area**") to help fund the development of a Project Area in our City and

WHEREAS a Project Area fits the City's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary employment opportunities to the City and it will provide enhanced logistics to local and regional companies. Additionally, this project fits the City's general plan and the zoning for this area; and

WHEREAS The general public will benefit from the creation of this Project Area through the creation of new primary employment opportunities; through expanded logistics service opportunities; through improved movement of materials in and out of Utah; and by the possible restoration of our community's railroad infrastructure, and maximizing our transportation resources regionally.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF MANTI CITY AS FOLLOWS that the Council hereby: (1) consents to include a site in the proposed Utah Inland Port Authority Project Area; and (2) requests the Port Authority to consider a project area in our City and designate and approve a site as a Project Area to aid in its development, all in accordance with Utah Code Annotated § 11-58-501 *et. Seq.*

RESOLVED, ADOPTED, AND ORDERED this 17th day of January, 2024.

MANTI CITY

By: _____
Alfred C. Bigelow, Mayor

ATTEST:

_____
JoAnn Otten, Recorder

MANTI CITY, UTAH
CORPORATE SEAL

RESOLUTION 2023-11

A RESOLUTION CONSENTING TO THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA IN GUNNISON CITY

WHEREAS, Gunnison City ("City") is a fifth class city of the State of Utah; and

WHEREAS, The Gunnison City Council ("Council") is the governing body of the City; and

WHEREAS, The City desires that the Utah Inland Port Authority Board ("Port Authority") create a project area ("Project Area") to help fund the development of economic development opportunities in the Gunnison Valley region;

WHEREAS, The Project Area fits the City's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for residents of the City and the surrounding communities; and

WHEREAS, The Project Area will be consistent with the City's general plan and zoning designations; and

WHEREAS, The Project Area will include lands near or adjacent to logistical network infrastructure of Interstate 15, Interstate 70, Highway 89, Highway 28, and the Salina-Gunnison municipal airport (44U);

WHEREAS, The Port Authority Project Area will be a beneficial tool to optimize development in the vicinity of the above stated logistical infrastructure; and

WHEREAS, Creation of the Project Area will be a public benefit by creating new primary employment opportunities and will help to improve public infrastructure in the area.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Gunnison City Council

1. Pursuant to Utah Code Ann. §11-58-501(2), the Gunnison City Council hereby consent to the creation of a Utah Inland Port Authority Project Area in Gunnison City. Should additional area be annexed to Gunnison City, such additional area may be included in the Project Area if it is included in the Project Area plan or an amended project area plan adopted by the Port Authority.

2. This resolution shall become effective immediately upon passage.

PASSED by the City Council of the City of Gunnison, Utah this 20th day of September 2023.

Lori Nay, Mayor

ATTEST

Valerie Andersen, City Recorder

RESOLUTION R229-2023

A RESOLUTION SUPPORTING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA IN SALINA CITY, UTAH

WHEREAS, Salina City (the "City") is a political subdivision of the Sevier County in the state of Utah, and the City Council
(the "Council") is a public entity with authority to make resolutions with respect to the city; and

WHEREAS, The City desires the Utah Inland Port Authority (the "Port Authority") Board to create a Project Area
("Project Area") to help fund the development of a regional economic development opportunity; and

WHEREAS, The project Area fits the City's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary employment opportunities to the City. Additionally, this project will fit the City's general plan and the zoning for the area; and

WHEREAS, After several years of planning, it is evident that the Port Authority's Project Area is the tool needed to optimize development. The project area with enable the Site to better serve the rest of the county and surrounding region. Companies located from throughout Sevier County would help these businesses succeed in Central Utah; and

WHEREAS, The general public will benefit from the creation of this Project Area through the creation of new primary employment opportunities; through improved movement of materials in and out of central Utah; and by better utilizing our community's infrastructure, eliminating much of the unnecessary traffic, and maximizing our transportation resources regionally.

NOW THEREFORE, BE IT RESOLVED by the Salina City Council as follows that the Council hereby: (1) consents to the
creation of a Utah Inland Port Authority Project Area in Salina City in accordance with Utah Code Annotated (section) 11-58-501

PASSED, APPROVED AND ADOPTED by the Mayor and City Council of the City of Salina, this 23rd day of August, 2023

APPROVED:

Jed Maxwell, Mayor

ATTEST:

Ashlee Larsen, Recorder

COUNCIL MEMBERS VOTING "AYE"

Jon K Maxwell
Earl Tussle
Thomas Mahaffey

COUNCIL MEMBERS VOTING "NAY"

RESOLUTION R241-2024

A RESOLUTION SUPPORTING SALINA CITY, UTAH OBLIGATING TO A BOND FOR INFRASTRUCTURE

Whereas Salina City (the "City") is a political subdivision of the Sevier County in the state of Utah, and the City Council
(the "Council") is a public entity with authority to make resolutions with respect to the city; and

Whereas The City desires the issuance of bonds, by Salina City and funded by a chosen financing company $7,000,000 as approved by the bond underwriter, Pursuant to the Resolution, Salina City proposes to lend the proceeds for the purpose of financing all portion of the construction of infrastructure improvements including land, streets curb, gutter, water, power, sewer, internet, and related improvements (the 'Project') located to create a Project Area ("**Project Area**") to help fund the development of a regional economic development opportunity as depicted in **Exhibit A**; and

Whereas The city will be spending approximately $6,380,000 on the above detailed infrastructure improvements for phase 1 and South Haven Builders will use the remaining $620,000 on site improvements. The city will be making the bond payments from the incremental property tax until the bond is paid in full; and

Whereas The project Area fits the City's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary housing and employment opportunities to the city. Additionally, this project will fit the City's general plan and the zoning for the area; and

Whereas the general public will benefit from the creation of this Bond through the creation of new primary housing and employment opportunities; and by better utilizing our community's infrastructure. It is anticipated that with the addition of younger families in the community it will increase sales tax revenue, real estate valuation and energize the city in general.

NOW THEREFORE, BE IT RESOLVED by the Salina City Council as follows that the Council hereby: (1) consents to the creation of a bond, in accordance with Utah Code Annotated (section) 11-58-501 et. Seq.

PASSED, APPROVED AND ADOPTED by the Mayor and City Council of the City of Salina, this 13 day of November, 2024.

CITY OF SALINA

By _____
Jed Maxwell, Mayor

ATTEST:

_____
Ashlee Larsen, City Recorder

(SEAL)

CITY OF SALINA SEAL

COUNCIL MEMBERS VOTING "AYE":

COUNCIL MEMBERS VOTING "NAY":

Screenshot

City of Richfield
RESOLUTION NO. 2024-8

A RESOLUTION SUPPORTING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA IN THE CITY OF RICHFIELD

WHEREAS, the City of Richfield wishes for the Utah Inland Port Authority (the **"Port Authority")** Board to create a Project Area to help fund the development of a regional economic development opportunity; and

WHEREAS, the Project Area encourages the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary employment opportunities to the City; and

WHEREAS, the Port Authority's Project Area is a tool to optimize development. The Project Area will enable the Site to better serve the City and the surrounding region; and

WHEREAS, the general public will benefit from the creation of this Project Area through the creation of new primary employment opportunities;

NOW THEREFORE, be it resolved by the City Council of the City of Richfield: The City Council consents to the creation of a Utah Inland Port Authority Project Area in the City of Richfield in accordance with Utah Code Annotated 11-58-501 *et. Seq*.

This resolution shall take effect upon passage.

Approved by the City Council of the City of Richfield on the 28th day of May 2024.

Richfield City

By Bryan L. Burrows
Bryan L. Burrows, Mayor

ATTEST

Michele Jolley
Michele Jolley, City Recorder

(SEAL)

CITY OF RICHFIELD CORPORATE SEAL STATE OF UTAH

	AYE:	NAY:
Councilmember Brayden Gardner	Absent	
Councilmember Kip Hansen	✓	
Councilmember Elaine Street	✓	
Councilmember Tanner Thompson	✓	
Councilmember Kendrick Thomas	✓	

WAYNE COUNTY RESOLUTION 052024

A RESOLUTION SUPPORTING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA IN WAYNE COUNTY

Whereas Wayne County ("County) is a political subdivision of the State of Utah, and the Board of Wayne County Commissioners (the "Board") is a public entity with authority to make resolutions with respect to the County; and

Whereas the County desires the Utah Inland Port Authority (the "Port Authority") Board to create a Project Area ("Project Area") to help fund the development of a regional economic development opportunity; and

Whereas the Project Area fits the County's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary employment opportunities to the County. Additionally, this project will fit the County's general plan and the zoning for this area; and

Whereas after several years of planning, it is evident that the Port Authority's Project Area is the tool needed to optimize development. The Project Area will enable the Site to better serve the rest of the County and the surrounding region; and

Whereas The general public will benefit from the creation of this Project Area through the creation of new primary employment opportunities; through expanded rail service opportunities; and through improved movement of materials in and out of southwestern Utah.

NOW THEREFORE, BE IT RESOLVED by the board of Wayne County Commissioners as follows that the Board hereby consents to the creation of a Utah Inland Port Authority Project Area in Wayne County in accordance with UTAH CODE SECTION 11-58-501 *et. Seq.*

Passed and adopted by the board of County Commissioners of Wayne County, Utah, this the 20th day of May 2024.

Roger Brian
Wayne County Commission Chair

Attest

Felecia M. Snow
Wayne County Clerk

RESOLUTION 25-19

A RESOLUTION AMENDING THE UTAH INLAND PORT AUTHORITY PROJECT AREA IN EPHRAIM CITY

WHEREAS, Ephraim City ("City") is a fifth-class city of the State of Utah; and

WHEREAS, The Ephraim City Council ("Council") is the governing body of the City; and

WHEREAS, The Ephraim City Council adopted Resolution 23-19 requesting to have lands in Ephraim City jurisdiction included in a Utah Inland Port Authority Project Area later established as the Skyline Corridor Project Area; and

WHEREAS, The Ephraim City Council desires to include additional properties in the Skyline Corridor Project Area; and

WHEREAS, The Project Area continues to fit the City's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for residents of the City and the surrounding communities; and

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ephraim City Council

1. Pursuant to Utah Code Ann. §11-58-501(2), the Ephraim City Council hereby reiterates its consent to the creation of a Utah Inland Port Authority Project Area in Ephraim City.

2. The properties depicted in Exhibit A, which is attached hereto and by this reference made part hereof, are requested to be incorporated into the Skyline Corridor Project Area.

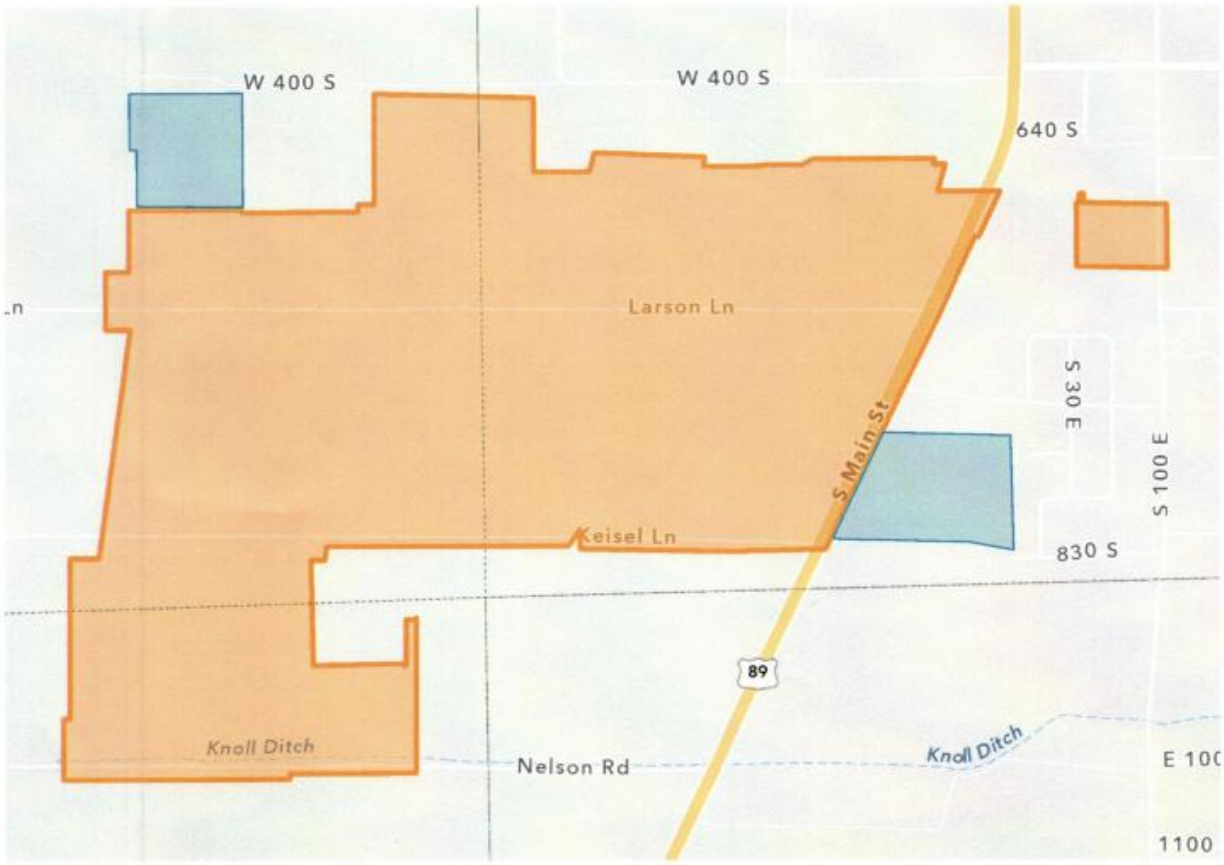
3. This resolution shall become effective immediately upon passage.

PASSED by the City Council of the City of Ephraim, Utah, this 17th day of September 2025.

John Scott, Mayor

CITY OF EPHRAIM ★ STATE OF UTAH ★ CORPORATE SEAL

ATTEST


W 400 S
W 400 S
640 S
Larson Ln
S 30 E
S 100 E
S Main St
Keisel Ln
830 S
89
Knoll Ditch
Nelson Rd
Knoll Ditch
E 100
1100

RESOLUTION 2025-10

A RESOLUTION AMENDING THE UTAH INLAND PORT AUTHORITY PROJECT AREA IN GUNNISON CITY

WHEREAS, Gunnison City ("City") is a fifth class city of the State of Utah; and

WHEREAS, The Gunnison City Council ("Council") is the governing body of the City; and

WHEREAS, The Gunnison City Council adopted Resolution 2023-11 requesting to have lands in Gunnison City jurisdiction included in a Utah Inland Port Authority Project Area later established as the Skyline Corridor Project Area; and

WHEREAS, The Gunnison City Council desires to include additional properties in the Skyline Corridor Project Area; and

WHEREAS, The Project Area continues to fit the City's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for residents of the City and the surrounding communities; and

NOW THEREFORE, BE IT HEREBY RESOLVED by the Gunnison City Council

1. Pursuant to Utah Code Ann. §11-58-501(2), the Gunnison City Council hereby reiterates its consent to the creation of a Utah Inland Port Authority Project Area in Gunnison City.

2. The properties depicted in Exhibit A, which is attached hereto and by this reference made part hereof, are requested to be incorporated into the Skyline Corridor Project Area.

3. This resolution shall become effective immediately upon passage.

PASSED by the City Council of the City of Gunnison, Utah, this 16th day of July 2025.

Lori Nay, Mayor

ATTEST

Valerie Andersen, City Recorder

Appendix D: Project Area Budget Summary

Model Summary	
Differential Tax Revenue Allocation	
Project Area Share	75%
Other Taxing Entities Share	25%
Duration (Years)	25
Base Year Taxable Revenues	$ 719,000
Tax Differential to Project Area	**$ 49,300,000**
Tax Differential to Other Taxing Entities	$ 18,000,000
Total Tax Differential	$ 67,300,000
Less: Admin Expenses	$ 2,500,000
Total Remaining Differential for Projects	**$ 46,800,000**

Taxing Entities	
SEVIER	0.002551
MULTICOUNTY ASSESSING & COLLECTING	0.000015
COUNTY ASSESSING & COLLECTING LEVY	0.000298
SEVIER COUNTY SCHOOL DISTRICT	0.005385
RICHFIELD CITY	0.001751
SALINA CITY	0.002605
SANPETE	0.002262
SOUTH SANPETE SCHOOL DISTRICT	0.007328
NORTH SANPETE SCHOOL DISTRICT	0.005324
GUNNISON CITY	0.001622
SANPETE WATER CONSERVANCY DISTRICT	0.000213
CENTRAL UTAH WATER CONSERVANCY DISTRICT WITHDREW EFFECTIVE 11/23	0.000400
EPHRAIM CITY	0.001208
MANTI CITY	0.000828
WAYNE	0.002605

DRAFT

WAYNE COUNTY SCHOOL DISTRICT	0.003581
WAYNE COUNTY WATER CONSERVANCY DISTRICT	0.000018

DRAFT

Appendix E: Environmental Review

Introduction

For the Utah Inland Port Authority (UIPA) Board to adopt a Project Area Plan, an environmental review for the Project Area must be completed. This report provides an overview of environmental considerations to ensure compliance with all federal, state, and local requirements related to future opportunities associated with the development and optimization of the project area. The Utah Inland Port Authority, in conjunction with development parties and government stakeholders, will review these environmental considerations before work, which could pose adverse impacts, may commence in the project area.

Summary of Environmental Considerations

While several cultural resources in Sanpete, Sevier, and Wayne Counties have been previously designated as worthy of preservation and recorded on the National Register of Historic Places (NRHP), none of them are present in the project area.

While there are no land-areas of federally recognized tribes located in the project area, both Koosharem and Kanosh Bands of the Paiute Indian Tribe of Utah have reservations approximately 15 miles outside of the Richfield City zone of the project area. Tribal Chairwoman Tamra Borchardt-Slayton represents the Paiute Indian Tribe of Utah, with headquarters located at 440 North Paiute Drive in Cedar City, Utah.

The Utah Prairie Dog is a designated threatened species that may be present in the project area and may be adversely impacted. Portions of the project area may contain suitable habitat for the Utah Prairie Dog. Clearance surveys for Utah Prairie Dogs are recommended to be conducted by a qualified biologist during the active season for Utah Prairie Dogs (approximately April 1 to August 31) of the year prior to the sale and/or development of properties within the project area.

The Yellow-billed Cuckoo and Mexican Spotted Owl are designated Threatened species that may be present in the project area. Final critical habitats for these species are published in the Federal Register (Yellow-billed Cuckoo Final Critical Habitat and Mexican Spotted Owl Final Critical Habitat). The California Condor has been designated as Experimental Population, Non-Essential and may be present in the project area. For the purposes of consultation, non-essential experimental populations are treated as threatened species on National Wildlife Refuge and National Park land (require consultation under 7(a)(2) of the ESA) and as a proposed species on private land (no section 7(a)(2) requirements, but Federal agencies must not jeopardize their existence (section 7(a)(4))).

Monarch Butterflies are designated Proposed Threatened species and may exist in the project area. Suckley's Cuckoo Bumble Bees are Proposed Endangered species and may exist in the project area. Final critical habitat for Monarch Butterflies has been designated and is published in the Federal Register. No critical habitat has been designated for this Suckley's Cuckoo Bumble Bees.

Ute ladies'-tresses and the Last Chance Townsendia are designated Threatened species and may exist in the project area. No critical habitats have been designated for either Ute ladies'-tresses or Last Chance Townsendia.

Designated critical habitats are not located within and do not overlap with the project area.

There are 21 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list that may warrant special attention in the project area with breeding seasons ranging between December 1st and September 30th.

DRAFT

While there are no wildlife or waterfowl management areas (WMAs) located within the project area, several designated WMAs as well as the Redmond Conservation Easement are located in proximity to portions of the project area.

San Pitch River and tributaries from Gunnison Reservoir to U132 have been designated as impaired. These impaired water bodies are located in close proximity to the Ephraim Inland Port Overlay zone of the project area.

San Pitch River and tributaries from confluence with Sevier River to tailwaters of Gunnison Reservoir have been designated as impaired. These impaired water bodies are located in close proximity to the Gunnison Valley zone of the project area.

Salina Creek and tributaries from confluence with Sevier River, located along S State Street in Salina, Utah, have been designated as impaired. Lost Creek and tributaries from confluence with Sevier River upstream approximately 6 miles, located along Lost Creek Canyon Road, have been designated as impaired.

These impaired water bodies are located in close proximity to the Salina Industrial Park zone in the project area.

Fremont River and tributaries from Bicknell to Mill Meadow Reservoir have been designated as impaired. These impaired water bodies are located in close proximity to the Wayne Industrial Park zone of the project area.

According to the National Wetlands Inventory (NWI), wetlands are located within portions of the project area. Wetlands designated in the NWI may have changed since the date of the imagery and/or field work used for their characterization. Updated qualified wetland delineation studies shall be the final determination for existing wetlands.

Different portions of the project area experience either a 0.2% or 1% annual chance flood hazard, according to FEMA's National Flood Hazard Layer (NFHL) Viewer.

Sanpete, Sevier, and Wayne Counties are all currently in attainment for all criteria pollutants.

Project Area Description

The combined Skyline Corridor Inland Port Project Area consists of several noncontiguous areas within distinct zones. Maps of the project area are included in Appendix B.

Past and Present Land Uses

Public land records—including historical city directories, fire insurance maps, topographic maps, and aerial imagery—can be accessed online and reviewed to help determine previous ownership and identify any structures on properties/adjacent properties in the project area, or indications of environmental contamination.

A visual site inspection should be conducted to observe properties in the project area, any structures on the properties and adjacent properties to identify indications of environmental contamination that may have resulted from activities that took place on the site or from activities at neighboring properties.

Past and present landowners, operators, and/or occupants of properties, along with any knowledgeable local government officials should be interviewed to gather information around past and present land uses of properties in the project area.

DRAFT

It is the responsibility of each landowner to assess past and present land uses for indications of environmental contamination on their respective properties.

Geotechnical Resources

In order to characterize subsurface conditions and provide design parameters needed to proceed with site development, geotechnical constraints must be identified for the project area.

Potential geotechnical constraints may include:

- anticipated foundation system
- anticipated excavation equipment
- pavement
- anticipated seismic site class
- anticipated frost depth
- bedrock constraints
- blasting anticipated
- groundwater constraints
- dewatering anticipated
- corrosive soils
- karst constraints
- sinkholes
- seismic liquefaction
- settlement monitoring likely required
- fill anticipated on-site
- site usage

Field explorations via soil borings and/or test pits are recommended to determine the geotechnical constraints for the project area. It is the responsibility of each landowner to assess geotechnical constraints on their respective properties.

Geology and Soils

Geological constraints of a project area that should be considered include:

- soil grade,
- soil composition,
- soil permeability and compressibility,
- soil stability,
- soil load-bearing capacity,
- soil corrosivity,
- soil shrink-swell potential,
- soil settlement potential, and
- soil liquefaction potential

It is the responsibility of each landowner to assess geological constraints on their respective properties.

The United State Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) maintains the Web Soil Survey (WSS) which provides soil data and information produced by the National Cooperative Soil Survey, a nationwide partnership dedicated to soils since 1899. The WSS provides soil maps and data for more than 95% of the nation's counties and is updated and maintained online as the single authoritative source of soil survey information. WSS data can be used for planning purposes and to assess an area's soil health.

DRAFT

The USDA NRCS defines soil health as "the continued capacity of soil to function as a vital living ecosystem that sustains plants, animals, and humans. Healthy soil gives us clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife, and beautiful landscapes." Soil health research has identified the following principles to manage soil and improve soil function:

- Maximize presence of living roots
- Minimize disturbance
- Maximize soil cover
- Maximize biodiversity

It is the responsibility of each landowner to assess soil health and constraints on their respective properties. Figures 1-1 through 1-11 display the WSS maps for the project area. Map units are defined below.

DRAFT

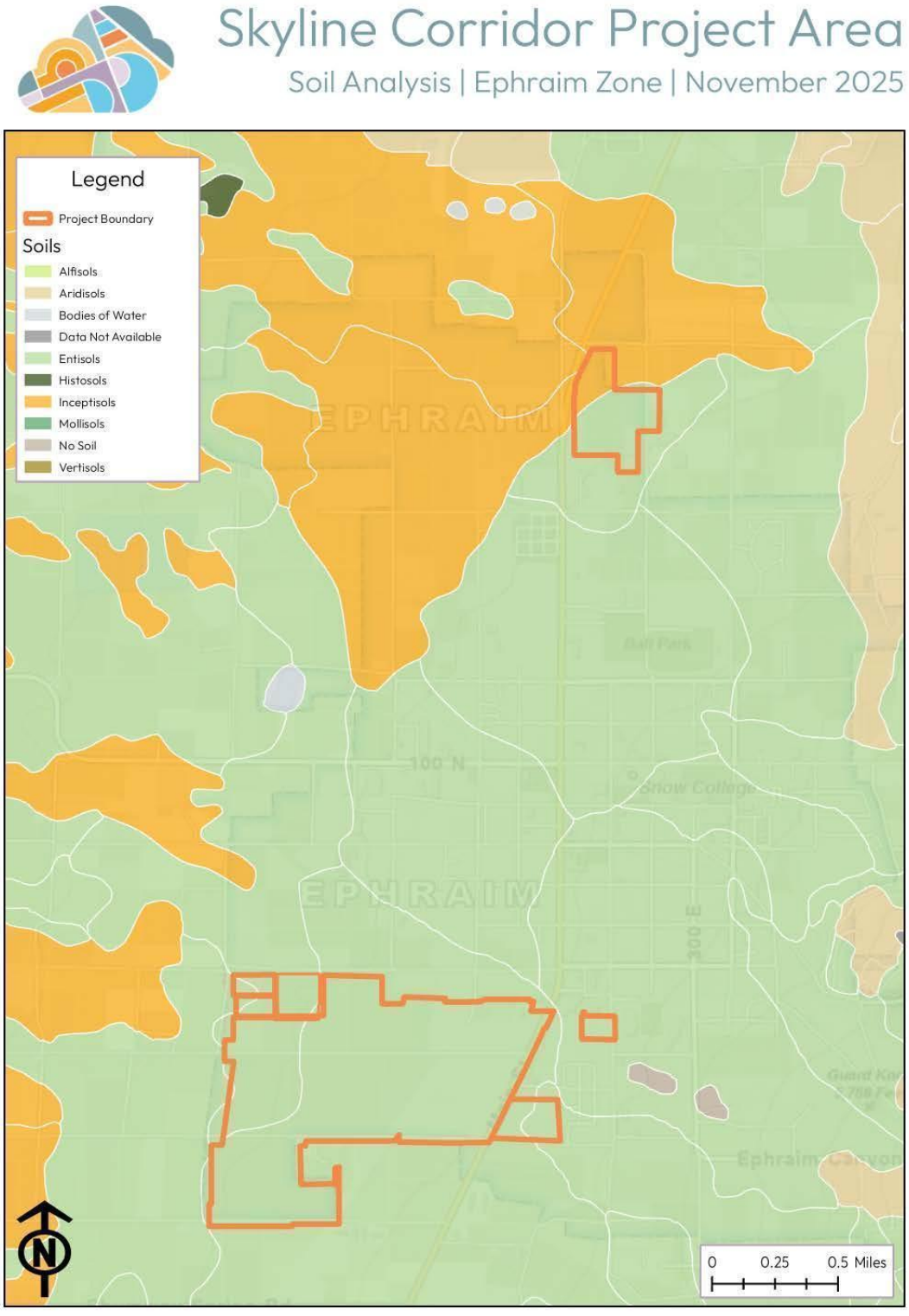


FIGURE 1-1: EPHRAIM ZONE WEB SOIL SURVEY MAP

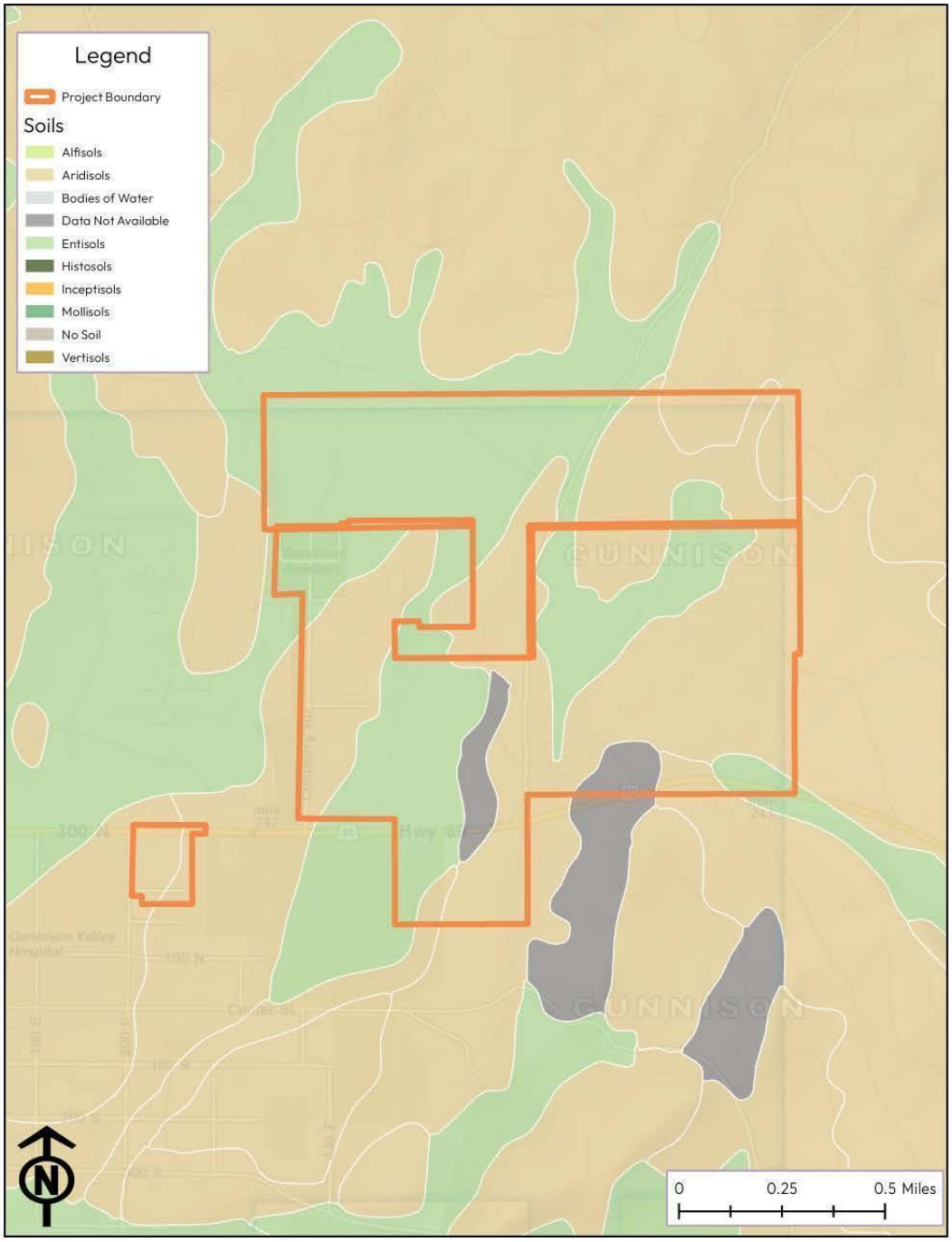


FIGURE 1-2: GUNNISON VALLEY ZONE WEB SOIL SURVEY MAP

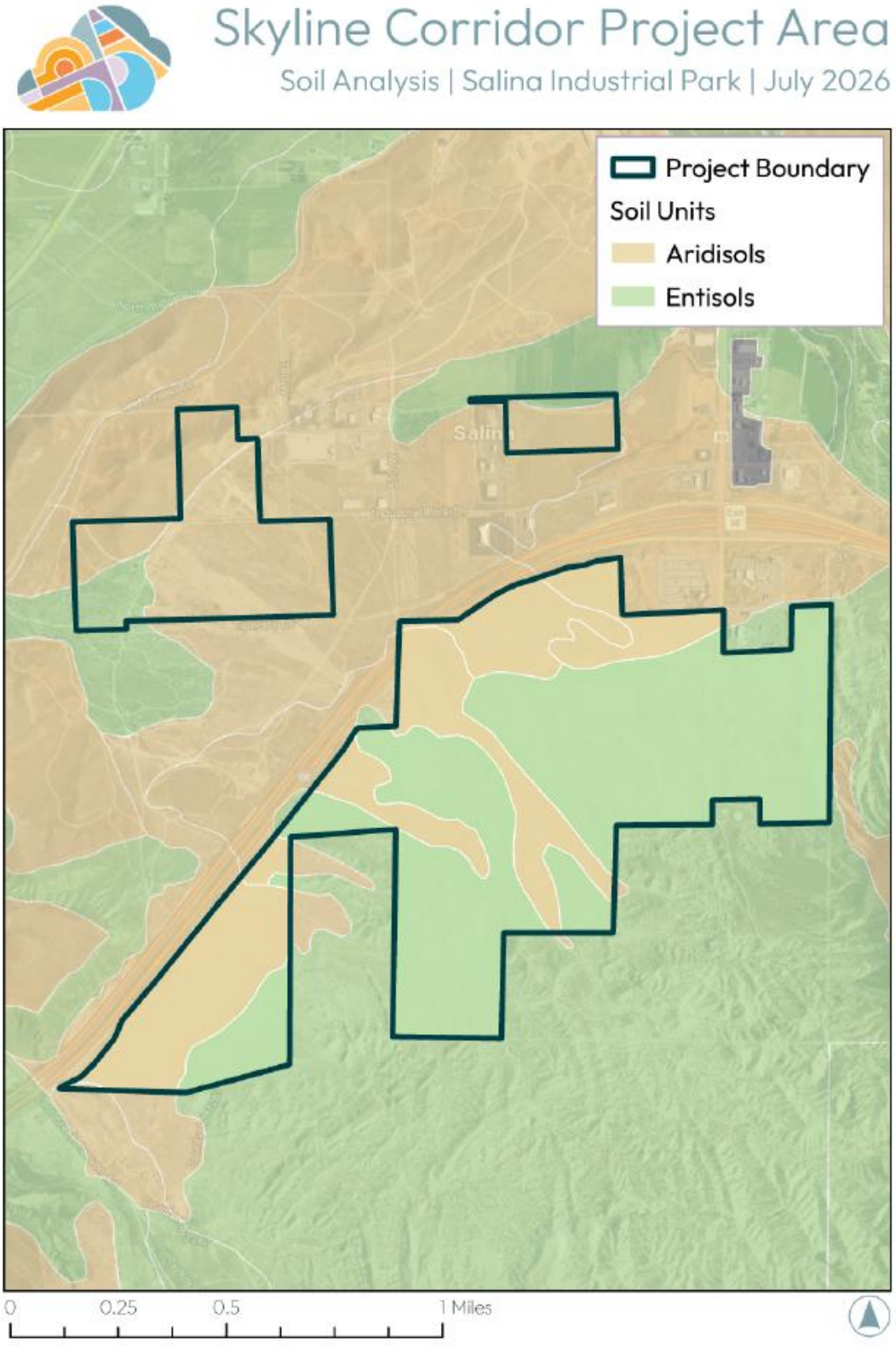


FIGURE 1-3: SALINA INDUSTRIAL PARK ZONE WEB SOIL SURVEY MAP

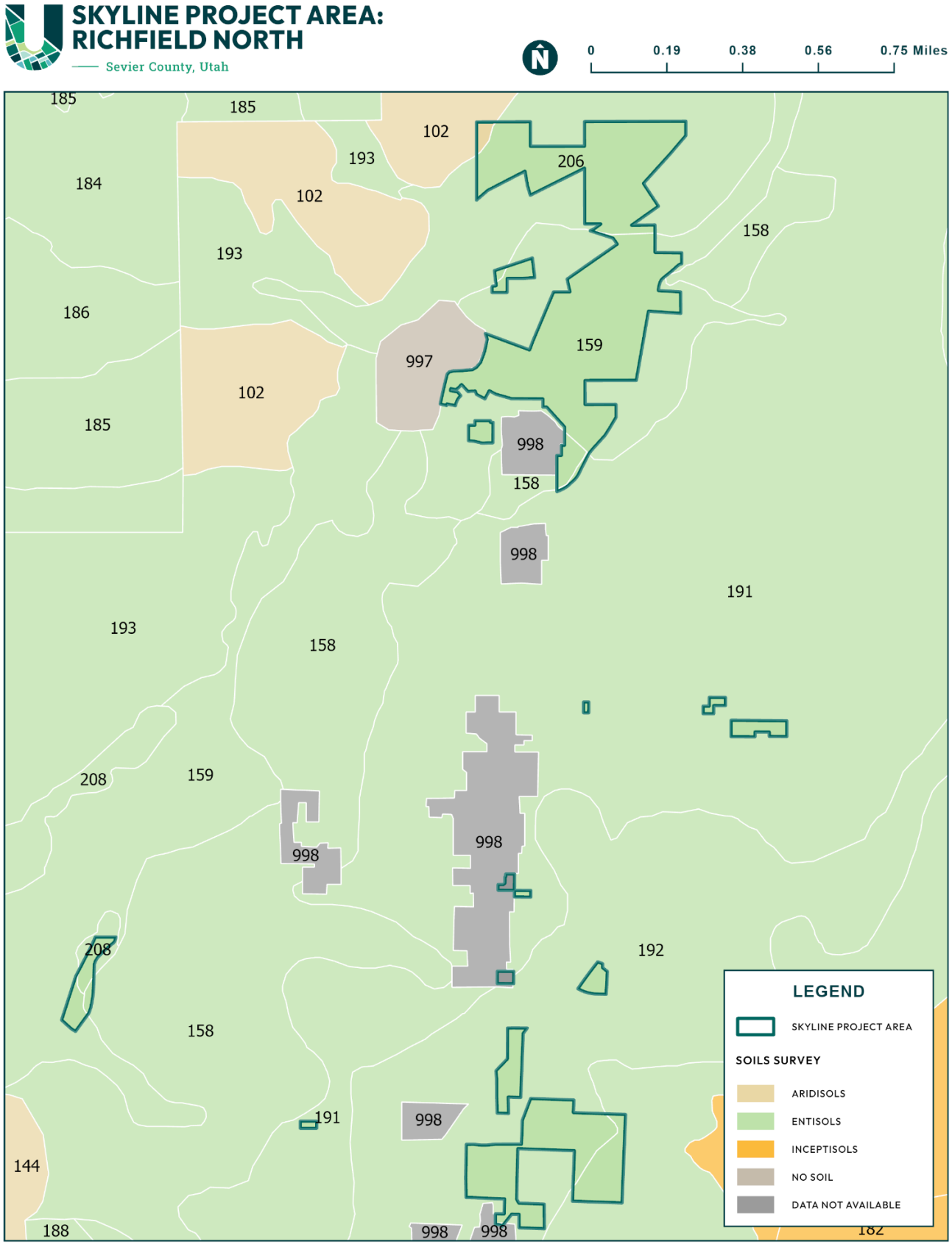


FIGURE 1-4: RICHFIELD CITY NORTH ZONE WEB SOIL SURVEY MAP

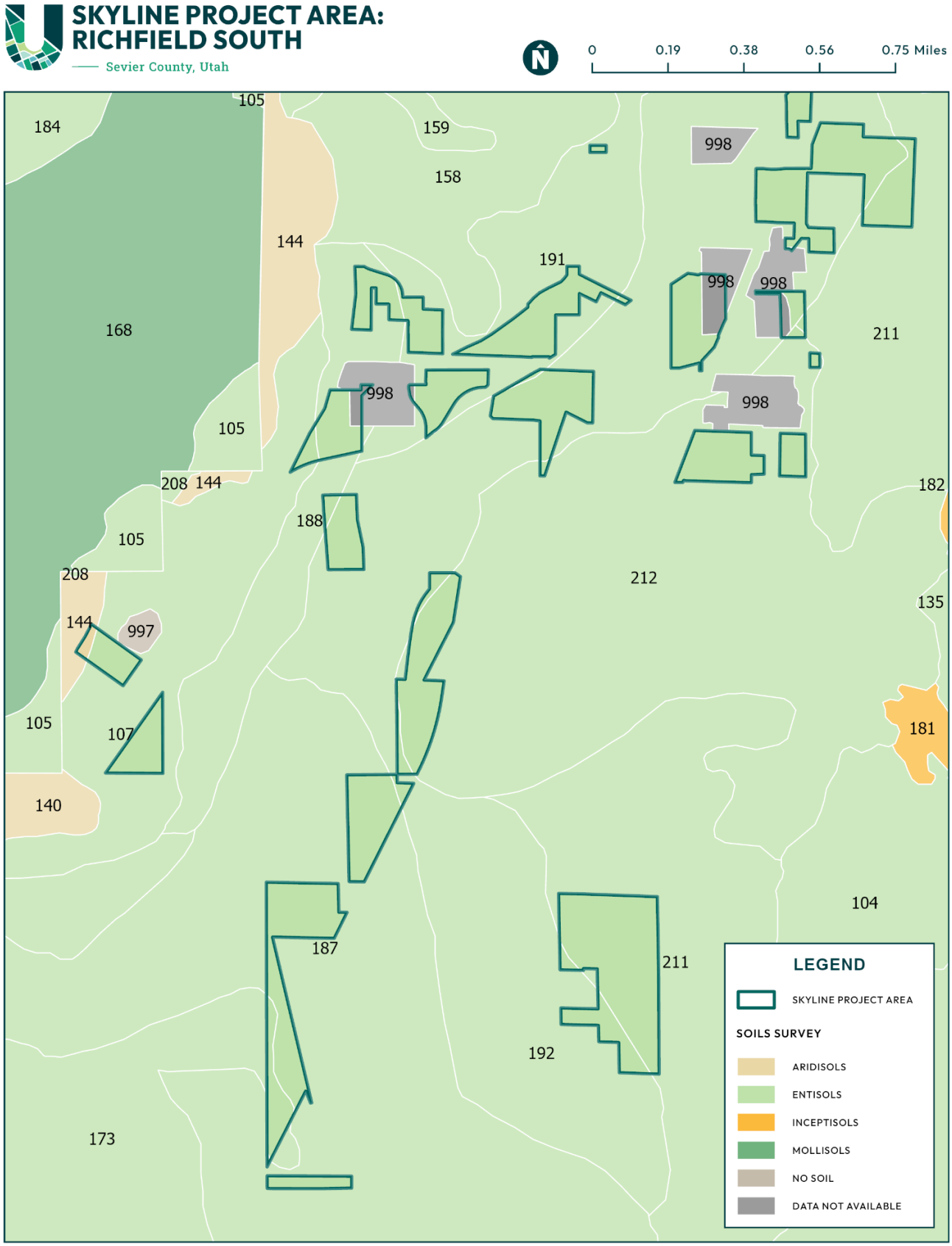


FIGURE 1-5: RICHFIELD CITY SOUTH ZONE WEB SOIL SURVEY MAP

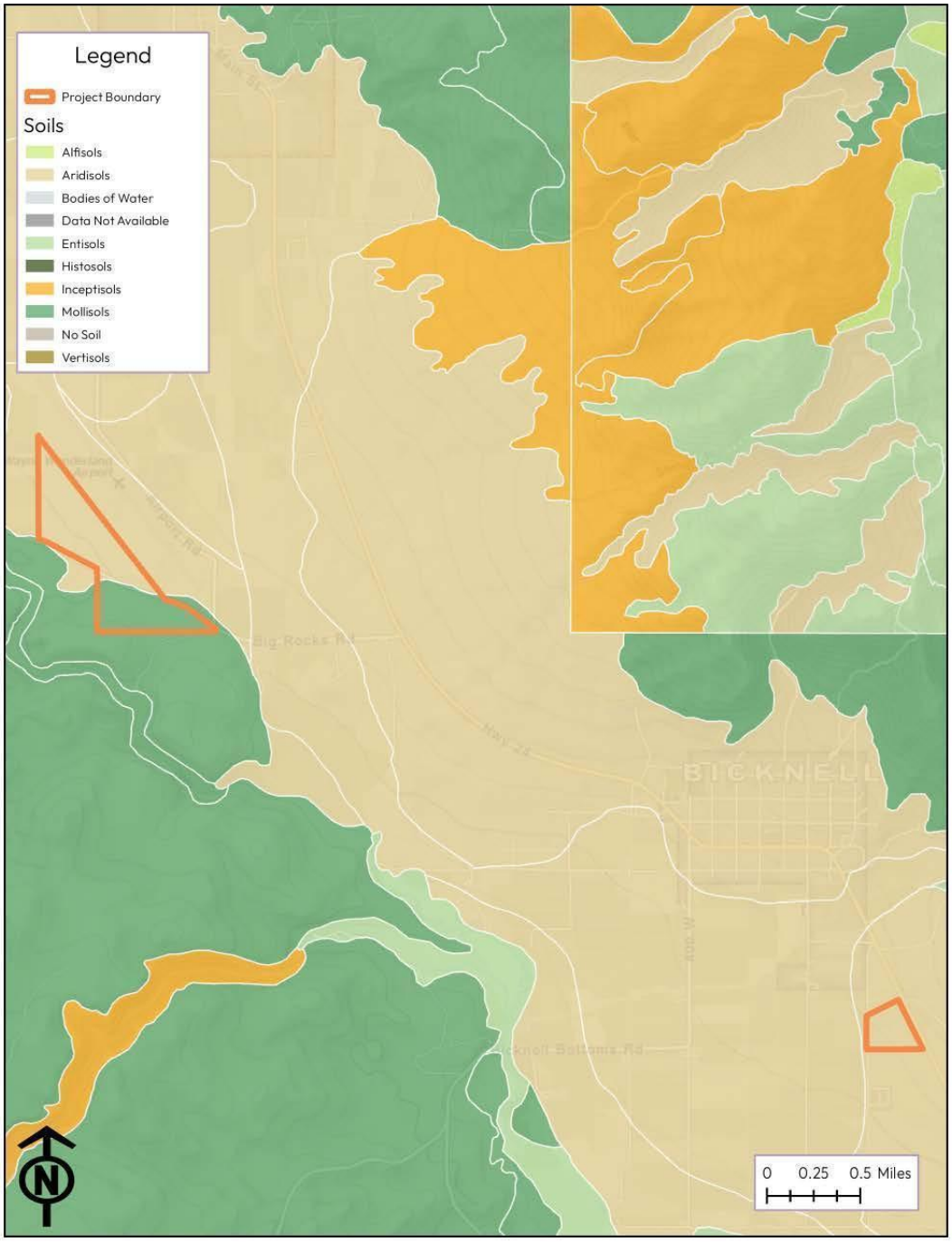


FIGURE 1-6: WAYNE INDUSTRIAL PARK ZONE WEB SOIL SURVEY MAP

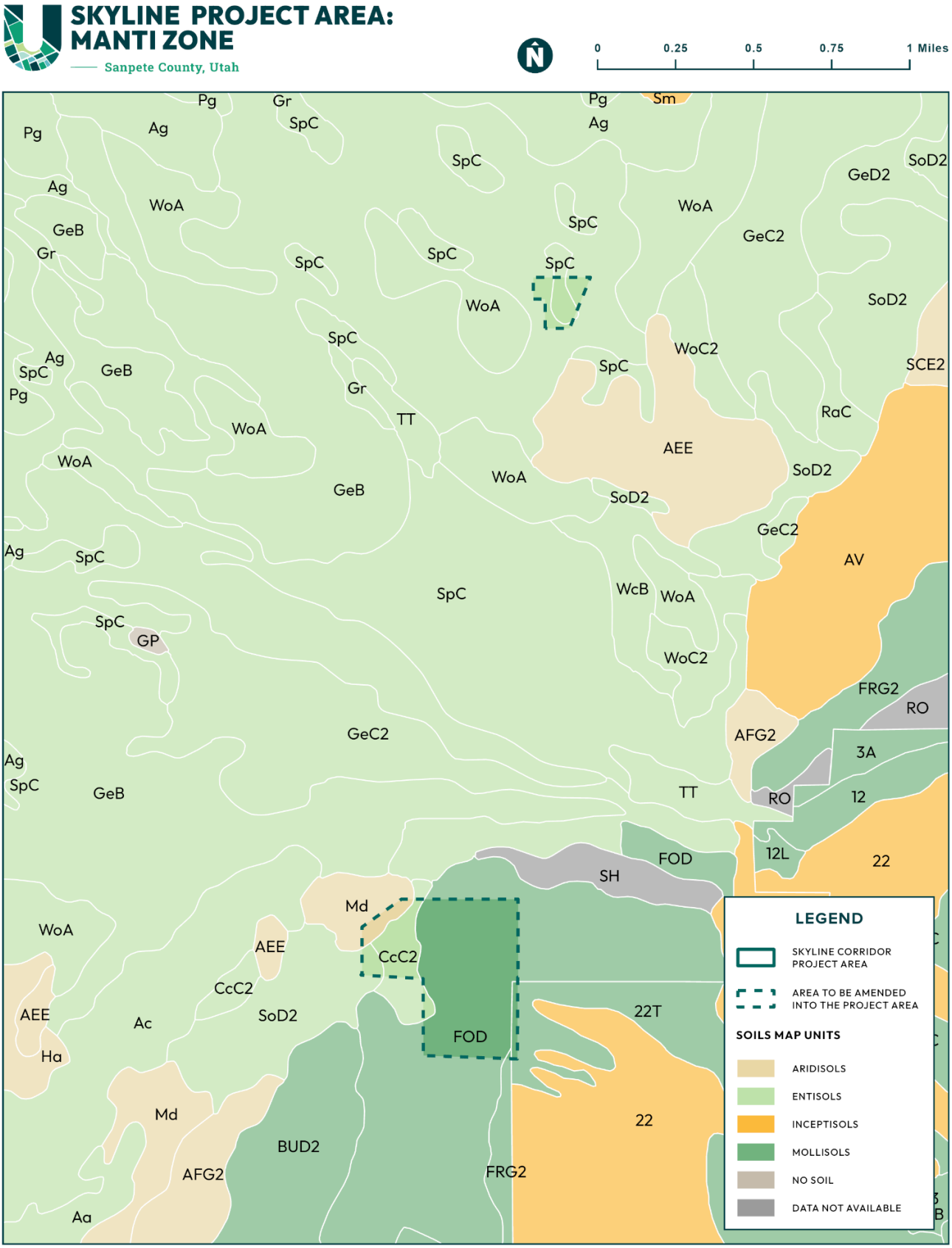


FIGURE 1-7: MANTI NORTH & SOUTH ZONES WEB SOIL SURVEY MAP

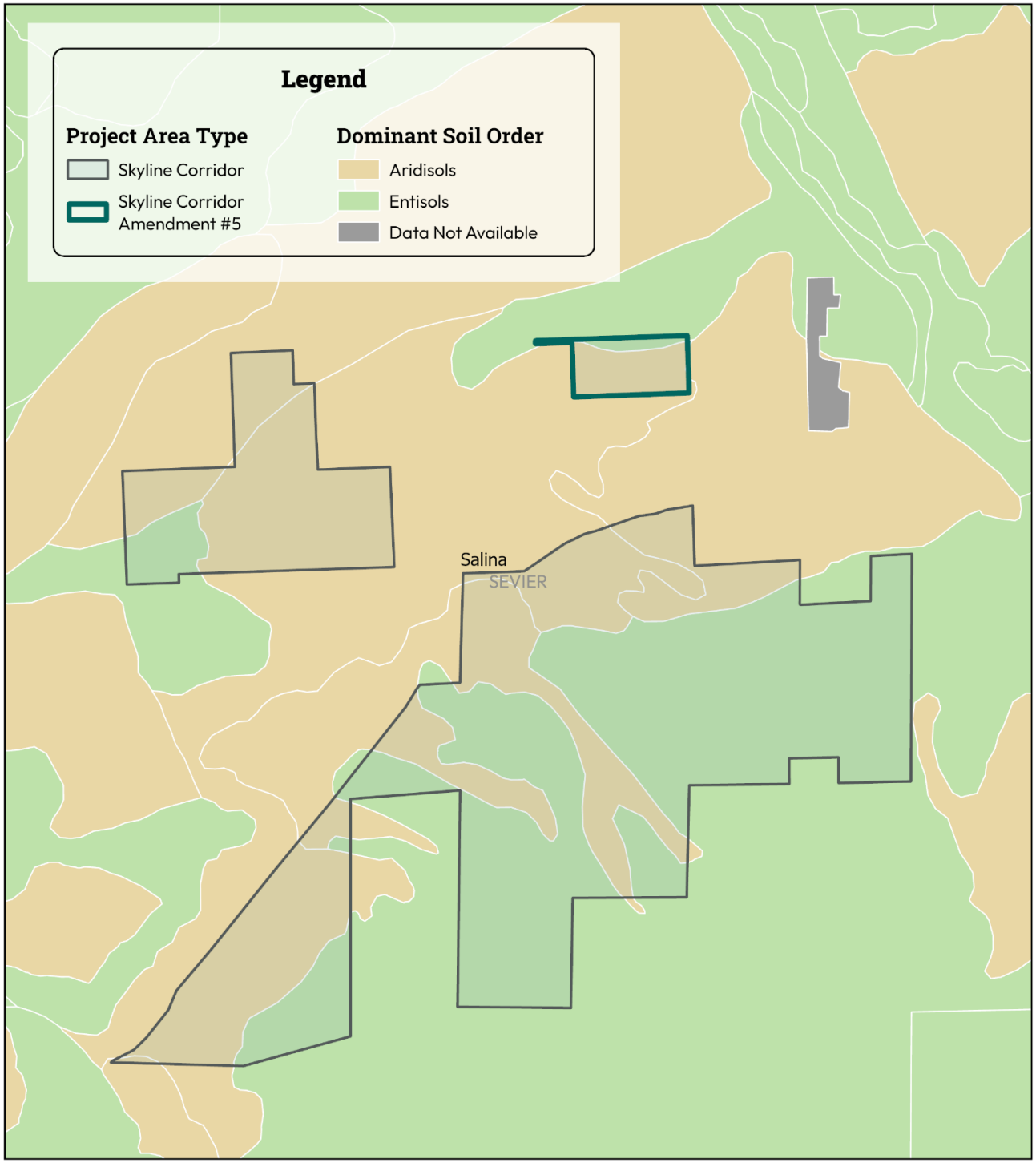


FIGURE 1-8: SALINA INDUSTRIAL PARK ZONE AMENDMENT #5 WEB SOIL SURVEY MAP

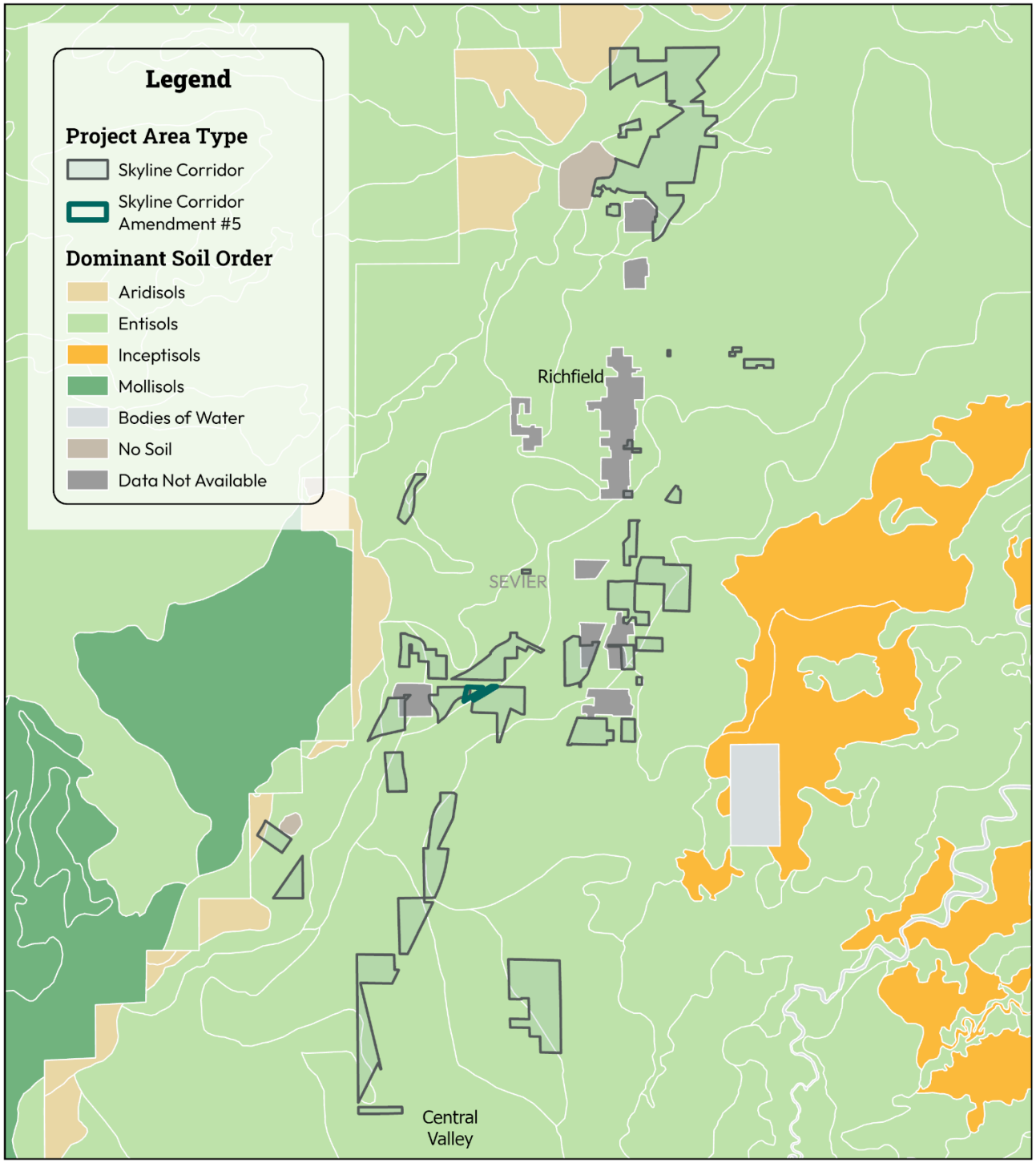


FIGURE 1-9: RICHFIELD CITY ZONE AMENDMENT #5 WEB SOIL SURVEY MAP

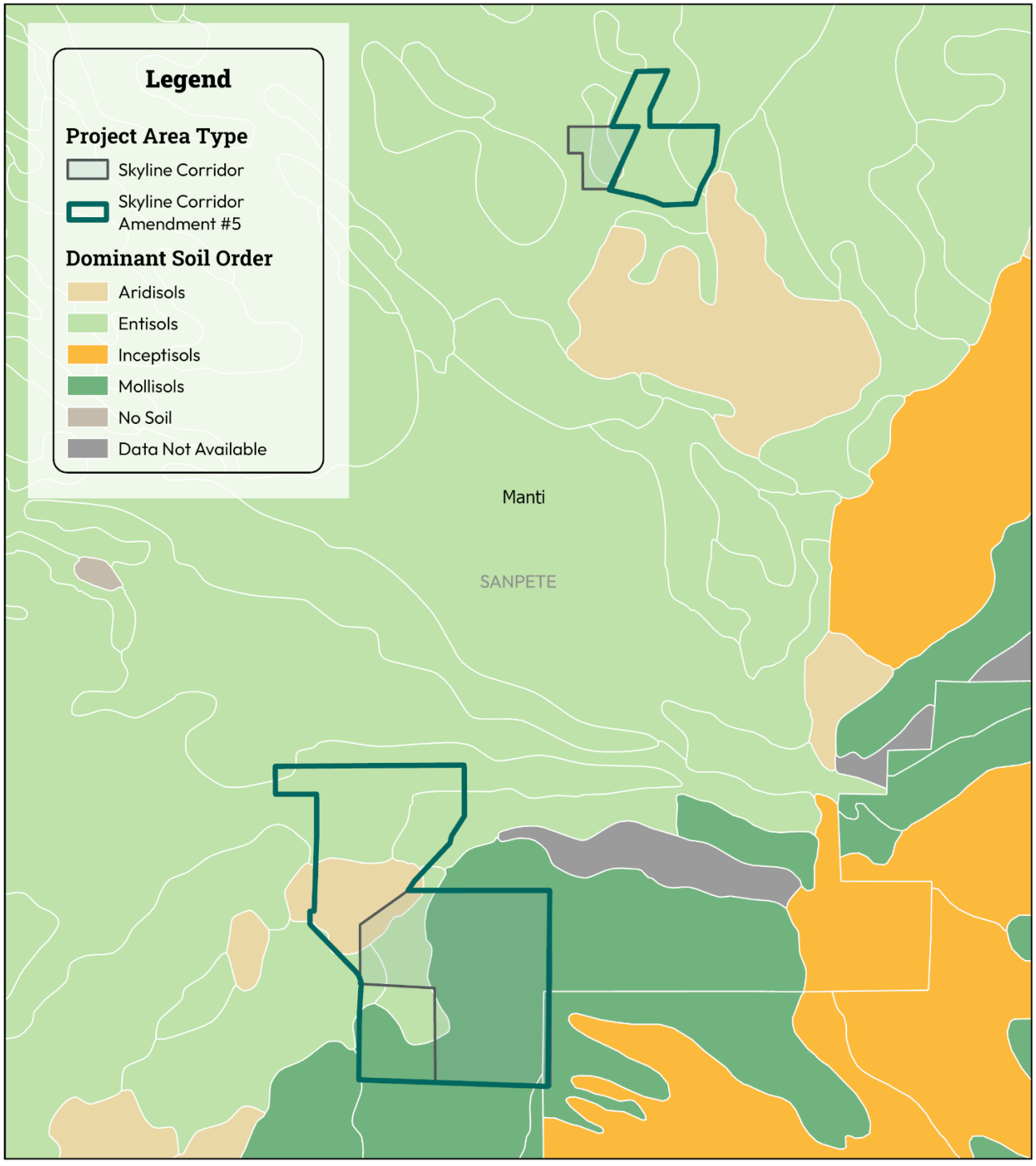


FIGURE 1-10: MANTI CITY ZONE AMENDMENT #5 WEB SOIL SURVEY MAP

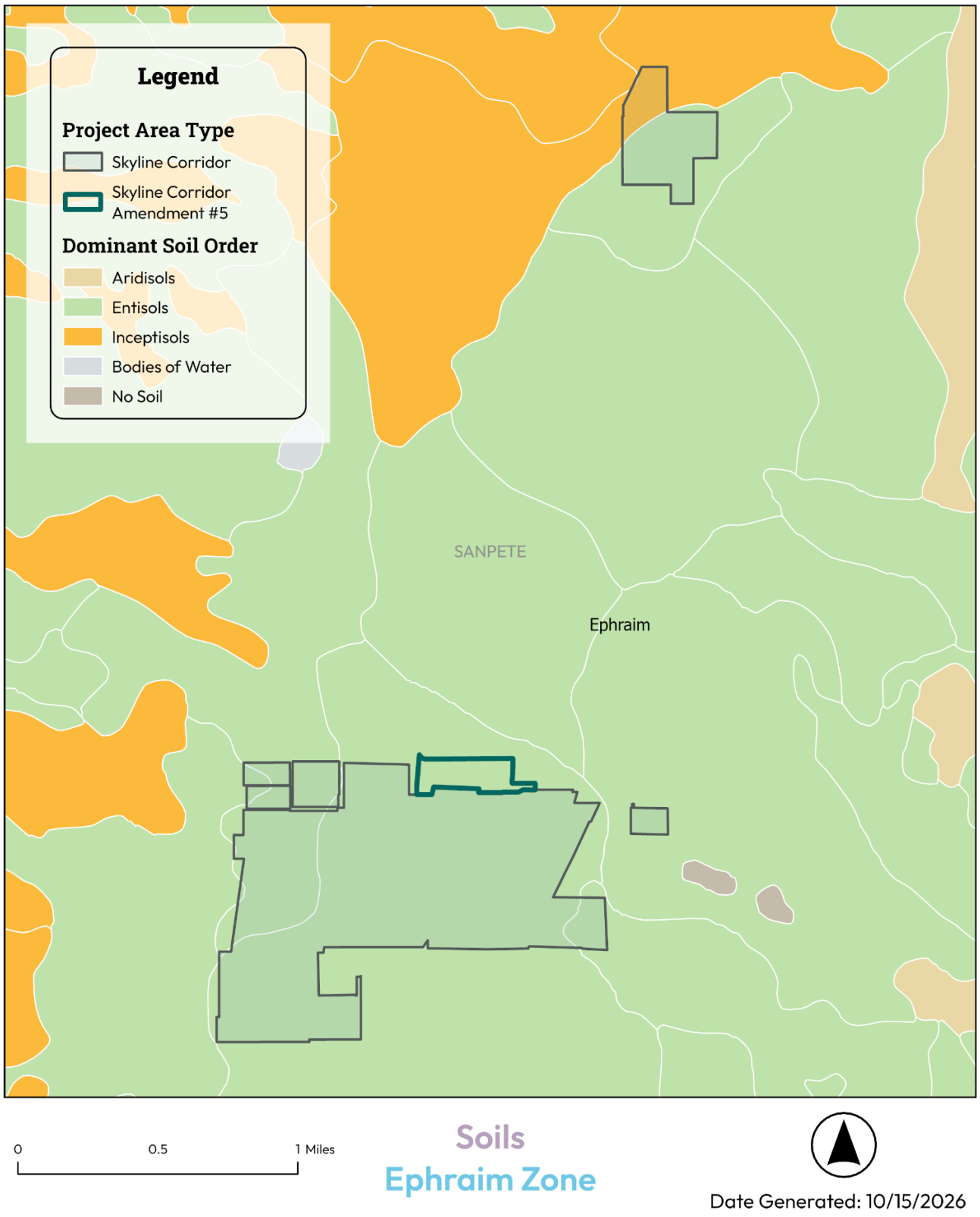


FIGURE 1-11: EPHRAIM CITY ZONE AMENDMENT #5 WEB SOIL SURVEY MAP

Soil data units are defined below.

DRAFT

Soil data Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
102	Amtoft-Rock outcrop complex, 15 to 60 percent slopes	1.51	0.06%
107	Annabella cobbly sandy loam, 5 to 20 percent slopes	17.35	0.68%
141	Hiko Peak, south-Annabella complex, 5 to 30 percent slopes	78.13	3.04%
143	Hiko Peak-Pibler-Sanpete association, 2 to 30 percent slopes	57.68	2.25%
144	Hiko Peak, steep-Saxby-Rock outcrop association, 30 to 70 percent slopes	1.32	0.05%
158	Kapture loam, 0 to 4 percent slopes	4.45	0.17%
159	Kapture-Sigurd-Stillman complex, 2 to 5 percent slopes	90.84	3.54%
173	Naser silt loam, 0 to 2 percent slopes	7.936	0.31%
187	Quaker silty clay loam, 0 to 2 percent slopes	48.86	1.90%
188	Rapho-Naser complex, 2 to 5 percent slopes	18.143	0.71%
191	Redfield silt loam, 1 to 3 percent slopes	45.92	1.79%
192	Redview, moderately well drained-Redview complex, 0 to 1 percent slopes	96.72	3.77%
206	Stillman-Sigurd complex, 2 to 8 percent slopes	52.70	2.05%
208	Torriorthents-Xeric Haplogypsids association, 5 to 35 percent slopes	358.57	13.97%
211	Vanajo silty clay, 0 to 1 percent slopes	54.93	2.14%
212	Vanajo silty clay, strongly saline, 0 to 1 percent slopes	43.77	1.70%
222	Woodrow, alkali flat-Wales complex, 2 to 8 percent slopes	18.90	0.74%
223	Xeric Haplogypsids-Sigurd association, 2 to 15 percent slopes	194.04	7.56%
22T	Fontreen family, 10 to 30 percent slopes	2.97	0.12%
997	Pits	0.15	0.01%
998	Urban land	10.12	0.39%
AdB	Tebbs very fine sandy loam, 0 to 2 percent slopes	76.48	2.98%
AEE	Amtoft flaggy loam, 8 to 30 percent slopes	23.22	0.90%
Ag	Anco silty clay loam	62.90	2.45%
BRC	Bruman gravelly fine sandy loam, 2 to 8 percent slopes	21.70	0.85%
BUD2	Borvant-Lodar complex, 8 to 25 percent slopes, eroded	0.06	0.00%*
CcC2	Centerfield silty clay loam, 2 to 5 percent slopes, eroded	28.21	1.10%

DRAFT

Soil data Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ep	Ephraim silty clay loam	3.65	0.14%
FOD	Fontreen cobbly loam, 4 to 20 percent slopes	114.86	4.47%
FRG2	Fontreen very cobbly loam, 40 to 70 percent slopes, eroded	0.21	0.01%
GeB	Genola loam, 0 to 2 percent slopes	80.60	3.14%
GeC2	Genola loam, 2 to 5 percent slopes, eroded	25.65	1.00%
LdC2	Linoyer very fine sandy loam, 2 to 5 percent slopes, eroded	226.90	8.84%
LeB	Lisade loam, 1 to 2 percent slopes	7.52	0.29%
LeC2	Lisade loam, 2 to 5 percent slopes, eroded	241.42	9.40%
Md	Mellor silt loam	33.22	1.29%
QkB	Quaker silty clay loam, 1 to 2 percent slopes	29.59	1.15%
SbD2	Sanpete cobbly fine sandy loam, 5 to 10 percent slopes, eroded	2.78	0.12%
Sd1	Millmeadow, extremely stony-Woody-Awapa, rubbly association, 3 to 40 percent slopes	45.50	1.77%
SH	Shaly colluvial land	18.74	0.73%
Sm	Shumway silty clay loam	0.60	0.00%*
Sn	Shumway silty clay loam, drained	10.81	0.42%
SoD2	Sigurd cobbly fine sandy loam, 5 to 10 percent slopes, eroded	7.10	0.28%
SpC	Sigurd gravelly loam, 1 to 5 percent slopes	10.49	0.41%
WoA	Woodrow silty clay loam, 0 to 2 percent slopes	291.01	11.33%
Total for Area of Interest		**2568.23**	**100.0%**

**values represented by "0.0%" are non-zero values that are insignificantly small*

DRAFT

Hydrogeology and Hydrology

Groundwater constraints of the project area that should be considered include:

- depth to groundwater,
- groundwater flow direction, and
- contamination migration potential

Field explorations via soil borings are recommended to determine and document groundwater depths, flow direction, and contamination migration potential. It is the responsibility of each landowner to assess hydrogeological and hydrological constraints on their respective properties.

Historical and Cultural Resources

The National Register of Historical Places (NRHP) lists cultural resources previously recorded on the official list of the Nation's historic places worthy of preservation.

Additional previously recorded resources may be on-file at the Utah State Historic Preservation Office (SHPO). If additional information is needed from the Utah SHPO, a qualified cultural resource professional will need to be consulted. Utah SHPO provides Archaeological Compliance Guidance for projects that affect cultural resources listed on the NRHP.

It is the responsibility of each landowner to assess potential impacts to historical and cultural resources on their respective properties.

The table below lists cultural resources in Sanpete, Sevier, and Wayne Counties that have been previously recorded on the official list of the Nation's historic places worthy of preservation, none of which occur in the project area.

DRAFT

Property Name	State	County	City	Street & Number
Centerfield School and Meetinghouse	UTAH	Sanpete	Centerfield	140 S. Main St.
Andersen, Claus P., House	UTAH	Sanpete	Ephraim	2nd South St.
Andersen, Lars S., House	UTAH	Sanpete	Ephraim	213 N. 200 East
Anderson, Niels Ole, House	UTAH	Sanpete	Ephraim	306 S. 100 East
Dorius, John, Jr., House	UTAH	Sanpete	Ephraim	46 W. 100 North
Ephraim Carnegie Library	UTAH	Sanpete	Ephraim	30 S. Main St.
Ephraim Relief Society Granary	UTAH	Sanpete	Ephraim	86 N. Main St.
Ephraim Tithing Office-Bishop's Storehouse	UTAH	Sanpete	Ephraim	64 N. Main
Ephraim United Order Cooperative Building	UTAH	Sanpete	Ephraim	Main and 1st North Sts.
Great Basin Research Station Historic District	UTAH	Sanpete	Ephraim	UT 29, approximately 8 mi. E of Ephraim, Manti--Lasal National Forest
Greaves-Deakin House	UTAH	Sanpete	Ephraim	118 S. Main St.
Hansen, Hans A., House	UTAH	Sanpete	Ephraim	75 W. 100 North
Jensen, Hans C., House	UTAH	Sanpete	Ephraim	263 E. 100 South
Jensen, Rasmus, House	UTAH	Sanpete	Ephraim	97 E. 100 South
Johnson-Nielson House	UTAH	Sanpete	Ephraim	351 N. Main St.
Larsen, Oluf, House	UTAH	Sanpete	Ephraim	75 S. 100 West
Larsen-Noyes House	UTAH	Sanpete	Ephraim	96 E. Center St.
Madsen, David and Evinda, House	UTAH	Sanpete	Ephraim	60 N. 100 W.
Nielsen, Jens, House	UTAH	Sanpete	Ephraim	192 W. 200 South
Olsen House and Mortuary	UTAH	Sanpete	Ephraim	315 South 200 East
Peterson, Canute, House	UTAH	Sanpete	Ephraim	10 N. Main St.
Snow Academy Building	UTAH	Sanpete	Ephraim	150 College Ave.
Sorensen, Fredrick Christian, House	UTAH	Sanpete	Ephraim	E. Center St.
Sorensen, Dykes, House	UTAH	Sanpete	Ephriam	2nd East St.
Anderson, James, House	UTAH	Sanpete	Fairview	15 S. 200 East
Fairview Amusement Hall	UTAH	Sanpete	Fairview	75 S. State St.
Fairview City Hall	UTAH	Sanpete	Fairview	85 S. State
Fairview Tithing Office/Bishop's Storehouse	UTAH	Sanpete	Fairview	60 W. 100 South
Hjort, Niels P., House	UTAH	Sanpete	Fairview	N. Main St.
Barentsen, Andrew, House	UTAH	Sanpete	Fountain Green	UT 30
Fountain Green Hydroelectric Plant Historic District	UTAH	Sanpete	Fountain Green	NW of Fountain Green
Olsen, Hans Peter, House	UTAH	Sanpete	Fountain Green	UT 11
Casino Theatre	UTAH	Sanpete	Gunnison	78 S. Main St.
Metcalf, James and Caroline M., House	UTAH	Sanpete	Gunnison	290 E 500 S
Oberg-Metcalf House	UTAH	Sanpete	Gunnison	12 N 100 E
Anderson, Lewis and Clara, House	UTAH	Sanpete	Manti	542 S. Main
Bessey, Anthonv W., House	UTAH	Sanpete	Manti	Off U.S. 89
Billings-Hougaard House	UTAH	Sanpete	Manti	95 E. 300 North
Cox Family Big House Complex	UTAH	Sanpete	Manti	98 North 100 West
Cox-Shoemaker-Parry House	UTAH	Sanpete	Manti	50 N. 100 West
Hansen, Peter, House	UTAH	Sanpete	Manti	247 S. 200 East
Johnson, Robert, House	UTAH	Sanpete	Manti	103 E. 300 North
Jolley, Francis Marion, House	UTAH	Sanpete	Manti	Off U.S. 89
Manti Carnegie Library	UTAH	Sanpete	Manti	12 S. Main St.
Manti City Hall	UTAH	Sanpete	Manti	191 N. Main
Manti Motor Company Building	UTAH	Sanpete	Manti	87 N. Main St.
Manti National Guard Armory	UTAH	Sanpete	Manti	50 E. One Hundred N
Manti Presbyterian Church	UTAH	Sanpete	Manti	U.S. 89
Manti Temple	UTAH	Sanpete	Manti	N edge of Manti, on U.S. 89
Nielson, John R., Cabin	UTAH	Sanpete	Manti	Manti Canyon

Property Name	State	County	City	Street & Number
Ottesen, Hans, House	UTAH	Sanpete	Manti	202 S. 200 W
Patten, John, House	UTAH	Sanpete	Manti	95 W. 400 North
Pectol-Works House	UTAH	Sanpete	Manti	96 West 400 North
Poulsen-Hall House	UTAH	Sanpete	Manti	90 S. 100 East
Sanpete County Courthouse	UTAH	Sanpete	Manti	160 N. Main St.
Shomaker, Ezra and Abigail, House	UTAH	Sanpete	Manti	194 W. 400 North
Tuttle-Folsom House	UTAH	Sanpete	Manti	195 W. 300 North
Faux, Jabez, House And Barn	UTAH	Sanpete	Moroni	UT 132
Moroni High School Mechanical Arts Building	UTAH	Sanpete	Moroni	350 N. Center St.
Moroni Opera House	UTAH	Sanpete	Moroni	Jct. of UT 132 and W. Main St.
Mortensen-Nelson House	UTAH	Sanpete	Moroni	291 East 100 South
Arilsen, Ole, House	UTAH	Sanpete	Mount Pleasant	Off UT 116
Jensen, Frederick C., House	UTAH	Sanpete	Mount Pleasant	2nd West and 2nd South
Mount Pleasant Carnegie Library	UTAH	Sanpete	Mount Pleasant	24 E. Main St.
Mount Pleasant Commercial Historic District	UTAH	Sanpete	Mount Pleasant	U.S. 89 and UT 116
Mount Pleasant High School Mechanical Arts Building	UTAH	Sanpete	Mount Pleasant	150 N. State St.
Mount Pleasant National Guard Armory	UTAH	Sanpete	Mount Pleasant	10 N. State
Rasmussen, Morten, House	UTAH	Sanpete	Mount Pleasant	417 W. Main St.
Seely, John H., House	UTAH	Sanpete	Mount Pleasant	91 S. 5th West
Staker, Alma, House	UTAH	Sanpete	Mount Pleasant	81 E. 300 South
Staker, James B., House	UTAH	Sanpete	Mount Pleasant	U.S. 89
Wasatch Academy	UTAH	Sanpete	Mount Pleasant	Off U.S. 89
Wheelock, Cyrus, House	UTAH	Sanpete	Mount Pleasant	200 E. 100 North
Candland, W.D., House	UTAH	Sanpete	Mt. Pleasant	123 North 100 West
Neilson, N. S., House (Additional Documentation)	UTAH	Sanpete	Mt. Pleasant	179 West Main St.
Seeley, William Stuart, House	UTAH	Sanpete	Mt. Pleasant	150 S. State St.
Watkins-Tholman-Larsen Farmstead	UTAH	Sanpete	Mt. Pleasant	422 E. 400 South St.
Crawforth, Charles, Farmstead	UTAH	Sanpete	Spring City	SW of Spring City on Pigeon Hollow Rd.
Spring City Historic District (Additional Documentation)	UTAH	Sanpete	Spring City	Roughly bounded by city corporate boundary.
Spring City School	UTAH	Sanpete	Spring City	Off UT 117
US Post Office-Springville Main	UTAH	Sanpete	Springville	309 S. Main
Lewellyn, John T., House	UTAH	Sanpete	Wales	Main St.
Wales Co-operative Mercantile Institution	UTAH	Sanpete	Wales	150 N. State St.
Elsinore Sugar Factory	UTAH	Sevier	Elsinore	E of Elsinore
Elsinore White Rock Schoolhouse	UTAH	Sevier	Elsinore	15 East 200 North
Glenwood Cooperative Store	UTAH	Sevier	Glenwood	15 W. Center St.
Johnson, Martin, House	UTAH	Sevier	Glenwood	45 W. 400 South
Wall, Joseph, Gristmill	UTAH	Sevier	Glenwood	355 S. 250 East
Parker, Joseph William, Farm	UTAH	Sevier	Joseph	2.5 mi. NE of Joseph
Monroe City Hall	UTAH	Sevier	Monroe	10 N. Main St.
Monroe Presbyterian Church	UTAH	Sevier	Monroe	20 E. 100 North
Simonsen, Soren, House	UTAH	Sevier	Monroe	55 W. 200 North
Redmond Hotel	UTAH	Sevier	Redmond	15 E. Main St.
Redmond Town Hall	UTAH	Sevier	Redmond	18 W. Main St.
Jenson, Jens Larson, Lime Kiln	UTAH	Sevier	Richfield	2 mi. N of Richfield
Richfield Carnegie Library	UTAH	Sevier	Richfield	83 E. Center St.
US Post Office-Richfield Main	UTAH	Sevier	Richfield	93 N. Main
Young Block	UTAH	Sevier	Richfield	3-17 S. Main St.
Aspen-Cloud Rock Shelters	UTAH	Sevier	Salina	Address Restricted

Property Name	State	County	City	Street & Number
Fish Lake Cut-off of the Old Spanish Trail Archeological District, Red Creek-Sheep Valley Seg. Fishlake National Forest	UTAH	Sevier	Salina	Address Restricted
Gooseberry Valley Archeological District	UTAH	Sevier	Salina	Address Restricted
Old Spanish Trail Archeological District, Ivie Creek-Emigrant Pass Segment, Fishlake National Forest	UTAH	Sevier	Salina	Address Restricted
Peterson-Burr House	UTAH	Sevier	Salina	190 W. Main
Salina Municipal Building and Library	UTAH	Sevier	Salina	90 W. Main
Salina Presbyterian Church	UTAH	Sevier	Salina	204 S. 1st East
Sudden Shelter (42SV6)	UTAH	Sevier	Salina	Address Restricted
Sevier Ward Church	UTAH	Sevier	Sevier	E of Sevier U.S. 89
Nielson, Hans Peter, Gristmill	UTAH	Wayne	Bicknell	3 mi. SE of Bicknell
Wayne County High School	UTAH	Wayne	Bicknell	55 N. Center St.
Fruita Schoolhouse	UTAH	Wayne	Fruita	Capitol Reef National Park on UT 24
Cowboy Caves	UTAH	Wayne	Green River	Address Restricted
Harvest Scene Pictograph	UTAH	Wayne	Green River	Address Restricted
Horseshoe (Barrier) Canyon Pictograph Panels	UTAH	Wayne	Green River	Address Restricted
Grover School	UTAH	Wayne	Grover	Off UT 117
Bull Creek Archeological District	UTAH	Wayne	Hanksville	Address Restricted
Cowboy Rock Shelter Site	UTAH	Wayne	Hanksville	Address Restricted
Hanksville Meetinghouse-School	UTAH	Wayne	Hanksville	Sawmill Basin Rd.
Horseshoe Canyon Archeological District (Boundary Increase)	UTAH	Wayne	Hanksville	Horseshoe Canyon Detached Unit, Canyonlands NP.
Loa Tithing Office	UTAH	Wayne	Loa	100 West and Center St.
D.C.C. & P. Inscription "B"	UTAH	Wayne	Moab	Confluence vicinity
Teasdale Tithing Granary	UTAH	Wayne	Teasdale	Off UT 117
Behunin, Elijah Cutler, Cabin	UTAH	Wayne	Torrey	UT 24, 1.5 mi. SE of tip of Horse Mesa
Cathedral Valley Corral	UTAH	Wayne	Torrey	Middle Desert, SE of Confluence of Cathedral Mountain and Cathedral Valley
Civilian Conservation Corps Powder Magazine	UTAH	Wayne	Torrey	S of Fremont R., N of Cuts Canyon
Fruita Rural Historic District	UTAH	Wayne	Torrey	Roughly, along UT 24 from Sulphur Cr. to Hickman Natural Bridge
Hanks' Dugouts	UTAH	Wayne	Torrey	Confluence of Pleasant Creek and South Draw
Lee, Charles W. and Leah, House	UTAH	Wayne	Torrey	277 W. 100 North
Morrell, Lesley, Line Cabin and Corral	UTAH	Wayne	Torrey	Confluence of Middle Desert Wash and Cathedral Valley
Oyler Mine	UTAH	Wayne	Torrey	Confluence of Grand Wash and Cohab Canyon
Pioneer Register	UTAH	Wayne	Torrey	SW of confluence of Capitol Wash and Waterpocket Canyon
Torrey Log Church-Schoolhouse	UTAH	Wayne	Torrey	Approximately 49 E. Main St.

Tribal Lands

The U.S. Domestic Sovereign Nations: Indian Lands of Federally-Recognized Tribes of the United States map (commonly referred to as Indian lands) identifies tribal lands with the Bureau of Indian Affairs (BIA) Land Area Representation (LAR). It is the responsibility of each landowner to coordinate with respective tribal representatives in the event that their property exists on tribal lands.

While there are no land-areas of federally recognized tribes located in the project area, both Koosharem and Kanosh Bands of the Paiute Indian Tribe of Utah have reservations approximately 15 miles outside of the Richfield City zone of the project area. Tribal Chairwoman Tamra Borchardt-

Slayton represents the Paiute Indian Tribe of Utah, with headquarters located at 440 North Paiute Drive in Cedar City, Utah.

Natural Resources

The Endangered Species Act (ESA) provides a program for the conservation of threatened and endangered plants and animals and the habitats in which they are found per 50 CFR 17.

The lead federal agencies for implementing ESA are:

- U.S. Fish and Wildlife Service (FWS)
    - The FWS maintains a worldwide list of endangered species. Species include birds, insects, fish, reptiles, mammals, crustaceans, flowers, grasses, and trees
- U.S. National Oceanic and Atmospheric Administration (NOAA) Fisheries Service

The U.S. Fish & Wildlife Information for Planning and Consultation (IPaC) tool identifies any listed species, critical habitat, migratory birds, or other natural and biological resources that may be impacted by a project. It is the responsibility of each landowner to assess potential impacts to threatened and endangered species on their respective properties.

The Utah Prairie Dog is a designated threatened species that may be present in the project area and may be adversely impacted. Portions of the project area may contain suitable habitat for the Utah Prairie Dog. Clearance surveys for Utah Prairie Dogs are recommended to be conducted by a qualified biologist during the active season for Utah Prairie Dogs (approximately April 1 to August 31) of the year prior to the sale and/or development of properties within the project area.

The Yellow-billed Cuckoo and Mexican Spotted Owl are designated threatened species that may be present in the project area. Final critical habitats for these species are published in the Federal Register (Yellow-billed Cuckoo Final Critical Habitat and Mexican Spotted Owl Final Critical Habitat). The California Condor has been designated as Experimental Population, Non-Essential and may be present in the project area. For the purposes of consultation, non-essential experimental populations are treated as threatened species on National Wildlife Refuge and National Park land (require consultation under 7(a)(2) of the ESA) and as a proposed species on private land (no section 7(a)(2) requirements, but Federal agencies must not jeopardize their existence (section 7(a)(4))).

Monarch Butterflies are designated Proposed Threatened species and may exist in the project area. Suckley's Cuckoo Bumble Bees are Proposed Endangered species and may exist in the project area. Final critical habitat for Monarch Butterflies has been designated and is published in the Federal Register. No critical habitat has been designated for this Suckley's Cuckoo Bumble Bees.

Ute ladies'-tresses and the Last Chance Townsendia are designated Threatened species and may exist in the project area. No critical habitats have been designated for either Ute ladies'-tresses or Last Chance Townsendia.

Designated critical habitats are not located within and do not overlap with the project area.

It is recommended to determine whether project area is likely to adversely affect designated Threatened, Experimental Population, Non-Essential, Proposed Threatened, and Proposed Endangered species in the project area.

There are 21 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list or warrant special attention in the project area with breeding seasons ranging between December 1 and August 31. These migratory bird species of concern include the American Avocet, American White Pelican, Bald Eagle, Broad-tailed Hummingbird, California Gull,

DRAFT

Cassin's Finch, Clark's Grebe, Clark's Nutcracker, Evening Grosbeak, Forster's Tern, Franklin's Gull, Golden Eagle, Lewis's Woodpecker, Marbled Godwit, Northern Harrier, Pinyon Jay, Rufous Hummingbird, Sage Thrasher, Virginia's Warbler, Western Grebe, and Willet. It is recommended that construction activities are completed outside of the BCC breeding season (12/1 - 9/30).

While there are no wildlife or waterfowl management areas (WMAs) located within the project area, several designated WMAs as well as the Redmond Conservation Easement are located in proximity to portions of the project area. More information regarding these areas can be found on the Utah Division of Wildlife Resources website.

Water Resources

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. It is the responsibility of each landowner to assess potential impacts to surface waters and comply with water quality regulations for their respective properties.

The Utah Division of Water Quality (DWQ) is the regulatory agency responsible for enforcing Utah's Water Quality Laws and Rules, including Utah Administrative Code – Title R317 and the Utah Water Quality Act. The Utah Water Quality Board guides the development of water quality policy and regulation within the state. It is the responsibility of each landowner to comply with Utah's water quality laws and rules for their respective properties.

Impaired Water Bodies are bodies of water that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. Section 303(d) of the CWA, requires states to identify waters where current pollution control technologies alone cannot meet the water quality standards set for that water body. The impaired waters are prioritized based on the severity of the pollution and the designated use of the waterbody. States must establish the total maximum daily load(s) (TMDL) of the pollutant(s) in the water body for impaired waters on their list.

The Utah DWQ provides a web-based mapping tool that identifies designated beneficial uses of surface waters in Utah as well as their water quality conditions based on scientific assessments. If a waterbody is listed as impaired (as indicated in the "2010 Assessment" data field) and water quality restoration plans have been approved, the "TMDL Information" field and web link will appear, providing the plan to restore the waterbody to its designated beneficial use. The information provided on this web page is not the official record of impaired waters. The Utah Water Quality Monitoring Program provides details for assessing surface water resources and establishing their protections.

San Pitch River and tributaries from Gunnison Reservoir to U132 have been designated as impaired. These impaired water bodies are located in close proximity to the Ephraim Inland Port Overlay zone of the project area.

San Pitch River and tributaries from confluence with Sevier River to tailwaters of Gunnison Reservoir have been designated as impaired. These impaired water bodies are located in close proximity to the Gunnison Valley zone of the project area.

Salina Creek and tributaries from confluence with Sevier River, located along S State Street in Salina, Utah, have been designated as impaired. Lost Creek and tributaries from confluence with Sevier River upstream approximately 6 miles, located along Lost Creek Canyon Road, have been designated as impaired. These impaired water bodies are located in close proximity to the Salina Industrial Park zone in the project area.

DRAFT

Fremont River and tributaries from Bicknell to Mill Meadow Reservoir have been designated as impaired. These impaired water bodies are located in close proximity to the Wayne Industrial Park zone of the project area.

More information regarding these impaired water bodies and their classification can be found in the Utah Division of Water Quality's Final 2022 Integrated Report on Water Quality.

Wetlands

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities).

An individual permit may be required if the project poses potentially significant impacts to the nearby wetland, or if fill from the project area would be discharged into the nearby wetland. Individual permits are reviewed by the U.S. Army Corps of Engineers, which evaluates applications under a public interest review, as well as the environmental criteria set forth in the CWA Section 404(b)(1) Guidelines. 33 CFR 320 establishes general regulatory policies for wetlands.

The National Wetlands Inventory (NWI) was established by the United States Fish and Wildlife Service (USFWS) to conduct a nationwide inventory of U.S. wetlands to provide information on the distribution and type of wetlands to aid in conservation efforts. The NWI is not meant to be the final determination of existing wetlands. Wetlands or other mapped features in the NWI may have changed since the date of the imagery and/or field work used for characterization. Updated qualified wetland delineation studies shall be the final determination for existing wetlands. It is the responsibility of each landowner to assess potential impacts to wetlands and comply with wetland regulations for their respective properties.

Per UIPA's wetland policy, upon approval of UIPA's Board, tax differential funds designated towards wetland mitigation in UIPA project areas with Great Salt Lake and Utah Lake wetlands may be used for water purchases, land easements for natural buffer zones, wetland characterization beyond what is federally required, and/or wetland mitigation methods identified by the EPA and the Army Corps (restoration, establishment, enhancement, or preservation). According to the National Wetlands Inventory, Figures 2-1 through 2-11 display nationally characterized wetlands located in the project area.

DRAFT

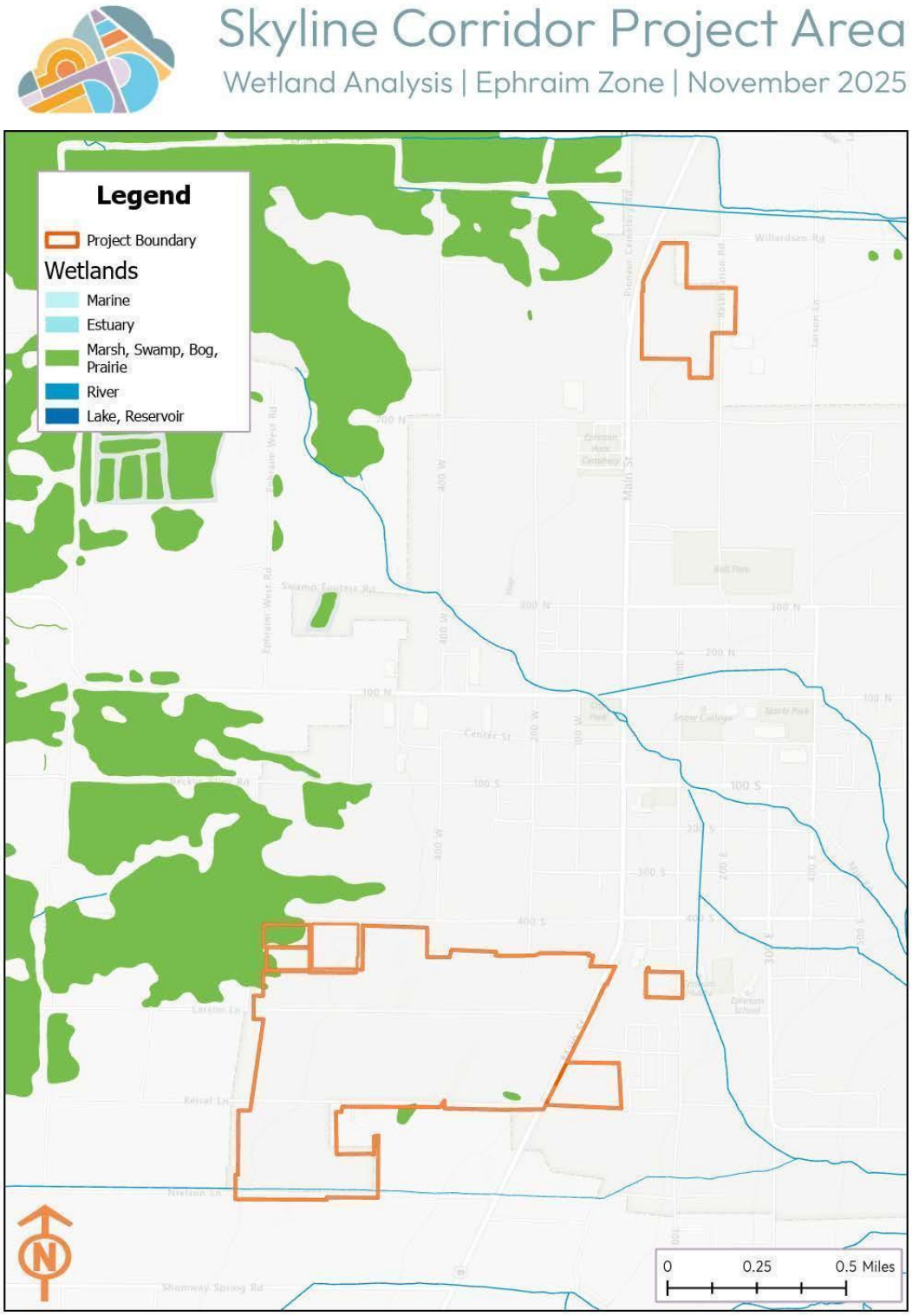


FIGURE 2-1: EPHRAIM INLAND PORT OVERLAY ZONE NATIONAL WETLANDS INVENTORY MAP

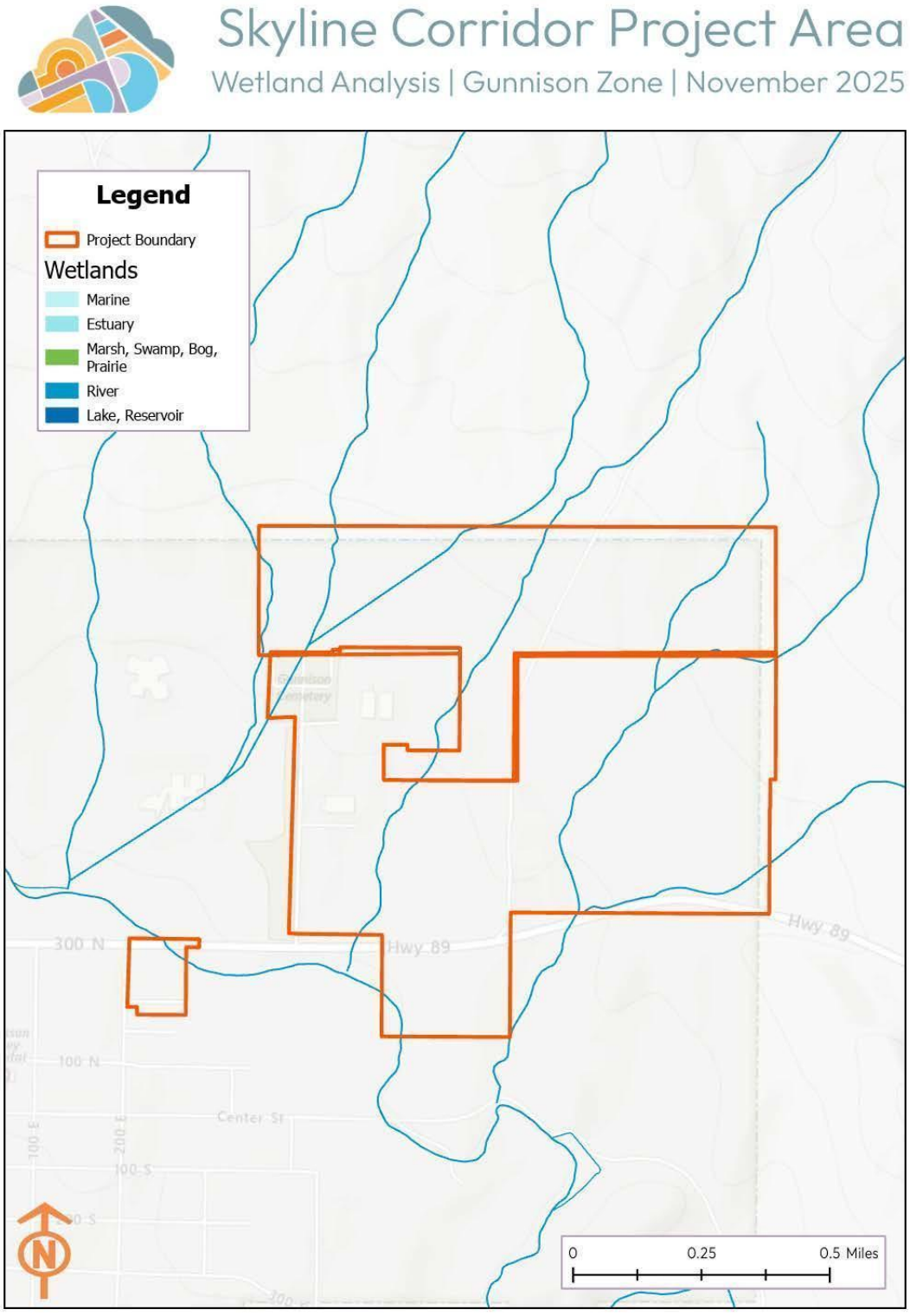


FIGURE 1-2: GUNNISON VALLEY ZONE NATIONAL WETLANDS INVENTORY MAP

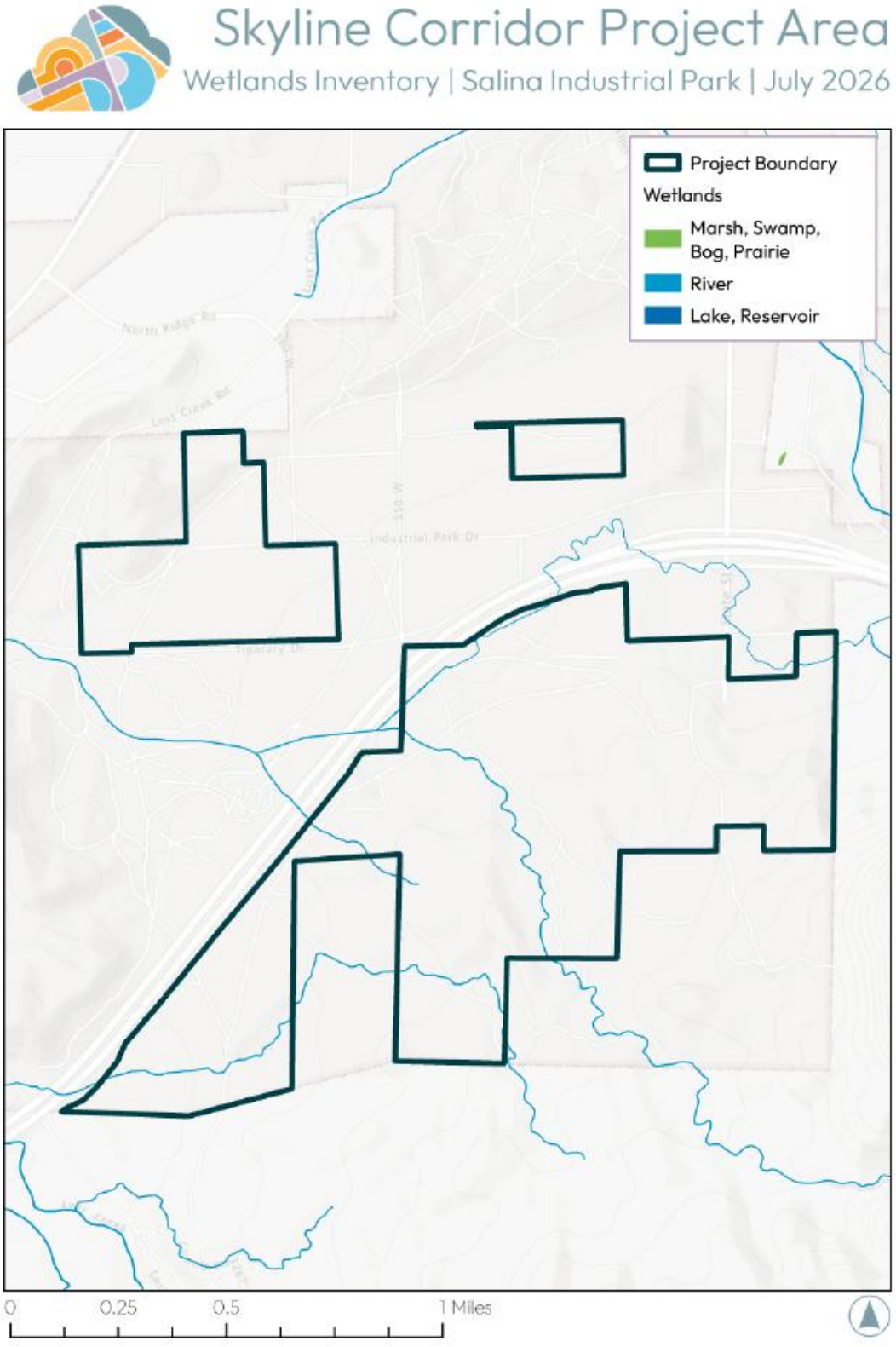


FIGURE 2-3: SALINA INDUSTRIAL PARK ZONE NATIONAL WETLANDS INVENTORY MAP

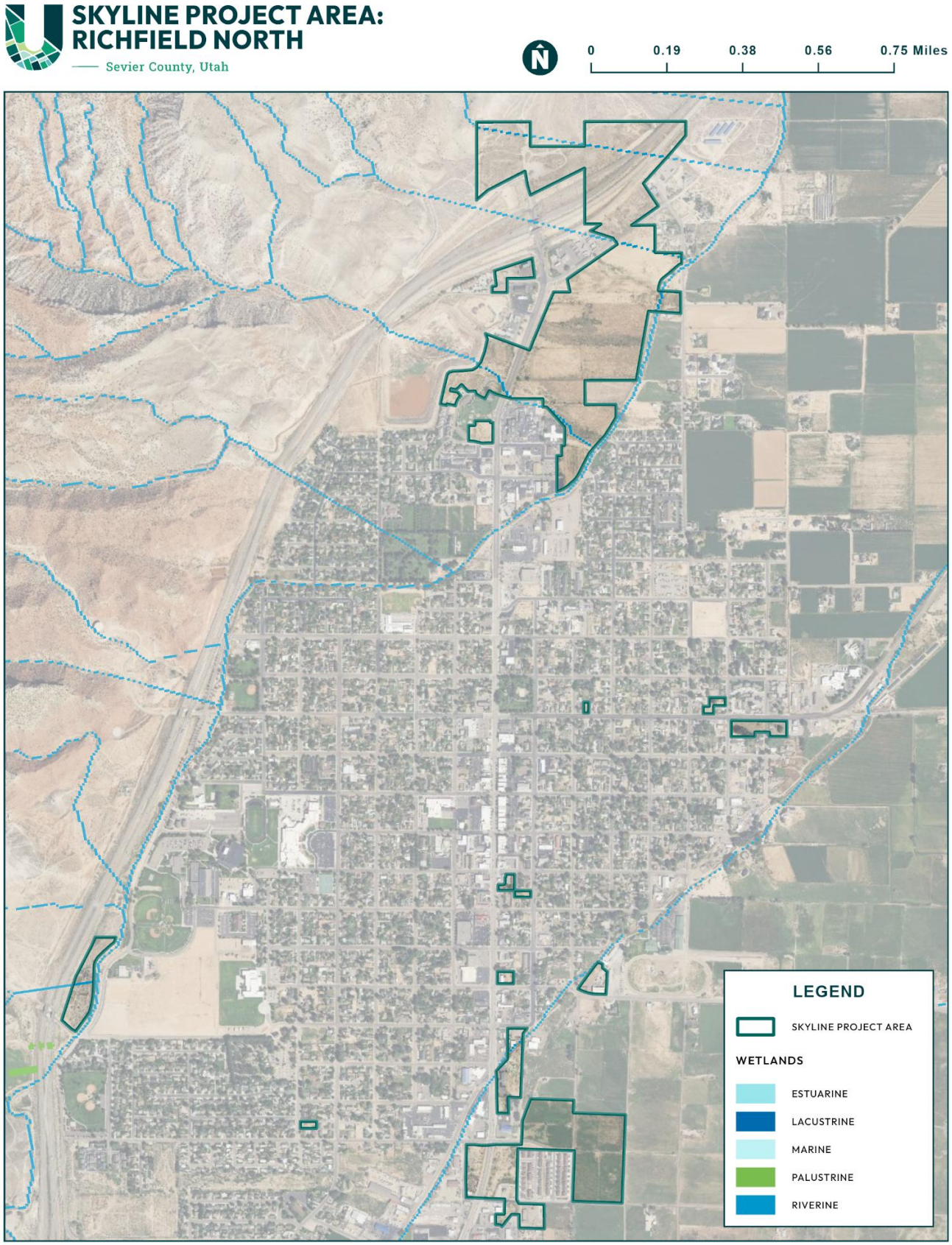


FIGURE 2-4: RICHFIELD CITY NORTH ZONE NATIONAL WETLANDS INVENTORY MAP

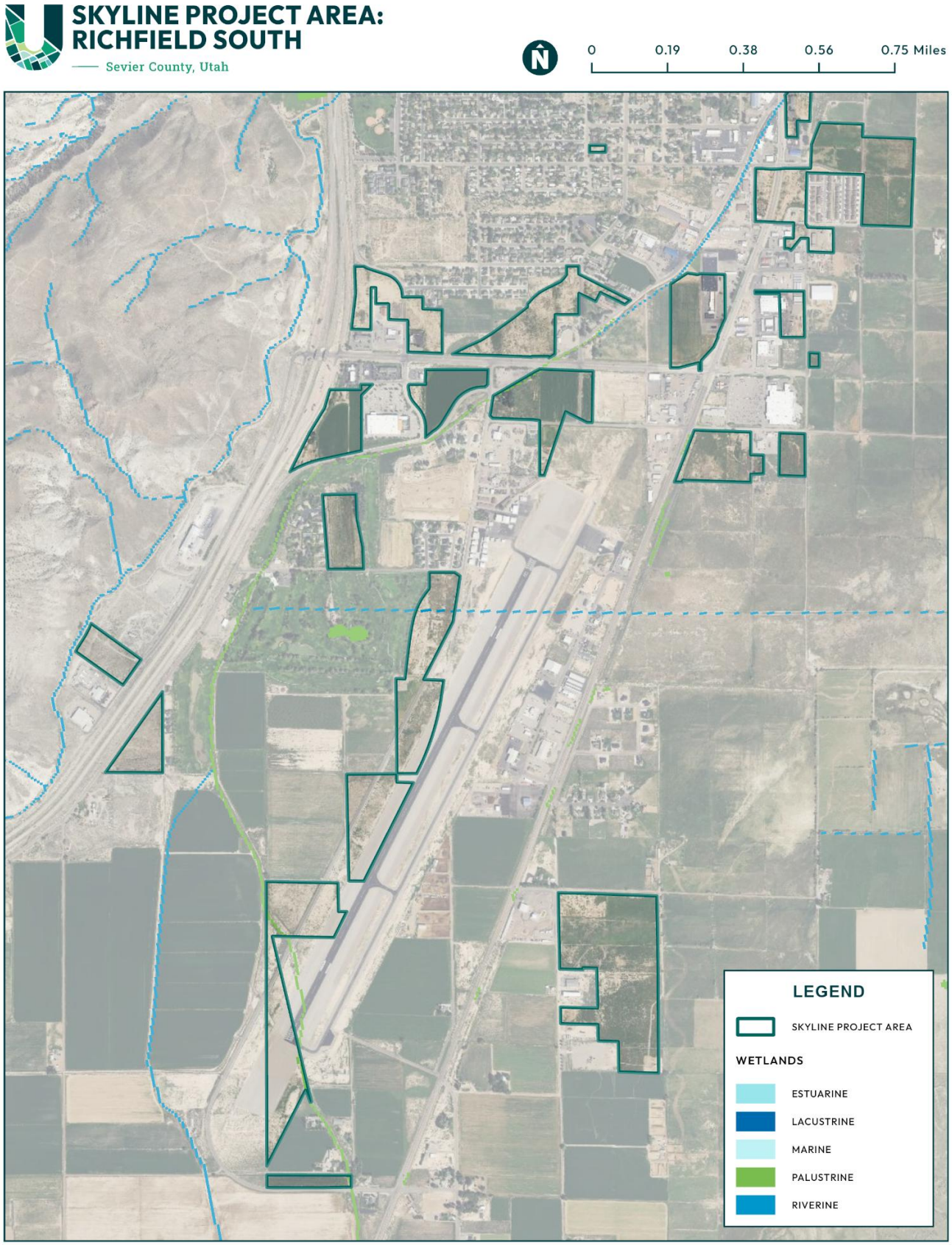


FIGURE 2-5: RICHFIELD CITY SOUTH ZONE NATIONAL WETLANDS INVENTORY MAP

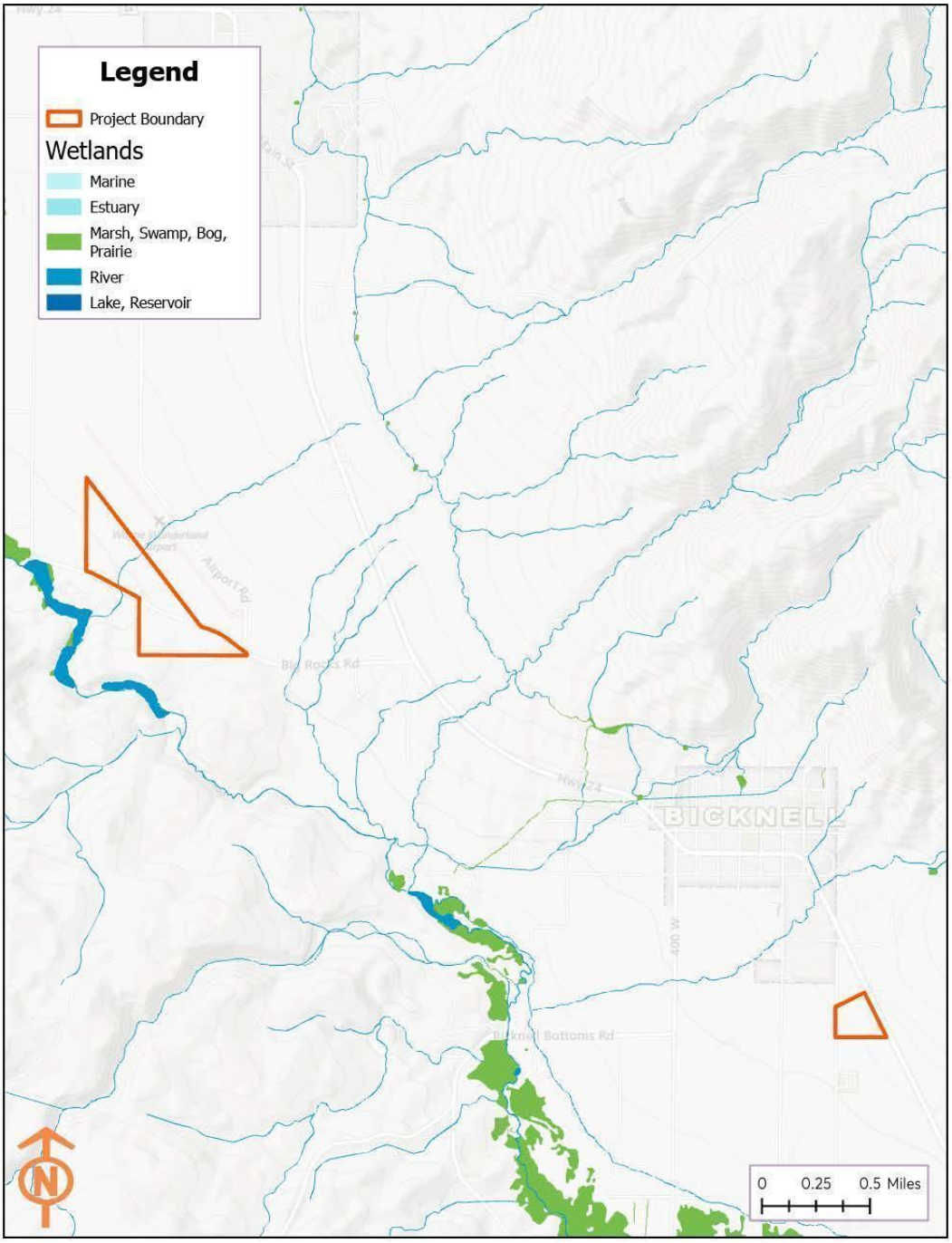


FIGURE 2-6: WAYNE INDUSTRIAL PARK ZONE NATIONAL WETLANDS INVENTORY MAP

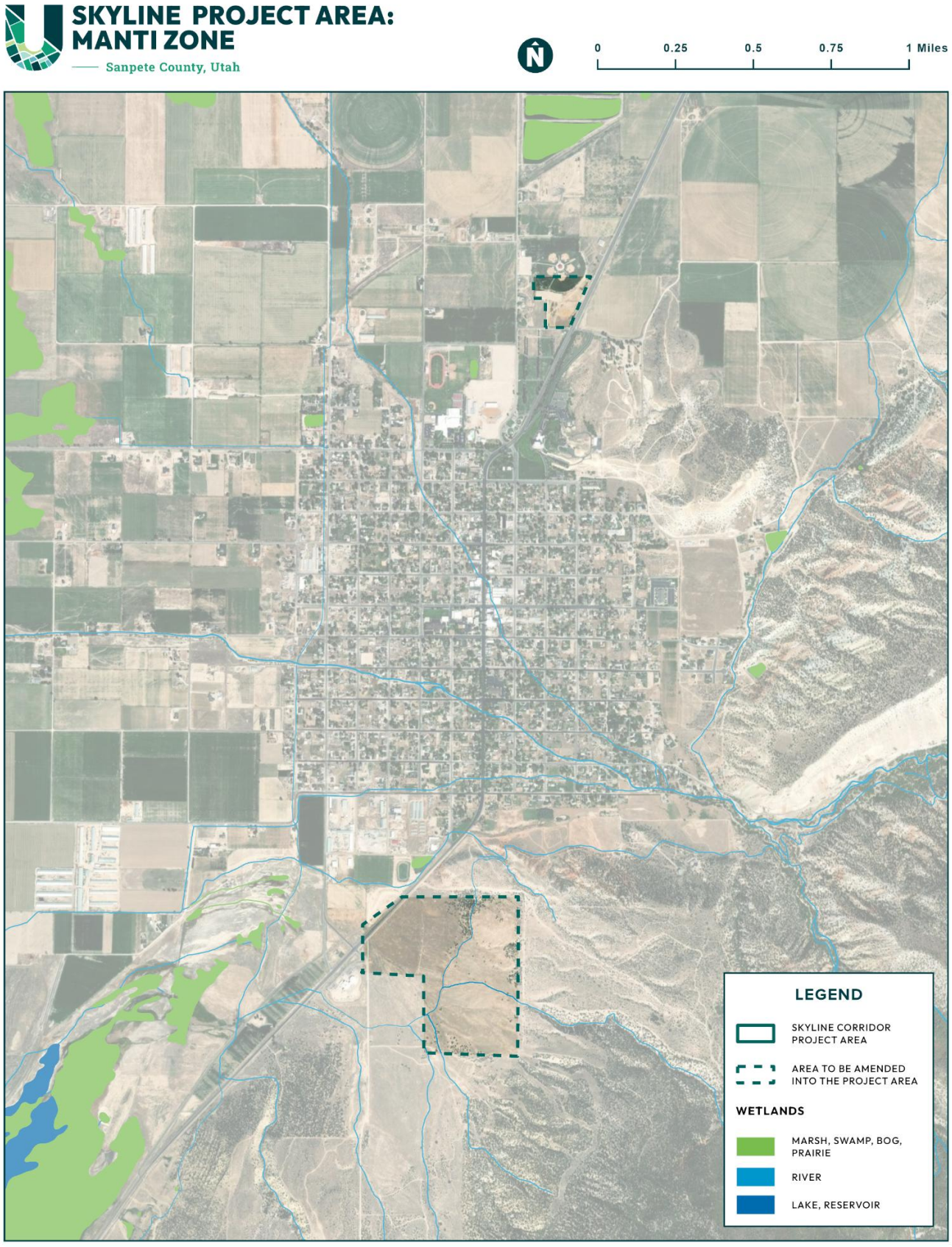


FIGURE 2-7: WAYNE INDUSTRIAL PARK ZONE NATIONAL WETLANDS INVENTORY MAP

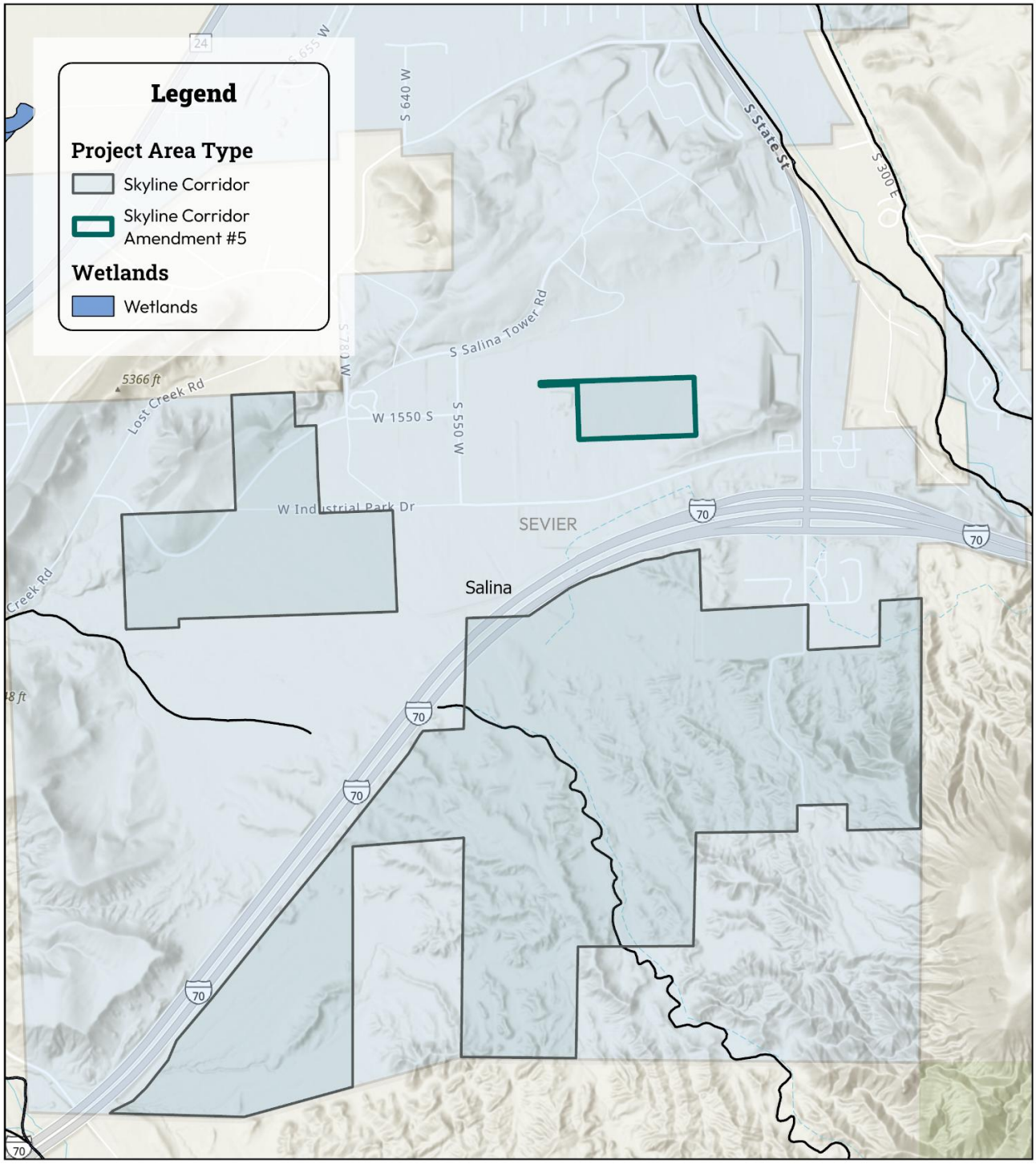
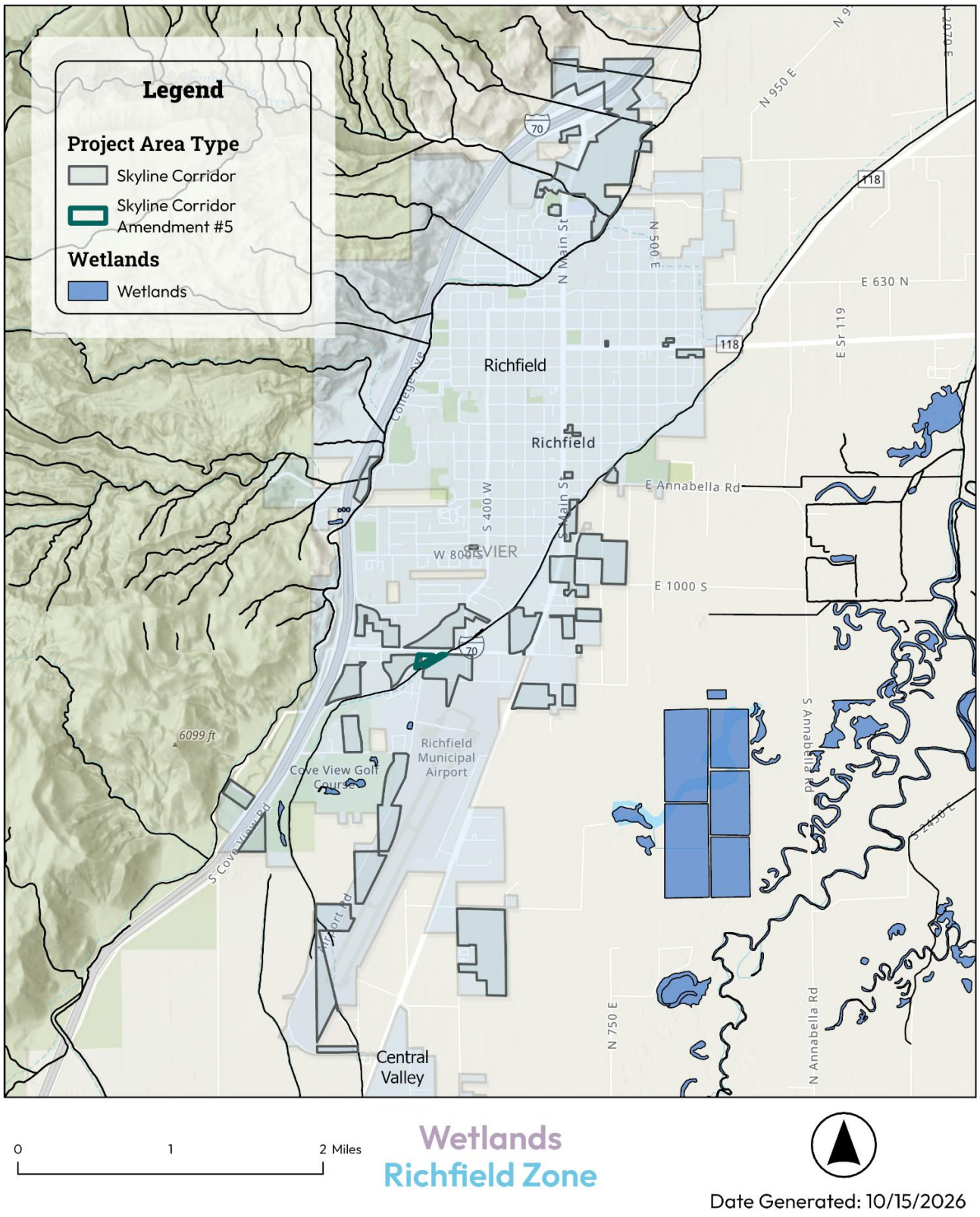


FIGURE 2-8: SALINA INDUSTRIAL PARK ZONE AMENDMENT #5 NATIONAL WETLANDS INVENTORY MAP

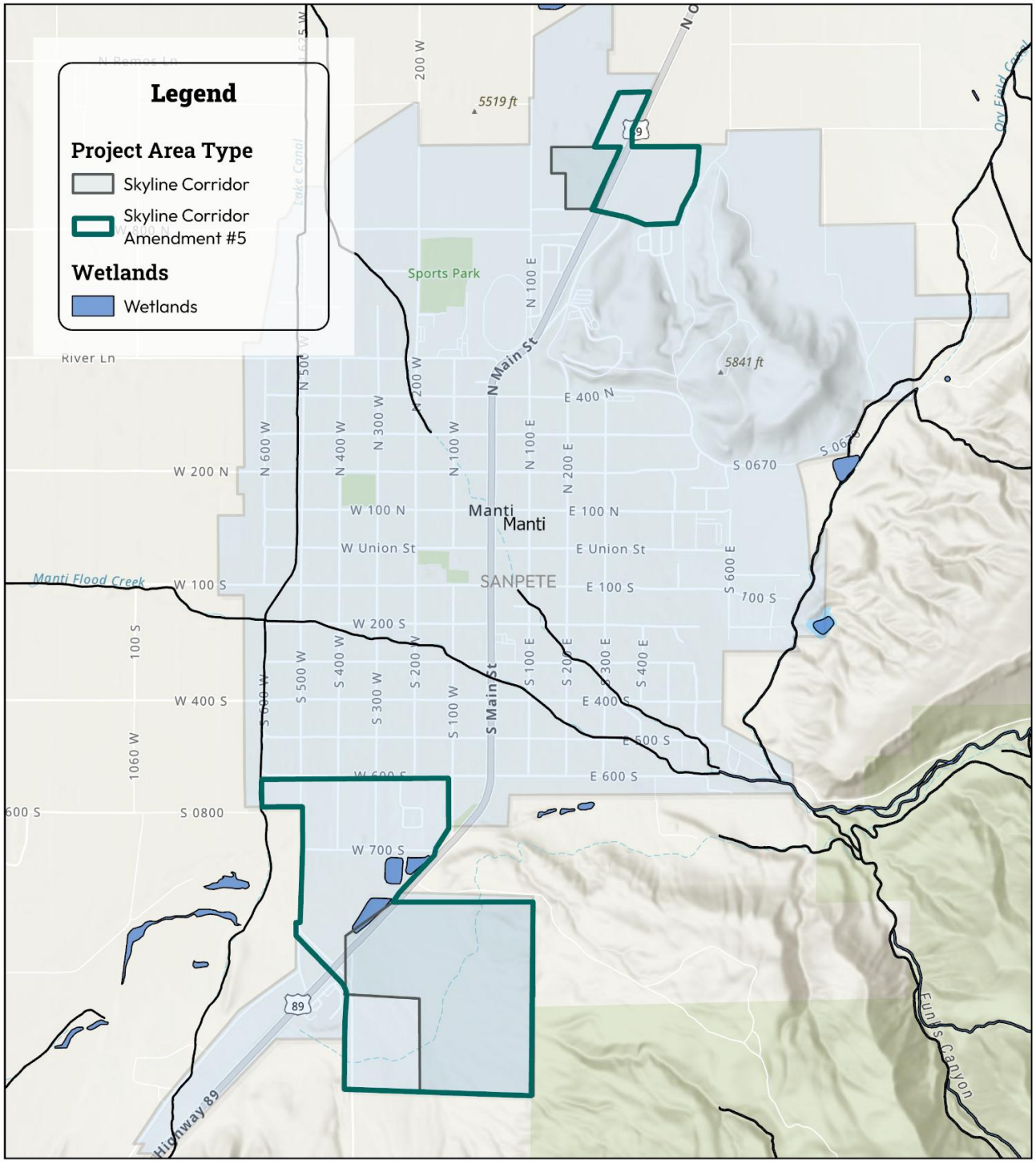
Skyline Corridor Project Area Amendment #5



Wetlands
Richfield Zone

Date Generated: 10/15/2026

FIGURE 2-9: RICHFIELD CITY ZONE AMENDMENT #5 NATIONAL WETLANDS INVENTORY MAP

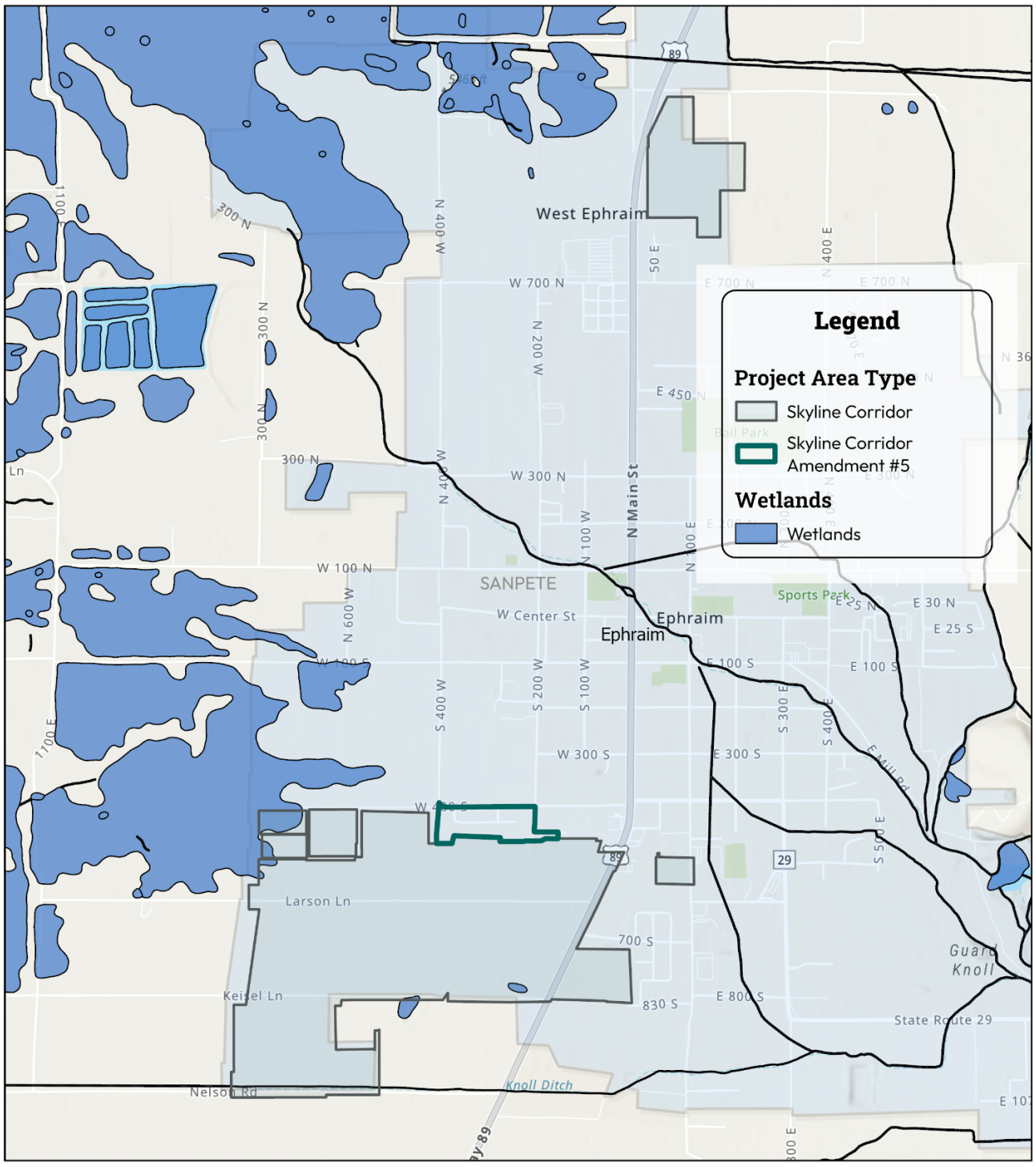


Wetlands
Manti Zone

Date Generated: 10/15/2026

FIGURE 2-10: MANTI CITY ZONE AMENDMENT #5 NATIONAL WETLANDS INVENTORY MAP

Skyline Corridor Project Area Amendment #5



Wetlands
Ephraim Zone

Date Generated: 10/15/2026

FIGURE 2-11: EPHRAIM CITY ZONE AMENDMENT #5 NATIONAL WETLANDS INVENTORY MAP

Floodplains

Congress established the National Flood Insurance Program (NFIP) with the passage of the National Flood Insurance Act of 1968. Since the inception of NFIP, additional legislation has been enacted. The NFIP goes through periodic Congressional reauthorization to renew the NFIP's statutory authority to operate.

Flood maps are one tool that communities use to know which areas have the highest risk of flooding. FEMA maintains and updates data through flood maps and risk assessments.

FEMA's National Flood Hazard Layer (NFHL) Viewer is a map tool that identifies flood hazard areas. It is the responsibility of each landowner to assess potential flood hazards and risk for their respective properties.

Flood hazard survey maps for each portion of the project area with flood hazard survey data are below (Figures 3-1 through 3-7).

DRAFT

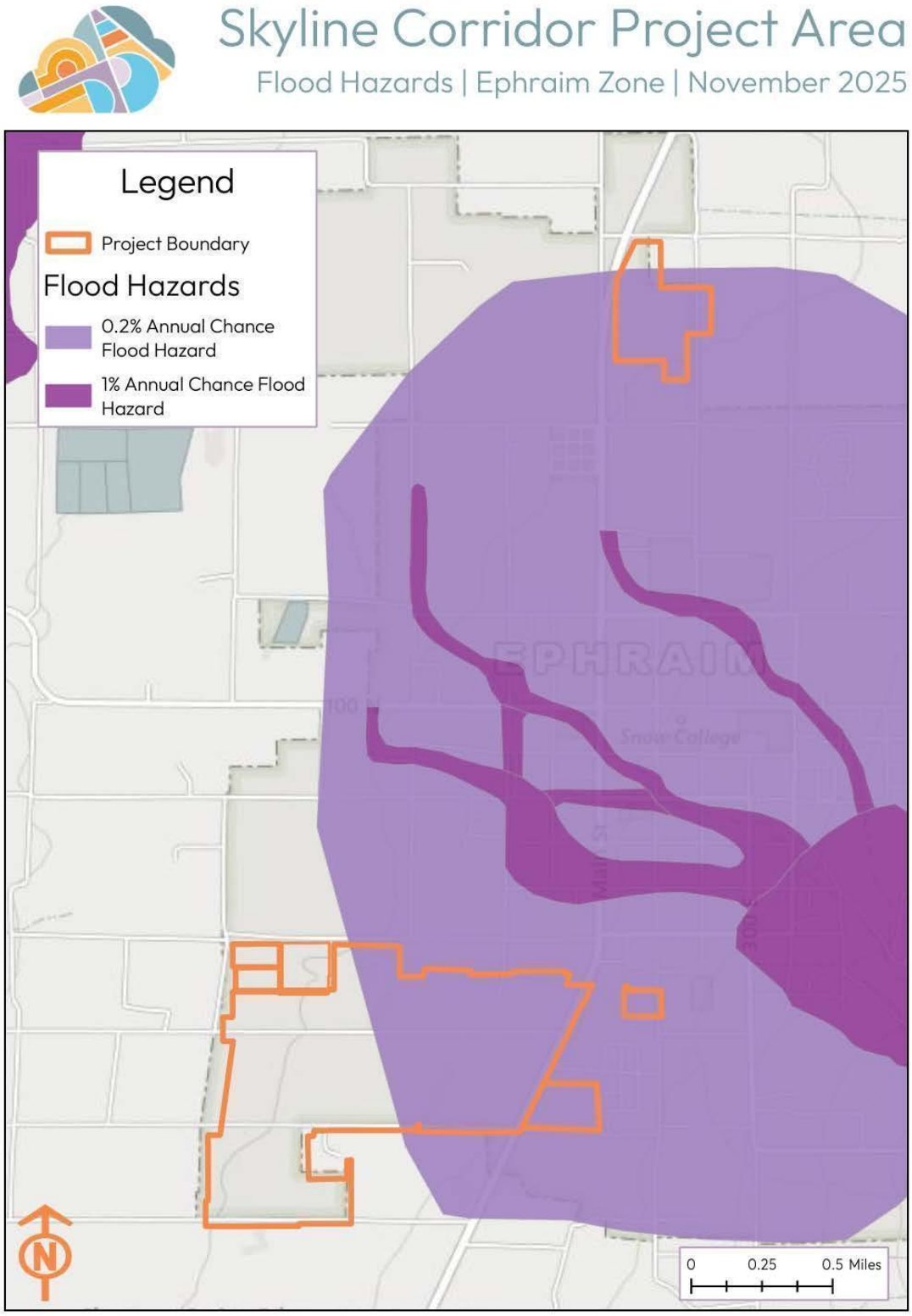


FIGURE 3-1: EPHRAIM INLAND PORT OVERLAY ZONE FLOOD HAZARD SURVEY MAP

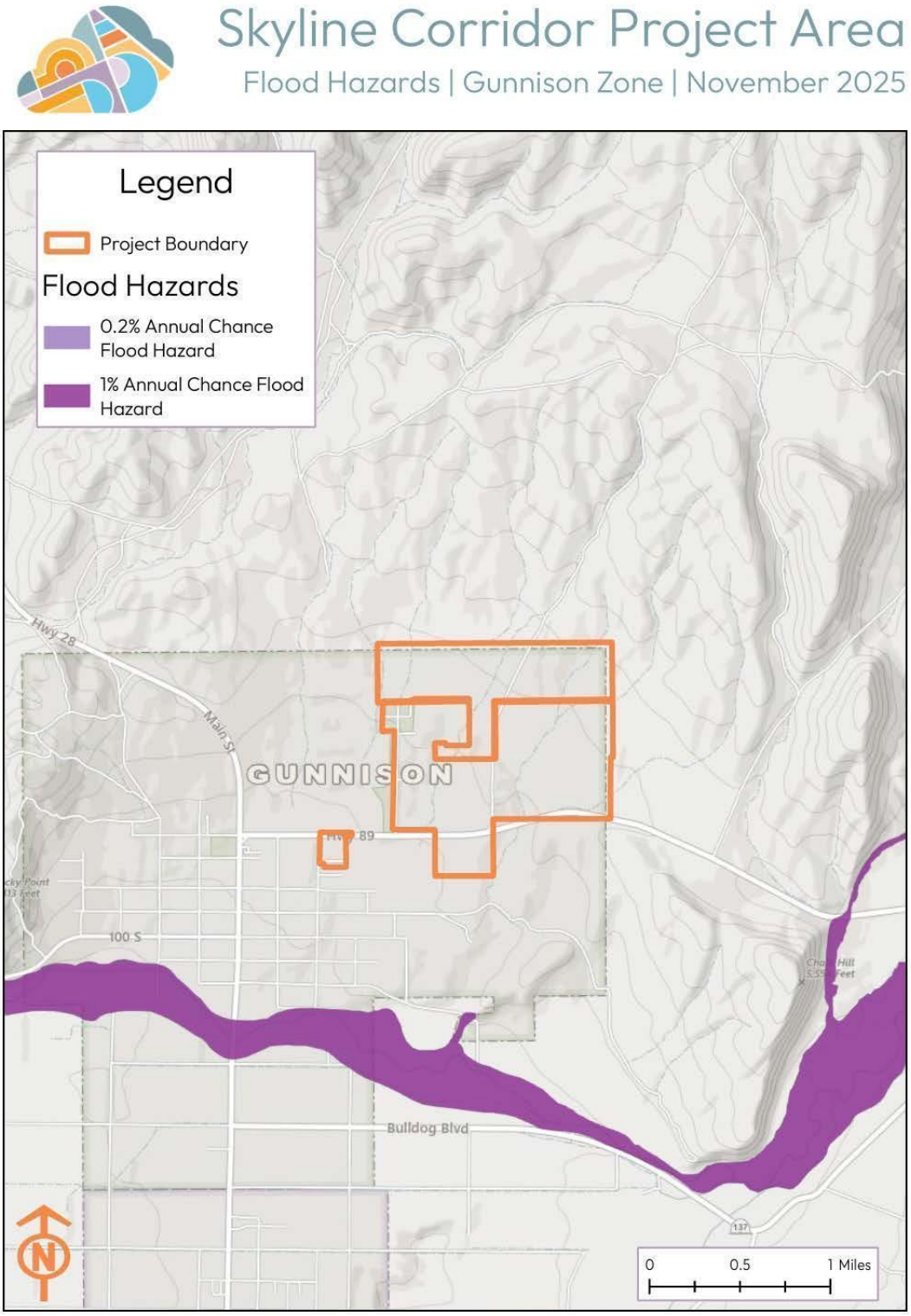


FIGURE 3-2: GUNNISON VALLEY ZONE FLOOD HAZARD SURVEY MAP

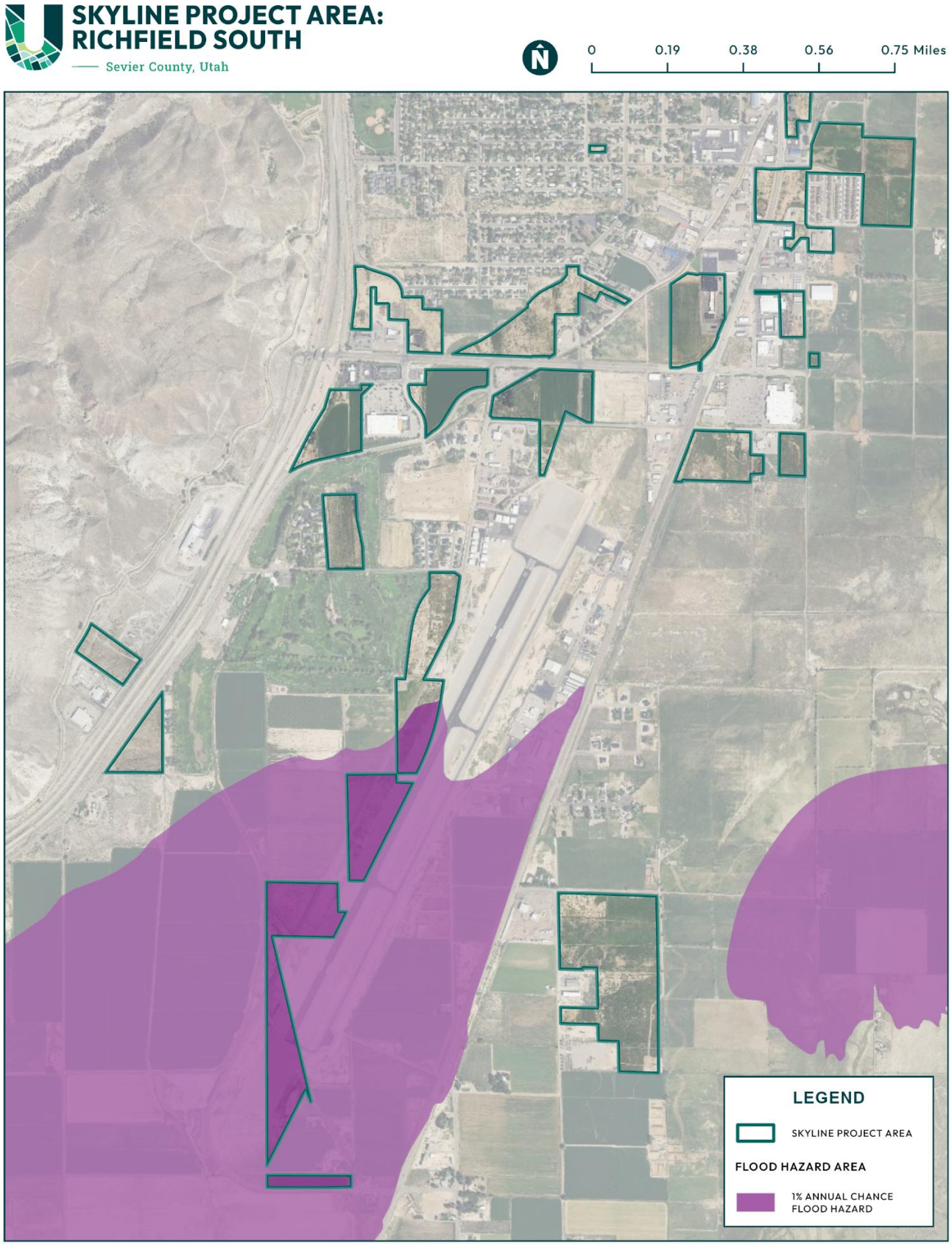
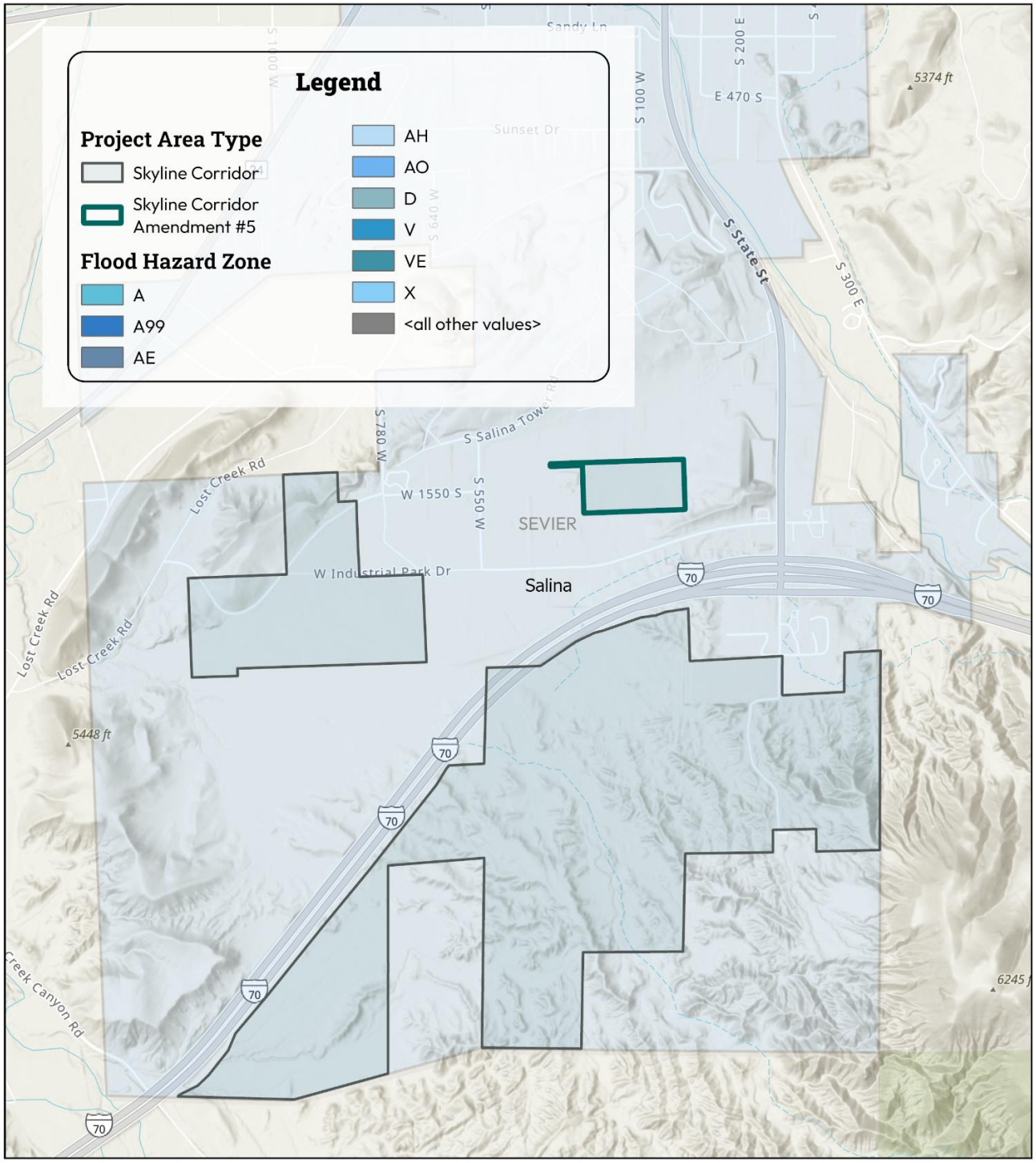


FIGURE 3-3: RICHFIELD CITY SOUTH ZONE FLOOD HAZARD SURVEY MAP



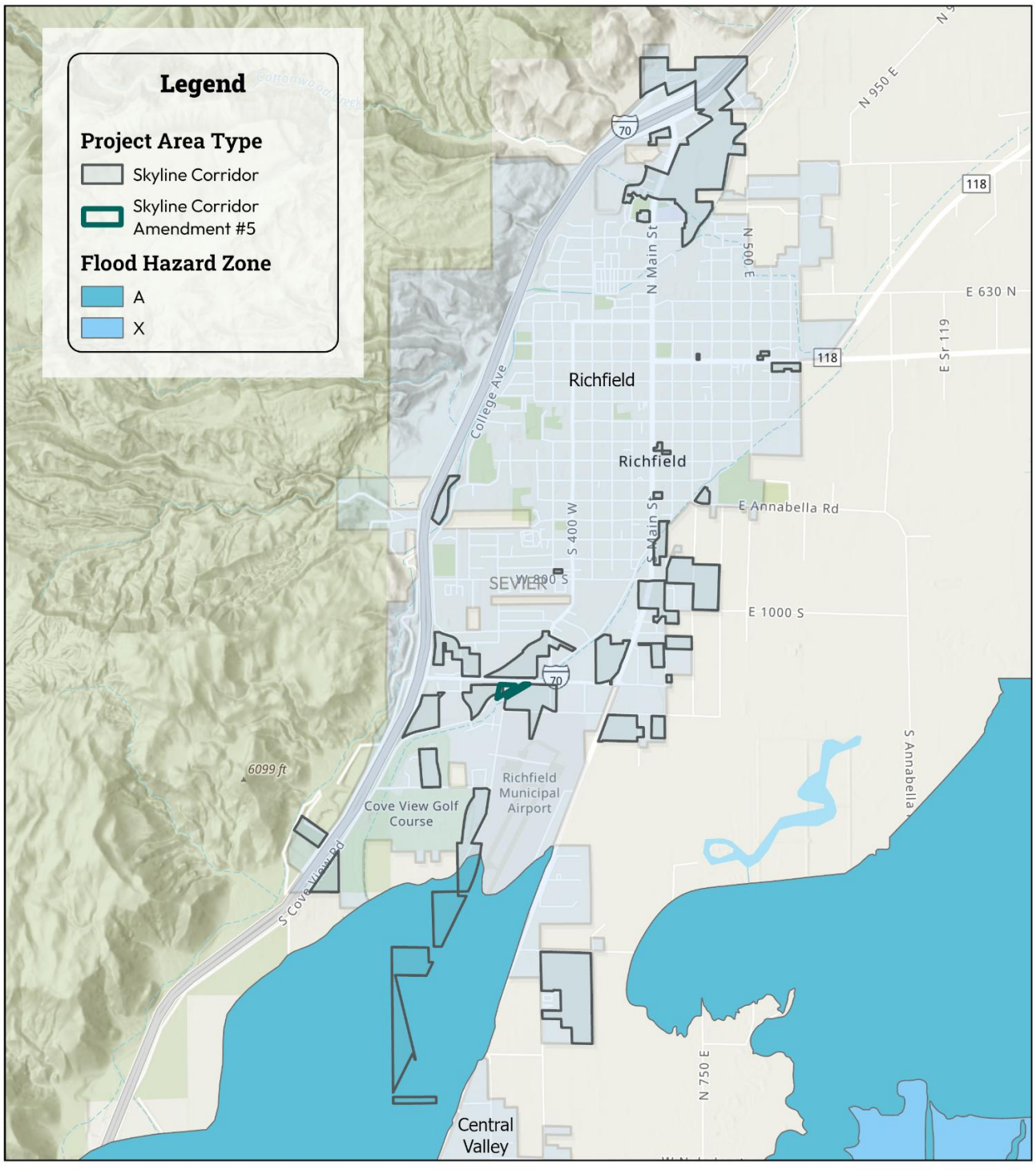
0 0.38 0.75 Miles

Flood Hazards
Salina Industrial Park

Date Generated: 10/15/2026

FIGURE 3-4: SALINA INDUSTRIAL PARK ZONE AMENDMENT #5 FLOOD HAZARD SURVEY MAP

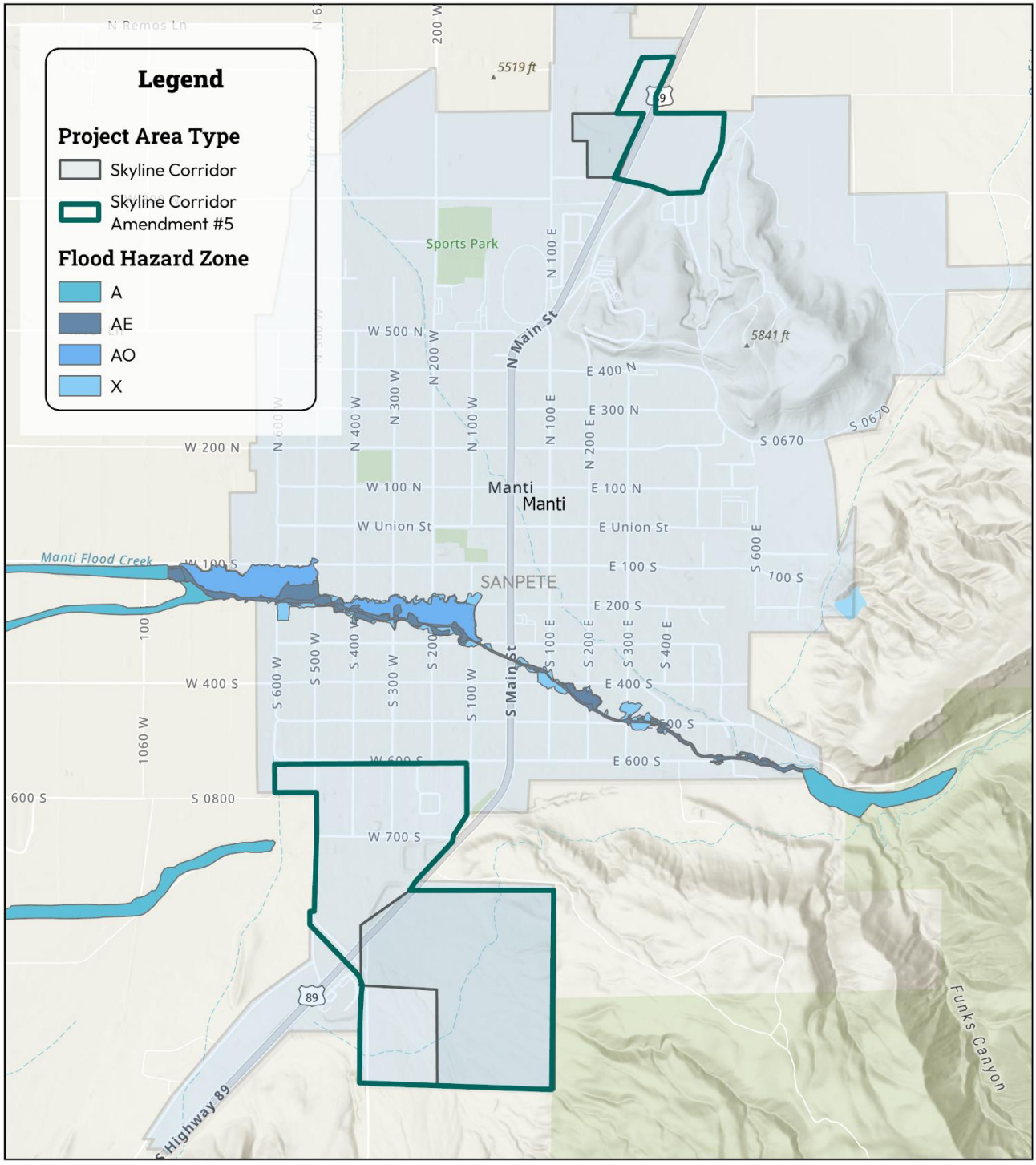
Skyline Corridor Project Area Amendment #5



Flood Hazards Richfield Zone

Date Generated: 10/15/2026

FIGURE 3-5: RICHFIELD CITY ZONE AMENDMENT #5 FLOOD HAZARD SURVEY MAP



Flood Hazards
Manti Zone

Date Generated: 10/15/2026

FIGURE 3-6: MANTI CITY ZONE AMENDMENT #5 FLOOD HAZARD SURVEY MAP

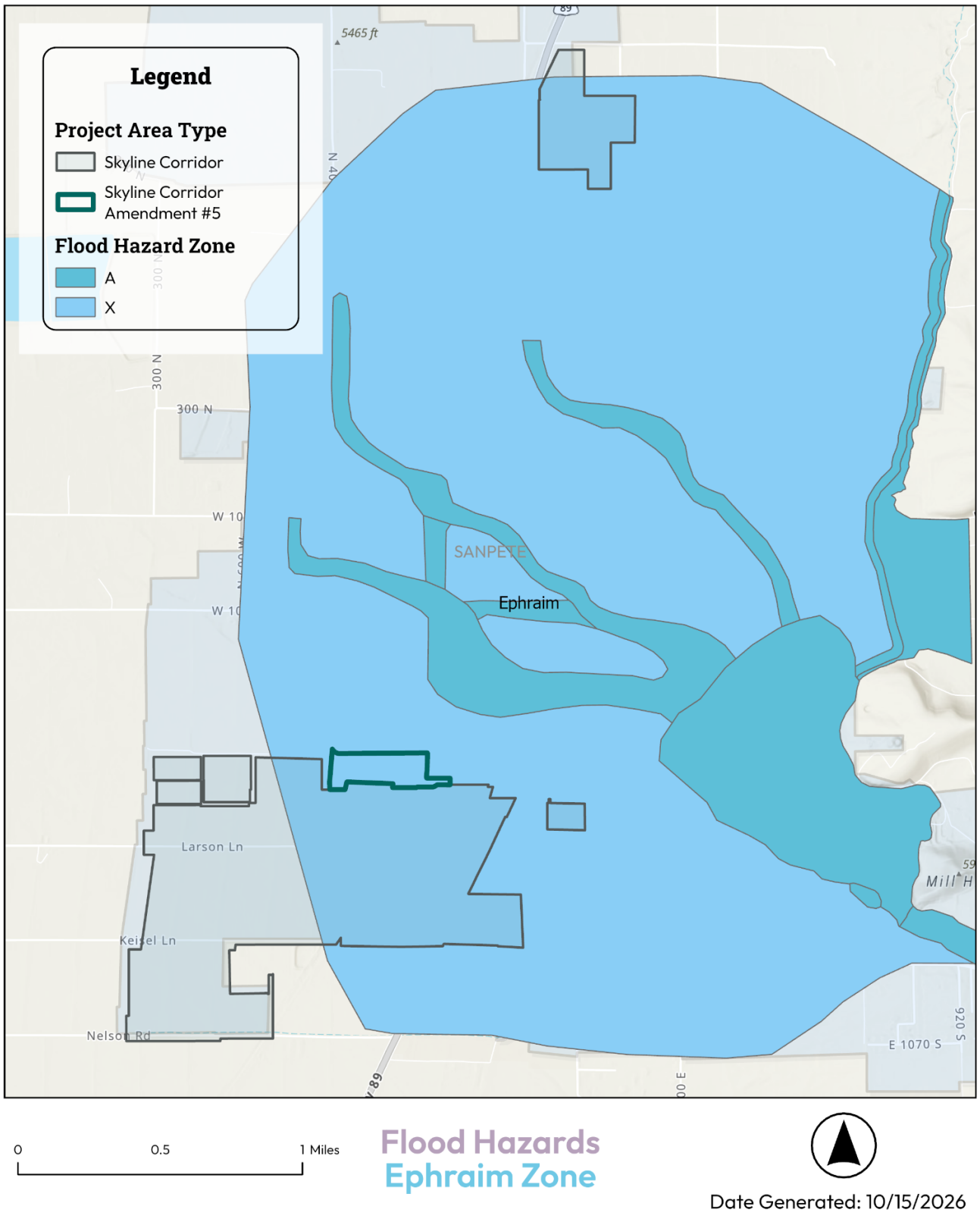


FIGURE 3-7: EPHRAIM CITY ZONE AMENDMENT #5 FLOOD HAZARD SURVEY MAP

Environmental Quality

It is the responsibility of each landowner to assess potential and historic sources of contamination and comply with regulations pertaining to contamination and hazardous materials for their respective properties.

Previously Identified Sources of Contamination

To determine whether previously identified sources of contamination are present at the project area, Federal, State, and local government records of sites or facilities where there has been a release of hazardous substances and which are likely to cause or contribute to a release or threatened release of hazardous substances on the property, including investigation reports for such sites or facilities; Federal, State, and local government environmental records, obtainable through a Freedom of Information Act request, of activities likely to cause or contribute to a release or threatened release of hazardous substances on the property, including landfill and other disposal location records, underground storage tank records, hazardous waste handler and generator records and spill reporting records; and such other Federal, State, and local government environmental records which report incidents or activities which are likely to cause or contribute to release or threatened release of hazardous substances on the property can be reviewed.

These data sources include the following regulatory database lists and files, and the minimum search distances in miles, as well as other documentation (if available and applicable):

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), -.5 mile;
- National Priorities List (NPL), - 1.0 mile;
- Facility Index Listing (FINDS), - subject sites;
- Federal Agency Hazardous Waste Compliance Docket, - 1.0 mile;
- Federal RCRA TSD Facilities List, - 1.0 mile; and
- Federal RCRA Generators List, - Subject sites and adjoining properties.

For additional information regarding previously identified sources of contamination, it is recommended that property owners complete a Freedom of Information Act request for Federal, State, and local government environmental records.

Envirofacts

Envirofacts is a single point of access to select U.S. EPA environmental data. This website provides access to several EPA databases to provide information about environmental activities that may affect air, water, and land anywhere in the United States.

Envirofacts allows the search of multiple environmental databases for facility information, including toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates.

Facility information reports regarding toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates is publicly available and accessible on the Envirofacts website.

Utah Environmental Interactive Map

The Utah Department of Environmental Quality (UDEQ) maintains an Environmental Interactive Map that contains information about drinking water, water quality, air quality, environmental response and remediation, waste management and radiation control, and environmental justice.

DRAFT

The information contained in this interactive map has been compiled from the UDEQ database(s) and is provided as a service to the public. This interactive map is to be used to obtain only a summary of information regarding sites regulated by UDEQ.

Hazardous Materials

Information gathered relating to past and present land use as well as previously identified sources of contamination can be used to evaluate if readily available evidence indicates whether the presence or likely presence of hazardous materials on or under the property surface exist and attempt to determine if existing conditions may violate known, applicable environmental regulations.

The range of contaminants considered should be consistent with the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and should include petroleum products. The EPA maintains a List of Lists, which serves as a consolidated chemical list and includes chemicals subject to reporting requirements under the Emergency Planning and Community Right-to-Know Act (EPCRA), also known as Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA),the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and section 112(r) of the Clean Air Act (CAA).

Waste Generation, Storage, and Disposal

To determine whether hazardous or non-hazardous waste generation, storage, and disposal activities currently exist, it is necessary to conduct a visual site inspection of properties, associated facilities, improvements on real properties, and of immediately adjacent properties. The site inspection should include an investigation of any chemical use, storage, treatment and disposal practices on the properties. Review of Federal, State, and local government environmental records, including landfill and other disposal location records, may determine whether hazardous or non-hazardous waste generation, storage, and disposal activities existed previously on the property.

Aboveground and Underground Storage Tanks (ASTs and USTs)

Aboveground Storage Tanks are typically regulated by local fire departments. Cleanup of petroleum spills may be handled through Utah State's Underground Tank Program. Additionally, permitting of tanks may be required through the State's air quality program.

Air Quality

The Clean Air Act (CAA) is a federal law that requires the Environmental Protection Agency (EPA) to establish National Ambient Air Quality Standards (NAAQS) for pollutants that are harmful to public health and the environment. NAAQS are established for criteria pollutants which include carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO2), ozone (O3), particle pollution (PM10 and PM2.5), and sulfur dioxide (SO2). Current Nonattainment Counties for All Criteria Pollutants are maintained by the EPA and updated regularly.

Prior to the initiation of construction or modification of an installation that might reasonably be expected to be a source of air pollution, the owner or operator of such source must submit to the Executive Secretary of the Utah Air Quality Board a notice of intent (NOI) to construct for an air quality approval order (AO).

A New Source Review AO is required if:

- emissions of criteria pollutants (ozone, particulate matter [PM], carbon monoxide [CO], lead, sulfur dioxide [SOx], and nitrogen dioxide [NOx]) are five tons per year or greater, or
- hazardous air pollutant (HAP) emissions are greater than 500 pounds per year for an individual HAP or 2000 pounds per year for all HAPs combined.

DRAFT

It is the responsibility of each landowner to assess potential sources of air pollution and comply with regulations pertaining to air quality for their respective properties.

Sanpete, Sevier, and Wayne Counties are all currently in attainment for all criteria pollutants.

References

Bureau of Indian Affairs (BIA) Tract Viewer, Mapped Lands in Indian Country. https://biamaps.geoplatform.gov/biatracts/.
Accessed on October 16, 2026.

National Park Service (NPS) National Register of Historic Places. https://www.nps.gov/subjects/nationalregister/database-research.htm. Accessed October 160, 2024.

U.S. Department of Agriculture (USDA) National Resource Conservation Service (NRCS) Web Soil Survey. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed on October 16, 2026.

U.S. Environmental Protection Agency (EPA) Envirofacts, Envirofacts System Data. https://enviro.epa.gov/. Accessed on October 16, 2026.

U.S. Environmental Protection Agency (EPA) Green Book, Current Nonattainment Counties for All Criteria Pollutants. https://www3.epa.gov/airquality/greenbook/ancl.html. Accessed on October 16, 2026.

U.S. Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool. https://ipac.ecosphere.fws.gov/. Accessed on October 16, 2026.

Utah Department of Environmental Quality (UDEQ) Utah Environmental Interactive Map, 1.9.1. https://enviro.deq.utah.gov/. Accessed on October 16, 2026.

DRAFT

Appendix F: Recording & Trigger Resolution Log

Resolution # Title	UIPA Approval Date	Trigger Resolution / Year One	County Recording Date	Notes
2024-18 Project Area Plan & Budget Creation	October 7, 2024	N/A	Week of May 14, 2025	Base Tax Year: 2023 Recorded with Sanpete, Sevier, and Wayne Counties
2025-22 Project Area Plan & Budget Amendment #1	March 24, 2025	N/A	Week of May 14, 2025	Recorded with Project Area Plan & Budget Creation
2025-32 Trigger Resolution	June 26, 2025	2025	August 5, 2025	Parcels: Gunnison • Parcel 2577 • Parcel 2602 Ephraim • Parcel 5344 Richfield • Parcel ID: 1-52-1 • Parcel ID: 1-18-43 • Parcel ID: 6-155-1 • Parcel ID: 1-8A-36
2025-42 Updated Trigger Resolution for Skyline Corridor	September 12, 2025		Sanpete County: November 18, 2025	Entry ID: 337962
2025-51 Trigger Resolution for Skyline Corridor (Richfield, Sevier County parcels)	December 9, 2025	2026	Sevier County: December 17, 2025	Entry ID: 0044944
2025-52 Adopting Skyline Corridor Project Area Plan Amendment #2	December 9, 2025	N/A	Millard County: January 2, 2026	Entry ID: 00235260
			Sanpete County: January 12, 2026	Entry ID: 338939
			Sevier County: December 29,026	Entry ID: 00445037
			Wayne County: January 2, 2026	Entry ID: 162171

DRAFT

Resolution # Title	UIPA Approval Date	Trigger Resolution / Year One	County Recording Date	Notes
2026-10 Amended Trigger Resolution for Skyline Corridor	March 16, 2026	2026	Sevier County	Entry ID: 00446209
			Sanpete County	Entry ID: 340575
2026-31 Adopting Skyline Corridor Project Area Plan Amendment #3	June 25, 226	N/A	N/A	Recording not needed as boundary changes were not made
2026-42 Adopting Skyline Corridor Project Area Plan Amendment #4	September 3, 2026	N/A	Sevier County	Entry ID: 00448460 B: 0859 P: 1149
26-06 Trigger Designation Order for Skyline Corridor Project Area in Sevier County	September 23, 2026	2027	Sevier County	Entry ID: 00448734 B: 0860 P: 0809 Parcel ID: 1-S9-10

DRAFT