

NOTICE OF PUBLIC HEARING TO OWNERS AND TAXING ENTITIES
On Traverse Mountain Community Development Project Area and Related Project Area Plan
Board of Directors of the Redevelopment Agency of Lehi City

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Sections 17C-4-401 and 402, Utah Code Annotated 1953, as amended, that the Board of Directors of the Redevelopment Agency of Lehi City (the "Agency") have scheduled a public hearing on **Tuesday, February 28, 2012 at 7:00 p.m.** or as soon thereafter as reasonably feasible and completion of Lehi City Council business permits, in the City Council Chambers, Lehi City Hall, 153 North 100 East, Lehi, Utah, on the proposed Traverse Mountain Community Development Project Area Plan. Property owners are receiving this notice because they are either the record owners or known owners of a parcel of land which is located within the boundaries of the proposed community development project area. This notice is sent to certain taxing entities because they have the right to levy an ad valorem tax on the property located within the proposed community development project area.

PURPOSES OF THE PUBLIC HEARING

The purposes of the public hearing, as required by Section 17C-4-102(1)(d), Utah Code Annotated 1953, as amended, will be to:

- (1) allow public comment on the draft proposed project area plan (the "Project Area Plan") for the Traverse Mountain Community Development Project Area (the "Project Area");
- (2) allow public comment on whether the draft Project Area Plan should be revised, adopted or rejected; and
- (3) receive all written objections and hear all oral objections to the draft Project Area Plan.

Notice is hereby given of the following:

- (1) A map showing the boundaries of the Project Area being proposed for community development is attached as Exhibit "A" and a description of the boundaries of the Project Area being proposed for community development is attached as Exhibit "B."

(2) If the Project Area Plan is adopted, then the Agency may negotiate with taxing entities to obtain their voluntary agreement to provide funding, in the form of sales tax proceeds and/or property tax revenues resulting from an increase in valuation of property within the proposed Project Area, to be paid to the Agency for community development purposes rather than to the taxing entity to which the tax revenues would otherwise have been paid.

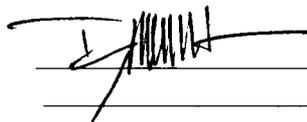
(3) Any person objecting to the proposed draft Project Area Plan or contesting the regularity of any of the proceedings to adopt it may appear before the Agency Board at the hearing to show cause why the proposed draft Project Area Plan should not be adopted, or may file with the Agency written objections prior to the time and date of the public hearing showing cause why the proposed draft Project Area Plan should not be adopted. Oral and written objections will be received and considered at the public hearing.

(4) The proposed Project Area Plan is available for inspection at the Agency offices; contact Doug Meldrum of the Agency at Lehi City Hall, 153 North 100 East, Lehi, Utah, 84043, 801 768-7100. You are invited to submit to the Agency comments concerning the subject matter of the hearing referred to above prior to the hearing date. Please submit such comments to Doug Meldrum of the Agency, at the address listed above.

The Agency is willing to meet and answer any questions you may have. If you have questions or desire to meet, please contact Doug Meldrum of the Agency at (801) 768-7100. The Project Area and Plan are proposals at this point and the Agency is interested in receiving your comments and suggestions.

Dated this 26th day of January 2012.

REDEVELOPMENT AGENCY
OF LEHI CITY



_____, Executive Director

EXHIBIT "A"

MAP OF TRAVERSE MOUNTAIN COMMUNITY DEVELOPMENT PROJECT AREA

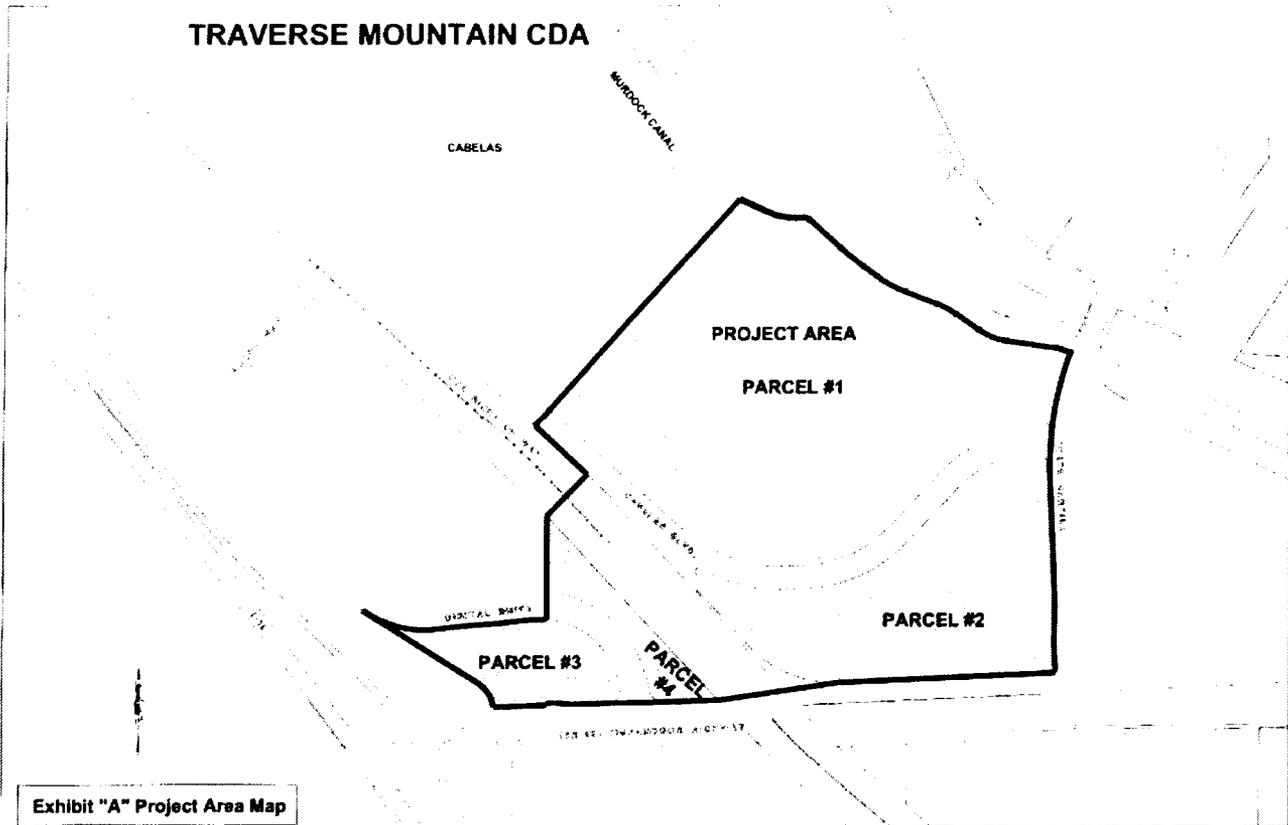


EXHIBIT "B"
TRAVERSE MOUNTAIN COMMUNITY DEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

The Traverse Mountain Community Development Project Area is enclosed within the following boundaries:

Real property in the City of Lehi, County of Utah, State of Utah, described as follows:

PARCEL 1:

LOT 1, OUTLETS AT TRAVERSE MOUNTAIN PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN TRAVERSE MOUNTAIN COMMERCIAL SUBDIVISION PLAT "A", ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE INCLUDING ALL OF LOTS I-12B-2, I-12C AND I-12D OF SAID SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WESTERLY RIGHT OF WAY LINE OF TRIUMPH BOULEVARD WHICH POINT IS NORTH 120.89 FEET AND WEST 3375.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 1244.00 FOOT RADIUS CURVE TO THE LEFT 293.99 FEET THROUGH A CENTRAL ANGLE OF 13°32'26", THE CHORD OF WHICH BEARS SOUTH 13°22'04" WEST 293.31 FEET; THENCE ALONG THE ARC OF A 31.00 FOOT RADIUS CURVE TO THE RIGHT 46.87 FEET THROUGH A CENTRAL ANGLE OF 86°37'40", THE CHORD OF WHICH BEARS SOUTH 49°54'41" WEST 42.53 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GRAND TERRACE PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 86°46'29" WEST 29.80 FEET; (2) THENCE ALONG THE ARC OF A 444.00 FOOT RADIUS CURVE TO THE LEFT 389.88 FEET THROUGH A CENTRAL ANGLE OF 50°18'44", THE CHORD OF WHICH BEARS SOUTH 68°04'09" WEST 377.48 FEET; (3) THENCE SOUTH 42°54'47" WEST 292.15 FEET; (4) THENCE ALONG THE ARC OF A 456.00 FOOT RADIUS CURVE TO THE RIGHT 355.34 FEET THROUGH A CENTRAL ANGLE OF 44°38'53", THE CHORD OF WHICH BEARS SOUTH 65°14'12" WEST 346.42 FEET; (5) THENCE SOUTH 87°33'39" WEST 61.38 FEET; (6) THENCE ALONG THE ARC OF A 556.00 FOOT RADIUS CURVE TO THE RIGHT 434.71 FEET THROUGH A CENTRAL ANGLE OF 44°47'50", THE CHORD OF WHICH IS NORTH 70°02'26" WEST 423.73 FEET; (7) THENCE NORTH 47°38'31" WEST 678.69 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 41°29'00" EAST 1069.82 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING FOURTEEN (14) COURSES: (1) SOUTH 65°08'48" EAST 118.17 FEET; (2) ALONG THE ARC OF A 255.00 FOOT RADIUS CURVE TO THE LEFT 127.29 FEET THROUGH A CENTRAL ANGLE OF 28°36'01", THE CHORD OF WHICH BEARING SOUTH 79°26'48" EAST 125.97 FEET; (3) NORTH 86°14'58" EAST 5.30 FEET; (4) ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT 36.59 FEET THROUGH A CENTRAL ANGLE OF 46°35'30", THE CHORD OF WHICH BEARS SOUTH 70°27'02" EAST 35.59 FEET; (5) SOUTH 47°09'18" EAST 150.80 FEET; (6) ALONG THE ARC OF A 1055.00 FOOT RADIUS CURVE TO THE LEFT 110.94 FEET TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°01'30", THE CHORD OF WHICH BEARING SOUTH 50°10'03" EAST 110.89 FEET; (7) SOUTH 53°10'47" EAST 63.40 FEET; (8) ALONG THE ARC OF A 455.00 FOOT RADIUS CURVE TO THE LEFT 122.76 FEET THROUGH A CENTRAL ANGLE OF 15°27'30" THE CHORD OF WHICH BEARS SOUTH 60°54'30" EAST 122.39 FEET; (9) SOUTH 68°38'18" EAST 126.90 FEET; (10) ALONG THE ARC OF A 345.00 FOOT RADIUS CURVE TO THE RIGHT 82.54 FEET THROUGH A CENTRAL ANGLE OF 13°42'30", THE CHORD OF WHICH BEARS SOUTH 61°47'03" EAST 82.35 FEET; (11) SOUTH 54°55'49" EAST 104.50 FEET; (12) ALONG THE ARC OF

A 255.00 FOOT RADIUS CURVE TO THE LEFT 118.65 FEET THROUGH A CENTRAL ANGLE OF 26°39'35", THE CHORD OF WHICH BEARS SOUTH 68°15'18" EAST 117.58 FEET; (13) SOUTH 81°35'18" EAST 187.90 FEET; (14) ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE RIGHT 54.92 FEET THROUGH A CENTRAL ANGLE OF 21°41'58", THE CHORD OF WHICH BEARING SOUTH 70°44'19" EAST 54.59 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 35.461 ACRES MORE OR LESS

PARCEL 2:

A PARCEL OF LAND LOCATED WITHIN TRAVERSE MOUNTAIN COMMERCIAL SUBDIVISION PLAT "A", ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE INCLUDING PORTIONS OF LOTS I- 12E, I-12F AND I-12F-2 OF SAID SUBDIVISION EXCEPTING THEREFROM ALL PROPERTY DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION ALONG THE WESTERLY LINE OF TRIUMPH BOULEVARD (ENTRY 121190:2009) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TRIUMPH BOULEVARD WHICH POINT IS SOUTH 310.59 FEET AND WEST 3451.05 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 1244.00 FOOT RADIUS CURVE TO THE LEFT 49.59 FEET THROUGH A CENTRAL ANGLE OF 02°17'02", THE CHORD OF WHICH BEARS SOUTH 01°17'20" EAST 49.58 FEET; (2) SOUTH 02°25'51" EAST 474.29 FEET TO THE BEGINNING OF THE UDOT PARCELS; THENCE ALONG THE WESTERLY LINE OF SAID UDOT PARCELS THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°08'10" WEST 150.66 FEET; (2) SOUTH 02°29'09" EAST 115.60 FEET TO THE SOUTHERLY LINE OF THE OUTLETS AT TRAVERSE MOUNTAIN, LLC PROPERTY; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 87°36'38" WEST 808.47 FEET; (2) ALONG THE ARC OF A 444.00 FOOT RADIUS CURVE TO THE RIGHT 385.64 FEET THROUGH A CENTRAL ANGLE OF 49°45'51", THE CHORD OF WHICH BEARS NORTH 67°30'26" WEST 373.63 FEET; (3) NORTH 42°37'31" WEST 283.13 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 02°26'21" WEST 87.87 FEET ALONG THE WESTERLY LINE OF LOT I-12F-2 TO THE SOUTHERLY RIGHT OF WAY LINE OF CABELA'S BOULEVARD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES: (1) ALONG THE ARC OF A 644.00 FOOT RADIUS CURVE TO THE LEFT 365.19 FEET THROUGH A CENTRAL ANGLE OF 32°29'26", THE CHORD OF WHICH BEARS SOUTH 76°11'38" EAST 360.32 FEET; (2) NORTH 87°33'39" EAST 61.38 FEET; (3) ALONG THE ARC OF A 544.00 FOOT RADIUS CURVE TO THE LEFT 423.91 FEET THROUGH A CENTRAL ANGLE OF 44°38'53", THE CHORD OF WHICH BEARS NORTH 65°14'13" EAST 413.27 FEET; (4) NORTH 42°54'47" EAST 292.15 FEET; (5) ALONG THE ARC OF A 356.00 FOOT RADIUS CURVE TO THE RIGHT 312.61 FEET THROUGH A CENTRAL ANGLE OF 50°18'44", THE CHORD OF WHICH BEARS NORTH 68°04'09" EAST 302.66 FEET; (6) SOUTH 86°46'29" EAST 29.80 FEET; (7) ALONG THE ARC OF A 31.00 FOOT RADIUS CURVE TO THE RIGHT 46.87 FEET THROUGH A CENTRAL ANGLE OF 86°37'40", THE CHORD OF WHICH BEARS SOUTH 43°27'51" EAST 42.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 14.954 ACRES MORE OR LESS

PARCEL 3: PROPOSED I-12A-3 COMMERCIAL REMAINING DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTHERLY HIGHWAY RIGHT OF WAY LINE OF STATE ROUTE 92 AND THE EASTERLY HIGHWAY RIGHT OF WAY LINE OF A FRONTAGE ROAD, WHICH POINT IS SOUTH 1201.95 FEET AND EAST 283.98 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID HIGHWAY RIGHT OF WAY LINE OF STATE ROUTE 92 THE FOLLOWING SEVEN (7) COURSES; 1) SOUTH 55°02'18" WEST 45.57 FEET; 2) THENCE SOUTH 88°34'25" WEST 150.76 FEET; 3) THENCE NORTH 85°22'46" WEST 64.01 FEET; 4) THENCE SOUTH 88°11'25" WEST 31.59 FEET; 5) THENCE SOUTH 0°17'10" EAST 6.88 FEET; 6) THENCE SOUTH 87°59'51" WEST 195.09 FEET 7) TO A POINT OF INTERSECTION WITH THE EXISTING EASTERLY NO-ACCESS LINE OF I-15; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NO-ACCESS LINE; 1) 110.66 FEET

ALONG A NON-TANGENT, 130.00 FOOT RADIUS CURVE TO THE LEFT; HAVING A CENTRAL ANGLE OF 48°46'14" (LONG CHORD BEARS NORTH 32°50'25" WEST 107.35 FEET); 2) NORTH 58°00'28" WEST 518.78 FEET; THENCE NORTH 32°43'51" EAST 3.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING (7) COURSES; 1) THENCE SOUTH 57°14'32" EAST 25.77 FEET; 2) THENCE 270.51 FEET ALONG A TANGENT, 394 FOOT RADIUS CURVE TO THE LEFT; HAVING A CENTRAL ANGLE OF 39°20'17" (LONG CHORD BEARS SOUTH 76°54'42" EAST 265.23 FEET); 3) THENCE NORTH 83°25'08" EAST 46.86 FEET; 4) THENCE NORTH 83°25'36" EAST 54.01 FEET; 5) THENCE NORTH 85°23'42" EAST 146.08 FEET; 6) NORTH 83°23'26" EAST 105.67 FEET; 7) THENCE 503.78 FEET ALONG A TANGENT, 309 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 93°24'45" (LONG CHORD BEARS SOUTH 49°54'09" EAST 449.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4.191 ACRES MORE OR LESS

PARCEL 4: I-12A-2 COMMERCIAL DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH A DISTANCE OF 516.27 FEET AND WEST A DISTANCE OF 0.30 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WHICH POINT IS ON THE WESTERLY RIGHT-OF-WAY OF THE UTAH TRANSIT AUTHORITY RAILROAD CORRIDOR;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) CALLS; (1) ALONG THE ARC OF A 5629.58 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT 143.66 FEET THROUGH A CENTRAL ANGLE OF 1°27'43", THE CHORD OF WHICH BEARS SOUTH 42°24'50" EAST FOR A DISTANCE OF 143.65 FEET; (2) SOUTH 42°39'35" EAST A DISTANCE OF 810.19 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SR-92; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) CALLS; (1) SOUTH 88°34'25" WEST A DISTANCE OF 221.43 FEET; (2) NORTH 49°20'47" WEST A DISTANCE OF 45.05 FEET TO THE EASTERLY RIGHT-OF-WAY OF DIGITAL DRIVE (FRONTAGE ROAD); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) CALLS; (1) NORTH 2°34'35" WEST A DISTANCE OF 6.00 FEET; (2) ALONG THE ARC OF A 216.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT 74.91 FEET THROUGH A CENTRAL ANGLE OF 19°52'18", THE CHORD OF WHICH IS NORTH 12°30'10" WEST FOR A DISTANCE OF 74.54 FEET; (3) NORTH 22°18'39" WEST A DISTANCE OF 3.62 FEET; (4) THENCE ALONG THE ARC OF A 411.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT 513.25 FEET THROUGH A CENTRAL ANGLE OF 71°33'00", THE CHORD OF WHICH IS NORTH 50°52'03" WEST FOR A DISTANCE OF 480.54 FEET; THENCE NORTH 0°01'58" WEST PARTIALLY ALONG THE ADOBE SUBDIVISION PLAT "B" ENTRY NO. 30820:2011 OF OFFICIAL RECORDS A DISTANCE OF 292.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.390 ACRES (104098 SQ. FT.) MORE OR LESS