



**Project #21-035
Homestead Changes
Located at approximately 607 West 200 North**

REPORT SUMMARY...

Project Name: Homestead Changes
Proponent / Owner: Bracken Atkinson / 200 North Land Holdings LLC
Project Address: 625 West 200 North
Request: Design Review & Subdivision Permit
Current Zoning: Mixed Use (MU)
Type of Action: Quasi-Judicial
Hearing Date: July 8, 2021
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review and Subdivision Permit for Project #21-035, Homestead Changes, in the Mixed Use (MU) zone located at approximately 607 West 200 North., TIN #05-062-0031; -0033.

Current Land use adjoining the subject property

<i>North:</i>	COM: Mobile Home Park	<i>East:</i>	NR: Residential Uses
<i>South:</i>	CS: Commercial Uses	<i>West:</i>	COM: Commercial Uses

History & Project Proposal

This property was rezoned from Commercial to Mixed Use in 2020 and a Design Review Permit was issued for 479 dwelling units and 7,900 SF of commercial space in April of 2020 (Put in DR number). The 400 North street extension was dedicated with that project. These properties contained old railroad rights-of-way that were abandoned and acquired by subsequent property owners. The April 2020 project approval included four phases over the nearly 24-acre project site. Phase one and two are currently under construction and being built in conformance to approvals.

This proposal includes changes to the design and numbers of buildings in phases three and four. It also proposes a new subdivision plat showing three building lots totaling 11.18 acres within the previously approved phase four area. Phase three is still proposed with one 55-unit residential building along 200 North in a similar layout but with a different building design and modified building footprint. Phase four was approved with 208 residential dwelling units and 7,900 SF of commercial space in nine buildings (eight 24-plexs and one 16-plex). The proposal now includes 195 units and 7,500 SF of commercial in eight buildings (five 24-plexs, one 20-plex, one 55-plex and one commercial building).

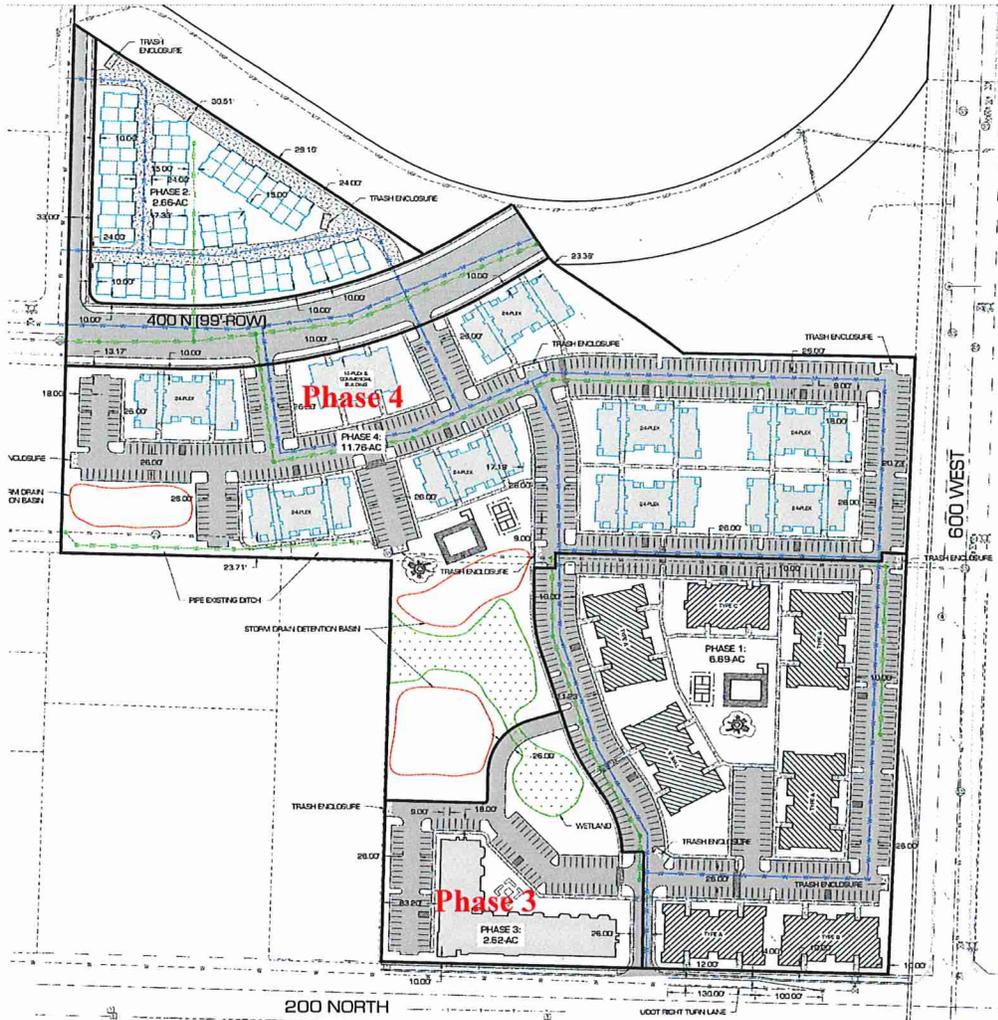


Figure 1 shows the original April 2020 phase 3 & 4 site plan approval

Phase 3 Changes

The 2.62-acre phase three area near 200 North along the southern edge of the project site is proposed with the same density and general layout. The proposed building design changes include fenestration, colors, materials, roof type and footprint size. The Land Development Code (LDC) allows 30 units per acre in the MU zone. The LDC requires a 60% building frontage and a maximum front setback of 10 feet. The LDC states that multi-family residential projects comply with building design residential standards in the Mixed Residential (MR) code sections.

Density for phase three is proposed at 20.9 units per acre. The proposed building frontage is 58%. At 391 feet wide, the parcel would require a 234' wide building to achieve a 60% frontage. The proposed building is 229 feet wide at its widest point (225' directly adjacent to the street or 57% of building frontage). The originally approved phase three building footprint was approximately 20 feet wider and exceeded the minimum 60% frontage requirement. The proposed front setback (to the solid vertical wall) is at 13 feet and over the maximum setback of 10 feet by 3 feet. The proposed building design shows the minimum 15% transparency on street facing facades and a mix of materials, colors and articulation as per the Mixed Residential façade design standards. As conditioned with compliance with maximum setbacks and building frontage minimums phase three changes comply with the regulations in the LDC. The Planning Commission can consider utilizing their design discretion authorized in LDC 17.43.080 for those areas that fall within a 10% deviation.

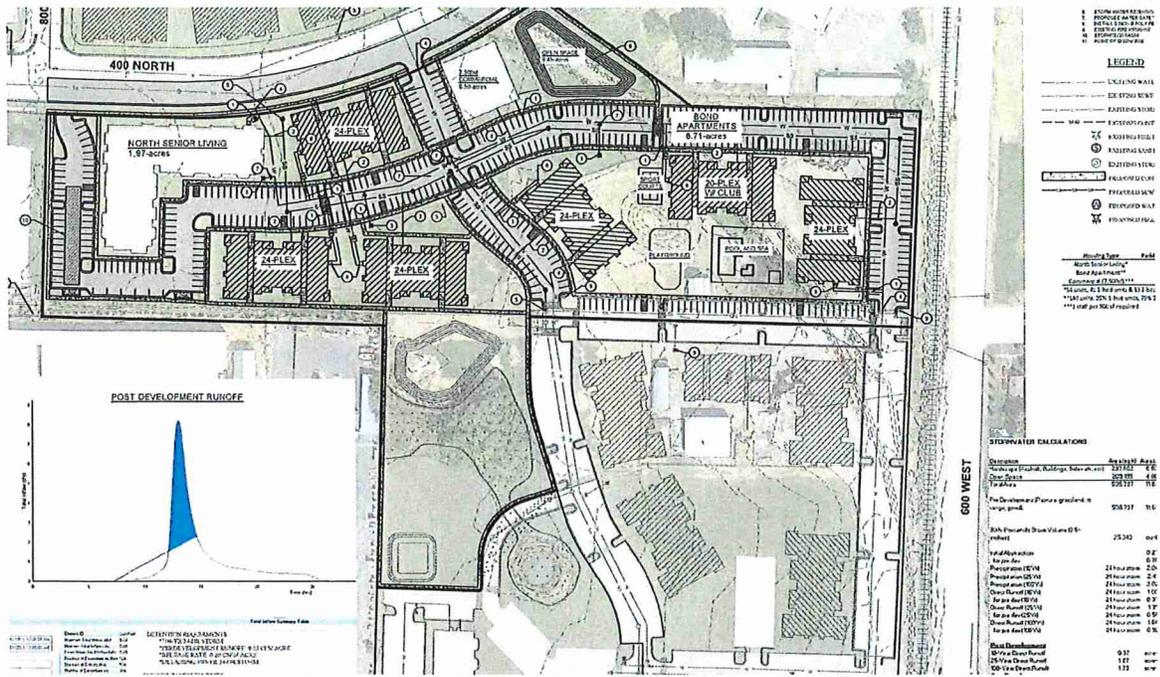


Figure 2 shows the proposed new phase 4 site plan (phase 4 is now proposed as phase 4, 5 & 6)

Phase 4 Changes

The 11.18-acre phase four area is now proposed to be subdivided into three smaller lots and broken into phases 4, 5, & 6. Phase 4 is the proposed 7,500 SF commercial building located at the northeast corner of the project near 400 North. Phase 5 is the proposed north senior living 55-plex near the northwest corner of the project. Phase 6 is now proposed with 6 multi-family residential buildings (five 24-plex and one 20-plex). The Land Development Code (LDC) allows 30 units per acre in the MU zone. The LDC requires a 60% building frontage and a maximum front setback of 10 feet. Commercial buildings in the MU zone are required to have 12-foot-tall ground floor heights and 60% transparency on street facing facades. The LDC states that multi-family residential projects comply with building design residential standards in the Mixed Residential (MR) code sections.

Density for phase four is proposed at 17.4 units per acre and the proposed building frontage is 58% (is this for all of phase 4??). At ~760 feet wide the parcel would require 456' wide building to achieve 60% frontage. The proposed building(s) total 469 feet in width and a 61% frontage (this is inconsistent with the 58% above – clarify which is correct). The proposed front setbacks for the three buildings along 400 North are at or below the 10-foot maximum setback. The two proposed residential building designs shows the minimum 15% transparency on street facing facades and a mix of materials, colors and articulation as per the Mixed Residential façade design standards. The proposed commercial building shows a building design with 40% transparency and ten-foot first floor heights. As conditioned with compliance with commercial transparency and floor heights, the phase four changes comply with the regulations in the LDC. The Planning Commission can consider utilizing their design discretion authorized in LDC 17.43.080 for those areas that fall within a 10% deviation.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the **MU** zone are as follows (as measured from property lines):

- Front (min-max): 0-10'
- Side: 8'
- Rear: 10'
- Parking (front): 10'
- Parking (side/rear): 5'

Lot Coverage

The LDC 17.10.100 establishes a maximum lot coverage of 60% (building(s) footprint) in the MU zone. The proposed changes in phase three and four have total project site area of 13.8 acres (601,128 SF). The proposed nine buildings in phase three and four total approximately 114,250 SF. The changes result in a 19% lot coverage and in compliance with the maximum allowances in the LDC.

Parking Requirements

The LDC requires 1.5 parking stalls for dwelling units containing one-bedroom or less and 2.0 parking stalls for dwelling units containing two bedrooms or more in the MU zone. Commercial parking requirements are based on the commercial uses within the building. Common commercial parking requirements are 1.0 parking stalls per every 300 SF of office space and 1.0 parking stalls per every 250 SF of retail space. The LDC 17.31.040 requires bike racks/parking areas for multi-family residential development at a ratio of one slot per every two bedrooms.

Proposed Parking Per New Phases

Phase	Breakdown	Parking Stalls
Phase-3 (55 units)	41 units 1-bed, 13 units 2-bed	88
Phase-4 (commercial)	18	18
Phase-5 (55 units)	41 units 1-bed, 13 units 2-bed	92
Phase-4 (140 units)	105 units 2-bed, 35 units 1-bd	312

The proposed changes provide 510 total parking stalls. Based on the LDC, residential parking requirements would equal 437.5 parking stalls. Based on ground floor retail and upper floor office, commercial parking requirements would equal 28 parking stalls. Overall the LDC requires 465.5 parking stalls for the entire project area. As conditioned parking stall adjustment allocations and bike racks, the project meets the minimum requirements of the LDC.

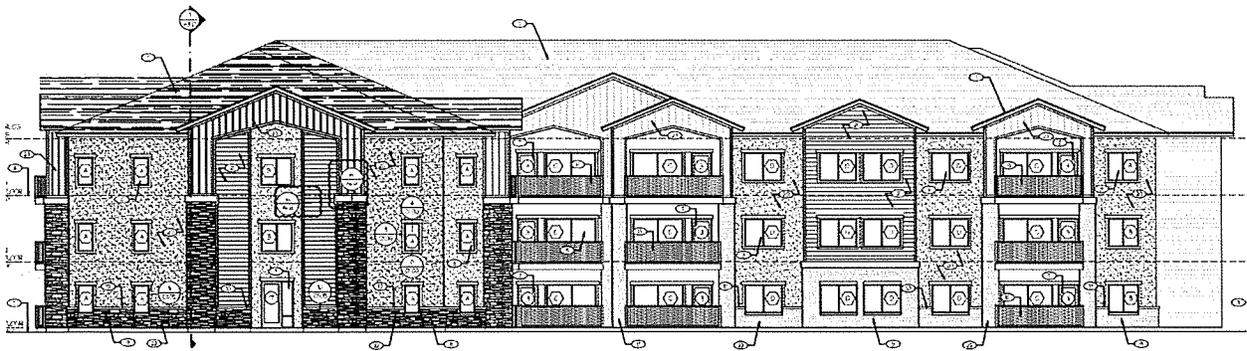


Figure 3 shows the proposed new exterior façade of the 55-plex)

Site Layout & Pedestrian Circulation

The LDC 17.30 require projects to provide pedestrian and street connectivity. The current site layout and circulation pattern was approved under the previous Design Review Permit No. ?? and these proposed changes do not deviate from the original connectivity plan.

Building Orientation & Elevations

The LDC 17.12 indicates that buildings in the MU zone shall vary from one another, have four-sided architecture and a mix of materials. Acceptable building materials are masonry, stucco, fiber-cement board, wood and metal. Material mixes shall wrap all four sides of buildings and blank walls exceeding 40 linear feet are prohibited. Vertical dimensions of blank wall shall not

exceed 12 feet and roof forms should be varied for visual interest. Buildings shall be oriented to the street with primary entrances facing towards the street. Secondary entrances should face the side or rear. Alternatively, in cases where the primary entrance is not facing the street, the street facing façade shall closely mimic that of the primary entrance façade. Surface parking lots are prohibited between the street and the building (front yard areas) and required to be at the side or rear of the building. Commercial/Mixed Use buildings are required to have 50% transparency (fenestration) along ground-floor street frontages and residential buildings are required to have 15% transparency along street frontages. The proposed changes show differing building types along the street frontages and meet the building variation standards.

Open Space

The LDC 17.07.090 requires 10% open space and an additional 10% useable outdoor space in the MU zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar outdoor amenities. The 13.80-acre (Is this just phase 4 total acreage) overall project site requires 60,112 SF of open space and 60,112 SF of outdoor space totaling 120,225 SF of open and outdoor space. Each phase will be required to provide open and outdoor space proportionate to project area of the phase. For MU projects, 20 trees and 50 shrubs/grasses are required per each acre of project area. For 13.80 acres, 276 trees and 690 shrubs/perennials/ornamental grasses would be required as per the PDC. The project only shows conceptual open space and landscaping areas for this submittal. As conditioned with open space and landscaping provided proportionately per phase, the project meets the requirements of the LDC.

Subdivision

The LDC 17.10.100 does not prescribe a minimum lot size in the MU zone. Densities, open space, lot coverage and parking are all factors in determining lot size and configuration. As conditioned with each parcel providing enough acreage to comply with lot coverage, open space, parking and density, the project complies with the minimum requirements in the LDC for new subdivisions.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Environmental	● Water
● Engineering	

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 4/14/20, posted on the City’s website and the Utah Public Meeting website on 4/15/20, and mailed to property owners within 300 feet on 3/30/20.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. This permit authorizes 250 residential dwelling units and 7,500 SF of commercial space in nine buildings within the phasing plan of phases 3, 4, 5, & 6.
3. This permit authorizes a subdivision of four new lots. Each lot shall comply with setbacks and contain the minimum amount of open space and parking stalls to support the buildings, density and land uses within for each lot created or adjusted.
4. Each phase and building shall provide 1.5 parking stalls per studio/one-bedroom units and 2.0 parking stalls per every two-bedroom or larger unit. Bike racks shall be provided for multi-family residential buildings at one slot per every two bedrooms.
5. The commercial building shall provide 28 parking stalls unless the approved land uses is something other than retail and office.
6. The 55 plex along 200 North in phase three shall meet the minimum 60% building frontage and a maximum front setback of 10 feet.
7. All buildings in phases 4, 5, & 6 shall meet the minimum 60% building frontage and a maximum front yard setback of 10 feet.
8. The commercial building in phase 4 shall have a minimum 50% transparency and 12-foot-tall ground floor height.
9. Surface parking lots cannot contain more than 20 stalls in a row without a landscape or sidewalk break as per LDC 17.31.140 Change to reference 17.32.070 instead of 17.31.
10. Parking lot intersections shall have four-way pedestrian crosswalks with adequate parking stall setbacks for visibility safety.
11. Sidewalk connections shall be made from all areas of the project to 200 North and 400 North for neighborhood walkability.
12. The project construction sequence and phasing shall follow the approved plans with the commercial space being provided in phase four.
13. Open space shall be designed to take advantage of the native wetland areas as an overall project amenity. Stormwater basins in these areas should be designed to blend in seamlessly and become part of the amenity.
14. Open space shall be completed proportionately per each phase while the landscape design and the site's long-term maintenance shall have continuity throughout all phases with similar plant palates and amenities for overall project continuity.
15. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Open Space and Useable Outdoor areas shall total a minimum of 120,225 SF.
 - b) 276 trees and 690 shrubs/perennials/grasses shall be provided for this project.
 - c) 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area as per LDC.
 - d) The landscaping plan shall include long-term maintenance programs that brings continuity to all four phases
 - e) Street trees shall be provided where they currently do not exist at every 30 feet on center. The City Forrester will determine tree species.
16. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
17. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
18. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
19. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
20. Fencing shall be provided along the east and west borders for safety and buffering purposes,

21. Surface storm-water retention and detention facilities shall be located at least 20 feet away from public streets and buffered from view.
22. The applicant shall continue to work with City and Railroad officials for better pedestrian connectivity across 600 West to core destinations in the Ellis Neighborhood.
23. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Environmental* —contact 716-9761
 - Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
 - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
 - Place bollards in the back of enclosure to protect walls.
 - Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
 - b. *Engineering* —contact 716-9160
 - Provide water shares or in-leu fee for water shares
 - Provide storm water detention/retention of storm water per Logan City storm water design standards. This shall include the onsite retention of the 90% storm event utilizing Low Impact Design Methods. This includes all necessary permits from the State and City and a storm water maintenance agreement.
 - Provide a Army Corps approved Wetland Delineation and mitigation plan for all right of way to owned by Logan City prior to any road construction activities
 - The west access to 400 North from the south is not acceptable as shown. This needs to align with 800 West from the north or be shifted approximately 200 feet further to the east.
 - The accesses from the north and south developments to 400 North shall align with each other at 400 North.
 - Provide private water utility agreement for all interior water main lines and sewer lines.
 - Provide City with UDOT/CAMP approval for new access onto 200 North (SR-30)
 - There are 3 underground water rights shown by the Utah Division of Water rights within the proposed construction of 800 West. Two of these rights are owned by Logan City and the other by the Church of Jesus Christ of Latter-day Saints. Coordinate with each of these entities to cap and divert these rights prior to road construction.
 - Based on the recent transfer of property and property line modifications, there may need to be property line adjustments made prior to the issuance of building permits. Developer to address this issue.
 - Provide a geotechnical report for soils in 400 North. This report shall at a minimum address historical high ground water depth and a CBR at subgrade elevation of proposed road pavement section and potential collapsible soils. The minimum pavement section for 400 North shall be 6" asphalt, 8" untreated base course, and 12' granular borrow. If subgrade CBR is 5 or less or if ground water will impact minimum pavement section, the geotechnical engineer shall provide an engineered pavement section that will support anticipated equivalent axle loads for design life of the pavement section. These same requirements apply to 800 West except the minimum pavement section shall be 5" asphalt, 4" untreated base course, and 12" granular borrow.
 - Townhome driveway on 800 West nearest to the 400 N. intersection the City reserves the right to make a right in right out only.

- Maintain all existing irrigation and storm water drainage paths through new development.
- Provide public utility easements (5' each side of interior property lines and 10' on all frontages) for subdivision

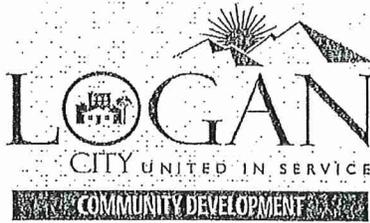
c. *Water*—*contact 716-9627*

- All commercial buildings water mains need to have their own RP (ASSE1013) backflow assembly installed and tested on the water main as it enters the building before any branch offs or possible connections. Properly sized drain required. Residential water services or (mains) must be totally separated from any commercial water mains. If residential buildings are three levels above finish grade or higher, their water mains must have backflow assemblies on the water mains also. Separate residential and commercial water systems (services). Pool and spa will need to have a RP (ASSE 1013) on water makeup line if an air gap is not used.
- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter.
- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) backflow assembly installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction.
- Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND SUBDIVISION PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The conditioned project will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review and Subdivision Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides required off-street parking.
4. The project meets the goals and objectives of the MU designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The conditioned project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. 200 North and 400 North are adequate in size and design to sufficiently handle infrastructure related to the land use.



APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received <i>June 7th 2021</i>	Received By <i>RH</i>	Scheduled Meeting Date <i>July 8th</i>	Zone <i>M.U.</i>	Application Number <i>PC 21-035</i>
Type of Application (Check all that apply): <i>ELLIS</i>				
<input checked="" type="checkbox"/> Design Review	<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Administrative Design Review	
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Zone Change	<input type="checkbox"/> Other	
PROJECT NAME <i>Homestead (Final Phase Changes)</i>				
PROJECT ADDRESS <i>695 W. 200 N.</i>			COUNTY PLAT TAX ID # <i>05-062-0031</i>	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER <i>Bracken Atkinson</i>			PHONE # <i>435-232-1552</i>	
MAILING ADDRESS	CITY	STATE	ZIP	
<i>595 S. Riverwoods Prkwy Ste. 400</i>	<i>Logan</i>	<i>UT</i>	<i>84321</i>	
EMAIL ADDRESS <i>batkinson@wasatchgroup.com</i>				
PROPERTY OWNER OF RECORD <i>200 N. Land Holdings, LLC</i>			PHONE # <i>435-755-2000</i>	
MAILING ADDRESS	CITY	STATE	ZIP	
<i>595 S. Riverwoods Prkwy Ste. 400</i>	<i>Logan</i>	<i>UT</i>	<i>84321</i>	
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed)			Total Lot Size (acres)	
<i>multi family housing project including both senior and affordable housing as well as 7500 sq. feet of commercial space.</i>			<i>11.63</i>	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots <i>200 units / 4 Lots</i>	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.			Signature of Property Owner's Authorized Project Representative	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner 	

APPLICATION MUST BE ACCURATE AND COMPLETE
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL.

File No. 92200



This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.
Date: 7/17/2019 Entry: 1223050
Submitted by: Hickman Land Title Company

WARRANTY DEED

MEAT PACKING DISTRICT LLC, a Utah Limited Liability Company, as to an undivided 92.903% interest
and REALMAGIC, L.C., a Utah Limited Liability Company, as to an undivided 7.097% interest

Grantor(s) of the State of Utah, hereby CONVEY and WARRANT to

200 NORTH LAND HOLDINGS, LLC, a Utah limited liability company

Grantee(s) of 595 S. Riverwoods Parkway, Suite 400, Logan UT 84321; For the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Cache County, State of Utah.

See attached Exhibit "A"

Part of Tax Roll No(s).

WITNESS, the hand of said grantor(s), this day of July A.D. 2019.

MEAT PACKING DISTRICT LLC, a Utah Limited Liability Company

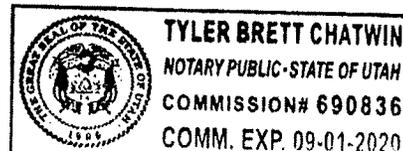
By: CHRIS MCKAY, Manager

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF Utah)
SS
County of Utah)

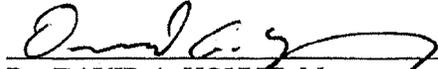
On 16 day of July, 2019 personally appeared before me CHRIS MCKAY who being by me duly sworn did say, that he is a Manager of MEAT PACKING DISTRICT LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and Operating Agreement and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public
Commission expires: 09-01-2020
Residing in: Provo



File No. 92200

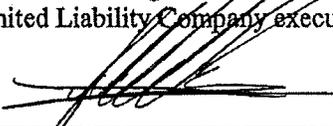
REALMAGIC, L.C., a Utah Limited Liability Company


By: DAVID A. YOUNG, Manager

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF Utah)
 SS
County of Utah)

On 16 day of July, 2019 personally appeared before me DAVID A. YOUNG who being by me duly sworn did say, that he is a Manager of REALMAGIC, L.C., a Utah Limited Liability Company, that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and Operating Agreement and each duly acknowledged to me that said Limited Liability Company executed the same.



Notary Public
Commission expires: 09-01-2020
Residing in: Provo

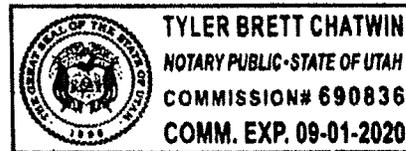


Exhibit A

PARCEL 1:

BY RECORD DESCRIPTION:

PART OF LOT 8, BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 36, PLAT "A" OR "E" LOGAN FARM SURVEY; THENCE NORTH 5.06 CHAINS; THENCE EAST 6.7 CHAINS; THENCE SOUTH 4 CHAINS ON SECTION LINE; THENCE WEST 6.8 CHAINS TO BEGINNING.

LESS: PROPERTY TO BE DEEDED TO LOGAN CITY (PARCELS D-2 AND D-4), DESCRIBED AS FOLLOWS:

PARCEL D-2:

A PARCEL OF LAND LOCATED WITHIN LOT 8 OF BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING NORTH 85°16'04" WEST 1273.35 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS (LC278 & LC351) AND NORTH 973.11 FEET FROM THE LOGAN CITY MONUMENT LC278, SAID POINT ALSO BEING NORTH 1°38'42" EAST 312.05 FEET FROM THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 36; THENCE NORTH 1°38'42" EAST 66.00 FEET; THENCE SOUTH 88°09'12" EAST 180.60 FEET; THENCE NORTHEASTERLY 383.21 FEET ALONG THE ARC OF A 729.00 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 30°07'06" (CHORD BEARS NORTH 76°47'15" EAST 378.81 FEET); THENCE SOUTH 54°55'55" EAST 73.09 FEET; THENCE SOUTHWESTERLY 450.71 FEET ALONG THE ARC OF A 795.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 32°28'58" (CHORD BEARS SOUTH 75°36'19" WEST 444.70 FEET); THENCE NORTH 88°09'12" WEST 180.36 FEET TO THE POINT OF BEGINNING

PARCEL D-4:

A PARCEL OF LAND LOCATED WITHIN LOT 8 OF BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING NORTH 85°16'04" WEST 1273.86 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS (LC278 & LC351) AND NORTH 955.07 FEET FROM THE LOGAN CITY MONUMENT LC278, SAID POINT ALSO BEING NORTH 1°38'42" EAST 294.05 FEET FROM THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 36; THENCE NORTH 1°38'42" EAST 18.00 FEET; THENCE SOUTH 88°09'12" EAST 180.36 FEET; THENCE NORTHEASTERLY 450.71 FEET ALONG THE ARC OF A 795.00 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 32°28'58" (CHORD BEARS NORTH 75°36'19" EAST 444.70 FEET); THENCE SOUTH 54°55'55" EAST 19.70 FEET; THENCE SOUTHWESTERLY 469.02 FEET ALONG THE ARC OF A 813.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 33°03'15" (CHORD BEARS SOUTH 75°19'10" WEST 462.54 FEET); THENCE NORTH 88°09'12" WEST 180.30 FEET TO THE POINT OF BEGINNING.

AS SURVEYED DESCRIPTION:

File No. 92200

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 36, PLAT "A" LOGAN FARM SURVEY, SAID POINT BEING NORTH 85°16'04" WEST 1282.34 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS LC278 & LC351 AND NORTH 660.45 FEET FROM THE LOGAN CITY MONUMENT LC278; THENCE NORTH 1°38'42" EAST 294.05 FEET ALONG THE EAST LINE OF THE COPPER SPRINGS INDUSTRIAL PARK SUBDIVISION; THENCE SOUTH 88°09'13" EAST 180.30 FEET; THENCE 272.350 FEET ALONG THE ARC OF A 813.000 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 19°11'37" (CHORD BEARS NORTH 82°14'59" EAST 271.078 FEET); THENCE SOUTH 1°27'54" WEST 2.30 FEET; THENCE SOUTH 1°27'54" WEST 333.96 FEET TO THE NORTH LINE OF THE FRANK & ROMAE HILL FAMILY PROPERTIES PARCEL (05-062-0009); THENCE NORTH 88°32'06" WEST 448.80 FEET TO THE POINT OF BEGINNING.

(PART OF 05-062-0008)

PARCEL 2:

BY RECORD DESCRIPTION:

BEGINNING 13.5 CHAINS WEST OF A POINT 2.5 CHAINS SOUTH OF THE NORTHEAST CORNER LOT 8, BLOCK 36, PLAT A OR E LOGAN FARM SURVEY, SOUTH 2.5 CHAINS EASTERLY ALONG IRRIGATION DITCH 4 CHAINS; THENCE NORTHWESTERLY ALONG SOUTH LINE OSLRR TO BEGINNING. NORTHWEST QUARTER SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

LESS: PROPERTY TO BE DEEDED TO LOGAN CITY (PARCELS D-2, D-3 AND D-4), DESCRIBED AS FOLLOWS:

PARCEL D-2:

A PARCEL OF LAND LOCATED WITHIN LOT 8 OF BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING NORTH 85°16'04" WEST 1273.35 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS (LC278 & LC351) AND NORTH 973.11 FEET FROM THE LOGAN CITY MONUMENT LC278, SAID POINT ALSO BEING NORTH 1°38'42" EAST 312.05 FEET FROM THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 36; THENCE NORTH 1°38'42" EAST 66.00 FEET; THENCE SOUTH 88°09'12" EAST 180.60 FEET; THENCE NORTHEASTERLY 383.21 FEET ALONG THE ARC OF A 729.00 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 30°07'06" (CHORD BEARS NORTH 76°47'15" EAST 378.81 FEET); THENCE SOUTH 54°55'55" EAST 73.09 FEET; THENCE SOUTHWESTERLY 450.71 FEET ALONG THE ARC OF A 795.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 32°28'58" (CHORD BEARS SOUTH 75°36'19" WEST 444.70 FEET); THENCE NORTH 88°09'12" WEST 180.36 FEET TO THE POINT OF BEGINNING.

PARCEL D-3:

A PARCEL OF LAND LOCATED WITHIN LOT 8 OF BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT BEING NORTH 85°16'04" WEST 1271.45 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS (LC278 & LC351) AND NORTH 1039.24 FEET FROM THE LOGAN CITY MONUMENT LC278, SAID POINT ALSO BEING NORTH 1°38'42" EAST 278.05 FEET FROM THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 36; THENCE NORTH 1°38'42" EAST 18.00 FEET; THENCE SOUTH 88°09'12" EAST 180.66 FEET; THENCE NORTHEASTERLY 364.68 FEET ALONG THE ARC OF A 711.00 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 29°23'16" (CHORD BEARS NORTH 77°09'10" EAST 360.69 FEET); THENCE SOUTH 54°55'55" EAST 20.21 FEET; THENCE SOUTHWESTERLY 383.21 FEET ALONG THE ARC OF A 729.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 30°07'06" (CHORD BEARS SOUTH 76°47'15" WEST 378.81 FEET); THENCE NORTH 88°09'12" WEST 180.60 FEET TO THE POINT OF BEGINNING.

PARCEL D-4:

A PARCEL OF LAND LOCATED WITHIN LOT 8 OF BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING NORTH 85°16'04" WEST 1273.86 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS (LC278 & LC351) AND NORTH 955.07 FEET FROM THE LOGAN CITY MONUMENT LC278, SAID POINT ALSO BEING NORTH 1°38'42" EAST 294.05 FEET FROM THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 36; THENCE NORTH 1°38'42" EAST 18.00 FEET; THENCE SOUTH 88°09'12" EAST 180.36 FEET; THENCE NORTHEASTERLY 450.71 FEET ALONG THE ARC OF A 795.00 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 32°28'58" (CHORD BEARS NORTH 75°36'19" EAST 444.70 FEET); THENCE SOUTH 54°55'55" EAST 19.70 FEET; THENCE SOUTHWESTERLY 469.02 FEET ALONG THE ARC OF A 813.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 33°03'15" (CHORD BEARS SOUTH 75°19'10" WEST 462.54 FEET); THENCE NORTH 88°09'12" WEST 180.30 FEET TO THE POINT OF BEGINNING.

ALSO LESS: THAT PART LYING NORTH OF THE PROPERTY TO BE DEEDED TO LOGAN CITY, (WHICH PROPERTY TO BE DEEDED IS FURTHER DESCRIBED ABOVE AS PARCELS D-2, D-3 AND D-4).

AS SURVEYED DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 36, PLAT "A" LOGAN FARM SURVEY, SAID POINT BEING NORTH 85°16'04" WEST 1282.34 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS LC278 & LC351 AND NORTH 660.45 FEET FROM THE LOGAN CITY MONUMENT LC278; THENCE NORTH 1°38'42" EAST 294.05 FEET ALONG THE EAST LINE OF THE COPPER SPRINGS INDUSTRIAL PARK SUBDIVISION; THENCE SOUTH 88°09'13" EAST 180.30 FEET; THENCE 272.350 FEET ALONG THE ARC OF A 813.000 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 19°11'37" (CHORD BEARS NORTH 82°14'59" EAST 271.078 FEET) TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1°27'54" WEST 2.30 FEET; THENCE SOUTH 88°32'06" EAST 258.45 FEET; THENCE SOUTH 88°32'06" EAST 49.36 FEET; THENCE 27.492 FEET ALONG THE ARC OF A 3937.016 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 0°24'00" (CHORD BEARS NORTH 54°22'36" WEST 27.492 FEET); THENCE 24.781 FEET ALONG THE ARC OF A 4734.438 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF

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0°18'00" (CHORD BEARS NORTH 54°43'36" WEST 24.781 FEET); THENCE 49.954 FEET ALONG THE ARC OF A 19087.983 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 0°09'0" (CHORD BEARS NORTH 54°57'06" WEST 49.954 FEET); THENCE NORTH 54°55'57" WEST 55.39 FEET; THENCE 196.673 FEET ALONG THE ARC OF A 813.000 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 13°51'38" (CHORD BEARS SOUTH 65°43'21" WEST 196.194 FEET) TO THE POINT OF BEGINNING.

(PART OF 05-062-0029)

PARCEL 3:

BY RECORD DESCRIPTION:

BEGINNING 0.25 CHAINS NORTH OF A POINT 9.50 CHAINS WEST OF THE SOUTHEAST CORNER OF LOT 8, BLOCK 36, PLAT "A" LOGAN FARM SURVEY; THENCE WEST 3.50 CHAINS MORE OR LESS; THENCE NORTH 4.65 CHAINS MORE OR LESS TO DITCH; THENCE SOUTHEASTERLY ALONG DITCH TO A POINT NORTH OF BEGINNING; THENCE SOUTH 4.57 CHAINS MORE OR LESS TO BEGINNING. SITUATE IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

AS SURVEYED DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 36, PLAT "A" LOGAN FARM SURVEY, SAID POINT BEING NORTH 85°16'04" WEST 1282.34 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS LC278 & LC351 AND NORTH 660.45 FEET FROM THE LOGAN CITY MONUMENT LC278; THENCE SOUTH 88°32'06" EAST 448.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°32'06" EAST 42.96 FEET; THENCE SOUTH 88°32'06" EAST 215.49 FEET; THENCE NORTH 1°27'54" EAST 333.96 FEET; THENCE NORTH 88°32'06" WEST 258.45 FEET; THENCE SOUTH 1°27'54" WEST 333.96 FEET TO THE POINT OF BEGINNING.

(05-062-0031)

PARCEL 4:

BY RECORD DESCRIPTION:

COMMENCING 9 CHAINS WEST OF A POINT 0.25 CHAINS NORTH OF THE SOUTHEAST CORNER OF LOT 8, BLOCK 36, PLAT A OF THE LOGAN FARM SURVEY, THENCE NORTH 4.62 CHAINS TO THE WEST LINE OF THE RIGHT OF WAY OF OSL RAILROAD; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY TO A POINT 0.25 CHAINS NORTH OF THE SOUTH LINE OF LOT 8 AND TO A POINT EAST OF THE POINT OF BEGINNING; THENCE WEST 5 CHAINS MORE OR LESS TO THE POINT OF BEGINNING, ALL

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IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN.

ALSO: COMMENCING AT A POINT 203 1/2 FEET WEST OF THE NORTHEAST CORNER OF
LOT 1, BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND RUNNING THENCE WEST 228
FEET; THENCE SOUTH 192 1/2 FEET; THENCE EAST 294 1/2 FEET; THENCE IN A
SOUTHEASTERLY DIRECTION PARALLELING THE OREGON SHORT LINE RAILROAD 168
FEET; THENCE EAST 16 1/2 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE
OREGON SHORT LINE RAILROAD COMPANY'S PROPERTY 378 FEET, MORE OR LESS TO
THE PLACE OF BEGINNING, AND FURTHER DESCRIBED AS BEING SITUATED IN THE
NORTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 12 NORTH, OF RANGE 1 EAST OF
THE SALT LAKE BASE AND MERIDIAN.

TOGETHER WITH A FREE AND PERPETUAL RIGHT OF WAY OVER, ACROSS, ALONG AND
UPON THE FOLLOWING TRACT, TO-WIT: COMMENCING AT A POINT IN THE WEST LINE
OF RIGHT OF WAY OF THE OREGON SHORT LINE RAILROAD 378 FEET MORE OR LESS
SOUTHEASTERLY ALONG SAID RIGHT OF WAY OF A POINT 203 1/2 FEET WEST FROM THE
NORTHEAST CORNER OF LOT 1, BLOCK 36, PLAT "A" OF LOGAN FARM SURVEY, AND
RUNNING THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID RAILROAD RIGHT
OF WAY TO SECOND NORTH STREET IN LOGAN, UTAH; THENCE WEST 16 1/2 FEET;
THENCE IN A NORTHWESTERLY DIRECTION ON A LINE PARALLEL WITH THE WEST LINE
OF SAID RAILROAD RIGHT OF WAY TO A POINT DUE WEST OF THE PLACE OF BEGINNING;
THENCE EAST 16 1/2 FEET TO THE POINT OF BEGINNING.

AS SURVEYED DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 36, PLAT "A" LOGAN FARM
SURVEY, SAID POINT BEING NORTH 85°16'04" WEST 1282.34 FEET ALONG THE
MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS LC278 & LC351 AND NORTH
660.45 FEET FROM THE LOGAN CITY MONUMENT LC278; THENCE SOUTH 88°32'06" EAST
448.80 FEET; THENCE SOUTH 88°32'06" EAST 42.96 FEET; THENCE SOUTH 88°32'06" EAST
215.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°32'06" EAST 162.66
FEET; THENCE SOUTH 1°27'54" WEST 192.50 FEET; THENCE SOUTH 88°32'06" EAST 317.43
FEET; THENCE ALONG THE SOUTHERLY LINE OF THE BALLARD-LOGAN LINE OF THE
OREGON SHORT LINE RAILROAD THE FOLLOWING TEN COURSES:

- 1) NORTHWESTERLY 421.314 FEET ALONG THE ARC OF A 905.400 FOOT RADIUS CURVE TO
THE LEFT THRU A CENTRAL ANGLE OF 26°39'42" (CHORD BEARS NORTH 30°03'10" WEST
417.523 FEET);
- 2) NORTHWESTERLY 9.276 FEET ALONG THE ARC OF A 906.825 FOOT RADIUS CURVE TO
THE LEFT THRU A CENTRAL ANGLE OF 0°35'10" (CHORD BEARS NORTH 43°29'15" WEST
9.275 FEET);
- 3) NORTHWESTERLY 34.338 FEET ALONG THE ARC OF A 937.204 FOOT RADIUS CURVE TO
THE LEFT THRU A CENTRAL ANGLE OF 2°05'57" (CHORD BEARS NORTH 44°49'49" WEST
34.336 FEET);
- 4) NORTHWESTERLY 37.251 FEET ALONG THE ARC OF A 1094.932 FOOT RADIUS CURVE TO
THE LEFT THRU A CENTRAL ANGLE OF 1°56'57" (CHORD BEARS NORTH 46°51'16" WEST
37.250 FEET);

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5) NORTHWESTERLY 34.334 FEET ALONG THE ARC OF A 1192.654 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 1°38'58" (CHORD BEARS NORTH 48°39'14" WEST 34.333 FEET);
6) NORTHWESTERLY 38.042 FEET ALONG THE ARC OF A 1453.625 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 1°29'58" (CHORD BEARS NORTH 50°13'42" WEST 38.041 FEET);
7) NORTHWESTERLY 34.011 FEET ALONG THE ARC OF A 1624.503 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 1°11'58" (CHORD BEARS NORTH 51°34'40" WEST 34.011 FEET);
8) NORTHWESTERLY 39.151 FEET ALONG THE ARC OF A 2137.127 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 1°02'59" (CHORD BEARS NORTH 52°42'09" WEST 39.150 FEET);
9) NORTHWESTERLY 32.735 FEET ALONG THE ARC OF A 2501.664 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 0°44'59" (CHORD BEARS NORTH 53°36'07" WEST 32.735 FEET);
10) NORTHWESTERLY 13.721 FEET ALONG THE ARC OF A 3937.016 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 0°11'59" (CHORD BEARS NORTH 54°04'36" WEST 13.721 FEET);
THENCE NORTH 88°32'06" WEST 49.36 FEET; THENCE SOUTH 1°27'54" WEST 333.96 FEET TO THE POINT OF BEGINNING.

(05-062-0032)

PARCEL 5:

BY RECORD DESCRIPTION:

COMMENCING 7.375 CHAINS EAST OF THE NORTHWEST CORNER OF LOT 1, BLOCK 36, PLAT "A" LOGAN FARM SURVEY; THENCE SOUTH 9.40 CHAINS MORE OR LESS TO STATE ROAD; THENCE EAST 11.065 CHAINS MORE OR LESS TO WEST LINE OF LOGAN CITY RIGHT-OF-WAY LANE; THENCE NORTH IN A NORTH AND NORTHEASTERLY DIRECTION TO A POINT 294.5 FEET EAST OF A POINT 192.5 FEET SOUTH OF A POINT 431.5 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, SAID BLOCK; THENCE WEST 294.5 FEET; THENCE NORTH 192.5 FEET; THENCE WEST 6.088 CHAINS MORE OR LESS TO BEGINNING, THE SAME BEING IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

AS SURVEYED DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 36, PLAT "A" LOGAN FARM SURVEY, SAID POINT BEING NORTH 85°16'04" WEST 1282.34 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS LC278 & LC351 AND NORTH 660.45 FEET FROM THE LOGAN CITY MONUMENT LC278; THENCE SOUTH 88°32'06" EAST

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448.80 FEET; THENCE SOUTH 88°32'06" EAST 42.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°32'06" EAST 215.49 FEET; THENCE SOUTH 88°32'06" EAST 162.66 FEET; THENCE SOUTH 1°27'54" WEST 192.50 FEET; THENCE SOUTH 88°32'06" EAST 317.43 FEET; THENCE ALONG THE SOUTHERLY LINE OF THE BALLARD-LOGAN LINE OF THE OREGON SHORT LINE RAILROAD THE FOLLOWING TWO COURSES:
1) SOUTHEASTERLY 122.901 FEET ALONG THE ARC OF A 905.400 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 7°46'39" (CHORD BEARS SOUTH 12°50'00" EAST 122.806 FEET);
2) SOUTHEASTERLY 130.343 FEET ALONG THE ARC OF A 905.40 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 8°14'54" (CHORD BEARS SOUTH 5°19'54" EAST 130.230 FEET);
THENCE SOUTH 87°23'46" EAST 17.00 FEET TO THE WESTERLY LINE OF THE CACHE VALLEY BRANCH OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 2°36'14" WEST 192.78 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 88°26'48" WEST 756.48 FEET; THENCE NORTH 1°38'42" EAST 632.73 FEET TO THE POINT OF BEGINNING

(05-062-0033)

PARCEL 6:

BY RECORD DESCRIPTION:

PART OF THE SOUTH HALF OF LOT 8, BLOCK 36, PLAT "A" LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 0.25 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8 AND RUNNING THENCE NORTH 4.68 CHAINS; THENCE WEST 7.5 CHAINS, ALONG AN IRRIGATION DITCH, MORE OR LESS TO THE EAST LINE OF THE RIGHT OF WAY OF THE OREGON SHORT LINE RAILROAD, THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY TO A POINT 2.50 CHAINS MORE OR LESS WEST OF THE POINT OF BEGINNING; THENCE EAST 2.50 CHAINS TO THE PLACE OF BEGINNING,
AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE RIGHT OF WAY OF THE O.S.L.R.R. ON THE EAST SIDE OF THE ABOVE DESCRIBED PROPERTY.

LESS: THE NORTH 10 FEET THEREOF, DESCRIBED BY SURVEY AS FOLLOWS:
A PARCEL OF LAND LOCATED WITHIN LOT 8 OF BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE CACHE VALLEY BRANCH OF THE UNION PACIFIC RAILROAD, SAID POINT BEING NORTH 85°16'04" WEST 4.52 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS (LC278 & LC351) AND NORTH 1064.05 FEET FROM THE LOGAN CITY MONUMENT LC278, SAID POINT ALSO BEING NORTH 298.18 FEET AND EAST 1273.46 FEET FROM THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 36; THENCE NORTH 88°54'57" WEST 331.70 FEET TO THE NORTHERLY LINE OF THE BALLARD-LOGAN LINE OF THE OREGON SHORT LINE

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RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE 16.05 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1553.63 FEET, A CENTRAL ANGLE OF 0°35'31" AND A LONG CHORD THAT BEARS NORTH 50°22'49" WEST 16.05 FEET; THENCE SOUTH 88°54'57" EAST 344.52 FEET TO THE WESTERLY LINE OF THE CACHE VALLEY BRANCH OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 2°36'14" WEST 10.00 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

AS SURVEYED DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN LOTS 1 & 8 OF BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE BALLARD-LOGAN LINE OF THE OREGON SHORT LINE RAILROAD BEING NORTH 85°16'04" WEST 23.82 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS (LC278 & LC351) AND NORTH 639.49 FEET FROM THE LOGAN CITY MONUMENT LC278, SAID POINT ALSO BEING SOUTH 124.79 FEET AND EAST 1254.23 FEET FROM THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 36; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX COURSES:

- 1) NORTHWESTERLY 394.70 FEET ALONG THE ARC OF A 1005.40 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 22°29'35" (CHORD BEARS NORTH 32°08'14" WEST 392.170 FEET);
- 2) NORTHWESTERLY 9.967 FEET ALONG THE ARC OF A 1006.825 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 0°34'02" (CHORD BEARS NORTH 43°29'49" WEST 9.967 FEET);
- 3) NORTHWESTERLY 38.002 FEET ALONG THE ARC OF A 1037.204 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 2°05'57" (CHORD BEARS NORTH 44°49'49" WEST 38.00 FEET);
- 4) NORTHWESTERLY 40.653 FEET ALONG THE ARC OF A 1194.932 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 1°56'57" (CHORD BEARS NORTH 46°51'16" WEST 40.652 FEET);
- 5) NORTHWESTERLY 37.212 FEET ALONG THE ARC OF A 1292.654 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 1°38'58" (CHORD BEARS NORTH 48°39'14" WEST 37.211 FEET);
- 6) NORTHWESTERLY 16.424 FEET ALONG THE ARC OF A 1553.625 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 0°36'21" (CHORD BEARS NORTH 49°46'53" WEST 16.424 FEET);

THENCE SOUTH 88°54'57" EAST 331.70 FEET TO THE WESTERLY LINE OF THE CACHE VALLEY BRANCH OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 2°36'14" WEST 423.41 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

(PART OF 05-062-0035)

PARCEL 7:

AS SURVEYED DESCRIPTION:

File No. 92200

A PARCEL OF LAND BEING A PORTION OF THE OLD BALLARD-LOGAN LINE TRACK WITHIN LOTS 1 & 8 OF BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE BALLARD-LOGAN LINE OF THE OREGON SHORT LINE RAILROAD, SAID POINT BEING NORTH 85°16'04" WEST 39.71 FEET ALONG THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS(LC278 & LC351) AND NORTH 290.00 FEET FROM THE LOGAN CITY MONUMENT LC278, SAID POINT ALSO BEING SOUTH 472.97 FEET AND EAST 1238.39 FEET FROM THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 36; THENCE ALONG THE SOUTHERLY LINE OF THE BALLARD-LOGAN LINE OF THE OREGON SHORT LINE RAILROAD THE FOLLOWING FIVE COURSES:

- 1) NORTH 87°23'46" WEST 17.00 FEET;
- 2) NORTHWESTERLY 130.30 FEET ALONG A SPIRAL CURVE TO THE LEFT WITH A LONG CHORD OF NORTH 5°19'54" WEST 130.23 FEET;
- 3) NORTHWESTERLY 544.22 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 905.40 FEET, CENTRAL ANGLE OF 34°26'23" AND A LONG CHORD OF NORTH 26°09'51" WEST 536.06 FEET;
- 4) NORTHWESTERLY 375.08 FEET ALONG A SPIRAL CURVE TO THE LEFT WITH A LONG CHORD OF NORTH 51°08'09" WEST 374.38 FEET;
- 5) THENCE NORTH 54°55'55" WEST 55.39 FEET;

THENCE 20.02 FEET ALONG A 813.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CENTRAL ANGLE OF 1°24'39" AND A LONG CHORD OF NORTH 58°05'13" EAST 20.02 FEET; THENCE NORTH 57°22'54" EAST 88.18 FEET; THENCE SOUTH 54°55'55" EAST 13.92 FEET TO A POINT ON THE NORTHERLY LINE OF THE BALLARD-LOGAN LINE OF THE OREGON SHORT LINE RAILROAD; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO COURSES:

- 1) SOUTHEASTERLY 395.05 FEET ALONG A SPIRAL CURVE TO THE RIGHT WITH A LONG CHORD OF SOUTH 51°02'12" EAST 394.65 FEET
- 2) SOUTHEASTERLY 394.70 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1005.40 FEET, CENTRAL ANGLE OF 22°29'35" AND A LONG CHORD THAT BEARS SOUTH 32°08'14" EAST 392.17 FEET TO THE WESTERLY LINE OF THE CACHE VALLEY BRANCH OF THE UNION PACIFIC RAILROAD;

THENCE SOUTH 2°36'14" WEST 348.54 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

(PART OF 05-062-0037)

PARCEL 8:

A PARCEL OF LAND LOCATED WITHIN LOTS 1 & 8 OF BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE BALLARD-LOGAN LINE OF THE OREGON SHORT LINE RAILROAD BEING NORTH 85°16'04" WEST 23.82 FEET ALONG

File No. 92200

THE MONUMENT LINE BETWEEN LOGAN CITY MONUMENTS (LC278 & LC351) AND NORTH 639.49 FEET FROM THE LOGAN CITY MONUMENT LC278, SAID POINT ALSO BEING SOUTH 124.79 FEET AND EAST 1254.23 FEET FROM THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 36;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO COURSES:

1) NORTHWESTERLY 394.70 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1005.40 FEET, CENTRAL ANGLE OF 22°29'35" AND A LONG CHORD OF NORTH 32°08'14" WEST 392.17 FEET;

2) NORTHWESTERLY 142.26 FEET ALONG A SPIRAL CURVE TO THE LEFT WITH A LONG CHORD OF NORTH 46°53'14" WEST 142.17 FEET;

THENCE SOUTH 88°54'57" EAST 331.70 FEET TO THE WESTERLY LINE OF THE CACHE VALLEY BRANCH OF THE UNION PACIFIC RAILROAD;

THENCE SOUTH 2°36'14" WEST 423.41 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

(PART OF 05-062-0035)

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: MEAT PACKING DISTRICT LLC, a Utah limited liability company, as to an undivided 92.903% tenant-in-common interest, and REALMAGIC, L.C., a Utah limited liability company, as to an undivided 7.097% tenant-in-common interest

Grantee: 200 NORTH LAND HOLDINGS, LLC, a Utah limited liability company

Tax ID Number(s): 05-062-0007, 05-062-0008, 05-062-0029, 05-062-0031, 05-062-0032, 05-062-0033

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

Proceed to Section

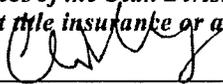
- | | |
|--|---|
| 1 <input checked="" type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. | A |
| 2 <input type="checkbox"/> Only a portion of Grantor's water rights are being conveyed.
<small>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)</small> | B |
| 3 <input type="checkbox"/> No water rights are being conveyed. | C |
| 4 <input type="checkbox"/> Water rights are being conveyed by separate deed. | C |

Important Notes
(see other side)

Section

A	The water right(s) being conveyed include Water Right No(s). <u>25-2403, 25-2350</u> <u>25-2714, and 25-3109</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____. <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____. Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.		

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: 

Grantee's Acknowledgment of Receipt: _____

Grantee's Mailing Address: 595 South Riverwoods Parkway Ste 400, Logan, UT 84321

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

WATER RIGHTS ADDENDUM TO LAND DEEDS

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Proceed to Section

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 2 Only a portion of Grantor's water rights are being conveyed. B
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Important Notes
(see other side)

Section

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B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____. <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____. Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10
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Grantee's Mailing Address: 595 South Riverwoods Parkway Ste 400, Logan, UT 84321

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

Original April 2020
Home steel
Site Plan



↑ NORTH



1 24-UNIT APARTMENT (TYPE 1) - FRONT ELEVATION
S.D. SCALE: 1/8"=1'-0"



2 24-UNIT APARTMENT (TYPE 1) - SIDE ELEVATION
S.D. SCALE: 1/8"=1'-0"



3 24-UNIT APARTMENT (TYPE 1) - REAR ELEVATION
S.D. SCALE: 1/8"=1'-0"



4 24-UNIT APARTMENT (TYPE 1) - SIDE ELEVATION
S.D. SCALE: 1/8"=1'-0"

THE HOMESTEAD

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(801) 561-1333

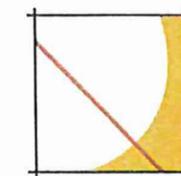


FRONT AND REAR ELEVATION

- Colors : See attached Renderings



SIDE ELEVATION



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7583 S. Main St. Suite 100

Midvale, UT 84047

JUST FOR COLORS & MATERIALS ONLY

