

FINAL FALCON HILL PROJECT AREA PLAN

ADOPTED DECEMBER 2008

AMENDED JUNE 2021

Introduction

The Military Installation Development Authority (“MIDA”) was created by the Utah Legislature in 2007 to facilitate the development of military land in Utah. MIDA’s enabling legislation is found in Chapter 1, Title 63H of the Utah Code annotated 1953, as amended (“MIDA Act”). The Falcon Hill National Aerospace Research Park consisting of over 525 acres of military land on the westside of Hill Air Force Base (“HAFB”) was created in 2008 (“Falcon Hill”) by entering into an Enhance Use Lease (“EUL”) between the United States Air Force and its chosen developer of Falcon Hill, Sunset Ridge Development Partners L.L.C. (“Sunset Ridge”). The EUL leased the land to Sunset Ridge on a long-term basis for development of Falcon Hill as a research park consisting of office buildings, hotels, and other compatible commercial uses. Pursuant to the MIDA Act, the MIDA Board adopted the Final Falcon Hill Project Area Plan in December 2008 (“2008 Plan”). The boundaries of the project area were identical to the boundaries of the EUL. In 2009, MIDA entered into a development agreement with the Air Force and Sunset Ridge (“Development Agreement”). MIDA was created specifically to facilitate this type of joint endeavor.

The 2008 Plan and the Development Agreement provided a framework for the commercial development of Falcon Hill (“Development Project”). Over time, Falcon Hill has experienced amazing growth and success and the original boundaries of Falcon Hill have changed necessitating a new updated legal description (“Project Area”) and amended project area plan to guide the Development Project’s continued growth and development. To amend the 2008 Plan, the MIDA Act requires the same process as adopting a new plan, including the preparation of a draft Project Area Plan (“Draft Plan”).

A necessary step in the process of amending the 2008 Plan is providing the Draft Plan to each taxing entity that levies a property tax within the Project Area and to municipalities within ½ mile of the Project Area, at least 10 days prior to the public meeting for review and comment. The Draft Plan was provided to the required entities. The Draft Plan was reviewed in a public meeting held by the MIDA Board on June 1, 2021.

This document constitutes the final plan and updates and replaces the 2008 Plan.

Project Area Legal Description, Map, and Future Additions

The Project Area consists of approximately 529 acres on the westside of HAFB and is more fully described in Exhibit “A” attached hereto.

A map showing the Project Area is attached as Exhibit “B”.

In addition, the boundary may increase as HAFB and Sunset Ridge agree on other military land property that may be included. The EUL agreement calls for 550 acres to be a part of Falcon Hill. The

additional acres have not been determined. When additional acres are added, a new draft plan will be created, and it will go through the same process to amend a project area plan.

Further, the Utah legislature has identified two circumstances where additional property will automatically be added to the Falcon Hill Project Area if certain criteria are met. When this occurs the MIDA staff is authorized to update the text of the project area plan, the legal description, and the map and submit it to the entities listed by the MIDA Act to be notified after a project area plan is approved. Specifically, §206(4) of the MIDA Act provides that when MIDA receives title from UDOT for real property that is no longer needed for the freeway it “automatically becomes included within the project area.” And §208(1) of the MIDA Act provides that a “former rail line automatically becomes included within” the project area once MIDA obtains title.

Purposes and Intent

For many years, HAFB has been a huge economic engine for northern Utah. It provides thousands of direct jobs and thousands more of ancillary employment. Though tax exempt itself, HAFB is the catalyst for generating millions of dollars of tax revenue annually to the State of Utah and local governments. Its fiscal impact cannot be overstated. It is incumbent upon the State and the surrounding local governments to assist, in appropriate ways, to insure HAFB’s long term viability and economic vitality.

The Project Area is located in Davis County, Weber County, Clearfield City, Riverdale City, Roy City, and Sunset City (“Communities”). Since the 2008 start of the Development Project, the State and local Communities have assisted through a cooperative effort with HAFB and Sunset Ridge to develop Falcon Hill.

As a successful Development Project, it has generated thousands of new jobs and, through a cooperative arrangement with HAFB, result in the ability to tax previously nontaxable property, the proceeds of which can be used to fund MIDA’s operations, enhance the Development Project, and provide a new revenue source to the State and the Communities. In addition, the Quad area of Falcon Hill, inside the fence of Hill AFB and the development of the north area of Falcon Hill has included tenants supporting HAFB’s mission thus sustaining its long-term viability. This synergistic relationship continues to be a boon to the State’s economic development interests.

Pursuant to the MIDA Act, MIDA can assist in a variety of ways, including the collection and use of property tax allocation, commonly referred to as tax increment, and other funding sources to facilitate the development of Falcon Hill. MIDA also coordinates with the Communities for the provision of municipal services.

Thus, it is the purposes and intent of MIDA, with the assistance and participation of HAFB, the Communities, and Sunset Ridge to maintain the existing development and encourage new development within the Project Area that will provide new employment, strengthen the tax base of the Communities, and otherwise fulfill the objectives set forth in the MIDA Act. Specifically, the purposes and intent of MIDA, with respect to the Project Area, is to:

- A. Encourage and assist economic development.
- B. Create additional jobs.
- C. Provide for the strengthening of the tax base and economic health of the Communities and the State of Utah.
- D. Appropriately use property tax allocation.
- E. When available, use other funding sources to enhance the Development Project, pay the Communities for services provided, and disperse those funds not needed for these purposes to the Communities according to the MIDA Act.
- F. Encourage economic use of and new construction within the Project Area.
- G. Promote and market the Project Area for economic development that would be complimentary to HAFB and other existing businesses and industries or would enhance the economic base of the Communities through diversification.
- H. Provide for compatible relationships among land uses and quality standards for development such that the Project Area functions as a unified and viable center of economic activity.
- I. Removal of impediments to development through a streamlined development review.
- J. Ensure that the Project Area is provided the necessary public utilities and infrastructure improvements.
- K. Achievement of an environment reflecting an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, and appropriate controls.

Development Process

The MIDA Board created the Development Review Committee (“DRC”) which consists of members appointed by the MIDA Board from each of the Communities and the MIDA Executive Director. The DRC’s purpose is to assist with the creation of development guidelines, processes, and procedures; help establish permitted and prohibited uses; grant approvals, when delegated the authority by the MIDA Board; and, to make recommendations to the MIDA Board regarding submittals from Sunset Ridge of specific development proposals within the Project Area.

Findings and Determination

Pursuant to §63H-1-401(2)(c), the MIDA Board makes the following findings and determinations:

1. Public Purpose

“there is a need to effectuate a public purpose”

MIDA was created by the Utah Legislature for the specific public purpose of facilitating the development of military land in the State of Utah. Falcon Hill is all on military land. As part of the Development Agreement, HAFB and Sunset Ridge have requested that MIDA utilize its authority granted under the MIDA Act to assist in its successful development. The MIDA Board has determined and found that use of its authority under the MIDA Act will be needed to develop the Project Area and fulfill its public purpose.

2. Public Benefit

“there is a public benefit to the proposed development project”

The MIDA Board determines and finds that there are many public benefits that will result from the Development Project. Specifically, the support and accomplishment of HAFB's existing mission; the creation of new employment opportunities; and the increased tax base of the State and the Communities. These public benefits are further identified above in the Purpose and Intent section and listed in A through K.

3. Economic Soundness and Feasibility

“it is economically sound and feasible to adopt and carry out the project area plan”

The MIDA Board determines and finds that development of the Project Area, as contemplated by MIDA, HAFB, Sunset Ridge, and the Communities has been and will continue to be economically sound and feasible. One of the key components of the Development Project's economic feasibility is MIDA's ability to use property tax allocation of 75% of the property taxes for up to 40 years. In addition, MIDA has received and will receive state appropriations for specific project development that fulfills the purposes described above. MIDA also collects and uses fees and other tax revenue, including sales tax, the energy tax, telephone tax, and the MIDA Accommodation Tax for development and the provision of municipal services.

MIDA has also issued TIF bonds, assessment bonds, and CPACE bonds and is likely to do so again in the future. This financing assists with the development of Falcon Hill by providing funding for infrastructure, energy efficiency in the buildings, leveraging greater private investment, and funding for government and HAFB facilities. MIDA may also create public infrastructure districts to facilitate infrastructure and improvement construction and maintenance.

4. Local Community

“carrying out the project area plan will promote the public peace, health, safety, and welfare of the community in which the project area is located.”

The MIDA Board determines and finds that fulfilling the Project Area Plan will be a significant benefit to the Communities as they will directly benefit from the economic growth described above. In addition, one of the challenges of developing a large area of land that is located within the boundaries of four different municipalities and two counties, is the coordination of the provision of municipal services such as fire protection and police services; providing a uniform development process; the construction and maintenance of public infrastructure that crosses the localities' boundary lines; and, the orderly collection and disbursement of fees and certain taxes or other revenue. MIDA was created to ensure that developments, such as Falcon Hill, are seamlessly supported and serviced without regards to boundary lines. Through the Communities' cooperation and arrangements, MIDA fulfills these responsibilities thereby promoting public peace, health, safety, and welfare.

EXHIBIT "A"

LEGAL DESCRIPTION OF PROJECT AREA

Boundary Description

A part of the North Half of Section 1, Township 4 North, Range 2 West, a part of the South half of Section 13 and a part of Sections 24, 25 and 36, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is 1315.085 feet South 89°20'45" East along the Section line and 57.721 feet North from the Northwest corner of said Section 24; (Basis of Bearings is North 0°47'30" East UTM Twelve North, between the Northwest corner and the West quarter corner of Section 24, State Plane bearing is North 0°27'51" East); running thence East 261.162 feet to a point of curvature; thence Southeasterly along the arc of a 200.105 foot radius curve to the right a distance of 316.631 feet (Central angle equals 90°39'38" and Long Chord bears South 44°40'11" East 284.618 feet) to a point of tangency; thence South 0°39'38" West 98.050 feet; thence East 252.320 feet; thence North 57°41'42" East 1280.601 feet; thence South 33°26'54" East 385.067 feet; thence South 8°35'47" East 290.731 feet; thence South 33°20'50" East 210.038 feet; thence South 0°27'15" West 453.527 feet; thence North 89°30'00" West 43.697 feet; thence South 0°30'00" West 615.13 feet; thence North 89°26'51" West 401.66 feet to a point on a 468.00 foot radius curve to the left; thence along said curve a distance of 247.10 feet (Central angle equals 30°15'05" Long Chord bears South 75°33'49" West 244.24 feet); thence South 60°26'16" West 862.49 feet to a point on a 717.00 foot radius curve to the left; thence Southwesterly along said curve a distance of 390.82 feet (Central angle equals 31°13'50" Long Chord bears South 44°49'22" West 386.00 feet); thence South 29°12'27" West 138.01 Feet to a point on a 400.00 foot radius curve to the right; thence Southwesterly along said curve a distance of 427.47 feet (Central angle equals 61°13'50" Long Chord bears South 59°49'22" West 407.42 feet) thence North 89°33'44" West 63.00 feet; thence South 9°20'15" West 19.63 feet; thence South 0°43'52" West 364.820 feet; thence North 89°16'10" West 220.625 feet; thence South 0°46'37" West 200.051 feet; thence South 89°16'09" East 235.343 feet; thence South 0°48'12" West 647.141 feet; thence South 0°52'25" West 573.021 feet; thence South 0°50'38" West 461.482 feet; thence South 2°27'22" West 545.018 feet to a point of curvature; thence Southeasterly along the arc of a 1775.931 foot radius curve to the left a distance of 1196.414 feet (Central angle equals 38°35'57" and Long Chord bears South 16°50'36" East 1173.917 feet) to a point of tangency; thence South 36°08'35" East 1299.056 feet to a point of curvature; thence Southeasterly along the arc of a 600.315 foot radius curve to the right a distance of 477.226 feet (Central angle equals 45°32'52" and Long Chord bears South 13°22'08" East 464.759 feet) to a point of tangency; thence South 9°24'18" West 230.247 feet; thence North 89°30'59" West 862.666 feet; thence South 0°25'05" West 92.509 feet; thence Southwesterly along the arc of a 602.616 foot radius curve to the left (Center bears South 30°02'06" East) a distance of 361.450 feet (Central angle equals 34°21'58" and Long Chord bears



South 42°46'55" West 356.057 feet); thence South 0°23'13" West 794.419 feet; thence South 88°26'26" East 292.91 feet; thence North 0°26'04" East 345.12 feet; thence South 89°33'56" East 676.58 feet; thence South 0°26'04" West 703.62 feet; thence South 12°24'50" West 48.972 feet; thence South 0°36'07" West 237.704 feet to a point of curvature; thence Southeasterly along the arc of a 250.131 foot radius curve to the left a distance of 64.708 feet (Central angle equals 14°49'20" and Long Chord bears South 6°48'33" East 64.528 feet) to a point of tangency; thence South 14°13'13" East 215.590 feet to a point of curvature; thence Southeasterly along the arc of a 250.131 foot radius curve to the right a distance of 59.101 feet (Central angle equals 13°32'16" and Long Chord bears South 7°27'05" East 58.964 feet) to a point of tangency; thence South 0°40'56" East 129.721 feet; thence South 1°20'20" East 249.781 feet; thence South 0°22'05" West 858.947 feet; thence North 89°40'53" West 364.473 feet; thence South 0°20'22" West 495.455 feet; thence South 89°52'09" East 364.187 feet; thence South 0°22'44" West 1339.609 feet; thence South 89°33'32" East 1039.54 feet; thence South 687.48 to a point on a 1231.87 foot radius curve to the left; thence Southwesterly along said curve a distance of 153.47 feet (Central angle equals 7°08'17" Long Chord bears South 26°03'21" West 153.37 feet); thence North 89°31'54" West 97.30 feet; thence South 0°28'06" West 606.23 feet to a point of curvature; thence Southeasterly along the arc of a 300.157 foot radius curve to the left a distance of 211.389 feet (Central angle equals 40°21'04" and Long Chord bears South 19°42'27" East 207.048 feet); thence South 14°16'44" East 133.219 feet; thence North 56°58'51" West 123.130 feet; thence North 58°15'24" West 307.292 feet to a point of curvature; thence Northwesterly along the arc of a 1000.525 foot radius curve to the right a distance of 359.552 feet (Central angle equals 20°35'24" and Long Chord bears North 47°57'42" West 357.620 feet) to a point of tangency; thence North 37°40'00" West 79.914 feet; thence South 55°53'19" West 820.761 feet; thence South 34°20'17" East 980.736 feet; thence North 55°27'36" East 313.889 feet; thence South 34°32'31" East 102.539 feet; thence North 55°27'29" East 754.80 feet; thence South 25°58'47" East 5.20 feet; thence Southeasterly along the arc of a 1273.46 foot radius curve to the left (Center bears North 63°34'40" East) a distance of 409.08 feet (Central angle equals 18°24'20" and Long Chord bears South 35°37'30" East 407.32 feet); thence Southeasterly along the arc of a 1373.62 foot radius curve to the left (Center bears North 44°53'21" East) a distance of 488.35 feet (Central angle equals 20°22'11" and Long Chord bears South 55°17'45" East 485.78 feet); thence South 83°15'05" West 357.78 feet; thence South 74°04'50" West 186.754 feet; thence South 51°20'24" West 88.347 feet; thence South 28°26'34" West 107.474 feet; thence North 34°42'55" West 90.274 feet; thence South 55°11'22" West 377.778 feet; thence South 34°36'48" East 92.224 feet; thence South 55°23'12" West 50.000 feet; thence South 34°36'48" East 368.000 feet; thence North 55°23'12" East 43.279 feet; thence South 34°41'57" East 71.013 feet; thence North 55°03'57" East 461.901 feet; thence South 49°42'58" East 216.915 feet to a point of curvature; thence Southeasterly along the arc of a 201.466 foot radius curve to the right a distance of 169.164 feet (Central angle equals 48°06'33" and

Long Chord bears South 25°39'41" East 164.238 feet) to a point of reverse curvature; thence Southeasterly along the arc of a 107.056 foot radius curve to the left a distance of 90.630 feet (Central angle equals 48°30'17" and Long Chord bears South 25°51'38" East 87.948 feet) to a point of tangency; thence South 50°06'41" East 64.110 feet; thence South 21°09'34" East 57.332 feet; thence South 5°26'29" West 72.766 feet; thence South 10°32'15" East 59.889 feet; thence South 34°16'05" East 144.884 feet; thence South 43°48'53" East 239.728 feet; thence South 1°55'55" East 33.357 feet to a point of curvature; thence Southwesterly along the arc of a 80.042 foot radius curve to the right a distance of 28.728 feet (Central angle equals 20°33'51" and Long Chord bears South 8°21'00" West 28.574 feet) to a point of tangency; thence South 18°37'56" West 23.366 feet to a point of curvature; thence Southwesterly along the arc of a 175.090 foot radius curve to the right a distance of 114.360 feet (Central angle equals 37°25'22" and Long Chord bears South 37°20'36" West 112.338 feet) to a point of tangency; thence South 56°03'16" West 548.539 feet to the existing West perimeter fence for Hill Air Force Base; thence Northwesterly and Northerly three (3) courses along said existing West perimeter fence for Hill Air Force Base as follows: North 34°17'30" West 787.136 feet; North 34°19'28" West 2442.062 feet; North 34°15'58" West 1575.40 feet; thence South 57°58'02" West 110.01 feet; thence North 34°15'58" West 270.00 feet; thence North 57°54'48 East 61.82 feet to the said existing fence line; thence Northwesterly and Northerly nine (9) courses along said existing West perimeter fence for Hill Air Force Base as follows: North 34°15'46" West 9.12 feet; North 55°44'14" East 26.979 feet; North 26°02'44" West 183.137 feet; North 33°19'38" West 199.633 feet; North 46°32'34" West 40.574 feet; North 23°55'26" West 166.144 feet; North 21°09'33" West 376.288 feet; North 13°45'51" West 369.754 feet; and North 07°07'38" West 244.71 feet; thence North 0°28'57" West 541.32 feet; thence South 89°53'24" East 421.041 feet; thence South 0°22'40" East 24.382 feet; thence South 89°41'47" East 217.29 feet to a point on a 147.52 foot radius curve to the left; thence Northeasterly along said curve a distance of 216.44 feet (Central angle equals 84°03'50" Long chord bears North 42°02'00" East 197.54 feet); thence North 38.13 feet; thence North 89°33'24" East 39.97 feet; thence North 2°44'21" East 253.716 feet; thence South 86°57'25" East 64.794 feet; thence North 23°01'02" East 114.300 feet; thence North 30°38'07" East 72.793 feet; thence North 44°34'15" West 30.603 feet; thence North 50°42'57" East 144.652 feet; thence North 34°26'07" East 172.052 feet; thence North 21°54'29" East 68.596 feet; thence North 11°04'48" East 120.519 feet; thence North 0°17'20" East 59.156 feet; thence North 89°42'40" West 139.475 feet; thence North 0°57'46" East 198.044 feet; thence North 88°41'45" West 59.789 feet to a point of curvature; thence Northwesterly along the arc of a 70.037 foot radius curve to the right a distance of 107.545 feet (Central angle equals 87°58'49" and Long Chord bears North 44°42'20" West 97.286 feet) to a point of tangency; thence North 0°42'55" West 45.490 feet; thence North 89°33'35" West 223.725 feet; thence South 43°48'48" West 33.644 feet; thence South 63°42'34" West 29.328 feet; thence

South 87°35'58" West 42.404 feet; thence North 87°09'20" West 30.105 feet; thence North 77°13'33" West 20.133 feet; thence North 64°40'20" West 9.180 feet; thence South 89°31' 27" West 218.496 feet; thence North 0°38'48" East 129.476 feet; thence North 88°28'20" West 85.544 feet; thence North 54°30'54" West 54.470 feet; thence North 0°22'50" West 17.952 feet; thence South 89°37'11" West 182.820 feet to said existing West perimeter fence for Hill Air Force Base; thence Northerly forty three (43) courses along said existing West perimeter fence for Hill Air Force Base as follows: North 1°30'07" East 86.554 feet; North 0°52'34" East 594.580 feet; North 68°57'44" West 12.354 feet; North 86°39'54" West 13.081 feet; North 1°30'35" East 10.215 feet; North 6°36'19" East 202.424 feet; North 0°40'04" East 1291.931 feet; West 12.065 feet; North 0°16'56" East 212.852 feet; North 38°25'25" West 18.185 feet; North 4°17'55" East 21.317 feet; East 24.181 feet; North 0°36'54" East 1285.698 feet; North 89°42'53" East 9.886 feet; North 10.276 feet; North 88°55'41" West 10.429 feet; North 0°38'22" East 744.570 feet; North 14°48'29" West 30.656 feet; North 72°51'59" East 78.364 feet; North 0°38'50" East 1028.624 feet; West 39.402 feet; North 0°37'44" East 1382.141 feet; North 78°52'40" West 34.377 feet; North 0°18'28" East 123.776 feet; North 7°17'47" East 141.397 feet; North 8°05'08" East 106.186 feet; North 14°50'27" East 394.111 feet; North 14°33'33" East 346.822 feet; North 18°08'32" East 30.213 feet; North 18°25'13" East 482.359 feet; Northeasterly along the arc of a 3976.802 foot radius curve to the right (Center bears South 73°00'15" East) a distance of 235.376 feet (Central angle equals 3°23'28" and Long Chord bears North 18°41'29" East 235.342 feet) to a point of tangency; North 20°23'13" East 265.642 feet; North 20°10'14" East 89.913 feet; North 20°38'50" East 245.473 feet; North 20°17'53" East 234.335 feet; North 10°52'44" East 57.992 feet; North 12°15'20" East 355.261 feet; North 11°22'01" East 16.939 feet; North 5°33'05" East 70.325 feet; North 3°18'15" East 39.762 feet; North 7°54'45" East 33.819 feet; North 1°41'39" West 108.657 feet to the point of beginning.

Contains 534.911 Acres total

Less and excepting Parcel 1	3.968 Acres	
	Less and excepting Parcel 2	2.184 Acres
	Net	528.759 Acres

Less and Excepting Parcel 1

A part of the West half of Section 25, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Commencing for reference at the West Quarter of said Section 25; thence, South 89°51'36" East, 948.54 feet, to a point lying East 30 feet from the centerline of the street on Hill Air Force Base know as Aspen Avenue, said point being also the POINT OF BEGINNING; thence, parallel to said centerline, North 0°02'31" East, 133.83 feet, more or less, to a point lying Southeasterly 25 feet from the centerline of an existing Government-owned railroad spur track; thence,

approximately parallel to said centerline, Northeasterly, 573.21 feet, more or less, along the arc of a curve to the right having a radius of 975 feet and a central angle of $33^{\circ}41'05''$, the long chord of which bears North $50^{\circ}25'15''$ East; thence, South $0^{\circ}02'31''$ West 465.47 feet, more or less, to a point lying Northerly 30 feet from the centerline of the street on Hill Air Force Base known as Maine Street: thence, approximately parallel to last said centerline, Southwesterly along the arc of a curve to the left having a radius of 780 feet and a central angle of $27^{\circ}31'28''$, the long chord of which bears South $68^{\circ}45'44''$ West; thence South $55^{\circ}00'00''$ West, 110.01 feet, more or less, to a point lying East 30 feet from the centerline of said Aspen Avenue; thence, parallel to last said centerline, North $0^{\circ}02'31''$ East, 169.19 feet, more or less, to the point of beginning.

Contains 3.968 Acres

Less and Excepting Parcel 2

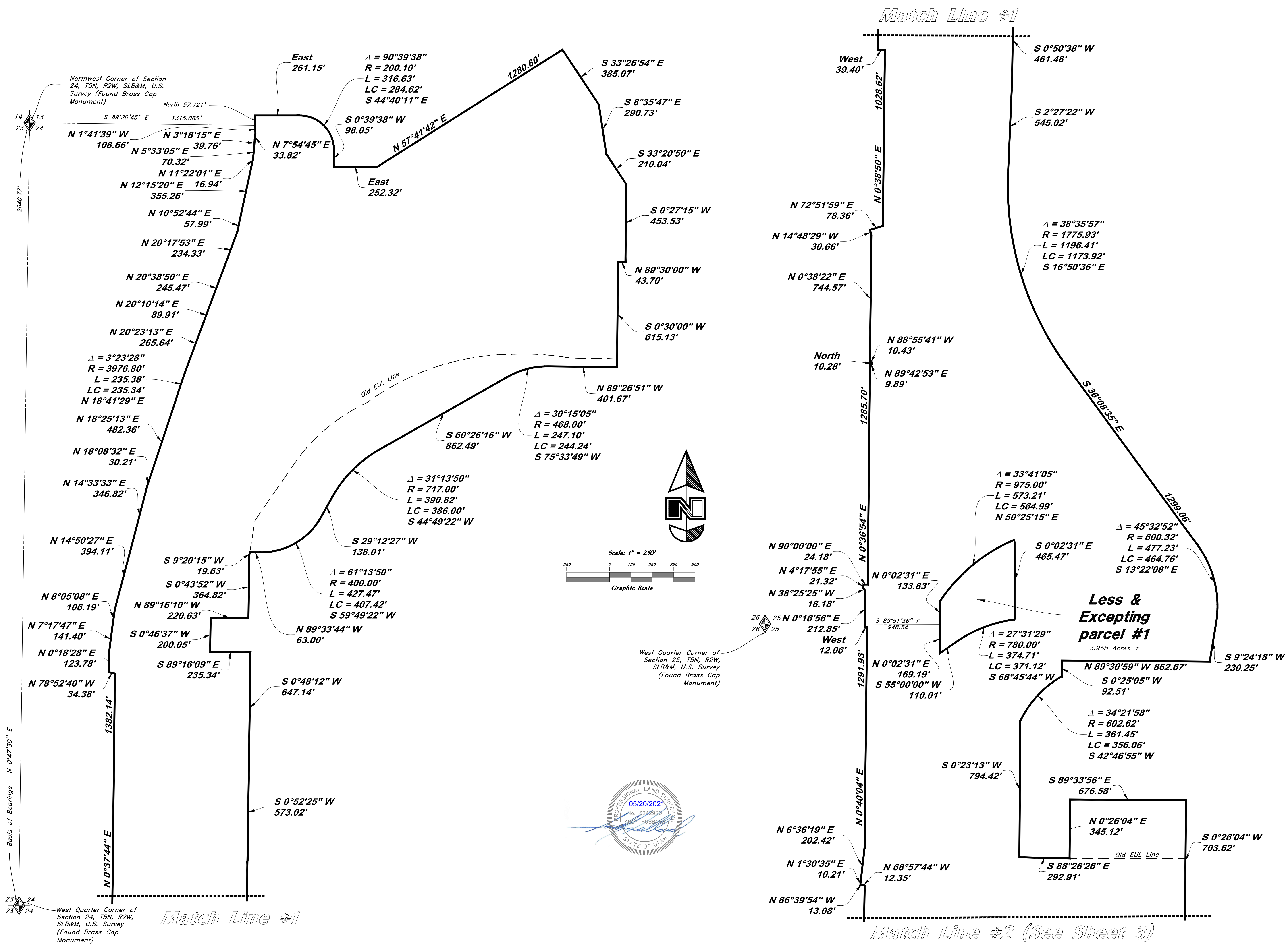
A part of the Southwest Quarter of Section 36, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is 2349.556 feet South $89^{\circ}38'01''$ East and 826.134 feet South from the West Quarter Corner of said Section and running thence South $54^{\circ}35'34''$ East 242.89 feet; thence South $35^{\circ}20'52''$ West 14.30 feet; thence South $54^{\circ}59'43''$ East 88.86 feet; thence South $35^{\circ}00'17''$ West 325.33 feet; thence North $54^{\circ}59'43''$ West 28.24 feet; thence North $55^{\circ}44'54''$ East 54.51 feet; thence North $15^{\circ}59'24''$ West 121.04 feet; thence South $89^{\circ}47'19''$ West 62.32 feet; thence North $54^{\circ}52'55''$ West 53.73; thence North $54^{\circ}35'52''$ West 67.87 feet; thence North $50^{\circ}21'48''$ West 9.99 feet; thence North $38^{\circ}25'26''$ West 9.48 feet; thence North $33^{\circ}32'14''$ West 88.32; thence North $02^{\circ}52'06''$ West 14.67; thence $35^{\circ}00'17''$ East 24.39 feet; thence North $54^{\circ}59'43''$ West 18.96 feet; thence North $2^{\circ}52'06''$ West 7.20 feet; thence North $35^{\circ}46'36''$ East 85.07 feet to a point on a 81.90 foot radius curve to the right; thence along said curve a distance of 69.00 feet (Central angle equals $48^{\circ}16'16''$ Long Chord bears North $64^{\circ}16'16''$ East 66.98 feet) to the point of beginning.

Contains 2.184 Acres

EXHIBIT "B"

MAP OF PROJECT AREA



REV.	DATE	DESCRIPTION

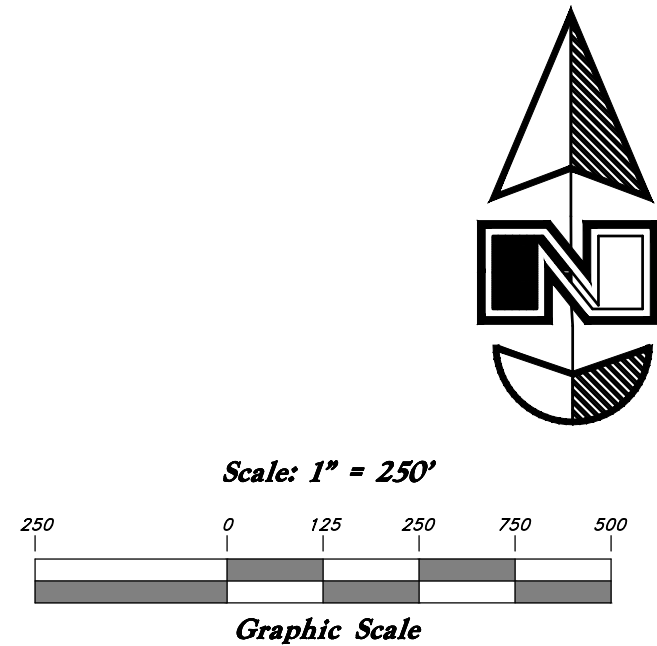
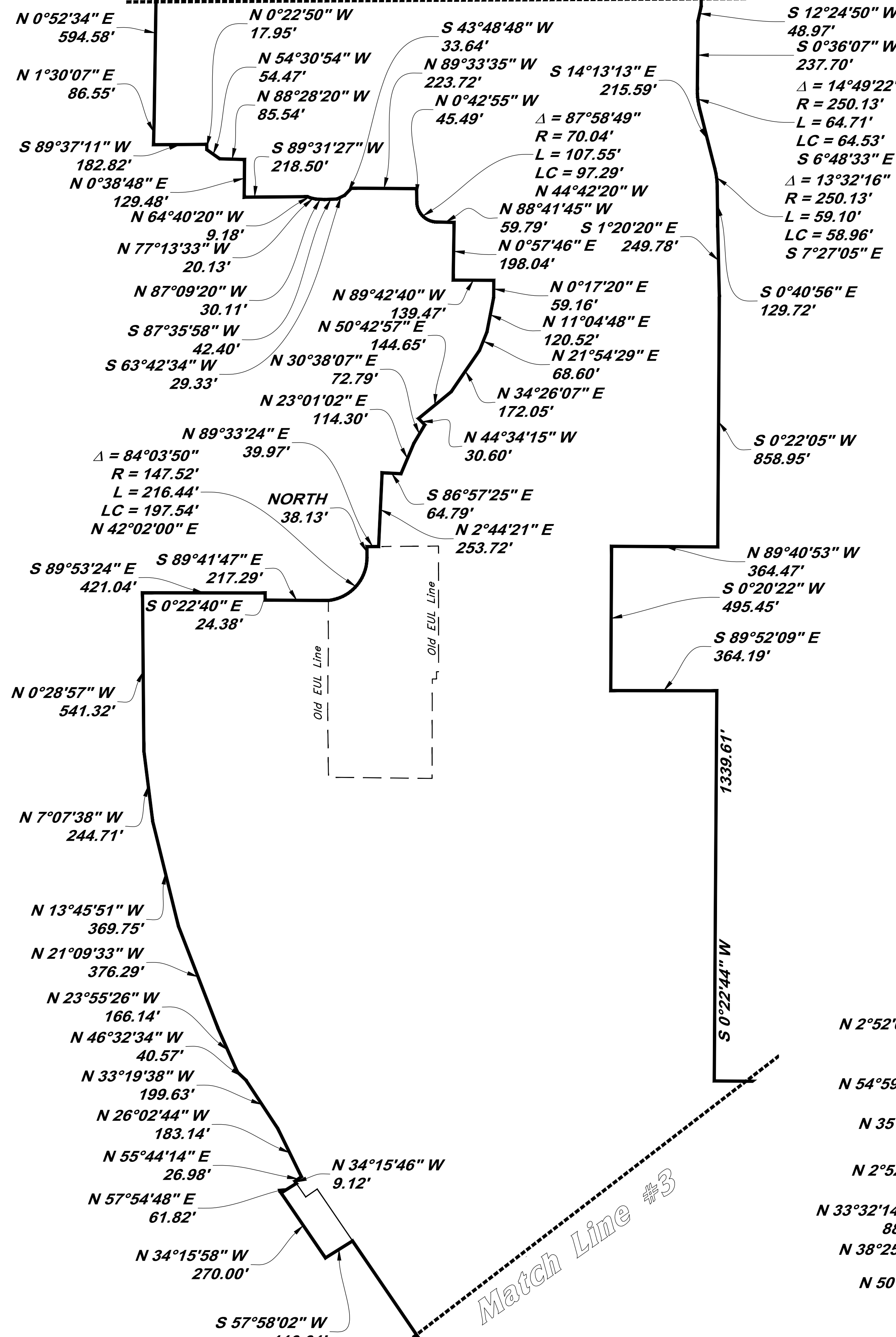
GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801) 399-4515, S.L.C. (801) 521-0222, FAX (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

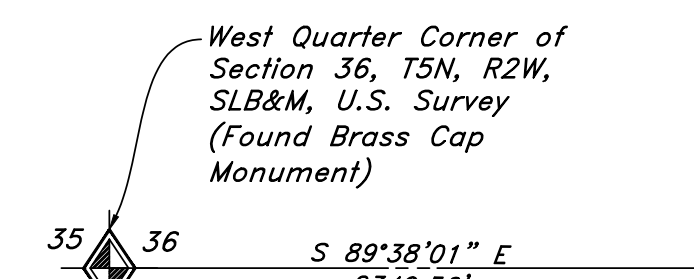
E.U.L. Boundary Exhibit

Roy Innovation Center
 Hill Air Force Base, Utah

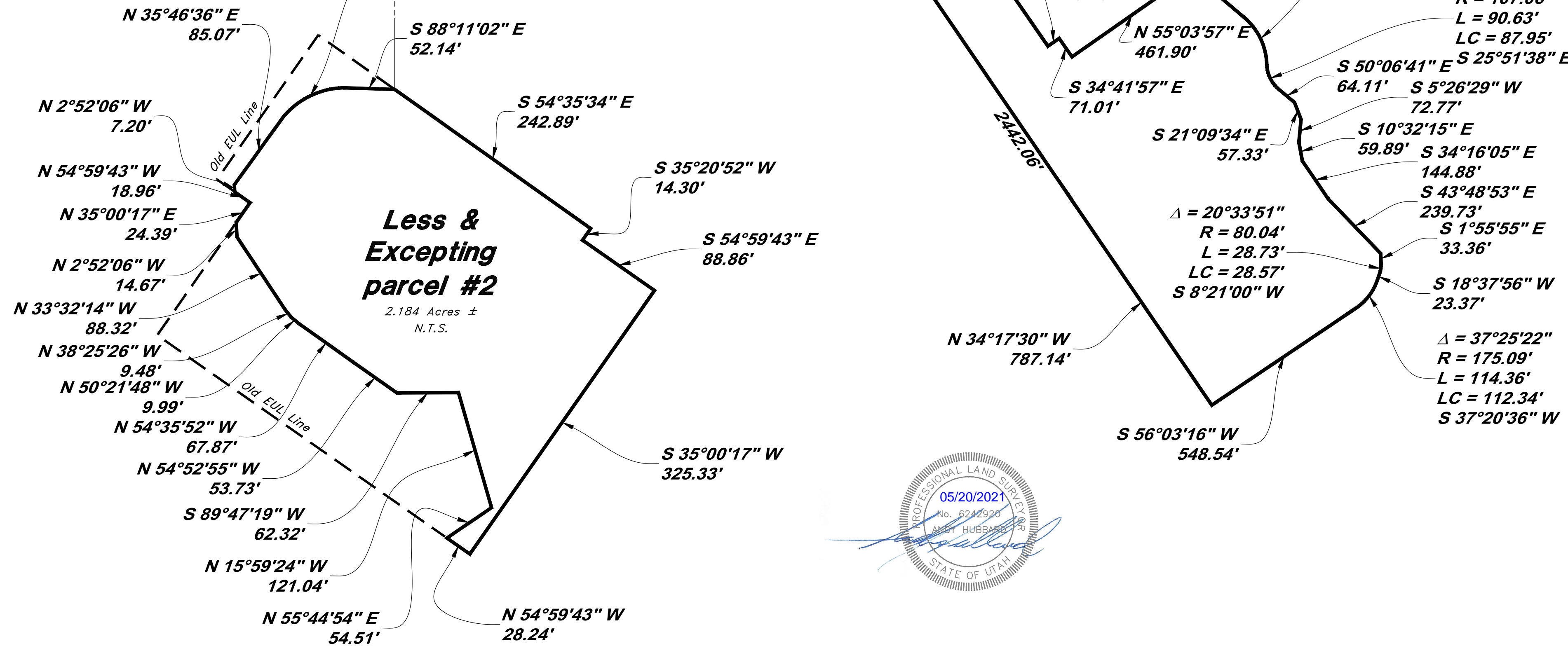
Match Line #2 (See Sheet 2)



Match Line #3



Less & Excepting parcel #2
2.184 Acres ±
N.T.S.



GREAT BASIN ENGINEERING

5746 SOUTH J 1475 EAST OGDEN, UTAH 84403
 MAIN (801)399-4515 S.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

E.U.L. Boundary Exhibit
Roy Innovation Center
Hill Air Force Base, Utah