



# Exhibit A

1 of 3

## OFFER TO PURCHASE RIGHT OF WAY

**Project:** 7900 East Street (Buhrley Lane) Improvements

**Owner Name:** Gage H. Froerer, Trustee-Froerer Family Trust & Member-Froerer Family Investments LLC

**Owner Address:** 2641 Washington Blvd. Ogden, Utah 84401

**Parcel Location:** 875 South 7900 East Street

**Parcel Tax ID#:** Part of 21-026-0039

**Offer Amount:** \$6,100.00

---

Weber County hereby makes the above owner(s) an offer of \$6,100.00 in exchange for 4,209 square feet of property further described and illustrated in the attached Exhibit 1.

This offer is considered just compensation due to its compliance with applicable state law. Just compensation is defined as the fair market value of the land, improvements, and any fixtures considered to be real property.

**This form is not a contract to purchase your property. It serves only as a documented offer and an acknowledgment that you have received the information listed below.** Signing this document does not prejudice your right to have the final selling price determined by condemnation proceedings, in the event that you do not accept this offer.

If you have questions regarding this offer or information given to you, please contact the Weber County Community Development Office at 801.625.3850.

Please sign below to indicate that you have received and understand the information provided to you in the following documents:

- Tab 1 - Introduction Letter
- Tab 2 – Location Map & Legal Description of Subject Property
- Tab 3 - Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
- Tab 4 - Offer to Purchase Right-of-Way Form (this document)
- Tab 5 - Statement of Just Compensation Form
- Tab 6 - ACE – Administrative Compensation Estimate (method used to determine value)
- Tab 7 - Real Estate Purchase and Sale Agreement
- Tab 8 - Quit Claim Deed

By: 

Gage H. Froerer

Trustee, Froerer Family Trust & Manager, Froerer Family Investment LLC

Date: 8/19/2020

# *Exhibit 1*

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 00° 08' 16" WEST A DISTANCE OF 2656.51 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E19NE), AND THE WEST QUARTER CORNER OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E18E):

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE GRANTOR'S PROPERTY, SAID POINT IS ALSO ON THE SECTION LINE, SAID POINT BEING LOCATED BY RECORD 9.74 CHAINS NORTH, (MEASURED: NORTH 00° 08' 16" WEST 643.13 FEET) FROM THE SOUTHWEST CORNER OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE; AND RUNNING THENCE NORTH 00° 08' 16" WEST A DISTANCE OF 101.36 FEET ALONG THE SECTION LINE, THENCE SOUTH 09° 34' 01" EAST A DISTANCE OF 204.11 FEET TO A POINT ON THE GRANTOR'S WESTERLY PROPERTY LINE, SAID POINT IS IN COMMON WITH THE NORTHEASTERN CORNER OF THE WEBER COUNTY PARCEL AS RECORDED IN BOOK 117 PAGE 538, THENCE NORTH 24° 37' 43" WEST A DISTANCE OF 80.66 FEET, MORE OR LESS, ALONG THE GRANTOR'S WESTERLY PROPERTY LINE TO A POINT IN COMMON WITH BOTH THE NORTHWESTERN CORNER OF THE ABOVE MENTIONED WEBER COUNTY PARCEL, AND A POINT ON THE EASTERLY PROPERTY LINE OF DANIEL J WALTON & JUDY B WALTON AS RECORDED IN BOOK 1599 PAGE 219, THENCE NORTH 00° 08' 16" WEST A DISTANCE OF 26.58 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,139 SQUARE FEET OR 0.05 ACRE

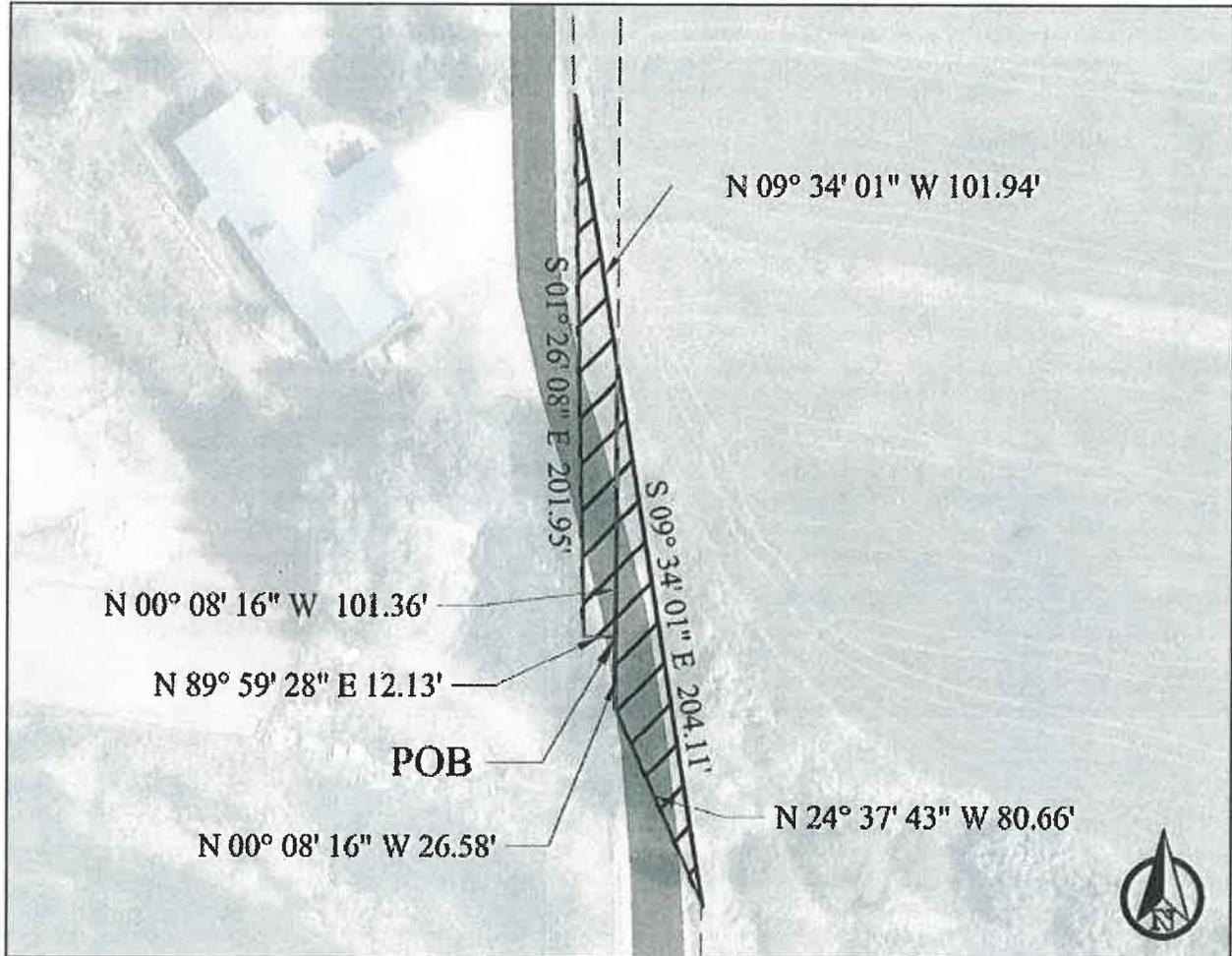
TOGETHER WITH

A PART OF LOT 1, BLOCK 1, PLAT B, HUNTSVILLE SURVEY, SECTION 18, TOWNSHIP 6 NORTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 00° 08' 16" WEST A DISTANCE OF 2656.51 FEET BETWEEN THE SOUTHEAST CORNER OF SECTION 18 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E19NE), AND THE EAST QUARTER CORNER OF SECTION 18 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E18E):

BEGINNING AT A POINT ON THE GRANTOR'S WESTERLY PROPERTY LINE, SAID POINT IS ALSO ON THE SECTION LINE, SAID POINT BEING LOCATED BY RECORD 9.74 CHAINS NORTH, (MEASURED: NORTH 00° 08' 16" WEST 643.13 FEET) FROM THE SOUTHEAST CORNER OF SECTION 18 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE; AND RUNNING THENCE NORTH 00° 08' 16" WEST A DISTANCE OF 101.36 FEET ALONG THE SECTION LINE, THENCE NORTH 09° 34' 01" WEST A DISTANCE OF 101.94 FEET TO THE GRANTOR'S WESTERLY PROPERTY LINE, THENCE SOUTH 01° 26' 08" EAST A DISTANCE OF 201.95 FEET ALONG THE GRANTOR'S WESTERLY PROPERTY LINE TO A POINT IN COMMON WITH THE SOUTHEAST CORNER OF THE WEBER COUNTY PARCEL AS RECORDED IN BOOK 117 PAGE 539, THENCE NORTH 89° 59' 28" EAST A DISTANCE OF 12.13 FEET, MORE OR LESS, ALONG THE GRANTOR'S PROPERTY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,070 SQUARE FEET OR 0.05 ACRE

# Exhibit 1



# Exhibit B

1 of 12

## **REAL ESTATE PURCHASE AND SALE AGREEMENT BY AND BETWEEN WEBER COUNTY AND FROERER FAMILY TRUST AND FROERER FAMILY INVESTMENT, LLC**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on this \_\_\_ day of \_\_\_\_\_, 2020, by and between Weber County, a body politic, corporate and political subdivision of the State of Utah (hereinafter "County") and Gage H. Froerer, Trustee of the Froerer Family Trust dated December 28, 2000, and Froerer Family Investment, LLC, with both of the latter two parties having their principal address at 2641 Washington Blvd. Ogden, UT 84401 (hereinafter "Sellers").

### **RECITALS**

**WHEREAS**, according to the official records of the Recorder of Weber County, State of Utah, the Froerer Family Trust and Froerer Family Investment, LLC own certain real property more fully described in this Agreement; and

**WHEREAS**, the County desires to purchase the property for public road purposes; and

**WHEREAS**, the Sellers are willing to sell the property; and

**WHEREAS**, County and Sellers agree on the terms and conditions more particularly set forth herein;

**NOW, THEREFORE**, it is hereby acknowledged and agreed by and between the parties hereto as follows:

### **SECTION ONE DESCRIPTION OF PROPERTY**

The real property which is the subject of this Agreement is described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 00° 08' 16" WEST A DISTANCE OF 2656.51 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E19NE), AND THE WEST QUARTER CORNER OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E18E):

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE GRANTOR'S PROPERTY, SAID POINT IS ALSO ON THE SECTION LINE, SAID POINT BEING LOCATED BY RECORD 9.74 CHAINS NORTH, (MEASURED: NORTH 00° 08' 16" WEST 643.13 FEET) FROM THE SOUTHWEST CORNER OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE; AND RUNNING THENCE NORTH 00° 08' 16" WEST A DISTANCE OF 101.36 FEET ALONG THE SECTION LINE, THENCE SOUTH 09° 34' 01" EAST A DISTANCE OF 204.11 FEET TO A POINT ON THE GRANTOR'S WESTERLY PROPERTY LINE, SAID POINT IS IN COMMON WITH THE NORTHEASTERN CORNER OF THE WEBER COUNTY PARCEL AS RECORDED IN BOOK 117 PAGE 538, THENCE NORTH 24° 37' 43" WEST A DISTANCE OF 80.66 FEET, MORE OR LESS, ALONG THE GRANTOR'S WESTERLY PROPERTY LINE TO A POINT IN COMMON

## Exhibit B

2 of 12

WITH BOTH THE NORTHWESTERN CORNER OF THE ABOVE MENTIONED WEBER COUNTY PARCEL, AND A POINT ON THE EASTERLY PROPERTY LINE OF DANIEL J WALTON & JUDY B WALTON AS RECORDED IN BOOK 1599 PAGE 219, THENCE NORTH 00° 08' 16" WEST A DISTANCE OF 26.58 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,139 SQUARE FEET OR 0.05 ACRE

TOGETHER WITH:

A PART OF LOT 1, BLOCK 1, PLAT B, HUNTSVILLE SURVEY, SECTION 18, TOWNSHIP 6 NORTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 00° 08' 16" WEST A DISTANCE OF 2656.51 FEET BETWEEN THE SOUTHEAST CORNER OF SECTION 18 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E19NE), AND THE EAST QUARTER CORNER OF SECTION 18 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E18E): BEGINNING AT A POINT ON THE GRANTOR'S WESTERLY PROPERTY LINE, SAID POINT IS ALSO ON THE SECTION LINE, SAID POINT BEING LOCATED BY RECORD 9.74 CHAINS NORTH, (MEASURED: NORTH 00° 08' 16" WEST 643.13 FEET) FROM THE SOUTHEAST CORNER OF SECTION 18 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE; AND RUNNING THENCE NORTH 00° 08' 16" WEST A DISTANCE OF 101.36 FEET ALONG THE SECTION LINE, THENCE NORTH 09° 34' 01" WEST A DISTANCE OF 101.94 FEET TO THE GRANTOR'S WESTERLY PROPERTY LINE, THENCE SOUTH 01° 26' 08" EAST A DISTANCE OF 201.95 FEET ALONG THE GRANTOR'S WESTERLY PROPERTY LINE TO A POINT IN COMMON WITH THE SOUTHEAST CORNER OF THE WEBER COUNTY PARCEL AS RECORDED IN BOOK 117 PAGE 539, THENCE NORTH 89° 59' 28" EAST A DISTANCE OF 12.13 FEET, MORE OR LESS, ALONG THE GRANTOR'S PROPERTY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,070 SQUARE FEET OR 0.05 ACRE

### **SECTION TWO TERMS OF PURCHASE**

In Consideration of the foregoing and other consideration hereinafter set forth, it is mutually agreed by the parties as follows:

- 1) Sellers agree to sell and convey the real property, described in Section One of this Agreement, to the County upon receipt of the full purchase price.
- 2) Sellers agree to pay any and all taxes assessed against the property until the date upon which this Agreement is executed.
- 3) Sellers acknowledge that this sale is voluntary and is not subject to condemnation; therefore, any rights provided for in Utah Code Ann. Part 78B-6-5 are not applicable.
- 4) As of the date that this Agreement is executed, the Sellers acknowledge that the County and its contractors, including utilities and their contractors, have the right to immediately occupy and commence construction or other necessary activity on the property described in Section One of this Agreement.
- 5) The public use, for which the property is being acquired, may include but is not limited to the following: the construction, improvement, and maintenance of a public roadway and any other related transportation uses.

**SECTION THREE  
PURCHASE PRICE AND PAYMENT**

The County agrees to pay and satisfy to Sellers, for the property described in Section One of this Agreement, the sum of six thousand one hundred dollars (\$6,100.00) which price is based on an Administrative Compensation Estimate that was determined to be satisfactory by the parties, and is attached hereto and incorporated herein as Exhibit A.

**SECTION FOUR  
NO WARRANTIES**

The Sellers do not warrant or guarantee that the property is free from easements, restrictions, covenants, mortgages, liens, or other encumbrances, nor do the Sellers make any other covenants or warranties concerning the property.

**SECTION FIVE  
GOVERNING LAW**

The laws of the State of Utah shall govern the validity, construction, enforcement, and interpretation of this Agreement.

**SECTION SIX  
ENTIRE AGREEMENT**

This Agreement constitutes the entire Agreement by and between the parties hereto with respect to the subject matter hereof, and no other statement, whether written or oral, shall be deemed a part of this Agreement unless specifically incorporated herein by reference. This Agreement supersedes any and all other agreements, negotiations, or understandings between the parties.

**IN WITNESS WHEREOF** the undersigned have affixed their respective signatures hereto on the dates indicated below.

BOARD OF COUNTY COMMISSIONERS  
OF WEBER COUNTY

By \_\_\_\_\_  
James H. Harvey, Vice-Chair

Commissioner Froerer abstained  
Commissioner Harvey voted \_\_\_\_\_  
Commissioner Jenkins voted \_\_\_\_\_

**Exhibit B**

4 of 12

ATTEST:

Date:

Ricky D. Hatch, CPA  
Weber County Clerk/Auditor



SELLER(S):

Gage H. F.  
GAGE H. FROERER, TRUSTEE OF THE FROERER FAMILY TRUST dated December 28, 2000.

And

Gage H. F.  
FROERER FAMILY INVESTMENT, LLC.



STATE OF UTAH                    )  
  :ss  
COUNTY OF WEBER            )

On this 19<sup>th</sup> day of August, in the year 2020, before me,  
Kristy Bingham a notary public, personally appeared GAGE H. FROERER, as trustee of the FROERER FAMILY TRUST dated December 28, 2000, signer of the foregoing instrument, who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, did say that he is the trustee of said trust and that this instrument was signed by him on behalf of said trust and by its authority, and duly acknowledged to me that said trust executed the same.

On this 19<sup>th</sup> day of August, in the year 2020, before me,  
Kristy Bingham a notary public, personally appeared GAGE FROERER, signer of the foregoing instrument, who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, did say that he is a Member of FROERER FAMILY INVESTMENT, LLC and that this instrument was signed by him on behalf of said Limited Liability Company and by its authority, and duly acknowledged to me that said Limited Liability Company executed the same.

**Weber County - Ogden Valley 7900 East  
Administrative Compensation Estimate  
Parcel 21-026-0039**

**Comparable Sales Data**

Comp. No.	Property Address	Sale Date	Lot Size	Zoning	Sale Price	Sale Price/SQFT
1	8049 E. 1000 N. Huntsville, UT	Dec-19	17.26 acres 751,850 SQFT	AV-3 Agricultural	\$835,000	\$1.11
2	3126 N. River Dr. Eden, UT	Aug-19	10.80 acres 470,450 SQFT	AV-3 Agricultural	\$947,500	\$2.01
3	4160 N. 3800 E. Liberty, UT	May-19	5.05 acres 220,000 SQFT	AV-3 Agricultural	\$330,000	\$1.50
4	4708 E. 2650 N. Eden, UT	May-19	15.10 acres 657,760 SQFT	AV-3 Agricultural	\$750,000	\$1.14
	<b>SUBJECT:</b> 875 S. 7900 E. Huntsville, UT		19.37 acres 843,760 SQFT	AV-3 Agricultural		\$1.44

A concluded value of \$1.44/SQFT considering market conditions, size, and location.

Area within the Quit Claim Deed contains 4,209 SQFT @ \$1.44	\$ 6,061.00
Rounding	\$ 39.00
<b>Rounded Total</b>	<b>\$ 6,100.00</b>

Comparable Sales Narrative

Four comparable sales were chosen to estimate the value of the property. The selection criteria for the comparable sales were as follows:

- Property was sold within one calendar year from the date of preparing this compensation estimate
- Comparable sales were in the same geographic area as the subject parcel (Ogden Valley, Utah)
- Comparable sales were in the same land use zone as the subject parcel (AV-3 Valley Agricultural)
- Comparable sales were similar in size to the subject parcel (between 5 and 20 acres)

Assumptions

There are no improvements within the deeded area that contribute to the highest and best use of the property.

Acknowledgment

This Administrative Compensation Estimate (ACE) is an appraisal waiver program that administrates an estimate of just compensation for the impacted subject property. This ACE does not conform to the Uniform Standards of Professional Appraisal Practice (USPAP) and is not intended to do so. Though this form is not an appraisal, the estimated just compensation is derived from market data and information contained within the project file. An inspection with the property owner is recommended, but not required. The exempting authority for the Appraisal Waiver Program is found in 49 C.F.R. 24(c) for Federal requirements and in R933-1-1 for State of Utah requirements.

  
 \_\_\_\_\_  
 Jason M. Allen, P.E. - Value Estimator  
 Bonneville Acquisitions, LLC

1/21/2020  
 Date

**MLS# 1586757**

**Exhibit B**  
6 of 12



**Tour/Open:** View Tour  
**Sold Price:** \$835,000  
**Original List Price:** \$999,000

**Status:** Sold

**Lease Price:** \$0  
**CDOM:** 244  
**DOM:** 244  
**CTDOM:** 22

**Price Per:** Other  
**List Date:** 03/15/2019

**Contract Date:** 11/13/2019  
**Sold Date:** 12/05/2019  
**Sold Terms:** Cash

**Concessions:** \$0  
**Address:** 8049 E 1000 N  
**NS/EW:** 1000 N / 8049 E  
**City:** Huntsville, UT 84317  
**County:** Weber  
**Plat:** MIDDLE FORK MEADOWS  
**Tax ID:** 21-104-0002 • History

**LOT #:**  
**Taxes:** \$577  
**HOA Fee:** \$500/Year  
**Elem:** Valley  
**Other Schl:**  
**Acre FT./Share:** 0.00 |  
**Surface:** |

**Jr High:** Snowcrest

**Acre FT./Share:** 0.00 |  
**Dev. Spring:** |

**Zoning Code:** AV3  
**School Dist:** Weber  
**Sr High:** Weber  
**Acre FT./Share:** 5.00 | Own  
**Wells:** |

**Culinary Well Health Inspected:**

**Prop Type:** Residential  
**Acres:** 17.26  
**Frontage:** 1159.0  
**Side:** 1003.0  
**Back:** 1075.0

**Irregular:** No  
**Facing:** SE

**Drv. Access:** See Remarks

**Water Distance:** 1 feet

**Sewer Distance:**

**Gas Distance:**

**Usable Electric:** 1 feet

**Pressurized Irr.:** 1 feet

**Conn. Fees:** See Remarks

**Irrigation Co:** 5 shares with Middle Fork Water

**Water:** See Remarks; Well(s)

**Exterior Feat.:**

**Irrigation:** See Remarks; Shares: Owned

**Land Use:**

**Utilities:** See Remarks; Gas: Available; Power: Available; Sewer: Private

**Zoning:** See Remarks; Single-Family

**Possession:** Recording

**Terms:**

**CCR:** No

**Lot Facts:** Cul-de-Sac; Horse Property; Secluded Yard; Terrain: Flat; View: Mountain

**Pre-Market:**

**Township:**

**Range:**

**Section:**

**Section:**

**Description:**

**Driving Dir:**

**Remarks:** This rare 17-acre ranch in the Middlefork area of Huntsville is beautiful and ready to build. With stubbed utilities, a completed well and fully fenced property all with breathtaking views of Snowbasin it is a perfect balance of practicality and nature's artistry. One of five exclusive lots in the Middle Fork Meadows community, each comprised of 15 or more acres restricted from further subdivision. Bordered to the east by a large ranch ascending into the foothills this setting shall stay pristine for years to come. An easy bike ride into Huntsville Town offers access to one of Utah's historic hamlets. With a full city block park, Utah's oldest bar and small town Fourth of July celebration its' Norman Rockwell setting sits on the shores of Pineview Reservoir. Summers offer boating, paddle boarding, windsurfing, swimming and fishing. The Ogden River offers adventures in kayaking, rafting and tubing. Test your golf swing at Wolf Creek Golf Course in nearby Eden. Options abound for hiking and biking the alluring Wasatch Range with trails and summits within minutes. Winter is a mecca for outdoor enthusiasts with world-class skiing at Snowbasin, Powder Mountain and Nordic Valley. North Fork Park boasts miles of cross-country, skate skiing and fat tire bike trails. Shopping, dining, entertainment and nightlife are a short 20 minutes away in revitalized Ogden. Purchase includes the wheel line for irrigation and five secondary water shares.. \*Plot lines drawn over photos are for illustration only. All property boundaries to be verified by buyer.

**Agt Remarks:**

**HOA Remarks:**

Clos Remarks:

Attached Documents

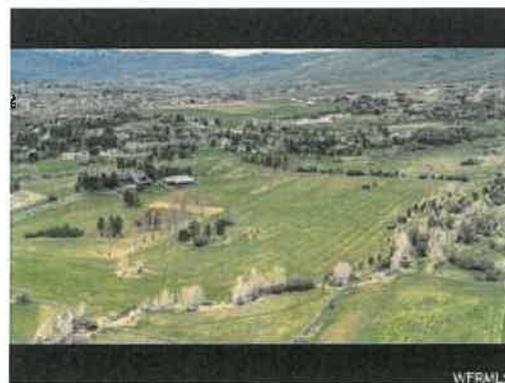
<b>Contact:</b> Brandi Hammon	<b>Owner:</b> On Record	<b>Owner Type:</b> Property Owner
<b>L/Agent:</b> Brandi Hammon	<b>Contact Type:</b> Agent	<b>Ph 1:</b> 801-389-4438
<b>L/Office:</b> Mountain Real Estate Companies, LLC	<b>Email:</b> listings@mountainluxury.com	<b>Ph:</b> 801-745-8400
<b>L/Broker:</b> Brandi Hammon		<b>Ph:</b> 801-745-8400
<b>B/Agent:</b> Brandi Hammon	<b>Email:</b> listings@mountainluxury.com	<b>Ph:</b> 801-745-8400
<b>B/Office:</b> Mountain Real Estate Companies, LLC		<b>Ph:</b> 801-745-8400
<b>BAC:</b> 3%	<b>Dual/Var:</b> No	<b>List Type:</b> Exclusive Right to Sell (ERS)
<b>Wthdrwn Dt:</b>	<b>Off Mkt Dt:</b>	<b>Exp Dt:</b> 03/31/2020
		<b>Comm Type:</b> Gross

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information. [ 55640 ]

**MLS# 1603980**

**Exhibit B**

8 of 12



**Tour/Open:** View Tour  
**Sold Price:** \$947,500  
**Original List Price:** \$1,365,000  
**Lease Price:** \$0  
**CDOM:** 382  
**DOM:** 59  
**CTDOM:** 31  
**Concessions:** \$0  
**Address:** 3126 N River Dr  
**NS/EW:** 3128 /  
**City:** Eden, UT 84310  
**County:** Weber  
**Plat:** SRF  
**Tax ID:** 22-022-0187 • History  
**Zoning Code:** AG  
**School Dist:** Weber  
**Sr High:** Weber  
**Acre FT./Share:** 15.41 | Own  
**Wells:** |

**Status:** Sold  
**Price Per:**  
**List Date:** 05/24/2019  
**Contract Date:** 07/19/2019  
**Sold Date:** 08/19/2019  
**Sold Terms:** Cash

**LOT #:**  
**Taxes:** \$172  
**HOA Fee:** \$0  
**Elem:** Valley  
**Other Schl:**  
**Acre FT./Share:** 0.00 |  
**Surface:** |

**Jr High:** Snowcrest  
**Acre FT./Share:** 0.00 |  
**Dev. Spring:** |

**Culinary Well Health Inspected:** No  
**Prop Type:** Agricultural  
**Acres:** 10.80  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** Yes  
**Facing:** W  
**Drv. Access:** Asphalt; Gravel

**Water Distance:**  
**Sewer Distance:**  
**Gas Distance:**  
**Usable Electric:**  
**Pressurized Irr.:** 2 feet  
**Conn. Fees:** Gas; Power  
**Irrigation Co:** Wolf Creek Irrigation  
**Water:** See Remarks; Culinary Available; Well(s)

**Exterior Feat.:**  
**Irrigation:** Available; Pressurized; Shares: Owned; Well: Pumped  
**Land Use:** Hay; Mature Trees; Stream  
**Utilities:** Gas: Available; Power: Available; Sewer: Septic Tank; Power: Stubbed  
**Zoning:** See Remarks; Agricultural

**Possession:** Recording  
**Terms:** Cash; Conventional; Seller Finance  
**CCR:** No

**Lot Facts:** Equestrian Access; Fenced: Part; Horse Property; Secluded Yard; Terrain: Flat; View: Mountain; View: Valley

**Pre-Market:**  
**Township:** 7N  
**Range:** 1E  
**Section:** 28  
**Section**

**Description:**  
**Driving Dir:** Just off River Dr in Eden. Asphalt drive to East at 3128 N River Dr Look for Surrey Ridge Farm sign.  
**Remarks:** The perfect opportunity for a large horse farm or development potential. This land offers spectacular 360 degree views with a seasonal Wolf Creek Stream. Access off River Dr in Eden. (13+ additional acres available for purchase). Buyer/Buyer's Agent to verify all information.

**Agt Remarks:** Call agent for a private tour. Horses on property.

**HOA Remarks:**

**Clos Remarks:**

**Owner:**  
**Contact:** Nanci Lifer  
**L/Agent:** Nanci P Lifer  
**L/Office:** ERA Skyline Real Estate - Eden  
**L/Broker:** Tommy Webber  
**B/Agent:** Nanci P Lifer  
**B/Office:** ERA Skyline Real Estate - Eden  
**Contact Type:** Agent  
**Email:** nlifer04@gmail.com  
**Email:** nlifer04@gmail.com

**Owner Type:** Property Owner  
**Ph 1:** 801-866-8508  
**Ph:** 801-866-8508  
**Ph:** 801-627-6500  
**Ph:** 801-866-8508  
**Ph:** 801-627-6500  
**Ph 2:**  
**Cell:** 801-866-8508  
**Fax:** 801-452-6744  
**Cell:** 801-866-8508  
**Fax:** 801-452-6744

**BAC:** 2%      **Dual/Var:** No      **List Type:** Exclusive Right to Sell (ERS)      **Comm Type:** Gross  
**Wthdrwn Dt:**      **Off Mkt Dt:**      **Exp Dt:** 12/31/2019



**MLS# 1519709**

**Exhibit B**

10 of 12



Tour/Open: None  
 Sold Price: \$330,000  
 Original List Price: \$359,900

Status: Sold

Lease Price: \$0  
 CDOM: 181  
 DOM: 181  
 CTDOM: 202

Price Per:  
 List Date: 04/20/2018

Contract Date: 11/01/2018  
 Sold Date: 05/22/2019  
 Sold Terms: Conventional

Concessions: \$0  
 Address: 4160 N 3800 E  
 NS/EW: 4160 N / 3800 E  
 City: Liberty, UT 84310  
 County: Weber  
 Plat:  
 Tax ID: 22-010-0023 • History

LOT #:  
 Taxes: \$2,293  
 HOA Fee: \$0

Zoning Code:  
 School Dist: Weber  
 Sr High: Weber  
 Acre FT./Share: 0.00 |  
 Wells: 1 | Certified  
 Culinary Well Health Inspected: Yes  
 Prop Type: Residential; Agricultural  
 Acres: 5.05  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No  
 Facing:  
 Drv. Access Asphalt

Elem: Valley  
 Other Schl:  
 Acre FT./Share: 0.00 |  
 Surface: |

Jr High: Snowcrest

Acre FT./Share: 0.00 |  
 Dev. Spring: |

Water Distance:  
 Sewer Distance:  
 Gas Distance:  
 Usable Electric:  
 Pressurized Irr.:  
 Conn. Fees:  
 Irrigation Co:

Water: See Remarks; Well(s)

Exterior Feat.:

Irrigation: Well: Pumped  
 Land Use: Mature Trees; Pasture; Stream  
 Utilities: See Remarks; Gas: Available; Power: Available; Power: Connected; Sewer: Septic Tank  
 Zoning: Agricultural

Possession: recording  
 Terms: Cash; Conventional  
 CCR:

Lot Facts: Fenced: Part; Horse Property; Secluded Yard; Terrain: Flat; View: Mountain; Wooded

Pre-Market:

Township:  
 Range:  
 Section:  
 Section

Description:

Driving Dir:

Remarks:

Agt Remarks: Parcels # 22-010-0021 & 22-010-0023

HOA Remarks:

Clos Remarks:

Owner: on record

Owner Type: Property Owner

Contact: Mike Bastian  
 L/Agent: Michael Bastian  
 L/Office: Windermere Real Estate - Utah (Layton Branch)

Contact Type: Agent  
 Email: mikebastian@wincre.com

Ph 1: 801-645-6735  
 Ph: 801-645-6735  
 Ph: 801-781-3100

Ph 2:  
 Cell: 801-645-6735  
 Fax: 888-781-2325

L/Broker: Andrew Phillips  
 B/Agent: Ryan Christiansen  
 B/Office: KW Success Keller Williams Realty

Email: Ryan@85andmain.com

Ph: 801-389-1883  
 Ph: 801-475-9900

Cell: 801-389-1883  
 Fax: 801-475-5521

BAC: 3%

Dual/Var: No

List Type: Exclusive Right to Sell (ERS)

Comm Type: Net

Withdrwn Dt:

Off Mkt Dt:

Exp Dt: 12/31/2018

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information. [ 55640 ]

**MLS# 1573992**

**Exhibit B**

11 of 12



**Tour/Open:** None  
**Sold Price:** \$750,000  
**Original List Price:** \$1,800,000  
**Lease Price:** \$0  
**CDOM:** 159  
**DOM:** 159  
**CTDOM:** 53  
**Concessions:** \$0  
**Address:** 4708 E 2650 N  
**NS/EW:** 2650 N / 4708 E  
**City:** Eden, UT 84310  
**County:** Weber  
**Plat:** KIMBERS SUBDIVISION  
**Tax ID:** 22-040-0029 • History  
**Zoning Code:** AV-3  
**School Dist:** Weber  
**Sr High:** Weber  
**Acre FT./Share:** 0.00 |  
**Wells:** |

**Status:** Sold  
**Price Per:** Other  
**List Date:** 01/04/2019  
**Contract Date:** 04/08/2019  
**Sold Date:** 05/31/2019  
**Sold Terms:** Seller Financing

**LOT #:**  
**Taxes:** \$0  
**HOA Fee:** \$0  
**Elem:** Valley  
**Other Schl:**  
**Acre FT./Share:** 0.00 |  
**Surface:** |

**Jr High:** Snowcrest  
**Acre FT./Share:** 0.00 |  
**Dev. Spring:** |

**Culinary Well Health Inspected:**

**Prop Type:** Agricultural  
**Acres:** 15.10  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No  
**Facing:**  
**Drv. Access:** Gravel  
**Water Distance:**  
**Sewer Distance:**  
**Gas Distance:**  
**Usable Electric:**  
**Pressurized Irr.:**

**Conn. Fees:** None  
**Irrigation Co:** Eden Water Works  
**Water:** Culinary Available; Connected; Secondary  
**Exterior Feat.:** See Remarks; Barn; Out Buildings  
**Irrigation:** Available; Pressurized; Pumped; Rights: Owned; Shares: Owned  
**Land Use:** See Remarks; Hay; Mature Trees; Pasture; Stream  
**Utilities:** Power: Available; Power: Connected; Sewer: Septic Tank  
**Zoning:** See Remarks; Single-Family; Industrial; Agricultural  
**Possession:** Recording  
**Terms:** Cash; Conventional; USDA Rural Development  
**CCR:**

**Lot Facts:** See Remarks; Additional Land Available; Equestrian Access; Fenced: Part; Horse Property; Terrain: Mountain; View: Mountain; View: Valley

**Pre-Market:**  
**Township:**  
**Range:**  
**Section:**  
**Section**

**Description:**  
**Driving Dir:** Near commercial center of Eden and Nordic Valley Ski Resort.

**Remarks:** 15.1-acre ranch is a prime river front location adjacent to commercial center of Eden. Contains 2 parcels to be sold together: home, stalls, corrals, and outbuildings approximately 14.1 acres farm ground with current permits for gravel extraction. Has great potential for mixed use development!

**Agt Remarks:** Please call for appointment/showing, Rob Edwards 801.558.4740. Dog present in home. Don't leave gates or fences on property open, please.

**HOA Remarks:**  
**Clos Remarks:**

<b>Contact:</b> Rob Edwards	<b>Owner:</b> Patrick & Kimber Mccaffer	<b>Owner Type:</b> Property Owner
<b>L/Agent:</b> Rob Edwards	<b>Contact Type:</b> Agent	<b>Ph 1:</b> 801-558-4740
<b>Co-Agent:</b> Jamie Lythgoe	<b>Email:</b> robwedwards@gmail.com	<b>Ph 2:</b> 801-337-9277
<b>L/Office:</b> RE/MAX Community - Valley	<b>Email:</b> jamielythgoe@gmail.com	<b>Cell:</b> 801-558-4740
<b>L/Broker:</b> Misty Jessup		<b>Ph:</b> 801-430-6462
<b>B/Agent:</b> Rob Edwards	<b>Email:</b> robwedwards@gmail.com	<b>Ph:</b> 801-710-3637
		<b>Cell:</b> 801-558-4740

**B/Office:** RE/MAX Community - Valley

**Ph:** 801-710-3637

**Fax:**

**BAC:** 3%

**Dual/Var:** Yes

**List Type:** Exclusive Right to  
Sell (ERS)

**Comm Type:** Net

**Wthdrwn Dt:**

**Off Mkt Dt:**

**Exp Dt:** 07/04/2019

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information. [ 55640 ]

**Exhibit C**

1 of 4

Mail to:  
Weber County  
2380 Washington Blvd.  
Ogden, Utah, 84401

**QUITCLAIM DEED**

Grantor (GAGE H. FROERER, TRUSTEE OF THE FROERER FAMILY TRUST dated December 28, 2000 & FROERER FAMILY INVESTMENT, LLC), for good and valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release, and forever quitclaim to WEBER COUNTY, a political subdivision of the State of Utah, the following described tract of land in Weber County, Utah:

SEE *EXHIBIT A* AND *EXHIBIT B*

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY CURRENTLY OF RECORD.

This quitclaim deed, when executed as required by law, shall have the effect of a conveyance of all right, title, interest, and estate of the grantor in and to the premises herein described and all rights, privileges, and appurtenances thereunto belonging, at the date of the conveyance. Furthermore, this quitclaim deed is intended for right-of-way purposes as defined in Utah Code Ann. § 72-1-102(19).

Witness the hand of said Grantor this 18 day of December, 2019

Gage F  
(GAGE H. FROERER, TRUSTEE OF THE FROERER FAMILY TRUST dated December 28, 2000), Grantor

And

Witness the hand of said Grantor this 18 day of December, 2019

Gage F  
(FROERER FAMILY INVESTMENT, LLC), Grantor

STATE OF UTAH            )  
  :SS  
COUNTY OF WEBER        )

On this 18 day of December, in the year 20 19, before me,  
Stacy Skeen a notary public, personally appeared  
GAGE FROERER, as trustee(s) of the FROERER FAMILY TRUST dated December 28, 2000,

**Exhibit C**

2 of 4

signer(s) of the foregoing instrument, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, did say that (he/she/they) (is/are) the trustee(s) of said trust and that this instrument was signed by (him/her/them) in behalf of said trust and by its authority, and duly acknowledged to me that said trust executed the same.

On this 18 day of December, in the year 20 19, before me,  
Stacy Skeen a notary public, personally appeared  
GAGE FROERER, signer of the foregoing instrument, who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, did say that (he/she) is a Member of FROERER FAMILY INVESTMENT, LLC and that this instrument was signed by (him/her) in behalf of said Limited Liability Company and by its authority, and duly acknowledged to me that said Limited Liability Company executed the same.

Witness my hand and official seal.



Stacy Skeen  
Notary Public  
My Commission Expires:

SEAL

Acceptance by Board of County  
Commissioners of Weber County  
Scott Jenkins, Chair

Attest:  
Ricky Hatch  
Weber County Clerk Auditor

# EXHIBIT A

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 00° 08' 16" WEST A DISTANCE OF 2656.51 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E19NE), AND THE WEST QUARTER CORNER OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E18E):

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE GRANTOR'S PROPERTY, SAID POINT IS ALSO ON THE SECTION LINE, SAID POINT BEING LOCATED BY RECORD 9.74 CHAINS NORTH, (MEASURED: NORTH 00° 08' 16" WEST 643.13 FEET) FROM THE SOUTHWEST CORNER OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE; AND RUNNING THENCE NORTH 00° 08' 16" WEST A DISTANCE OF 101.36 FEET ALONG THE SECTION LINE, THENCE SOUTH 09° 34' 01" EAST A DISTANCE OF 204.11 FEET TO A POINT ON THE GRANTOR'S WESTERLY PROPERTY LINE, SAID POINT IS IN COMMON WITH THE NORTHEASTERN CORNER OF THE WEBER COUNTY PARCEL AS RECORDED IN BOOK 117 PAGE 538, THENCE NORTH 24° 37' 43" WEST A DISTANCE OF 80.66 FEET, MORE OR LESS, ALONG THE GRANTOR'S WESTERLY PROPERTY LINE TO A POINT IN COMMON WITH BOTH THE NORTHWESTERN CORNER OF THE ABOVE MENTIONED WEBER COUNTY PARCEL, AND A POINT ON THE EASTERLY PROPERTY LINE OF DANIEL J WALTON & JUDY B WALTON AS RECORDED IN BOOK 1599 PAGE 219, THENCE NORTH 00° 08' 16" WEST A DISTANCE OF 26.58 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,139 SQUARE FEET OR 0.05 ACRE

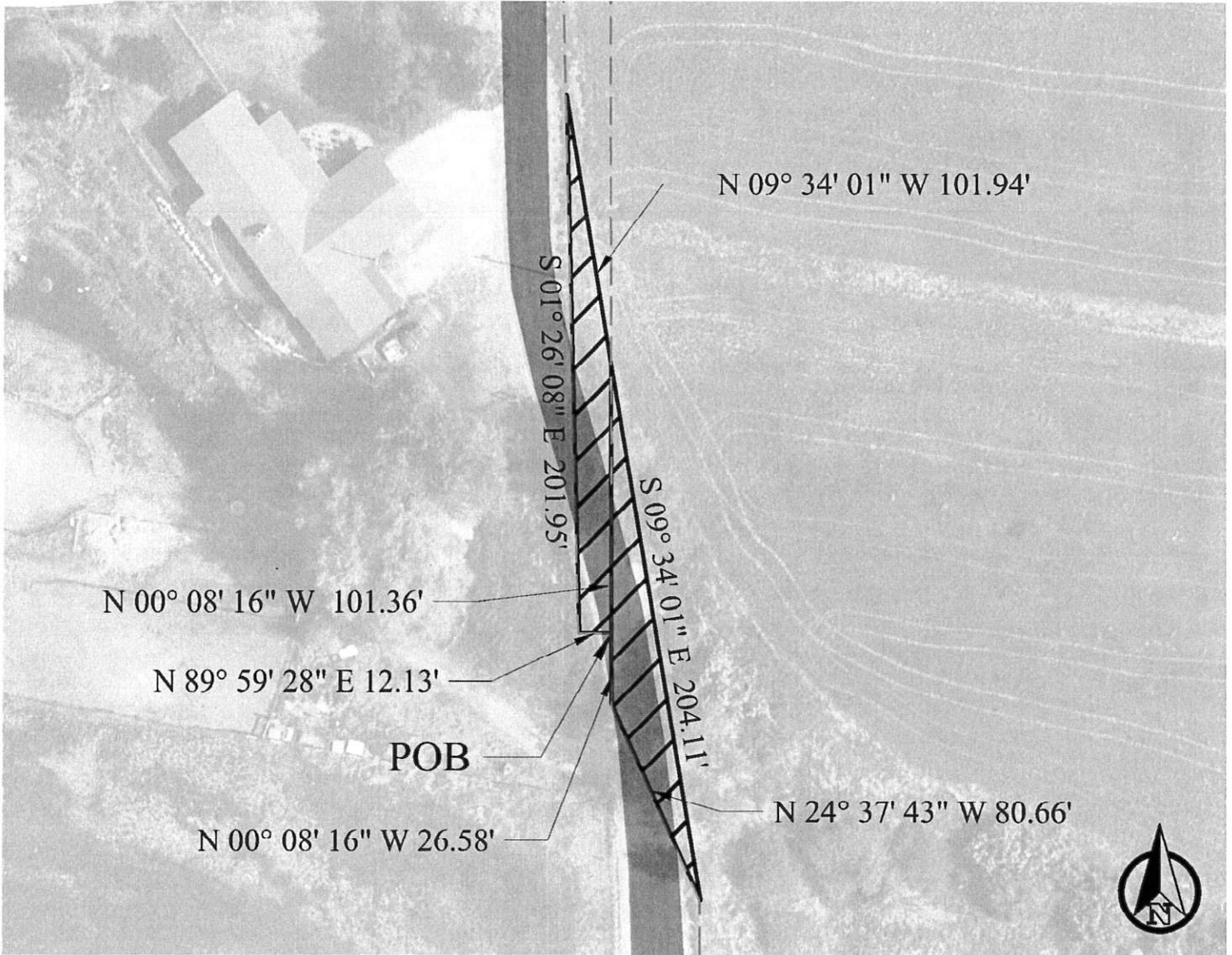
TOGETHER WITH

A PART OF LOT 1, BLOCK 1, PLAT B, HUNTSVILLE SURVEY, SECTION 18, TOWNSHIP 6 NORTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 00° 08' 16" WEST A DISTANCE OF 2656.51 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 18 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E19NE), AND THE EAST QUARTER CORNER OF SECTION 18 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE (6N2E18E):

BEGINNING AT A POINT ON THE GRANTOR'S WESTERLY PROPERTY LINE, SAID POINT IS ALSO ON THE SECTION LINE, SAID POINT BEING LOCATED BY RECORD 9.74 CHAINS NORTH, (MEASURED: NORTH 00° 08' 16" WEST 643.13 FEET) FROM THE SOUTHWEST CORNER OF SECTION 18 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE; AND RUNNING THENCE NORTH 00° 08' 16" WEST A DISTANCE OF 101.36 FEET ALONG THE SECTION LINE, THENCE NORTH 09° 34' 01" WEST A DISTANCE OF 101.94 FEET TO THE GRANTOR'S WESTERLY PROPERTY LINE, THENCE SOUTH 01° 26' 08" EAST A DISTANCE OF 201.95 FEET ALONG THE GRANTOR'S WESTERLY PROPERTY LINE TO A POINT IN COMMON WITH THE SOUTHWEST CORNER OF THE WEBER COUNTY PARCEL AS RECORDED IN BOOK 117 PAGE 539, THENCE NORTH 89° 59' 28" EAST A DISTANCE OF 12.13 FEET, MORE OR LESS, ALONG THE GRANTOR'S PROPERTY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,070 SQUARE FEET OR 0.05 ACRE

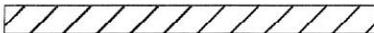
# EXHIBIT B



## Legend



Approximate location of deeds (Ref: Entry#2898068)



Location of boundary description (Reference: Exhibit A)



Location of existing road