

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a **Special City Council Meeting** on Wednesday, September 27, 2006, in the Council Chambers, 45 West 100 South, at 6:00 pm. with a **Work Session** to follow.

## AGENDA

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION/INSPIRATIONAL THOUGHT**
4. **CONSENT AGENDA**
  - a. Minutes
    1. September 6, 2006
  - b. Bills
    1. \$620,404.25
5. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

Public Forum will be 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
6. **FORMAL PUBLIC HEARINGS**
7. **UNFINISHED BUSINESS**
  - a. Discussion and possible action with regard to the vacation of a portion of 100 West at approximately 500 South as well as the purchase of such property by Rural Housing Development Corp.
  - b. Discussion and possible action with regard to the revised Summit Ridge Annexation and Development Agreement
8. **NEW BUSINESS**
  - a. Discussion and possible action with regard to new Council Member Appointment
  - b. Discussion and possible action with regard to the Court Department
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Resolution 09-04-2006 "A Resolution Authorizing the Appointment of a City Manager and Describing the Terms and Conditions of the Employment of Said City Manager"
11. **PETITIONS AND COMMUNICATIONS**
  - a. Acceptance or denial of the Ekins Annexation Petition
12. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
  - a. City Manager
    1. General update
  - b. Planning Commission
    1. General update
13. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
  - a. Mayor DeGraffenried
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:

S. Farnsworth  
Susan B. Farnsworth, City Recorder

## POSTED:

CITY CENTER  
POST OFFICE  
ZIONS BANK  
® Amendment to Agenda

**MINUTES OF A COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SEPTEMBER 27, 2006**

Mayor James E. DeGraffenried called the meeting to order at 7:00 pm. Council Members attending: Tracy Roberts, Arthur Adcock, Martin Green, and James Linford.

Others attending: City Manager Stefan Chatwin, Legal Counsel Brett Rich, Allen Reed, Filip Askerlund, Shirl Ekins, Psoma Engineering Representative Gerry Tulley, Rex Bean, 8 members of Scout Troop #1584, 7 member of Scout Troop #1586 as well as other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Mr. Reed led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Mayor DeGraffenried offered an Invocation.

**CONSENT AGENDA**

*Minutes*

September 6, 2006

*Bills*

**\$620,404.25**

Council Member Green moved to approve the Consent Agenda. Council Member Linford seconded the motion. After the discussion, the vote was unanimous.

**PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

Nothing

**FORMAL PUBLIC HEARINGS**

Nothing

**BUSINESS LICENSES**

Council Member Green reviewed the following presented Business License Applications:

- ✕ Parker McFarlane D.B.A. Precise Landscape and Design – Landscaping Business
- ✕ Alisha Hurst D.B.A. Alisha's Hair & Nail
- ✕ Shayne Durrant D.B.A. RSD Advertising
- ✕ Debbie Benson D.B.A Experience Dental Assisting, LLC
- ✕ David Caron D.B.A Delta Printing

Council Member Green moved to approve the above mentioned Business Licenses. Council Member Roberts seconded the motion. The vote was unanimous.

**UNFINISHED BUSINESS**

***Discussion and possible action with regard to the vacation of a portion of 100 West at approximately 500 South as well as the purchase of such property by Rural Housing Development Corp***

City Manager Chatwin reviewed with the Mayor and Council Members the appraisal associated with the proposed vacation of property located at 100 West 500 South (see attachment "A").

Council Member Roberts questioned what the monetary value to the City was associated with this property. He was told that the monetary value associated with the improvements, the Developers would be required to install, would out weigh the property value. City Manager Chatwin indicated the project is based on the participation of the City. By a submitted letter, Rural Housing indicated they were under the assumption that they would be able to obtain the land by donation from the City with consideration of all the improvements to the site or at least obtaining the property by paying less than half of its fair market value of \$1,399 of \$2,800 value.

Council Member Adcock moved to vacate the property and allow Rural Housing to purchase the property subject to Legal Counsel review. Council Member Green seconded the motion. Council Members Adcock, Green, and Linford voted in favor of the motion. Council Member Roberts voted against.

***Discussion and possible action with regard to the revised Summit Ridge Annexation and Development Agreement***

City Manager Chatwin reported he, as well as Legal Counsel Rich participated today in a conference call with Brian Seagers. All parties were in agreement with the suggested changes to the Annexation and Development Agreement however there wasn't enough time to put those changes in writing for the review of the Council. City Manager Chatwin suggested tabling the approval until the Mayor and Council Members have a chance to review the proposed changes.

Council Member Green to table this issue until the next Council Meeting. Council Member Adcock seconded. The vote was unanimous.

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

At 6:24 pm Council Member Green moved to enter into an Executive Session with regard to the character, professional competence, or physical or mental health of an individual.

At 6:45 pm the Mayor and Council returned to the Council Meeting.

**NEW BUSINESS**

***Discussion and possible action with regard to new Council Member Appointment***

Mayor DeGraffenried indicated there were three "Letters of Interest" submitted for the vacancy of a Council Seat. Mayor DeGraffenried reported Mark Westover withdrew his "Letter of Interest".

Mayor DeGraffenried invited Mr. Askerlund address those in attendance why he would like to serve the Community as a Council Member. Mr. Askerlund indicated he has lived in town for approximately 10 years and has seen a number of changes. Some of which he has been apart of in one-way or another. His vision of Main Street would include seeing it tree lined as in the past. Council Member Adcock asked what Mr. Askerlund's feelings were pertaining to the issue of he was appointed to fill the vacancy there would be three members from the same general geographic area. Mr. Askerlund indicated he was offended by the question if it was insinuated that he would make decisions that would not benefit the City as a whole. Council Member Roberts questioned if the "consolidation of power" would be in the best interest of the City. Mr. Askerlund indicated he would vote for what is best for the City as a whole and not only for what he thinks is best for the "bench".

Mr. Reed also addressed those in attendance. He indicated he had been on the Planning Commission for the past 7 years as well as serving as a Council Member completing Frank Staheli's term when he was called to war. Council Member Adcock asked what Mr. Reed's vision was of the Community. He indicated the City is in need of more recreation but we also need the Commercial tax base to expand the Recreation Program.

Council Member Linford moved to appoint Filip Askerlund to fill the vacated Council Member seat. Council Member Green seconded the motion. Council Members Linford, Green and Adcock voted in favor of the motion. Council Member Roberts voted against the motion.

**At 7:00pm Council Member Green moved to take a 5-minute break. Council Member Linford seconded the motion. The vote was unanimous.**

**Mayor DeGraffenried called the meeting to order at 7:07 pm.**

City Recorder Farnsworth administered the "Oath of Office" to Mr. Askerlund. Mr. Askerlund took his seat at the Council Bench.

#### **PETITIONS AND COMMUNICATIONS**

##### ***Acceptance or denial of the Ekins Annexation Petition***

City Manager Chatwin reported the current Petition was submitted complete. At this time the petition can either be accepted or denied. Council Member Askerlund was told the property has been de-annexed from Genola. Mayor DeGraffenried recommended accepting the petition.

Council Member Green moved to accept the Ekins Annexation Petition. Council Member Linford seconded the motion. The vote was unanimous.

#### **NEW BUSINESS – PART TWO**

##### ***Discussion and possible action with regard to the Court Department***

Legal Counsel Rich addressed the Mayor and Council Members with regard to the Court Department. He indicated he was asked to review expenses involved with prosecuting certain court cases. All Class "A" misdemeanors and appeals from the Santaquin Justice Court are prosecuted in District Court, which is located in Spanish Fork Court.

**Mayor DeGraffenried excused City Manager Chatwin at 7:20 pm.**

Legal Counsel Rich indicated the City could approach the Court Administrator for the Cities portion of fines collected through the District Courts or the City could file the appropriate cases with the District Court. Council Member Linford indicated he would pay the extra fee associated with Legal Counsel Rich trying the cases in District Court instead having the County prosecute them or plead the cases down to a lesser class.

Council Member Askerlund was told that the relationship with the District Court would not be affected if the City chooses to have the County Attorney prosecute the City's cases. He also asked if the City requested the County to prosecute cases would the cases be prosecuted at the same level they are currently being prosecuted. Legal Counsel Rich indicated he would hope so and that his prosecution record is relatively good. Council Member Adcock indicated that his experience with County would indicate they would plead any case they could.

Council Member Green suggested changing, within the Santaquin Court, the "window" associated with the payment of proposed fines that are being assessed.

Mayor DeGraffenried suggesting not sending the cases to the District Court until all other options are exhausted. He requested Legal Counsel Rich contact the Court Administrator's Office to discuss disbursement of fines collected as well as conducting an in house review of the payment schedule of associated with Court fines.

Mayor DeGraffenried was told that a Judge could reduce a fine after it was imposed.

#### **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

##### ***Resolution 09-04-2006 "A Resolution Authorizing the Appointment of a City Manager and Describing the Terms and Conditions of the Employment of Said City Manager"***

Council Member Green moved to approve Resolution 09-04-2006 a Resolution authorizing the appointment of a City. Council Member Adcock seconded the motion.

Council Member Roberts questioned if the City paying 90% of the monthly Health Insurance fee was exclusive to the City Manager. He was told that this was a practice for all full time Employees. Council Member Roberts indicated if the City Manager would be paid a "signing bonus" for doing his job, then if he ran for Council again he would request his full term of pay up front. He was told that City Managers current pay is at approximately \$64,000 with the proposed increase making the pay approximately \$83,000. He believes the Employees need to be paid what the City can afford. He indicated that the City is still at a cross roads and he is concerned of the increase in the proposed amount. He indicated he is in total disagreement of payment of \$10,000 up front. Council Member Roberts was told that the average pay scale for the City Manager's position is \$98,000 and with the proposed increase the position pay is still below the average.

Mayor DeGraffenried reported Employees are being trained by Santaquin City and are moving on due to wages. The City should pay the Employees enough that they are able to keep them. He indicated he didn't want to continue to be a training ground for Employees. He believes wage increases are for the betterment of the City.

Council Member Roberts felt wages were not a "top of the list" concern when employees changed jobs. He indicated that Employees should not expect a change in their "contract" when they find it isn't as favorable as they would like it to be.

After the discussion Council Members Linford, Green, Adcock, and Askerlund voted in favor of the motion. Council Member Roberts voted against the motion.

#### **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

##### ***City Manager***

##### ***General update***

City Manager Chatwin was excused earlier in the meeting.

***Planning Commission***

**General update**

Planning Commission Member Bean reported the Planning Commission approved in the last meeting a Single Lot Split at 289 N 100 W for P.J. Mathon. The Mayor and Council Members will be reviewing the split during the next Council Meeting.

Mr. Bean also reported that some Planning Commissioners have a concern that the Council are not taking into account their recommendations with regard to issues the Planning Commission have reviewed. He used the example of the Summit Ridge Annexation Agreement being changed to allowing sidewalks not being required on both side of the roads. He indicated the Planning Commission voted unanimously to not allow that change and was later told the Council Members had allowed it.

Council Member Askerlund state that when he served on the Planning Commission they didn't get reports as to why the recommendation of the Planning Commission wasn't accepted by the City Council and felt that additional dialog between the two bodies would be to the advantage. Mayor DeGraffenried indicated the Council Members valued the input of the Planning Commission Members. Mr. Bean said the Planning Commission Members felt there were other options to the sidewalk. Council Member Green indicated that in his own defense he was out of town at the time of the last Planning Commission Meeting and there hasn't been another on to attend so he could pass on this information. He indicated he assumed the attending Staff Members could address the issue if the questions were raised. Council Member Roberts reported he personally weighs the information submitted by the Planning Commission with the additional information available to the Council at the time a decision is made. The indication was made that the lines of communication between the Council Members and the Planning Commission would be more open.

Council Member Adcock asked Mr. Bean if he knew what was contained in the notice that was posted at 200 E 200 N. Mr. Bean indicated he did not.

The Mayor and Council Members thanked Mr. Bean for the work of the Planning Commission Members.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

***Mayor DeGraffenried***

Nothing

***Council Members***

Council Member Linford would like the Business License Policy to be reviewed. H believes that all Contractors working within the City limits should be required to obtain a City Business License. Mayor DeGraffenried indicated that all the sub-contractors should be required to submit their Contractors License numbers to the Building Department when a building permit is obtained. Council Member Green indicated requiring all Contractors to obtain a Business License would not be feasible. Council Member Askerlund indicated the State performs spot inspections to make sure Contractors are State Licensed. Mayor DeGraffenried reported that on his current project, he is required to submit the State License number of all sub-contractors at the time he is requesting inspections. City Planner Marker will be asked to research this issue

Council Member Green was told the Pole Canyon RFP will be in the paper on Sunday and the Float was been moved to the City Shop.

Council Member Roberts acknowledged Father-in-law who was in attendance. Council Member Roberts indicated he was visiting from New Jersey.

Council Member Askerlund thanked the Council for the vote of confidence by their appointing him to the Council Seat.

Mayor DeGraffenried reported the Building Department is busy. There were 89 Building Permits issued last year with an expectance of 300 being issued this year. He reported the Public Works Inspector is being used as a Building Inspector to handle the overload. Building Official Spadafora was asked to draft a memo to the Mayor and Council as to their responsibilities. Mayor DeGraffenried indicated the Public Works Department has an approved position as well as money available for outsourcing the GPS that could be used to hire an additional employee for this department.

The consensus of the Council was to hire the needed employee and get him trained. Council Member Roberts reported the City is feeling growing pains and needs to be proactive with their Employees. The employee would not be required to be a Certified Inspector but would be trainable to handle the GPS issues.

Mayor DeGraffenried indicated he has heard concerns with regard to the City's Engineering issues. He would like to have an in house Engineer and is actively working to fill that position.

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

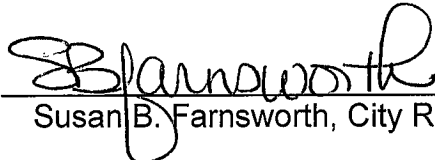
Nothing

#### **ADJOURNMENT**

At 8:35 pm Council Member Green moved to adjourn to a Work Session. Council Member Adcock seconded the motion. The vote was unanimous.

Approved on October 18, 2006.

  
James E. DeGraffenried, Mayor

  
Susan B. Farnsworth, City Recorder

Dennis,

Attached below is the appraisal on the property requested to be vacated for our proposed Morley Meadows subdivision for \$2,800.

Also, as we discussed, our non-profit organization has requested a grant of \$250,000 from the Federal Home Loan Bank (FHLB) of Seattle to be used directly with up to 36 of our home owners in Morley Meadows. The FHLB of Seattle is one of 12 Federal Home Loan Banks Congressionally created to fill the needs for a stable source of funds for residential mortgages. By Federal statute, 10 percent of their profits must go to housing developments like the one proposed in Morley Meadows.

In the application (already submitted), we were able to score 5 points if land was donated or conveyed by a local government for an amount that is at least 50% less than the fair market value of the land. We made the assumption that we would be able to obtain the land by donation from the city with consideration of all of the improvements to that site or at least obtaining the property by paying less than half of its fair market value or \$1,399 of \$2,800 value.

We feel our application is competitive and that the additional 5 points will give us the edge to be awarded. Again, these loan funds will directly benefit 36 home owners by lowering their mortgages by approximately, \$6,900 each and will eventually be granted to them after a period of 5 years as long as they remain in the home.

Our agency has been awarded these fund in the past and are being used for 12 homes currently being built around the Maeser school in Provo. The homes are beautiful 3 bdrm, 2-3 bathroom homes that have been architecturally created to blend in with the older character homes around the school.

We intend to do a similar type of project by using multiple (12 to 13) house plans with large porches to promote community in the Morley Meadows neighborhood. A smiliar 21-lot subdivision named Alice Court (see below) is currently going in next door to the Barnett School behind Payson Market in Payson.

We hope you will consider this request and for visual assistance I have also attached some pictures of families and their homes below.

Thank you.

Brad Bishop  
Executive Director  
Rural Housing Development Corporation



INVOICE

Date: 8/28/2006

File No. RuralHousing.517  
Order# 3674

Prepared for:

Rural Housing Development Corp.  
709 North 1890 West 39 A  
Provo, Utah 84601

attn: Brad Bishop

Property Appraised:

510 S 100 W  
Santaquin, Utah 84653

Work Performed:

One land appraisal report --	\$ 600.00
discount for delay	\$ -200.00
	\$
	\$
TaxID#87-0454223	\$
Thank you for the order...	\$
Total Amount Due: \$ 400.00	

Please make checks payable to:

**Denbow Appraising**  
257 W 400 S  
Orem, Utah 84058

Ph# 801-224-3177 - Accounts: Brenda

# **APPRAISAL REPORT**

**of**

**Land**

510 S 100 W

Santaquin, Utah 84653

**As Of:**

8/16/2006

**Prepared For:**

**Rural Housing Development Corp.**

709 North 1890 West 39 A

Provo, Utah 84601

**Prepared By:**

**Susan Denbow, SRA**

Denbow Appraising

257 W 400 S

Orem, Utah 84058

8/28/2006

Rural Housing Development Corp.  
709 North 1890 West 39 A  
Provo, Utah 84601

File Number: RuralHousing.517

Dear Brad Bishop:

In accordance with your request, I have personally inspected and appraised the real property at:

510 S 100 W  
Santaquin, Utah 84653

The purpose of this appraisal is to estimate the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the estimated market value of the property as of 8/16/2006 is:\$ 2,800

Two Thousand, Eight Hundred Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted,

Appraiser: Susan Denbow

Susan Denbow, SRA

Supervisor: \_\_\_\_\_

## LAND APPRAISAL REPORT

ATTACHMENT "A-5"

Order# 3674

IDENTIFICATION	Borrower	Census Tract		0104.01	Map Reference	Utah County		
	Property Address	510 S 100 W						
	City	Santaquin	County	Utah	State	Utah Zip Code 84655		
	Legal Description	See attached legal						
NEIGHBORHOOD	Sale Price \$	Date of Sale	Loan Term	Yrs.	Property Rights Appraised	<input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD		
	Actual Real Estate Taxes \$	0/new	(yr)	Loan Charges to be paid by seller \$	n/a	Other Sales Concessions None		
	Lender/Client	Rural Housing Development Corp. Address 709 North 1890 West 39 A, Provo, Utah 84601						
	Occupant	Vacant Appraiser Susan Denbow, SRA Instructions to Appraiser Current market value						
SITE	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good Avg. Fair Poor			
	Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools	<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.	Adequacy of Public Transportation	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
	Present Land Use	60 %1 Family	1 %2-4 Family	2 % Apts	1 % Condo	0 % Commercial	Recreational Facilities	<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 (*)	Adequacy of Utilities		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
	Predominate Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	2 % Vacant	Property of Compatibility		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
	Single Family Price Range	\$ 90 to \$ 300	Predominant Value \$	175	Protection from Detrimental Conditions		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Single Family Age	1 yrs to 100 yrs	Predominant Age	10 yrs	Police and Fire Protection		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
MARKET DATA ANALYSIS	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Local schools are in Santaquin and Payson which is a few miles north, location is close to I-15 which gives good access to shopping and employment in all of Utah County. Marketing times for land in area is typically 3-6 months. Both older and newer aged homes nearby. Much of the nearby land is not yet developed.							
	Dimensions	See plat map for details.		=	.05 Acre	2,274 SF	<input checked="" type="checkbox"/> Corner Lot	
	Zoning Classification	R-1 Single family residential		Present Improvements	<input type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations			
	Highest and best use	<input type="checkbox"/> Present use	<input checked="" type="checkbox"/> Other (specify) future residence					
	Elec.	<input checked="" type="checkbox"/> Public	Other (Describe) nearby	OFF SITE IMPROVEMENTS	Topo	Level and gentle slope		
	Gas	<input checked="" type="checkbox"/> in street	Street Access	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Size	typical of neighborhood		
	Water	<input checked="" type="checkbox"/> in street	Surface	Asphalt Pavement	Shape	Mostly Rectangular		
	San. Sewer	<input checked="" type="checkbox"/> in street	Maintenance	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	View	Mtns - typical, average		
		<input type="checkbox"/> Underground Elect. & Tel.	<input type="checkbox"/> Storm Sewer	<input type="checkbox"/> Curb/Gutter	Drainage	Typical		
		<input type="checkbox"/> Sidewalk	<input type="checkbox"/> Street Lights	Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
RECONCILIATION	Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): No adverse easements or encroachment noted at the time of the inspection. The subject parcel is subject to typical utility and a right of way easement. See attached plat map and legal description.							
	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.							
	SUBJECT PROPERTY		COMPARABLE NO.1		COMPARABLE NO.2		COMPARABLE NO.3	
	Address 510 S 100 W		43 W 430 S		534 N 150 W		483 N 400 W	
	Santaquin, Utah 84653		Santaquin		Santaquin		Santaquin	
	Proximity to Subject		0.03 miles		0.70 miles		0.58 miles	
	Sales Price \$		\$ 4.37/sf		\$ 4.48/sf		\$ 4.05/sf	
	Price / n/a \$ N/A		\$ 40,000		\$ 42,900		\$ 37,000	
	Data Source Ut Co Rec/REPC		MLS#216541/Closed Sale		MLS# 560513/Closed Sale		MLS# 486900/Closed Sale	
	Date of Sale and Time Adjustment		DESCRIPTION DESCRIPTION Adjustment		DESCRIPTION Adjustment		DESCRIPTION Adjustment	
June 2006		June 2006		March 2006		Feb 2006		
Location S Santaquin		S Santaquin		NW Santaquin		NW Santaquin		
Site/View .05 Acre 2,274 SF		.21 Acre/Av View		.22 Acre/Av View		.21 Acre/Av View		
Zoned Residential		Residential		Residential		Residential		
Grade Level		Level		Level		Level		
Utilities In Street		Stubbed in -3.00		Stubbed in -3.00		Stubbed in -3.00		
Home Range Average		Average		Average+ -50		Average+ -50		
Sales or Financing		N/A		N/A		N/A		
Concessions		N/A		N/A		N/A		
Net Adj. (Total)		Plus X Minus \$ -3.00		Plus X Minus \$ -3.50		Plus X Minus \$ -3.50		
Indicated Value of Subject		Net=-69% Gross=69% \$ 1.37		Net=-78% Gross=78% \$ 0.98		Net=-86% Gross=86% \$ 0.55		
Comments on Market Data Property 3 yr history: no subject listings or transfer of ownership during the past three years in the MLS. Both undeveloped larger sized acreage and improved lots were researched and because of the small size of the subject, both types of sales were felt to be comparable. The comparables on the following pages support \$1.00 - \$1.50/SF.								
Comments and Conditions of Appraisal: All the comparable lots are in subdivision settings, zoned residential, improved with utilities. When adjusted to the subject land, the average adjusted price indicated for the subject lot is: \$1.00 to \$1.50 per SF with \$1.25/SF indicated.								
2,274 SF x \$1.25 = \$2,843 rounded to \$2,800.								
Final Reconciliation: After reviewing my inspection and comparable sales, I reconcile the market value of the subject parcel as: Two Thousand Eight Hundred Dollars.								
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 8/16/2006 to be \$ 2,800								
Appraiser(s) Susan Denbow, SRA Review Appraiser (if applicable) <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically								
Date Report Signed 8/28/2006 Inspect Property								
State Certification # CG5450524 State Utah Date Report Signed								
Or State License # State State								
Expiration Date of License or Certification 12/31/2007 Expiration Date of License or Certification								

Denbow Appraising  
Santaquin Acreage SalesFile No. RuralHousing.517  
Order# 3674

## Borrower

Property Address 510 S 100 W

City Santaquin County Utah State Utah Zip Code 84655

Lender/Client Rural Housing Development Corp. Address 709 North 1890 West 39 A, Provo, Utah 84601

## Sales Price per SF

527783 \$188,640 SLD/RESL, AGRL \$0 RA-5 2  
0 SEE REMARKS Santaquin 10.48 ON/OW 0  
SHRS, ROWN AVAL NONE \$188,640

\$ .41/SF

532016 \$213,000 SLD/AGRL \$0 3  
0 SEE REMARKS Santaquin 14.20 16000S/5000E 1  
NONE NONE NONE \$183,664

\$ .30/SF

518774 \$479,600 SLD/RESL \$44,000 ACRE 4  
535 S 100 W Santaquin 10.90 535S/100W 0  
CULA AVAL AVAL \$476,000

\$ 1.00/SF

534410 \$920,000 SLD/RESL \$0 r-15 5  
600 S 900 E Santaquin 14.38 650S/600E 0  
OAK VIEW HILLS CULA, OTHR AVAL AVAL \$892,022

\$ 1.42/SF

These Santaquin acreage past years saless support \$.30 - \$1.42/SF for  
residential acreage in the Santaquin area. A value of \$1.00 / SF is supported  
for the subject property.

Denbow Appraising  
Comparable Santaquin Lot SalesFile No. Rural/Housing.517  
Order# 3674

Borrower  
Property Address 510 S 100 W  
City Santaquin County Utah State Utah Zip Code 84653-9255  
Lender/Client Rural Housing Development Corp. Address 709 North 1890 West 39 A, Provo, Utah 84601

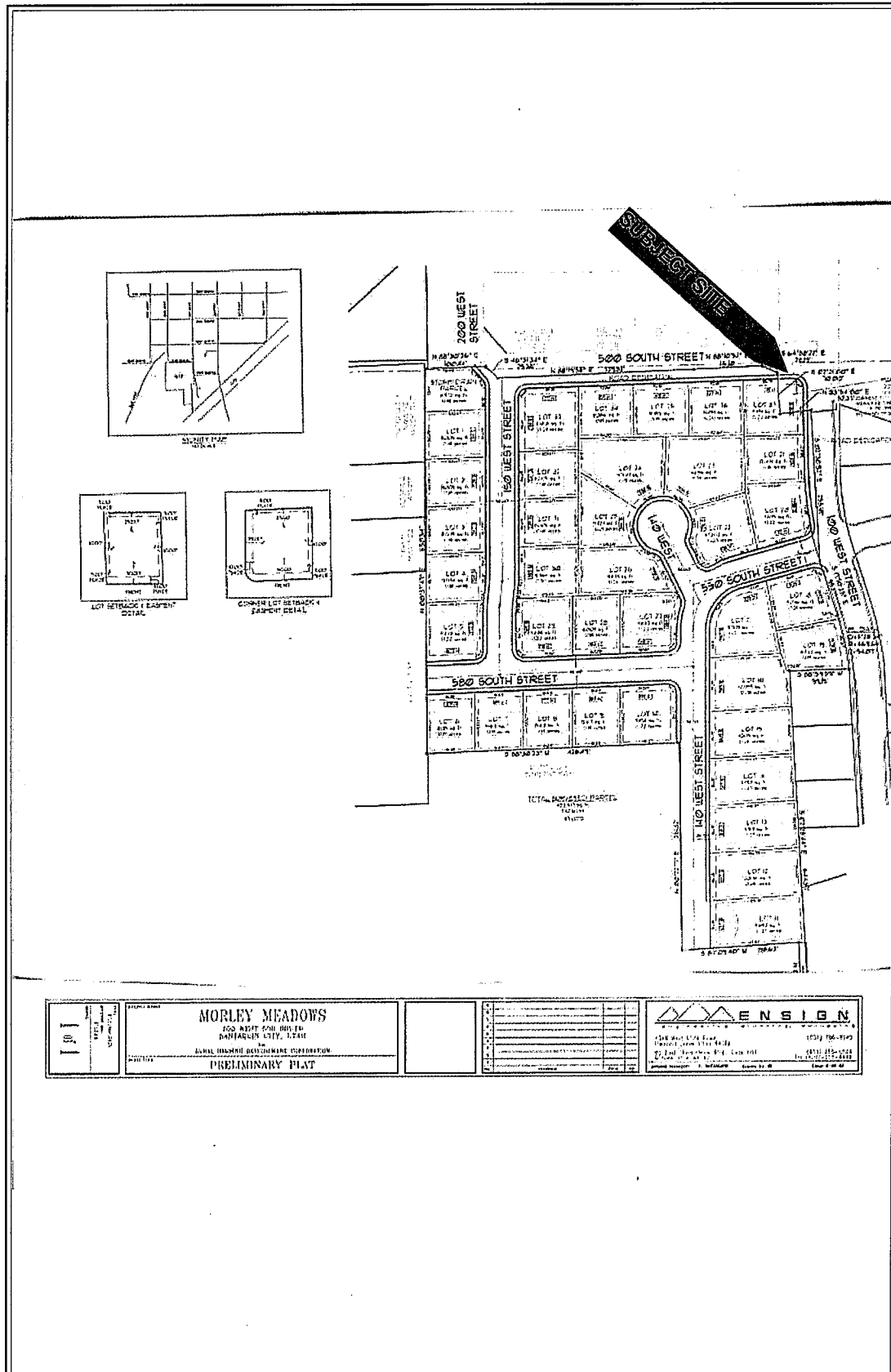
MLS # List Price Stat/Type Lease Pr Price Per Zoning Ref # Plat/Sub Water Power Gas Sold Price	Sales Prices per SF
216541 \$39,900 SLD/RESL \$0 1 43 W 430 S Santaquin 0.21 430S/43W 0 CULA, CSTB, IRGS AVAL AVAL \$40,000	\$4.37/SF
486766 \$39,900 SLD/RESL \$0 2 401 N 400 W Santaquin 0.23 401N/400W 0 CSTB STBD STBD \$35,000	\$3.49/SF
486900 \$39,900 SLD/RESL \$0 3 483 N 400 W Santaquin 0.21 483N/400W 0 BEEHIVE MEADOWS CSTB STBD STBD \$37,000	\$4.05/SF
537446 \$44,900 SLD/RESL \$0 4 644 S 350 E Santaquin 0.16 644S/350E 0 6D SANTAQUIN MEADOWS CULA, CSTB STBD STBD \$44,900	\$6.44/SF
560513 \$44,900 SLD/RESL \$0 5 534 N 150 W Santaquin 0.22 534N/150W 2 CSTB STBD STBD \$42,900	\$4.48/SF
537387 \$45,000 SLD/RESL \$0 6 281 E 610 S Santaquin 0.20 610S/281E 0 4C C CULA, CSTB STBD STBD \$44,900	\$5.15/SF
563992 \$48,900 SLD/RESL \$0 8 281 E 610 S Santaquin 0.20 610S/281E 0 C4 SANTAQUIN MEADOWS CSTB STBD STBD \$49,400	\$5.67/SF
CSTB STBD STBD \$58,900 525568 \$62,700 SLD/RESL \$0 15 933 E 370 S Santaquin 0.29 370S/933E 1 8 CSTB STBD STBD \$62,700	\$4.60/SF
BLACK HAWK RIDGE B CSTB STBD STBD \$62,700 979 S VALLEY VIEW DR Santaquin 0.29 979S/0E 0 140 CSTB, IRGS STBD STBD \$69,000	\$5.46/SF
593062 \$79,000 SLD/RESL \$0 31 949 S VALLEY VIEW DR Santaquin 0.28 949S/0W 0 142 VISTAS@SUMMIT RIDGE CSTB, IRGS STBD STBD \$79,500	\$6.52/SF
590418 \$80,000 SLD/RESL \$0 Res 33 397 N CHERRY N LN Santaquin 0.40 397N/397W 8 1 B STBD STBD \$80,000	\$4.58/SF
590419 \$80,000 SLD/RESL \$0 Res 34 1009 E BING S ST Santaquin 0.29 1009S/1009E 9 9 C STBD STBD \$75,000	\$5.94/SF
593078 \$82,000 SLD/RESL \$0 35 931 S VALLEY VIEW DR Santaquin 0.30 931S/0W 0 143 VISTAS@SUMMIT RIDGE CSTB, IRGS STBD STBD \$82,500	\$6.31/SF

These above prices would be adjusted by a  
\$2.50 - \$3.00 /SF deduction for improvements. A value of \$1.00 - \$3.50 is supported for the subject SF.

Denbow Appraising  
PLAT MAP

File No. RuralHousing.517  
Order# 3674

Borrower  
Property Address 510 S 100 W  
City Santaquin County Utah State Utah Zip Code 84651-1400  
Lender/Client Rural Housing Development Corp. Address 709 North 1890 West 39 A, Provo, Utah 84601



CITY COUNCIL 9-27-06  
ATTACHMENT "A-9"BOUNDARY DESCRIPTION  
Corner Parcel - Santaquin

A parcel of land, situate in the Northeast Quarter of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, located in Santaquin City, Utah County, Utah, more particularly described as follows:

Beginning at a point which is located South 89°48'25" West 411.86 feet along the Section line and South 0°11'35" East 26.67 feet from the Northeast Corner of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, and running:

- thence North 88°51'06" East 26.61 feet;
- thence Southeasterly 23.83 feet along the arc of a 15.00-foot radius tangent curve to the right center bears South 1°08'54" East and the long chord bears South 45°38'23" East 21.40 feet, through a central angle of 91°01'01");
- thence South 0°07'53" East 40.17 feet;
- thence South 83°54'00" West 39.63 feet;
- thence North 2°31'00" West 58.86 feet to the Point of Beginning.

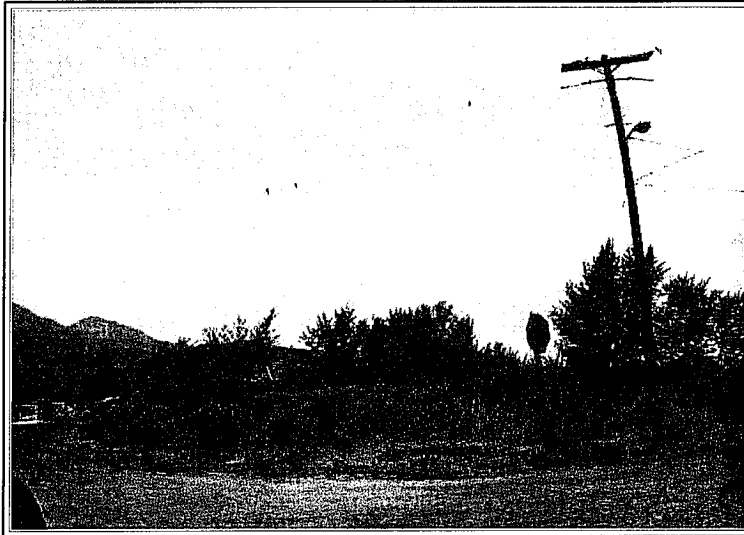
Parcel contains: 2 274 square feet or 0.05 acres



Denbow Appraising  
SUBJECT PHOTO ADDENDUM

File No. RuralHousing.517  
Order# 3674

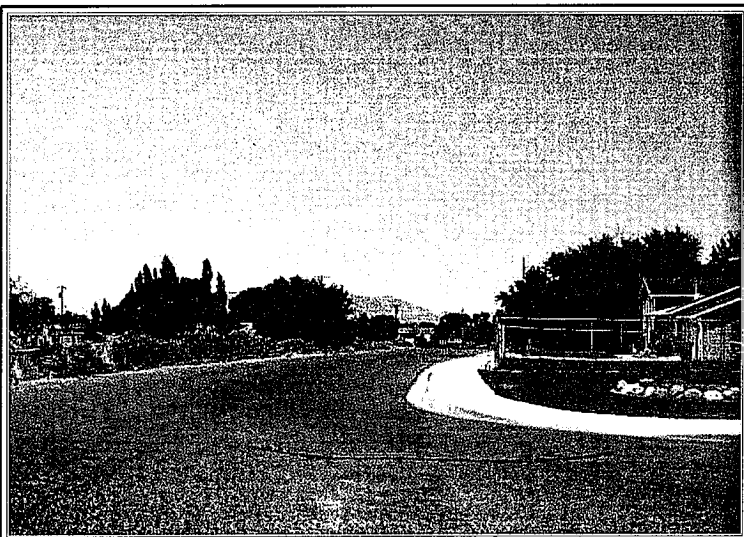
Borrower								
Property Address	510 S 100 W							
City	Santaquin	County		Utah	State	Utah	Zip Code	84651-1400
Lender/Client	Rural Housing Development Corp.			Address	709 North 1890 West 39 A, Provo, Utah 84601			



**FRONT OF  
SUBJECT PROPERTY**  
510 S 100 W  
Santaquin , Utah 84653



**REAR OF  
SUBJECT PROPERTY**  
View to west



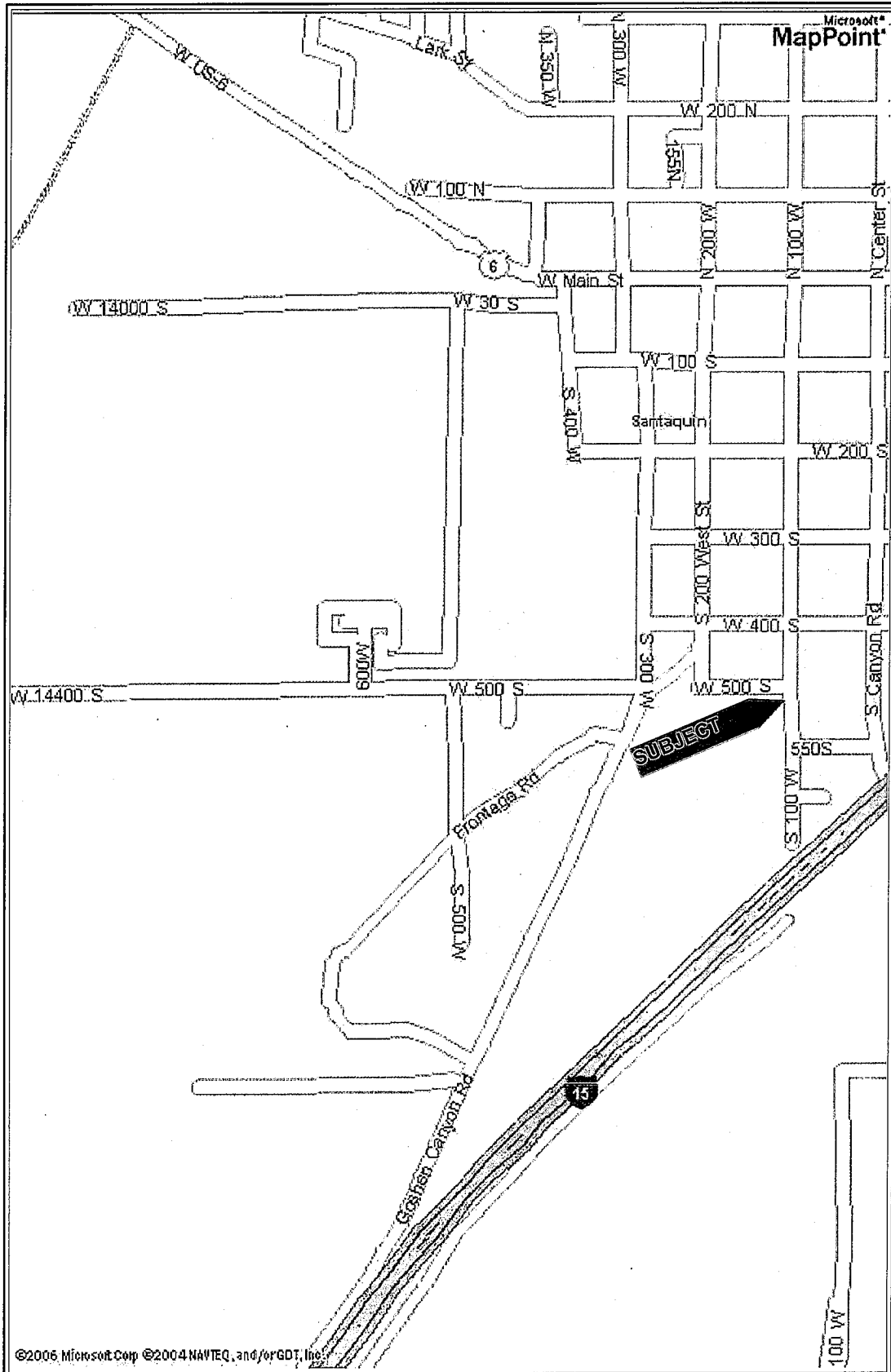
**STREET SCENE**  
View to the North

Denbow Appraising  
LOCATION MAP ADDENDUM

CITY COUNCIL 9-27-06  
ATTACHMENT "A-11"

File No. RuralHousing.517  
Order# 3874

Borrower					
Property Address	510 S 100 W				
City	Santaquin	County	Utah	State	Utah
Zip Code	84653-9255				
Lender/Client	Rural Housing Development Corp.				
Address	709 North 1890 West 39 A, Provo, Utah 84601				



# CITY COUNCIL 9-27-06 ATTACHMENT "A-12"

Denbow Appraising  
COMPARABLES 1-2-3

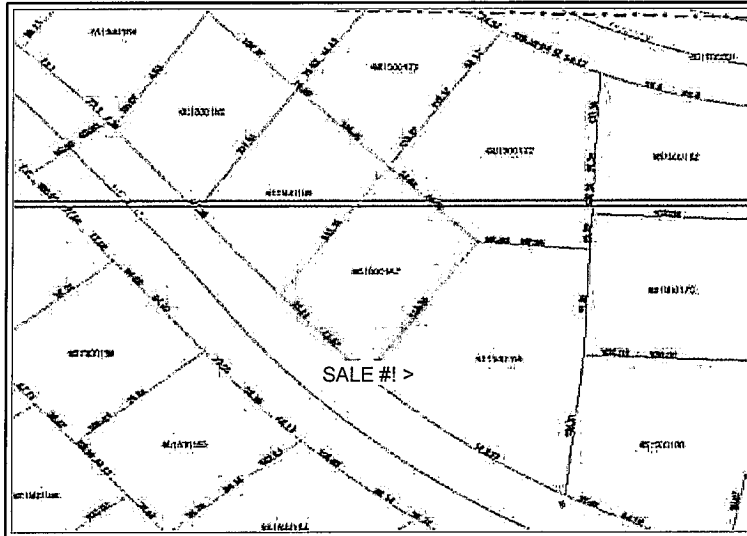
File No. RuralHousing.517  
Order# 3674

Borrower

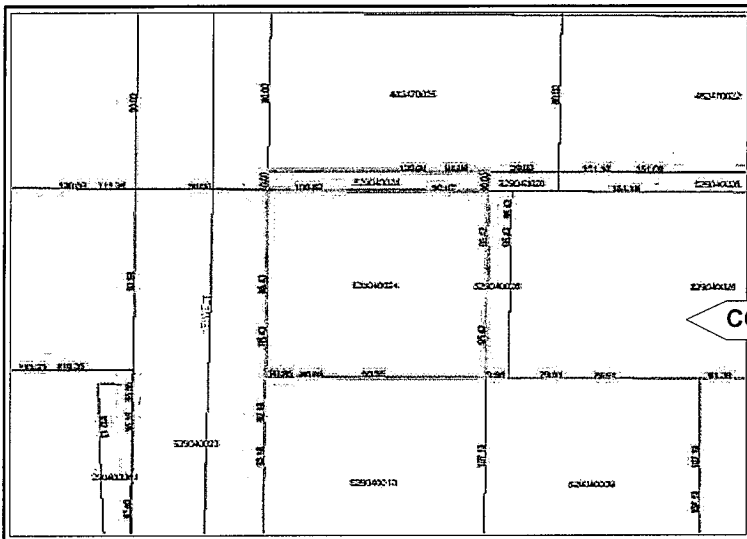
Property Address 510 S 100 W

City Santaquin County Utah State Utah Zip Code 84653-9255

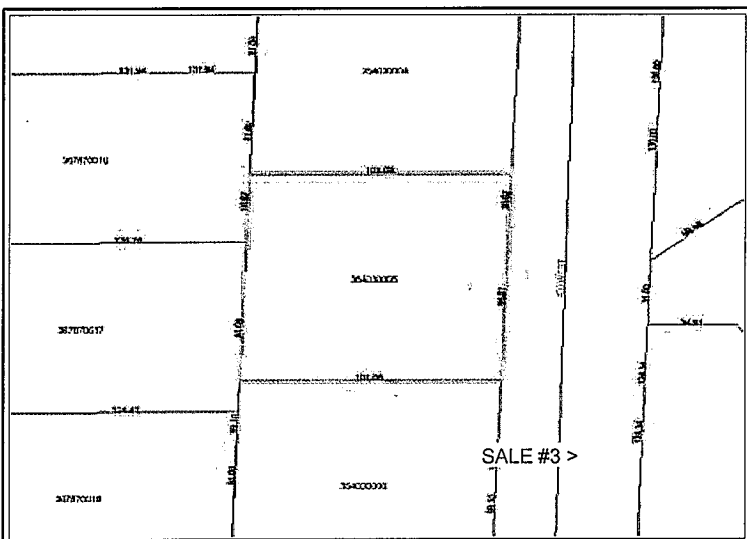
Lender/Client Rural Housing Development Corp. Address 709 North 1890 West 39 A, Provo, Utah 84601



COMPARABLE SALE # 1  
43 W 430 S  
Santaquin



COMPARABLE SALE # 2  
534 N 150 W  
Santaquin

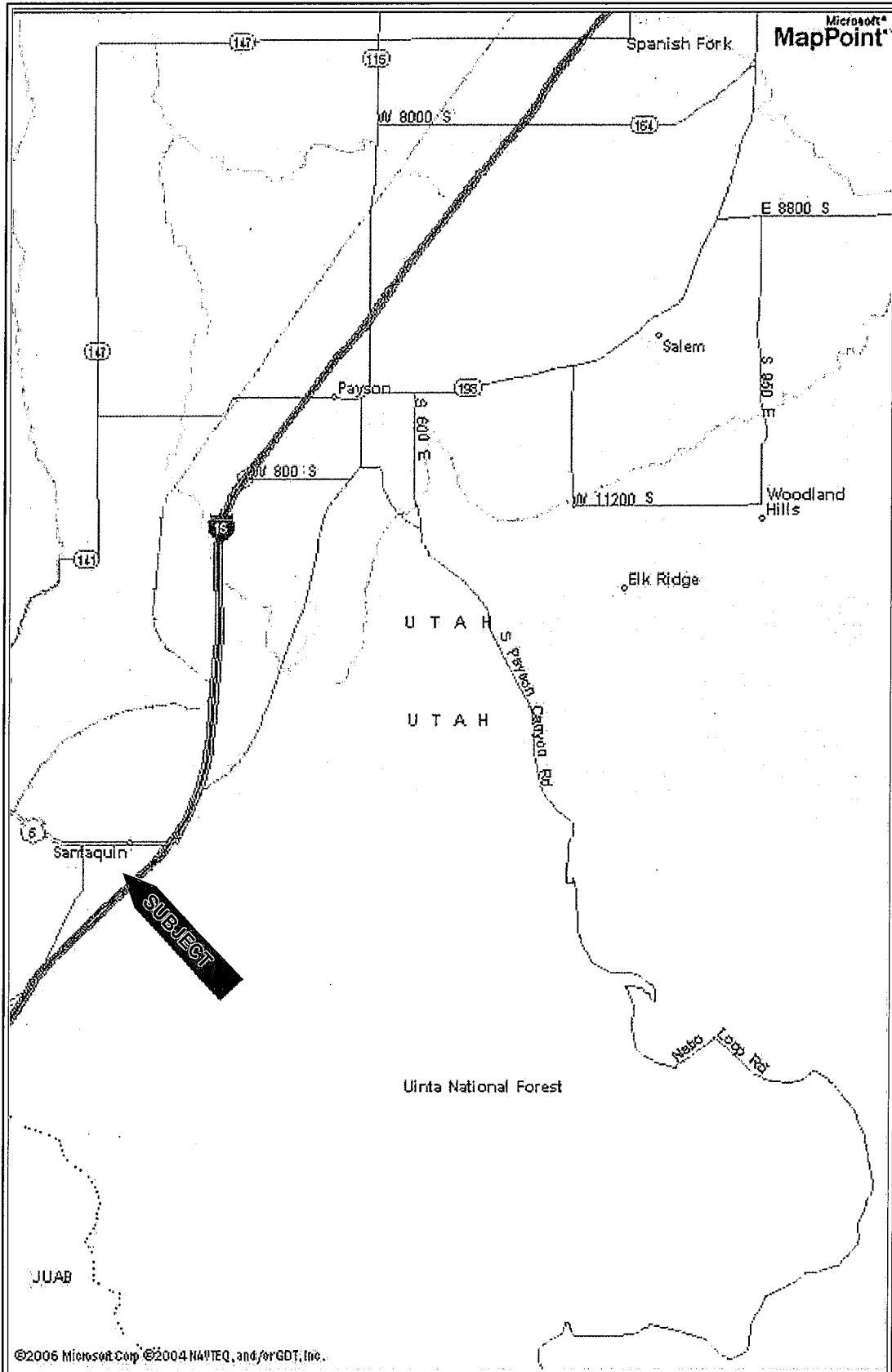


COMPARABLE SALE # 3  
483 N 400 W  
Santaquin

Denbow Appraising  
LOCATION MAP ADDENDUM

File No. RuralHousing.517  
Order# 3674

Borrower							
Property Address	510 S 100 W						
City	Santaquin	County	Utah	State	Utah	Zip Code	84653-9255
Lender/Client	Rural Housing Development Corp.		Address 709 North 1890 West 39 A, Provo, Utah 84601				

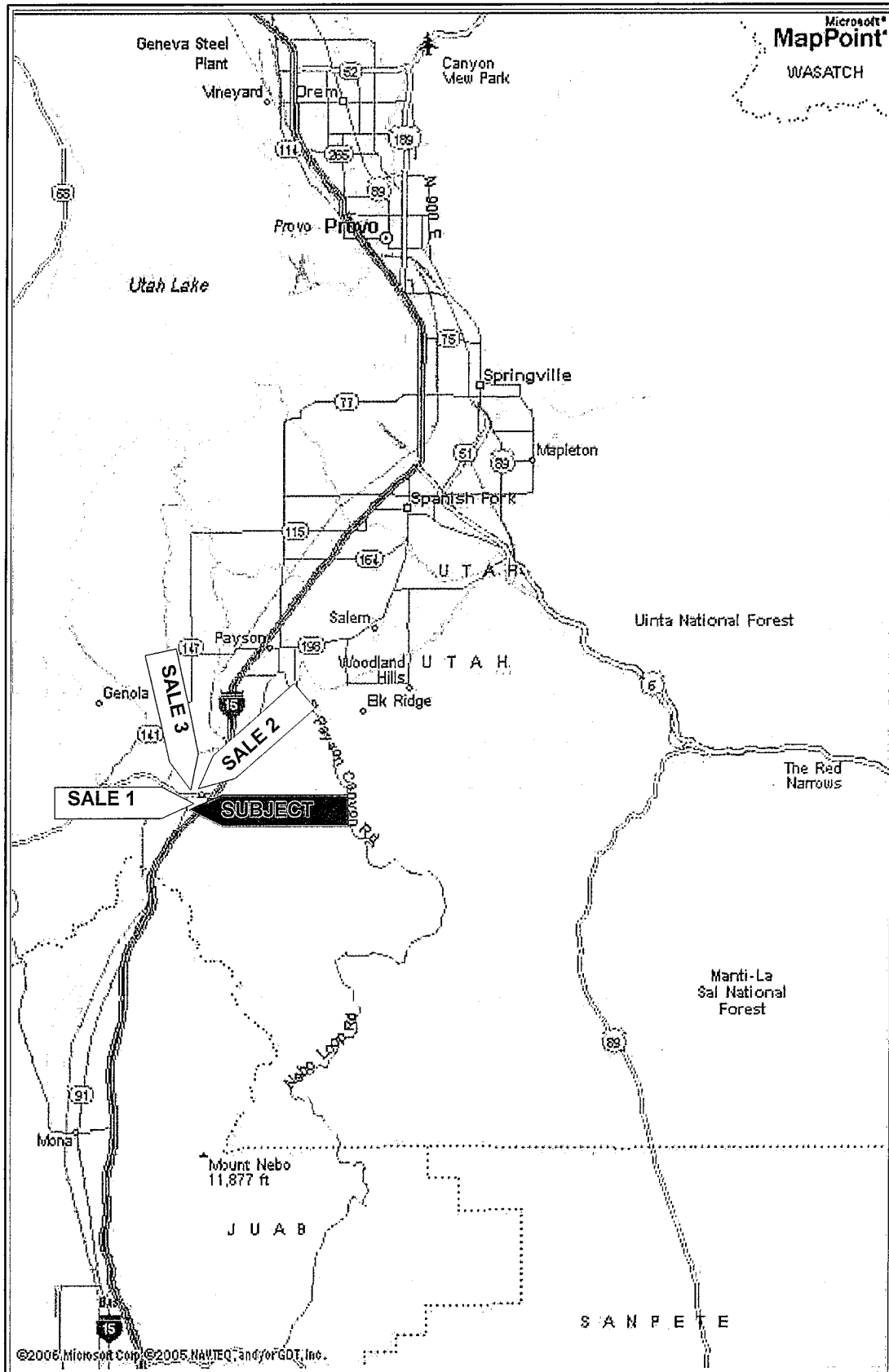


Denbow Appraising  
LOCATION MAP ADDENDUM

CITY COUNCIL 9-27-06  
ATTACHMENT "A-14"

File No. RuralHousing.517  
Order# 3674

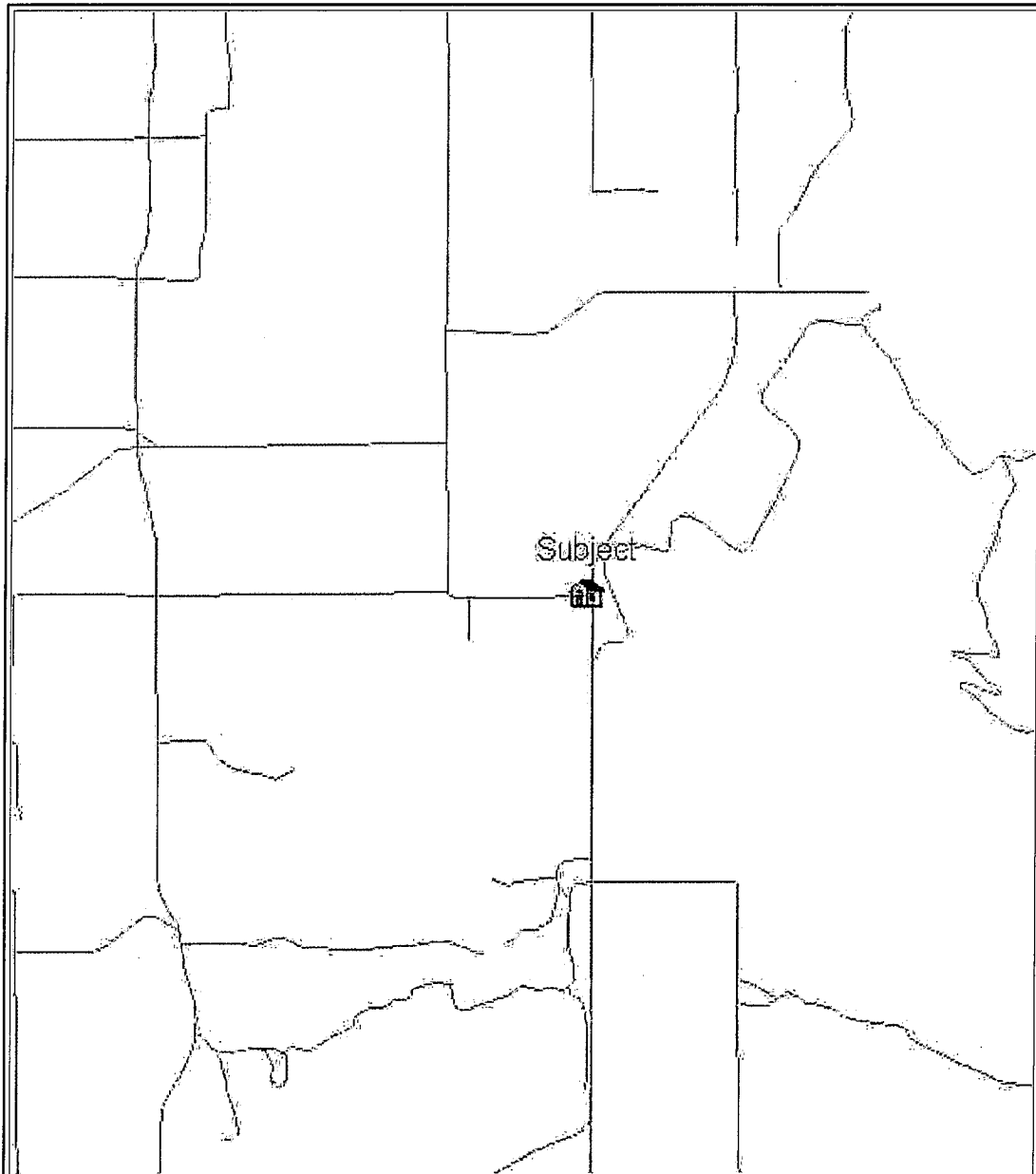
Borrower							
Property Address	510 S 100 W						
City	Santaquin	County	Utah	State	Utah	Zip Code	84655
Lender/Client	Rural Housing Development Corp.		Address 709 North 1890 West 39 A, Provo, Utah 84601				



Denbow Appraising  
FLOOD MAP ADDENDUM

File No. RuralHousing.517  
Order# 3674

Borrower					
Property Address 510 S 100 W					
City Santaquin	County	Utah	State	Utah	Zip Code 84653
Lender/Client Rural Housing Development Corp.		Address 709 North 1890 West 39 A, Provo, Utah 84601			



Flood Map Legends	Flood Zone Determination
<p><b>Flood Zones:</b></p> <ul style="list-style-type: none"> <li>Areas inundated by 500-year flooding</li> <li>Areas outside of the 100 and 500 year flood plains</li> <li>Areas inundated by 100-year flooding</li> <li>Areas inundated by 100-year flooding with velocity hazard</li> <li>Floodway areas</li> <li>Floodway areas with velocity hazard</li> <li>Areas of undetermined but possible flood hazard</li> <li>Areas not mapped on any published FIRI</li> </ul>	<p>SFHA (Flood Zone): Out Within 250 ft. of multiple flood zone? No Community: 495517 Community Name: UNINC. AREA Zone: C Panel: 495517-0480A Panel Date: 10/15/1982 FIPS Code: 49049 Census Tract: 0104.01</p> <p>This Flood Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by the customer. That customer's use of this report is subject to the terms agreed by that customer when accessing this product. No third party is authorized to use or rely on this report for any purpose. NEITHER FIRST AMERICAN FLOOD DATA SERVICES NOR THE SELLER OF THIS REPORT MAKES ANY REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Neither TFHC nor the seller of this Report shall have any liability to any third party for any use or misuse of this Report.</p>

## ATTACHMENT "A-16"

Order# 3674

**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, knowledgeable 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 judgment.

**CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS**

**CERTIFICATION:** The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The 'Estimate of Market Value' in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as 'Review Appraiser'. No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

**CONTINGENT AND LIMITING CONDITIONS:** The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuation for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

**ENVIRONMENTAL DISCLAIMER:** The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

Date: 8/28/2006

Appraiser(s)

Susan Denbow, SRA

Denbow Appraising  
**USPAP COMPLIANCE ADDENDUM**

**CITY COUNCIL 9-27-06**  
**ATTACHMENT "A-17"**

File No. RuralHousing.517  
Order# 3674

**APPRAISER'S CERTIFICATION:**

The following Certification statements are in addition to and may supercede the signed Appraiser's Certification attached to this appraisal report. This Appraiser's Certification is compliant with the current edition of the Uniform Standards of Professional Appraisal Practice.

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

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

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.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I ☒ have ☐ have not made a personal inspection of the property that is the subject of this report. (If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)

No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

**PURPOSE, INTENDED USE, AND INTENDED USER OF THE APPRAISAL:**

The purpose of the appraisal is to estimate the market value of the subject property, as defined in this report, as of the effective date of this report. The intended use of the appraisal is to assist the client and any other intended users in the underwriting, approval, and funding of the mortgage loan. The intended users of this report are the stated client and any other institutions involved in the underwriting, approval, and funding of the mortgage loan. No one else, including the purchaser and seller, should rely on the estimate of value or any other conclusions contained in this appraisal report.

**ANALYSIS AND REPORT FORM:**

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area.

The original source of the comparable data described in the Data Source section of the market grid along with the source of confirmation provided, where available, the original source is presented first. The sources and data are considered reliable. When conflicting information was provided, source deemed most reliable has been used. Data believed to be unreliable was not included in the report or used as a basis for the value conclusion. The extent of the analysis to this assignment is stated in the Appraiser's Certification included above and attached to this report.

**DEFINITION OF INSPECTION:**

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing systems, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

**DIGITAL SIGNATURES:**

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

**OPINION OF MARKET VALUE VS ESTIMATE OF MARKET VALUE:**

The current Uniform Standards of Professional Appraisal Practice defines the market value conclusion as an opinion of market value and not an estimate of market value.

**THREE YEAR SALES HISTORY FOR THE SUBJECT PROPERTY:**

The appraiser has complied with Standards Rule 1-5b and 2-2b (ix) requiring the appraiser to analyze and report all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal. If this information was available to the appraiser(s), it is reported in the subject column of Sales Comparison Analysis section of the appraisal report.

**EXPOSURE PERIOD:**

By studying the sales of similar comparable residential properties with value ranges as identified in the Neighborhood section of this report and discussions with individuals knowledgeable of current neighborhood trends in the subject area, the appraiser feels that the exposure time for the subject property is equal to the indicated Marketing Time identified in the Neighborhood section of this appraisal report.

Signature

Name Susan Denbow, SRA

Date Report Signed 8/28/2006

State Certification # CG5450524

Or State License #

State Utah

State

Signature

Name

Date Report Signed

State Certification #

Or State License #

☐ Did ☐ Did Not  
Inspect Property

State

State



## Appraiser License Certificate

File No. RuralHousing.517  
Order# 3674STATE OF UTAH  
DEPARTMENT OF COMMERCE  
DIVISION OF REAL ESTATE  
ACTIVE LICENSE

DATE ISSUED: 12/16/2005  
 EXPIRATION DATE: 12/31/2007  
 LICENSE NUMBER: 5450524-CG00  
 LICENSE TYPE: Certified General Appraiser  
 ISSUED TO:  
 SUSAN DENBOW  
 257 W 400 SOUTH  
 OREM UT 84058



*Susan Denbow*  
 SIGNATURE OF HOLDER

*Deak B. Miller*  
 REAL ESTATE DIVISION DIRECTOR



## MEMBERSHIP CERTIFICATE

This Certifies That

*Susan Denbow*

was admitted to membership in the American Institute  
 of Real Estate Appraisers as an RM Member (1606)  
 on the 16th day of October, 1981 and by virtue  
 of the unification of the American Institute of Real Estate Appraisers  
 and the Society of Real Estate Appraisers has become an  
 SRA Member

in the Appraisal Institute and is entitled to all the rights and  
 privileges of membership subject only to the limiting  
 conditions set forth from time to time in the Bylaws and  
 Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has  
 authorized this certificate to be signed in its behalf by the President.

*Robert H. Johnson*  
 PRESIDENT



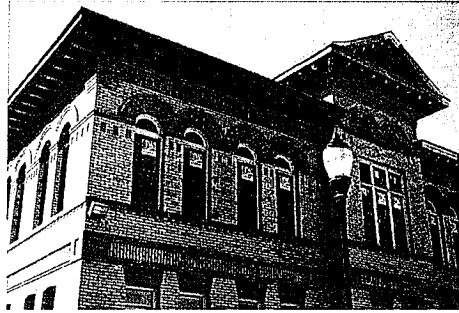
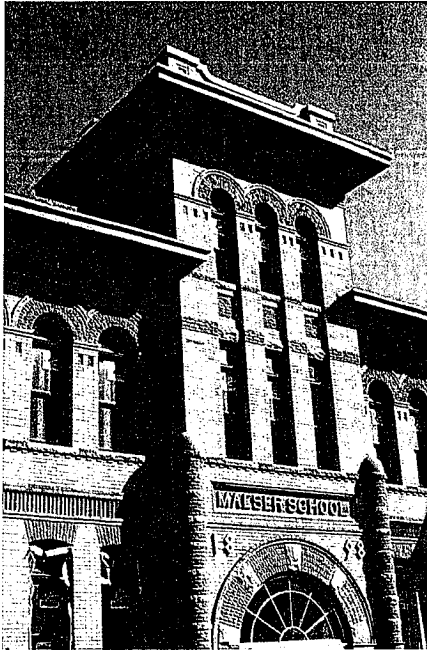
Here is a description of the project we are doing in Provo using the FHLB of  
Seattle Grant applied for.

Brad Bishop



# Maeser School Adaptive Reuse Project

168 South 500 East, Provo Utah



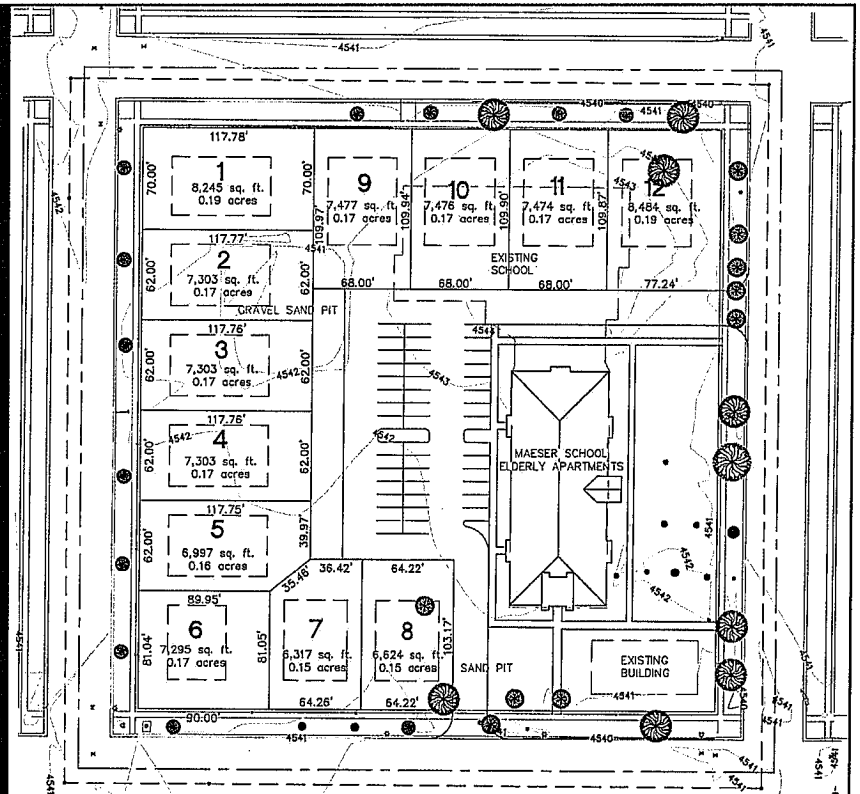
## Site Details

- 3.65 acres
- 31 affordable one-bedroom & studio apartments for seniors
- 12 lot single family homes
  - Avg. lot size 7,187 sq. ft.
  - Avg. home 2,208 sq. ft.
- 46 acres of site in open space
- This project was developed using Provo's innovative (PRO) Project Redevelopment Option zone which was established to permit flexibility in creating well-planned, architecturally-appealing developments.

Total school development costs: \$5,080,554.00

## Funding Sources:

- Federal Low Income Housing Tax Credits
- State Low Income Housing Tax Credits
- Federal Historic Tax Credits
- Federal Home Loan Bank of Seattle AHP Grant
- Provo City CDBG Loan
- Provo City HOME Loan
- Utah Community Reinvestment Corporation Loan
- Utah State Olene Walker Housing Trust HOME Loan
- Washington Mutual Construction Loan
- Enterprise Foundation Grant
- HGTV Restore America Grant
- National Historic Trust Grant
- Utah Association of Realtors Grant

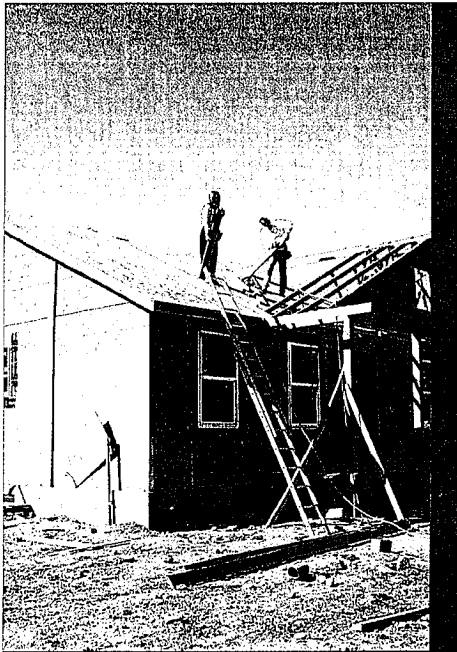


Developed by Provo City Housing Authority, Executive Director, Doug Carlson, (801) 852-7090  
Rural Housing Development Corporation, Executive Director, Brad Bishop, (801) 375-2205



# Maeser School Adaptive Reuse Project

168 South 500 East, Provo Utah



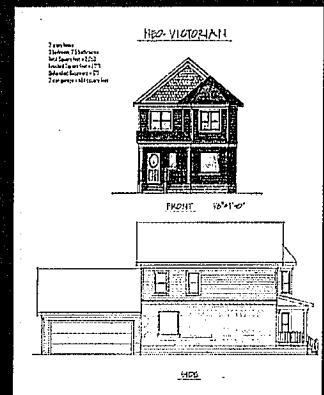
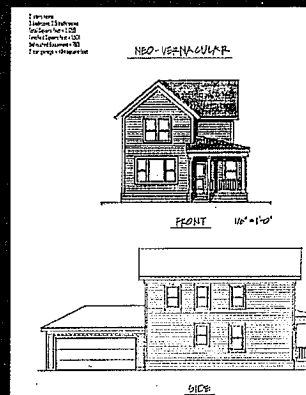
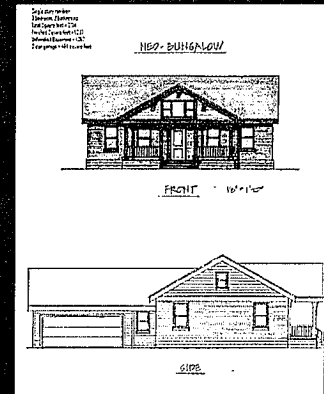
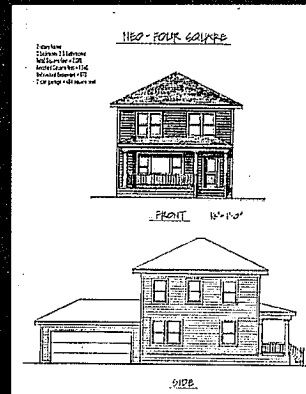
- Developer:
  - Provo City Housing Authority
  - Rural Housing Development Corporation
- Architect: Cooper, Roberts, Simonsen, CRSA
- Engineer: Northern Engineering, Brant Tuttle
- Contractor: Paulsen Construction
- Landscape Architect: Brent Morris Associates

## Rural Housing Development Corporation: Mutual Self Help Housing

12 new homes have been designed to enhance the historical characteristics of the neighborhood according to the Secretary of the Interior's Standards of Rehabilitation for new construction, input gathered from neighborhood meetings, and recommendations from City Departments.

First-time home buyers will help finance their homes using sweat equity.

Participants of the program will work together on the home which will enhance neighborhood spirit helping to create a sense of community. When all homes in a group are finished the families will complete the loan process and move in.



Developed by Provo City Housing Authority, Executive Director, Doug Carlson, (801) 852-7090  
Rural Housing Development Corporation, Executive Director, Brad Bishop, (801) 375-2205



## CLOSED EXECUTIVE SESSION AFFIDAVIT

I, James DeGraffenried, Mayor of Santaquin City, do hereby certify that the Executives Session held on September 27, 2006 was for the sole purpose of discussing the character, professional competence, or physical or mental health of an individual.

*James DeGraffenried*  
James DeGraffenried, Mayor

9-27-06  
Date