

APPROVED MINUTES

CACHE COUNTY COUNCIL

October 26, 2021 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

In accordance with the requirements of Utah Code Annotated Section 52-4-203, the County Clerk records in the minutes the names of all persons who appear and speak at a County Council meeting and the substance "in brief" of their comments. Such statements may include opinions or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.

MEMBERS PRESENT: Chair Gina H. Worthen; Vice Chair Barbara Tidwell; Councilmembers: Karl B. Ward, Paul R. Borup, Gordon A. Zilles, Nolan Gunnell, David L. Erickson

STAFF EXCUSED: County Executive David Zook, Chief Deputy County Executive Bryce Mumford

STAFF PRESENT: Clerk/Auditor Jess Bradfield, County Attorney John Luthy, HR Director Amy Adams, Fire Chief Rod Hammer, IT Director Bart Nelson, Executive Admin Janeen Allen, Development Services Director Chris Harrild, Terryl Warner, Deputy Clerk Bryson Behm

OTHER ATTENDANCE: Paul Davis, Joe Fuhrman, Sarah Fitzgerald, John Drew, Jeff Young, Brock Allen

Council Workshop (Cache County Budget)

1. **Call to Order 3:30p.m.** – Gina H. Worthen
2. **Cache County Budget** – Council discussed how to move forward with the old road department building. Sheriff Jensen reported on how he would like to use it for storage and for the search and rescue division. Finance Director Cameron Jensen presented on the ways council can use the facility through a financial scope and addressed other budget questions from the council.
3. **Adjourn** – Approximately at 4:30pm

Council Meeting

1. **Call to Order 5:00p.m.** – Chair Gina Worthen [00:09](#)
2. **Opening Remarks and Pledge of Allegiance** – Councilman Paul Borup [00:24](#)
3. **Review and Approval of Agenda APPROVED [4:01](#)**
 - Action:** Motion made by Councilmember Ward to approve the agenda with amendments to strike out 9A; Seconded by Councilmember Tidwell
 - Motion passes.**
 - Aye:** 7 Gina H. Worthen, Karl B. Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson
 - Nay:** 0
4. **Review and Approval of Minutes APPROVED [5:04](#)**
 - Action:** Motion made by Councilmember Erickson to approve the minutes from the September 14th and October 12th meeting with the requested changes; Seconded by Councilmember Gunnell.
 - Motion passes.**
 - Aye:** 7 Gina H. Worthen, Karl B. Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson
 - Nay:** 0
5. **Report of the County Executive**
 - a. County Executive Excused
6. **Items of Special Interest [6:22](#) ATTACHMENT 1**
 - a. **Proclamation – Recognition and Support of Domestic Violence Awareness APPROVED**
 - Discussion:** Chair Worthen introduced to council the proclamation to council for approval.
 - Action:** Motion made by Councilmember Zilles to approve the proclamation; Seconded by Councilmember Tidwell
 - Motion passes.**
 - Aye:** 7 Gina H. Worthen, Karl B. Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson
 - Nay:** 0

7. Department or Committee Reports

a. Citizens Budget [10:05](#)

Discussion: Cody Standing from the Executives Office reported on what the Citizens Budget is and why it has been created.

b. Information Technology [20:03](#)

Discussion: IT Director Bartt Nelson presented on the updates that are happening in the IT department and what IT has in store for the county when it comes to technological updates.

c. Agriculture Protection Advisory Board Update [57:36](#)

Discussion: Development Services Director Chris Harrild reported on updated information he has found regarding the Ag Advisory Board and Ag Protection Area Board.

8. Board of Equalization Matters

9. Public Hearings

a. Struck out of agenda

b. Set Public Hearing for Resolution 2021-25 – Adopting the 2022 Cache County Budget [48:05](#)

Action: Motion made by Councilmember Ward to set a hearing on Nov 9 at 6:00pm; Seconded by Councilmember Erickson.

Motion passes.

Aye: 7 Gina H. Worthen, Karl B. Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson
Nay:

c. Public Hearing for Resolution 2021-21 – A resolution declaring county interest in real property located on Wolf Pack Way described as parcel number 04-058-0050 as surplus property [48:45](#)

Discussion:

Action: Motion made by Councilmember Ward to close the public hearing; Seconded by Councilmember Erickson.

Motion passes.

Aye: 7 Gina H. Worthen, Karl B. Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson
Nay:

d. Public Hearing for Resolution 2021-22 - A resolution declaring county interest in real property located on SR-30 described as portions of parcel numbers 05-061-0017 and 12-032-0009 as surplus property and approving the sale and conveyance thereof [50:06](#)

Discussion: County Attorney John Luthy discussed the parcels in question for the sale for the widening off SR-30 (Valley View Highway). His recommendation was to sell at the appraised value. Jason Allen of Bonneville acquisitions also spoke regarding the matter in favor of the sell.

Action: Motion made by Councilmember Ward to close the public hearing; Seconded by Councilmember Erickson.

Motion passes.

Aye: 7 Gina H. Worthen, Karl B. Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson
Nay:

10. Pending Action

a. Ordinance 2021-22 An Ordinance adopting the Cache County Consolidated Fee Schedule POSTPONED FOR 11/09 [1:12:11](#)

Discussion: With absence of Bryce Mumford council agreed to postpone consideration until 11/09 meeting.

Action: No action was made

11. Initial Proposals for Consideration of Action

- a. **Resolution 2021-21 - A resolution declaring county interest in real property located on Wolf Pack Way described as parcel number 04-058-0050 as surplus property APPROVED [1:13:03](#) ATTACHMENT 2**
Discussion:
Action: Motion made by Councilmember Ward to waive the rules and approve Resolution 2021-21; Seconded Councilmember Erickson
Motion passes.
Aye: 7 Gina H. Worthen, Karl B Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson
Nay: 0
- b. **Resolution 2021-22 - A resolution declaring county interest in real property located on SR-30 described as portions of parcel numbers 05-061-0017 and 12-032-0009 as surplus property and approving the sale and conveyance thereof APPROVED [1:14:02](#) ATTACHMENT 3**
Discussion:
Action: Motion made by Councilmember Erickson to waive the rules and approve Resolution 2021-21; Seconded Councilmember Borup
Motion passes.
Aye: 7 Gina H. Worthen, Karl B Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson
Nay: 0
- c. **Resolution 2021-23 A resolution supporting Wi-Fiber Inc.'s application for Utah Broadband Access Grant Funding to expand high-speed internet access in underserved rural communities in Cache County APPROVED [1:16:52](#) ATTACHMENT 4**
Discussion: Jeff Young mayor of Richmond presented the grant and the plans of expanding internet access throughout Northern Cache County rural communities.
Action: Motion made by Councilmember Ward to waive the rules and approve Resolution 2021-22; Seconded by Councilmember Tidwell
Motion passes.
Aye: 7 Gina H. Worthen, Karl B. Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson
Nay: 0
- d. **Resolution 2021-24 A resolution supporting Direct Communications application for Utah Broadband Access Grant Funding to expand high-speed internet access in underserved rural communities in Cache County APPROVED [1:29:38](#) ATTACHMENT 5**
Discussion: Brock Allen of Direct Communications presented on their plans to expand high speed internet to the Cove are in Northern Cache County with plans to expand throughout the rural parts of the county. Councilmember Erickson and Chair Worthen expressed concern over the wording and expressed they wanted to amend the wording of the resolution;
Motion passes.
Action: Motion made by Councilmember Erickson to amend Resolution 2021-24 and strike out the last sentence; Seconded by Councilmember Tidwell
Aye: 7 Gina H. Worthen, Karl B. Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson
Nay: 0
Action: Motion made by Councilmember Zilles to approve Resolution 2021-24 with the amendments; Seconded by Councilmember Tidwell
Motion passes.
Aye: 6 Karl B. Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson
Nay: 1 Gina H. Worthen
- e. **Property Tax Hardship Requests [1:41:02](#)**
Discussion: Council discussed one request that withdrew and the Clerk/Auditor Jess Bradfield reported on the two requests and recommended for approval.
Action: Motion made by Councilmember Ward to approve the two hardship requests; Seconded by Councilmember Borup
Motion passes.
Aye: 7 Gina H. Worthen, Karl B. Ward, Paul R. Borup, Gordon A. Zilles, Barbara Tidwell, Nolan Gunnell, David Erickson

Nay: 0

- f. **Property Tax Discussion-** Councilmember Ward and Erickson expressed gratitude that there was no need to raise taxes. [1:43:29](#)

12. Other Business [1:46:08](#)

- a. UAC Annual Conference

13. Councilmember Reports

David Erickson – Question on selling a parcel in southwest Lewiston near the river for an irrigation/pump project. [1:59:33](#)

Gordon Zilles – Followed up on the possibility of the Cache County Event Center hosting indoor pickleball. [1:59:01](#)

Karl Ward – No Report

Barbara Tidwell – No Report

Paul Borup – No Report

Nolan Gunnell – Had concerns and questions about the C.U.P's and how they are enforced. [1:47:06](#)

Gina Worthen – Roads that the Utah Lands Trust recognizes as county roads. [1:58:28](#)

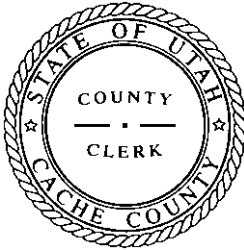
14. Adjourn Approximately 7:00PM

Jess W. Bradfield

ATTEST: Jess W. Bradfield
County Clerk/Auditor

Gina H. Worthen

APPROVAL: Gina. H. Worthen
Chair



**CACHE COUNTY COUNCIL MEETING
OCTOBER 26, 2021**

ATTACHMENT 1

**CACHE COUNTY
PROCLAMATION**

Recognizing October as Domestic Violence Awareness Month

- WHEREAS October was first declared as National Domestic Violence Awareness Month in 1987 in an effort to educate people on domestic violence and to connect individuals and organizations working on domestic violence issues ¹;
- WHEREAS One in four women and one in 10 men in Utah have experienced domestic violence ²;
- WHEREAS Since the year 2000, at least 42 percent of adult homicides in Utah were related to domestic violence ³;
- WHEREAS Children are also victims of domestic violence and suffer long-term effects including a greater risk for repeating the cycle of abuse as perpetrator and/or victim, as well as an increased risk for mental and physical health problems ⁴;
- WHEREAS Domestic violence can take the form of physical violence, emotional and verbal abuse, sexual coercion and abuse, financial abuse and digital abuse ⁵;
- WHEREAS Victims of domestic violence should find healing and perpetrators should be punished to the fullest extent of the law;

THEREFORE BE IT RESOLVED that the Cache County Council recognizes October as Domestic Violence Awareness Month and invites residents to educate themselves on the signs of abuse and on how to support victims; encourages victims to find a safe place and support; and urges residents and organizations of our community to continue to work together to end domestic violence and abuse.

By the Cache County Council
Signed this 26 day of October, 2021


Gina H. Worthen, Chair

Resources and Information:

- CAPSA.org
- 753-2500: 24-hour support line
- Utah Domestic Violence Coalition: UDVC.org
- National Coalition Against Domestic Violence: NCADV.org

- National Child Traumatic Stress Network: NCTSN.org
- National Domestic Violence Hotline: TheHotline.org

Sources: 1. "2021 Domestic Violence Awareness Month." NCADV.org 2. "Domestic Violence is Up Across Utah, Here's What's Being Done About It." ABC4UTAH, Feb. 10, 2021. 3. Policy and Reports Statistics. Utah Domestic Violence Coalition. UDVC.org 4. "Effects of Domestic Violence on Children." U.S. Department of Health and Human Services, Office of Women's Health. WomensHealth.gov 5. "Types of Abuse." National Domestic Violence Hotline. TheHotline.org

**CACHE COUNTY COUNCIL MEETING
OCTOBER 26, 2021**

ATTACHMENT 2

**CACHE COUNTY
RESOLUTION 2021-21**

**RESOLUTION DECLARING COUNTY INTEREST IN REAL PROPERTY LOCATED ON WOLF
PACK WAY, DESCRIBED AS PARCEL NUMBER 04-058-0050 AS SURPLUS PROPERTY**

WHEREAS, Cache County intends to sell the County interest in real property described in Exhibit "A"; and

WHEREAS, Utah Code Ann. Section 17-50-312 provides that the county legislative body shall provide by ordinance, resolution, rule or regulation for the manner in which property shall be acquired, managed, and disposed of; and

WHEREAS, prior to the sale of said Property, Cache County Ordinance Section 3.40.010 requires the Cache County Council to declare said property as "Surplus Property"; and

WHEREAS Cache County Ordinances Sections 3.40.020 and 3.40.040 establish the procedures and protocols that must be followed prior to declaring the property as "Surplus Property" before it can be conveyed to a purchaser; and

WHEREAS the Cache County Council must hold a public hearing pursuant to Cache County Ordinance Section 3.40.040(B) before, by motion and vote, the Cache County Council can declare the Property as "Surplus Property" so that it can be conveyed to a purchaser; now

THEREFORE, the Cache County Council finds as follows:

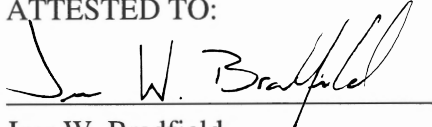
1. That it is in the public interest that the subject real property be disposed of as surplus property. In determining whether the property shall be declared surplus, the County Council has taken into consideration:
 - a. Whether the county has, or anticipates that it will have, no practical, economical, efficient or appropriate use for the property currently or in the reasonably foreseeable future.
 - b. Whether the purpose served by the property can be better accomplished by other alternatives or property.
 - c. Whether the purpose served by the property or its use either no longer exists or has significantly changed because of the needs and demands of the county or as may be determined by a change of policy evidenced by an ordinance or resolution of the county council.
 - d. Whether the property is so damaged, depreciated or worn that it is inoperable or limited in operation without repairs and the cost of such repairs is unreasonable, excessive or impractical.

- e. Whether the purposes and interests of the county would be better served by the declaration of the property as surplus and the disposition of that property.

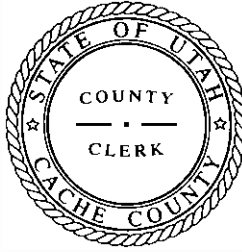
THEREFORE, the Cache County Council, after holding a public hearing, resolves that the Property, better described in "Exhibit A" shall be declared surplus, and that such surplus property may be disposed of by the County Executive subject to the provisions of Cache County Code Chapter 3.40. This resolution takes effect immediately upon adoption.

Dated this 26th day of October, 2021.

ATTESTED TO:



Jess W. Bradfield
Cache County Clerk/Auditor

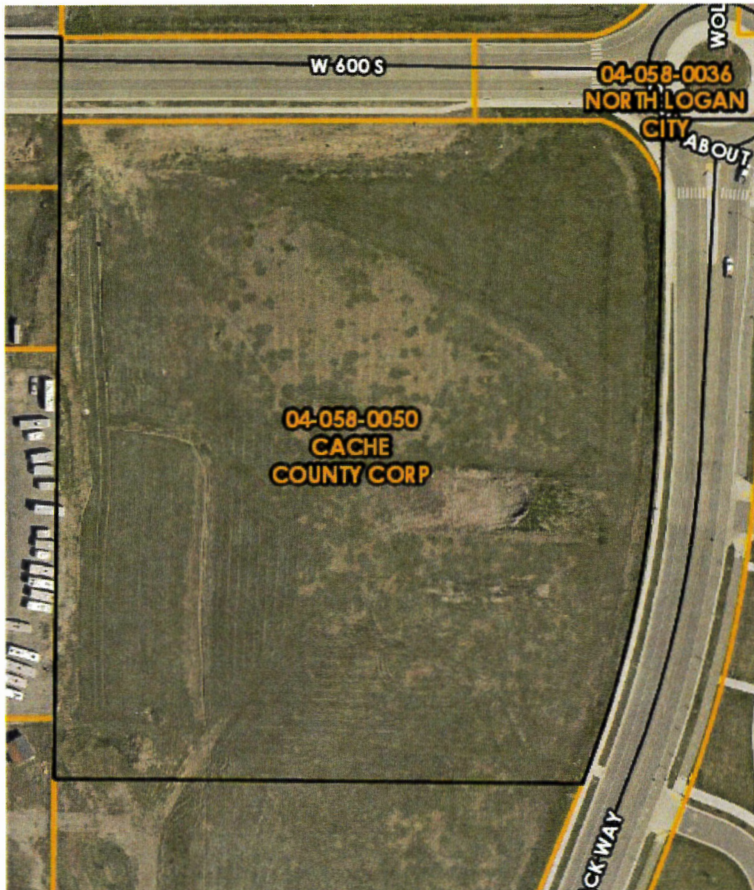


CACHE COUNTY COUNCIL



Gina Worthen
Council Chair

EXHIBIT A



LOT 10 CACHE RECREATION COMPLEX SUBDIVISION UNIT 2 AS SHOWN ON THE OFFICIAL PLAT THEREOF
FILED IN THE OFFICE OF THE CACHE COUNTY RECORDERS OFFICE. 04-058-0050

Address: 110 E 3100 N, Hyde Park, UT.

**CACHE COUNTY COUNCIL MEETING
OCTOBER 26, 2021**

ATTACHMENT 3

RESOLUTION NO. 2021-22

CACHE COUNTY, UTAH

RESOLUTION DECLARING COUNTY INTEREST IN REAL PROPERTY LOCATED ALONG SR-30 AND CONSISTING OF PORTIONS OF PARCEL NUMBERS 05-061-0017 AND 12-032-0009 TO BE SURPLUS PROPERTY AND APPROVING THE SALE AND CONVEYANCE THEREOF

WHEREAS, Cache County owns real property located along SR-30 identified by Parcel Numbers 05-061-0017 and 12-032-0009 (the “Parcels”); and

WHEREAS, the Utah Department of Transportation (“UDOT”) intends to improve SR-30 and, as part of that project, has notified the County of its intent to take portions of the Parcels through the exercise of its eminent domain power if the County does not agree to sell it the identified portions of those parcels; and

WHEREAS, UDOT has made written offers to purchase identified portions of the Parcels and has supported those offers with reasonable appraisals; and

WHEREAS, Utah Code section 17-50-312 provides that the County Council may by ordinance, resolution, rule, or regulation provide for the manner in which County-owned property is to be disposed of; and

WHEREAS, Cache County Code section 3.40.020 provides that “[r]eal property may be declared surplus only by the county council, which must first find that it is in the public interest that the subject real property be disposed of as surplus property”; and

WHEREAS, Cache County Code section 3.40.020 further provides that the County Council, in determining whether any property should be declared surplus, must take the following into consideration:

1. Whether the county has, or anticipates that it will have, no practical, economical, efficient or appropriate use for the property currently or in the reasonably foreseeable future;
2. Whether the purpose served by the property can be better accomplished by other alternatives or property;
3. Whether the purpose served by the property or its use either no longer exists or has significantly changed because of the needs and demands of the county or as may be determined by a change of policy evidenced by an ordinance or resolution of the county council;
4. Whether the property is so damaged, depreciated or worn that it is inoperable or limited in operation without repairs and the cost of such repairs is unreasonable, excessive or impractical;
5. Whether the purposes and interests of the county would be better served by the declaration of the property as surplus and the disposition of that property; and

WHEREAS, Cache County Code section 3.40.040 provides that “[n]o real property may be disposed of unless the county council has: [1] Held a public hearing regarding the proposed declaration of the subject property to be surplus; [2] By motion,

subsequent to the public hearing, declared the property to be surplus; and [3] By resolution, approved the disposition of the subject property”;

NOW, THEREFORE, the Cache County Council finds as follows:

1. It is in the public interest that the portion of Parcel Number 05-061-0017 that UDOT has offered to purchase as set forth in the documents attached hereto as Exhibit A and the portion of Parcel Number 12-032-0009 that UDOT has offered to purchase as set forth in the documents attached hereto as Exhibit B (the “Property”) be disposed of as surplus property.
2. In determining whether the Property should be declared surplus, the County Council has taken into consideration:
 - a. Whether the county has, or anticipates that it will have, no practical, economical, efficient or appropriate use for the property currently or in the reasonably foreseeable future;
 - b. Whether the purpose served by the property can be better accomplished by other alternatives or property;
 - c. Whether the purpose served by the property or its use either no longer exists or has significantly changed because of the needs and demands of the county or as may be determined by a change of policy evidenced by an ordinance or resolution of the county council;
 - d. Whether the property is so damaged, depreciated or worn that it is inoperable or limited in operation without repairs and the cost of such repairs is unreasonable, excessive or impractical; and
 - e. Whether the purposes and interests of the county would be better served by the declaration of the property as surplus and the disposition of that property.
3. UDOT has authority to take the Property in order to complete its planned improvement of SR-30; the needs of the County will not be substantially impaired by sale of the Property; and the interests of the County will be better served by declaring the Property to be surplus and selling it on the terms offered by UDOT than through eminent domain litigation with UDOT.

THEREFORE, the Cache County Council, after holding a public hearing, hereby resolves that the Property be, and hereby is, declared surplus and that the Property may be disposed of by selling it to UDOT on the terms outlined in Exhibits A and B hereto.

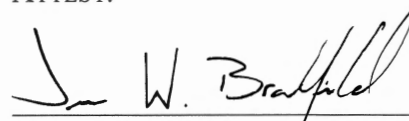
RESOLVED this 26th day of October 2021.

CACHE COUNTY COUNCIL


Gina Worthen, Chair



ATTEST:


Jess W. Bradfield
Cache County Clerk



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

TERIANNE S. NEWELL, P.E.
Deputy Director of Planning and Investment

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

September 14, 2021

Cache County Corporation
179 North Main
Logan, UT 84321

Dear Cache County Corporation:

The Utah Department of Transportation (UDOT) has prepared an offer to purchase your property, which is located at 1225 West 200 North, Logan, UT 84321 and has assigned parcel number(s) 149:A, 149:E to help identify your property during this process. The property has been valued using standard valuation methods. Based on those methods, UDOT hereby makes an offer to purchase your property for \$60,300.00.

Although this letter is provided as part of an attempt to negotiate with you for the sale of your property or an interest in your property without using the power of eminent domain, UDOT may use that power if it is not able to acquire the property by negotiation. Because of that potential, the person negotiating on behalf of UDOT is required to provide the following disclosures to you:

- * You are entitled to receive just compensation for your property.
- * You are entitled to an opportunity to negotiate with UDOT over the amount of just compensation before any legal action will be filed.
- * You are entitled to an explanation of how the compensation offered for your property was calculated.
- * If an appraiser is asked to value your property, you are entitled to accompany the appraiser during an inspection of the property.
- * You are entitled to discuss this case with the attorneys at the Office of the Property Rights Ombudsman. The office may be reached at 801-530-6391, or at Heber M. Wells Building, 160 East 300 South, Salt Lake City, UT, 84111.
 - * The Office of the Property Rights Ombudsman is a neutral state office staffed by attorneys experienced in eminent domain. Their purpose is to assist citizens in understanding and protecting their property rights. You are entitled to ask questions and request an explanation of your legal options.
- * If you have a dispute with UDOT over the amount of just compensation due to you, you are entitled to request free mediation or arbitration of the dispute from the Office of the Property Rights Ombudsman. As part of mediation or arbitration, you are entitled to request a free independent valuation of the property.
- * Oral representations or promises made during the negotiation process are not binding upon the entity seeking to acquire the property by eminent domain.



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

TERIANNE S. NEWELL, P.E.
Deputy Director of Planning and Investment

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

I will be pleased to visit with you or your representative to discuss this offer and to answer any questions you might have about the acquisition process. Please review all the enclosed documents:

- * Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
- * Offer to Purchase
- * Statement of Just Compensation
- * Right of Way Contract
- * Deed(s) and/or Easement(s)
- * Map and legal description

I will be calling you to discuss the enclosed documents and to answer any questions you may have regarding this UDOT Project. If you don't hear from me in the next couple of days it might mean that I have been unable to locate a good telephone number for you. As that may be the case, please give me a call and leave your contact phone number and best time for me to contact you. My contact information is on my business card and also printed below. For your records please make yourself a copy of the documents you are signing before sending them back.

If you are in agreement with our offer, please sign and initial the contract, offer to purchase, all deed(s) and/or easement(s). All deed(s) and/or easement(s) must be signed and notarized. Once all of the required documents have been signed and approved by UDOT, closing documents will be prepared. Please note the signed documents must be approved by the UDOT Director of Right of Way before they will be a final enforceable contract. Upon receipt of the signed documents, a check will be issued payable to you after all applicable liens have been paid. This payment along with a copy of the fully executed contract will be returned to you in approximately six weeks. If you have any questions about the closing or acquisition process, please contact me at your earliest convenience.

On behalf of UDOT, I look forward to working with you.

Sincerely,

Jason M. Allen (Consultant/Realtor)

Acquisition Agent / Right of Way Division
Utah Department of Transportation

OFFER TO PURCHASE RIGHT OF WAY

Pin: 15681 **Project No:** F-0030(69)102

Owner Name: Cache County Corporation

Property Address: 1225 West 200 North, LOGAN, UT 84321

Parcel No: 149:A, 149:E

Authority No: 55760

Tax Id: 05-061-0017

Project Location: SR-30; SR-23 to SR-252

The Utah Department of Transportation hereby makes you an offer of \$60,300.00 as Just Compensation for your property and/or easement(s) on your property.

This is the approved value for the parcel of land described in the Project shown above.

Utah Department of Transportation declares that this offer has been established by the Department as Just Compensation and is in accordance with applicable State laws and requirements. Just Compensation is defined as the fair market value of the property acquired. This amount is based on the land, improvements and any fixtures considered to be real property.

The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, and other related transportation uses.

This letter is not a contract to purchase your property. It is merely an offer to purchase the property and/or purchase easement(s) on your property for \$60,300.00. Along with this Offer attached are the Statement of Just Compensation, Executive Summary of Property Owner's Rights, and the Agency's Brochure. Your signature is for the purpose of verifying that you have actually received these items. Signing this document does not prejudice your right to have the final amount determined through Condemnation proceedings in the event you do not accept this Offer. Information regarding your rights is explained in the agency's brochure.

Information about the acquiring process and procedures is included in the Agency's Brochure, which has been given to you. Other information regarding your rights as a property owner was also given to you with this offer. If you have questions regarding this offer or information given to you, please contact me, Jason M. Allen (Consultant/Realtor). I can be reached at 801-540-0334.

Receipt: Please sign below to indicate you have received the following documents:

Ombudsman's Acquisition Brochure - Your Guide to Just Compensation

Offer to Purchase & Offer Letter

Statement of Just Compensation

Right of Way Contract

Deed(s) and/or Easement(s)

Map and legal description

Date: _____ By: _____

Signature of Grantor/Owner

Date: _____ By: _____

Signature of Grantor/Owner

Date: _____ By: _____

Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Utah Department of Transportation
Right of Way Division
Statement of Just Compensation

Project No: F-0030(69)102 Parcel No.(s): 149:A, 149:E

Pin No: 15681 Job/Proj No: 55760 Project Location: SR-30; SR-23 to SR-252
County of Property: CACHE Tax ID / Sidwell No: 05-061-0017
Property Address: 1225 West 200 North LOGAN UT, 84321
Owner's Address: 179 North Main, Logan, UT, 84321
Owner's Home Phone: Owner's Work Phone: (435)755-1640
Owner / Grantor (s): Cache County Corporation
Grantee: Utah Department of Transportation (UDOT)/The Department

The following information is the basis for the amount estimated by Utah Department of Transportation to be just compensation.

Parcel No.	Type of Interest Acquired	Size	Units	Price Per Unit	Property % Use	County
149:A	Land	6976	SQFT	\$7.25	100 Government	CACHE
149:E	Land	3768	SQFT	\$7.25	8 Government	CACHE

VALUE OF THE TAKING

					Factor	Value
149:A	----->	6976	SQFT	\$7.25	100 x 1 =	\$50,576.00
149:E	----->	3768	SQFT	\$7.25	8 x 2.913 =	\$6,367.00

IMPROVEMENTS

149:E	Cost-to-Cure:Replacement	\$2,438.00
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OTHER COSTS

149:A	Rounding	\$1.00
149:A	Improvements	\$918.00

NET AMOUNT: \$60,300.00

Utah Department of Transportation declares that this offer is the amount that has been established by UDOT as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: September 14, 2021


Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-0030(69)102 Parcel No.(s): 149:A, 149:E

Pin No: 15681 Job/Proj No: 55760 Project Location: SR-30; SR-23 to SR-252

County of Property: CACHE Tax ID(s) / Sidwell No: 05-061-0017

Property Address: 1225 West 200 North LOGAN UT, 84321

Owner's Address: 179 North Main, Logan, UT, 84321

Primary Phone: 435-755-1640

Owner's Home Phone:

Owner's Work Phone: (435)755-1640

Owner / Grantor (s): Cache County Corporation

IN CONSIDERATION of the mutual promises herein and subject to approval of the UDOT Director of Right of Way, Cache County Corporation ("Owner") agrees to sell to the Utah Department of Transportation ("UDOT") the Subject Property described below for Transportation Purposes,¹ and UDOT and Owner agree as follows:

1. SUBJECT PROPERTY. The Subject Property referred to in this Contract is identified as parcel numbers 149:A, 149:E, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. UDOT shall pay and Owner accepts \$60,300 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): **Replace unsprinkled grass is the western portion of the temporary easement.**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. "Settlement" shall mean that Owner and UDOT have signed and delivered to each other or to the escrow/closing office all documents required by this Contract or by the escrow/closing office, and that all monies required to be paid by Owner or UDOT under this Contract have been delivered to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. "Closing" shall mean that: (a) Settlement has been completed; (b) the amounts owing to Owner for the sale of the Subject Property have been paid to Owner, and (c) the applicable closing documents have been recorded in the office of the county recorder ("Recording"). Settlement and Closing shall be completed at the earliest time convenient to the parties and the closing office.

3.3 Possession. Upon signing of this Contract by Owner and the UDOT Director of Right of Way, Owner grants UDOT, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of utilities or other work as required in furtherance of the above referenced project.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including but not limited to, homeowner's association dues, property taxes for the current year and rents shall be made as of the time of Settlement.

1. "Transportation Purposes" is defined as all current or future transportation uses authorized by law, including, without limitation, the widening, expansion, and/or construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio-fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, statutory relocations caused by the project, and other related transportation uses.



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-0030(69)102 Parcel No.(s): 149:A, 149:E

Pin No: 15681 Job/Proj No: 55760 Project Location: SR-30; SR-23 to SR-252

County of Property: CACHE Tax ID(s) / Sidwell No: 05-061-0017

Property Address: 1225 West 200 North LOGAN UT, 84321

Owner's Address: 179 North Main, Logan, UT, 84321

Primary Phone: 435-755-1640

Owner's Home Phone:

Owner's Work Phone: (435)755-1640

Owner / Grantor (s): Cache County Corporation

4.2 Fees/Costs.

(a) Escrow Fees. UDOT agrees to pay the fees charged by the escrow/closing office for its services in the settlement/closing process.

(b) Title Insurance. If UDOT elects to purchase title insurance, it will pay the cost thereof.

5. TITLE TO PROPERTY. Owner represents and warrants that Owner has fee title to the Subject Property. Owner shall indemnify and hold UDOT harmless from all claims, demands and actions from lien holders, lessees or third parties claiming an interest in the Subject Property or the amount paid hereunder. Owner will convey marketable title to the Subject Property to the Grantee shown on Exhibit A at Closing by deed(s) in the form shown on Exhibit A, except for easements which Owner will convey in the form also shown on Exhibit A. The provisions of this Section 5 shall survive Closing.

6. OWNER DISCLOSURES CONCERNING ENVIRONMENTAL HAZARDS. Owner represents and warrants that there are no claims and/or conditions known to Owner relating to environmental hazards, contamination or related problems affecting the Subject Property. Owner agrees to transfer the Subject Property free of all hazardous materials including paint, oil and chemicals. The provisions of this Section 6 shall survive Closing.

7. CONDITION OF SUBJECT PROPERTY AND CHANGES DURING TRANSACTION. Owner agrees to deliver the Subject Property to UDOT in substantially the same general condition as it was on the date that Owner signed this Contract.

8. AUTHORITY OF SIGNER(S). If Owner is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing this Contract on its behalf warrants his or her authority to do so and to bind the Owner.

9. COMPLETE CONTRACT. This Contract, together with any attached addendum and exhibits, (collectively referred to as the "Contract"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The Contract cannot be changed except by written agreement of the parties.

10. ELECTRONIC TRANSMISSION AND COUNTERPARTS. This Contract may be executed in counterparts. Signatures on any of the documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

11. ADDITIONAL TERMS (IF APPLICABLE):

Grantor's Initials



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-0030(69)102 Parcel No.(s): 149:A, 149:E

Pin No: 15681 Job/Proj No: 55760 Project Location: SR-30; SR-23 to SR-252

County of Property: CACHE Tax ID(s) / Sidwell No: 05-061-0017

Property Address: 1225 West 200 North LOGAN UT, 84321

Owner's Address: 179 North Main, Logan, UT, 84321

Primary Phone: 435-755-1640 Owner's Home Phone: Owner's Work Phone: (435)755-1640

Owner / Grantor (s): Cache County Corporation

SIGNATURE PAGE TO UTAH DEPARTMENT OF TRANSPORTATION REAL ESTATE PURCHASE CONTRACT

Authorized Signature(s):

100% Print Name:

Cache County Corporation

Date

UTAH DEPARTMENT OF TRANSPORTATION

Charles A. Stormont

UDOT Director of Right of Way

Date

Grantor's Initials



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-0030(69)102 Parcel No.(s): 149:A, 149:E

Pin No: 15681 Job/Proj No: 55760 Project Location: SR-30; SR-23 to SR-252

County of Property: CACHE Tax ID(s) / Sidwell No: 05-061-0017

Property Address: 1225 West 200 North LOGAN UT, 84321

Owner's Address: 179 North Main, Logan, UT, 84321

Primary Phone: 435-755-1640

Owner's Home Phone:

Owner's Work Phone: (435)755-1640

Owner / Grantor (s): Cache County Corporation

Exhibit A

(Attach conveyance documents)

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(County)
Cache County

Tax ID No.	05-061-0017
PIN No.	15681
Project No.	F-0030(69)102
Parcel No.	0030:149:A

Cache County Corporation, a body corporate and politic of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Cache County, State of Utah, to wit:

A parcel of land in fee for the widening of the existing highway State Route 30 known as Project No. F-0030(69)102, being three parts of an entire tract of property situate in Lots 1, 2, and 3 of Gateway West Subdivision in Lot 1, Block 34 and Lot 2, Block 35, Plat "A", Logan Farm Survey in the NE1/4SW1/4 of Section 32, T.12N., R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said Lot 1 in the northerly right of way line of said highway and running thence N.01°13'39"E. 6.99 feet along the westerly boundary line of said Lot 1 to a line parallel with and 57.00 feet perpendicularly distant northerly from said control line; thence S.88°35'21"E. 74.65 feet along said parallel line to a point in a non-tangent 850.50-foot radius curve to the right, the easterly boundary line of said Lot 1, and the westerly right of way line of Gateway Drive (Note: radius bears N.06°27'35"W.); thence westerly along the arc of said curve said easterly boundary line and said westerly right of way line 74.97 feet through a delta of 05°03'03" (Note: Chord to said curve bears S.86°03'46"W. for a distance of 74.95 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described part of an entire tract of property contains 302 square feet or 0.007 acre in area, more or less.

Together with:

Continued on Page 2
COUNTY RW-07CO (5/24/2019)

All of Lot 3 of Gateway West Subdivision.

The above described part of an entire tract of property contains 4,000 square feet or 0.092 acre in area, more or less.

Together with:

Beginning at the southeast corner of said Lot 2 in the northerly right of way line of said highway and running thence N.88°35'21"W. (N.88°35'18"W. by record) 224.52 feet along said northerly right of way line to a point in a non-tangent 250.00-foot radius curve to the right, the westerly boundary line of said Lot 2, and the easterly right of way line of Gateway Drive (Note: radius bears N.01°24'42"E.); thence westerly along the arc of said curve said westerly boundary line and said easterly right of way line 77.77 feet through a delta of 17°49'24" (Note: Chord to said curve bears N.79°40'36"W. for a distance of 77.46 feet) along said westerly boundary line and said easterly right of way line to a line parallel with and 62.00 feet perpendicularly distant northerly from said control line; thence S.88°35'21"E. 136.52 feet along said parallel line to a point opposite engineer station 451+10.60; thence S.84°46'30"E. 75.17 feet to a line parallel with and 57.00 feet perpendicularly distant northerly from said control line opposite engineer station 451+85.60; thence S.88°35'21"E. 89.49 feet along said parallel line to the easterly boundary line of said Lot 2; thence S.01°10'02"W. 7.00 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described part of an entire tract of property contains 2,674 square feet or 0.061 acre in area, more or less.

Combined three parts of an entire tract of property contains 6,976 square feet or 0.160 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°07'10" clockwise to obtain highway bearings.)

As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all

This instrument is made in pursuance of a sale of said real property, authorized by an order of the Board of County Commissioners of said County, made on the _____ day of _____, A.D. 20_____, and vesting in the Grantee all of the title in said real property.

STATE OF UTAH	)		<u>Cache County Corporation</u> A County of the State of Utah
	) ss.		
COUNTY OF <u>CACHE</u>	)	By:	<u>County Clerk</u>

WITNESS my hand and official stamp the date in this certificate first above written:

COUNTY RW-07CO (5/24/2019)

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Construction Easement

(County)
Cache County

Tax ID No.	05-061-0017
PIN No.	15681
Project No.	F-0030(69)102
Parcel No.	0030:149:E

Cache County Corporation, a body corporate and politic of the State of Utah, Grantor(s), hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described easement in Cache County, State of Utah, to wit:

A temporary easement, upon two parts of an entire tract of property, in Lots 1 and 2 of Gateway West Subdivision in Lot 1, Block 34 and Lot 2, Block 45, Plat "A", Logan Farm Survey in the NE1/4SW1/4 of Section 32, T.12N., R.1E., S.L.B.&M., in Cache County, Utah, to facilitate the construction of the roadway improvements, side treatments, blending slopes, ditches and appurtenant parts thereof for the existing highway State Route 30 known as Project No. F-0030(69)102. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning at a point in the westerly boundary line of said Lot 1 which point is 6.99 feet N.01°13'39"E. along the westerly boundary line of said Lot 1 from the southwest corner of said Lot 1 and running thence N.01°13'39"E. 14.00 feet along the westerly boundary line of said Lot 1 to a line parallel with said control line; thence S.88°35'21"E. 150.45 feet along said parallel line to a point in a non-tangent 850.50-foot radius curve to the right, the easterly boundary line of said Lot 1, and the westerly right of way line of Gateway Drive (Note: radius bears N.11°39'17"W.); thence westerly along the arc of said curve said easterly boundary line and said westerly right of way line 77.07 feet through a delta of 05°11'32" (Note: Chord to

Continued on Page 2
COUNTY RW-09CO (5/24/2019)

said curve bears S.80°56'29"W. for a distance of 77.05 feet) along said easterly boundary line and said westerly right of way line to a line parallel with and 57.00 feet perpendicularly distant northerly from said control line; thence N.88°35'21"W. 74.65 feet along said parallel line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement contains 1,621 square feet or 0.037 acre in area, more or less.

Together with:

Beginning at a point in the easterly boundary line of said Lot 2 which point is 7.00 feet N.01°10'02"E. from the southeast corner of said Lot 2 and running thence N.88°35'21"W. 89.49 feet along a line parallel with and 57.00 feet perpendicularly distant northerly from said control line to a point opposite engineer station 451+85.60; thence N.84°46'30"W. 75.17 feet to a line parallel with and 62.00 feet perpendicularly distant northerly from said control line opposite engineer station 451+10.60; thence N.88°35'21"W. 136.52 feet along said parallel line to a point in a non-tangent 250.00-foot radius curve to the right, the westerly boundary line of said Lot 2, and the easterly right of way line of Gateway Drive (Note: radius bears N.19°14'06"E.); thence westerly along the arc of said curve, said westerly boundary line and said easterly right of way line 22.91 feet through a delta of 05°14'59" (Note: Chord to said curve bears N.68°08'24"W. for a distance of 22.90 feet) to a line parallel with said control line; thence S.88°35'21"E. 113.14 feet along said parallel line; thence S.84°46'30"E. 90.20 feet to a line parallel with said control line; thence S.88°35'21"E. 119.29 feet along said parallel line to the easterly boundary line of said Lot 2; thence S.01°10'02"W. 7.00 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement contains 2,147 square feet or 0.049 acre in area, more or less.to the point of beginning.

Combined two parts of an entire tract of property contains 3,768 square feet or 0.086 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°07'10" clockwise to obtain highway bearings.)

IN WITNESS WHEREOF, said County has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 20_____.

On the date first above written personally appeared before me, _____, who, being by me duly sworn, says that they are the County Clerk of said County, a body corporate and politic of the State of Utah, and that the within and foregoing instrument was signed in behalf of said county by authority of a Resolution of the Board of County Commissioners and said _____ acknowledged to me that said company executed the same.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(County)
Cache County

Tax ID No.	05-061-0017
PIN No.	15681
Project No.	F-0030(69)102
Parcel No.	0030:149:A

Cache County Corporation, a body corporate and politic of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Cache County, State of Utah, to wit:

A parcel of land in fee for the widening of the existing highway State Route 30 known as Project No. F-0030(69)102, being three parts of an entire tract of property situate in Lots 1, 2, and 3 of Gateway West Subdivision in Lot 1, Block 34 and Lot 2, Block 35, Plat "A", Logan Farm Survey in the NE1/4SW1/4 of Section 32, T.12N., R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

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Together with:

Continued on Page 2
COUNTY RW-07CO (5/24/2019)

All of Lot 3 of Gateway West Subdivision.

The above described part of an entire tract of property contains 4,000 square feet or 0.092 acre in area, more or less.

Together with:

Beginning at the southeast corner of said Lot 2 in the northerly right of way line of said highway and running thence N.88°35'21"W. (N.88°35'18"W. by record) 224.52 feet along said northerly right of way line to a point in a non-tangent 250.00-foot radius curve to the right, the westerly boundary line of said Lot 2, and the easterly right of way line of Gateway Drive (Note: radius bears N.01°24'42"E.); thence westerly along the arc of said curve said westerly boundary line and said easterly right of way line 77.77 feet through a delta of 17°49'24" (Note: Chord to said curve bears N.79°40'36"W. for a distance of 77.46 feet) along said westerly boundary line and said easterly right of way line to a line parallel with and 62.00 feet perpendicularly distant northerly from said control line; thence S.88°35'21"E. 136.52 feet along said parallel line to a point opposite engineer station 451+10.60; thence S.84°46'30"E. 75.17 feet to a line parallel with and 57.00 feet perpendicularly distant northerly from said control line opposite engineer station 451+85.60; thence S.88°35'21"E. 89.49 feet along said parallel line to the easterly boundary line of said Lot 2; thence S.01°10'02"W. 7.00 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described part of an entire tract of property contains 2,674 square feet or 0.061 acre in area, more or less.

Combined three parts of an entire tract of property contains 6,976 square feet or 0.160 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°07'10" clockwise to obtain highway bearings.)

As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all

This instrument is made in pursuance of a sale of said real property, authorized by an order of the Board of County Commissioners of said County, made on the _____ day of _____, A.D. 20_____, and vesting in the Grantee all of the title in said real property.

STATE OF UTAH	)		<u>Cache County Corporation</u> A County of the State of Utah
	) ss.		
COUNTY OF <u>CACHE</u>	)	By:	<u>County Clerk</u>

WITNESS my hand and official stamp the date in this certificate first above written:

COUNTY RW-07CO (5/24/2019)

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Construction Easement

(County)
Cache County

Tax ID No.	05-061-0017
PIN No.	15681
Project No.	F-0030(69)102
Parcel No.	0030:149:E

Cache County Corporation, a body corporate and politic of the State of Utah, Grantor(s), hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described easement in Cache County, State of Utah, to wit:

A temporary easement, upon two parts of an entire tract of property, in Lots 1 and 2 of Gateway West Subdivision in Lot 1, Block 34 and Lot 2, Block 45, Plat "A", Logan Farm Survey in the NE1/4SW1/4 of Section 32, T.12N., R.1E., S.L.B.&M., in Cache County, Utah, to facilitate the construction of the roadway improvements, side treatments, blending slopes, ditches and appurtenant parts thereof for the existing highway State Route 30 known as Project No. F-0030(69)102. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning at a point in the westerly boundary line of said Lot 1 which point is 6.99 feet N.01°13'39"E. along the westerly boundary line of said Lot 1 from the southwest corner of said Lot 1 and running thence N.01°13'39"E. 14.00 feet along the westerly boundary line of said Lot 1 to a line parallel with said control line; thence S.88°35'21"E. 150.45 feet along said parallel line to a point in a non-tangent 850.50-foot radius curve to the right, the easterly boundary line of said Lot 1, and the westerly right of way line of Gateway Drive (Note: radius bears N.11°39'17"W.); thence westerly along the arc of said curve said easterly boundary line and said westerly right of way line 77.07 feet through a delta of 05°11'32" (Note: Chord to

Continued on Page 2
COUNTY RW-09CO (5/24/2019)

said curve bears S.80°56'29"W. for a distance of 77.05 feet) along said easterly boundary line and said westerly right of way line to a line parallel with and 57.00 feet perpendicularly distant northerly from said control line; thence N.88°35'21"W. 74.65 feet along said parallel line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement contains 1,621 square feet or 0.037 acre in area, more or less.

Together with:

Beginning at a point in the easterly boundary line of said Lot 2 which point is 7.00 feet N.01°10'02"E. from the southeast corner of said Lot 2 and running thence N.88°35'21"W. 89.49 feet along a line parallel with and 57.00 feet perpendicularly distant northerly from said control line to a point opposite engineer station 451+85.60; thence N.84°46'30"W. 75.17 feet to a line parallel with and 62.00 feet perpendicularly distant northerly from said control line opposite engineer station 451+10.60; thence N.88°35'21"W. 136.52 feet along said parallel line to a point in a non-tangent 250.00-foot radius curve to the right, the westerly boundary line of said Lot 2, and the easterly right of way line of Gateway Drive (Note: radius bears N.19°14'06"E.); thence westerly along the arc of said curve, said westerly boundary line and said easterly right of way line 22.91 feet through a delta of 05°14'59" (Note: Chord to said curve bears N.68°08'24"W. for a distance of 22.90 feet) to a line parallel with said control line; thence S.88°35'21"E. 113.14 feet along said parallel line; thence S.84°46'30"E. 90.20 feet to a line parallel with said control line; thence S.88°35'21"E. 119.29 feet along said parallel line to the easterly boundary line of said Lot 2; thence S.01°10'02"W. 7.00 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement contains 2,147 square feet or 0.049 acre in area, more or less.to the point of beginning.

Combined two parts of an entire tract of property contains 3,768 square feet or 0.086 acre in area, more or less.

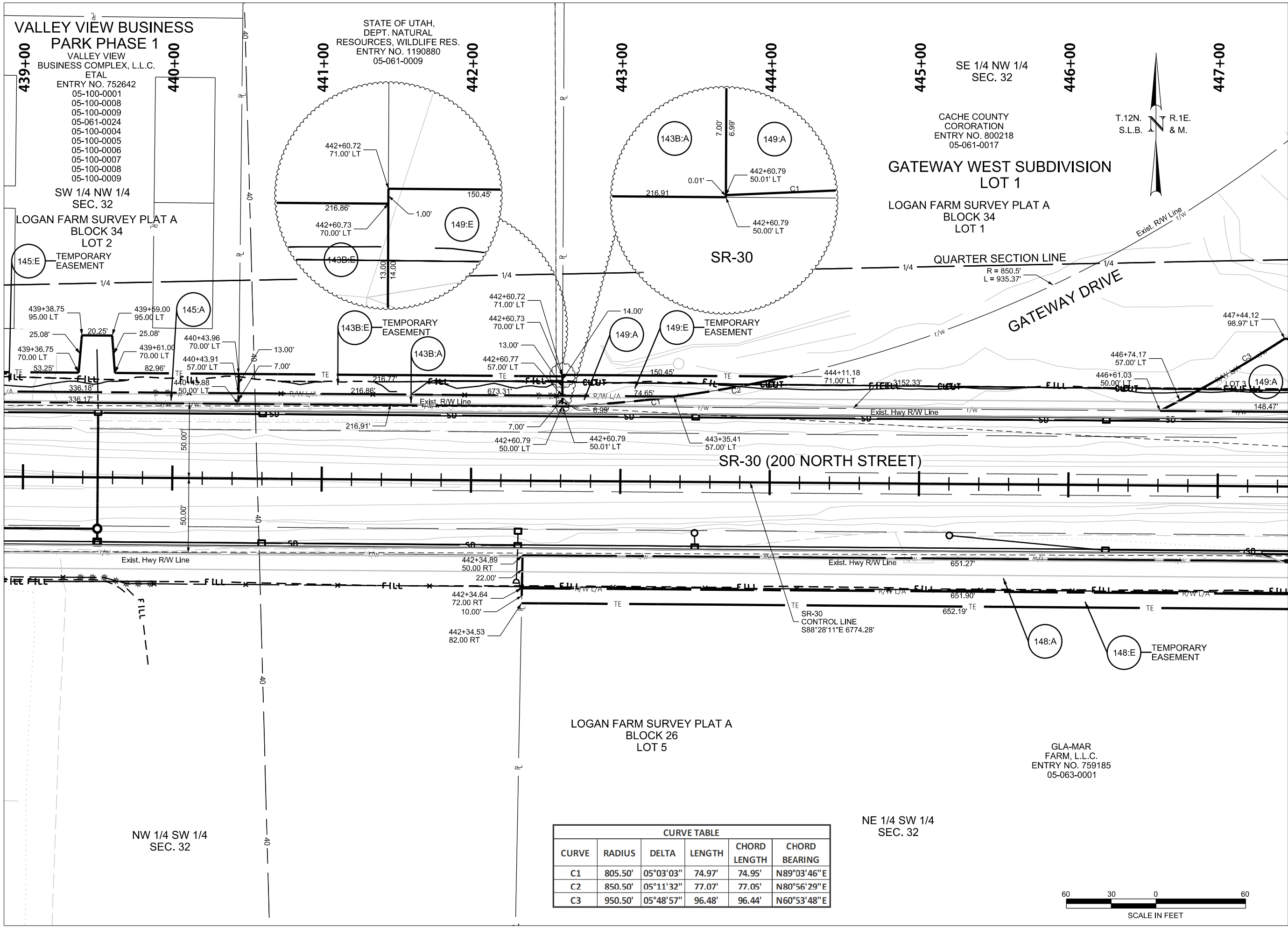
(Note: Rotate all bearings in the above description 00°07'10" clockwise to obtain highway bearings.)

IN WITNESS WHEREOF, said County has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 20_____.

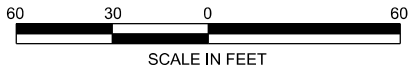
On the date first above written personally appeared before me, _____, who, being by me duly sworn, says that they are the County Clerk of said County, a body corporate and politic of the State of Utah, and that the within and foregoing instrument was signed in behalf of said county by authority of a Resolution of the Board of County Commissioners and said _____ acknowledged to me that said company executed the same.

Notary Public

4/16/2021 15681.RW-42



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	805.50'	05°03'03"	74.97'	74.95'	N89°03'46"E
C2	850.50'	05°11'32"	77.07'	77.05'	N80°56'29"E
C3	950.50'	05°48'57"	96.48'	96.44'	N60°53'48"E



UTAH DEPARTMENT OF TRANSPORTATION
REGION 1 - AVENUE CONSULTANTS

SR-30; SR-23 TO SR-252

PROJECT
F-0030(69)102

PROJECT NUMBER
15681

RIGHT-OF-WAY PLAN

APPROVED

DATE

PROFESSIONAL LAND SURVEYOR

DRAWN BY
NDS

QC
JLS

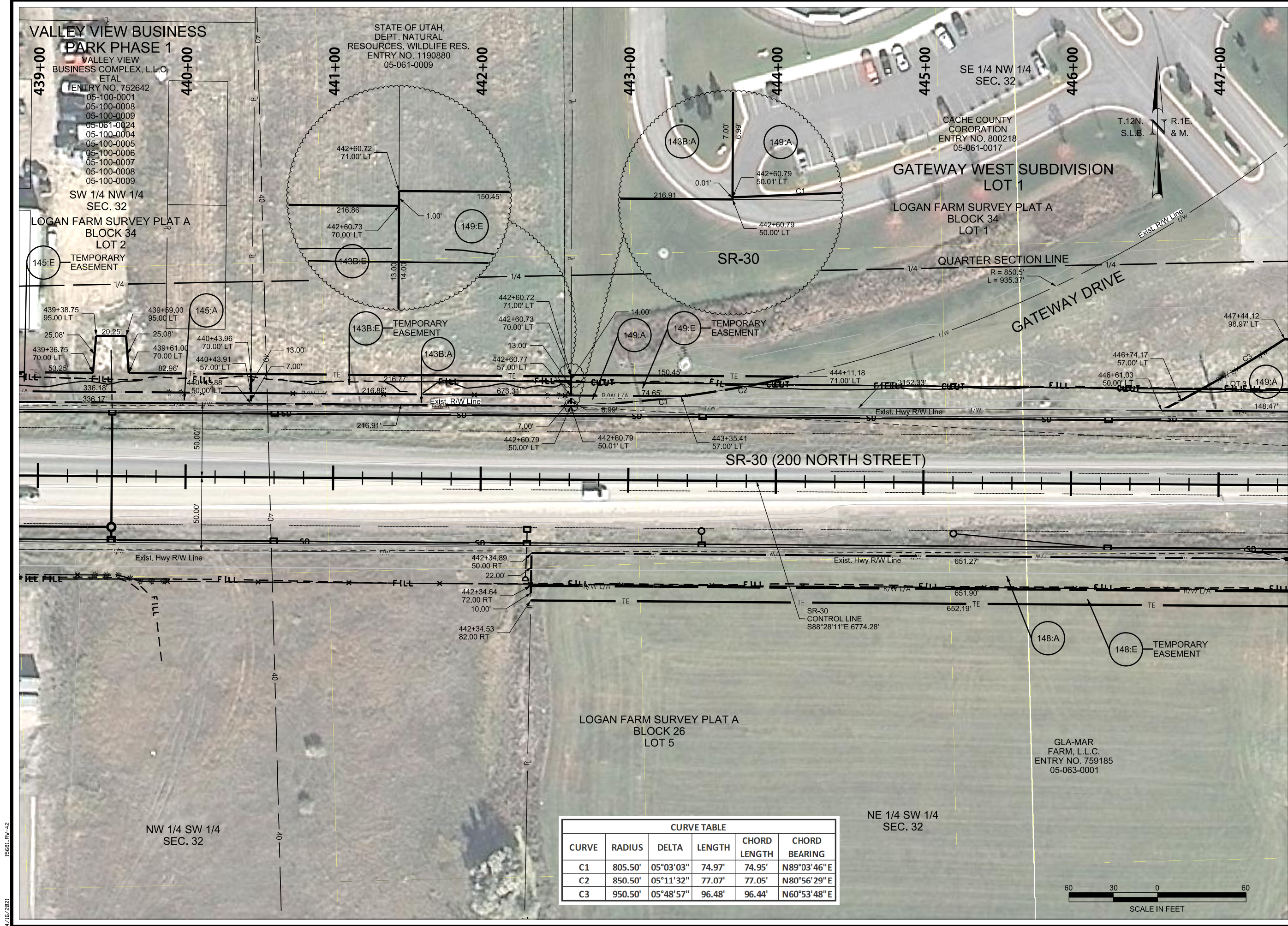
DATE

NO.

DATE

APPROVED BY

REMARKS



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	805.50'	05°03'03"	74.97'	74.95'	N89°03'46"E
C2	850.50'	05°11'32"	77.07'	77.05'	N80°56'29"E
C3	950.50'	05°48'57"	96.48'	96.44'	N60°53'48"E

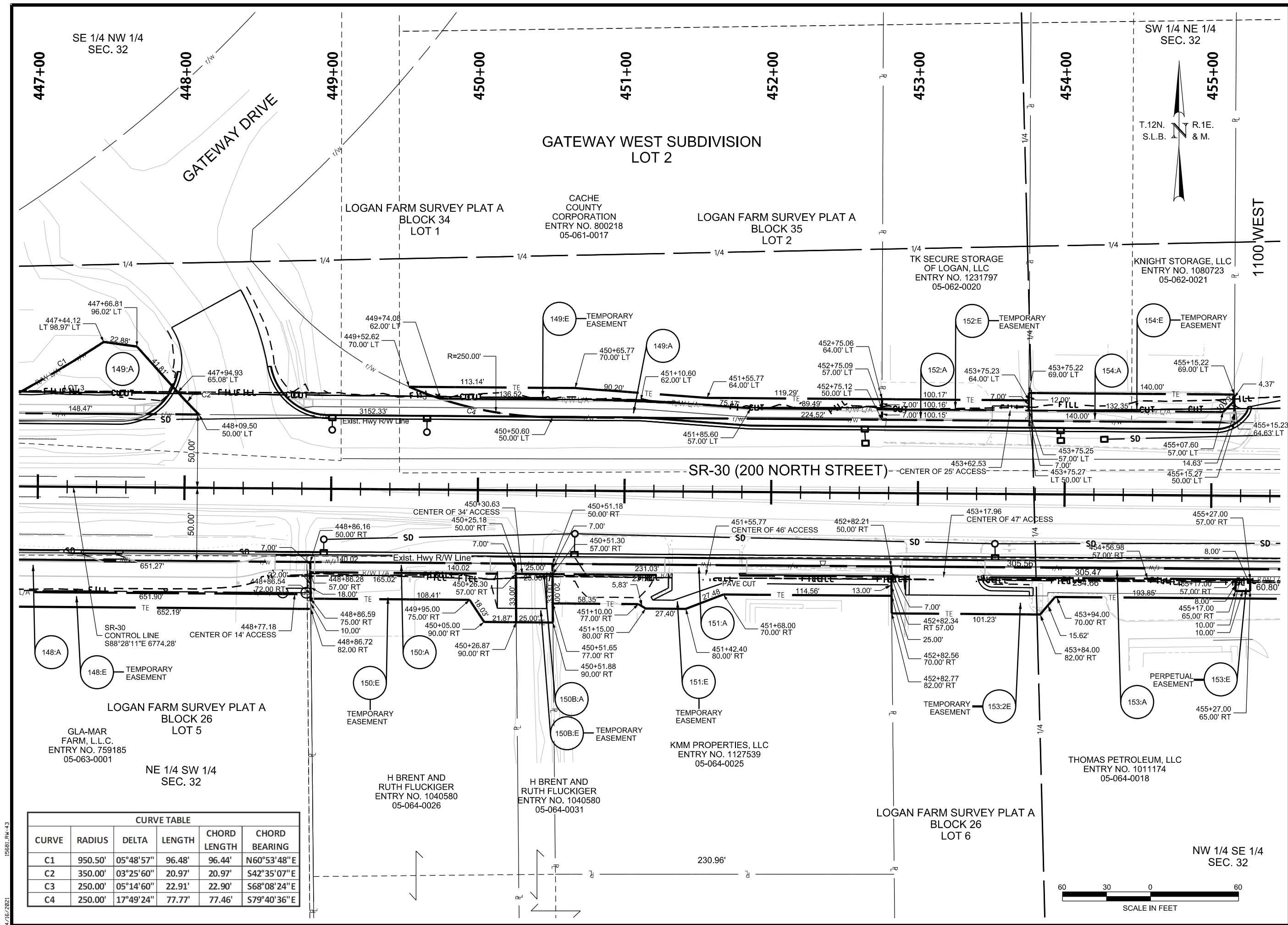
UTAH DEPARTMENT OF TRANSPORTATION
REGION 1 - AVENUE CONSULTANTS

PROJECT: SR-30; SR-23 TO SR-252
PROJECT NUMBER: F-0030(69)102
DRAWN BY: NDS
QC CHECKED BY: JLS
APPROVED: 15681
DATE: 4/16/2021

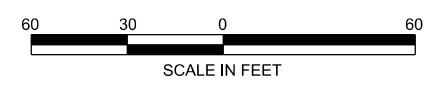
RIGHT-OF-WAY PLAN
SHEET NO. RW-42

REVISIONS

NO.	DATE	APPROVED BY	REMARKS



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	950.50'	05°48'57"	96.48'	96.44'	N60°53'48"E
C2	350.00'	03°25'60"	20.97'	20.97'	S42°35'07"E
C3	250.00'	05°14'60"	22.91'	22.90'	S68°08'24"E
C4	250.00'	17°49'24"	77.77'	77.46'	S79°40'36"E



UTAH DEPARTMENT OF TRANSPORTATION
REGION 1 - AVENUE CONSULTANTS

SR-30; SR-23 TO SR-252

PROJECT NUMBER
F-0030(69)102

PROJECT
CACHÉ COUNTY

APPROVED

15681

RIGHT-OF-WAY PLAN

DATE

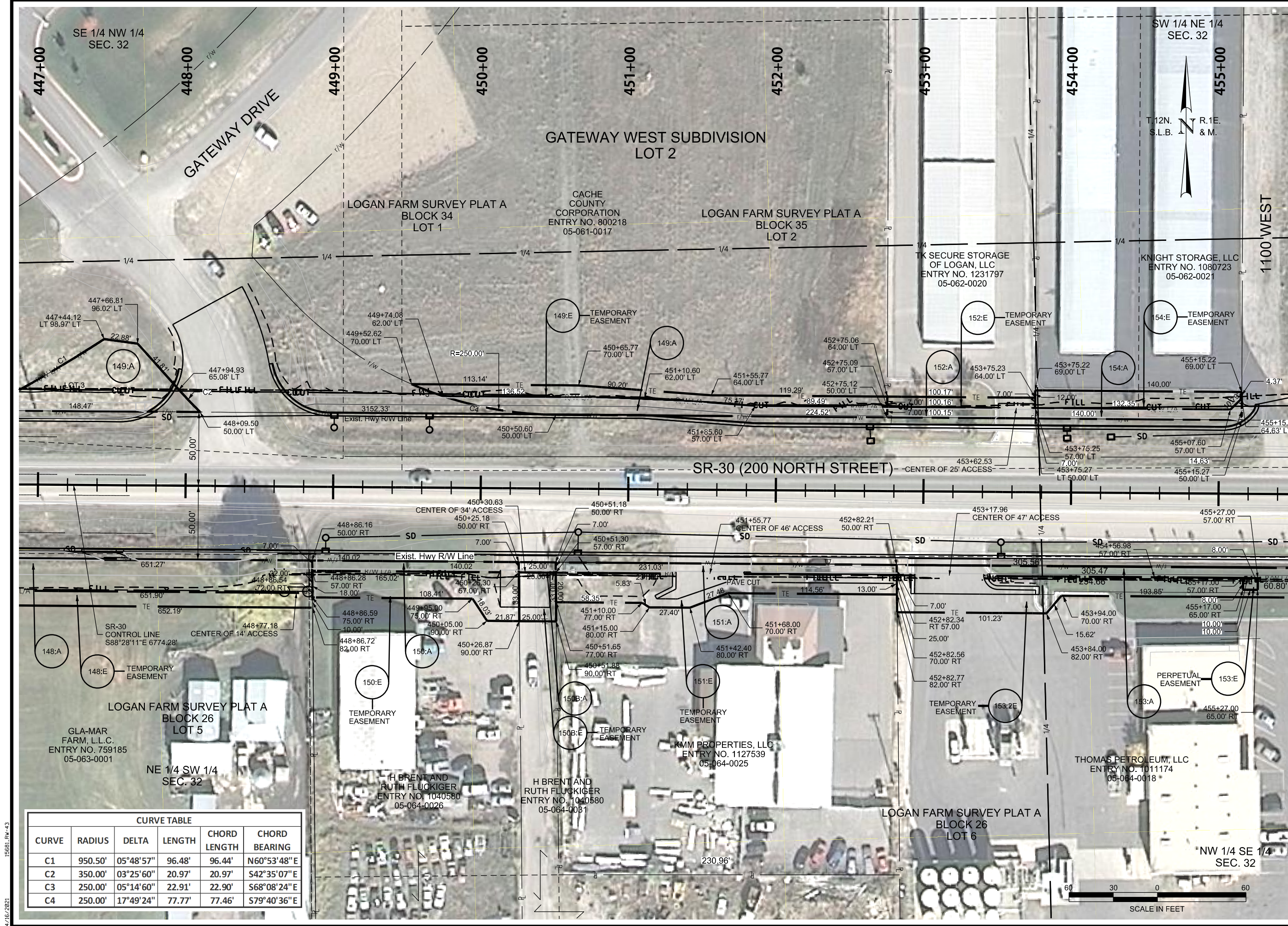
NO.

DATE

APPROVED BY

REMARKS

15681.RW-43
4/16/2021



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	950.50'	05°48'57"	96.48'	96.44'	N60°53'48"E
C2	350.00'	03°25'60"	20.97'	20.97'	S42°35'07"E
C3	250.00'	05°14'60"	22.91'	22.90'	S68°08'24"E
C4	250.00'	17°49'24"	77.77'	77.46'	S79°40'36"E

UTAH DEPARTMENT OF TRANSPORTATION
REGION 1 - AVENUE CONSULTANTS

SR-30; SR-23 TO SR-252

RIGHT-OF-WAY PLAN

PROJECT

PROJECT NUMBER

CACHE COUNTY
TEMP 04P
SHEET NO.

APPROVED

F-0030(69)102

15681

DRAWN BY

QC

DATE

NDS

CHECKED BY

JLS

REVISIONS

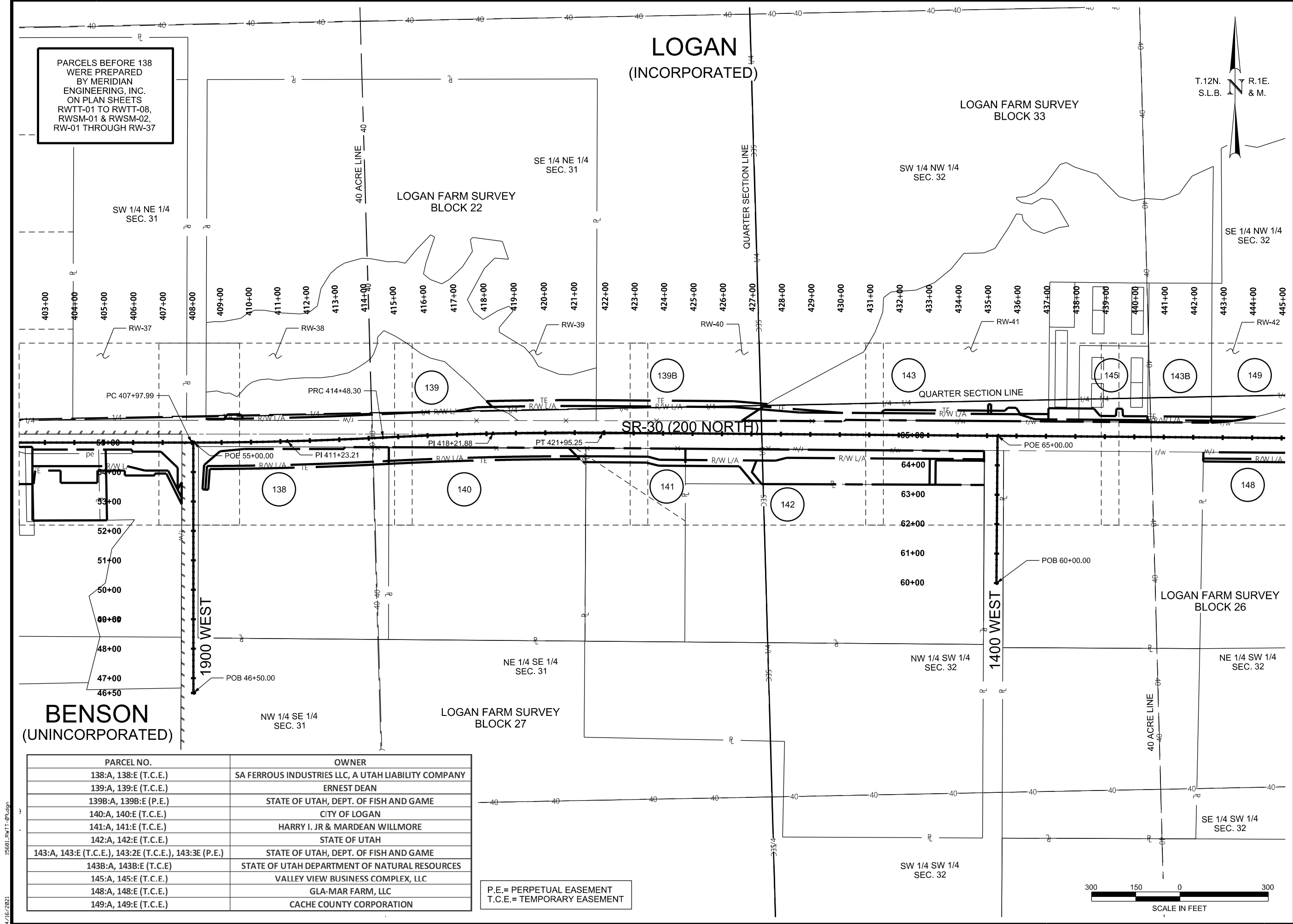
NO.

DATE

APPROVED BY

REMARKS

15681.RW-43
4/16/2021



PARCELS BEFORE 138
WERE PREPARED
BY MERIDIAN
ENGINEERING, INC.
ON PLAN SHEETS
RWTT-01 TO RWTT-08,
RWSM-01 & RWSM-02,
RW-01 THROUGH RW-37

LOGAN
(INCORPORATED)

T.12N.
S.L.B. & M.

LOGAN FARM SURVEY
BLOCK 33

SE 1/4 NW 1/4
SEC. 32

LOGAN FARM SURVEY
BLOCK 22

SW 1/4 NE 1/4
SEC. 31

40 ACRE LINE

QUARTER SECTION LINE

SW 1/4 NW 1/4
SEC. 32

RW-37

RW-38

RW-39

RW-40

RW-41

RW-42

PC 407+97.99

PRC 414+48.30

PI 418+21.88

PT 421+95.25

POE 65+00.00

POE 55+00.00

PI 411+23.21

53+00

52+00

51+00

50+00

49+00

48+00

47+00

46+50

1900 WEST

NW 1/4 SE 1/4
SEC. 31

LOGAN FARM SURVEY
BLOCK 27

NE 1/4 SE 1/4
SEC. 31

NW 1/4 SW 1/4
SEC. 32

1400 WEST

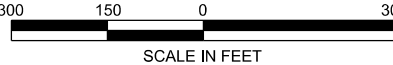
LOGAN FARM SURVEY
BLOCK 26

NE 1/4 SW 1/4
SEC. 32

SE 1/4 SW 1/4
SEC. 32

SW 1/4 SW 1/4
SEC. 32

40 ACRE LINE



PARCEL NO.	OWNER
138:A, 138:E (T.C.E.)	SA FERROUS INDUSTRIES LLC, A UTAH LIABILITY COMPANY
139:A, 139:E (T.C.E.)	ERNEST DEAN
139B:A, 139B:E (P.E.)	STATE OF UTAH, DEPT. OF FISH AND GAME
140:A, 140:E (T.C.E.)	CITY OF LOGAN
141:A, 141:E (T.C.E.)	HARRY I. JR & MARDEAN WILLMORE
142:A, 142:E (T.C.E.)	STATE OF UTAH
143:A, 143:E (T.C.E.), 143:2E (T.C.E.), 143:3E (P.E.)	STATE OF UTAH, DEPT. OF FISH AND GAME
143B:A, 143B:E (T.C.E)	STATE OF UTAH DEPARTMENT OF NATURAL RESOURCES
145:A, 145:E (T.C.E.)	VALLEY VIEW BUSINESS COMPLEX, LLC
148:A, 148:E (T.C.E.)	GLA-MAR FARM, LLC
149:A, 149:E (T.C.E.)	CACHE COUNTY CORPORATION

P.E.= PERPETUAL EASEMENT
T.C.E.= TEMPORARY EASEMENT

UTAH DEPARTMENT OF TRANSPORTATION
REGION 1 - AVENUE CONSULTANTS

PROJECT: SR-30; SR-23 TO SR-252
PROJECT NUMBER: F-0030(69)102
PROJECT PIN: 15681
RIGHT-OF-WAY TOTAL TRACT

CACHE COUNTY
TEMP 04P
SHEET NO. RWTT-09

APPROVED: [Signature]
DATE: [Blank]
PROFESSIONAL LAND SURVEYOR

DRAWN BY: IL
QC CHECKED BY: JLS
DATE: [Blank]

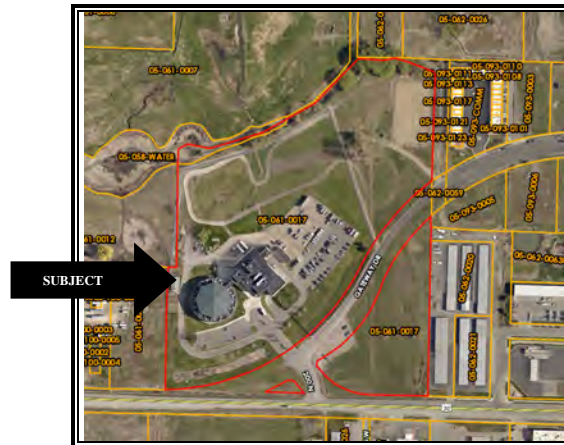
REVISIONS

NO. DATE APPROVED BY REMARKS

VAN DRIMMELEN & ASSOCIATES, INC.
REAL ESTATE APPRAISERS /CONSULTANTS

**AN APPRAISAL REPORT OF
A PARTIAL FEE ACQUISITION AND A
TEMPORARY CONSTRUCTION EASEMENT**

**WITHIN PROPERTY OWNED BY
CACHE COUNTY CORPORATION**
Contact: Mr. John Luthy (ph:435-755-1861 (office))



LOCATED AT
±1225 WEST 200 NORTH,
LOGAN, UTAH

PROJECT IDENTIFICATION
PROJECT NO. S-0030(69)102
PROJECT PIN NO. 15681 / PROJECT PARCEL NO. 0030:149

PREPARED FOR
THE UTAH DEPARTMENT OF TRANSPORTATION

PREPARED BY
KENDALL S. MITCHELL, MAI
CERTIFIED GENERAL APPRAISER

DATE OF VALUATION/INSPECTION
AUGUST 11, 2021

DATE OF THE REPORT
AUGUST 23, 2021

VAN DRIMMELEN & ASSOCIATES, INC.
REAL ESTATE APPRAISERS / CONSULTANTS

August 23, 2021

Project No. S-0030(69)102
Pin No. 15681 / Parcel No. 0030:149

Utah Department of Transportation
Attn: Ms. Caroline King
Right-of-Way Lead
Right-of-Way Division
4501 South 2700 West, Fourth Floor
Salt Lake City, UT 84114-8420

Re: An appraisal report of a partial fee acquisition and a temporary construction easement within property located at ±1225 West 200 North, Logan, Utah. Recorded Ownership: Cache County Corporation; UDOT Project No.: S-0030(69)102; UDOT Project Pin No.: 15681; UDOT Parcel No.: 0030:149. Appraisal Report File #2276km0821B.

Dear Ms. King:

At your request, I have spoken with a qualified ownership representative and re-inspected the property owned by Cache County Corporation located at ±1225 West 200 North, Logan, Utah. The purpose of the inspection and subsequent investigation and analysis was to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project. The partial fee acquisition and temporary construction easement are to be acquired by the Utah Department of Transportation (UDOT) incident to the widening of existing SR-30, known as Project No. S-0030(69)102.

As demonstrated within the attached appraisal report, I am of the opinion that the **Market Value – As Is** of the fee simple interest (as defined in the attached Report and subject to the definitions, certifications, assumptions, and limiting conditions set forth), of the partial fee acquisition and temporary construction easement, including any necessary site improvements acquired, cost to cure, severance damages and/or benefits as of August 11, 2021, is:

SIXTY THOUSAND THREE HUNDRED DOLLARS
(\$60,300)

The owner of record is Cache County Corporation. The acquisitions are within Cache County parcel number 05-061-0017, which is separated into three non-contiguous portions by a secondary public right-of-way known as Gateway Drive. The acquisitions are on the north side of SR-30 on both the east and west sides of Gateway Drive. Cache County parcel number 05-061-0017 is owned by a special-use, municipal agency and the majority of the site is improved with the Cache County Jail. Mr. Craig Buttars (Cache County Executive) had previously reported that Cache County has not sold or listed any portions and are planning on using any remaining vacant land area for expansion and/or construction of new county facilities. Based on unity of ownership, unity of use and zoning, the larger parcel as described herein includes all of Cache County parcel number 05-061-0017 that is both east and west of Gateway Drive. Please see the larger parcel determination section of the report for further clarification.

Legal descriptions provided by the client indicate that the size of the larger parcel is 1,115,136 square feet or ± 25.60 acres. This land size coincides closely with county records and is relied upon herein. The subject is improved with the Cache County Jail. The vertical improvements are well separated from the area of the acquisitions and will remain in the after condition with legally compliant setbacks and adequate front yard area. No parking or other facilities related to the improvements will be impacted. The vertical improvements will not be adversely affected by the project and are therefore excluded from this analysis. The market values concluded herein represent land values only.

There will be a partial fee acquisition within the defined larger parcel. The partial fee acquisition is identified as Project Parcel No.: 149:A on the provided legal descriptions and maps but is separated into three (3) non-contiguous portions of the larger parcel. The first portion is within the southwest corner and represents a small, triangular shaped land area containing 302 square feet, or 0.007 acre. The second portion of the partial fee acquisition is along the south border in the center of the larger parcel adjacent west of the Gateway Drive right-of-way. It is triangular in shape and contains 4,000 square feet, or 0.092 acre. The third portion of the partial fee acquisition is then east of Gateway Drive and is mostly rectangular in shape and occupies the entire SR-30 frontage east of Gateway Drive. The third portion contains 2,674 square feet, or 0.061 acre. All three separated portions of the partial fee acquisition are identified by the same project parcel number. According to the provided legal descriptions, the size of Project Parcel No.: 149:A is 6,976 square feet, or 0.160 acre.

There will also be a temporary construction easement identified as Project Parcel No.: 149:E. As with the partial fee acquisition, the temporary easement is separated into two non-contiguous areas but is identified as one easement on the provided legal descriptions and maps. The first portion is west of Gateway Drive in the southwest corner of the larger parcel adjacent north of the partial fee acquisition. It is irregular in shape and contains 1,621 square feet, or 0.037 acre. The second portion of the temporary easement is east

of Gateway Drive adjacent north of the partial fee acquisition and will occupy the entire east frontage of SR-30. The east portion contains 2,147 square feet, or 0.049 acre. According to the provided legal descriptions, the total size of Project Parcel No.: 149:E is 3,768 square feet, or 0.086 acre. The temporary easement will be used during the construction phase of the project, specifically to facilitate the construction of "roadway improvements, side treatments, blending slopes, ditches and appurtenant parts thereof for the existing highway State Route 30 known as Project No.: S-0030(69)102".

According to the document provided, the "easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities." As the period and timing for construction within the subject property is unknown, a 3-year term is considered herein.

Cache County Corporation will retain ownership of the area to be encumbered by the temporary easement, which will expire. No other acquisitions/easements are proposed. As such, the size of the remainder in the after condition will be 1,108,160 square feet, or 25.440 acres, which represents a reduction in land size of $\pm 1\%$. This is a very minor reduction and the overall utility of the remainder and continued ability for special use municipal purposes and/or more typical commercial uses will not be diminished or impeded.

Meeting with Property Owner(s):

The current owner of record is Cache County Corporation, represented by Mr. John Luthy (435-755-1861 (office)). Mr. Luthy is the Cache County Chief Civil Deputy and was contacted by telephone in mid August of 2021. He had previously met with project officials and was well aware of the project and proposed acquisitions. The subject had previously been appraised in September of 2020 and he reports that he requested an updated appraisal from UDOT to more accurately reflect current market conditions. We had a brief discussion regarding market conditions and I informed Mr. Luthy that I am an independent appraiser with no affiliation with UDOT and that I would re-appraise the site based on the most recent and comparable sales that were publicly available. Mr. Luthy was cordial and did not express any other major concerns. He did not feel the need to meet with me and stated he would wait to hear from a project agent again in the near future.

Definitions of market value and the fee simple estate are included in the attached document. An appraisal is performed in accordance with Standards Rule 1 as defined by the Uniform Standards of Professional Practice (USPAP). The attached report is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP.

Ms. Caroline King
August 23, 2021
Page 4

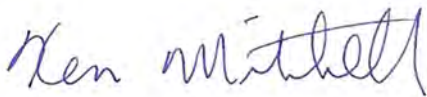
This appraisal report conforms with and is subject to the 2020-2021 Uniform Standards of Professional appraisal Practice (USPAP) of the Appraisal Foundation, the Uniform Act, C.F.R. 24.103, the Utah Relocation Assistance Act, Utah Code Section 57-12, Utah State Code Title 78B, the Code of Professional Ethics, UDOT appraisal requirements/scope of work agreement and applicable Uniform Appraisal Standards for Federal Land Acquisitions.

This report has been prepared for your use. As is customary in assignments of this nature, neither my name, my company name, nor the material submitted may be included in any prospectus, in newspaper publicity, or as part of any printed material; or used in offerings or representations with the sale of securities or participation interests to the public. No parts of this written report, including my name/company name or any value conclusions and/or explanations may be disseminated online or in other medium intended for general public consumption without prior written permission. The use of this appraisal report, by the client or by a third party, will mean acceptance of all assumptions and limiting conditions contained in the Letter of Transmittal, Preface, and attached report. The appraiser is not responsible for unauthorized use of this report.

The value given is subject to the general assumptions and limiting conditions, and specific extraordinary assumptions stated in the attached report and outlined in the addendum. It is important that the reader of this report review and understand all general and specific assumptions and limiting conditions. This letter must remain attached to the report in order for the value opinion set forth to be considered valid. The effective date of value is August 11, 2021. The date of the report is August 23, 2021.

Your attention is invited to the attached appraisal report, which outlines the data collected and the methods used to formulate an opinion of the market value of the subject property and the partial fee acquisition and temporary construction easement. If you have any questions, please do not hesitate to contact me at (801) 536-6475 (direct office).

Respectfully submitted,



Kendall S. Mitchell, MAI

Utah State Certified General Appraiser License #5499685-CG00 Expires 4-30-22

Enc.

Table Of Contents

Certification of Value	iii
Summary of Salient Facts and Conclusions.....	v
Subject Photographs	10
Introduction	17
Scope of Work.....	17
Notes of the Meeting with Property Owners	19
Purpose of the Appraisal, Property Rights Appraised, Effective Date(s) and Definitions	20
Factual Data – Before Acquisition	23
Identification of Property.....	23
Summary of Area Information	24
Area Map.....	36
Neighborhood Description.....	37
Neighborhood Description.....	37
Neighborhood Map.....	43
Larger Parcel Determination	44
County Parcel Map.....	46
County Plat Map.....	47
Description of Larger Parcel.....	48
Improvement Description	53
Recent History of the Property	53
Real Estate Tax/Assessment	53
Data Analysis and Conclusions-Before Acquisition	54
Highest and Best Use – As Vacant	54
Highest and Best Use as Improved.....	58
Land Valuation	58
Analysis and Reconciliation of Land Sales.....	61
Reconciliation of Land Value.....	67
Proposed Project & Factual Data – After Acquisition	68
Description of Proposed Project.....	68
Description of Property – After Acquisition	74
Highest and Best Use – After Acquisition.....	75
Valuation of the Partial Fee Acquisition.....	75
Description and Valuation of the Improvements Acquired/Impacted	75
Damages to the Remainder	78
Cost to Cure	80
Valuation of the Temporary Easement.....	80
Special Benefits	83
Summary of Values.....	84
Reconciliation and Final Estimate of Value	85
Exhibits & Addenda.....	viii
Flood Map	
National Wetlands Inventory Map	
Water Rights Map	
Current/Master Plan Zoning Maps	

Comparable Land Sales Data Sheets
County Information
Ownership Records / Legal Descriptions
Assumptions and Limiting Conditions
Qualifications of Appraiser

Certification

Re: An appraisal report of a partial fee acquisition and a temporary construction easement within property located at ±1225 West 200 North, Logan, Utah. Recorded Ownership: Cache County Corporation; UDOT Project No.: S-0030(69)102; UDOT Project Pin No.: 15681; UDOT Parcel No.: 0030:149. Appraisal Report File #2276km0821B.

I certify that to the best of my knowledge and belief:

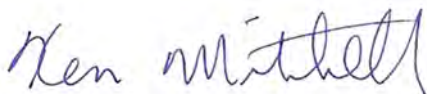
1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analysis, opinions and conclusions.
3. I have no present or prospective interest in the property appraised that is the subject of this report, and no personal interest with respect to the parties involved.
4. I previously appraised the subject in September of 2020 related to the UDOT SR-30 Project, identified by my appraisal file number 2276km0920. This is a new assignment to reflect current market value of the subject as requested by the client. Other than this previous appraisal, I have not performed any services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year (3-year) period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP), and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
10. Kendall S. Mitchell, MAI has made a personal inspection of the property that is the subject of this report.
11. No other individuals not named in the report provided significant professional assistance to the signing appraisers.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. I have complied with the Appraisal Standards of USPAP and the Appraisal Institute in conducting the research and analysis, and in formulating the value conclusion(s) contained in this report.
14. The Ethics Rule of the Uniform Standards shall be enforced solely by enforcement of the Code of Professional Ethics under the existing enforcement procedures of the Appraisal Institute.

Certification - Continued

15. As of the date of this report, Kendall S. Mitchell, MAI is licensed by the State of Utah, Department of Commerce, Division of Real Estate. Under the state's licensing regulations, Kendall S. Mitchell, MAI is a Certified General Appraiser and his license has not been revoked, suspended, canceled, or restricted.
16. The undersigned hereby acknowledge that I/we have the appropriate education and experience to complete the assignment in a competent manner. The reader is referred to the appraiser's statements of qualifications found in the addenda of this report.
17. As of the date of this report, Kendall S. Mitchell, MAI has completed the continuing education requirements for Designated Members of the Appraisal Institute.

August 23, 2021

Date Signed



Kendall S. Mitchell, MAI

Utah State Certified General Appraiser Certificate #5499685-CG00, Expires 04-30-22

Summary of Salient Facts and Conclusions

TYPE OF PROPERTY APPRAISED:	A commercial subdivision containing ±25.60 acres.
ADDRESS:	±1225 West 200 North, Logan, Utah.
PURPOSE OF THE APPRAISAL:	To estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project.
PROPERTY RIGHTS APPRAISED:	Fee simple
OWNER OF RECORD:	Cache County Corporation
COUNTY PARCEL NUMBER(S):	05-061-0017
SITE/IMPROVEMENT SUMMARY (BEFORE):	
Gross Land Size:	±25.60 acres, or ±1,115,136 square feet
Area within Existing R/W:	None reported
Land Size: (Net of Existing R/W)	±25.60 acres, or ±1,115,136 square feet
Zoning:	CS (Commercial Services) & PUB (Public Use)
Improvements:	Cache County Jail (excluded)
HIGHEST AND BEST USE (BEFORE):	
As Vacant	For low to medium intensity commercial and/or quasi-industrial development
As Improved	N/A – The improvements are excluded.
PROJECT No./ PIN No.:	S-0030(69)102 / 15681
DESCRIPTION OF ACQUISITION(S):	A partial fee acquisition and a temporary construction easement.
AREA OF ACQUISITION(S):	
<i>Fee Acquisitions (149:A)</i>	6,976 square feet, or 0.160 acre
<i>Temporary Easement (149:E)</i>	3,768 square feet, or 0.086 acre

Summary of Salient Facts and Conclusions (Continued)

SITE/IMPROVEMENT SUMMARY (AFTER):

Land Size: 1,108,160 square feet, or 25.440 acres
Improvements: Cache County Jail

HIGHEST AND BEST USE (AFTER):

As Vacant For low to medium intensity commercial and/or quasi-industrial development as demand is manifest.

As Improved N/A – The improvements are excluded.

CONCLUDED MARKET VALUES

A) Market Value of the Whole:	\$ 8,084,736
B) Value of the Acquisition(s):	\$ 51,494
C) Value of the Remainder as part of the Whole:	\$ 8,033,242
D) Value of the Remainder after the Acquisition:	\$ 8,026,875
E) Value of Damages/Cost To Cure:	\$ 8,805
F) Special Benefits	<u>\$ 0</u>
G) Summary of Total Award	
Partial Fee Acquisition =	\$ 50,576
Perpetual Easement =	\$ 0
Temporary Easements =	\$ 6,367
Site Improvements Acquired =	\$ 918
Cost to Cure =	\$ 2,438
Damages to Remainder =	<u>\$ 0</u>
Total Award =	\$ 60,299
Rounded to =	\$ 60,300

DATE OF VALUATION:
“As Is”

August 11, 2021

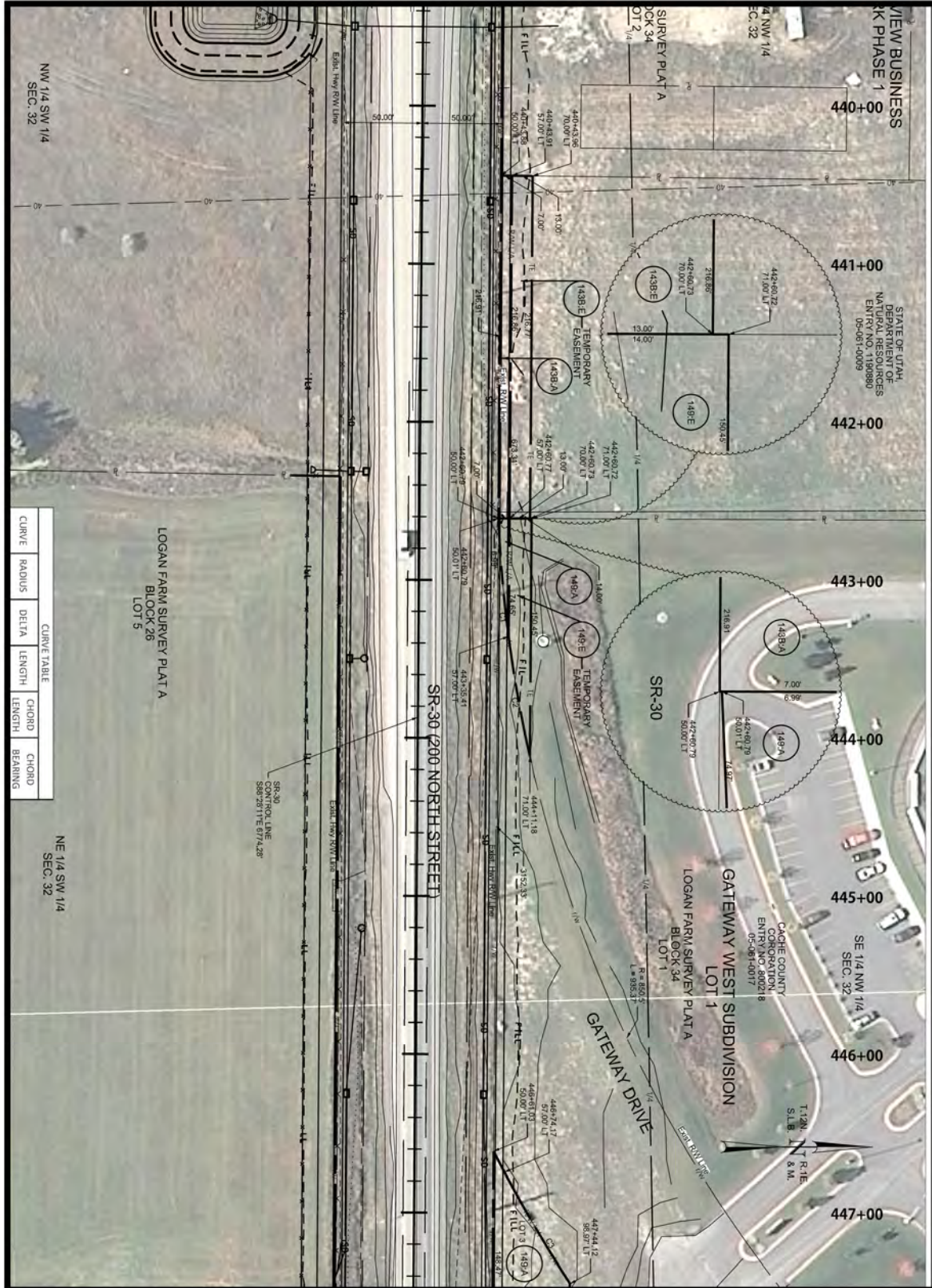
DATE OF THE REPORT:

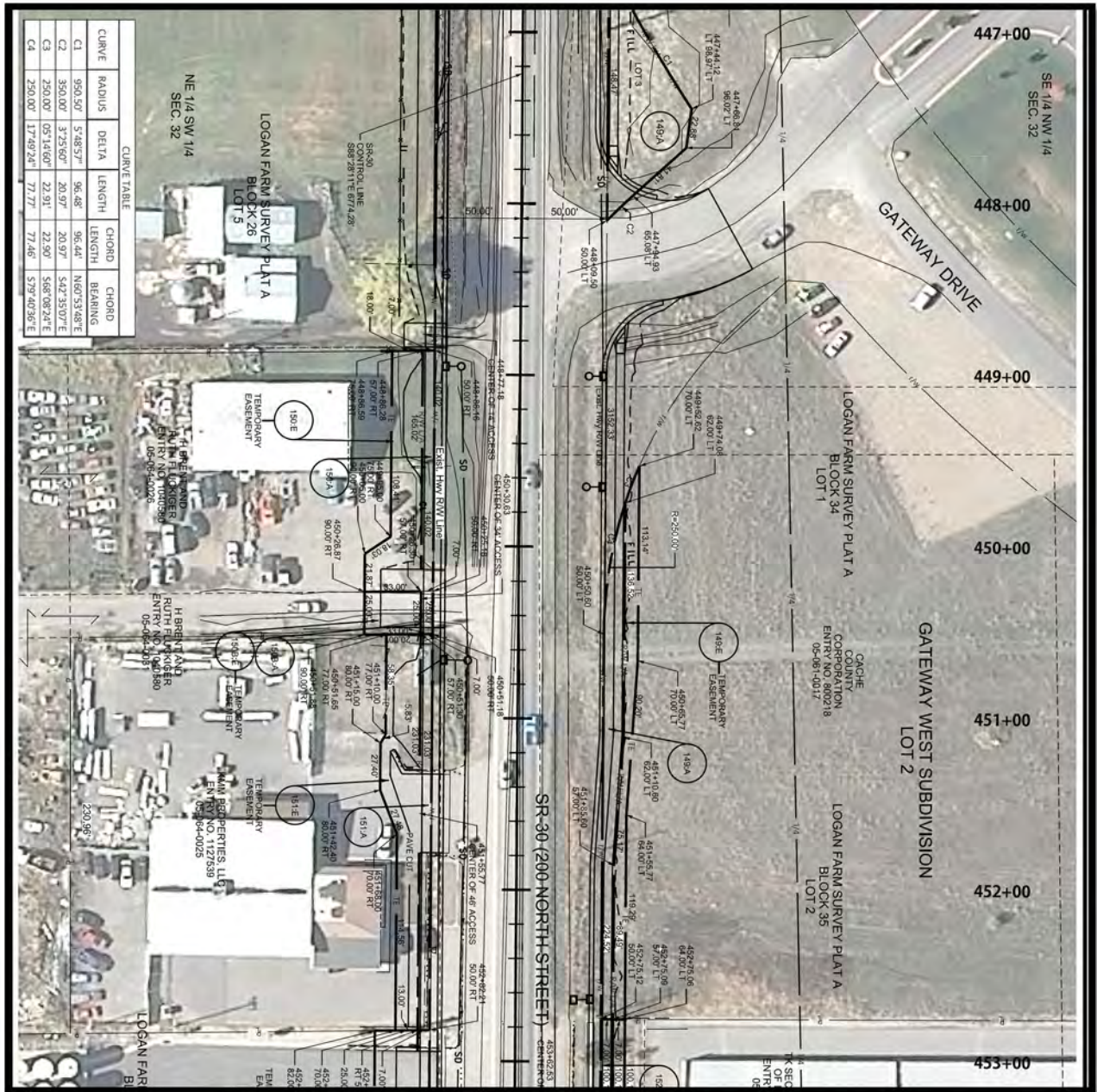
August 23, 2021

UDOT EPM SUMMARY OF COMPENSATION

Utah Department of Transportation - SR-30 Project in Logan/Cache County									
Project No.:S-0030(69)102; PIN No.: 15681									
Land Acquisitions	Parcel #	Owner(s)	Acquisition (SF)	Easement (SF)	\$/Unit	Factor	Factor	Sub-Total	TOTAL(S)
	149:A	Cache County Corporation	6,976		\$7.25	1.00	1.00	\$50,576	
	149:E	Cache County Corporation	3,768		\$7.25	0.08	2.91347	\$6,367	
									\$56,943
Site Improvements Acquired	Parcel #	Improvements Acquired	Unit	Quantity	Unit Price	Deprec.	Adj. \$/Unit	Totals	TOTAL(S)
	149	Unsprinklered grass	SF	305	\$1.50	1.00	\$1.50	\$458	
		Misc. small bushes/small trees	Estimate	1	\$460	1.00	\$460.00	\$460	
									\$918
Cost To Cure	Parcel #	Cost-to-Cure	Unit	Quantity	Unit Price	Factor	Adj. \$/Unit	Totals	TOTAL(S)
	149	Replace un-sprinklered grass in western portion of TCE	SF	1,625	\$1.50	1.00	\$1.50	\$2,438	
									\$2,438
Damages	Parcel #	Damages						Totals	TOTAL(S)
	149	None necessary						\$0	
		Total							\$0
Special Benefits	Parcel #	Special Benefits			Unit Price	Factor	Factor	Totals	TOTAL(S)
	149	None necessary						\$0	
									\$0
Total Award		Total Award							
	149	Total							\$60,299
		Total, Rounded Off/Up +	\$1						\$60,300

Project Map(s)





THE SUBJECT IS PROJECT PARCEL NO.: 0030:149

Subject Photographs

(August 2021)



Subject and County Jail Looking Northerly from SR-30



West Portion of Larger Parcel Looking NW



East Portion of Subject Looking Easterly



Acquisitions in East Portion Looking Easterly from Gateway Drive



Acquisitions in East Portion Looking Westerly from SEC



Acquisitions West of Gateway Drive Looking West



Acquisitions West of Gateway Drive Looking Northwesternly



Larger Parcel and Acquisitions Looking East from SWC







Introduction

CLIENT: Utah Department of Transportation
 Attn: Ms. Caroline King
 Right-of-Way Lead
 Right-of-Way Division
 4501 South 2700 West, Fourth Floor
 Salt Lake City, UT 84114-8420

APPRAISERS: Kendall S. Mitchell, MAI
 Certified General Appraiser
 Van Drimmelen & Associates, Inc.
 774 East 2100 South
 Salt Lake City, Utah 84106

SUBJECT: A partial fee acquisition and a temporary construction easement within within Cache County Assessor's Parcel Number 05-061-0017.

Scope of Work

The purpose of the appraisal is to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project.

The owner of record is Cache County Corporation. The acquisitions are within Cache County parcel number 05-061-0017, which is separated into three non-contiguous portions by a secondary public right-of-way known as Gateway Drive. The acquisitions are on the north side of SR-30 on both the east and west sides of Gateway Drive. Cache County parcel number 05-061-0017 is owned by a special-use, municipal agency and the majority of the site is improved with the Cache County Jail. Mr. Craig Buttars (Cache County Executive) had previously reported that Cache County has not sold or listed any portions and are planning on using any remaining vacant land area for expansion and/or construction of new county facilities. Based on unity of ownership, unity of use and zoning, the larger parcel as described herein includes all of Cache County parcel number 05-061-0017 that is both east and west of Gateway Drive. Please see the larger parcel determination section of the report for further clarification.

Legal descriptions provided by the client indicate that the size of the larger parcel is 1,115,136 square feet or ± 25.60 acres. This land size coincides closely with county records and is relied upon herein. The subject is improved with the Cache County Jail. The vertical improvements are well separated from the area of the acquisitions and will remain in the after condition with legally compliant setbacks and adequate front yard area. No parking or other facilities related to the improvements will be impacted. The vertical improvements will not be adversely affected by the project and are therefore excluded from this analysis. The market values concluded herein represent land values only.

In preparing this appraisal, the following steps were taken:

- Inspected the subject neighborhood, vertical improvements, site and site improvements;
- Researched and analyzed the physical characteristics of the subject to determine physically possible uses;
- Researched and analyzed zoning, general plan and legally permissible uses;
- Reviewed and analyzed the location of the subject, growth trends, and supply and demand factors to determine financially feasible uses for the subject;
- Analyzed the maximally productive use of the subject and made a determination of highest and best use;
- Gathered information on comparable land sales as well as any applicable site improvement and/or cost to cure costs;
- Confirmed and analyzed the data and applied the Sales Comparison Approach in estimating land value before the acquisition (value as a whole as a total acquisition);
- Reconciled the value of the proposed acquisition(s);
- Estimated any contributory value of any site improvements acquired; and
- Examined potential severance damage to the remainder, special benefits, and cost to cure if applicable.

The market value estimate of the land for the appraised property is based on the traditional approach to land value, namely the Sales Comparison approach. The Cost Approach is not an applicable approach for the valuation of vacant land and insufficient

land lease data is available for the development of the Income Approach. Therefore, these two approaches are not applicable and the Income and/or Cost Approaches have not been completed herein.

Items considered furniture, fixtures, and equipment (FF&E), and/or personal property are expressly excluded from the scope of the appraisal, and have not been appraised.

To formulate the opinion of value the appraiser performed an appraisal as defined by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.¹ The report has been prepared in compliance with reporting requirements established by USPAP, Federal Regulations, and UDOT appraisal guidelines. This Appraisal Report is a summary recapitulation of the appraiser's data, analyses and conclusions. Supporting documentation is retained in the appraiser's file. No other individuals not named in the report provided significant professional assistance to the signing appraiser.

Meeting With Property Owner(s)

The current owner of record is Cache County Corporation, represented by Mr. John Luthy (435-755-1861 (office)). Mr. Luthy is the Cache County Chief Civil Deputy and was contacted by telephone in mid August of 2021. He had previously met with project officials and was well aware of the project and proposed acquisitions. The subject had previously been appraised in September of 2020 and he reports that he requested an updated appraisal from UDOT to more accurately reflect current market conditions. We had a brief discussion regarding market conditions and I informed Mr. Luthy that I am an independent appraiser with no affiliation with UDOT and that I would re-appraise the site based on the most recent and comparable sales that were publicly available. Mr. Luthy was cordial and did not express any other major concerns. He did not feel the need to meet with me and stated he would wait to hear from a project agent again in the near future.

¹ Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, 2020-2021 Edition.

Purpose of the Appraisal, Property Rights Appraised, Effective Date(s) and Definitions

PURPOSE OF THE APPRAISAL: The purpose of this appraisal is to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project as of the effective valuation date. The definition of fair market value as defined by Utah State Code is used for analysis purposes and is defined below.

- Definition of Fair Market Value

“Fair market value means the amount at which property would change hands between a willing buyer and seller, neither being under compulsion to buy or sell and both having reasonable knowledge of the facts.”²

As this appraisal assignment involves an acquisition of the “bundle of rights” associated with the larger parcel, an opinion of the market value of the subject property was developed as a whole property before the acquisition and the market value of the remaining property after the acquisition. The “State Rule” is applied in determining the value of the remainder by deducting the value of the acquisition(s), including any site improvements acquired and/or impacted, from the value of the whole before the acquisition.

DEFINED CLIENT/INTENDED USERS: The defined client and intended user of this report are the Utah Department of Transportation (UDOT), their agents and/or assignees. No other intended users are named or implied.

It is acknowledged that the client may provide the property owner(s) with a copy of the report for courtesy review purposes only. The property owner is not the client. Use of this appraisal by the property owners or any other persons not named in the report for

² Utah Code Title 59-2-102(13).

mortgage lending/collateral, refinancing, selling/listing, internal partnership allocation or pending contract renegotiation purposes is strictly prohibited, as defined by State and Federal law. This appraisal report cannot be re-addressed to or relied upon by other parties not named as the defined client(s) herein.

INTENDED USE OF THE REPORT: The intended use of this report is to assist the client and intended users in the acquisition of the appraised property through negotiation and/or possible condemnation proceedings incident to the widening of existing SR-30, known as Project No. S-0030(69)102.

PROPERTY RIGHTS/INTEREST(S) APPRAISED: Fee simple

PERSONAL PROPERTY, FIXTURES, AND INTANGIBLE ITEMS: No personal property, equipment, detached fixtures, or intangible items are included in the appraised values.

EFFECTIVE DATE(S) OF VALUATION: The property was last inspected on August 11, 2021, which is the effective valuation date for the subject "As Is". The date of the report is August 23, 2021.

SUBJECT STATUS APPRAISED: As per the client's request, the subject is valued in its "as is" condition as of the date of inspection. This and other pertinent definitions that may be used in the report are defined below.

DEFINITIONS:

- Definition of Value "As Is"

The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.³

³ The Dictionary of Real Estate Appraisal, (Sixth Edition) The Appraisal Institute, Chicago, Illinois, 2015.

- Definition of Fair Market Value

Fair market value means the amount at which a property would change hands between a willing buyer and a willing seller, neither being compulsion to buy or sell and both having reasonable knowledge of the relevant facts. ⁴

- Definition of Larger Parcel

*The larger parcel is defined as that tract, or those tracts, of land, which possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.*⁵

- Definition of Highest and Best Use

"The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonable near future...." ⁶

- Definition of Extraordinary Assumption

An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: *Uncertain information might include physical, legal or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or the integrity of data used in the analysis.* ⁷

- Definition of Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Comment: *Hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in the analysis.*⁸

4 State Law (Utah Code Title 59-2-102(13))

5 Definition of Larger Parcel; Uniform Standards for Federal Land Acquisitions; 3rd Edition, 2000.

6 Uniform Standards for Federal Land Acquisitions; 3rd Edition, 2000.

7 Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2020-2021 Edition

8 Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2020-2021 Edition

- Definition of Jurisdictional Exception

An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with part of USPAP.⁹

Factual Data – Before Acquisition

IDENTIFICATION OF PROPERTY:

ADDRESS:	±1225 West 200 North, Logan, Utah
LOCATION:	North side of SR-30/200 North at ±1225 West.
PARCEL NUMBER(S):	05-061-0017
OWNER(S) OF RECORD:	Cache County Corporation
LEGAL DESCRIPTION:	The legal description used in this report was obtained from instruments prepared by UDOT. Additionally, a legal description was obtained from the Cache County Recorder's Office. For the purpose of this report, the information and legal descriptions provided by UDOT are used in the analysis and are assumed to be correct. No responsibility is assumed for any inaccuracies that may exist. A copy of both legal descriptions are contained in the addendum of this report. Review of an A.L.T.A. Survey for the subject property is recommended.

⁹ Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2020-2021 Edition

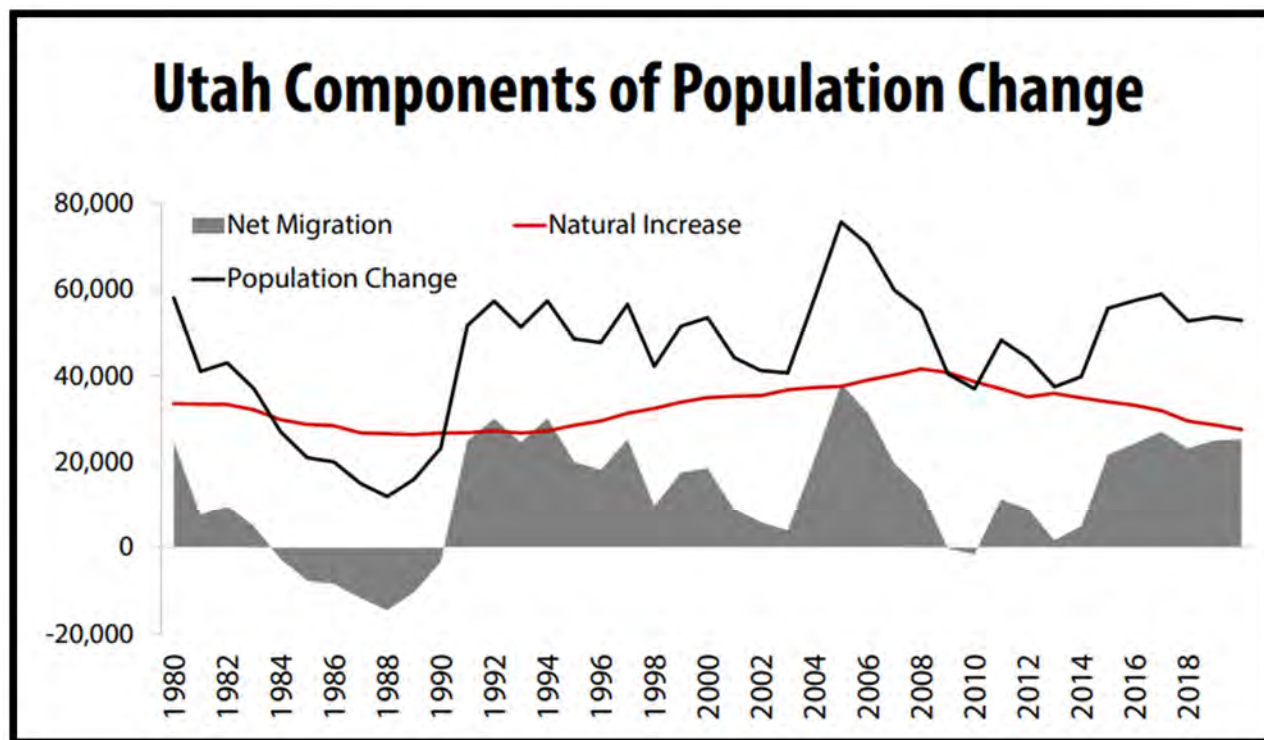
SUMMARY OF AREA INFORMATION

There are social, economic, governmental, and environmental forces, which influence the value and marketability of the subject of this report. The main focus of this section of the analysis is in regard to the overall economic condition of the state of Utah and the Wasatch Front, including population trends/demographics; employment; wages, taxable sales; construction and tourism. A more specific analysis of the subject neighborhood of Logan and surrounding communities in Cache County will follow in the summary of neighborhood information section.

- **Population Population Trends/Demographics:**

The 2021 Economic Report to the Governor (ERG) states that Utah's population grew by 52,829 persons and reached 3,273,000 by July 1, 2020, according to preliminary estimates prepared by the Utah Population Committee (UPC). This indicates an annual growth rate of 1.64%, slightly below the previous year's growth of 1.69%. Net migration (in-migration minus out-migration) increased slightly in 2019, contributing 24,987 new residents or 47 percent of growth. Natural increase declined slightly from 2018 and still contributed more than half of the new growth (53 percent or 28,609 persons). Natural increase remains the mainstay of population growth.

This moderated growth translates to an increase of 509,000 new Utahns since 2010. Census Bureau estimates indicate that Utah was the fastest growing state in the nation throughout the decade at 17.6%. Since 2010, net migration (in-migration minus out-migration) contributed 35% of Utah's population growth. This year marked the largest influence of net migration in year-over-year growth, contributing 48%. While natural increase remains the larger contributor to statewide growth, contributing 27,573 persons, which is over half (52%), it has been declining throughout the decade.

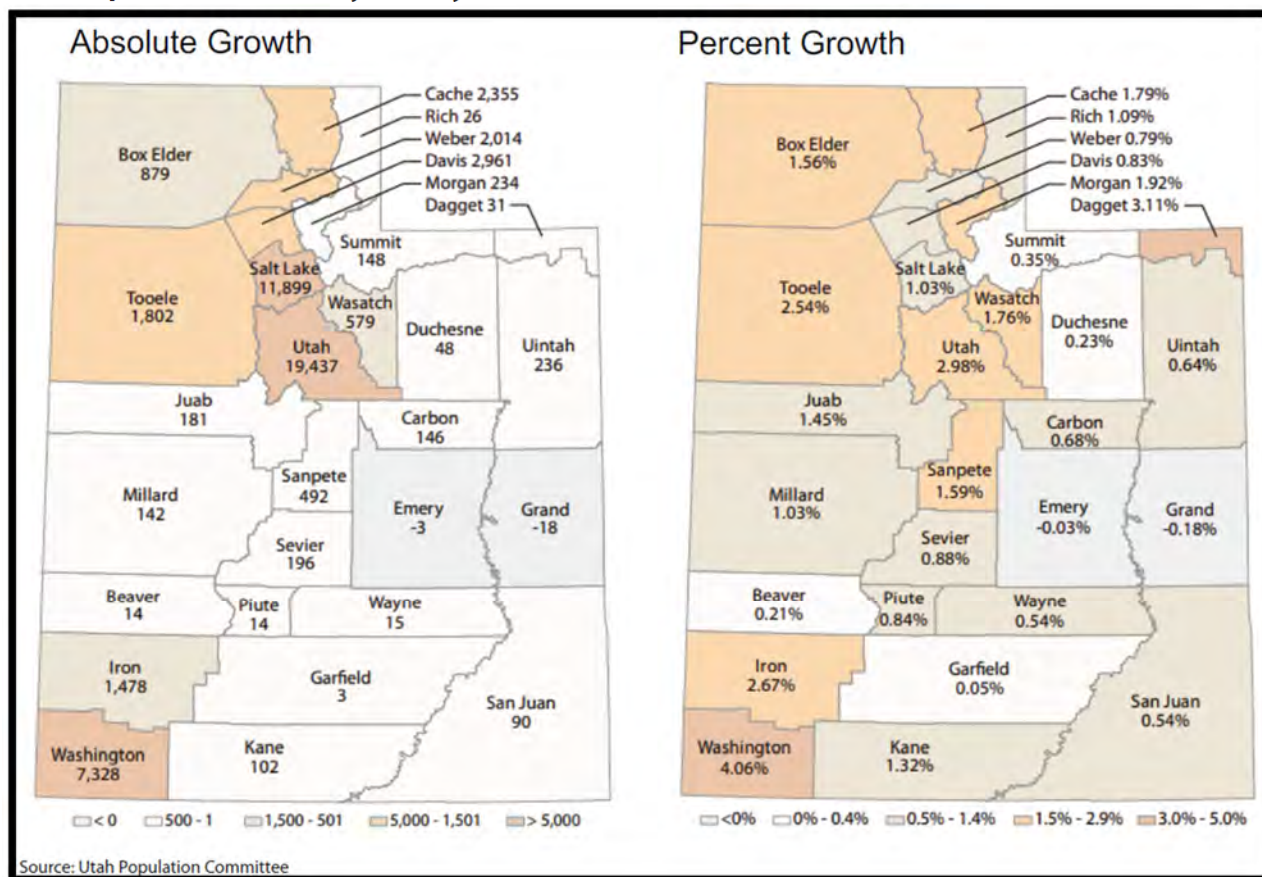


Several counties experienced significant growth between July 1, 2019 and 2020, according to the UPC estimates. Washington County experienced the highest population percentage increase for the second year in a row at 4.06% (7,328 residents). Utah County had the highest numeric growth, with the addition of an estimated 19,437 residents. Over two-thirds of statewide growth was in Wasatch Front counties.

Net migration drives population increase in the high growth counties. Historically, natural increase has been the primary source of Utah County's growth, but this is changing. For the second time this decade net migration exceeded natural increase.

Two counties have estimated population loss between 2019 and 2020: Emery and Grand counties. Both counties have a positive natural increase, which indicates the annual population decline is due to more people migrating out of, rather than into, the counties.

Utah Population Growth by County: 2019–2020



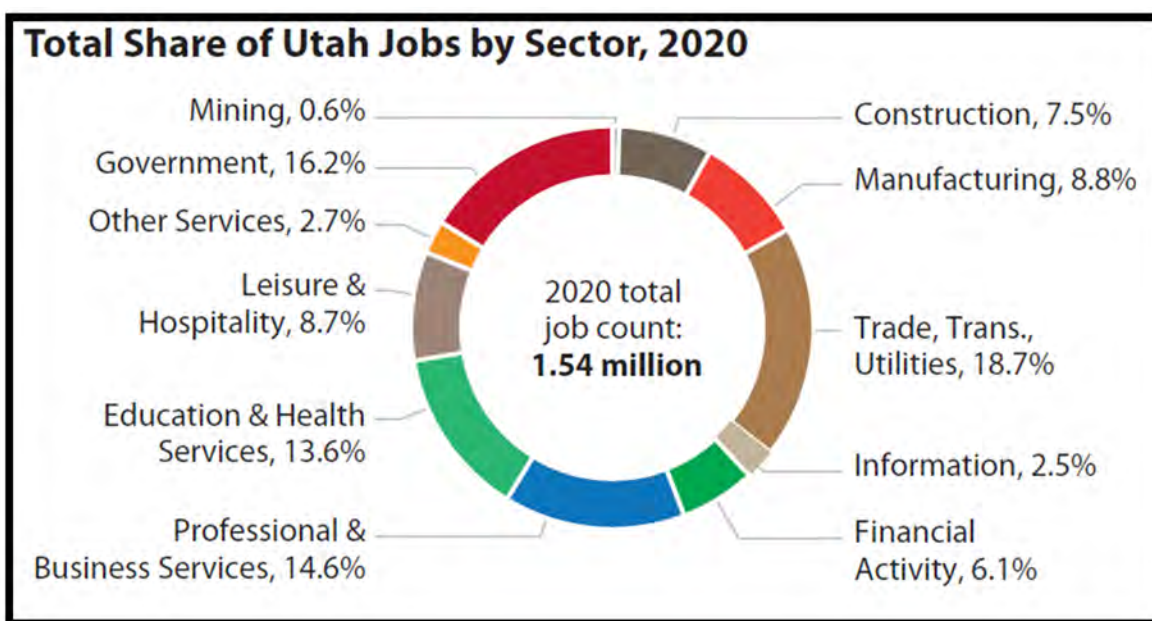
The 2021 Economic Report to the Governor (ERG) projects that the population will continue to grow at a moderate pace to reach 3,324,500 by July 1, 2021. While both components of change should remain positive, projections indicate the absolute contributions to overall growth to decrease slightly from last year. Natural increase (births minus deaths) will remain slightly more dominant than net migration, contributing 26,500 people to Utah's population. Net migration will continue to be a stable force, contributing 25,000. The 2020 Census apportionment data, scheduled for release early 2021, will provide a new baseline to inform analysis of the 2020 decade.

- **Employment:**

According to the 2021 ERG, Utah's decade long expansion, the longest on record, ended in 2020 with the emergence of COVID-19. The public health crisis presented the greatest

challenge to the Utah economy since the Great Recession. In the early spring, the forecast for 2020 was bleak as the unemployment rate in April climbed to roughly 10%. But as the year unfolded, the resiliency of the Utah economy was on full display. By November, Utah's year-over employment was down only 0.2%, the smallest employment decline of any state, and the unemployment rate had dropped to 4.3%. Nationwide employment was down by 6.0%, and the unemployment rate was at 6.7%.

Although the job market in Utah has fared better than in any other state, not all industries escaped the impact of COVID-19. Tourism has been hard hit, with national park visits down 32%. Bryce Canyon suffered the worst decline with a drop of 32% in visitations. Third-quarter data for accommodations services (hotels and motels) show a drop of 22% in lodging. Restaurants and fast food establishments have also been hurt, but the impact appears to be less than expected. Take-out and delivery have given some buffer to sit-down restaurants. Retail sales activity overall has been surprisingly strong.



Source: U.S. Bureau of Labor Statistics and Kem C. Gardner Policy Institute

As the new vaccine is distributed to more people, Utah's 2021 economy should be free to work towards its regular aggressive functionality. However, employment measures

throughout much of the year will be compared against the deep trough of 2020 and are therefore unnaturally overstated.

The ERG 2021 report projects that the labor market should continue to improve in 2021 but will not return to full employment. With only one year of job growth occurring (2021) instead of two (2020 and 2021), Utah's natural yearly labor force expansion will not be adequately absorbed. This should keep Utah's 2021 unemployment rate somewhat elevated around 4.0%.

- **Personal Income:**

Utah's total personal income in 2020 was an estimated \$170.7 billion, an 8.8% increase from \$156.9 billion in 2019. Utah's estimated 2020 per capita income was \$52,533, up 7.3% from \$48,939 in 2019. Thanks to copious federal aid, both measures of estimated personal income growth in Utah were well above their 2019 levels. Nationally, total personal income grew by 7.4% in 2020 and per capita personal income grew by 6.6%. Utah's 2019 estimated total personal income growth and per capita personal income growth were both higher than the national average.

The ERG 2021 indicates that in contrast to the national level, Utah looks likely to continue personal income growth in 2021, albeit at a slower pace. Utah already had one of the fastest personal income growth rates in the nation in 2019 and the nearly full recovery of the Utah labor market is likely to contribute to the growth in personal income regardless of federal aid. However, it is possible that economic headwinds could prove too great and result in a slight decline in 2021. Given Utah's nearly full employment level, this seems unlikely.

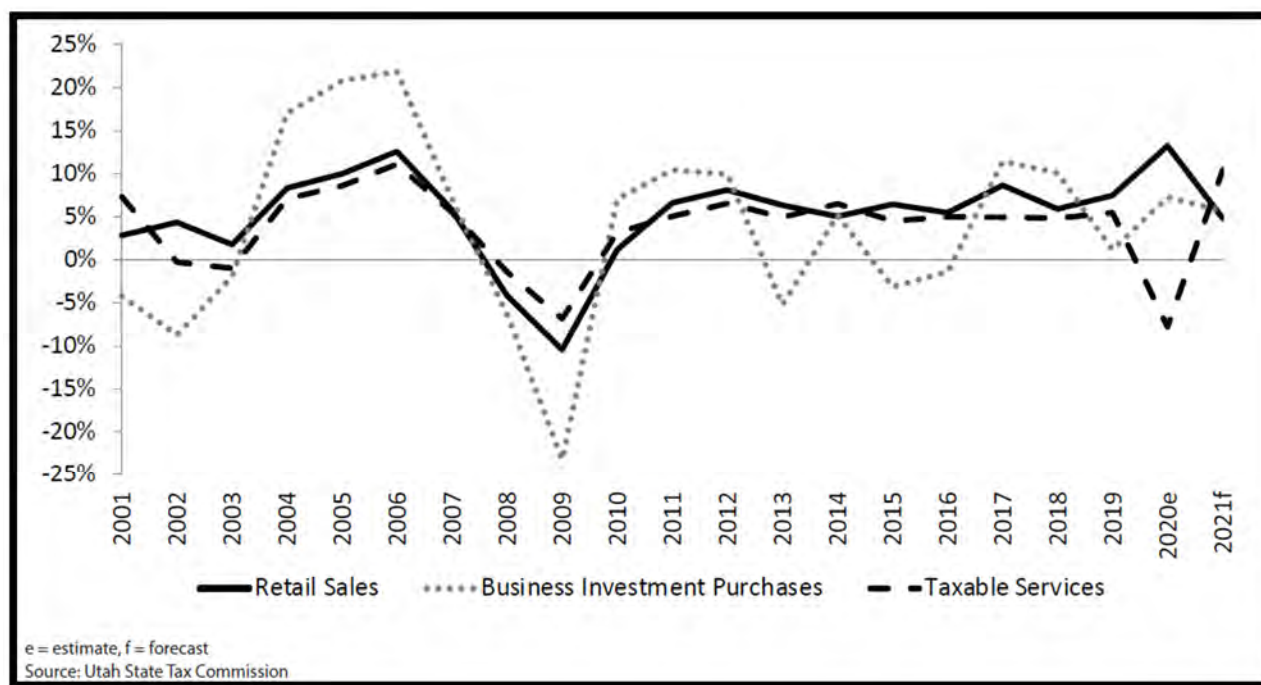
Personal income growth is likely to vary significantly among Utah industries. Those that experienced negative impacts and employment losses in 2020, such as leisure and hospitality, are likely to remain constrained in 2021 without further stimulus. Other

relatively unimpacted industries, such as construction, are likely to experience stronger growth in 2021.

- **Taxable Sales:**

The 2021 Economic Report to the Governor (ERG) indicates that the pandemic and recession of 2020 significantly impacted Utah taxable sales, which are comprised of sales and purchases subject to sales and use tax. Although growth in total taxable sales in 2020 was similar to past year (increasing by an estimated 5.8% over the prior year to \$72.9 billion), there was significant variation in performance of the various sectors. Taxable services declined by an estimated 7.8% in 2020. This decline is attributed to a decrease in consumer spending in industries such as accommodation, recreation, entertainment, and food services where social distancing is more difficult. Conversely, retail sales increased by an estimated 13.3% in 2020. This sector benefited as consumers increased online spending as well as spending in certain segments such as grocery and home improvement. Retail sales also benefited significantly from recent legislation which required marketplace facilitators to begin collecting sales tax on facilitated transactions. Business investment purchases also performed well in 2020, growing by an estimated 7.3%. Conversely, all other sales, which only comprise a small portion of taxable sales, declined by an estimated 6.4%.

Annual Percent Change in Utah Taxable Sales by Component



Despite a tumultuous 2020, progress in the fight against COVID-19, a relatively strong labor market, and strong consumer spending is forecast to drive solid growth in Utah's taxable sales in the coming year. Total taxable sales are forecast to increase by 6.3% to \$77.5 billion in 2021. The potential impact of a vaccine points to the beginning of a recovery for the taxable services sector which is forecast to increase by 10.5% in 2021. A labor market that is one of the strongest in the nation and continued growth in consumer spending are forecast to drive another year of growth in retail sales and business investment which are forecast to increase by 4.9% and 5.7%, respectively.

Although solid growth is forecast in 2021, significant uncertainty due to the COVID-19 pandemic presents a risk to the forecast. Any changes in the course of the pandemic, such as an acceleration in cases or a setback in the progress for an effective vaccine, has the potential to impact Utah taxable sales by altering the speed of the economic recovery for impacted industries. Other conditions with the potential to impact 2021 taxable sales are also primarily external in nature. These conditions include, but are not limited to, monetary and tax policy decisions, national political climate, commodity prices, and geopolitical instability. Any significant changes in these and other economic or

political conditions could result in changes to employment, disposable income, and consumer confidence, which will in turn affect Utah taxable sales.

Real Estate and Construction:

- ***Residential Construction***

In 2020, the value of permit-authorized construction in Utah was \$10.3 billion, the highest year ever, in both current and inflation-adjusted dollars. The previous peak was in 2019, with a total value of \$9.8 billion. Construction value includes the value of permit-authorized residential and nonresidential construction and the construction value of additions, alterations, and repairs to existing structures. Permit-authorized construction does not include most public construction, such as roads, highways, prisons, and schools.

The value of permit-authorized construction in Utah in 2021 is forecast at \$9.65 billion, a decline of 6.4% from 2020. The number of residential units is forecast at 30,000 units, down slightly from the 30,745 in 2020. The small decline is due to an expected lower level of apartment permit activity. The value of residential construction will hold steady at around \$6.1 billion, while the value of nonresidential construction and additions, alterations, and repairs will likely see modest declines. Nonresidential construction value is forecast at \$2.0 billion, a drop of over \$300 million from 2020. Additions, alterations, and repairs value is forecast at \$1.5 billion, a decline of \$150 million.

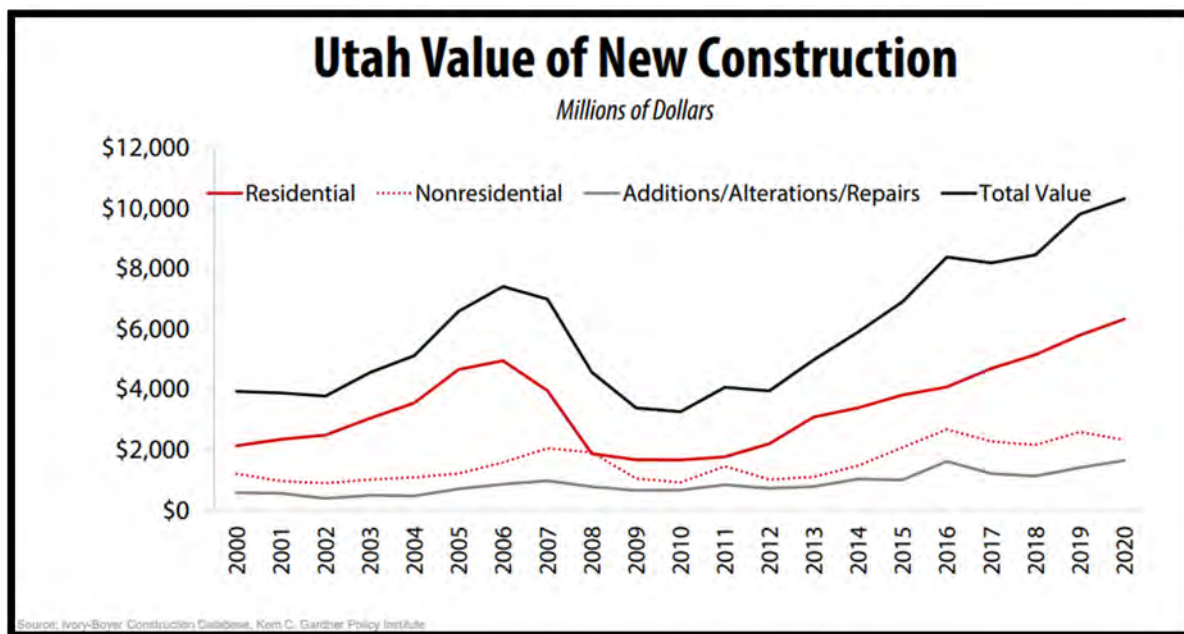
- ***Nonresidential Construction***

A year that began with optimism quickly changed as the global health pandemic ended a decade of economic growth. Job loss acceleration in the second quarter brought uncertainty to the nonresidential, commercial real estate market. With the implementation of business and commerce restrictions, office-using employment shifted to working from home, retailers closed with many shifting to online commerce, and hotel rooms sat empty. However, demand for industrial and warehouse space grew, driven by an increased

demand for online, retail distribution space. The loss of nearly 22,000 jobs led to a 10.1% decrease in permitted construction value in 2020. The value of Utah's 2020 permit-authorized nonresidential construction is estimated at \$2.3 billion. Approximately 83.0% of total nonresidential construction activity occurred in Salt Lake, Utah, and Davis counties, respectively.

The 2021 forecast for the value of permit-authorized nonresidential construction in Utah is \$2.0 billion, a 14.3% decrease from 2020. While the labor market will continue to recover next year, it will not be a full recovery. The job losses of 2020 will likely lead to an increase in vacant space. As the job market recovers in 2021, this empty space will need to be reabsorbed before new space is built.

The 2021 value of permit-authorized nonresidential construction is forecast to decline by 13.1% in the office-bank-professional sector; decline by 18.1% in the retail-mercantile-restaurant sector; and decline by 7.1% in the industrial-warehouse-manufacturing sector.

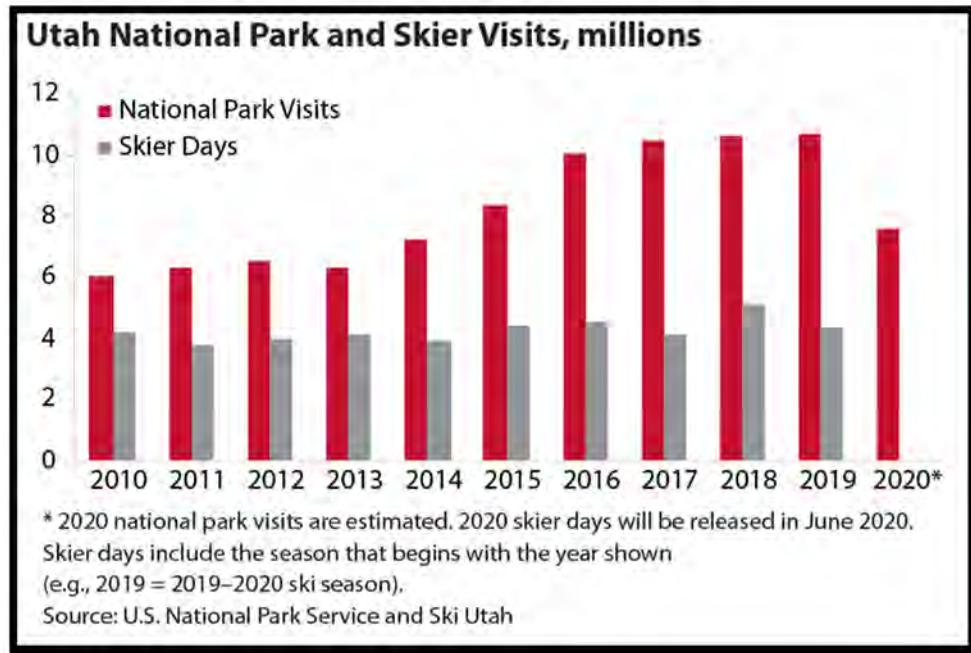


- **Tourism:**

The COVID-19 pandemic upended Utah's travel and tourism economy in 2020. As the virus surfaced in the U.S. in February, travel restrictions, flight cancellations, stay-at-home orders, and service-oriented business closures directly impacted visitor spending, tourism-related jobs, and visitation trends.

Year-to-date travel-related sales tax revenues, such as transient room, restaurant, and motor vehicle leasing taxes, were trending 26.0-35.0% lower than 2019 revenues. During the first three quarters of 2020, 22 of Utah's 29 counties experienced year over declines in county transient room tax revenue. Additionally, total taxable sales in the leisure and hospitality sector decreased 16.6% during the first three quarters of 2020. Year-over-year retail sales, however, including gas, groceries, and miscellaneous sales, were up 5.0-16.0%, reflecting a pandemic-influenced shift from public transportation, dining out, and service purchases, to auto travel, grocery shopping, and goods purchases.

During the pandemic, Utah state park visitation fared better than national park visitation due in part to spring national park closures, which diverted visitors to Utah's open state parks. State parks also benefited from outdoor recreation's growing popularity as a safe and socially-distanced activity. From January to August 2020, Utah state parks experienced a 25.6% year-over-year increase in visitation, while national parks visitation was down 43.4%.



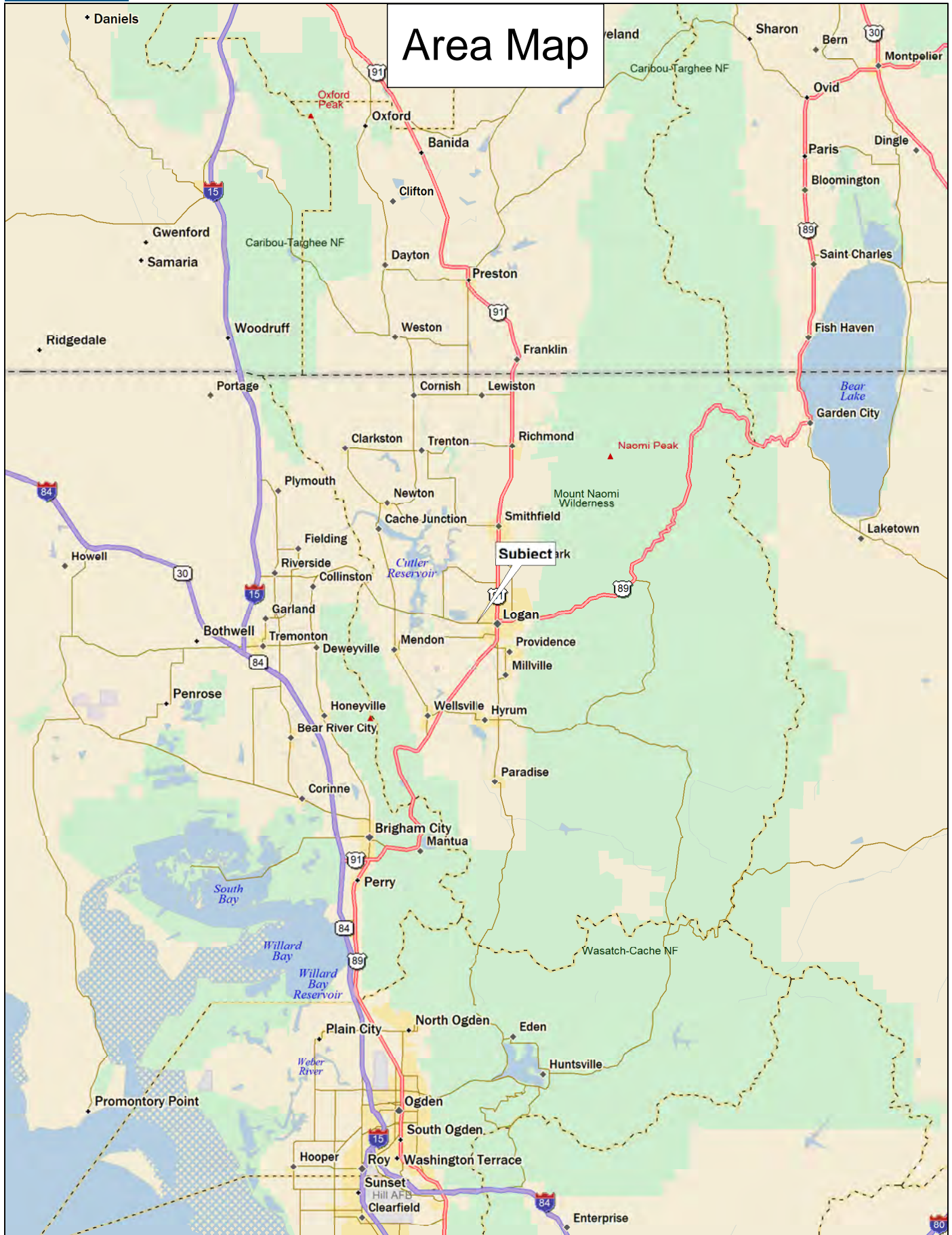
Domestic and international travel are anticipated to rebound in 2021. Travel experts predict a 20.0% year-over increase in U.S. domestic person-trips and a 73.0% increase in international arrivals, with leisure travel rebounding more quickly than business travel. Auto travel will remain the preferred transportation mode with a forecast 19.0% year-over increase after a year of being down 26.0%. Air travel is predicted to rebound 16.0% after a year-over decline of more than 60.0%. Of course, increased 2021 travel in depends largely on the production and widespread distribution of accessible and effective COVID-19 vaccines.

- **Conclusion and Outlook:**

Utah's decade long expansion, the longest on record, ended in 2020 with the emergence of COVID-19. The public health crisis presented the greatest challenge to the Utah economy since the Great Recession. In the early spring, the forecast for 2020 was bleak as the unemployment rate in April climbed to roughly 10%. But as the year unfolded, the resiliency of the Utah economy was on full display. By November, Utah's year-over employment was down only 0.2%, one of the smallest employment declines of any state, and the unemployment rate had dropped to 4.3%. Nationwide employment was down by 6.0%, and the unemployment rate was 6.7%.

While the public health crisis has been tragic, the impact of the pandemic on the Utah economy has been much milder than initially expected. A strong recovery is forecast for 2021, with employment increasing by 58,000 jobs, which would be the largest single-year increase in employment in Utah's history. Because of Utah's diverse mix of industries, the state economy is expected to weather economic fluctuations better than the national economy with industries such as construction, durable manufacturing, retail, and finance representing a slightly heavier footprint in Utah than in the national landscape.

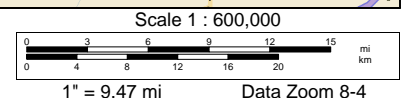
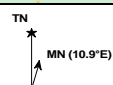
According to the 2021 ERG report, Utah's potential for continued growth is sustainable given that Utah continues to lead the nation as the most diverse economy with a Hachman Economic Diversity Index score of 97.3 (up from 96.9 in 2018 and 97.1 in 2019) ahead of Missouri (96.7) and Georgia (96.7). Despite Utah's mid-sized economy (31st largest), its industrial composition is more diverse than even the largest states. Utah continues to attract organizations from across the country and globe with growth only tempered by uncertainty in the macroeconomy.



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NEIGHBORHOOD DESCRIPTION

Neighborhood characteristics impact the value of real estate. Therefore, an overview of the subject neighborhood is presented below.

Proximity

The subject property is on the north side of SR-30/200 North at ±1225 West within the jurisdiction of Logan City. Mendon and Benson are to the west; Wellsville is to the southwest; Hyrum, Paradise and Avon are to the south; Newton and Amalga are to the north; and Smithfield, Hyde Park and North Logan are located to the northeast. Logan is the county seat and largest city in Cache County.

Boundaries and Accessibility

The boundaries of the neighborhood are best delineated by streets or geographical features. The boundaries are given as follows:

North	SR-218 (Smithfield to Newton)
South	Highway 89/Hyrum/Wellsville City Limits
West	Cache County West Boundary
East	Main Street/SR-91

SR-91 is the major North/South highway/road through the county. SR-91 extends to the southwest to Box Elder County and to Interstate 15. SR-91 extends to the north through Smithfield and Richmond to the Utah/Idaho border and then north to Preston, Idaho. SR-30 extends from Main Street in Logan passed the subject to the west to Box Elder County and through Riverside to I-15. Traffic counts are ±7,600 AADT on SR-30 near the subject. Highway 89 extends to the east of Logan and then northeast to Garden City and Bear Lake. Other major traffic arteries in the subject neighborhood include Highway 89/91, 200 North/SR-30, Airport Road/SR-252, 1000 West, Center Street, 400 South, 1000 North, 1400 North, 600 West and 1800 North. All roads are publicly maintained. The streets are either asphalt or concrete paved and generally kept in good condition. Overall, the accessibility of the neighborhood is rated as average to good.

Jurisdiction

The neighborhood is within the jurisdiction of Logan and the other surrounding municipalities previously named, as well as Cache County. The cities and county within the neighborhood provide all major services and control development within their respective borders.

Neighborhood Life Stage

According to the *Appraisal of Real Estate*, neighborhood typically evolve through four states as described below:

1. Growth - A period during which the neighborhood gains public favor and acceptance.
2. Stability – A period of equilibrium without gains or losses.
3. Decline – A period of diminishing demand.
4. Revitalization – A period of renewal, development, modernization and increasing demand.

The immediate subject neighborhood appears to be in a growth/stability stage and the SR-30 corridor close to the west of Logan appears to be an obvious future path of growth.

Land Use Characteristics

Development within the defined boundaries comprises a mixture of residential, agricultural, commercial, industrial and retail uses. Commercial uses are primarily located along major roadways previously mentioned and major intersections. Main Street and 1000 West are the main corridor's through the immediate area. Commercial and industrial development are near in the area of the subject along SR-30 and 1000 West. The Logan Airport is to the northeast of the subject north of 2500 North. Residential uses are interspersed throughout the subject neighborhood, primarily along secondary transportation routes. Residential developments are comprised mainly of single-family units, with multifamily throughout the neighborhood, particularly near the Utah State

University (USU) campus located on the east side of Logan. Agricultural uses are primarily located near the peripheries of development on the west, south and north sides of Logan.

The subject fronts to 200 North/SR-30 in a mixed use area mostly comprising commercial and industrial uses. Surrounding development is mixed, with commercial oriented uses near 1000 West and SR-30. There are quasi-industrial uses interspersed throughout the neighborhood and primarily west of 1000 West. Major areas of industrial and commercial uses are along Highway 30 with the main areas near the subject and east along Highway 30 within Logan City limits.

There are several larger tracts of vacant land interspersed through the neighborhood. Natural development growth is anticipated to extend west of the subject. Development challenges include significant wetlands in the area, mostly to the west and southwest of the subject near and around the Bear River and Cutler Reservoir. Overall, the neighborhood is approximately 60%-65% developed.

Adjacent Properties

Adjacent properties are generally compatible with the subject as follows:

North	Vacant land zoned for Commercial Services
South	SR-30 ROW/Commercial land & improvements
East	Storage units
West	Auto repair facility/Utah Division of Wildlife Resources facility

Neighborhood Real Estate Overview - Residential

The subject is positively influenced by its location and the demand for new housing, which also drives commercial and industrial development in the area. In examining home sales in the neighborhood, it appears that values “bottomed out” in 2011 after recessionary market conditions. Since 1st Quarter 2012, the median house price steadily increased with an overall upward trend in values until the 1Q of 2020.

The Covid-19 pandemic as declared by WHO had an immediate and dramatic on all real estate markets in general, and a large degree of uncertainty and apprehension exists. Some markets, such as the retail and office markets may be permanently altered, but further information is necessary. However, the residential market in the State of Utah experienced some stalling conditions during the 2Q of 2020 but then experienced strong market activity with increasing appreciation starting in the 3Q of 2020 that has continued into 2021. Due to national relocation/migration trends and strong net in-migration to the state, the State of Utah in general as well as Logan City has experienced consistently strong appreciation for residential improvements over the last 4-5 quarters. This is illustrated on the following graph obtained from the Wasatch Front Regional Multiple Listing Service outlining residential market trends for the subject neighborhood of Logan City. The data is effective to 2Q of 2021



As shown in the graph below, the median sale price of a single-family residence within Logan City has steadily increased over the last three (3) years, from a median price of \$265,000 as of the 2Q of 2018 to a current median sold price of \$390,000 as of 2Q of 2021. This equates to appreciation of $\pm 32\%$ over the three year period, or $\pm 10.7\%$ annually. Within the last year, the median sold price has increased $\pm 26.2\%$ from \$288,000 (2Q 2020) to \$390,000 (2Q of 2021). This is a dramatic increase during a period when pandemic conditions were prevalent.

The number of closed sales over the last year has ranged from 181 (1Q 2021) to 398 (3Q 2020) and is generally in-line with previous years. The preliminary information does suggest that the residential market fared the pandemic better than other markets such as retail or office, and this information is supported by the WFMLS statistics.

The number of active listings has fluctuated dramatically and generally follows seasonal trends. The data is limited and pertains to finished product (i.e. residences) rather than land and absolute reliance on this information is not recommended. However, it does illustrate consistent appreciation and positive market conditions for residential improvements within the subject neighborhood over the last three years.

The upward trends in the residential market area also influenced trends in commercial real estate. Commercial development within Cache County and along the Wasatch Front in general for retail, office and industrial developments has been strong over the last two to three years. Vacancy rates for all commercial subtypes (i.e. office, retail, etc.) had been declining, with asking lease rates generally rising or remaining stable. The retail, office and lodging sectors have had the largest impact during the pandemic and are anticipated to have no appreciation over the past year. The industrial market has fared better than the general commercial market and is in a stabilizing market pattern. Speculative and build to suit construction numbers are slowing, and multiple projects are on hold. However, the continued increasing population and historical job growth in the area are positive demand factors. Utah has fared better than the nation as a whole, which

is attributed to the diverse economy and continued population growth. It is anticipated that unemployment will rebound as the pandemic begins to subside.

Influences

Positive influences stem primarily from the relative strong growth of the Wasatch Front area in general with respect to strong job formation and population growth over the past several years and projections for continued population growth in the state. Other positive influences include the relatively stable demand in the real estate market sector. In general, market conditions and real estate activity has been consistently strong over the last 5-8 years. Until recently there have been no major negative influences in the subject neighborhood. The current COVID-19 pandemic has had a slowing effect on the real estate market and it is uncertain how long the pandemic will impact market conditions.

Conclusion

In summary, the subject is located in Logan City adjacent to the Highway 30 corridor in the western incorporated portions of the city. The immediate neighborhood is primarily commercial and industrial in nature with some agriculture to the west. Development is anticipated to expand west of the immediate subject neighborhood. Future growth is anticipated from the increasing population and demand for goods and services. Development will likely consist of a mix of residential, commercial and industrial oriented developments. The subject is in an area of development, but there are other areas to the south and north of Logan that are better positioned for growth. As such, development in the immediate area is more speculative and could be several years into the future. Linkages/access into the immediate area are average and sufficient, as is proximity to commercial support services. The long-term outlook is for a relatively stable growth pattern with stabilizing/improving property values.

[illegible]

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$$1'' = 1,066.7 \text{ ft}$$

Data Zoom 14-0

Larger Parcel Determination

In typical right-of-way appraisal assignments, it is necessary to determine and clearly define the larger parcel of which the acquisition(s)/easement(s) are a part. The definition of larger parcel as per the Dictionary of Real Estate Appraisal, sixth edition (2015) is as follows:

- Larger Parcel

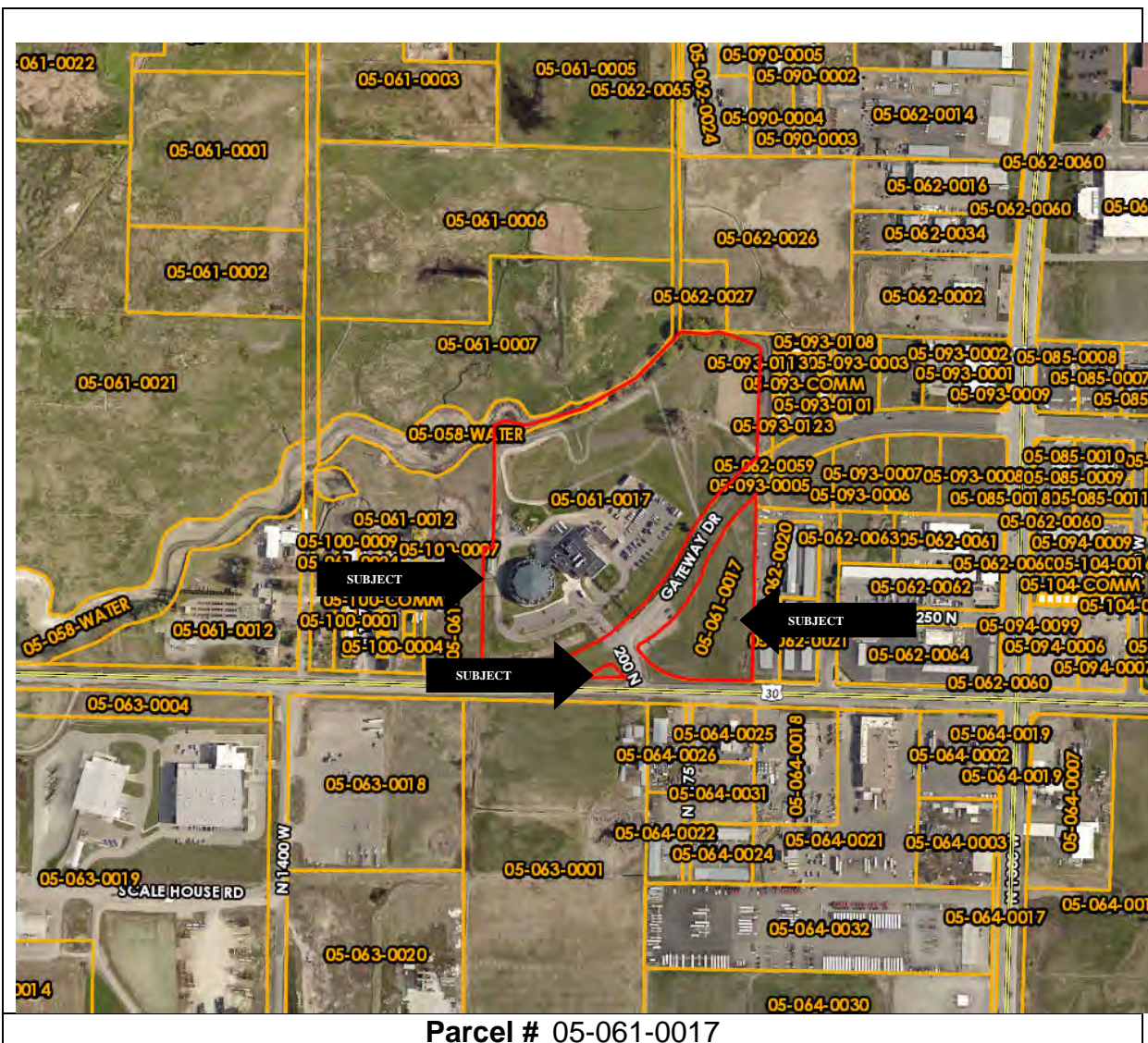
1. *In condemnation, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.*

2. *In condemnation, the portion of a property that has unity of ownership, contiguity, and unity of use, the three conditions that establish the larger parcel for the consideration of severance damages in most states. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.*

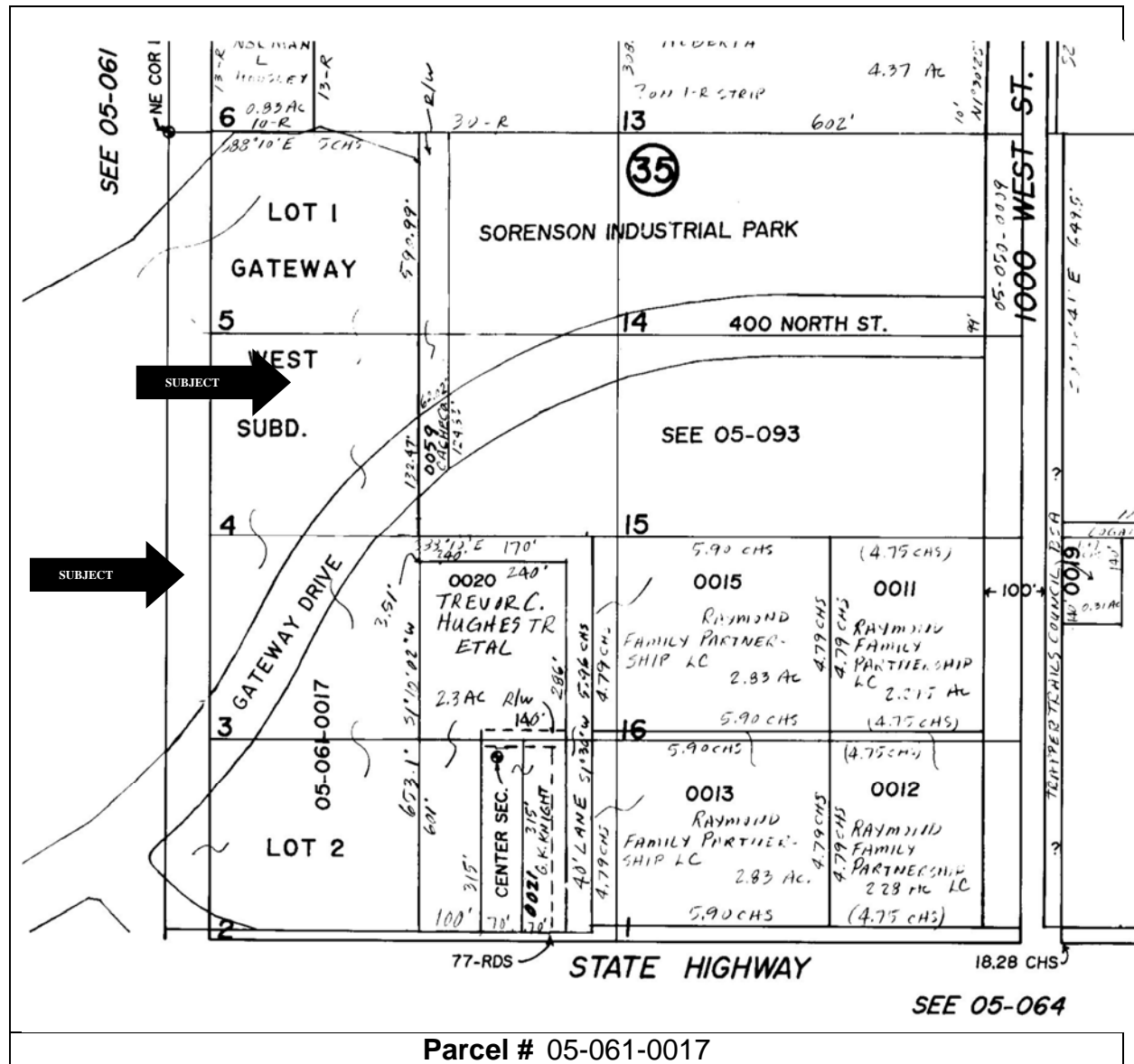
The three main tests in determination of the larger parcel include contiguity, unity of ownership, and unity of use (highest and best use). In the case of the subject, the acquisitions are within Cache County parcel number 05-061-0017, which parcel is separated into three (3) non-contiguous parts by the Gateway Drive right-of-way. The subject is owned by a special-use, municipal agency, namely the Cache County Corporation. The majority of the site is improved with the Cache County Jail and the larger parcel in general has been subdivided specific to the special-use, municipal needs and all vacant portions are being held by the Cache County Corporation for expansion of the jail and/or future construction of county related improvements. All separated portions are under the same tax identification number and share in unity of ownership and unity of use. No other abutting parcels under the same ownership that would share in unity of use are apparent.

Thus, the defined larger parcel consists of all of Cache County parcel number(s) 05-061-0017, including all portions east and/or west of Gateway Drive. The larger parcel is under the recorded ownership of Cache County Corporation. Based on legal descriptions provided by the client, the size of the larger parcel is 1,115,136 square feet or ± 25.60 acres, which land size coorelates closely with county records. Please refer to the highest and best use, plat map and zoning map contained herein for further clarification.

COUNTY AERIAL PARCEL MAP



COUNTY PLAT MAPS



Description of Larger Parcel

The larger parcel comprises a commercial subdivision containing ± 25.60 acres that abuts the north side of SR-30 at ± 1225 West in Logan City. Review of an A.L.T.A. Survey of the subject property is recommended.

General Site Data:

<i>-Land Area</i>	1,115,136 square feet or ± 25.60 acres
<i>-County Parcel No(s).</i>	05-061-0017
<i>-Street Orientation</i>	Corner (minor – no access is apparent from SR-30 and the intersection of SR-30 and Gateway Drive is un-signalized.
<i>-Shape</i>	Irregular – The larger parcel is divided into three portions by the Gateway Drive right-of-way. As a result, some areas are irregular in shape. Gateway Drive was reportedly installed by the county in conjunction with the jail construction. If the subject were not owned by a special-use, municipal corporation it is highly probable that the larger parcel would have been subdivided into smaller and more typically sized/shaped lots as dictated by market demands and Gateway Drive would likely have been re-aligned in a different manner to better maximize the subdivided lots.
<i>-Frontage</i>	± 935 linear feet on SR-30
<i>-Access</i>	Gateway Drive. No direct access points were noted along the SR-30 frontage.

<i>-Depth</i>	Maximum depth varies; see plat map.
<i>-Topography</i>	Level; The site is generally at street grade with SR-30 and Gateway Drive.
<i>-Drainage</i>	Natural drainage appears westerly.
<i>-Soil</i>	Soil studies have not been made available to the appraiser. Soil stability is assumed to be adequate for slab on grade construction. Review of a geo-technical investigation prepared by a qualified engineer/firm is recommended.
<i>-Wetland Areas</i>	<p>A GIS aerial overlay and wetland study indicating the existence of wetlands was not provided. Determination of wetlands is beyond my area of expertise. FEMA does not indicate any flood zones or water retention issues. There does appear to be a small, natural water corridor through the southwest quadrant of the larger parcel, but this water corridor has been integrated into the overall landscape plan and does not represent a significant portion of the larger parcel. No obvious signs of wetlands or other wet areas were readily observable during the property inspection.</p> <p>This analysis assumes that there are no wetland areas contained within the subject. Review of a wetlands investigation by a qualified firm is recommended.</p>
<i>-Adjacent Properties</i>	Adjacent properties are as follows:
<i>North:</i>	Vacant land zoned for Commercial Services
<i>South:</i>	SR-30 ROW/Commercial land & improvements
<i>East:</i>	Storage units
<i>West:</i>	Auto repair facility/Utah Division of Wildlife Resources facility

- Street Improvements*

Gateway Drive is a secondary traffic artery that is one lane for each direction of travel. The frontage is generally dirt/asphalt shoulder with no street improvements. 200 North/SR-30 along the south border is also an asphalt paved right-of-way with one lane per direction of travel. There is not a center turn lane. The frontage consists of dirt/asphalt shoulder only with no street improvements.
- Traffic Counts*

The nearest Annual Average Daily Traffic (AADT) is $\pm 7,600$ AADT on SR-30 according to a 2019 UDOT traffic count study.
- Utilities*

All utilities necessary for development are readily available in the immediate area and/or stubbed to the larger parcel. Access to utilities is generally adequate for development.
- Abutting Rights-of-Way*

Gateway Drive and SR-30.
- Easements, Restrictions and Encroachments*

A title policy was not provided for review in conjunction with this report. No unusual easements, restrictions, and/or encroachments are indicated in the legal description for the subject parcel. No unusual encumbrances or encroachments were noted during inspection. It is assumed that typical public utility, street, and drainage easements and/or any other undisclosed easements and/or rights-of-way would not adversely impact the development potential of the subject site.

-Special Hazards

Flood Zone: Zone X (outside 100-year flood zone). Community Panel #49005C0376C; dated May 24, 2011. A copy of the applicable section of the flood zone map is attached in the addenda.

Environmental: There is no direct current evidence of environmental problems associated with the subject. The client has not provided Phase I or Phase II Environmental Site Assessments relative to the subject. Without Phase I and Phase II Environmental Site Assessments, this analysis is based on the extraordinary assumption that no environmental hazards/contamination exists on the subject premises. Should a Phase I or II Environmental Site Assessment be provided indicating the existence of environmental contamination/hazards and detailing remediation costs associated with the contamination, the value estimate conclusions contained herein may need to be reevaluated and would likely be lowered. Review of a complete Phase I Environmental Site Assessment specific to the subject property, performed by a qualified engineer/firm is strongly recommended.

-Zoning The subject is zoned CS (Commercial Services) & PUB (Public Use) under the jurisdiction of Logan City. The majority of the site is occupied by the Cache County Jail is zoned PUB for public uses, while the land area east of Gateway Drive is zoned CS. The PUB zone is directly associated with the special use improvements and can be largely disregarded.

The eastern portions and majority of surrounding land is zoned CS and primary reliance is made on this zone herein.

The purpose of the CS zone as per the Logan City zoning ordinance is to fill a need between industrial and commercial land uses. Commercial Service areas provide alternative locations for light manufacturing, warehousing, wholesaling, or other uses that support construction and manufacturing trades that are typically service oriented. The Commercial Service district will have the same quality design standards as commercial and industrial projects with an emphasis on higher quality site and building design, and will have an increased requirement for landscaping. Commercial Service areas are not intended for residential uses nor are they intended for heavy industrial types of uses.

Most of the uses within the CS zone are commercial/industrial in nature. Setback requirements for the front of a property are 10', side 5', and rear 10'. Improvements cannot exceed 60% of the lot size. The maximum allowed building height is 38' for a primary building and a 12' minimum for a ground floor.

Select pages of the CS zoning ordinance are retained in the appraisal work file. A full copy can be accessed on the Logan City website.

-Site Utility

The subject represents a larger sized, irregular shaped, minor corner parcel that is being used for special-use, municipal purposes. The site is level and at street grade with Gateway Drive. Sufficient access from Gateway Drive is present, and all utilities necessary for development are available in the

immediate area and/or stubbed to the interior of the site. Overall, utility of the site is rated average.

IMPROVEMENT DESCRIPTION

The subject is improved with the Cache County Jail. The vertical improvements are well separated from the area of the acquisitions and will remain in the after condition with legally compliant setbacks and adequate front yard area. No parking or other facilities related to the improvements will be impacted. The vertical improvements will not be adversely affected by the project and are therefore excluded from this analysis. The market values concluded herein represent land values only.

RECENT HISTORY OF THE PROPERTY: USPAP requires a three (3) year reporting history for the appraised property, while UDOT right-of-way appraisal guidelines dictate a five (5) year reporting history requirement.

The current owner of record is Cache County Corporation, represented by Mr. John Luthy and Mr. Craig Buttars. Mr. Buttars previously reported that the property has been in county ownership for in excess of five (5) years, and he does not report any sales, listings or unsolicited offers to purchase within this reporting timeframe. He further reports that the county intends to expand the jail at some point in the future and may also construct additional county facilities on the site, and would therefore be unlikely to list any portions of the property or entertain any offers. A search of the Wasatch Front MLS did not reveal any sales or listings within this reporting timeline. Thus no sales, listings or unsolicited offers are known within the last five (5) years.

REAL ESTATE TAXES & ASSESSMENTS: For taxation purposes, the appraised property is under the jurisdiction of Cache County. The subject is under the recorded ownership of Cache County Corporation, which is a tax exempt municipal agency. As such, assessment and/or tax information is not available from the Cache County Treasurer's Office.

The assessment information is generally determined on a mass appraisal basis and does not necessarily consider individual components specific to a given parcel such as access, shape, topography, etc. Assessment information is given limited to no consideration by knowledgeable market participants and is of limited usefulness as a true market value indicator. This appraisal considers the specific aspects of the subject property with utilization of specific comparable sales. Limited to no weight is given to the assessment information as a true market value indicator.

Data Analysis and Conclusions – Before Acquisition

ANALYSIS OF HIGHEST AND BEST USE:

Two procedures are used to determine a property's highest and best use. The first is an analysis of the site as if vacant. The second is an analysis of any existing improvements and their influence upon the site's highest and best use. The use(s) concluded in the analyses to be highest and best must meet the criteria of being 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive.

HIGHEST AND BEST USE AS VACANT

Physically Possible

The subject is on the north side of SR-30/200 North at ±1225 West in Logan, Utah. The total area of the subject land is 1,115,136 square feet or ±25.60 acres. The site is irregular shaped and the topography is level. Natural drainage appears to be westerly. The total frontage is ±935 linear feet on SR-30. Access is via Gateway Drive. Gateway Drive is a secondary traffic artery that is one lane for each direction of travel. The frontage is generally dirt/asphalt shoulder with no street improvements. 200 North/SR-30 along the south border is also an asphalt paved right-of-way with one lane per direction of travel. There is not a center turn lane. The frontage consists of dirt/asphalt shoulder only with no street improvements. The nearest available traffic counts are ±7,600 AADT on SR-30 near the subject.

The size and shape of the subject, at approximately 1,115,136 square feet or ± 25.60 acres, could physically accommodate a variety of developments. No major physical detriments are apparent.

Legally Permissible

There are generally two areas of concern regarding legally allowable improvements to a property. The first is associated with title or deed restrictions, which can limit the potential uses of a property. The second is associated with zoning ordinances, which often limit both the type and size of development constructed on a site. No deed restrictions or rights-of-way are believed to exist that would restrict the development of the parcel.

The whole parcel is within the jurisdiction of Logan City and is within both the PUB and CS zone. The PUB zone is a public facilities zoning designation directly related to the special use improvements and can be largely disregarded. The portion east of Gateway Drive and most surrounding parcels are zoned CS. According to the zoning ordinance, the Commercial Service (CS) designation fills a need between industrial and commercial land uses. The permitted uses include many commercial and industrial oriented uses, which would be consistent with surrounding development and location on a moderately traveled roadway.

Financial Feasibility

A financially feasible use must be one that can provide the highest return on an improvement over a prolonged period of time. The use will be constrained by zone restrictions and the physical characteristics of the land. Also considered are current economic trends, neighborhood influences, and existing supply/demand characteristics, as they pertain to real estate.

Market conditions have recently been positive for the last 3-8 years. Real estate construction and investment have been strong over this time, with continued and

sustained appreciation for all submarkets (i.e. residential, commercial, multi-family, industrial, etc.). There has been recent uncertainty related to the COVID-19 pandemic. It is uncertain how long the pandemic will last and how it will impact the real estate market. For certain segments of the market, demand is still apparent and strong, particularly for agriculture, residential and industrial oriented development. Commercial services for residential development remain average and development is still occurring.

Location is a significant determinant and plays a large role in the highest and best use conclusion. Development within the defined boundaries comprises a mixture of residential, agricultural, commercial, industrial and retail uses. Commercial uses are primarily located along major roadways previously mentioned and major intersections. Main Street and 1000 West are the main corridor's through the immediate area. Commercial and industrial development are near in the area of the subject along SR-30 and 1000 West. The Logan Airport is to the northeast of the subject north of 2500 North. Residential uses are interspersed throughout the subject neighborhood, primarily along secondary transportation routes. Residential developments are comprised mainly of single-family units, with multifamily throughout the neighborhood, particularly near the Utah State University (USU) campus located on the east side of Logan. Agricultural uses are primarily located near the peripheries of development on the west, south and north sides of Logan.

The subject fronts to 200 North/SR-30 in a mixed use area mostly comprising commercial and industrial uses. Surrounding development is mixed, with commercial oriented uses near 1000 West and SR-30. There are quasi-industrial uses interspersed throughout the neighborhood and primarily west of 1000 West. Major areas of industrial and commercial uses are along Highway 30 with the main areas near the subject and east along Highway 30 within Logan City limits.

There are several larger tracts of vacant land interspersed through the neighborhood. Natural development growth is anticipated to extend west of the subject. Development challenges include significant wetlands in the area, mostly to the west and southwest of

the subject near and around the Bear River and Cutler Reservoir. Overall, the neighborhood is approximately 60%-65% developed.

Traffic counts are $\pm 7,600$ AADT on SR-30. Linkages are rated as average with Highway 89/91, 200 North/SR-30, Airport Road/SR-252, 1000 West, Center Street, 400 South, 1000 North, 1400 North, 600 West and 1800 North all located nearby.

Given the subject's physical characteristics, zoning, general plan, and location, current financially feasible uses are low to medium intensity commercial and/or quasi-industrial uses for the subject location. The subject would have wide market appeal and would likely sell within a typical timeframe if it became available on the open market. If the subject were not owned and developed by a municipal agency, it would likely be subdivided into smaller commercial lots more in-line with market norms and expectations. This will be considered in the valuation section to follow.

Maximally Productive Use and Conclusion (As Vacant)

After reviewing the above, it is concluded that the maximally productive use of the subject as vacant would be for low to medium intensity commercial and/or quasi-industrial development. The most probable buyer would be a local/regional developer/investor or local end user. Given the advantageous location and surrounding development, the timing for development would likely be immediate to in the near future.

Highest and Best Use of the Site As Improved

N/A - The vertical improvements will not be negatively impacted by the imposition of the acquisitions and have been excluded. Only the underlying land as if vacant is appraised herein. Thus, this area of analysis does not apply.

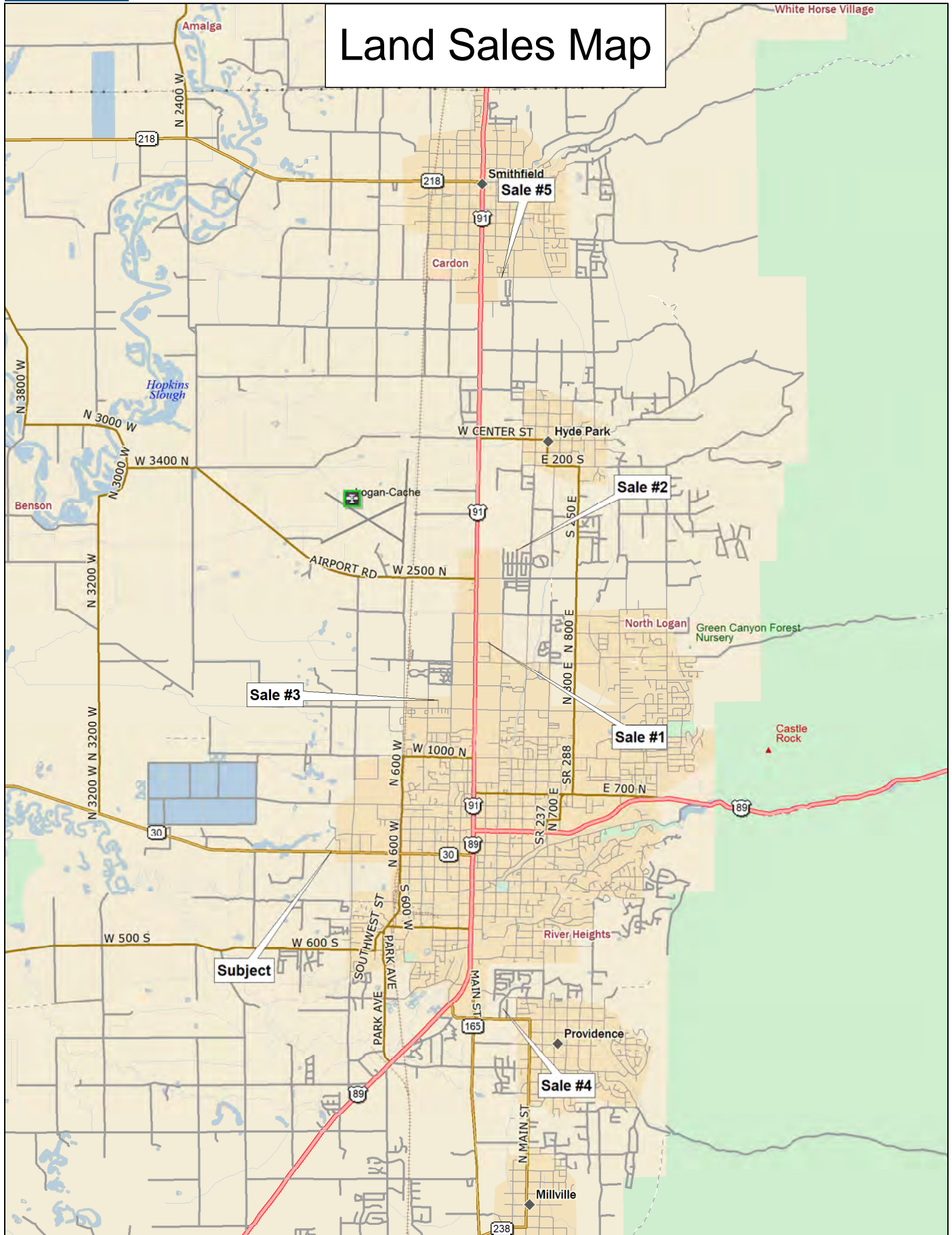
LAND VALUATION

The method used to assist in formulating the appropriate market land value is based on the traditional approach to land value, namely the Sales Comparison Approach. This involves obtaining land sales with similar characteristics and comparing those sales to the subject site. Adjustments are made to the comparables for differing features. The adjusted values of the comparables are then reconciled into a single estimate of value for the subject land. The unit of comparison is the price per square foot.

The site would appeal mainly to individual investors/developers or possible end-users. Land sales in the competitive neighborhood with similar highest and best use have been sought. The following table is a summary of the land sales used in this report. The complete data sheets with plat maps and additional information are contained within the addenda of the report. Further information is retained in the appraisal work file.

SUMMARY OF COMPARABLE LAND SALES (BEFORE ADJUSTMENTS)						
ID	Subject	1	2	3	4	5
Address	1225 W. 200 N.	Approx. 85 E. 2000 N.	3580 N. 300 E.	305 W. 1470 N.	202 N. Gateway Dr.	120 E. 600 S.
City/Utah	Logan	North Logan	Hyde Park	Logan	Providence	Smithfield
Parcel #	05-061-0017	04-139-0004	04-206-0013	07-194-0006	02-153-0023	08-118-0014
Land Size (Acres)	25.60	0.62	1.43	0.48	0.56	1.76
Land Size (Sq.Ft.)-Est.	1,115,136	27,007	62,291	20,909	24,394	76,666
Shape	Irregular - 3 non-contiguous portions	Mostly rectangular	Mostly rectangular	Rectangular	Rectangular	Rectangular
Street Orientation	Minor corner	Interior	Industrial cul-de-sac	Minor corner	Interior	Minor corner
Topography	Level	Level	Level	Level	Level	Level
Utilities	all available	All available	All available	All available	All available	All available
Zoning	CS (entirety assumed)	CG	IND	CS	C	CC
Date of Sale	N/A	Jul-21	Jun-21	Jun-19	Apr-19	Apr-21
Sales Price	N/A	\$195,500	\$290,000	\$162,500	\$190,000	\$395,000
Sales Price/Sq.Ft.	N/A	\$7.24	\$4.66	\$7.77	\$7.79	\$5.15

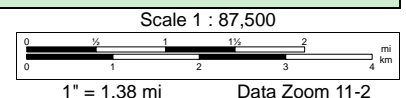
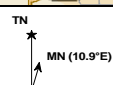
Land Sales Map



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ANALYSIS AND RECONCILIATION OF LAND SALES

Market evidence and appraiser judgment determined the degree of adjustment made to each sale. Each adjustment made reflects careful consideration and analysis of various factors. The factors considered in any adjustment include an analysis of paired sales data, when they are available, and information acquired from market participants. Also considered are the costs associated with bringing a site to a developable condition. It is believed that the adjustments made correspond closely with the thinking of market participants and allow for a tighter frame of reference when comparing sales data to the subject site. The unit of comparison for each sale is the price per square foot. This unit of comparison is chosen for consistency purposes with the comparables and price stated for tracts of similar use land.

If needed, dollar adjustments are made in the areas of property rights conveyed, conditions of sale, and financing. The resulting value reflects the “normal sales price” of the comparable. Percentage adjustments are then made to account for market conditions that change over time. Thereafter, additive percentage adjustments are made in each of the remaining areas of analysis. This is described in detail below.

PROPERTY RIGHTS CONVEYED: Each sale reportedly included the transfer of a fee simple title to the buyer(s). The property rights conveyed were similar to those appraised. Therefore, none of the comparables require an adjustment for property rights.

FINANCING TERMS: The value shown for a comparable is a cash-equivalent value. When a seller writes a contract with a buyer and the seller has financing terms better than those available in the market, the seller is often paid a higher price for the property. These circumstances require an adjustment to the sale. No adjustments are necessary.

CONDITIONS OF THE SALE: All of the comparable sales were reportedly arms-length transactions with no unusual conditions of sale reported. No adjustment is necessary.

EXPENDITURES IMMEDIATELY AFTER SALE: All of the comparables were vacant land and no unusual or atypical expenditures after purchase are reported. No adjustment is necessary for the sales for expenditures immediately after sale.

MARKET CONDITIONS: Market conditions refer to price changes occurring over time due to various market forces. Prior to March of 2020, there was stable appreciation and real estate activity/growth in most segments of the real estate market from 2012/2013 to 2020. The COVID-19 pandemic as declared by WHO in March of 2020 had an immediate stalling effect on real estate activity and a high level of uncertainty and apprehension persists in the marketplace. As outlined previously, the residential market has been very strong since the 3Q of 2020 into 2021, with historical appreciation due to national relocation trends and positive net in-migration to the State of Utah. Other segments have been detrimentally impacted by the pandemic conditions, including the lodging, retail and office markets. Additional information is necessary. The industrial market appears to have fared the pandemic conditions relatively well, and continued appreciation is noted in select locations along the Wasatch Front that varies dramatically based on location, linkages/access and other factors.

Sales #1, #2 and #5 have occurred during 2021 within 3-4 months of the effective date of valuation as explained herein, and no adjustment is necessary for these sales. Sales #3 and #4 took place in 2019, prior to pandemic conditions when modest appreciation was present. Modest upward adjustment is applied to these two sales.

LOCATION FACTORS: Location refers to access, exposure, attractiveness of surrounding properties, and proximity to surrounding support services. The subject fronts to 200 North (SR-30) in a mixed use area mostly comprising commercial and industrial uses. Surrounding development is mixed, with commercial oriented uses near 1000 West and SR-30. There are quasi-industrial uses interspersed throughout the neighborhood and primarily west of 1000 West. Major areas of industrial and commercial uses are along Highway 30 with the main areas near the subject and east along Highway 30 within Logan City limits. Traffic counts are $\pm 7,600$ AADT on SR-30.

Sale #1 is located close to the east of the subject in North Logan. This sale is one block off of US-89/91 in a mixed use area and is similar to the subject. No adjustment is necessary for Sale #1.

Sale #2 is located in an industrial area near the Logan Municipal Airport close to the north of the subject. It is a cul-de-sac parcel and does not benefit from visibility/exposure from any busy roadways. Surrounding development is inferior. Sale #2 is inferior and is adjusted upward.

Sale #3 is located between 1000 West and Main Street and north of 1400 North. The property is adjacent to residential in an industrial area. It is a minor corner parcel situated on two secondary traffic arteries with no traffic counts available. Based on the surrounding uses, it is slightly inferior and adjusted upward for location.

Sale #4 is located south of Logan in Providence. The property is located east of SR-165 on Gateway Drive with an AADT of 9,800. It is in a mixed use area comprising commercial, industrial and residential uses. It is similar to the subject in location and is not adjusted for location.

Sale #5 is located in Smithfield, north of Logan. This sale is one block east of US-89/91 and does not benefit from visibility/exposure or access from this main north/south thoroughfare. Logan is overall superior to Smithfield due to the population base and proximity to goods and services and upward adjustment is necessary for Sale #5.

PHYSICAL CHARACTERISTICS: The physical characteristics of the subject property are similar to many of the physical features of the comparables. Adjustments were made in the following areas:

Size: Small land parcels often sell for a higher unit price than do large ones, as they are less risky to develop. Development risk increases in proportion to the difficulty of

maximizing the development potential of a parcel of land. Larger tracts of land often require the construction of a larger building or even multiple structures in order to maximize development potential. In addition, the period for construction generally increases, which often puts the developer at a greater risk. Consequently, developers are often willing to pay a higher unit price for smaller, less risky parcels of land.

The subject has a land size of 1,115,136 square feet or ± 25.60 acres. As discussed throughout the report, the larger parcel is owned by a municipal corporation and was subdivided specifically to accommodate the county jail and other future municipal facilities. Considered from a more typical market perspective, it most likely would have been subdivided into multiple smaller and more typically sized lots as part of a larger business/industrial park. The potential size of the lots is difficult to determine and would be subjective but would likely range from 1-5 acres. The lots along the SR-30 frontage would likely be smaller lots oriented more for commercial uses while the lots to the rear would be larger and marketed for more industrial uses. In order to maintain some consistency of adjustment, the average lot size of the five comparables of $\pm 42,253$ square feet, or 0.97 acre is used for adjustment purposes.

The comparables range in size from 0.48 acre to 1.76 acres. Sales #1, #3 and #4 are smaller in size and adjusted down. Sales #2 and #5 are larger and upward adjustment is applied.

Shape: Shape refers to the physical shape or layout of a site or parcel of raw land. Typically, rectangular, square, or even moderately irregular configurations are more desirable than severely irregular configurations because they allow the developer to maximize the potential development of the land with the least amount of wasted or excess land.

The subject is irregular in shape due to the location and orientation of Gateway Drive through the center/east portion, which has separated the larger parcel into multiple non-contiguous portions. All of the comparable sales have superior rectangular/mostly

rectangular shapes and downward adjustment is necessary for all the comparable sales in this area of concern.

Street Orientation: Street orientation is another factor that can influence the price a buyer is willing to pay for land. Those sales on major corners will typically sell for a higher price per unit due to the additional development potential, particularly for those parcels that have commercial or industrial potential. The subject is a minor corner parcel and is similar to Sales #3 and #5. Sales #1 and #4 are interior parcels and have slightly inferior visibility/exposure and ease of access. Sale #2 is on an industrial cul-de-sac which is also inferior. Thus, upward adjustment is necessary for Sales #1, #2 and #4.

Topography/Developability: Adjustments made for this area of adjustment recognize those differences in a site's topography and/or need of fill in order to accommodate development. Typically, sites that are relatively level with stable and adequate fill conditions, sell for a higher per unit basis. The reason is that there is less site work cost incurred on a buyer's part in bringing these sites into a developable condition versus a site that has a sloping or undulating terrain and/or one that is in need of fill.

The topography of the subject is level. All comparable sales are level and no adjustments are necessary for topography.

Utilities: The subject property is improved with public power, gas, water, and sewer. All sales have similar utilities on or near the property. They are similar to the subject and no adjustment is warranted.

Zoning: The subject is currently zoned CS (Commercial Services) & PUB (Public Use). If the site were not owned by a municipality and partially improved with a county jail, it is highly likely that the entire site would be within the CS zone. This zoning allows for commercial and light industrial uses. Sales #1, #3, #4 and #5 are within similar commercial zones and are not adjusted. Sale #2 is restricted to industrial uses and is adjusted upward.

Other: In all other areas, the comparables appear to be similar to the subject and no further adjustments are necessary. An adjustment grid is presented on the following page that outlines each of the adjustments made:

LAND ADJUSTMENT GRID						
	COMPARABLE SALES					
	Subject	1	2	3	4	5
Address	1225 W. 200 N.	Approx. 85 E. 2000 N.	3580 N. 300 E.	305 W. 1470 N.	202 N. Gateway Dr.	120 E. 600 S.
City/Utah	Logan	North Logan	Hyde Park	Logan	Providence	Smithfield
Sales Price		\$195,500	\$290,000	\$162,500	\$190,000	\$395,000
Adjustments:						
Property Rights		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$195,500	\$290,000	\$162,500	\$190,000	\$395,000
Financing Terms		\$0	\$0	\$0	\$0	\$0
Condition of Sale		\$0	\$0	\$0	\$0	\$0
Expenditures		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$195,500	\$290,000	\$162,500	\$190,000	\$395,000
Date of Sale		Jul-21	Jun-21	Jun-19	Apr-19	Apr-21
Market Conditions		0.00%	0.00%	4.00%	4.25%	0.00%
Adjusted Price		\$195,500	\$290,000	\$169,000	\$198,075	\$395,000
Unit of Comparison						
Square Feet (SF)		27,007	62,291	20,909	24,394	76,666
Price per SF	1,115,136	\$7.24	\$4.66	\$8.08	\$8.12	\$5.15
Other Adjustments:						
Location		0%	20%	5%	0%	30%
Physical Characteristics						
Size	115,136	27,007	62,291	20,909	24,394	76,666
Shape	Irregular - 3 non-contiguous portions	-5%	-5%	-5%	-5%	-5%
Street Orientation/Access	Minor corner	Mostly rectangular	Mostly rectangular	Rectangular	Rectangular	Rectangular
Topography	Level	5%	10%	0%	5%	0%
Utilities Available	all available	Interior	Industrial cul-de-sac	Minor corner	Interior	Minor corner
Zoning/H&B Use	CS (entirety assumed)	0%	0%	0%	0%	0%
Adjusted Price Per SF	CG	IND	CS	C	CC	
Total % Change		0%	10%	0%	0%	0%
Gross % Change		0%	10%	0%	0%	0%
Summary of Adjusted Values						
Adjusted Value Range	Low	High	Median	Mean		
	\$6.52	\$7.71	\$6.88	\$7.10		

RECONCILIATION OF LAND VALUE – BEFORE ACQUISITION

After making adjustments, the adjusted sales indicate a relatively tight range from \$6.52 per square foot to \$7.71 per square foot. The median is \$6.88 per square foot and the adjusted average is \$7.10 per square foot.

In reviewing the sales and adjustments made, it is noted that Sale #2 and #5 required the highest percentages of gross adjustment and are most dis-similar in location. These two sales are given reduced consideration in the final value conclusion. The remaining sales required minimal gross adjustment at or under 15%, indicating a strong level of comparability. The average of Sales #1, #3 and #4 is \$7.42 per square foot and indicates that a value conclusion slightly above the adjusted average is necessary.

After reviewing characteristics of the subject and the comparable sales, the concluded market value is \$7.25 per square foot. The concluded per unit value appears to be reasonable and is market-supported. The concluded market value of the land is outlined below.

Subject Land - 1,115,136 square feet or ±25.60 acres

Subject Land -- 1,115,136 square feet x \$7.25 per square foot = \$8,084,736

MARKET VALUE OF WHOLE – BEFORE ACQUISITION

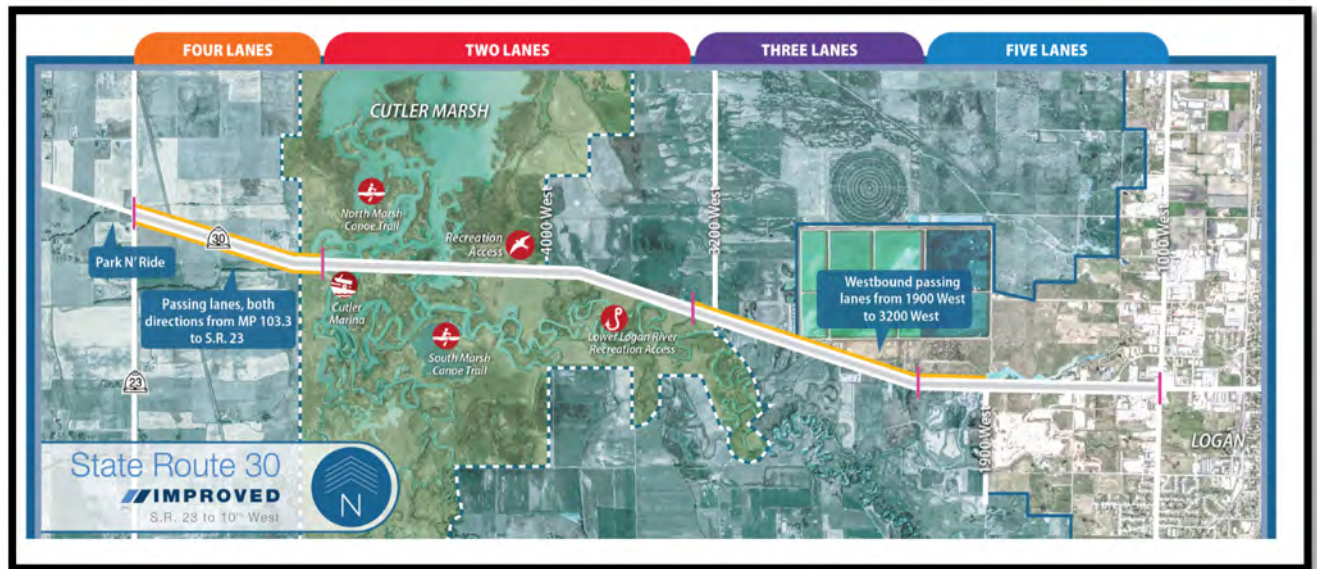
The total indicated value of the land is \$8,084,736. The Cache County Jail is excluded and the contributory value of the improvements is shown as \$0. The allocation of market value of the whole is calculated as follows:

Subject Lot – ±25.60 acres x \$7.25 per square foot =	\$8,084,736
Contributory Value of the improvements N/A =	\$ <u>0</u>
Total Market Value – Before Acquisition	= \$8,084,736*

*This value would typically be rounded. However, for more concise summary of values purposes and to avoid rounding errors, the market value is not further rounded.

Proposed Project

DESCRIPTION OF PROPOSED PROJECT: The proposed project consists of the widening of existing SR-30, known as Project No. S-0030(69)102. Significant improvements will be made to SR-30 from approximately 1000 West in Logan westerly to SR-23. The easternmost segment closest to Logan will have four travel lanes with a 14-foot wide center turn median, 12-foot wide shoulders, sidewalk on the north side and a 10-foot trail for bicycles and pedestrians on the south side of SR-30. The majority of the project corridor from 1900 West west to SR-23 will have a 14-foot wide median with full shoulders. Passing lanes will be provided in some select areas and a separate 12-foot wide trail for bicycles and pedestrians will be located on the south side of SR-30. A large number of properties in the area will be impacted. The timing for construction is unclear but will likely begin during late 2021 or early 2022. The project overview map from UDOT is included below.



DESCRIPTION OF ACQUISITION(S):

- **PARTIAL FEE ACQUISITION(S)**

There will be a partial fee acquisition within the defined larger parcel. The partial fee acquisition is identified as Project Parcel No.: 149:A on the provided legal descriptions and maps but is separated into three (3) non-contiguous portions of the larger parcel. The first portion is within the southwest corner and represents a small, triangular shaped land area containing 302 square feet, or 0.007 acre. The second portion of the partial fee acquisition is along the south border in the center of the larger parcel adjacent west of the Gateway Drive right-of-way. It is triangular in shape and contains 4,000 square feet, or 0.092 acre. The third portion of the partial fee acquisition is then east of Gateway Drive and is mostly rectangular in shape and occupies the entire SR-30 frontage east of Gateway Drive. The third portion contains 2,674 square feet, or 0.061 acre. All three separated portions of the partial fee acquisition are identified by the same project parcel number. According to the provided legal descriptions, the size of Project Parcel No.: 149:A is 6,976 square feet, or 0.160 acre.

- **TEMPORARY CONSTRUCTION EASEMENT(S)**

There will also be a temporary construction easement identified as Project Parcel No.: 149:E. As with the partial fee acquisition, the temporary easement is separated into two non-contiguous areas but is identified as one easement on the provided legal descriptions and maps. The first portion is west of Gateway Drive in the southwest corner of the larger parcel adjacent north of the partial fee acquisition. It is irregular in shape and contains 1,621 square feet, or 0.037 acre. The second portion of the temporary easement is east of Gateway Drive adjacent north of the partial fee acquisition and will occupy the entire east frontage of SR-30. The east portion contains 2,147 square feet, or 0.049 acre. According to the provided legal descriptions, the total size of Project Parcel No.: 149:E is 3,768 square feet, or 0.086 acre. The temporary easement will be used during the construction phase of the project, specifically to facilitate the construction of “roadway

improvements, side treatments, blending slopes, ditches and appurtenant parts thereof for the existing highway State Route 30 known as Project No.: S-0030(69)102”.

According to the document provided, the “easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.” As the period and timing for construction within the subject property is unknown, a 3-year term is considered herein.

The following shows the project map with the subject (Project parcel 0030:149) and proposed location of the partial fee acquisition and temporary construction easement. Legal descriptions are located in the addenda.



Project No.: S-0030(69)102 / **PIN No.:** 15681
Project Parcel No.: 0030:149
Ownership: Cache County Corporation

VAN DRIMMELEN & ASSOCIATES, INC.

DESCRIPTION OF PROPERTY – AFTER ACQUISITION: This area of analysis describes and considers the physical aspects of the remainder. Any item not discussed below is assumed to remain unchanged in comparison to the before condition.

LOT AREA: Before the acquisition, the larger parcel contains 1,115,136 square feet or ± 25.60 acres. The area of the acquisition is 6,976 square feet, or 0.160 acre, leaving an area of the entire remainder of approximately 1,108,160 square feet, or 25.440 acres. The size of the remainder is reduced by $\pm 1\%$, which is not a significant reduction. The remainder will be adequately sized and shaped to accommodate continued municipal and/or commercial uses. Future development potential will not be adversely impacted and the remainder will still be able to accommodate low to medium intensity commercial and/or quasi-industrial development in the after condition as outlined in the highest and best use as vacant section. Overall utility of the remainder will be similar in comparison to the before condition.

SHAPE: The shape of the remainder will be irregular and is relatively unchanged from the before condition.

TOPOGRAPHY: The topography will remain similar.

ACCESS: The partial fee acquisition does indicate access restrictions from a controlled right-of-way (SR-30), but access is restricted in the before condition and no existing access opening from/to SR-30 were noted in the before condition. Current access is from Gateway Drive only. Access and the amount of frontage along Gateway Drive will not be altered by the imposition of the acquisitions

STREET ORIENTATION: The street orientation will not be altered and no construction or other changes will occur on Gateway Drive as part of the S-0030(69)102 Project. The subject will remain a minor corner lot in the after condition.

HIGHEST AND BEST USE – AFTER ACQUISITION: This section of the report addresses any changes to the highest and best use after the acquisition from the highest and best use before the acquisition. Any physical differences are outlined above.

The highest and best use in the before condition is for low to medium intensity commercial and/or quasi-industrial development. The completion of the SR-30 Roadway Improvement Project will not alter this highest and best use conclusion, and the highest and best use will remain for low to medium intensity commercial and/or quasi-industrial development in the after condition. No changes to the highest and best use are noted.

Data Analysis and Conclusions – After Acquisition

VALUATION OF THE PARTIAL FEE ACQUISITION: The location of the partial fee acquisition has been previously outlined and Project Parcel No(s): 149:A contains a total of 6,976 square feet, or 0.160 acre. The method used to arrive at a value for the partial fee acquisition was to first appraise the property as a whole. The land value of the subject as a whole is estimated at \$7.25 per square foot. The value of the partial fee acquisition is calculated based on a pro-rata breakdown of the land value per square foot. The total value of the partial fee acquisition is calculated as follows:

- **Partial Fee Acquisition(s)**

Parcel 149:A = 6,976 SF x \$7.25 per square foot = \$50,576

DESCRIPTION AND VALUATION OF THE IMPROVEMENTS ACQUIRED/IMPACTED: As per Federal and State right-of-way appraisal requirements, the contributory value of all landscaping and site improvements within the acquisitions is to be included in the compensation. Contributory value is a real estate term that refers to the contribution that a particular component (i.e. fences, landscaping, trees, etc.) has to the overall value of the whole property. Contributory value takes into consideration the degree of depreciation for a particular site improvement item/component and primarily compensates for the added value of that specific component to the value of the whole and differs from replacement

cost new. This area of consideration focuses on those site/landscaping improvements that do not need to be replaced or cannot reasonably be replaced. Deduction for depreciation is necessary when considering site improvement acquired items.

The subject is divided into three non-contiguous portions by the Gateway Drive right-of-way. The east portion east of Gateway Drive is currently vacant and is being held by Cache County Corporation for future construction of a municipal facility. No landscaping, sprinklers, fencing or other site/landscaping improvements are present east of Gateway Drive. The middle portion is also within an area that is generally unimproved with landscaping items.

The west portion of the partial fee acquisition is in front of the Cache County Jail and there is some limited landscaping and other site improvements within the acquisitions on the west portion of the larger parcel including grass and small vegetation such as trees and bushes. No sprinkler system was readily observable. There are small, intermittent sections of older field fencing along the SR-30 frontage on the west portion, but the fencing is in poor condition and does not form a consistent barrier and is not effective for border line protection purposes.

Several sources have been used to estimate the contributory market value of the landscaping/site improvements impacted. These sources include the landscapers; general contractors; nurseries; home improvement retailers, bids/cost estimates on proposed properties appraised in our office; and the Marshall-Swift Valuation Service. Historical and current data have been reviewed and estimates for each individual component has been made as shown below. The final estimate is based on a composite of all estimates and information obtained and considers the depreciation of each item. A few of the contractors and suppliers include:

- Ben Wilkens, Wasatch Front Lawncare, LLC;
- Craig Newbold with Fullmer Brothers Landscape Maintenance Inc.;
- Brent Osbourne, General Contractor with Extreme Custom Homes;

- Justin Sampson with Sampson Landscaping;
- Shawn Beal with Bland Brothers Nursery;
- All State Landscaping & Property Maintenance;
- Ryan McDonigal with Big Stack Masonry;
- Custom Fencing;
- Gale Stott with Stonetree Concrete Fence Systems/AFTEC
- Innovative Excavation (block walls)
- Millcreek Gardens Nursery;
- Wasatch Shadows;
- Glover Nursery in Orem;
- Paul with Beuhner Block;
- Jeremy Christiansen with Wrightway Landscaping and Property Management
- Home Depot;
- Lowe's Home Improvement; and the
- Marshall-Swift Valuation Service; a national subscription cost index.

Based on information derived during the property inspection and the cost sources outlined above, site improvements acquired is estimated at \$918 as itemized in the grid below.

Site Improvements Acquired	Parcel #	Improvements Acquired	Unit	Quantity	Unit Price	Deprec.	Adj. \$/Unit	Totals	TOTAL(\$)
	149	Unsprinklered grass	SF	305	\$1.50	1.00	\$1.50	\$458	
		Misc. small bushes/small trees	Estimate	1	\$460	1.00	\$460.00	\$460	
									\$918

VALUE OF THE REMAINDER AS PART OF THE WHOLE: The value of the remainder as part of the whole is calculated by deducting the value of the partial fee acquisition, perpetual easement and/or pertinent site improvements acquired (site improvements acquired is only deducted if the vertical improvements are appraised) from the Market Value of the Subject as a Whole, or the value in the Before Condition. This calculation is made prior to measuring any damages to the remainder, temporary easement and/or cost to cure. This is calculated as follows:

Market Value of the Subject as a Whole	=	\$8,084,736
Less: Value of Partial Fee Acquisition	=	(\$ 50,576)
Market Value of the Remainder as Part of the Whole =		\$8,034,160

DAMAGES TO THE REMAINDER: In cases involving a partial fee or other acquisition, an analysis of damages and special benefits is necessary for the remaining portion of the parcel to determine if there is any loss in value to the remainder of the subject property in the after condition as a result of the partial acquisition, and/or if there are any special benefits resulting from the partial acquisition that may be used to offset damages. The International Right of Way Association defines damages as: "In condemnation, the loss in value to the remainder in a partial taking of a property. Generally, the difference between the value of the whole property before the taking and the value of the remainder after the taking is the measure of value of the part taken and the damages to the remainder."¹⁰ Damages are typically classified as either consequential damages, or severance damages. Consequential damages and severance damages are defined as follows:

- **Consequential Damages:**

Consequential damages are defined as a "loss in value of a parcel of land, no portion of which is acquired, resulting from a public improvement."¹¹

¹⁰ Principles of Right of Way, International Right of Way Association, Torrance, California, 2001, pg.208

¹¹ IBID, pg.207

- Severance Damages:

Severance damages are defined as a “loss in value of the remainder of a parcel resulting from an acquisition, sometimes called indirect damages.”

Severance damages are also defined as “the diminution of the market value of the remainder area, in the case of a partial taking, which arises (a) by reason of the taking (severance), and/or (b) the construction of the improvement in the manner proposed.”¹²

Before the acquisition, the larger parcel contains 1,115,136 square feet or ±25.60 acres. The area of the acquisition is 6,976 square feet, or 0.160 acre, leaving an area of the entire remainder of approximately 1,108,160 square feet, or 25.440 acres. The size of the remainder is reduced by ±1%, which is not a significant reduction. The remainder will be adequately sized and shaped to accommodate low to medium intensity commercial and/or quasi-industrial development based on the highest and best use as previously explained. Continued special-use/municipal uses will not be impeded and the ability of Cache County Corporation to expand the jail and/or construct additional municipal facilities on the remainder will not be restricted by the imposition of the acquisitions. Overall utility of the remainder will be similar in comparison to the before condition.

Adequate width and depth will remain to accommodate typical commercial users as outlined in the highest and best use section of the report, and the remainder will have average market appeal, if it were to vacant and become available on the open market. After reviewing the characteristics of the property in the after condition, severance and/or other damages are not apparent and the remainder will maintain similar market appeal, market utility and value. The value of the remainder is unchanged at \$7.25 per square foot. No damages are necessary.

The calculation of damages is summarized as follows:

Market Value of the Remainder as Part of the Whole =	\$ 8,034,160
Percentage of Project Impact to Remainder =	0%
Estimated Severance Damages =	\$ \$ 0

¹² IBID, pg.216, 222

COST TO CURE:

Cost to cure considers the replacement cost for any items within the acquisitions easements that will need to be reset, reconfigured or replaced once project construction is complete. As part of the project, any gates will be re-installed by the contractor as a construction item provided that a gate was previously associated with a given access opening to SR-30. As such, any gates that may be present are excluded for consideration. Additionally, the majority of the new right-of-way will be improved with fencing along its entirety that will be type “D” wood post fencing around 4 feet in height with wire/mesh barrier. The fence will reportedly be installed along the north and south sides of the SR-30 right-of-way but mainly outside of Logan City limits. There is no viable fencing along the SR-30 frontage of the subject and cost to cure to replace fencing is unnecessary.

Thus, the only apparent cost to cure is to replace the un-sprinklered grass within the portion of the temporary easement west of Gateway Drive. Based on information derived during the property inspection and the cost sources previously named, cost to cure is \$2,438 as itemized in the grid below.

Cost To Cure	Parcel #	Cost-to-Cure	Unit	Quantity	Unit Price	Factor	Adj. \$/Unit	Totals	TOTAL(S)
	149	Replace un-sprinklered grass in western portion of TCE	SF	1,625	\$1.50	1.00	\$1.50	\$2,438	
									\$2,438

VALUATION OF THE TEMPORARY EASEMENT(S): The location of Project Parcel No(s): 149:E has been previously outlined. The temporary easement will be used during the construction phase of the project, specifically to facilitate the construction of “roadway improvements, side treatments, blending slopes, ditches and appurtenant parts thereof for the existing highway State Route 30 known as Project No.: S-0030(69)102”.

According to the document provided, the “easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on

the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities." The size of Project Parcel No(s). 149:E is 3,768 square feet, or 0.086 acre. The temporary easement will be used for a period of three (3) years, or until completion of the project. As the timeline for the end of project construction is unknown, a three (3) year term is assumed herein.

Investor surveys performed by our office have been reviewed. It is noted that land lease rates are typically based on net lease assumptions with no expenses, such as management, vacancy, etc. According to most market participants surveyed, land lease capitalization rates typical range from 5-8 percent depending on a number of factors such as location, tenant credit, land size, etc. Sales of land leases are rare as these types of leases typically bring a low-risk investment to the leased fee interest owner, or lessor.

Mr. Mike Barry, Staff Appraiser with Wal-Mart Realty, Inc., was contacted regarding land lease rates for tracts of land throughout the United States. Mr. Barry stated that land lease rates took a downward trend beginning in about 2004 and have since varied from about 6 to 8 percent. He stated that most investors around the country now use an estimate of 6-8 percent for most land leases. The rate depends on a number of factors such as location, access, surrounding development, etc. There are several land leases that he has been involved with and indicated that rates are generally in the 6-8 percent range.

Other local brokers confirmed that the land lease rates are generally between 6 and 8 percent. Considering the above, it is concluded that an annual lease rate of 8% is appropriate for the temporary easements proposed on the subject property. The annual payment attributed to the temporary easement is calculated by a 8 percent rental rate times the value of the land within the easement.

A typical land easement is usually paid on an annual basis for the duration of the lease. Since the owner will be compensated for the easement in one payment up front, the present value of the future cash payments is calculated. A present value factor is used

to calculate the net present value of the annual lease payments for the duration of the lease.

The discount rate used to derive the present value factor. The rate used is based on a rate slightly above the current safe rate of return considering the payment is from a government entity, namely UDOT. Current long-term treasury rates have generally varied from approximately 2 to 3 percent over the past couple of years. A rate of three percent (3%) is appropriate given the non-exclusive use of the easement and the low risk factors involved.

The temporary easement will expire upon completion of the construction of the said project or three (3) years, whichever occurs first. As the completion of the project construction is unknown, a three year term is assumed. The present value factor is calculated as follows:

Present Value Factor

Term =	3 payments made at beginning of cycle
Interest % or Discount Rate =	3 Percent
Payment =	\$1
Future Value =	\$0
Solve For Present Value Factor =	2.91347

The total area of the temporary construction easement is 3,768 square feet, or 0.086 acre. The market value of the fee simple interest of the land has been concluded at \$7.25 per square foot. The market value of the temporary easement is then calculated by multiplying the area of the easement x \$7.25/square foot x the above determined land lease rate or eight percent (0.08) x the present value factor of 2.91347. The total combined value of the temporary easement is \$6,367 and is calculated as follows:

Temporary Construction Easements

149:E

$$- \quad 3,768 \text{ SF} \times \$7.25/\text{SF} = \$27,318 \times 0.08 = \$2,185.44 \times 2.91347 = \$6,367$$

BENEFITS: In the subject jurisdiction, special benefits are generally used to offset severance damages resulting from a partial acquisition. The International Right of Way Association defines special benefits as “advantages accruing from a given highway improvement to a specific property and not to others generally.”¹³

As noted in the Supreme Court decision on Admiral Beverage (File No. 20081054, filed 10-18-11), a previous case was overturned on Ivers v. Utah Department of Transportation, 2007 UT 19, 154 P.3d 802, in which allows for “recovery of all damages that are caused by a taking.” This excludes certain potential damages, such as reduced traffic flow during and after a project. The case is interpreted by the Utah Attorney General’s office to allow for all potential impacts both positive and negative to be accounted for in consideration of a partial fee acquisition. Prior to the ruling, only special benefits could offset damages. However, all benefits can now be considered, but only to offset severance damages and not acquisitions. Severance damages have not been concluded and are not justified. No offsetting benefits are apparent. Thus, benefits do not apply and are shown as \$0 herein.

¹³ Principles of Right of Way, International Right of Way Association, Torrance, California, 2001, pg.216

Summary of Values

A.) VALUE OF THE SUBJECT AS A WHOLE PROPERTY (LAND ONLY)	
Subject Land -- 1,115,136 square feet x \$7.25 per square foot	= \$8,084,736
Contributory Value of Improvements (N/A)	= \$ 0
Total	= \$8,084,736
B.) VALUE OF THE ACQUISITIONS:	
Fee Acquisitions: Parcel No.: 149:A	= \$ 50,576
Site Improvements Acquired:	= \$ 918
Total	= \$ 51,494
C.) VALUE OF THE REMAINDER AS PART OF THE WHOLE (Land Only)	
Land: 1,115,136 SF – 6,976 SF = 1,108,160 SF @ \$7.25/SF	= \$8,034,160
Vertical Improvements Contributory Value	= \$ 0
Less: Site Improvements Acquired	= \$ (918)
Total	= \$8,033,242
D.) VALUE OF THE REMAINDER AFTER THE ACQUISITION (Land Only)	
Remainder as part of the whole	= \$8,033,242
Less: Temporary Easement 149:E	= \$ (6,367)
Less: Severance Damages	= \$ (0)
Value of Remainder Parcel	= \$8,026,875
E.) DAMAGES	
Severance Damages:	= \$ 0
Temporary Easement - Parcel No.: 149:E & 149:2E	= \$ 6,367
Cost To Cure:	= \$ 2,438
Total	= \$ 8,805
F.) SPECIAL BENEFITS	
Special Benefits:	= \$ 0
G.) TOTAL AWARD	
Partial Fee Acquisition	\$ 50,576
Perpetual Easements	\$ 0
Temporary Easements	\$ 6,367
Improvements Acquired	\$ 918
Severance Damages	\$ 0
Less: Special Benefits	(\$ 0)
Cost To Cure	\$ 2,438
Total Award	\$ 60,299
Rounded to	\$ 60,300

Reconciliation and Final Estimate of Value

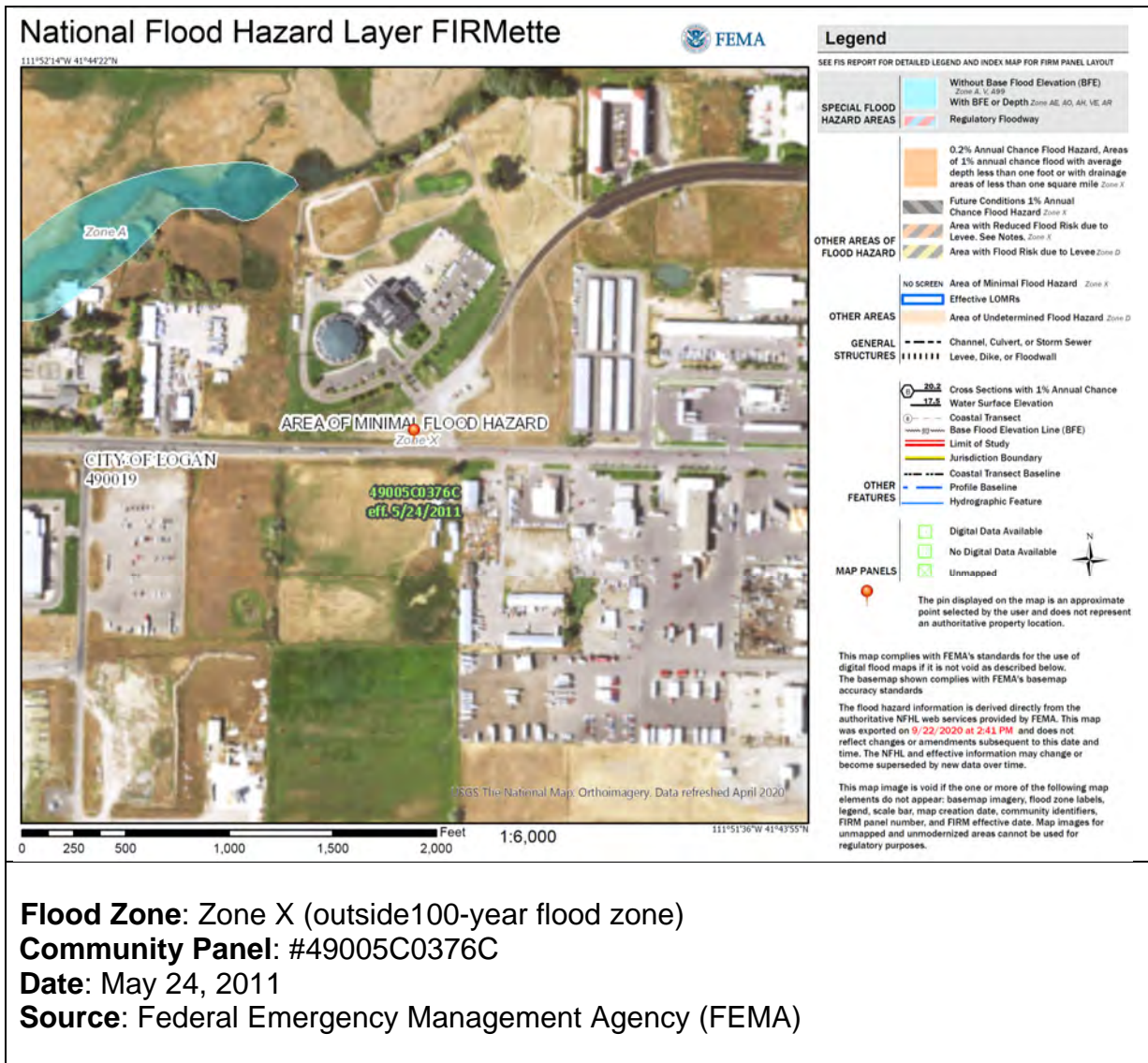
In order to value the proposed acquisition(s), the Sales Comparison Approach was used to formulate an opinion of the market value of the subject land. This method adequately accounts for investor motivation, which is directly tied to the principle of substitution, which states that a potential buyer will pay no more for a property than he or she would for a similar property with comparable characteristics and utility.

After analyzing all of the data presented in the report, I am of the opinion that the market value of the partial fee acquisition and temporary construction easement, including any necessary site improvements acquired, cost to cure, severance damages and/or special benefits, as of August 11, 2021, is:

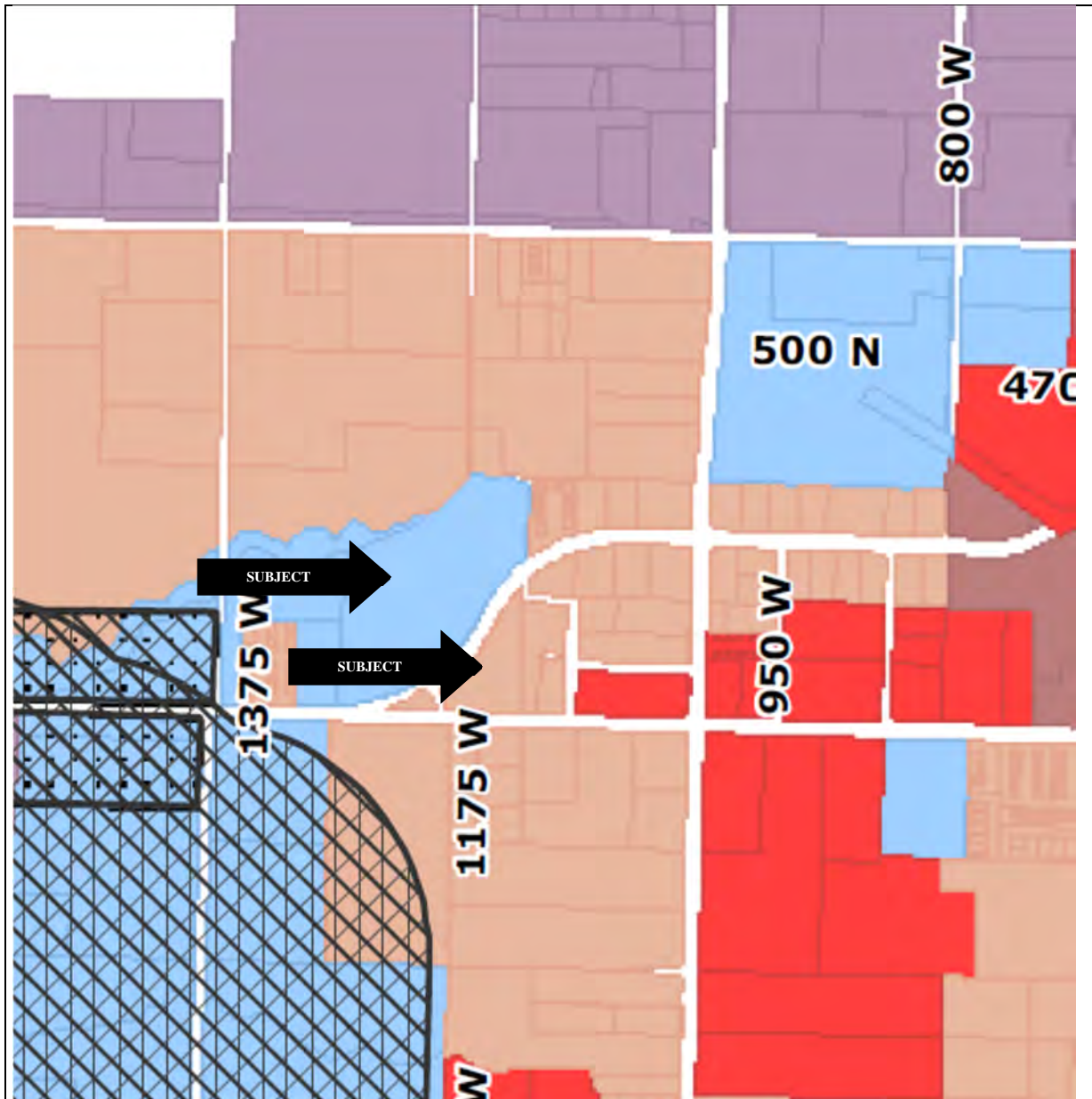
<p style="text-align: center;">SIXTY THOUSAND THREE HUNDRED DOLLARS (\$60,300)</p>
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Exhibits & Addenda

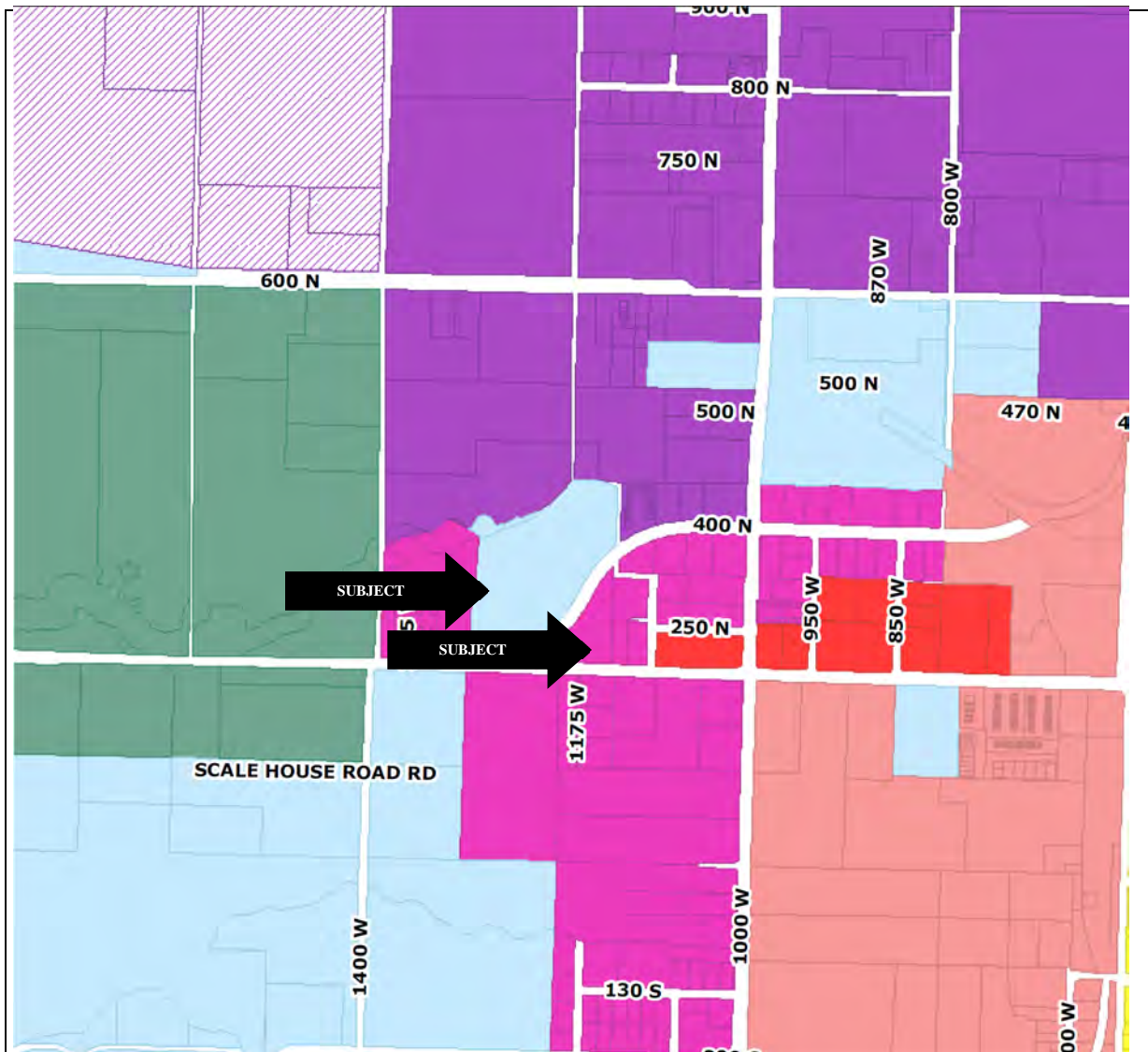
FEMA FLOOD MAP



CURRENT ZONING MAP



FUTURE LAND USE MAP



Comparable Land Sales

Land Sale #1

Identification:

Location	85 East 2000 North
City/State	North Logan, Utah
Parcel #	04-139-0004



Land Description:

Land Size	±0.62 acres, or ±27,007 square feet
Shape	Mostly rectangular
Street Orientation	Interior
Topography	Level
Utilities	All utilities available
Water Rights/Shares/Acre Ft.	N/A
Zoning	CG

Transaction:

Date of Sale	July 2021
Conditions	Arms-Length
Sales Price	\$195,500
Financing	Cash to seller
Cash Equivalent Sales Price	\$195,500
Listing Price	\$195,500
Days on Market (DOM)	175 DOM
Grantor	Hopkins
Grantee	N/A – County records not yet updated
Verification	Jette Youngblood, Listing Agent via WFMLS County Records

Unit of Comparison:

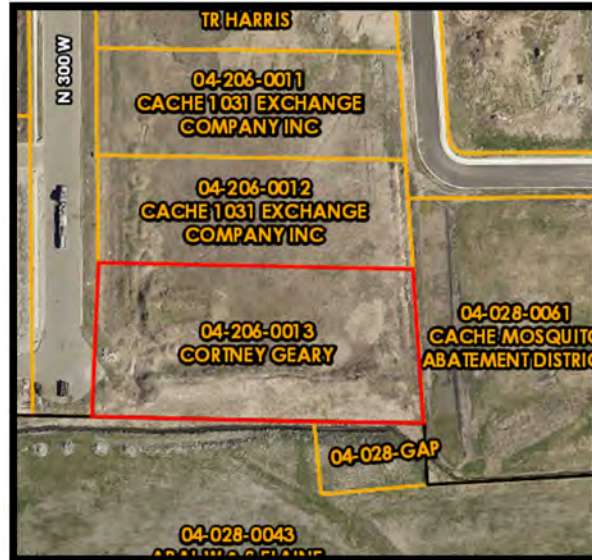
Sales Price/Acre	\$321,774
Sales Price/Sq.Ft.	\$7.39

Remarks:

This is a recent sale of an industrial/commercial lot within the 2000 North Place commercial subdivision in North Logan near the subject and one block east of Main Street (US-89/91). The immediate area is of mixed uses with multi-family to the east and light industrial/destination retail to the west.

Land Sale #2**Identification:**

Location	3580 North 300 West
City/State	Hyde Park, Utah
Parcel #	04-206-0013

**Land Description:**

Land Size	±1.43 acres, or ±62,291 square feet
Shape	Mostly Rectangular
Street Orientation	Cul-De-Sac
Topography	Level
Utilities	All Available
Water Rights/Shares/Acre Ft.	N/A
Zoning	IND

Transaction:

Date of Sale	June 2021
Conditions	Arms-Length
Sales Price	\$290,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$290,000
Listing Price	\$290,000
Days on Market (DOM)	0 DOM
Grantor	Paragon Land Development, LLC
Grantee	Geary
Verification	Alice Redd; listing agent via WFMLS County records

Unit of Comparison:

Sales Price/Acre	\$202,797
Sales Price/Sq.Ft.	\$4.66

Remarks:

This is a recent sale of an industrial lot within the Paragon Commercial subdivision in Hyde Park, north of the subject and close to the east of the Municipal Airport.

Land Sale #3**Identification:**

Location	305 W. 1470 N.
City/State	Logan, Utah
Parcel #	07-194-0006

**Land Description:**

Land Size	±0.48 acre, or ±20,909 square feet
Shape	Rectangular
Street Orientation	Minor Corner
Topography	Level
Utilities	All Available
Water Rights/Shares/Acre Ft.	N/A
Zoning	CS (Commercial Services)

Transaction:

Date of Sale	June 19, 2019
Conditions	Arms-Length
Sales Price	\$162,500
Financing	Cash to seller
Cash Equivalent Sales Price	\$162,500
Listing Price	\$175,000
Days on Market (DOM)	8
Grantor	CJC Logan, LLC
Grantee	345 West, LLC
Verification	Jette H. Youngblood; WFMLS#1557807

Unit of Comparison:

Sales Price/Acre	\$338,542/Ac
Sales Price/Sq.Ft.	\$7.77

Remarks:

This is a 0.48 acre lot located within the Northwest Industrial Park. The property was listed as an industrial lot, although in a mixed use area. It is adjacent to residential to the north and quasi-industrial to the east, south and west. It is located on a secondary traffic artery.

Land Sale #4**Identification:**

Location	202 N. Gateway Dr.
City/State	Logan, Utah
Parcel #	02-153-0023

**Land Description:**

Land Size	±0.56 acre, or ±24,394 square feet
Shape	Rectangular
Street Orientation	Interior/Pad
Topography	Level
Utilities	All Available
Water Rights/Shares/Acre Ft.	N/A
Zoning	C (Commercial)

Transaction:

Date of Sale	April 30, 2019
Conditions	Arms-Length
Sales Price	\$190,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$190,000
Listing Price	\$195,000
Days on Market (DOM)	159
Grantor	Russell Properties, LLC
Grantee	Gateway Park Providence, LLC
Verification	Jette H. Youngblood; WFMLS#1557807

Unit of Comparison:

Sales Price/Acre	\$339,286
Sales Price/Sq.Ft.	\$7.79

Remarks:

This is a 0.56 acre commercial pad within the Ignite Business Park, adjacent to the Providence City offices. The pad was purchased for office development. There is some cross access and parking.

Land Sale #5**Identification:**

Location	±120 East 600 South
City/State	Smithfield, Utah
Parcel #	08-118-0014

**Land Description:**

Land Size	±1.76 acres, or ±76,666
Shape	Rectangular
Street Orientation	Minor corner
Topography	Level
Utilities	All Utilities Available
Water Rights/Shares/Acre Ft.	N/A
Zoning	CC at time of sale

Transaction:

Date of Sale	April 2021
Conditions	Arms-Length
Sales Price	\$395,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$395,000
Listing Price	\$410,000
Days on Market (DOM)	48 DOM
Grantor	Winberg
Grantee	Heritage Land Development, LLC
Verification	Travis Johnson; listing agent via WFMLS
	County records

Unit of Comparison:

Sales Price/Acre	\$224,432
Sales Price/Sq.Ft.	\$5.15

Remarks:

This is a recent sale of a commercial lot one block east of Main Street (US-89/91) in Smithfield north of Logan. It was zoned CC for community commercial at the time of this transaction and was marketed as a commercial lot. The owners of the parcel adjacent south purchased this lot and have since rezoned it to high-density residential uses.

UDOT Legal Descriptions

OWNERSHIP RECORD

Deed Search By: AJC County: Cache PIN No: 15681
Date: 3/17/2020 Project No: S-0030(69)102
Parcel No: 0030:149
Property Address: 1225 West 200 North Tax ID No. 05-061-0017
Record Owners: Cache County Corporation
Percent Owned: 100
Owner Address: 179 North Main Street, Logan, Utah, 84321-4527
Type of Ownership: County

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
800218	2002	1611	Subdivision Plat	9/18/2002	10/04/2002

Deed Description (verbatim):

A part of the West half of Section 32, Township 12 North, Range 1 East of the Salt Lake Meridian; also part of Blocks 34 and 35, Plat "E" of the Logan Farm Survey, Cache County, Utah, described as follows:

Beginning at the Northwest Corner of Lot 16 of said Block 34, and running thence North 0°42'11" East 280.09 feet along the West line of Lot 15 of said Block 34, to a point in the center of a water course; thence along the center of said water course for the following 10 courses: (1) North 64°10'41" East 40.94 feet; (2) South 78°47'18" East 86.75 feet; (3) North 73°04'04" East 212.66 feet; (4) North 61°06'50" East 231.71 feet; (5) North 44°17'15" E 242.39 feet; (6) South 86°00'10" East 100.30 feet; (7) North 75°37'10" East 39.72 feet; (8) South 73°17'44" East 50.97 feet; (9) South 68°56'54" East 108.53 feet; (10) South 43°19'29" East 10.24 feet to a point in the West line of a Right-of-Way as described in a boundary line agreement recorded as Entry 633198, in Book 682, Page 600; thence along the West line of said R.O.W. South 1°44'26" West 590.99 feet; thence South 52°40'59" East 3.51 feet along said R.O.W.; thence South 1°10'02" West 653.10 feet along a fence to a point in the North line of State Highway 30, monumented by number 5 rebar; thence North 88°35'18" West 1014.33 feet along said highway to a point in the line defined by 2 number 5 rebar, as described in Entry 795549, in Book 1123, Page 1045; thence North 1°13'39" East 473.39 feet to a number 5 rebar; thence South 88°38'10" East 33.54 feet to a point in the West line of said Lot 16; thence North 0°42'11" East 178.16 feet to the point of beginning.

Note(s): Vesting Document – Cache County Corporation retained ownership in all of Lots 1, 2 and 3
Developer(s): Cache County Corporation
Subdivision Gateway West Subdivision
Plat Name:

PIN No.	15681
Project No.	S-0030(69)102
Parcel No.	0030:149

Note:

Preceded by

- Chain of Title, Special Warranty Deed recorded August 21, 2002, as Entry No. 796469, in Book 1127 at Page 104. From Icon Health & Fitness, Inc., a corporation organized and existing under the laws of the State of Utah to Cache County Corporation

General Note(s):

1. Total area by county assessor is 25.6 acres.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(County)
Cache County

Tax ID No.	05-061-0017
PIN No.	15681
Project No.	S-0030(69)102
Parcel No.	0030:149:A

Cache County Corporation, a body corporate and politic of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Cache County, State of Utah, to wit:

A parcel of land in fee for the widening of the existing highway State Route 30 known as Project No. S-0030(69)102, being three parts of an entire tract of property situate in Lots 1, 2, and 3 of Gateway West Subdivision in Lot 1, Block 34 and Lot 2, Block 35, Plat "A", Logan Farm Survey in the NE1/4SW1/4 of Section 32, T.12N., R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said Lot 1 in the northerly right of way line of said highway and running thence N.01°13'39"E. 6.99 feet along the westerly boundary line of said Lot 1 to a line parallel with and 57.00 feet perpendicularly distant northerly from said control line; thence S.88°35'21"E. 74.65 feet along said parallel line to a point in a non-tangent 850.50-foot radius curve to the right, the easterly boundary line of said Lot 1, and the westerly right of way line of Gateway Drive (Note: radius bears N.06°27'35"W.); thence westerly along the arc of said curve said easterly boundary line and said westerly right of way line 74.97 feet through a delta of 05°03'03" (Note: Chord to said curve bears S.86°03'46"W. for a distance of 74.95 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described part of an entire tract of property contains 302 square feet or 0.007 acre in area, more or less.

Together with:

Continued on Page 2
COUNTY RW-07CO (5/24/2019)

All of Lot 3 of Gateway West Subdivision.

The above described part of an entire tract of property contains 4,000 square feet or 0.092 acre in area, more or less.

Together with:

Beginning at the southeast corner of said Lot 2 in the northerly right of way line of said highway and running thence N.88°35'21"W. (N.88°35'18"W. by record) 224.52 feet along said northerly right of way line to a point in a non-tangent 250.00-foot radius curve to the right, the westerly boundary line of said Lot 2, and the easterly right of way line of Gateway Drive (Note: radius bears N.01°24'42"E.); thence westerly along the arc of said curve said westerly boundary line and said easterly right of way line 77.77 feet through a delta of 17°49'24" (Note: Chord to said curve bears N.79°40'36"W. for a distance of 77.46 feet) along said westerly boundary line and said easterly right of way line to a line parallel with and 62.00 feet perpendicularly distant northerly from said control line; thence S.88°35'21"E. 136.52 feet along said parallel line to a point opposite engineer station 451+10.60; thence S.84°46'30"E. 75.17 feet to a line parallel with and 57.00 feet perpendicularly distant northerly from said control line opposite engineer station 451+85.60; thence S.88°35'21"E. 89.49 feet along said parallel line to the easterly boundary line of said Lot 2; thence S.01°10'02"W. 7.00 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described part of an entire tract of property contains 2,674 square feet or 0.061 acre in area, more or less.

Combined three parts of an entire tract of property contains 6,976 square feet or 0.160 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°07'10" clockwise to obtain highway bearings.)

As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all

PIN No. 15681
 Project No. S-0030(69)102
 Parcel No. 0030:149:A

rights of ingress to or egress from said Owner's remaining property contiguous to the lands conveyed, to or from said highway.

This instrument is made in pursuance of a sale of said real property, authorized by an order of the Board of County Commissioners of said County, made on the _____ day of _____, A.D. 20 _____, and vesting in the Grantee all of the title in said real property.

IN WITNESS WHEREOF, said County has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 20 _____.

STATE OF UTAH)
) ss.
 COUNTY OF CACHE) By: _____
 Cache County Corporation
 A County of the State of Utah
 County Clerk

On the date first above written personally appeared before me, _____, who, being by me duly sworn, says that they are the County Clerk of said County, a body corporate and politic of the State of Utah, and that the within and foregoing instrument was signed in behalf of said county by authority of a Resolution of the Board of County Commissioners and said _____ acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

 Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Construction Easement

(County)
Cache County

Tax ID No.	05-061-0017
PIN No.	15681
Project No.	S-0030(69)102
Parcel No.	0030:149:E

Cache County Corporation, a body corporate and politic of the State of Utah, Grantor(s), hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described easement in Cache County, State of Utah, to wit:

A temporary easement, upon two parts of an entire tract of property, in Lots 1 and 2 of Gateway West Subdivision in Lot 1, Block 34 and Lot 2, Block 45, Plat "A", Logan Farm Survey in the NE1/4SW1/4 of Section 32, T.12N., R.1E., S.L.B.&M., in Cache County, Utah, to facilitate the construction of the roadway improvements, side treatments, blending slopes, ditches and appurtenant parts thereof for the existing highway State Route 30 known as Project No. S-0030(69)102. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning at a point in the westerly boundary line of said Lot 1 which point is 6.99 feet N.01°13'39"E. along the westerly boundary line of said Lot 1 from the southwest corner of said Lot 1 and running thence N.01°13'39"E. 14.00 feet along the westerly boundary line of said Lot 1 to a line parallel with said control line; thence S.88°35'21"E. 150.45 feet along said parallel line to a point in a non-tangent 850.50-foot radius curve to the right, the easterly boundary line of said Lot 1, and the westerly right of way line of Gateway Drive (Note: radius bears N.11°39'17"W.); thence westerly along the arc of said curve said easterly boundary line and said westerly right of way line 77.07 feet through a delta of 05°11'32" (Note: Chord to

Continued on Page 2
COUNTY RW-09CO (5/24/2019)

said curve bears S.80°56'29"W. for a distance of 77.05 feet) along said easterly boundary line and said westerly right of way line to a line parallel with and 57.00 feet perpendicularly distant northerly from said control line; thence N.88°35'21"W. 74.65 feet along said parallel line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement contains 1,621 square feet or 0.037 acre in area, more or less.

Together with:

Beginning at a point in the easterly boundary line of said Lot 2 which point is 7.00 feet N.01°10'02"E. from the southeast corner of said Lot 2 and running thence N.88°35'21"W. 89.49 feet along a line parallel with and 57.00 feet perpendicularly distant northerly from said control line to a point opposite engineer station 451+85.60; thence N.84°46'30"W. 75.17 feet to a line parallel with and 62.00 feet perpendicularly distant northerly from said control line opposite engineer station 451+10.60; thence N.88°35'21"W. 136.52 feet along said parallel line to a point in a non-tangent 250.00-foot radius curve to the right, the westerly boundary line of said Lot 2, and the easterly right of way line of Gateway Drive (Note: radius bears N.19°14'06"E.); thence westerly along the arc of said curve, said westerly boundary line and said easterly right of way line 22.91 feet through a delta of 05°14'59" (Note: Chord to said curve bears N.68°08'24"W. for a distance of 22.90 feet) to a line parallel with said control line; thence S.88°35'21"E. 113.14 feet along said parallel line; thence S.84°46'30"E. 90.20 feet to a line parallel with said control line; thence S.88°35'21"E. 119.29 feet along said parallel line to the easterly boundary line of said Lot 2; thence S.01°10'02"W. 7.00 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement contains 2,147 square feet or 0.049 acre in area, more or less.to the point of beginning.

Combined two parts of an entire tract of property contains 3,768 square feet or 0.086 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°07'10" clockwise to obtain highway bearings.)

PIN No. 15681
 Project No. S-0030(69)102
 Parcel No. 0030:149:E

This instrument is made in pursuance of a sale of said real property, authorized by an order of the Board of County Commissioners of said County, made on the _____ day of _____, A.D. 20 _____, and vesting in the Grantee all of the title in said real property.

IN WITNESS WHEREOF, said County has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 20 _____.

STATE OF UTAH	)	Cache County Corporation
	) ss.	A County of the State of Utah
COUNTY OF CACHE	)	By: _____
		County Clerk

On the _____ date first above written personally appeared before me, _____, who, being by me duly sworn, says that they are the County Clerk of said County, a body corporate and politic of the State of Utah, and that the within and foregoing instrument was signed in behalf of said county by authority of a Resolution of the Board of County Commissioners and said _____ acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

 Notary Public

County Records

Parcel #05-061-0017 in 2020 - Cache County CORE

Owner(s)

History

Chart

LOGAN CITY CORP, STREETS WITHIN SD SUBD (02/04/2003 - Present) (Vesting: 800218)
CACHE COUNTY CORP (02/04/2003 - Present) (Vesting: 796469)

Owner(s)

History

CACHE COUNTY CORP, (02/04/2003 - Present) (Vesting: 796469)
LOGAN CITY CORP, STREETS WITHIN SD SUBD (02/04/2003 - Present) (Vesting: 800218)

Property Address

1225 W 0200 N
LOGAN

Current Owner Mailing Address

179 N MAIN ST
LOGAN, UT 84321-4527

- Tax District: LOGAN CITY (027)
- Tax Status: Non-Taxable
- Parcel History: REM 5/83; REM 11/91 05-062-0040; BNDRY LN 11/95; REM 7/98-0009; SUBD 10/02;
- Legal Description: LOT 1 GATEWAY WEST SUBD CONT 18.85 AC LOT 2 GATEWAY WEST SUBD CONT 3.82 AC LOT 3 GATEWAY WEST SUBD CONT 0.09 AC GATEWAY DRIVE & OTHER STREETS DEDICATED TO CITY OF LOGAN CONT 2.84 AC SUBJ TO R/W FOR COWLEY ENT 879607 BK 1333 PG 475

 Acres: 25.6 Water Rights: NO

Taxation Term	Amount
This property is non-taxable.	

Assumptions and Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. The report is written in a full narrative format, but some supporting documentation concerning the data, reasoning, and analyses may be retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. For purposes of this appraisal, any marketing program for the sale of the property would assume cash or its equivalent.
3. No detailed soil studies covering the subject property were available for this appraisal. It is therefore assumed that soil conditions are adequate to support standard construction consistent with highest and best use.
4. The date of value to which the conclusions and opinions expressed in this report apply, is set forth in the letter of transmittal. Further, the dollar amount of any value opinion rendered in this report is based upon the purchasing power of the American dollar existing on that date.
5. The appraisers assume no responsibility for economic or physical factors, which may affect the opinions in this report that occur after the valuation date.
6. The appraisers reserve the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
7. No opinion as to title is rendered. Data relating to ownership and legal description was obtained from the client or public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.
8. If no title policy was made available to the appraisers, they assume no responsibility for such items of record not disclosed by customary investigation.
9. The appraisers assume no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.
10. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.
11. The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

12. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.
13. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separated allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachment of real property improvements is considered to exist.
15. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.
16. Maps, plats and exhibits included in this report are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report.
17. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by the real estate appraisers.
18. Possession of this report, or copy of it, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
19. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal, unless such arrangements are made a reasonable time in advance.
20. The appraisers have personally inspected the subject property and found no obvious evidence of structural deficiencies, except as may be stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or government inspections.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

21. Unless otherwise noted, no consideration has been given in this appraisal to the value of the property located on the premises which is considered by the appraisers to be personal property, nor has consideration been given to the cost of moving or relocating such personal property; only the real property has been considered.
22. Information obtained for use in this appraisal is believed to be true and correct to the best of our ability; however, no responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the valuation estimate.
23. Unless otherwise stated in this report, the appraisers signing this report have no knowledge concerning the presence or absence of toxic materials in the improvements and/or hazardous waste on the land. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.
24. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.
25. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.
26. This analysis assumes no environmental hazards exist on site that would adversely affect the final value estimate. Review of a Phase I Environmental Site Assessment performed by a qualified engineer/firm is recommended.

CONSIDERATION OF HAZARDOUS SUBSTANCES IN THE APPRAISAL PROCESS

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act (“ADA”) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the Property.

COVID-19 STATEMENT AND DISCLOSURE:

As of the date of the report, there is current uncertainty in the market with the pathogen COVID-19, known as Coronavirus. It is unclear as of the date of this appraisal how the Coronavirus will affect the real estate market. This is a relatively new event as of the date of this appraisal that has resulted in a disruption in the global economy and supply chains, restrictions in travel and social events and stock market volatility. It is unclear how long the virus will impact the economy. Varying opinions exist. Investors, lenders, real estate professionals and market participants have been interviewed as the COVID-19 has progressed and restrictions enlarged during the course of this assignment, as well as multiple articles reviewed. At this point, it is common belief that the Coronavirus will have a slowing affect on real estate activity, but timing and duration is uncertain. Net operating income could destabilize if conditions worsen. Lowering interest rates may help offset some of the negative downturn. The appraisal analysis and conclusions herein are based on current data as available as of the date of the report. Impacts of the Coronavirus on the real estate market are highly subjective with limited supportable market data as of the date of this report.

It is important to note that this appraisal is based on the effective date of valuation (August 11, 2021) as if the subject sold on that date, and does not forecast future market value or consider future events. The indicated market values as stated herein are based on current market conditions and available data as of the appraisal report date. Unless otherwise noted, the valuation methods do not attempt to adjust for current uncertainty due to Covid-19. The appraiser cannot be held responsible for unforeseeable COVID-19 events and restrictions that alter market conditions subsequent to the appraisal report date. If economic conditions weaken or decline any values shown in this report would likely decrease and/or additional analysis would be necessary.

SPECIFIC LIMITING CONDITIONS, EXTRAORDINARY ASSUMPTIONS AND/OR HYPOTHETICAL CONDITIONS

Referencing the 2020-2021 Uniform Standards of Professional Appraisal Practice, an *extraordinary assumption* is “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.”

1. An extraordinary assumption is made that the information received from the client, property owners, county, and city that was relied upon to formulate an opinion of value is correct and reliable.

2. An extraordinary assumption is made that the inventory of site improvements as indicated herein is correct.
3. An extraordinary assumption is necessary that the information obtained from the owner and Logan City officials is true and correct, and the subject has legal access from Gateway Drive that would be sufficient for development to the concluded highest and best use.
4. According to the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (P.L. 91-646) 42.11(c)(1), under eminent domain appraisal, "the appraiser shall disregard any decrease or increase in the fair market value of real property, prior to the date of valuation, caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project other than that due to physical deterioration within the reasonable control of the owner." As project influence is to be disregarded in the before condition, a hypothetical condition is made that there is no proposed project in the before condition.
5. The valuation in the after condition and any physical description of the remainder is based on the hypothetical condition that the proposed project and related improvements have been completed as reported as of the valuation date.

Qualifications of Appraisers

QUALIFICATIONS OF APPRAISER	
KENDALL S. MITCHELL, MAI	
ken@valueutah.com	
EDUCATION/TRAINING	
BA; Family Economics & Consumer Studies	University of Utah; June 1996
- <i>Emphasis of Market Research Techniques</i>	- <i>Emphasis on Economic Principles</i>
- <i>Emphasis on Statistical Analysis</i>	- <i>Emphasis on Financial Theory</i>
Fundamental Appraisal (101)	O'Brien Real Estate School; May 2001
Appraising Residences (102)	O'Brien Real Estate School; June 2001
Standards of Professional Practice (USPAP)	O'Brien Real Estate School; February 2001
Residential Case Study 2-4 Units (104)	O'Brien Real Estate School; April 2001
Basic Income Capitalization (310)	Appraisal Institute; October 2002
Advanced Cost and Sales Approach (530)	Appraisal Institute; May 2003
Eminent Domain for Appraisers and Attorneys	National Highway Institute; January 2004
Highest and Best Use & Market Analysis (520)	Appraisal Institute; June 2005
Advanced Income Capitalization (510)	Appraisal Institute; September 2005
National USPAP 7-hour Update Course	Every two (2) years as required since 2004
UDOT Right of Way Appraiser Seminar	UDOT; May 2006
Utah Law of Eminent Domain	Utah Land Use Institute; February 2008
Appraising from Blueprints and Plans	Appraisal Institute; March 2008
Small Hotel/Motel Valuation; Limited Lodging	Appraisal Institute; March 2008
Report Writing and Valuation Analysis (540)	Appraisal Institute; January 2009
Appraisal Institute Symposium	Appraisal Institute; March 2010
Eminent Domain Seminar	The Utah Land Use Institute; February 2011
Legislative Report to Appraisers	Utah Association of Appraisers; April 2012
Utah Appraiser Supervisor & Trainee Course	Appraisal Institute; February of 2014
Reviewing Appraisals in Eminent Domain (410)	IRWA; March 2014
Rates & Ratios: Making sense of GIM's, OAR's, DCF	Appraisal Institute; April 2014
Business Practices and Ethics	Appraisal Institute; January 2016
Eminent Domain and Condemnation	Appraisal Institute; January 2016
Advanced Concepts and Case Studies	Appraisal Institute; April 2016
Advanced Income Capitalization	Appraisal Institute; May 2016
Advanced Market Analysis & Highest and Best Use (test)	Appraisal Institute; June 2016
Quantative Analysis	Appraisal Institute; July 2016
Yellow Book Changes/Updates Webinar	Appraisal Institute; January 2017
General Demonstration Report - Capstone	Appraisal Institute; September 2016
Problems in the Valuation of Partial Fee Acquisitions (431)	IRWA; November 2019
Eminent Domain Law for Right-of-Way Professionals (803)	IRWA; December 2019
PROFESSIONAL EXPERIENCE	
Researcher and Market Analyst	Bodell Van Drimmelen; August 2000 - September 2002
Licensed Appraiser & Market Analyst	Bodell Van Drimmelen; September 2002 - April 2004
Certified General Appraiser/Market Analyst	Van Drimmelen & Associates, Inc. April 2004 - Present
PROFESSIONAL AFFILIATIONS/LICENSES	
Utah State Certified General Appraiser	License # 5499685-CG00; exp 4-30-2022
Designated Member (MAI)	Appraisal Institute - Utah Chapter
Advisor to Candidates for Designation	Appraisal Institute - Utah Chapter

APPRAISAL EXPERIENCE

I began as a Staff Researcher/Trainee for Bodell Van Drimmelen in August of 2000, and became a Licensed Appraiser in late 2002. I have been a Utah State Certified General Appraiser employed by Van Drimmelen & Associates, Inc. since April 2004. I have specialized in right-of-way appraisals my entire career and am on the UDOT approved appraiser lists for State and Local right-of-way (ROW) projects for complex ROW Appraisal Services, ROW Appraisal Review Services and Residential Appraisal/Review Services. In addition to specializing in land and right-of-way appraisals, I have extensive experience in a wide range of office, industrial, retail, residential and vacant land appraisals. I became an MAI designated member of the Appraisal Institute in early 2019. A small sampling of some of the differing types of properties that I have appraised are below.

Residential Subdivisions	Office Buildings	Hazardous Waste Facility
Service/Gas Stations	Retail Buildings	Intelligent Buildings/Data
Restaurants/Bars	Bank/Credit Union Buildings	Land Leases
Churches/Religious Buildings	Historic buildings	Animal Control Facilities
Public Parks/Municipal Uses	Landlocked land parcels	Power/Canal/Trail Corridors
Day Care Facilities	Eminent Domain Appraisals	Farm/Ranch Property
Strip Retail Shopping Centers	Partial Fee Acquisitions	Vacant Industrial land
Full Service Automobile Dealerships	Townhome/Condo Subdivisions	Residential Land and Lots
Recreational Cabins	Perpetual/Temporary Easements	Commercial land
Duplexes, Triplexes, Fourplexes	Severed Tracts/Damages	Recreational land
Convenience Stores	Federal Yellow Book	Medical Office Buildings
RV Sales and Services Sites	Campgrounds/RV Parks	Drive-in Theater
Multi-tenant Industrial Buildings	Bars/Taverns	Day Spas
Residential Paper Lots	Retirement Communities	Fitness Centers
Airplane Hangars	Valuation of Life Estates	Dive Shop
Power, Utility/Irrigation corridors	Single Family Residences (URAR)	Water Rights
Office/Warehouse Buildings	Multi-unit apartment complex	Auto Repair Shops

CLIENT LIST (PARTIAL)

First National Bank	Cache Valley Bank	UDOT
First Community Bank	Envision Lending Group	Orem City
Jordan Credit Union	Logan City	Grand County
Amegy Bank	Murray School District	Lindon City
Zions Bank	Sunfirst Bank	South Jordan City
Bank of Utah	Frontier Bank	UTA (Utah Transit Authority)
Deseret First Credit Union	NAI Utah Real Estate Division	Granite School District
Bona Vista Water District	JUB Engineers	Sandy City
Castleview Hospital (Price)	CIT Financial	Ogden City
Central Bank	Kaysville City	South Salt Lake City
Celtic Bank	Snell & Wilmer Law Firm	Clinton City
Home Savings Bank	Maughan Law Firm	Tooele City
Kenworth Trucking Co.	West Valley City	Herriman City
Eagle Mountain City	Saratoga Springs City	West Jordan City
Bonneville Mortgage	H.W. Lochner Engineers	Lehi City
ANB Financial Corporation	Envirocare of Utah	SITLA
Frontier Bank	Salt Lake City RDA	BLM (Federal)
Wells Fargo Bank	Enterprise Financial	Wellington City
America West Bank	Staker Parsons Group	Tooele County

**Numerous private investors, developers, landowners, etc.*

**STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE**

ACTIVE LICENSE

DATE ISSUED: 04/15/2020

EXPIRATION DATE: 04/30/2022

LICENSE NUMBER: 5499685-CG00

LICENSE TYPE: Certified General Appraiser

ISSUED TO: KENDALL S MITCHELL
774 E 2100 S
SALT LAKE CITY UT 84106




SIGNATURE OF HOLDER


REAL ESTATE DIVISION DIRECTOR

Form #2



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

TERIANNE S. NEWELL, P.E.
Deputy Director of Planning and Investment

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

September 14, 2021

Cache County Corporation
179 North Main
Logan, UT 84321

Dear Cache County Corporation:

The Utah Department of Transportation (UDOT) has prepared an offer to purchase your property, which is located at Approx. 5331 West Highway 30, Mendon, UT 84325 and has assigned parcel number(s) 112:A, 112:E to help identify your property during this process. The property has been valued using standard valuation methods. Based on those methods, UDOT hereby makes an offer to purchase your property for \$5,100.00.

Although this letter is provided as part of an attempt to negotiate with you for the sale of your property or an interest in your property without using the power of eminent domain, UDOT may use that power if it is not able to acquire the property by negotiation. Because of that potential, the person negotiating on behalf of UDOT is required to provide the following disclosures to you:

- * You are entitled to receive just compensation for your property.
- * You are entitled to an opportunity to negotiate with UDOT over the amount of just compensation before any legal action will be filed.
- * You are entitled to an explanation of how the compensation offered for your property was calculated.
- * If an appraiser is asked to value your property, you are entitled to accompany the appraiser during an inspection of the property.
- * You are entitled to discuss this case with the attorneys at the Office of the Property Rights Ombudsman. The office may be reached at 801-530-6391, or at Heber M. Wells Building, 160 East 300 South, Salt Lake City, UT, 84111.
 - * The Office of the Property Rights Ombudsman is a neutral state office staffed by attorneys experienced in eminent domain. Their purpose is to assist citizens in understanding and protecting their property rights. You are entitled to ask questions and request an explanation of your legal options.
- * If you have a dispute with UDOT over the amount of just compensation due to you, you are entitled to request free mediation or arbitration of the dispute from the Office of the Property Rights Ombudsman. As part of mediation or arbitration, you are entitled to request a free independent valuation of the property.
- * Oral representations or promises made during the negotiation process are not binding upon the entity seeking to acquire the property by eminent domain.



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
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DEPARTMENT OF TRANSPORTATION

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Deputy Director of Planning and Investment

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

I will be pleased to visit with you or your representative to discuss this offer and to answer any questions you might have about the acquisition process. Please review all the enclosed documents:

- * Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
- * Offer to Purchase
- * Statement of Just Compensation
- * Right of Way Contract
- * Deed(s) and/or Easement(s)
- * Map and legal description

I will be calling you to discuss the enclosed documents and to answer any questions you may have regarding this UDOT Project. If you don't hear from me in the next couple of days it might mean that I have been unable to locate a good telephone number for you. As that may be the case, please give me a call and leave your contact phone number and best time for me to contact you. My contact information is on my business card and also printed below. For your records please make yourself a copy of the documents you are signing before sending them back.

If you are in agreement with our offer, please sign and initial the contract, offer to purchase, all deed(s) and/or easement(s). All deed(s) and/or easement(s) must be signed and notarized. Once all of the required documents have been signed and approved by UDOT, closing documents will be prepared. Please note the signed documents must be approved by the UDOT Director of Right of Way before they will be a final enforceable contract. Upon receipt of the signed documents, a check will be issued payable to you after all applicable liens have been paid. This payment along with a copy of the fully executed contract will be returned to you in approximately six weeks. If you have any questions about the closing or acquisition process, please contact me at your earliest convenience.

On behalf of UDOT, I look forward to working with you.

Sincerely,

Jason M. Allen (Consultant/Realtor)

Acquisition Agent / Right of Way Division
Utah Department of Transportation

OFFER TO PURCHASE RIGHT OF WAY

Pin: 15681 **Project No:** F-0030(69)102

Owner Name: Cache County Corporation

Property Address: Approx. 5331 West Highway 30, MENDON, UT 84325

Parcel No: 112:A, 112:E

Authority No: 55760

Tax Id: 12-032-0009

Project Location: SR-30; SR-23 to SR-252

The Utah Department of Transportation hereby makes you an offer of \$5,100.00 as Just Compensation for your property and/or easement(s) on your property.

This is the approved value for the parcel of land described in the Project shown above.

Utah Department of Transportation declares that this offer has been established by the Department as Just Compensation and is in accordance with applicable State laws and requirements. Just Compensation is defined as the fair market value of the property acquired. This amount is based on the land, improvements and any fixtures considered to be real property.

The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, and other related transportation uses.

This letter is not a contract to purchase your property. It is merely an offer to purchase the property and/or purchase easement(s) on your property for \$5,100.00. Along with this Offer attached are the Statement of Just Compensation, Executive Summary of Property Owner's Rights, and the Agency's Brochure. Your signature is for the purpose of verifying that you have actually received these items. Signing this document does not prejudice your right to have the final amount determined through Condemnation proceedings in the event you do not accept this Offer. Information regarding your rights is explained in the agency's brochure.

Information about the acquiring process and procedures is included in the Agency's Brochure, which has been given to you. Other information regarding your rights as a property owner was also given to you with this offer. If you have questions regarding this offer or information given to you, please contact me, Jason M. Allen (Consultant/Realtor). I can be reached at .

Receipt: Please sign below to indicate you have received the following documents:

Ombudsman's Acquisition Brochure - Your Guide to Just Compensation

Offer to Purchase & Offer Letter

Statement of Just Compensation

Right of Way Contract

Deed(s) and/or Easement(s)

Map and legal description

Date: _____ By: _____

Signature of Grantor/Owner

Date: _____ By: _____

Signature of Grantor/Owner

Date: _____ By: _____

Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Utah Department of Transportation Right of Way Division Statement of Just Compensation

Project No: F-0030(69)102 Parcel No.(s): 112:A, 112:E

Pin No: 15681 Job/Proj No: 55760 Project Location: SR-30; SR-23 to SR-252
County of Property: CACHE Tax ID / Sidwell No: 12-032-0009
Property Address: Approx. 5331 West Highway 30 MENDON UT, 84325
Owner's Address: 179 North Main, Logan, UT, 84321
Owner's Home Phone: Owner's Work Phone: (435)755-1640
Owner / Grantor (s): Cache County Corporation
Grantee: Utah Department of Transportation (UDOT)/The Department

The following information is the basis for the amount estimated by Utah Department of Transportation to be just compensation.

Parcel No.	Type of Interest Acquired	Size	Units	Price Per Unit	Property % Use	County
112:A	Land	.398	ACRES	\$12,000	100 Agriculture	CACHE
112:E	Land	.109	ACRES	\$12,000	8 Agriculture	CACHE

VALUE OF THE TAKING

					Factor	Value
112:A	----->	.398	ACRES	\$12,000	100 x 1 =	\$4,776.00
112:E	----->	.109	ACRES	\$12,000	8 x 2.913 =	\$305.00

OTHER COSTS

112:A	Rounding					\$19.00
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NET AMOUNT: \$5,100.00

Utah Department of Transportation declares that this offer is the amount that has been established by UDOT as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: May 17, 2021


Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-0030(69)102 Parcel No.(s): 112:A, 112:E

Pin No: 15681 Job/Proj No: 55760 Project Location: SR-30; SR-23 to SR-252

County of Property: CACHE Tax ID(s) / Sidwell No: 12-032-0009

Property Address: Approx. 5331 West Highway 30 MENDON UT, 84325

Owner's Address: 179 North Main, Logan, UT, 84321

Primary Phone: 435-755-1640

Owner's Home Phone:

Owner's Work Phone: (435)755-1640

Owner / Grantor (s): Cache County Corporation

IN CONSIDERATION of the mutual promises herein and subject to approval of the UDOT Director of Right of Way, Cache County Corporation ("Owner") agrees to sell to the Utah Department of Transportation ("UDOT") the Subject Property described below for Transportation Purposes,¹ and UDOT and Owner agree as follows:

1. SUBJECT PROPERTY. The Subject Property referred to in this Contract is identified as parcel numbers 112:A, 112:E, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. UDOT shall pay and Owner accepts \$5,100 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): **N/A**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. "Settlement" shall mean that Owner and UDOT have signed and delivered to each other or to the escrow/closing office all documents required by this Contract or by the escrow/closing office, and that all monies required to be paid by Owner or UDOT under this Contract have been delivered to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. "Closing" shall mean that: (a) Settlement has been completed; (b) the amounts owing to Owner for the sale of the Subject Property have been paid to Owner, and (c) the applicable closing documents have been recorded in the office of the county recorder ("Recording"). Settlement and Closing shall be completed at the earliest time convenient to the parties and the closing office.

3.3 Possession. Upon signing of this Contract by Owner and the UDOT Director of Right of Way, Owner grants UDOT, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of utilities or other work as required in furtherance of the above referenced project.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including but not limited to, homeowner's association dues, property taxes for the current year and rents shall be made as of the time of Settlement.

1. "Transportation Purposes" is defined as all current or future transportation uses authorized by law, including, without limitation, the widening, expansion, and/or construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio-fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, statutory relocations caused by the project, and other related transportation uses.



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-0030(69)102 Parcel No.(s): 112:A, 112:E

Pin No: 15681 Job/Proj No: 55760 Project Location: SR-30; SR-23 to SR-252

County of Property: CACHE Tax ID(s) / Sidwell No: 12-032-0009

Property Address: Approx. 5331 West Highway 30 MENDON UT, 84325

Owner's Address: 179 North Main, Logan, UT, 84321

Primary Phone: 435-755-1640

Owner's Home Phone:

Owner's Work Phone: (435)755-1640

Owner / Grantor (s): Cache County Corporation

4.2 Fees/Costs.

(a) **Escrow Fees.** UDOT agrees to pay the fees charged by the escrow/closing office for its services in the settlement/closing process.

(b) **Title Insurance.** If UDOT elects to purchase title insurance, it will pay the cost thereof.

5. TITLE TO PROPERTY. Owner represents and warrants that Owner has fee title to the Subject Property. Owner shall indemnify and hold UDOT harmless from all claims, demands and actions from lien holders, lessees or third parties claiming an interest in the Subject Property or the amount paid hereunder. Owner will convey marketable title to the Subject Property to the Grantee shown on Exhibit A at Closing by deed(s) in the form shown on Exhibit A, except for easements which Owner will convey in the form also shown on Exhibit A. The provisions of this Section 5 shall survive Closing.

6. OWNER DISCLOSURES CONCERNING ENVIRONMENTAL HAZARDS. Owner represents and warrants that there are no claims and/or conditions known to Owner relating to environmental hazards, contamination or related problems affecting the Subject Property. Owner agrees to transfer the Subject Property free of all hazardous materials including paint, oil and chemicals. The provisions of this Section 6 shall survive Closing.

7. CONDITION OF SUBJECT PROPERTY AND CHANGES DURING TRANSACTION. Owner agrees to deliver the Subject Property to UDOT in substantially the same general condition as it was on the date that Owner signed this Contract.

8. AUTHORITY OF SIGNER(S). If Owner is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing this Contract on its behalf warrants his or her authority to do so and to bind the Owner.

9. COMPLETE CONTRACT. This Contract, together with any attached addendum and exhibits, (collectively referred to as the "Contract"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The Contract cannot be changed except by written agreement of the parties.

10. ELECTRONIC TRANSMISSION AND COUNTERPARTS. This Contract may be executed in counterparts. Signatures on any of the documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

11. ADDITIONAL TERMS (IF APPLICABLE):

The project will install standard wood post fencing along the roadway within UDOT's right of way.

Grantor's Initials



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-0030(69)102 Parcel No.(s): 112:A, 112:E

Pin No: 15681 Job/Proj No: 55760 Project Location: SR-30; SR-23 to SR-252

County of Property: CACHE Tax ID(s) / Sidwell No: 12-032-0009

Property Address: Approx. 5331 West Highway 30 MENDON UT, 84325

Owner's Address: 179 North Main, Logan, UT, 84321

Primary Phone: 435-755-1640 Owner's Home Phone: Owner's Work Phone: (435)755-1640

Owner / Grantor (s): Cache County Corporation

SIGNATURE PAGE TO UTAH DEPARTMENT OF TRANSPORTATION REAL ESTATE PURCHASE CONTRACT

Authorized Signature(s):

100% Cache County Corporation - OWNER(s)

Date

Date

UTAH DEPARTMENT OF TRANSPORTATION

Charles A. Stormont
UDOT Director of Right of Way

Date

Grantor's Initials



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-0030(69)102 Parcel No.(s): 112:A, 112:E

Pin No: 15681 Job/Proj No: 55760 Project Location: SR-30; SR-23 to SR-252

County of Property: CACHE Tax ID(s) / Sidwell No: 12-032-0009

Property Address: Approx. 5331 West Highway 30 MENDON UT, 84325

Owner's Address: 179 North Main, Logan, UT, 84321

Primary Phone: 435-755-1640

Owner's Home Phone:

Owner's Work Phone: (435)755-1640

Owner / Grantor (s): Cache County Corporation

Exhibit A

(Attach conveyance documents)

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(County)
(Controlled Access)
Cache County

Tax ID No.	12-032-0009
PIN No.	15681
Project No	F-0030(69)102
Parcel No.	0030:112:A

Cache County Corp., a Body Corporate and Politic of the State of Utah, Grantor hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Cache County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing highway State Route 30 known as Project No. F-0030(69)102, being part of an entire tract of property situate in the NE1/4 SW1/4 and SE1/4 SW1/4 of Section 28, T.12N., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the existing southerly highway right of way line of State Route 30 which is 1,413.75 feet S.00°13'17"E. along the section line and 2,414.09 feet N.89°46'43"E. from the West Quarter Corner of said Section 28; and running thence N.87°06'50"W. 342.29 feet along the southerly boundary line of said entire tract to a point in a 5,982.00-foot radius non-tangent curve to the right, concentric with and 90.00 feet radially distant northwesterly from the SR-30 control line (Note: center bears N.13°02'30"E.); thence northwesterly 325.16 feet along the arc of said curve through a central angle of 03°06'52" (Note: chord to said curve bears N.75°24'04"W. for a distance of 325.12 feet) to a point in the northerly boundary line of said entire tract; thence along said northerly boundary line the following two (2) courses: (1) thence S.87°06'50"E. 201.96 feet; (2) thence N.89°35'25"E. 6.24 feet to a point in said southerly right of way line and a 5,786.85-foot radius non-tangent curve to the left (Note: center bears N.13°29'40"E.); thence westerly 457.41 feet along the arc of said curve through a central angle of 04°31'44" along said southerly

right of way line (Note: chord to said curve bears S.78°46'12"E. for a distance of 457.29' feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 17,350 square feet or 0.398 acre more or less.

(Note: All bearings in the above description equal highway bearings.)

As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

IN WITNESS WHEREOF, said County has caused this instrument to be executed by its proper officer thereunto duly authorized, this _____ day of _____, A.D. 20 _____.

STATE OF UTAH)
) ss. _____ COUNTY
) A County of the State of Utah
COUNTY OF _____)
By _____
County Clerk

On the date first above written personally appeared before me, _____, who, being by me duly sworn did say that __he is the County Clerk of _____ County, a body corporate and politic of the State of Utah, and that the within and foregoing instrument was signed in behalf of said county by authority of a Resolution of the Board of County Commissioners and said _____ acknowledged to me that said County executed the same.

WITNESS my hand and official stamp the date in this certificate first above written.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Easement (County)

Cache County	Tax ID No.	12-032-0009
	PIN No.	15681
	Project No.	F-0030(69)102
	Parcel No.	0030:112:E

Cache County Corp., a Body Corporate and Politic of the State of Utah, Grantor hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described easement in Utah County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, in the NE1/4 SW1/4 and SE1/4 SW1/4 of Section 28, T.12N., R.1W., S.L.B.&M., in Cache County, Utah, to facilitate the construction of the roadway improvements, side treatments, blending slopes, ditches and appurtenant parts thereof for the existing highway State Route 30 known as Project No. F-0030(69)102. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning at a point in the southerly boundary line of said entire tract which is 1,395.20 feet S.00°13'17"E. along the section line and 2,072.30 feet N.89°46'43"E. from the West Quarter Corner of said Section 28; and running thence N.87°06'50"W. 81.99 feet along said southerly boundary line to a point in a 5,997.00-foot radius non-tangent curve to the right, concentric with the SR-30 Control Line (Note: center bears N.13°48'46"E.); thence northwesterly 307.50 feet along the arc of said curve through a central angle of 02°56'16" (Note: chord to said curve bears N.74°43'06"W. for a distance of 307.46 feet) to a point in the northerly boundary line of said entire tract; thence S.87°06'50"E. 63.94 feet along said northerly boundary

Continued on Page 2
COUNTY RW-09CO (11-01-03)

line to a point in a 5,982.00-foot radius non-tangent curve to the left, concentric with said SR-30 control line (Note: center bears N.16°09'22"E.); thence easterly 325.16 feet along the arc of said curve through a central angle of 03°06'52" (Note: chord to said curve bears S.75°24'04"E. for a distance of 325.12 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement contains 4,741 square feet or 0.109 acre more or less.

(Note: All bearings in the above description equal highway bearings.)

PIN No. 15681
Parcel No. 0030:112:E
Project No. F-0030(69)102

This instrument is made in pursuance of a sale of said real property, authorized by an order of the Board of County Commissioners of said County, made on the _____ day of _____, A.D. 20 _____, and vesting in the Grantee all of the title in said real property.

IN WITNESS WHEREOF, said County has caused this instrument to be executed by its proper officer thereunto duly authorized, this _____ day of _____, A.D. 20 _____.

STATE OF UTAH)
) ss. _____ COUNTY
COUNTY OF _____) A County of the State of Utah
By _____
County Clerk

On the date first above written personally appeared before me, _____, who, being by me duly sworn did say that __he is the County Clerk of _____ County, a body corporate and politic of the State of Utah, and that the within and foregoing instrument was signed in behalf of said county by authority of a Resolution of the Board of County Commissioners and said _____ acknowledged to me that said County executed the same.

WITNESS my hand and official stamp the date in this certificate first above written.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(County)
(Controlled Access)
Cache County

Tax ID No.	12-032-0009
PIN No.	15681
Project No	F-0030(69)102
Parcel No.	0030:112:A

Cache County Corp., a Body Corporate and Politic of the State of Utah, Grantor hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Cache County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing highway State Route 30 known as Project No. F-0030(69)102, being part of an entire tract of property situate in the NE1/4 SW1/4 and SE1/4 SW1/4 of Section 28, T.12N., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the existing southerly highway right of way line of State Route 30 which is 1,413.75 feet S.00°13'17"E. along the section line and 2,414.09 feet N.89°46'43"E. from the West Quarter Corner of said Section 28; and running thence N.87°06'50"W. 342.29 feet along the southerly boundary line of said entire tract to a point in a 5,982.00-foot radius non-tangent curve to the right, concentric with and 90.00 feet radially distant northwesterly from the SR-30 control line (Note: center bears N.13°02'30"E.); thence northwesterly 325.16 feet along the arc of said curve through a central angle of 03°06'52" (Note: chord to said curve bears N.75°24'04"W. for a distance of 325.12 feet) to a point in the northerly boundary line of said entire tract; thence along said northerly boundary line the following two (2) courses: (1) thence S.87°06'50"E. 201.96 feet; (2) thence N.89°35'25"E. 6.24 feet to a point in said southerly right of way line and a 5,786.85-foot radius non-tangent curve to the left (Note: center bears N.13°29'40"E.); thence westerly 457.41 feet along the arc of said curve through a central angle of 04°31'44" along said southerly

right of way line (Note: chord to said curve bears S.78°46'12"E. for a distance of 457.29' feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 17,350 square feet or 0.398 acre more or less.

(Note: All bearings in the above description equal highway bearings.)

As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

This instrument is made in pursuance of a sale of said real property, authorized by an order of the Board of County Commissioners of said County, made on the _____ day of _____, A.D. 20 _____, and vesting in the Grantee all of the title in said real property.

IN WITNESS WHEREOF, said County has caused this instrument to be executed by its proper officer thereunto duly authorized, this _____ day of _____, A.D. 20 _____.

STATE OF UTAH)
) ss. _____ COUNTY
COUNTY OF _____) A County of the State of Utah
By _____
County Clerk

On the date first above written personally appeared before me, _____, who, being by me duly sworn did say that __he is the County Clerk of _____ County, a body corporate and politic of the State of Utah, and that the within and foregoing instrument was signed in behalf of said county by authority of a Resolution of the Board of County Commissioners and said _____ acknowledged to me that said County executed the same.

WITNESS my hand and official stamp the date in this certificate first above written.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Easement (County)

Cache County	Tax ID No.	12-032-0009
	PIN No.	15681
	Project No.	F-0030(69)102
	Parcel No.	0030:112:E

Cache County Corp., a Body Corporate and Politic of the State of Utah, Grantor hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described easement in Utah County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, in the NE1/4 SW1/4 and SE1/4 SW1/4 of Section 28, T.12N., R.1W., S.L.B.&M., in Cache County, Utah, to facilitate the construction of the roadway improvements, side treatments, blending slopes, ditches and appurtenant parts thereof for the existing highway State Route 30 known as Project No. F-0030(69)102. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning at a point in the southerly boundary line of said entire tract which is 1,395.20 feet S.00°13'17"E. along the section line and 2,072.30 feet N.89°46'43"E. from the West Quarter Corner of said Section 28; and running thence N.87°06'50"W. 81.99 feet along said southerly boundary line to a point in a 5,997.00-foot radius non-tangent curve to the right, concentric with the SR-30 Control Line (Note: center bears N.13°48'46"E.); thence northwesterly 307.50 feet along the arc of said curve through a central angle of 02°56'16" (Note: chord to said curve bears N.74°43'06"W. for a distance of 307.46 feet) to a point in the northerly boundary line of said entire tract; thence S.87°06'50"E. 63.94 feet along said northerly boundary

Continued on Page 2
COUNTY RW-09CO (11-01-03)

line to a point in a 5,982.00-foot radius non-tangent curve to the left, concentric with said SR-30 control line (Note: center bears N.16°09'22"E.); thence easterly 325.16 feet along the arc of said curve through a central angle of 03°06'52" (Note: chord to said curve bears S.75°24'04"E. for a distance of 325.12 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement contains 4,741 square feet or 0.109 acre more or less.

(Note: All bearings in the above description equal highway bearings.)

This instrument is made in pursuance of a sale of said real property, authorized by an order of the Board of County Commissioners of said County, made on the _____ day of _____, A.D. 20 _____, and vesting in the Grantee all of the title in said real property.

IN WITNESS WHEREOF, said County has caused this instrument to be executed by its proper officer thereunto duly authorized, this _____ day of _____, A.D. 20 _____.

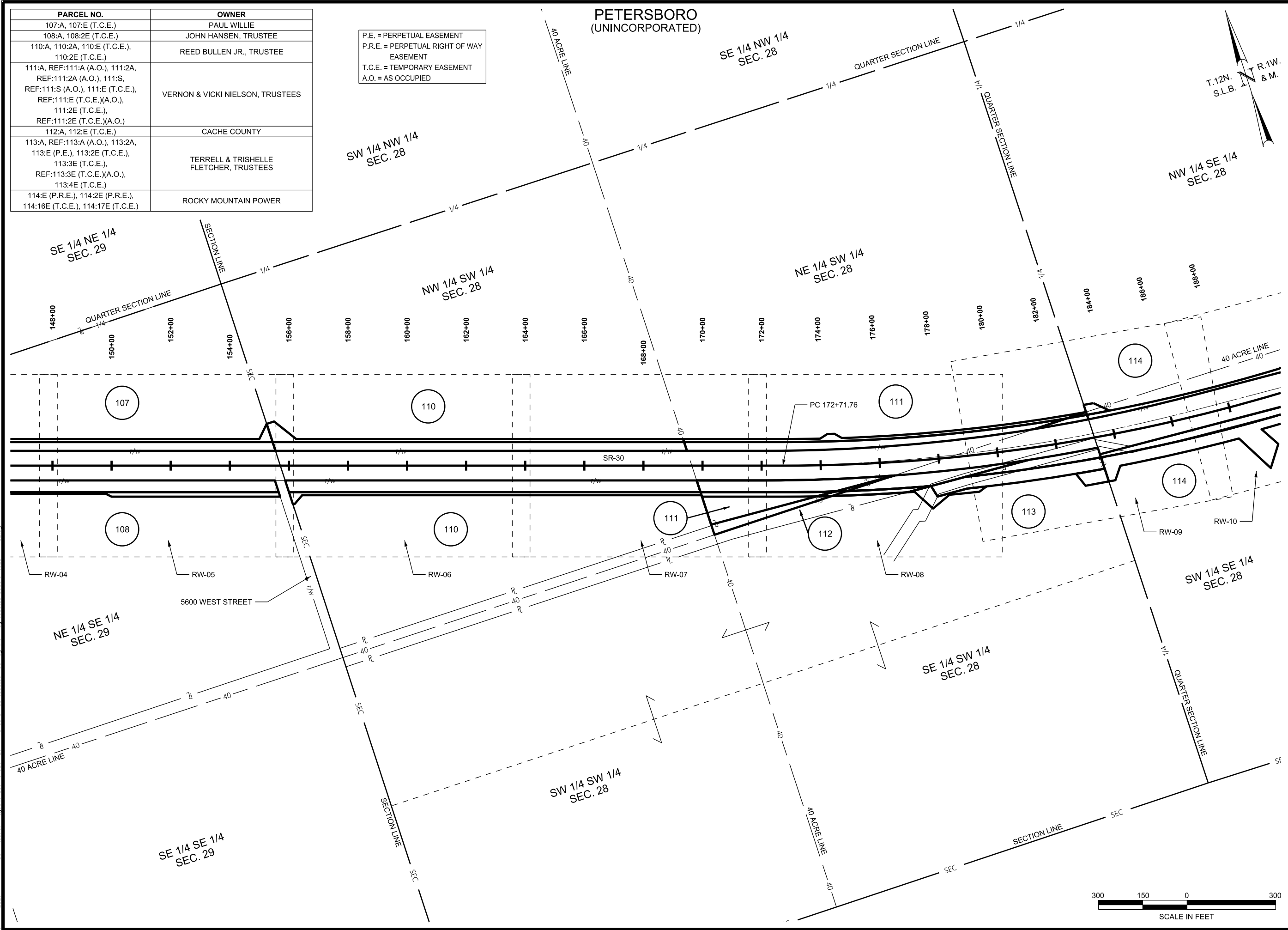
STATE OF UTAH)
) ss. _____ COUNTY
COUNTY OF _____) A County of the State of Utah
By _____
County Clerk

On the date first above written personally appeared before me, _____, who, being by me duly sworn did say that __he is the County Clerk of _____ County, a body corporate and politic of the State of Utah, and that the within and foregoing instrument was signed in behalf of said county by authority of a Resolution of the Board of County Commissioners and said _____ acknowledged to me that said County executed the same.

WITNESS my hand and official stamp the date in this certificate first above written.

Notary Public

DGN File: \\P:\Projects\2019\1028-TEJ-R-Avenue-SR-30\15681_S-0030\69102_RWT-02.dgn 14-APR-2021



UTAH DEPARTMENT OF TRANSPORTATION		REGION 1 - MERIDIAN ENGINEERING, INC.		REVISIONS	
PROJECT	SR-30; SR-23 TO SR-252	APPROVED		DRAWN BY	GKD
		PROFESSIONAL LAND SURVEYOR		OC CHECKED BY	TEJ
PROJECT NUMBER	F-0030(69)102	PIN	15681	DATE	
RIGHT-OF-WAY TOTAL TRACT					
CACHE COUNTY		TEMP-3P			
SHEET NO.	RWTT-02				
		NO.	DATE	APPROVED BY	REMARKS

**CACHE COUNTY COUNCIL MEETING
OCTOBER 26, 2021**

ATTACHMENT 4

**CACHE COUNTY
RESOLUTION 2021-23**

**RESOLUTION SUPPORTING WI-FIBER INC.'S APPLICATION FOR UTAH BROADBAND
ACCESS GRANT FUNDING TO EXPAND HIGH-SPEED INTERNET ACCESS IN
UNDERSERVED RURAL COMMUNITIES IN CACHE COUNTY**

WHEREAS, High-speed internet access is a critical component of modern educational and economic opportunity; and

WHEREAS, Under Utah Code 63N-17-102 "Unserved area" means an area of the state that is rural and unserved in terms of the area's access to broadband service and defined as a designated geographic area in which households or businesses are without a fixed, terrestrial connection supporting at least 100 Mbps download and 20 Mbps upload speeds; and "Rural" is defined as a county of the third, fourth, fifth, or sixth class; and

WHEREAS, Cache County is a county of the third class; and

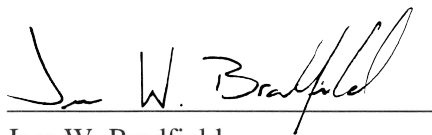
WHEREAS, The county's dispersed, rural population is unlikely to benefit from private investment in high-speed internet expansion due to high costs and low profitability; and

WHEREAS, The state of Utah Governor's Office of Economic Opportunity provides a Broadband Access Grant to provide financial assistance to underserved communities; now

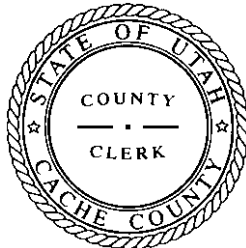
THEREFORE, LET IT BE RESOLVED that the County of Cache supports the efforts of Wi-Fiber Inc. and partners to apply for the Utah Broadband Access Grant in accordance with Utah Administrative Code R357-40-101 et seq. and Utah Code 63N-17-301 et seq. to extend high-speed internet infrastructure to individuals and businesses in rural, underserved communities.

Dated this 26th day of October, 2021.

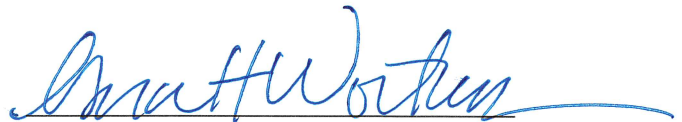
ATTESTED TO:



Jess W. Bradfield
Cache County Clerk/Auditor



CACHE COUNTY COUNCIL



Gina Worthen
Council Chair

**CACHE COUNTY COUNCIL MEETING
OCTOBER 26, 2021**

ATTACHMENT 5

**CACHE COUNTY
RESOLUTION 2021-24**

**RESOLUTION SUPPORTING DIRECT COMMUNICATIONS' APPLICATION FOR UTAH
BROADBAND ACCESS GRANT FUNDING TO EXPAND HIGH-SPEED INTERNET ACCESS IN
UNDERSERVED RURAL COMMUNITIES IN CACHE COUNTY**

WHEREAS, As elected representatives of the citizens of Cache County, Utah, the County Council recognizes the ever-expanding need for and importance of high-speed broadband. High-speed broadband has become a necessary part of everyday life. The lack thereof impacts the life of nearly every citizen of Cache County; and

WHEREAS, The County Council also recognizes the digital divide that exists throughout Utah, as well as in this county and among its residents. The County Council is actively seeking ways to bridge this digital divide, whether it be through public or private partnerships, state or federal funds, and other creative sources; and

WHEREAS, The state of Utah has made grant funds available through the Governor's Office of Economic Opportunity for the express purpose of making high-speed broadband available to the most underserved areas of the state. The Cache County Council recognizes the responsibility and opportunity to seek opportunities to take advantage of these funds; and

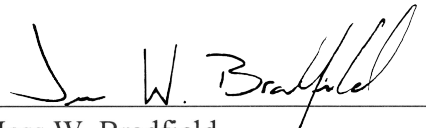
WHEREAS, Direct Communications, a local internet service provider, has approached the council about working with the county to bring high-speed broadband service to some of the unserved and underserved areas of the county as seen on the attached map; and

WHEREAS, Direct Communications has demonstrated an acceptable history of service in counties similar in size and scope to Cache County, has demonstrated a successful history of pursuing, applying for, and winning similar grants, and has demonstrated an ability to meet the requirements of most state and federal grants; now

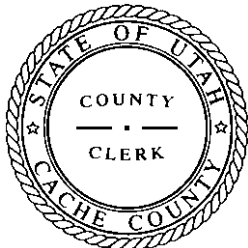
THEREFORE, LET IT BE RESOLVED that the County Council of Cache County, Utah supports Direct Communications' pursuit of a Broadband Access Grant from the State of Utah.

Dated this 26th day of October, 2021.


ATTESTED TO:



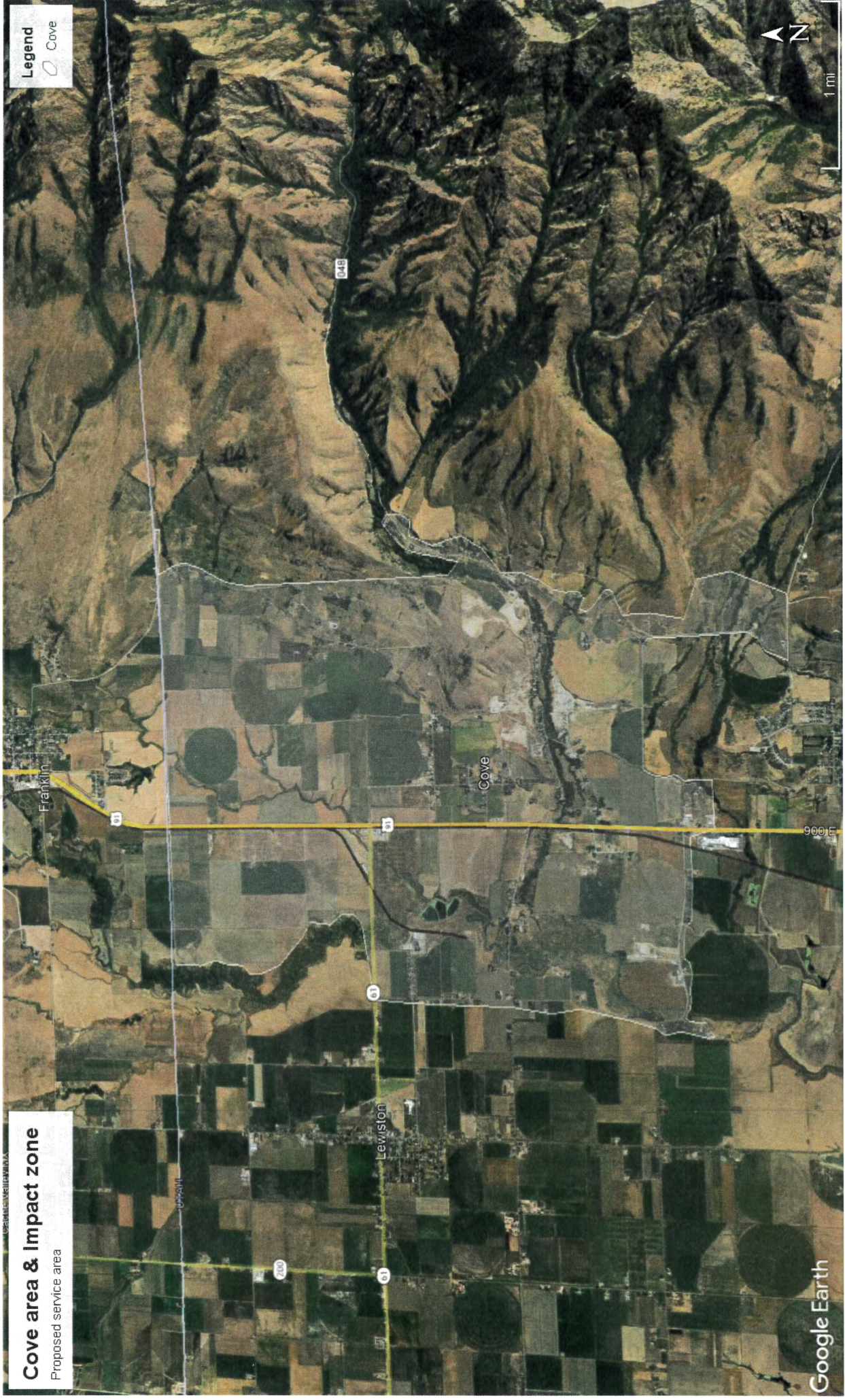
Jess W. Bradfield
Cache County Clerk/Auditor



CACHE COUNTY COUNCIL



Gina Worthen
Council Chair



Cove area & Impact zone

Proposed service area

Legend

Cove

Google Earth

1 mi

