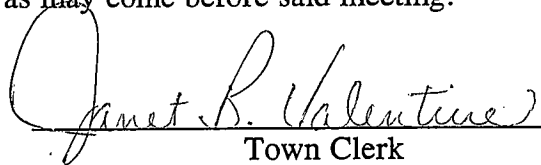


NOTICE OF SPECIAL MEETING


TO THE MEMBERS OF THE TOWN COUNCIL OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH:

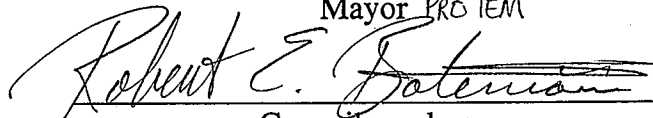
NOTICE IS HEREBY GIVEN that a special meeting of the Town Council of Eagle Mountain, Utah County, Utah, will be held at the Town's regular meeting place at 7:00 p.m. on Thursday, the 1st day of October, 1998, for the purpose of adopting a resolution declaring the intention of the Town Council to create Special Improvement District No. 98-3 (Sweet Water Road/Storm Drainage Phase I), and for the transaction of such other business incidental to the foregoing as may come before said meeting.


Town Clerk

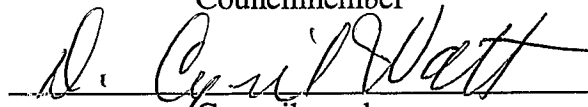
ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

We, the Mayor and members of the Town Council of Eagle Mountain, Utah County, Utah, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.


Mayor PRO TEM


Councilmember


Councilmember

Councilmember

Councilmember

Eagle Mountain, Utah

October 1, 1998

A special meeting of the Town Council of Eagle Mountain, Utah County, Utah was held on Thursday, the 1st day of October, 1998, at the hour of 7:00 p.m., at 4114 N 1680 E in Eagle Mountain, Utah, at which meeting there were present and answering roll call the following members who constituted a quorum:

Diane Bradshaw
Rob Bateman
Diane Bradshaw
Dan Valentine
Cyril Watt

Mayor Pro Tem
Councilmember
Councilmember
Councilmember
Councilmember

Also present:

Janet Valentine

Town Clerk

Absent:

After the meeting had been duly called to order and other matters not pertinent to this resolution had been discussed, the Town Clerk presented to the Town Council a Certificate of Compliance with Open Meeting Law with respect to this October 1, 1998 meeting, a copy of which is attached hereto as Exhibit "A".

Councilmember Rob Bateman introduced the following resolution in writing, which was read in its entirety, and moved its adoption:

RESOLUTION NO. 20-98

A RESOLUTION DECLARING THE INTENTION OF THE TOWN COUNCIL OF EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH, TO CONSTRUCT ROADS WITH UNDERGROUND SUPPORTING UTILITIES, TO INSTALL THE FIRST PHASE OF A STORM WATER DRAINAGE SYSTEM, AND TO COMPLETE ALL OTHER MISCELLANEOUS WORK NECESSARY TO COMPLETE SAID IMPROVEMENTS IN A PROPER WORKMANLIKE MANNER; TO CREATE EAGLE MOUNTAIN, UTAH SPECIAL IMPROVEMENT DISTRICT NO. 98-3 (SWEET WATER ROAD/STORM DRAINAGE PHASE I); TO DEFRAY THE COST AND EXPENSES OF SAID IMPROVEMENT DISTRICT BY SPECIAL ASSESSMENTS TO BE LEVIED AGAINST THE PROPERTY BENEFITTED BY SUCH IMPROVEMENTS; TO PROVIDE NOTICE OF INTENTION TO AUTHORIZE SUCH IMPROVEMENTS AND TO FIX A TIME AND PLACE FOR PROTESTS AGAINST SUCH IMPROVEMENTS OR THE CREATION OF SAID DISTRICT; TO DECLARE ITS OFFICIAL INTENT TO REIMBURSE ITSELF FOR EXPENDITURES PAID BY IT PRIOR TO THE SALE OF BONDS; AND RELATED MATTERS.

BE IT RESOLVED by the Town Council of Eagle Mountain, Utah County, Utah:

Section 1. The Town Council of the Town hereby determines that it will be in the best interest of the Town to construct and pave roads with underground supporting utilities, and to install the first phase of a storm water drainage system (collectively, the "Improvements"), and to complete the Improvements in a proper and workmanlike manner according to plans, profiles and specifications on file in the Office of the Engineer. In order to finance the costs of the Improvements, the Town proposes to create and establish a special improvement district. A description of the proposed special improvement district is more particularly described in the Notice of Intention to construct the proposed Improvements hereinafter set forth.

Section 2. The proposed district shall be known as "Eagle Mountain, Utah Special Improvement District No. 98-3 (Sweet Water Road/Storm Drainage Phase I)" (the "District").

Section 3. The cost and expenses of the proposed Improvements shall be paid by a special assessment to be levied against the property fronting or abutting upon or adjacent to the Improvements or which may be affected or specially benefitted by any of such Improvements, such assessment to be paid in not more than ten (10) annual installments with interest on the unpaid balance until due and paid. An allowance shall be made for corner lots, where applicable.

Section 4. Written protests against the proposed improvements or against the creation of the District must be presented and filed in the Office of the Town Clerk on or before the 9th day of November, 1998, at the hour of 5:00 p.m. Thereafter at 7:00 p.m. on Tuesday, the 10th day of November, 1998 at 4114 North 1680 East, Eagle Mountain, Utah, any such protests shall be heard and considered by the Town Council. The Town Clerk is hereby directed to give notice of intention to make the proposed improvements and of the time within which protests against the proposed improvements or the creation of the District may be filed and the date when such protests will be heard and considered by publishing a notice of intention to create the District in the Lehi Free Press, a newspaper of general circulation in the Town, said notice to be published four times, once during each week for four consecutive weeks, the last publication to be not less than five (5) nor more than twenty (20) days prior to the time fixed in the notice as the last day for the filing of protests. In addition, the Town Clerk shall mail a copy of such notice by United States Mail, postage prepaid, to each owner of land to be assessed within the proposed District at the last known address of such owner, using for such purpose the names and addresses of said owners appearing on the last completed real property assessment rolls of Utah County, and, in addition, a copy of such notice shall be mailed, postage prepaid, addressed to "Owner" at the street number of each piece of improved property to be affected by the assessment, said notices to be so mailed not later than ten (10) days after the first publication of the Notice of Intention. If a street number has not been so assigned, then the post office box, rural route number, or any other mailing address of the improved property shall be used for the mailing of the Notice. Said Notice shall be in substantially the following form:

NOTICE OF INTENTION

PUBLIC NOTICE IS HEREBY GIVEN that on the 1st day of October, 1998, the Town Council of Eagle Mountain, Utah County, Utah (the "Town"), adopted a resolution declaring its intention to create a special improvement district to be known as Eagle Mountain, Utah Special Improvement District No. 98-3 (Sweet Water Road/Storm Drainage Phase D). It is the intention of the Town council to make the improvements described herein within the District and to levy special assessments as provided in Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended, on the real estate lying within the District for the benefit of which such assessments are to be expended in the making of such improvements.

DESCRIPTION OF DISTRICT

The boundaries of the proposed District shall coincide with the legal description set forth in Exhibit "A", all being located within the Town limits of Eagle Mountain, Utah.

INTENDED IMPROVEMENTS

The improvements (the "Improvements") consists of two separate projects known as the Sweet Water Road Project to be constructed to benefit those properties within Zone 1 described herein and the Storm Water Drainage Project to be constructed to benefit those properties within Zone 2 described herein.

Sweet Water Road Project

The Sweet Water Road Project consists of a north and south area. The north area consists of:

1. The construction of approximately 3,400 feet of improved paved street improvements with underground supporting utilities. The road will extend northerly from the main traffic circle at the intersection of Eagle Mountain Boulevard and Sweetwater Roads to the north line of the property within the boundaries of the district in Section 12, Township 6 South, Range 2 West, SLB&M. A portion of the street (approximately 1,400 feet) will be constructed with a center median, including curbing, with a fifteen foot asphalt lane on each side of the median. The divided portion of the street will be that portion extending northerly from the Eagle Mountain Boulevard traffic circle to the existing entrance to the Eagle Park subdivision. From the Eagle Park entrance to the north end of the street, the curbed median will stop and the roadway will transition to an asphalt street consisting of two lanes on the east side of the right of way. Those two lanes will be constructed to a point approximately 2,000 feet north of the Eagle Park subdivision

entrance. At that point, the road will turn 90 degrees to the west and extend an additional 1,000 feet to the north entrance to Eagle Park subdivision.

2. The construction of underground infrastructure. Approximately 2,700 feet of 24" sewer pipe will be installed by connecting to the existing sewer main north of the Eagle Mountain traffic circle and extending that sewer main north to the end of construction of Sweetwater Road. There will be approximately 3,400 of 12" water pipe installed under the entire length of Sweetwater Road. A 24" storm water drainage pipe will be installed along the easterly edge of Sweetwater Road. The storm water pipe will carry storm water which will be connected to and drain into the master storm water drainage system. Utility conduits for future utility extensions across the road will be installed approximately every 1,000 feet.

3. The construction of improvements in the area known as "Town Center." These improvements include the completion of the main entrance road from Eagle Mountain Boulevard to the fire station, the traffic circle, the installation of all underground utilities into the Town Center area, road related landscaping along Sweetwater Road, Town Center and the main traffic circle.

The south area consists of:

1. The construction of approximately 12,000 feet of improved paved street improvements. The road will extend southerly from the main traffic circle at the intersection of Eagle Mountain Boulevard and Sweetwater Roads to the south line of Section 24, Township 6 South, Range 2 West, SLB&M. A portion of the street (approximately 1,400 feet) will be constructed with a center median, including curbing, with a fifteen foot asphalt lane on each side of the median. The divided portion of the street will be that portion extending southerly from the Eagle Mountain Boulevard traffic circle to a road known as Harvest Way which is the westerly entrance to the Eagle Point subdivision. From the Harvest Way entrance to the south line of Section 24, the curbed median will stop and the roadway will transition to an asphalt street consisting of two lanes on the east side of the right of way. Those two lanes will be constructed continuing past the existing wastewater treatment plant and provide access to the future airport industrial park.

2. The construction of approximately 2,900 feet of 24" sewer pipe and approximately 2,900 feet of 12" water main will be installed to the south end of the project and utility conduits for future utility extensions across the road will be installed approximately every 1,000 feet.

Storm Water Drainage Project

The Storm Water Drainage Project consists of the first phase of a master storm water drainage system to collect and transport surface storm water away from individual

developments and deliver that excess run off to the ultimate storage and absorption location. This project does not include the on-site storm water facilities required to be installed and provided by the subdevelopers.

The local collection system is designed to service the individual parcels by a series of local collectors and regional ponds, and an integrated system of underground pipes. The collected water will be moved through the system of pipes from the north end of the project area to the ultimate storage and absorption area at the south end of the project area near the future airport and the area known as the "sinks". The pipes are sized in accordance to the capacities required and range from 18" to 54" in diameter. There will be approximately 27,000 feet of pipe in the system. There are two large regional collection and retention ponds, the first comprising 7.93 acres and the second comprising 13.09 acres.

Zone 1 includes the properties described in Exhibit "A-1" and Zone 2 includes the properties described in Exhibit "A-2." All properties within Zone 1 will be assessed for the Sweet Water Road Project. All properties within Zone 2 will be assessed for the Storm Water Drainage Project.

ESTIMATED COST OF IMPROVEMENTS

The total cost of Improvements in the District as estimated by the Engineer is \$5,121,000, of which the Town will pay \$0, leaving a remainder of \$5,121,000 which shall be paid by a special assessment to be levied against the property which may be affected or specifically benefitted by such Improvements. The Town Council has determined that those parcels within the boundaries of the proposed District, the owners of which have a present intent to develop said parcels, will be benefitted by the proposed Improvements. The property owners' portion of the total estimated cost of the Improvements may be financed during the construction period by the use of interim warrants, in which case the interest on said warrants will be assessed to the property owners. In lieu of utilizing a guaranty fund, the Town intends to create a special reserve fund to secure payment of the special assessment bonds (the "Bonds") the Town anticipates issuing to finance the proposed Improvements. The reserve fund will be initially funded with proceeds of the Bonds in an amount equal to approximately \$512,000. The Town anticipates applying moneys remaining in the reserve fund to the final payment on the Bonds which, in turn, would offset the final assessment payments to be made by the owners of property benefitted by such Improvements, all of which will be further described in the assessment ordinance to be adopted by the Town. In addition, the estimated costs of assessment include estimated overhead costs which the Town projects to incur in the creation and administration of the District. The estimated cost to be assessed against the properties within the District and the method of assessment shall be as follows:

<u>Improvements</u>	<u>Estimated Assessment</u>	<u>Method of Assessment</u>
Sweet Water Road Project	\$4,900	per acre
Storm Water Drainage Project	\$1,300	per acre

LEVY OF ASSESSMENTS

It is the intention of the Town Council to levy assessments as provided by the laws of Utah on all parcels and lots of real property to be benefitted by the proposed Improvements within the District. The purpose of the assessment and levy is to pay those costs of the Improvements which the Town will not assume and pay. The method of assessment shall be based on a per acre basis, as set forth herein.

The assessments may be paid by property owners in not more than ten (10) annual installments with interest on the unpaid balance at a rate or rates fixed by the Town Council, or the whole or any part of the assessment may be paid without interest within fifteen (15) days after the ordinance levying the assessment becomes effective. The assessments shall be levied according to the benefits to be derived by each property within the District. Other payment provisions and enforcement remedies shall be in accordance with Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended.

A map of the proposed District, copies of plans, profiles and specifications of the proposed Improvements and other related information are on file in the office of the Engineer who will make such information available to all interested persons.

TIME FOR FILING PROTESTS

Any person who is the owner of record of property to be assessed in the District described in this Notice of Intention shall have the right to file in writing a protest against the creation of the District or to make any other objections relating thereto. Protests shall describe or otherwise identify the property owned of record by the person or persons making the protest and shall indicate the total acreage represented by said protest. Protests shall be filed with the Town Clerk of Eagle Mountain, Utah, on or before 5:00 p.m. on the 9th day of November, 1998. Thereafter at 7:00 p.m. on the 10th day of November, 1998, the Town Council will meet in public meeting at the offices of the Town Council at 4114 North 1680 East, Eagle Mountain, Utah to consider all protests so filed and hear all objections relating to the proposed District.

After such consideration and determination, the Town Council shall adopt a resolution either abandoning the District or creating the District either as described in this

Notice of Intention or with deletions and changes made as authorized by law; but the Town Council shall abandon the District and not create the same if the necessary number of protests as provided herein have been filed on or before the time specified in this Notice of Intention for the filing of protests after eliminating from such filed protests: (i) protests relating to property or relating to a type of Improvement which has been deleted from the District and (ii) protests which have been withdrawn in writing prior to the conclusion of the hearing. The necessary number of protests shall mean protests representing one-half of the total acreage to be assessed.

BY ORDER OF THE TOWN COUNCIL OF EAGLE MOUNTAIN, UTAH

/s/ Janet Valentine

Town Clerk

Published in the Lehi Free Press.

Publication Dates: October 7, 14, 21 & 28, 1998.

EXHIBIT "A"

BOUNDARY OF THE DISTRICT

The proposed District will include the following described property:

EXHIBIT "A-1"

LEGAL DESCRIPTION OF ZONE 1

SWEET WATER ROAD SPECIAL IMPROVEMENT DISTRICT
CEDAR VALLEY
8/13/98

BEGINNING AT THE SW CORNER OF SECTION 13, T6S, R2W, SLB&M;
THENCE S88°52'05"E ALONG THE SECTION LINE 1322.83 FEET;
THENCE N00°24'41"E 5426.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE
CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1385.00 TO WHICH POINT A RADIAL
LINE BEARS N05°05'20"E
THENCE SOUTHEASTERLY ALONG SAID CURVE 440.08 FEET THROUGH A CENTRAL ANGLE
OF 18°12'20" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S75°48'30"E 438.23
FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING
A RADIUS OF 325.00 FEET;
THENCE NORTHEASTERLY 521.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE
OF 91°54'31" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N67°20'25"E 467.21
FEET)
THENCE N21°23'09"E 110.77 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO
THE SOUTHEAST HAVING A RADIUS OF 62.09 FEET;
THENCE NORTHEASTERLY 52.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE
OF 48°14'12" (CHORD BEARING AND DISTANCE OF SAID CURVE N47°40'18"E 50.74 FEET) TO
THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS
OF 78.61 FEET;
THENCE NORTHWESTERLY 127.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE
OF 92°40'42" (CHORD BEARING AND DISTANCE OF SAID CURVE N31°19'14"E 113.74 FEET) TO
THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS
OF 52.44 FEET;
THENCE NORTHEASTERLY 32.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE
OF 35°30'26" (CHORD BEARING AND DISTANCE OF SAID CURVE S03°46'00"W 31.98 FEET);
THENCE N21°31'13"E 235.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE
CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 9950.00 TO WHICH POINT A RADIAL
LINE BEARS S21°03'07"W
THENCE NORTHWESTERLY ALONG SAID CURVE 1212.64 FEET ALONG THE NORTHERLY
BOUNDARY OF EAGLE MOUNTAIN BOULEVARD EASEMENT THROUGH A CENTRAL ANGLE
OF 06°58'58" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N63°27'24"W 1211.89
FEET);
THENCE N00°57'41"W 775.66 FEET;
THENCE N89°57'53"E 1892.67 FEET ALONG THE SOUTHERLY BOUNDARY OF EAGLE PARK
SUBDIVISION;
THENCE N00°01'13"E 1953.85 FEET ALONG THE EASTERLY BOUNDARY OF THE
SWEETWATER ROAD EASEMENT;
THENCE N88°44'07"E 2173.40 FEET;
THENCE S00°26'53"W 1334.51 FEET ALONG THE EASTERLY BOUNDARY OF THE SE ¼ OF THE
NE ¼ OF SECTION 12, T6S, R2W, SLB&M;
THENCE S00°26'53"W 1305.69 FEET ALONG THE EASTERLY BOUNDARY OF THE NE ¼ OF
THE SE ¼ OF SAID SECTION 12;
THENCE N86°56'27"W 149.31 FEET;
THENCE N81°03'55"W 1260.09 FEET ALONG THE NORTHERLY BOUNDARY OF LANDING AT
EAGLE MOUNTAIN SUBDIVISION;
THENCE S08°56'01"W 1271.37 FEET ALONG THE WESTERLY BOUNDARY OF EAGLE POINT
PLAT A, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST
HAVING A RADIUS OF 10099.21 TO WHICH POINT A RADIAL LINE BEARS S12°53'45"W
THENCE NORTHWESTERLY ALONG SAID CURVE 1221.79 FEET ALONG SAID BOUNDARY
THROUGH A CENTRAL ANGLE OF 06°55'54" (CHORD BEARING AND DISTANCE OF SAID
CURVE BEING S80°34'11"E 1221.04 FEET);
THENCE S00°00'01"W 1833.82 FEET ALONG THE WESTERLY BOUNDARY OF EAGLE POINT
PLAT A;

THENCE N89°31'58"W 1310.03 FEET ALONG THE NORTHERLY BOUNDARY OF EAGLE POINT
PLAT B;
THENCE S01°14'44"W 32.66 FEET ALONG SAID BOUNDARY;
THENCE N89°51'13"W 196.30 FEET ALONG SAID BOUNDARY;
THENCE N00°46'19"E 26.53 FEET ALONG SAID BOUNDARY;
THENCE N89°51'05"W 780.13 FEET ALONG SAID BOUNDARY;
THENCE S00°27'05"W 877.71 FEET TO THE NORTHERLY BOUNDARY OF THE CEDAR VIEW
LAND HOLDING TRUST PROPERTY;
THENCE S00°27'05"W 5251.19 FEET ALONG THE WESTERLY BOUNDARY OF SAID
PROPERTY;
THENCE N88°59'38"W 566.52 FEET ALONG THE NORTHERLY BOUNDARY OF THE EAGLE
MOUNTAIN WASTE WATER TREATMENT PLANT PROPERTY;
THENCE SOUTH 252.61 FEET ALONG SAID BOUNDARY;
THENCE N88°59'38"W 2122.44 FEET ALONG SAID BOUNDARY TO THE WESTERLY
BOUNDARY OF SECTION 24, T6S, R2W, SLB&M;
THENCE N00°45'25"E 2813.72 FEET ALONG SAID SECTION LINE TO THE POINT OF
BEGINNING.

CONTAINING 641.91 ACRES
EXCLUDING THE FOLLOWING LAND:
FIRE STATION-.66 ACRES
GAS SITE-.91 ACRES
SWEET WATER ROAD-27.07 ACRES
REGIONAL POND #1-7.93 ACRES

TOTAL EXCLUDED LAND=36.57 ACRES
TOTAL ACREAGE= 605.34 ACRES

EXHIBIT "A-2"

LEGAL DESCRIPTION OF ZONE 2

STORM DRAIN SPECIAL IMPROVEMENT DISTRICT
CEDAR VALLEY
08/05/98

BEGINNING AT THE SW CORNER OF SECTION 14, T6S, R2W, SLB&M;
THENCE N00°23'02"E ALONG THE SECTION LINE 2662.09 FEET TO THE WEST 1/4 OF SAID SECTION;
THENCE N00°22'28"E ALONG SAID SECTION LINE 2668.06 FEET TO THE NW CORNER OF SAID SECTION.
THENCE S89°25'16"E 2669.93 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 14.
THENCE S89°33'15"E 1334.31 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 11, T6S, R2W, SLB&M;
THENCE N01°09'50"W 2414.29 FEET ALONG THE WESTERLY BOUNDARY OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 11 TO THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION;
THENCE N01°11'06"E 308.55 FEET ALONG THE WESTERLY BOUNDARY OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 11;
THENCE N86°14'51"W 1329.14 FEET;
THENCE N36°57'38"E 2271.26 FEET;
THENCE S01°11'08"W 750.93 FEET ALONG THE WESTERLY BOUNDARY OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 11 TO THE SW CORNER OF SAID NE 1/4 OF THE NE 1/4;
THENCE S88°05'17"E 1315.24 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID NE 1/4 OF THE NE 1/4 TO THE EAST BOUNDARY OF SAID SECTION 11;
THENCE N88°46'09"E 2736.08 FEET ALONG THE SOUTHERLY BOUNDARY OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 12, T6S, R2W, SLB&M;
THENCE N88°44'07"E 2672.42 FEET ALONG THE SOUTHERLY BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 12;
THENCE S89°35'20"E 2657.25 FEET ALONG THE SOUTHERLY BOUNDARY OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 7, T6S, R1W, SLB&M TO THE WESTERLY BOUNDARY OF THE KERN RIVER EASEMENT RECORDED IN BOOK 595 PAGE 2815 OF THE OFFICIAL RECORDS;
THENCE S03°12'41"W 1333.48 FEET ALONG SAID WESTERLY BOUNDARY TO THE NORTH BOUNDARY OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 7;
THENCE N89°38'50"W 1259.20 FEET ALONG SAID NORTH BOUNDARY;
THENCE S00°21'01"W 1331.39 FEET ALONG THE WESTERLY BOUNDARY OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 7;
THENCE S89°44'07"E 1192.76 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID NE 1/4 OF THE SW 1/4 TO THE WESTERLY BOUNDARY OF THE KERN RIVER EASEMENT RECORDED IN BOOK 595 PAGE 2815 OF THE OFFICIAL RECORDS;
THENCE S03°12'41"W 3990.67 FEET ALONG THE WESTERLY BOUNDARY OF SAID EASEMENT TO THE NORTHERLY BOUNDARY OF THE CEDAR VIEW LAND HOLDING TRUST PROPERTY RECORDED IN BOOK 3642 PAGE 467 OF THE OFFICIAL RECORDS;
THENCE N89°13'44"W 4986.00 FEET ALONG SAID NORTHERLY BOUNDARY;
THENCE S00°27'05"W 5251.19 FEET ALONG THE WESTERLY BOUNDARY OF SAID PROPERTY;
THENCE N88°59'38"W 566.52 FEET ALONG THE NORTHERLY BOUNDARY OF THE EAGLE MOUNTAIN WASTE WATER TREATMENT PLANT PROPERTY;
THENCE SOUTH 252.61 FEET CONTINUING ALONG SAID BOUNDARY;
THENCE N88°59'38"W 654.63 FEET ALONG SAID BOUNDARY;
THENCE SOUTH 1051.63 FEET ALONG SAID BOUNDARY;
THENCE WEST 1475.74 FEET ALONG SAID BOUNDARY TO THE WESTERLY BOUNDARY OF SECTION 24, T6S, R2W, SLB&M;
THENCE N00°26'02"E 1217.45 FEET ALONG SAID SECTION LINE TO THE WEST 1/4 CORNER OF SAID SECTION;
THENCE N00°46'23"E 1336.85 FEET ALONG THE SECTION LINE TO THE SE CORNER OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 23;
THENCE N89°56'54"W 2672.51 FEET ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION TO THE 1/4 SECTION LINE OF SAID SECTION;

THENCE N00°21'49"E 1333.67 FEET ALONG SAID 1/4 SECTION LINE TO THE NORTH 1/4
CORNER OF SAID SECTION 23;
THENCE N89°59'14"W 2666.19 FEET ALONG THE SECTION LINE TO THE POINT OF
BEGINNING;

CONTAINING 2398.51 ACRES

EXCLUDING THE FOLLOWING LAND:

FIRE STATION-.66 ACRES
WOODS SUBDIVISION-20.02 ACRES
GAS SITE-.91 ACRES
EAGLE MOUNTAIN BOULEVARD-22.53 ACRES
SWEET WATER ROAD-27.07 ACRES
REGIONAL POND #1-7.93 ACRES
TOUCHSTONE MULTIFAMILY-32.15 ACRES
STATE LANDS-47.00 ACRES
OVERLAND TRAILS-11.54 ACRES
WAYNE PATTERSON'S LAND-108.24 ACRES
EAGLE PARK-5.74 ACRES
LOTUS DEVELOPMENT-20.00 ACRES

TOTAL EXCLUDED LAND=303.80 ACRES
TOATAL ACREAGE=2094.71 ACRES

Section 3. The Town Council reasonably expects, and hereby confirms its prior expressions of intent, to reimburse the Town from proceeds of the Bonds for capital expenditures paid by the Town (whether or not such expenditures are paid from proceeds of interim warrants) with respect to the Improvements.

Section 4. This declaration is intended to be a declaration of official intent under Treasury Regulation § 1.103-18(1).

Section 5. The maximum principal amount of debt expected to be issued for reimbursement purposes is \$5,633,000. This amount will be reduced by cash payments received by the Town from property owners who elect to pay their assessment in full during the cash payment period immediately following the effective date of the assessment ordinance.

Section 6. This declaration of official intent is consistent with the Town's budgetary and financial circumstances. No funds from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Town or by any member of the same controlled group pursuant to their budget or financial policies with respect to the expenditures to be reimbursed.

Councilmember Cyril Watt seconded the motion to adopt the foregoing resolution. The motion and resolution were unanimously adopted on the following recorded vote:

Those voting AYE:

Diane Bradshaw, Mayor Pro tem

Rob Bateman

Dan Valentine

Cyril Watt

Those voting NAY:

NONE

After the conduct of other business not pertinent to the above, the meeting was, on motion duly made and seconded, adjourned.

Diana D. Blanks
Mayor Pro Tem

ATTEST:

Janet B. Valentine
Town Clerk



STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

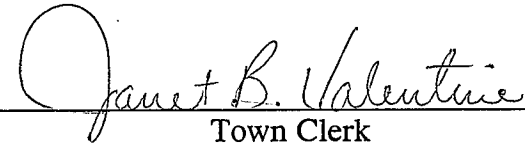
I, Janet Valentine, the duly chosen and qualified Town Clerk of Eagle Mountain, Utah County, Utah, do hereby certify as follows:

1. That the foregoing typewritten pages constitute a full, true and correct copy of the record of proceedings of the Town Council taken at a meeting thereof held in said Municipality on October 1, 1998, at the hour of 7:00 p.m., insofar as said proceedings relate to the consideration and adoption of a resolution declaring the intention of the Town Council to create Special Improvement District No. 98-3 (Sweet Water Road/Storm Drainage Phase I) and make certain improvements therein described as the same appears of record in my office; that I personally attended said meeting, and that the proceedings were in fact held as in said minutes specified.

2. That due, legal and timely notice of said meeting was served upon all members as required by law.

3. That the above resolution was deposited in my office on October 1, 1998, has been recorded by me, and is a part of the permanent records of Eagle Mountain, Utah County, Utah.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal of said Municipality this 1st day of October, 1998.


Town Clerk



STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

AFFIDAVIT OF MAILING
NOTICE OF INTENTION

I, Janet Valentine, the duly chosen, qualified and acting Town Clerk of Eagle Mountain, Utah County, Utah, do hereby certify that the attached Notice of Intention was approved and adopted in the proceedings of the Town Council had on Thursday, the 1st day of October, 1998.

I further certify that on a date not later than ten (10) days after the first publication of the Notice of Intention there was mailed a true copy of the Notice of Intention to create Eagle Mountain, Utah Special Improvement District No. 98-3 (Sweet Water Road/Storm Drainage Phase I) by United States Mail, postage prepaid to each owner of land to be assessed within the proposed Special Improvement District at the last known address of such owner, using for such purpose the names and addresses appearing on the last completed real property assessment rolls of Utah County, and in addition there was mailed on the same date a copy of said Notice of Intention addressed to "Owner" addressed to the street number, post office box, rural route number, or other mailing address of each piece of improved property to be affected by the assessment.

I further certify that a certified copy of said Notice of Intention together with profiles of the improvements and a map of the proposed District, was on file in the Town offices for inspection by any interested parties.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Eagle Mountain, Utah County, Utah this ____ day of October, 1998.

Town Clerk

(S E A L)

(Affidavit of proof of publication of the Notice of Intention to create Eagle Mountain, Utah Special Improvement District No. 98-3 (Sweet Water Road/Storm Drainage Phase I).)

EXHIBIT "A"

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, the undersigned Town Clerk of Eagle Mountain, Utah County, Utah (the "Town"), do hereby certify, according to the records of the Town in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6(2), Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the October 1, 1998 public meeting held by the Town Council as follows:

(a) By causing a Notice in the form attached hereto as Schedule "1", to be posted at the Town's principal offices on September 30, 1998, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule "1", to be delivered to the Lehi Free Press on September 30, 1998, at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 1998 Annual Meeting Schedule for the Town Council (attached hereto as Schedule "2") was given specifying the date, time and place of the regular meetings of the Town Council to be held during the year, by causing said Notice to be posted on January 19, 1998, at the principal office of the Town Council and by causing a copy of said Notice to be provided to at least one newspaper of general circulation within the Town on January 21, 1998.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this 2nd day of October, 1998.


Town Clerk



SCHEDULE "1"

NOTICE OF MEETING

AGENDA
EAGLE MOUNTAIN SPECIAL TOWN COUNCIL MEETING

Thursday, October 1, 1998
1680 East Heritage Drive
Eagle Mountain, Utah 84043

Town Council Meeting at 7:00 p.m.

1. Roll Call
2. Consideration and Approval of the Sundance at Redhawk Ranch Development Agreement.
3. Consideration and Appointment of Mayor to fill the vacancy created by the resignation of Mayor Debbie Hooge. Item #3 moved to be considered under item #5.
4. Consideration to approve a Resolution declaring the intent of the Town Council to (1) acquire and install natural gas utility improvements; (2) create Special Improvement District No. 98-2; (3) fix a time and place for protests against such improvements or the creation of said district; (4) to declare its official intent to reimburse itself for expenditures paid by it prior to the sale of bonds; and related matters.
5. Consideration to approve a Resolution declaring the intent of the Town Council to (1) construct roads with underground supporting utilities and install the first phase of a storm water drainage system; (2) create Special Improvement District No. 98-3; (3) fix a time and place for protests against such improvements or the creation of said district; (4) to declare its official intent to reimburse itself for expenditures paid by it prior to the sale of bonds; and related matters.
6. Motion to adjourn into a Closed Executive Session for the purpose of discussing personnel issues.
7. Action from the Closed Executive Session.
8. Adjournment.

Approval: *Diane Bradshaw*
Diane Bradshaw, Mayor Pro-tem

Date: 10/5/98

CERTIFICATE OF POSTING

The undersigned, duly appointed Town Clerk, does hereby certify that the above notice and agenda was posted in three public places within Eagle Mountain Town Limits on this 30th day of September 1998. These public places being 1) the Town Offices, 1680 E. Heritage Drive, Eagle Mountain; 2) Cedar Pass Ranch Bulletin Board, 9155 No. Cedar Pass Road, Eagle Mountain; and 3) the Bulletin Board located at Meadow Ranch Subdivision, Hwy 73, Eagle Mountain, Utah.

Janet B. Valentine
Janet B. Valentine
Town Clerk

SCHEDULE "2"

NOTICE OF ANNUAL MEETING SCHEDULE



The following is the meeting schedule for the Town of Eagle Mountain for 1998. The Planning Commission will meet the first and third Thursday of each month at 5:00 PM and the Town Council will meet the second and fourth Tuesday at 7:00 PM. The Board of Adjustment will meet on an as needed basis. All meetings are held at the Eagle Mountain Town Office, 130 W. Main Ste. H, Lehi, Utah

Planning Commission

January	20(Tues)
February	5 & 19
March	5 & 19
April	2
May	7 & 21
June	4 & 18
July	2 & 16
August	6 & 20
September	3 & 17
October	8 & 22
November	5 & 19
December	3 & 17

Town Council

January	27
February	10 & 24
March	10 & 24
April	14 & 28
May	12 & 26
June	9 & 23
July	14 & 28
August	11 & 25
September	8 & 22
October	13 & 27
November	10 & 24
December	8 & 15

Please publish this notice at your earliest convenience.

Sincerely,

Sue Fraley
Executive Assisitant

AFFIDAVIT OF PUBLICATION

STATE OF UTAH

ss.

County of Utah

Eagle Mountain tells meeting schedule

The following is the meeting schedule for the Town of Eagle Mountain for 1998. The Planning Commission will meet the first and third Thursday of each month at 5 p.m. and the Town Council will meet the second and fourth Tuesday at 7 p.m. The Board of Adjustment will meet on an as-needed basis. All meetings are held at the Eagle Mountain Town Office, 130 W. Main, Suite H, Lehi, Utah. Town Council: Jan. 27; Feb. 10 and 24; March 10 and 24; April 14 and 28; May 12 and 26; June 9 and 23; July 14 and 28; Aug. 11 and 25; Sept. 8 and 22; Oct. 13 and 27; Nov. 10 and 24; Dec. 8 and 15. Planning Commission: Jan. 20 (Tues.); Feb. 5 and 19; March 5 and 19; April 2 and 16; May 7 and 21; June 4 and 18; July 2 and 16; August 6 and 20; Sept. 3 and 17; Oct. 6 and 20; Nov. 5 and 19; Dec. 3 and 17. Published in the Lehi Free Press Jan. 21, 1998.

I, Brett R. Bezzant, being first duly sworn, depose and say that I am the publisher of the Lehi Free Press, a newspaper of general circulation published once a week at Lehi, Utah County, Utah; that the notice attached hereto and which is a:

EAGLE MOUNTAIN TELLS MEETING SCHEDULE

was published in said Newspaper for one consecutive issue(s), the first publication having been made on the 21st day of January, 1998, and the last on the 21st day of January, 1998, that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication and the same was published in the newspaper proper and not in the supplement.

RECEIVED
FEB 03 1998

Brett R. Bezzant

Subscribed and sworn before me this 29th day of January, 1998.

Barbara Christensen

Notary Public

My commission expires 4/15/98.

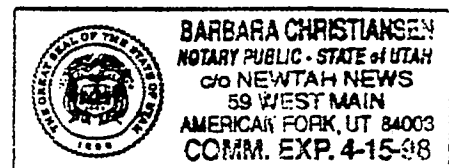


EXHIBIT "B"

[BOND PURCHASE AGREEMENT]

(See Transcript Document No. _____)

EXHIBIT "C"

[OFFICIAL STATEMENT]

(See Transcript Document No. _____)