

**NOTICE AND AGENDA
AMENDED**

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, August 15, 2007, in the Council Chambers, 45 West 100 South, at 7:00 pm.

AGENDA

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION/INSPIRATIONAL THOUGHT**
- 4. CONSENT AGENDA**
 - a. Minutes
 1. August 1, 2007
 - b. Bills
 1. \$188,066.47
 2. \$562,581.87
- 5. FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

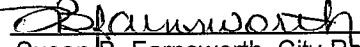
Public Forum is held to a 30-minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement

 - a. Float award presented by Miss Santaquin
 - b. Presentation of Special Awards
 - c. Award the Santaquin Meadows Park-Concession Stands/Restrooms Bid and authorization for Mayor to sign the Contracts
- 6. FORMAL PUBLIC HEARINGS**
 - a. Public Hearing regarding the vacating of a portion of the public right-of-way on 200 West near 400 North
- 7. UNFINISHED BUSINESS**
- 8. NEW BUSINESS**
 - a. Discussion and possible action regarding the vacation and sale of a portion of the public right-of-way on 200 West near 400 North.
 - b. Discussion and possible action regarding the Gurr Single-Lot Subdivision at approximately 200 West 400 North
- 9. BUSINESS LICENSES**
- 10. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)**
 - a. Ordinance 08-01-2007 "An Ordinance Amending Certain Provisions Of The Santaquin City Code Concerning Issues Of Health And Safety Fort Residents; And Also Providing For The Codification And Inclusion In The City Code, Corrections Or Scrivener's Errors, Severability And An Effective Date For The Ordinance".
- 11. PETITIONS AND COMMUNICATIONS**
- 12. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
- 13. REPORTS BY MAYOR AND COUNCIL MEMBERS**
- 14. EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
- 15. EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
- 16. ADJOURNMENT**

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

CERTIFICATE OF MAILING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was faxed to the Payson Chronicle, Payson, UT, 84651.

BY: 
Susan B. Farnsworth, City Recorder

POSTED:

CITY CENTER
POST OFFICE

ZIONS BANK @ Amendment to Agenda

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
AUGUST 15, 2007**

At 7:03 pm Mayor James E. DeGraffenried called the meeting to order. Council Members attending: James Linford, Tracy Roberts, Arthur Adcock, Martin Green and Filip Askerlund.

Others attending: City Manager Stefan Chatwin, Legal Counsel Brett Rich, City Planner Dennis Marker, Police Chief Dennis Howard, Lynette Davis, Ceason Dorsey, Xavier Fleuranceau, Claudia Peterson, Doug Rohbock, Blaine Smith, Sunni Howard, Susan Huff, Nancy Dorsey, Mike Jamey, Jesse Vincent and Troy Crouch.

PLEDGE OF ALLEGIANCE

Ms. Dorsey led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mr. Rich offered a Word of Prayer.

CONSENT AGENDA

Minutes

August 1, 2007

Bills

\$188,066.47

\$562,581.87

Council Member Askerlund moved to approve the Consent Agenda. Council Member Green seconded the motion. Council Members Linford, Roberts, Adcock, Green and Askerlund voted in the affirmative.

FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Ms. Huff introduced herself as the new Principal of the Santaquin Elementary School. She indicated she was reared in Sp. Fork and was excited to be a part of the Elementary schooling system. She indicated she was anxious to begin the school year. Mayor DeGraffenried offered the help of the City Representatives.

Float award presented by Miss Santaquin

Ms. Dorsey reported on July 13th Miss Santaquin and the float attended the parade in Nephi and was awarded the Sweepstakes Award. This award is the most prestigious that is given by the Ute Stampede Parade Committee. Council Member Green thanked her and her attendant for all their help during the Celebration.

Presentation of Special Awards

Council Member Askerlund presented those involved with City Celebration with a special award (see attachment "A" for the list). The Mayor and Council Members expressed their appreciation for all the hard work with regard to making the Celebration a HUGE success.

Award the Santaquin Meadows Park-Concession Stands/Restrooms Bid and authorization for Mayor to sign the Contracts

Council Member Linford moved to award the Santaquin Meadows Park-Concession Stands/Restrooms bid to Silversage Construction and authorize the Mayor to sign the appropriate contracts. Council Member Adcock seconded the motion. Council Members Linford, Roberts, Adcock, Green and Askerlund voted in the affirmative.

FORMAL PUBLIC HEARINGS

Public Hearing regarding the vacating of a portion of the public right-of-way on 200 West near 400 North

Council Member Green moved to enter into a Public Hearing with regard to vacating a portion of the public right-of-way on 200 W near 400 N. Council Member Linford seconded the motion. Linford, Roberts, Adcock, Green and Askerlund voted in the affirmative.

City Planner Marker reviewed the above mentioned issue with those in attendance. There were not any Public comments or concerns.

Council Member Green moved to close the Public Hearing. Council Member Askerlund seconded the motion. Council Members Linford, Roberts, Adcock, Green and Askerlund voted in the affirmative.

UNFINISHED BUSINESS

Nothing

NEW BUSINESS

Discussion and possible action regarding the vacation and sale of a portion of the public right-of-way on 200 West near 400 North

City Planner Marker reviewed the issues pertaining to the vacation and sale of a portion of the right-of way on 200 W near 400 North (see attachment "B" for Staff recommendation)

Council Member Green moved to approve the sale of a portion of the right-of-way on 200 W near 400 N. Council Member Roberts seconded the motion. Council Members Linford, Roberts, Adcock, Green and Askerlund voted in the affirmative.

Discussion and possible action regarding the Gurr Single-Lot Subdivision at approximately 200 West 400 North

Council Member Adcock moved to approve the Gurr Single-Lot Subdivision at approximately 200 W 400 N. Council Member Roberts seconded the motion. Council Members Linford, Roberts, Adcock, Green and Askerlund voted in the affirmative.

BUSINESS LICENSES

Nothing

Mr. Vincent arrived. Council Member Askerlund presented him a special award pertaining to the Celebration.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)

Ordinance 08-01-2007 "An Ordinance Amending Certain Provisions Of The Santaquin City Code Concerning Issues Of Health And Safety For Residents; And Also Providing For The Codification And Inclusion In The City Code, Corrections Or Scrivener's Errors, Severability And An Effective Date For The Ordinance".

City Planner Marker and Legal Counsel Rich led a discussion with regard to the proposed Ordinance. Council Member Linford indicated he didn't have a "problem" with leaving the wording in Section 5-2-9 D.3. Council Member Roberts was told that in the history of Legal Counsel Riches

tenure, he has never seen an animal right be revoked. Section 10-6-15 was also discussed. Council Member Askerlund questioned if a large vehicle is parked on the gravel instead of next to curb, gutter and sidewalk will it be treated the same. Chief Howard indicated he thought the proposed limit of 36 hours is excessive. Council Linford indicated he would like to readdress this issue at a later date so at the ordinance can be adopted this evening.

After the discussion, Council Member Adcock moved to approve the Ordinance 08-01-2007 "An Ordinance Amending Certain Provisions of the Santaquin City Code Concerning Issues of Health and Safety for Residents" And Also Providing For The Codification And Inclusion In The City Code, Corrections Or Scrivener's Errors, Severability And An Effective Date For The Ordinance" effective August 16, 2007. Council Member Linford seconded the motion. Council Members Linford, Roberts, Adcock, Green and Askerlund voted in the affirmative.

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Nothing

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor DeGraffenried reported he had spoken with Legal Counsel with regard to the Gee water issue. He will contact Mr. Gee and inform him of Legal Counsel Riches advice.

Mayor DeGraffenried also reported that when Bill Snell annexed his property there wasn't a water requirement. The issue of water will be addressed under the Ordinance in place at the time a complete development application is presented to the city.

Council Member Adcock was told that at the time pressurized irrigation is available the resident will not be required to connect to the system however they would be required to pay the monthly fee.

Council Member Linford was told the City Website has its own server with Jody having access to a portion of the site. The portion she is able to access is at all times updated. Additional information will be available at the next Council Meeting.

Council Member Green thanked those who helped with the Summer Party. He indicated he thought all who attended had a good time.

Council Member Green was told the City sewer issues will be addressed at the next Council Work Session.

The Mayor and Council were told bids have been received for re-striping of the crosswalks. It isn't clear if the job would be complete before school begins.

Council Member Askerlund was told the "Maverick Group" as well as the AM Bank Representatives are moving forward with their concept plans.

City Planner Marker reported the Planning Commission has reviewed two subdivisions that have been forwarded to the Development Review Committee for review.

EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)

Nothing

EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

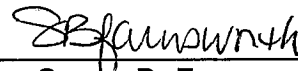
Nothing

ADJOURNMENT

At 8:40 pm Council Member Green moved to adjourn. Council Member Roberts seconded the motion. Council Members Linford, Roberts, Adcock, Green and Askerlund voted in the affirmative.

Approved on September 5, 2007


James E. DeGraffenried, Mayor



Susan B. Farnsworth, City Recorder

**Santaquin Orchard Days 2007
Recognition List
A-Z**

Amy Ashton: Junior Miss

Fil Askerlund*: Chairperson, Everything

Linda Brinkerhoff*: Cherry Pit Spit

Linda Broadbent*: Piano Festival

Jason Callaway: Calls at home

Lynette Davis*: Miss Santaquin

✓ Ceason Dorsey: Representation at Events

Wade & Shantell Eva*: Queen Contest, Buck-A-Roo Rodeo, Rodeo

Xavier Fleuranceau: Entertainment in the Park, Sound at Movie in the Park

Martin Green*: Committee & Representation

Dennis Howard: Traffic help on time off

Aaron & Julie Jones: Fun Run

Jake Jones: Home Run Derby

Ted Jones: Flag Raising

Joyce Lamb*: Baby Show, Children's Parade, A Zillion Phone Calls & event registrations.

Janet Lunt*: Parade

Dave Moore*: Move in the Park

Karen Mortensen: Baby Show, Little Miss, A Zillion Phone Calls & event registrations.

✓ Lauren Moss: Representation at Events

Claudia Peterson*: Entertainment in the Park

Chris Phillips: Donated cinema tickets

Mark Robbins: Pyro-Tech (fireworks)

Doug & Denise Rohbock*: Car Show, Breakfast

Natalie Short: Craft Fair

Blaine Smith: Sand wagon for kids at park

Jody Thomas*: Baby Show, Children's Parade, Geocache, Movie in the Park, Public Relations/Advertising, Scavenger Hunt.

Jesse Vincent: Paint Ball Tournament

Suni Howard: Float

* Committee members/ attended planning meetings.

No Show tickets in Envelope



**A Community Prospering
in Country Living**
(Agriculture, Equestrian, Recreation)

MEMORANDUM

July 6, 2007

To: Mayor DeGraffenried and City Council via Planning Commission
From: Dennis Marker, City Planner
RE: Gurr Single Lot Split and Acquisition of City Road S#07-07, Zone: R-8
400 North 200 West Lots: 2, Acres: 0.50

Notice: This item was noticed to property owners within 500 feet of the subject property.

Background:

Mr. Justin Gurr is seeking approval of a single-lot split at 400 North 200 West (See attached map). The proposed subdivision includes one lot fronting onto 400 North and 200 West with a separate lot, having the existing home and fronting 400 North. The property is in the R-8 Zone.

Analysis:

Ordinance Review.

The Santaquin City Code (SCC) §10-6-6, states that a large lot may be divided into smaller lots when approved by the planning commission and city council as a single lot split when the following conditions exist:

- A. The undivided parcel of land, at the time of the adoption hereof is at least two (2) times as large in area as required for a lot in the zone.**

The applicant's property is currently 16,309 square feet, which is two (2) times as large in area as an interior lot in the R-8 Zone (8,000 sq. ft. minimum). For corner lots, 9,025 square feet is required, which combined with an interior lot would equal 17,025 sq. ft. The applicant has proposed purchasing an additional 2,300 square feet of un-utilized public property between his property and the existing sidewalk. With the purchase of this property the applicant would have over 18,600 square feet.

- B. Such division will not result in undue concentration of buildings.**

The proposal would allow for a home to be constructed on a corner of the adjacent intersection which has been utilized as horse turnout area. The new corner parcel will exceed the minimum 10,000 square feet if the adjacent public right-of-way property is

purchased. Without the purchase of public right-of-way the lot will have 8,000 square feet and 80 feet of frontage on 400 North. Infill developments may apply for a reduction in frontage but not area. With the purchase of the City property, the lot meets the standards for single family lots in the R-8 Zone and the City can assert that no undue concentration of buildings will occur.

C. The characteristics of the zone in which the lot is located will be maintained.

The proposed use of the property after subdividing is for a single family residential home. This use is characteristic of the R-8 Zone.

D. In the opinion of the planning commission, values in the area will be safeguarded.

The Planning Commission must decide whether or not the proposal will safeguard the values of the area. It should be noted that the area on which a new home could be built after the subject property is divided, is currently a vacant field and not maintained by the property owners. Allowing a home to be built in the area provides for the vacant ground to be better maintained as a new home is constructed and occupied upon it.

E. All zone setback requirements can be maintained.

All R-8 setbacks will be maintained by the existing home. Any future home built on lot 3a of the single-lot split must comply with the setbacks required at the time a building permit is submitted.

Access. The two proposed lots will have direct access off of 400 North and lot 3a may have access off of 200 West.

General Plan:

The City's general plan lists a goal of the city's community vision "to provide a small-town atmosphere with well-planned, organized growth". The first policy under this goal is to "channel future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities". This subdivision is within the core part of town and will not require additional public facilities or infrastructure for its development. This is an efficient and effective use of existing public infrastructure. The proposed subdivision complies with this goal and policy of the general plan.

Notice Response:

Staff has received no comments from residents regarding this proposal.

Recommendation:

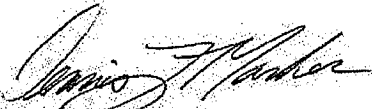
Staff recommends the City Council approve the Gurr Single-lot Split located at 400 North 200 West, based on the following findings and subject to the following condition:

Findings

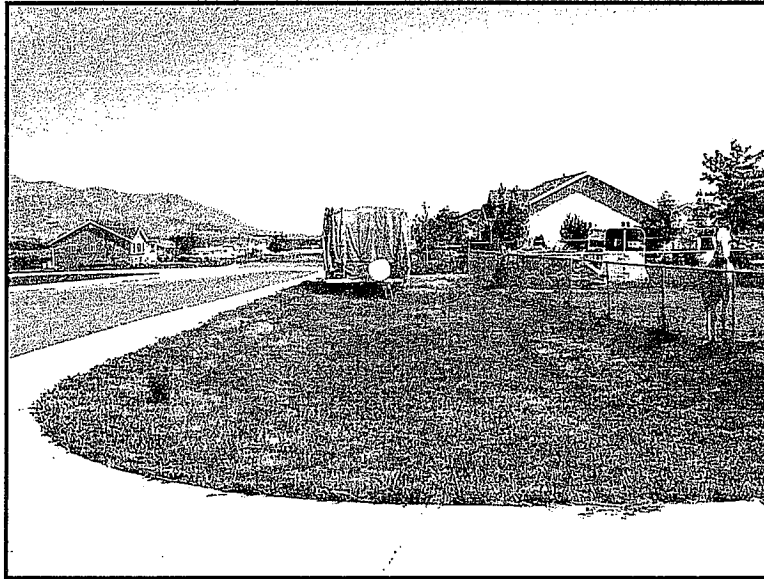
1. The request is consistent with the goals and policies of the General Plan, adopted 5-2-2007. Specifically in the Community Vision element to "provide a small-town atmosphere with well-planned, organized growth" by channeling future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities.
2. With the purchase of the 22' wide area of City right-of-way, the undivided parcel of land will be at least two (2) times as large in area as required for a lot in the zone.
3. Such division will not result in undue concentration of buildings.
4. The characteristics of the zone in which the lot is located will be maintained.
5. The values in the area will be safeguarded, i.e. allowing the development to occur will provide for a vacant lot to be better maintained and used.
6. All zone setback requirements can be maintained.

Condition

1. That the 22 feet wide section of public property between the subject parcel and the existing sidewalk to the west be purchased and incorporated into lot 3a as part of the subdivision.



Dennis L. Marker
City Planner



APPRAISAL OF REAL PROPERTY

LOCATED AT:

190 West 400 North
Metes and bounds
Santaquin, UT 84655

FOR:

Justin Gurr

AS OF:

May 21, 2007

BY:

Gerald L. Johnson
986 South Main
Pleasant Grove, Utah 84062
801-796-1446

Supplemental Addendum

File No. Gurr
ATTACHMENT "B-6"

Borrower/Client	Gurr, Justin			
Property Address	190 West 400 North			
City	Santaquin	County	Utah	State UT Zip Code 84655
Lender	Justin Gurr			

SUBJECT PROPERTY:

The subject property consists of vacant excess ground, consisting of 2136 Square feet located at west of the lot located at 190 West 400 North Santaquin, Utah 84655. See attached plat map

SERIAL NUMBER AND LEGAL DESCRIPTION:

The parcel number for the subject property at the time of inspection is 02:039:0061.

BEGINNING AT A POINT 827.69 FEET N. 83 15' 00" W. FROM THE NORTHWEST CORNER OF SECTION 2, T. 10 S., R. 1 E., S.L.B. & M., AND RUNNING N 83 15' 00" W. 20.0 FEET TO A POINT 2' EAST OF THE BACK OF THE SIDEWALK FOR 200 WEST STREET; THENCE SOUTH PARALLEL TO SAID SIDEWALK 106.8 FEET; THENCE EAST 20 FEET; THENCE NORTH 106.77 FEET TO THE POINT OF BEGINNING.

OWNERSHIP AND SALES HISTORY:

The current owner of the property is listed as Santaquin City.
The subject property has no other 36 month sales or listing history.

PROPERTY RIGHTS APPRAISED:

Fee simple estate

CLIENT AND PURPOSE OF APPRAISAL:

The Client of this report is Justin Gurr. The report is intended for use by the Client only. The purpose of this report is to form an "as is" opinion of market value.

INSPECTION DATE:

May 21, 2007

EXPOSURE TIME:

The opinion of market value is based on an exposure time of 6 months or less.

SITE DESCRIPTIONS:

The information for the subject property was obtained from the Utah County Records Office, inspection of the subject property. Zoning information was from the Santaquin City Zoning department. A copy of the plat map is included in the report.

MARKET DATA:

Information regarding comparable sales was obtained from the Wasatch Front Regional MLS and verified with an exterior inspection. It is noted that Utah is a non-disclosure state. This means that when a property transfers the parties involved in the transaction are not required to divulge the details of the transaction, such as the sales price. This makes finding good comparable sales difficult in many situations. The information obtained from the MLS is deemed reliable but is not guaranteed.

LOCATION:

The subject is surplus land located on the corner of 200 West 400 North. It is located in the city of Santaquin in a residential location. Santaquin is the southern most city in Utah County approximately 25 miles south of the Provo/Orem area. The property is mostly flat and rectangular in shape.

LAND USES:

Land uses in the subject area are mostly residential. Commercial areas are located to the south along Main Street. The area is mostly single family residential with some vacant ground. Most homes in the area are average quality improvements.

ZONING:

The subject is located in a residential zone. The zone permits single family residences. The subject is not a legal zoning as is does not meet minimum square footage.

UTILITIES:

All utilities are available to the subject property, including electricity, culinary water, sewer, gas and telephone service. These

Supplemental Addendum

File No. Gurr

Borrower/Client Gurr, Justin			
Property Address 190 West 400 North			
City Santaquin	County Utah	State UT	Zip Code 84655
Lender Justin Gurr			

Utilities are located from 400 North.

TOPOGRAPHY AND DRAINAGE:

The site is generally flat. No adverse drainage conditions were noted at the time of inspection.

EASEMENTS AND ENCROACHMENTS:

Typical public utility easements are presumed to exist along the sites borders. There does not appear to be any adverse easements or encroachments noted.

ENVIRONMENTAL ISSUES:

No hazardous waste or underground storage tanks were noted or reported by the owner to be located on the subject site. This appraiser is not an expert in the detection of hazardous materials. The subjects soil appears to be stable as well with no problems noted. The appraiser is not an expert in the area of soil classification or stability.

HIGHEST AND BEST USE:

Real estate value is a function of its utility. The Dictionary of Real Estate-Third Edition-Appraisal Institute, defines highest and best use as "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability.

✗ The subject parcel is not large enough to meet zoning requirements. It only adds value to adjacent parcel.

✗ The parcel is surplus land only and cannot be improved on its own.

APPRAISAL PROBLEM AND METHOD OF APPROACH:

The appraisal problem is to estimate the current market value of the subject property. There are three basic methods of valuation. 1. The cost approach, 2. The Income approach, and 3. The market approach or direct sales comparison.

All three approaches can be employed to estimate market value. All approaches are used if applicable and if adequate data is available. If more than one approach is employed, a final reconciliation of the different values results in a single estimate of current market value.

✗ The cost approach was not considered applicable as there are no improvements on the subject property. Appraisal is on vacant ground only.

The income approach was considered but due to the lack of adequate information regarding lease and/or rental data for vacant ground in the Pleasant Grove area this approach was not used.

The sales comparison or market approach, is a process of comparing the prices paid for similar properties by analyzing certain units of comparison. This approach is particularly significant in the valuation of properties because it reflects the typical actions of buyers and sellers in the real estate market. The economic principle of substitution is the basis of this approach. This principle asserts that a prudent person will not pay more to buy a certain property, than it would cost that person to buy a comparable substitute. The unit of comparison considered in this appraisal is the "price per square foot." of vacant land. The analysis is located on the "Land Appraisal Report" which follows this narrative.

A detailed search of comparable sold properties was made using the Wasatch Front Regional MLS, appraiser files and information obtained from other appraisers in the Utah County area. The search focused on sales with similar site size, comparable utility, and location appeal. Information contained on the MLS data sheets were verified as much as possible with parties involved in the transaction. All the sales were for cash or financed with no concessions so adjustments for cash equivalency were not necessary.

Due to the lack of information for this type of property, a price per square foot of residential lots was determined and adjustments made based on utility and other relevant factors.

CITY COUNCIL MEETING 8-15-07 ATTACHMENT "B-8"

LAND APPRAISAL REPORT

Summary Appraisal Report

File No. Gurr

Borrower Gurr, Justin Census Tract 49049-001 Map Reference 09 119
 Property Address 190 West 400 North
 City Santaquin County Utah State UT Zip Code 84655
 Legal Description Metes and bounds
 Price \$ NA Date of Sale NA Loan Term N/A yrs. Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD
 Real Estate Taxes \$ 38.97 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Appraiser/Client Justin Gurr Address _____
 Occupant Vacant Appraiser Gerald L. Johnson Instructions to Appraiser Appraise vacant land only.

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>60% 1 Family</u>	<u>5% 2-4 Family</u>	<u>5% Apts.</u>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<u>5% Industrial</u>	<u>20% Vacant</u>	<u>5% Condo</u>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input checked="" type="checkbox"/> Taking Place (*)	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>5 % Vacant</u>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	<u>\$ 125</u>	<u>to \$ 500+</u>	Predominant Value <u>\$ 200</u>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>New yrs. to</u>	<u>75+ yrs.</u>	Predominant Age <u>50 yrs.</u>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject property is excess land. It is situated in a good location but is not large enough to develop. It has limited marketability with appeal only to owners of adjacent lots.

Dimensions 20 x 106.8 = 2,136 Sq. Ft. or Acres ☒ Corner Lot
 Zoning classification _____ Present Improvements ☐ do ☐ do not conform to zoning regulations
 Highest and best use ☐ Present use ☒ Other (specify) Surplus land
 Elec. ☒ Public ☐ Private
 Gas ☒ _____
 Water ☒ _____
 San. Sewer ☒ _____
☐ Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access ☒ Public ☐ Private
 Surface Asphalt
 Maintenance ☒ Public ☐ Private
 Storm Sewer ☐ Curb/Gutter ☐ Street Lights
 Sidewalk ☐ _____
 Topo Mostly flat
 Size 2136 Square feet
 Shape Rectangular
 View Avg/Mountains
 Drainage Appears adequate.
 Is the property located in a HUD Identified Special Flood Hazard Area? ☒ No ☐ Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): _____

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	190 West 400 North Santaquin	43 West 430 South Santaquin	397 N. Cherry Lane Santaquin	302 North 700 East Santaquin
Proximity to Subject		0.94 miles	0.23 miles	0.92 miles
Sales Price	\$ NA	\$ 4,37	\$ 4,53	\$ 6,26
Price	\$ N/A	\$ 40,000	\$ 79,000	\$ 60,000
Data Source	Owner	MLS #216541	MLS #590418	MLS #637406
Date of Sale and Time Adjustment	DESCRIPTION NA	DESCRIPTION 6/29/2006 +0.44	DESCRIPTION 8/14/2006 +0.45	DESCRIPTION 2/06/2007 +0.45
Location	Average	Average	Average	Average
Site/View	Avg/Mountains	Avg/Mountains	Avg/Mountains	Avg/Mountains
Zoning	R-1	R-1	R-1	R-1
Utilities	Available	Available	Available	Available
Surplus Land	Surplus land	Residential Lot	Residential Lot	Residential Lot
Site (lot size)	2136 Square feet	9,148 Sq. Ft.	17,424 Sq. Ft.	9,583 Sq. Ft.
Sales or Financing Concessions	N/A	Cash to seller	Cash to seller	Cash to Seller
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - : \$ 3.41	<input type="checkbox"/> + <input checked="" type="checkbox"/> - : \$ 3.53	<input type="checkbox"/> + <input checked="" type="checkbox"/> - : \$ 5.01
Indicated Value of Subject		Net 78.0 % \$ 0.96	Net 77.9 % \$ 1	Net 80.0 % \$ 1.25

Comments on Market Data: Market data is limited. Sales of similar type parcels of excess land are seldom made available on the MLS. Adjustments were given for time based on 10% and a major adjustment for the fact the subject has no possibility of development and only has appeal to the adjacent property owners.

Comments and Conditions of Appraisal: There are no conditions to this appraisal. It is presented "as is."

Final Reconciliation: Using a square footage calculation the subject property is 2136 square feet @ \$1.00/square foot = \$2136. rounded to \$2100.

ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF May 21, 2007 to be \$ 2,100.

APRAISER
 Gerald L. Johnson
 Review Appraiser (if applicable) ☐ Did ☐ Did Not Physically Inspect Property

Subject Photo Page

Borrower/Client Gurr, Justin				
Property Address 190 West 400 North				
City Santaquin	County Utah	State UT	Zip Code 84655	
Lender Justin Gurr				

Subject

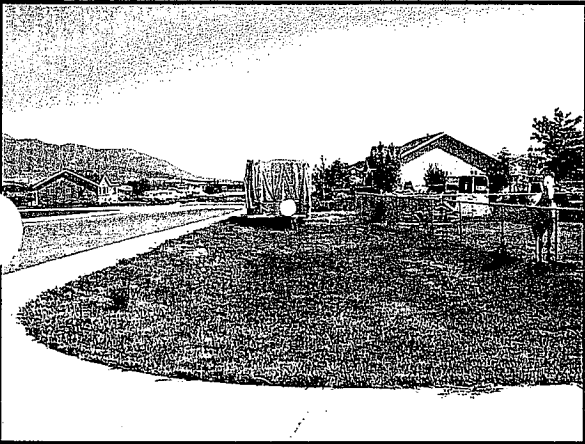
190 West 400 North
Sales Price NA
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View Avg/Mountains
Site
Quality
Age

View of frontage along 200
West Street.



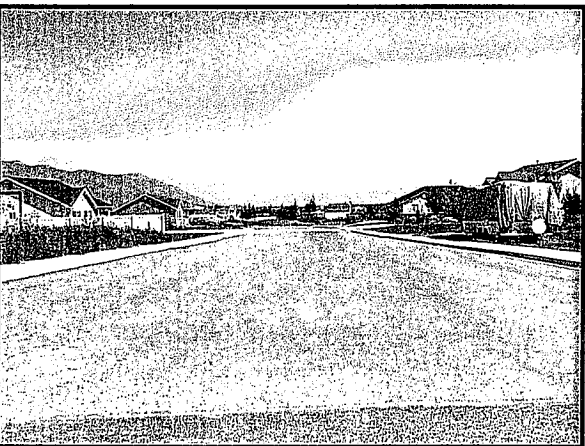
Subject

Surplus land 20 x 107 with
frontage on 200 west



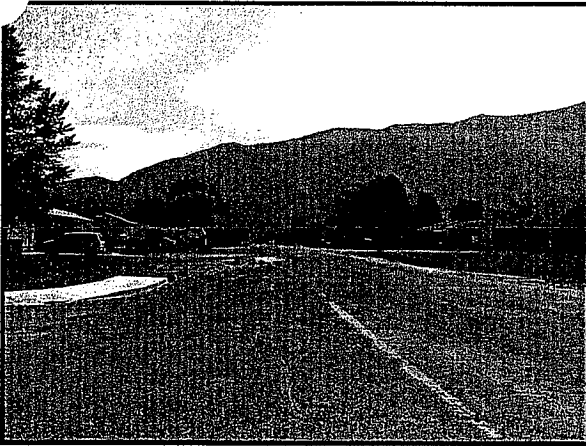
Street

Looking North on 200 West
property on right of photo



PHOTOGRAPH ADDENDUM

Borrower/Client	Gurr, Justin					
Property Address	190 West 400 North					
City	Santaquin	County	Utah	State	UT	Zip Code 84655
Lender	Justin Gurr					



SUBJECT: Street scene looking east on
400 North.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do have been made beforehand.

5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 190 West 400 North, Santaquin, UT 84655

APPRAISER:

STATE CERTIFIED RESIDENTIAL APPRAISER
Signature: [Signature]
Name: Gerald L. Johnson
Date Signed: May 22, 2007
State Certification #: 5450373-CROO
or State License #:
State: Utah
Expiration Date of Certification or License: 04/30/2008

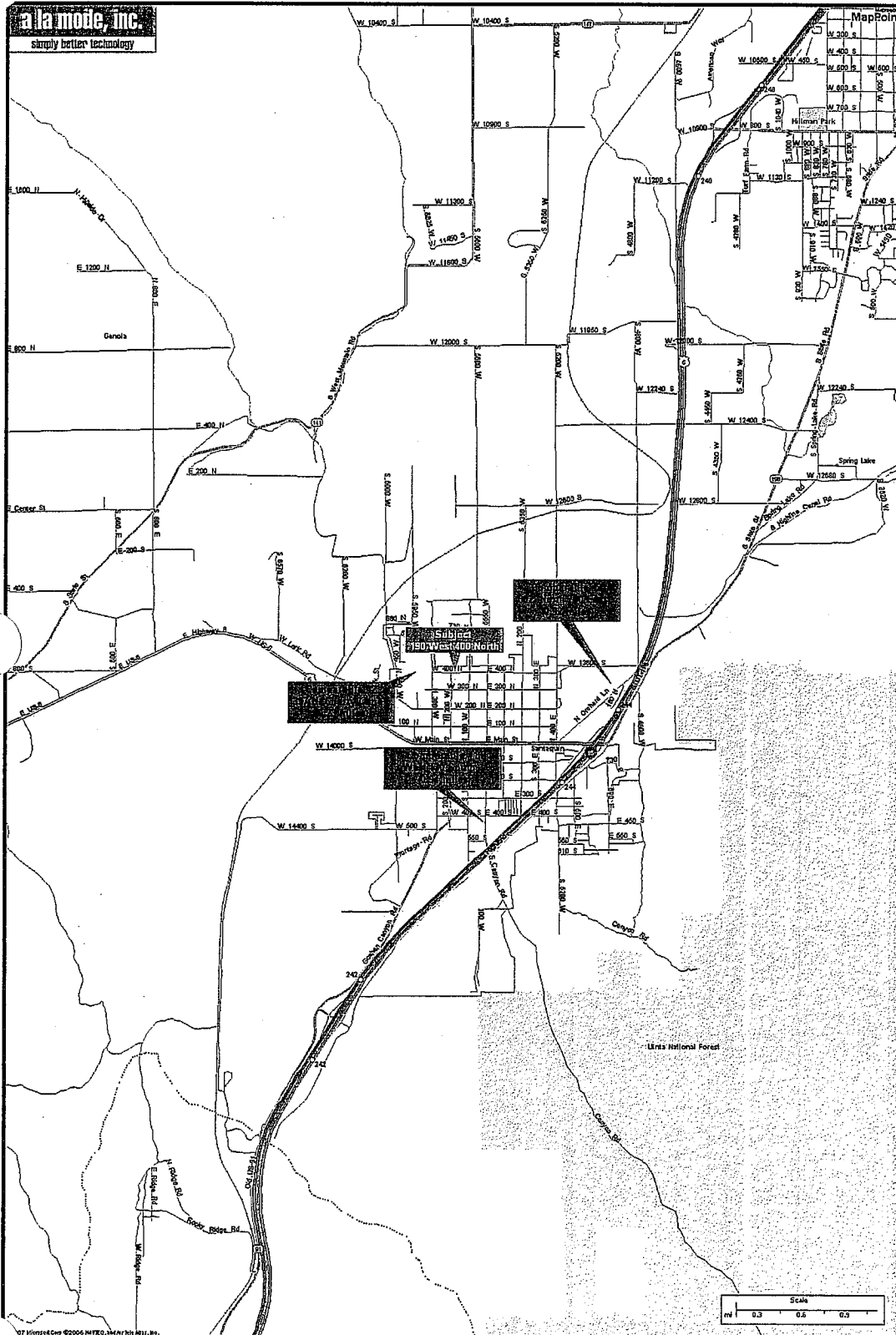
SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

Location Map

Borrower/Client	Gurr, Justin				
Property Address	190 West 400 North				
City	Santaquin	County	Utah	State	UT
				Zip Code	84655
Lender	Justin Gurr				



STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE
ACTIVE LICENSE

DATE ISSUED: 04/27/2006

EXPIRATION DATE: 04/30/2008

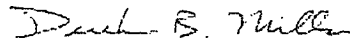
LICENSE NUMBER: 5450373-CR00

LICENSE TYPE: Certified Residential Appraiser

ISSUED TO:
GERALD L JOHNSON
73 W 725 N
LINDON UT 84042




SIGNATURE OF HOLDER


REAL ESTATE DIVISION DIRECTOR