

Utah State Tax Commission
**Application for Assessment and
 Taxation of Agricultural Land**
 For the County of Cache

1 parcel: 03-006-0003

1969 Farmland Assessment Act, Utah Code § 59-2-501 through § 59-2-151 (amended in 1992)			Date: 7/21/2023
Name: YPPVRE LLC,			Acreage: 13.53
Address: PO BOX 684	City: LAYTON	State: UT	Zip Code: 84041-0684

Certification: Read the certificate below and sign.
 I/We certify (1) the agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (see Utah Code § 59-2-503 for waiver). (2) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (3) The land produces in excess of 50% of the average agricultural production per acre for the given type of land and the given county or area. (4) I/We am/are fully aware of the five year roll-back tax provision which becomes effective upon a change in the use or other withdrawal of all or part of the eligible land. I/We understand that I/we must notify the county assessor of any change in use of the land to any non-qualifying use, and that a 100% penalty of the computed roll-back tax due will be imposed on failure to notify the assessor within 180 days after change in use.

County Assessor Use	County Recorder Use
<input checked="" type="checkbox"/> Approved (Subject to Review) <input type="checkbox"/> Denied County Assessor's or Authorized Agent's Signature: <i>[Signature]</i> Date: 8/7/23	Ent 1344382 Bk 2399 Pg 1218 Date: 7-Aug-2023 11:24 AM Fee \$40.00 Cache County, UT Devron Andersen, Rec. - Filed By KM For YOUNG AUTOMOTIVE GROUP LLC

03-006-0003 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF LOGAN, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION;
 THENCE S89°59'10"W 359.46 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE WEST LINE OF 800 WEST STREET AND THE POINT OF BEGINNING;
 THENCE ALONG SAID WEST LINE THE FOLLOWING THREE COURSES:
 1. S45°56'06"E 240.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 500.00 FEET AND A LONG CHORD OF 377.12 FEET BEARING S24°12'25"E;
 2. SOUTHEASTERLY 386.68 FEET ALONG SAID CURVE;
 3. S0°07'19"E 145.75 FEET;
 THENCE S89°11'16"W 786.21 FEET;
 THENCE N47°55'06"W 237.04 FEET ALONG A FENCE;
 THENCE N7°52'33"W 354.48 FEET ALONG A FENCE TO THE SOUTHEASTERLY LINE OF U.S. HIGHWAY 89 / 91;
 THENCE N45°51'33"E 227.01 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTH LINE OF SAID SECTION;
 THENCE N89°59'10"E 519.86 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

ALSO: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION;
 THENCE S89°59'10"W 33.00 FEET;
 THENCE S0°07'19"E 21.28 FEET TO THE POINT OF BEGINNING;
 THENCE S0°07'19"E 241.17 FEET ALONG THE ABANDONED WEST LINE OF 800 WEST STREET;
 THENCE ALONG THE NEW EAST LINE OF 800 WEST STREET AND THE SOUTH LINE OF 1800 SOUTH STREET THE FOLLOWING FIVE COURSES:
 1. NORTHWESTERLY 179.63 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 566.00 FEET AND A LONG CHORD OF 178.87 FEET BEARING N37°13'14"W;
 2. N45°56'06"W 53.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 17.00 FEET AND A LONG CHORD OF 25.01 FEET BEARING N1°25'55"E;
 3. NORTHERLY 28.11 FEET ALONG SAID CURVE TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 145.00 FEET AND A LONG CHORD OF 100.57 FEET BEARING N69°05'23"E;
 4. NORTHEASTERLY 102.70 FEET ALONG SAID CURVE;
 5. N89°22'50"E 51.63 FEET TO THE POINT OF BEGINNING.
 CONTAINING 13.53 ACRES, MORE OR LESS, IN TOTAL.

Owner's Notarized Signature(s)	STATE OF UTAH NOTARY PUBLIC  LESLI BARKER COMMISSION #731620 MY COMMISSION EXPIRES: 07-15-2027
YPPVRE LLC, State of <u>Utah</u> , County of <u>Cache</u> Subscribed and sworn to before me on the <u>21st</u> day of <u>August</u> in the year <u>2023</u> by <u>[Signature]</u> _____ Owner's Signature	<u>[Signature]</u> 8/2/2023 _____ Notary's Signature Date