

APPLICATION – MAP ZONE CHANGE

(This box for office use only)

Date proposal received:
 Fee collected: \$ _____ (*(\$225 + \$.90/word of legal description)*)
 Proposal Determined to be Complete:

CASE NUMBER

PETITIONER INFORMATION	
Name Magnum Holdings, LLC	Phone 801-993-7001
Address 3165 East Millrock Drive	Other Phone
Suite 330	Fax
City, State, Zip Holladay, Utah 84121	e-mail tjames@westernenergyhub.com

(Additional names and addresses should be listed on a separate paper and attached)

MAP ZONE CHANGE APPLICATION

Use Code for Proposed Use: 4823 (486210 NAIC)	CUP Required?: Yes
Natural or manufactured gas storage and distribution	

PROJECT DESCRIPTION

Description of Proposed Project:

The Magnum Energy Western Energy Hub involves the construction and operation of a large-scale salt cavern storage facility and its associated industries. See Exhibit A, "Project Description" attached hereto, for additional detail.

PROPERTY and VICINITY DESCRIPTION

See Exhibit B, "Legal Description of Property" attached hereto)

Parcel Number	Property Size (in acres)	Existing Zoning District
See Exhibit B	1,960.35	Range and Forest Agriculture 20
Serial Number	Number of Parcels	Proposed Zoning District
See Exhibit B	8	Heavy Industrial

County Address and/or General Location of Property

The Property is located south and west of the Magnum NGLs Storage Facility and the Intermountain Power Agency (IPA) power plant at the intersection of Brush Wellman and Jones Roads, approximately 10 miles north of Delta.

SUBMITTAL REQUIREMENTS	
Application	One original which must contain an original signature of the owner/applicant.
Site Plan	One copy of the site plan drawn to scale and of sufficient size to portray the necessary detail but no larger than 11" x 17". The site plan should include: <ol style="list-style-type: none"> 1. North point, scale, and date. 2. Property lines with dimensions, adjoining streets, rights-of-way, and any easements. 3. Boundaries and dimensions of all existing and proposed structures in relation to the site. 4. Curb, gutter, sidewalk, driveways, parking and loading area, if applicable 5. Landscaped areas. 6. Elevations of structures and signs and detailed drawings when appropriate. 7. Any notes or explanations which should include the total square footage of all uses, including landscaping and parking. See <u>Exhibit C</u> "Site Plan" attached hereto.
Fees	A non-refundable administrative fee in the amount of \$225.00 plus \$.80 per word (eighty cents per word for publication of the required public hearing notices must accompany this application.)
Plat Map(s)	County Recorder's property plat (s) showing all the subject property clearly marked and all adjoining properties within 1000 feet of the subject property. This can be obtained from the County Recorder's office in Fillmore. See <u>Exhibit D</u> , "Plat Map" attached hereto.
Checklist	Please refer to the attached Submittal Checklist for further information.
Signatures	Obtain the approval and signatures of the following agencies in the space provided: Millard County Sheriff; Millard County Road Department or Utah Department of transportation (whichever is the applicable access to the property); Central Utah Regional Board of Health; Millard County Fire District; Millard County Building Department

Upon compliance with certain procedures as set forth in Title 10 Chapter 3 Section 4 of the Millard County Code requires a recommendation by the Millard County Planning Commission, and is subject to approval by the Millard County Board of Commissioners. The following checklist, when completed, will assist the petitioner with compiling some of the necessary information required for processing the petition through Planning Commission and the Board of County Commissioners. Partial completion or total omission of any requirement listed below may cause the application to be rejected or delayed.

■ **LEGAL DESCRIPTION**

A legal description can generally be obtained from the deed, or from the County Recorder's office. Please attach an **accurate and complete description** on a suitably titled addendum sheet. Please be aware that the description taken from your tax notice is often abbreviated or incomplete. If this application is for an area of land that is a portion of a parcel or otherwise different from the complete legal description, you must provide a legal description of the proposed zone change area.

(See Exhibit B, "Legal Description" attached hereto)

■ **PERMISSION**

Written permission from any lien holders, mortgage companies, property owners (if different than the applicant) or anyone having a material interest in the property.

■ **NAMES AND ADDRESSES**

A list of the names **and the mailing addresses** for owners of property within 1,000 feet from the outer boundaries of the subject property. Addresses may be obtained at the County Assessor's office in Fillmore.

(See Exhibit E, "Neighboring Landowners" attached hereto)

■ THE PROJECT

On a separate sheet of paper, please describe the overall scope of the project and what you plan to do should the zone change take place. Describe how the change will be in meet the objectives of the *General Plan* in its current and amended forms and how the change will correct an obvious error or be in the best interest of the County.

It is required to specifically address the following:

- a) The need for the zone change.
- b) The impact (present and future) on surrounding areas, developed and undeveloped.
- c) The distance to business centers, employment centers, and community facilities, including schools, parks, churches, etc.
- d) Access to area traffic patterns.
- e) Accessibility of utilities.
- f) The impact on county facilities such as: water, sanitation, fire, parks, police, traffic and schools.

(See Exhibit A, "Project Description" attached hereto)

EXHIBITS:

Exhibit A, Project Description

Exhibit B, Legal Description of Property

Exhibit C, Site Plan

Exhibit D, Plat Maps

Exhibit E, Neighboring Landowners

Exhibit F, Existing Zoning

SIGNATURES

SIGNATURES REQUIRED FOR THE ZONE CHANGE APPLICATION

For : Magnum Gas Storage Located at: Intersection of Brush Wellman and Jones Roads
Name of Applicant or Agency County address or brief description

The Millard County Sheriff's Office, 765 S Hwy 99, Ste 1, Fillmore, UT 84631, has reviewed the information regarding the above proposed non plat subdivision project. Our review concludes that the following impacts will be:

Robert A. Dekker, Sheriff Date
Phone: 435 743-5302 Fax: 435 743-6324

The Millard County Road Department, 1000 W 1000 N, PO Box 187, Delta, UT 84624, or UDOT has reviewed the information regarding the above proposed non plat subdivision project. Our review concludes that the following impacts will be:

Thayne Henrie, Road Superintendent Date
Phone: 435 864-2467 Fax: 435 864-2558
or **Keith Meinhardt, UDOT** 435 864-2196 Fax: 435

The Central Utah Board of Health, 428 E Topaz, Delta, UT 84624, has reviewed the information regarding the above proposed non plat subdivision project. Our review concludes that the following impacts will be:

Wade Tolbert, Health Inspector Date
Phone: 435 864-3612 or 435 743-5723
Fax: Same as above for both

The Millard County Fire Warden 765 S Hwy 99, Ste. 1, Fillmore, UT 84631 has reviewed the information regarding the above proposed non plat subdivision project. Our review concludes that the following impacts will be:

Howard Allred, Fire Warden Date
Phone 435 743-5302 Fax: 435 743-6324

The Millard County Building Department, 71 S 200 W, PO Box 854, Delta, UT 84624, has reviewed the information regarding the above proposed non plat subdivision project. Our review concludes that the following impacts will be:

Derrell Owens, Building Official Date
Phone: 435 864-1400 Fax: 435 864-1404

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Agent agree to indemnify and hold harmless Millard County and its agents, officers and employees from any claim, action or proceeding against the Owner/Agent's project.

I certify, under penalty of perjury, that I am (check one):

Legal property owner (includes partner, trustee, grantor, or corporate officer) of the property(s) involved in this application, and that the foregoing application statements are true and correct

Legal agent (attach proof of the owner's consent to the application of the property(s) involved in this application and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name <u>Magnum Holdings, LLC</u>	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____

If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized.

Millard County Planning Department Office Use Only

Current Zoning District	Land Use #
Proposed Zoning	Land Use Description:

Planning Commission Recommendation

Favorable Recommendation Unfavorable Recommendation Date of Action _____

Board of County Commissioners Action

Approved Denied Date of Action _____

Zoning Map Updated By: _____ Date of Action _____

OWNER / AGENT AGREEMENT

The undersigned is (are) the owner(s) of record of the property identified by the Millard County Assessor's account number (see Exhibit B), Located at the intersection of Brush Wellman and Jones Roads in Millard County, Utah. The undersigned hereby give(s) consent and approval to Magnum Holdings, LLC to act on its behalf as its agent to proceed with an application for a zone change on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the application through the final approval of the requested zoning change.

Date or specific phase

School and Institutional Trust Lands Administration

Owner of Record

Date

Name

Title

STATE OF UTAH)
) §
COUNTY OF MILLARD)

On this _____ day of July, 2014, before me, the undersigned, a Notary Public in and for the State of Utah, duly commissioned and sworn, personally appeared:

To me knows as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated the he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

Notary Public in and for the State of Utah

Residing at _____

My appointment expires: _____

Project Description

I. Project Scope/Overview

The 1,960.35-acre area proposed for rezoning is a combination of lands owned and leased by Magnum Holdings, LLC. The leased lands are owned by the State of Utah and managed by the School and Institutional Trust Lands Administration (SITLA). The area is located west of the Intermountain Power Project and west and south of the recently developed Magnum NGLs Storage Facility. The currently proposed area, in conjunction with an 2702.09-acre area previously rezoned to support the development of the Magnum Gas Storage and NGLs Projects, is intended to support the development of the Western Energy Hub by Magnum Holdings, LLC and its affiliates, collectively referred to herein as “Magnum”. Development of the Western Energy Hub will involve the construction and operation of energy storage, distribution and generation facilities as well as brine processing and distribution facilities. As part of this development, Magnum has already constructed and placed into operations the Magnum NGLs Storage Facility. Rezoning these additional surrounding lands will facilitate Magnum’s development of future Western Energy Hub facilities.

The development of the Western Energy Hub is centered over a large, natural salt deposit situated approximately 3,000 feet below the ground surface. The salt deposit is over three miles in diameter and over a mile thick. Geomechanical studies completed by industry experts indicate that the size and character of the salt deposit can support the construction of over 100 storage caverns. Magnum intends to develop discrete facilities that can store, distribute and generate specific energy products in purpose-built salt caverns that have been constructed within the salt deposit. The storage caverns will be constructed using standard solution mining technology. The process of solution mining also creates brine as a by-product, thereby generating a secondary development opportunity for Magnum of brine processing and distribution.

The initial phase of the Western Energy Hub development was the construction of the Magnum NGLs Storage Facility. This facility has two operating salt storage caverns, a 152-acre brine evaporation pond, and truck and rail loading and transfer facility. The current aggregate capacity of the facility is 1.85 million barrels of propane and butane storage. Magnum intends to increase the aggregate capacity of the facility through time to accommodate market interest and storage demands.

The next phases of the Western Energy Hub development will include the construction of the fully permitted Magnum Gas Storage Project. This facility is comprised of four salt storage caverns with an aggregate capacity of 54 billion cubic feet, two 152-acre brine evaporation ponds, an associated compressor station and utilities, and a 36-inch header pipeline that will be interconnected to the interstate pipeline system. Future projects will also include the construction of Magnum CAES to store and dispatch compressed air as well as Magnum Power and Magnum Salt. Ultimately, the commercial market will dictate the schedule for each facilities construction and development.

II. The Project is Consistent With the General Plan

The Project is consistent with the General Plan of Millard County (the “General Plan”) in the following ways:

a. Expansion of Industrial Land Uses. The Land Use Element of the General Plan states: “Millard County supports the expansion of industrial land uses under the existing land use regulations. These regulations are designed to allow industrial uses along major transportation corridors and in close proximity to natural resources in a manner sensitive to environmental and adjacent land uses.” The uses proposed by the Project will “expand industrial land uses” in an area west and south of and adjacent to the existing “industrial” facilities comprising of the Magnum NGLs Storage Facility and the IPA power plant. The Magnum NGLs Storage Facility is located at the intersection of “two major transportation corridors”—Jones and Brush Wellman Roads. The Magnum NGLs Storage Facility is located “in close proximity to natural resources,” being situated above a salt structure. The federal, state and local permitting processes required extensive analyses and mitigation of potential environmental impacts prior to the commencement of the Magnum Gas Storage and Magnum NGLs Storage Projects. The only “adjacent land uses” (other than limited cattle grazing) are the now existing Magnum NGLs Storage Facility, the IPA power plant and the Delta Egg Farm. There are no existing residences or agricultural operations on or within 1,000 feet of the area proposed for rezoning.

b. Positively Impact the Economic Well-Being of County Residents. The General Plan further recognizes that responsible development can positively impact “the economic and social well-being of County residents.” For example, the “Economic Development” section of the General Plan states that “[t]he County will continue efforts to strengthen their existing position and will encourage economic growth that is compatible with the County’s character and lifestyle.”

The Project will create new, well-paying jobs for Millard County residents. The Magnum NGLs Storage Facility currently has 12 local employees that are earning living wages competitive with the other industrial businesses in Millard County. The majority of the Magnum NGLs Storage Facility workforce was recruited and hired from Millard County. Magnum also anticipated that the majority of the workforce for each new facility constructed will be hired from Millard and adjacent Counties. The nature of these jobs and the work location will be similar to those currently offered at the Magnum NGLs Storage Facility.

As seen by the construction of the Magnum NGLs Storage Facility, in addition to bolstering the economy through employment, future Magnum facility construction and operation will benefit local businesses, particularly restaurants and motels, through the influx of workers and contractors who purchase local goods and services. Other than specialty equipment requiring off-site fabrication, materials and services will be purchased locally if available at competitive prices.

The combination of sales, property and income taxes generated from the Magnum NGLs Facility and future Magnum facilities are likewise expected to have a significant positive impact in supporting local and state government services and reducing the pressure to increase property tax rates to meet budget needs. Similarly, the long-term lease arrangement with SITLA will provide significant revenues to the School Trust Fund for the benefit of students at all levels.

c. Consistent with the County’s Community Lifestyle and Character. The first goal

identified in the General Plan is enhancing the County’s “community lifestyle and character.” A key part of the County’s community lifestyle is the “rural character” and “small town atmosphere” of the County. The area proposed for rezoning is located on land that has been earmarked by both SITLA and Millard County for industrial development. It is largely unpopulated and comparatively remote (approximately one mile from the nearest noise sensitive area—the Delta Egg Farm). Bordered by the Magnum NGLs Storage Facility and the IPA power plant, the land has historically only been used for livestock grazing in the springtime weeks each year. The location is therefore near enough to residential areas to facilitate convenient access by Project employees, yet far enough to minimize any impact on the community lifestyle and small town character of the County.

d. Does not Threaten Any Current or Foreseeable Agricultural Activity. The General Plan also calls for the preservation of prime agricultural land. The Farmland Protection Policy Act has defined “prime farmland” as “land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops.” “Farmland of statewide importance” is defined as “farmland, other than prime or unique farmland, that is of statewide importance for the production for food feed, fiber, forage, or oilseed crops, as determined by the appropriate state.”

The historical use of the area proposed for rezoning has been limited to spring-time cattle grazing. Because of the comparatively high alkalinity and shallow depth of the surface soils, none of the land is currently used for agricultural purposes and no agricultural use has been proposed for the “foreseeable” future.

e. Responsible Use of the County’s Natural Resources. The General Plan further supports “the responsible use and development of [the County’s natural] resources and associated industries and businesses.” The construction and operation of the Magnum NGLs Storage Facility has shown an economically feasible way to utilize the unique salt deposit in a manner that is safe, minimizes environmental impacts, and is consistent with the County’s General Plan and the County’s rural, small town lifestyle. Magnum intends to construct and operate future facilities in a similar fashion.

III. The Zoning Change is in the Best Interest of the County

The area proposed for rezoning is currently zoned Range and Forest and AG-20. Although natural gas storage is expressly identified as a permitted conditional use in an AG-20 zone, the character of the Project is primarily “industrial.”

As previously discussed, the area proposed for rezoning is not, and is not currently proposed to be part of a “viable agricultural operating unit” or grazing, the primary characteristics of land zoned Range and Forest and AG-20. The land surrounding the Storage Site consists mostly of undeveloped scrubland that is similarly unsuitable for farming activities. The Project proposed for rezoning is adjacent to over 6,500 acres of Heavy Industrial Zone. Expanding this existing Heavy Industrial Zone to include the Project area would consolidate industrial uses in a contiguous area without adversely affecting any existing or foreseeable agricultural uses.

IV. The Need for the Zone Change

The zone change from Range and Forest and AG 20 to Heavy Industrial is needed to fully maximize the natural resources that will support the development of the Western Energy Hub and any associated businesses. Section 10-6-8 of the County Ordinance states that “heavy industrial zoning will be granted

only when in proximity to other compatible . . . heavy industrial uses, or where a specific site provides natural resources such as unique geologic structures . . . or other such resources specific to the site.” The area proposed for rezoning is adjacent to an established heavy industrial zone consisting of IPA power plant, the Magnum NGLs Storage Facility, and the permitted Magnum Natural Gas Storage Project.

As stated previously, both SITLA and Millard County officials have expressed support in expanding industrial uses in this area. Planning efforts by SITLA and Millard County have been ongoing since 2008 to develop the IPA Block as an “Industrial Complex.” At that time, SITLA held an IPA Block pre-planning meeting and included leaders from SITLA, Millard County, Delta Area Cattlemen, Delta City, Delta Area Chamber of Commerce, the IPA power plant, and professional Property Development. Since that time, Magnum worked cooperatively with Millard County and SITLA to obtain the necessary federal, state and local construction and operation permits and authorizations for the Magnum NGLs Storage and Gas Storage Projects.

A zoning change from Range and Forest and AG-20 to Heavy Industrial will help “encourage the best and most efficient use of the land”- a stated aspiration of the General Plan, through “reclassification of areas incompatible with adjacent zones/uses.”

V. Impact of the Zone Change on Surrounding Areas, Developed and Undeveloped

The proposed area for rezoning is located approximately 10 miles north of Delta. It is surrounded by desert scrub land that has historically been used for livestock grazing. Both the IPA power plant and Magnum NGLs Storage Facility are located to the east and north. The Delta Egg Farm is located one mile to the west and the nearest residence or commercial area is approximately two miles away in Sugarville. Magnum is not aware of any planned residential or commercial developments in Millard County near the proposed area for rezoning.

During the development of the Magnum Gas Storage and Magnum NGLs Storage Projects in 2009-2013, Magnum completed numerous environmental studies and to satisfy federal, state and local regulatory requirements. These studies included the completion of an Environmental Assessment (EA) to satisfy the rigorous federal requirements of the National Environmental Policy Act of 1969 (NEPA). The EA analyzed the potential impacts to environmental resources in the vicinity of the Magnum Gas Storage Project that is within the Western Energy Hub development area. In November of 2010, the Federal Energy Regulatory Commission (FERC) concluded that the Magnum Gas Storage Project would not significantly affect the quality of the human environment. Millard County participated as a cooperating agency during the EA and adopted the findings as part of the Conditional Use Permit process.

The following environmental resources were analyzed during the environmental assessment:

- Geology
- Mineral Resources
- Soils
- Surface Water
- Groundwater
- Vegetation – Protected Species
- Wildlife
- Land Use
- Visual Resources

- Cultural Resources
- Socioeconomics and Transportation
- Air Quality
- Noise
- Reliability and Safety

In addition to the EA process, Magnum worked cooperatively with SITLA and Millard County to define specific state and local requirements for both the Magnum Gas Storage and Magnum NGLs Storage Projects. These requirements include plans for vegetation reclamation success, road maintenance, site security, and emergency management and safety. Magnum implemented these plans for the construction and operation of the Magnum NGLs Storage Facility and Magnum will continue to maintain the principals of these plans during the future development of Western Energy Hub facilities.

VI. The Distance to Business Centers, Employment Centers, and Community Facilities, Including Schools, Parks, Churches, Etc.

The nearest business centers, employment centers, and community facilities including schools, parks, and churches are primarily located in Delta approximately 10 miles south of the proposed area. These types of centers and facilities may also be located in the nearby towns. The distances from the proposed area to the nearby towns are as follows:

Sugarville	2 Miles
Sutherland	6 Miles
Lynndyl	10 Miles
Leamington	15 Miles
Oak City	14 Miles
Hinkley	11 Miles

VII. Access to Area Traffic Patterns

Interstate-15 (I-15) is located approximately 26 miles from the proposed area to be rezoned and there are two highways that provide direct access from I-15. State Highway 132 connects to I-15 at Nephi, Utah and to U.S. Highway 6 north of Lynndyl, Utah, providing the most direct route to the area from Salt Lake City. Highway 6 also connects to I-15 further to the north near Santaquin, Utah. Highway 6 is the main route to Delta, Utah. This route also provides access to Great Basin National Park and Ely, Nevada.

From U.S. Highway 6, the area is directly accessed from the Brush Wellman Road, located approximately 11.5 miles west of Lynndyl, Utah. Brush Wellman Road primarily provides access to the IPA power plant and experiences peaks in vehicular traffic during commuting hours. Brush Wellman Road extends northwest beyond the IPA power plant, providing access to Delta Egg Farms and ultimately Fish Springs National Wildlife Refuge. Brush Wellman Road is paved and maintained by the State and Millard County before becoming a BLM road. Jones Road, which is also paved and maintained by Millard County, turns south off of Brush Wellman Road and bisects the proposed area to be rezoned.

The proposed area to be rezoned is not expected to add significantly to cumulative impacts to transportation and no public roads would be permanently impacted by area development. During construction, there will be an influx of construction workers and the delivery of construction equipment

and materials to the area. While marginally increased levels of traffic to and from the area would contribute to local traffic volumes and may result in impacts to transportation; however those impacts would not be significant.

VIII. Accessibility of Utilities

Magnum has no plans to utilize County utilities. Electrical utilities in support of the Western Energy Hub facility development will be provided by Rocky Mountain Power and water requirements and sanitation services will be met through the use of on-site private facilities.

IX. Impact on County Facilities Such as: Water, Sanitation, Fire, Parks, Police, Traffic, and Schools

Negative impacts were not experienced to County facilities during the construction of the Magnum NGLs Storage Facility. As noted above, electric, water and sanitation requirements will be met by local utility and private facilities or a third-party potable water service. In addition, the majority of the construction workforce would already be living in the three-county area, effectively limiting any significant impacts on local schools.

It is anticipated that future Magnum facility developments could have a limited impact on local facilities and services such as utilities, police, fire, and medical services. These demands may include increased demand for vehicle load and width permits, local police assistance to facilitate traffic flow at road crossings, and emergency medical assistance for construction related injuries. With that said, Millard County does have adequate safety and emergency response services in the vicinity to absorb a potential increase in demand by the temporary construction workforce and permanent operations workforce. To ensure minimal impacts, Magnum would work with local services to coordinate effective emergency responses pursuant to Utah Department of Transportation requirements.

Exhibit B

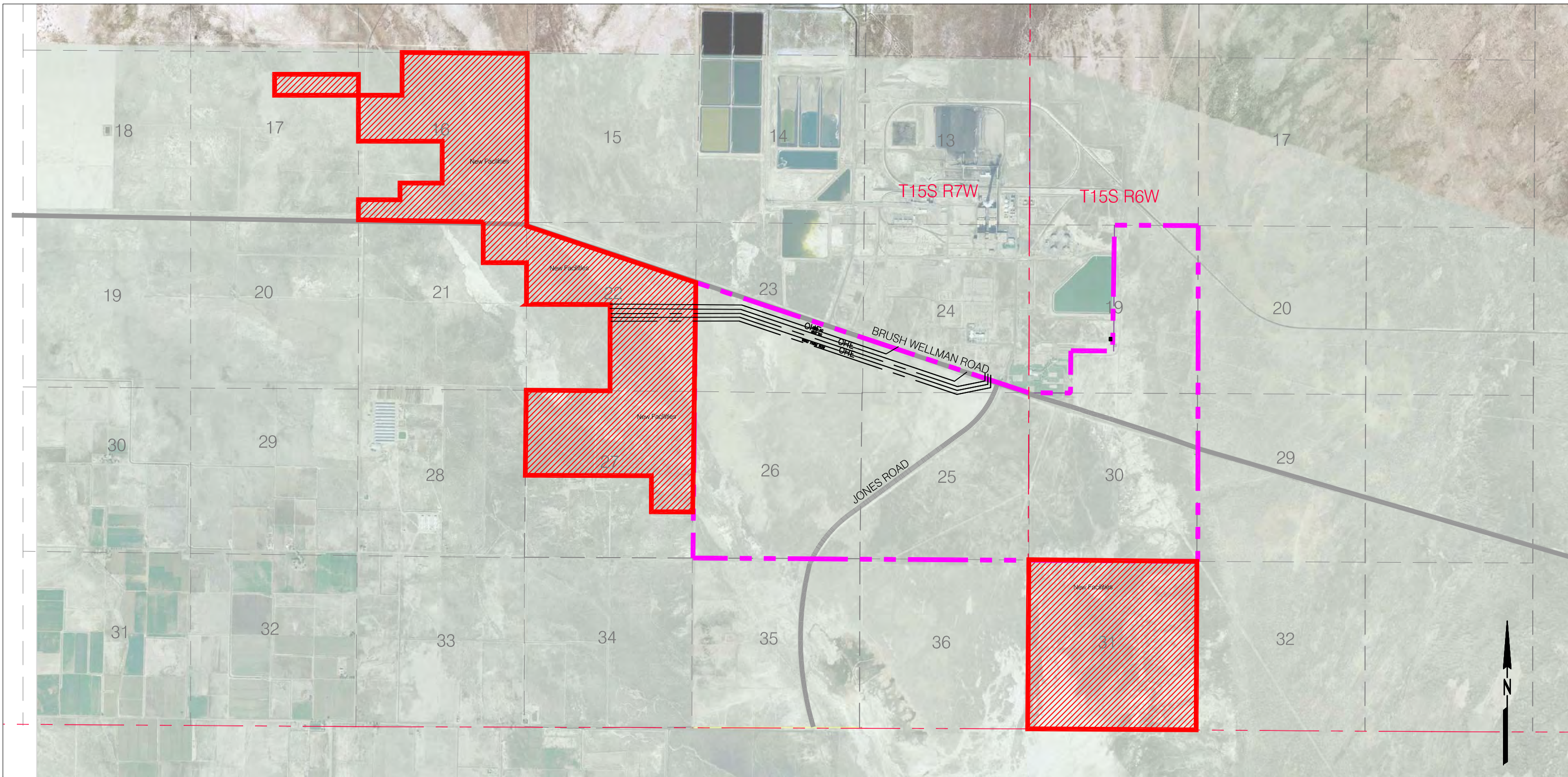
Legal Description of Property

Owner	Parcel #	Acreage	Legal Description
Magnum Holdings, LLC	168220-DO-2598-1	200	Township 15 South, Range 7 West, S.L.B. & M. Section 27: NW ¹ / ₄ , W ¹ / ₂ W ¹ / ₂ NE ¹ / ₄
Magnum Holdings, LLC	57084-DO-2598	160	Township 15 South, Range 7 West, S.L.B. & M. Section 27: E ¹ / ₂ W ¹ / ₂ NE ¹ / ₄ , E ¹ / ₂ NE ¹ / ₄ , NE ¹ / ₄ SE ¹ / ₄
Magnum Holdings, LLC	MA 2579-2	20	Township 15 South, Range 7 West, S.L.B. & M. Section 16: S ¹ / ₂ SW ¹ / ₄ SW ¹ / ₄
Magnum Holdings, LLC	MA 2581-A	40	Township 15 South, Range 7 West, S.L.B. & M. Section 17: S ¹ / ₂ N ¹ / ₂ NE ¹ / ₄
State of Utah	NA	480	Township 15 South, Range 7 West, S.L.B. & M. Section 16: E ¹ / ₂ , E ¹ / ₂ NW ¹ / ₄ , SW ¹ / ₄ NW ¹ / ₄ , SE ¹ / ₄ SW ¹ / ₄
State of Utah	NA	40	Township 15 South, Range 7 West, S.L.B. & M. Section 21: NE ¹ / ₄ NE ¹ / ₄
State of Utah	NA	381.26	Township 15 South, Range 7 West, S.L.B. & M. Section 22: Lots 3(.65), 5(22.21), 7(34.95), 8(35.45) SW ¹ / ₄ NE ¹ / ₄ , S ¹ / ₂ NW ¹ / ₄ , SE ¹ / ₄
State of Utah	NA	639.09	Township 15 South, Range 6 West, S.L.B. & M. Section 31: ALL
TOTAL		1,960.35	

Exhibit C


Site Plan


(see attached)



Magnum Heavy Industrial (HI) Rezoning - Exhibit C Site Plan




 REZONING BOUNDARY
 = 1,960.35 ACRES


 PREVIOUS REZONING BOUNDARY



3165 E. MILLROCK DR, SUITE 300
 HOLLADAY, UTAH 84121
 PHONE: (801) 993-7001

Exhibit D

Plat Maps

(see attached)

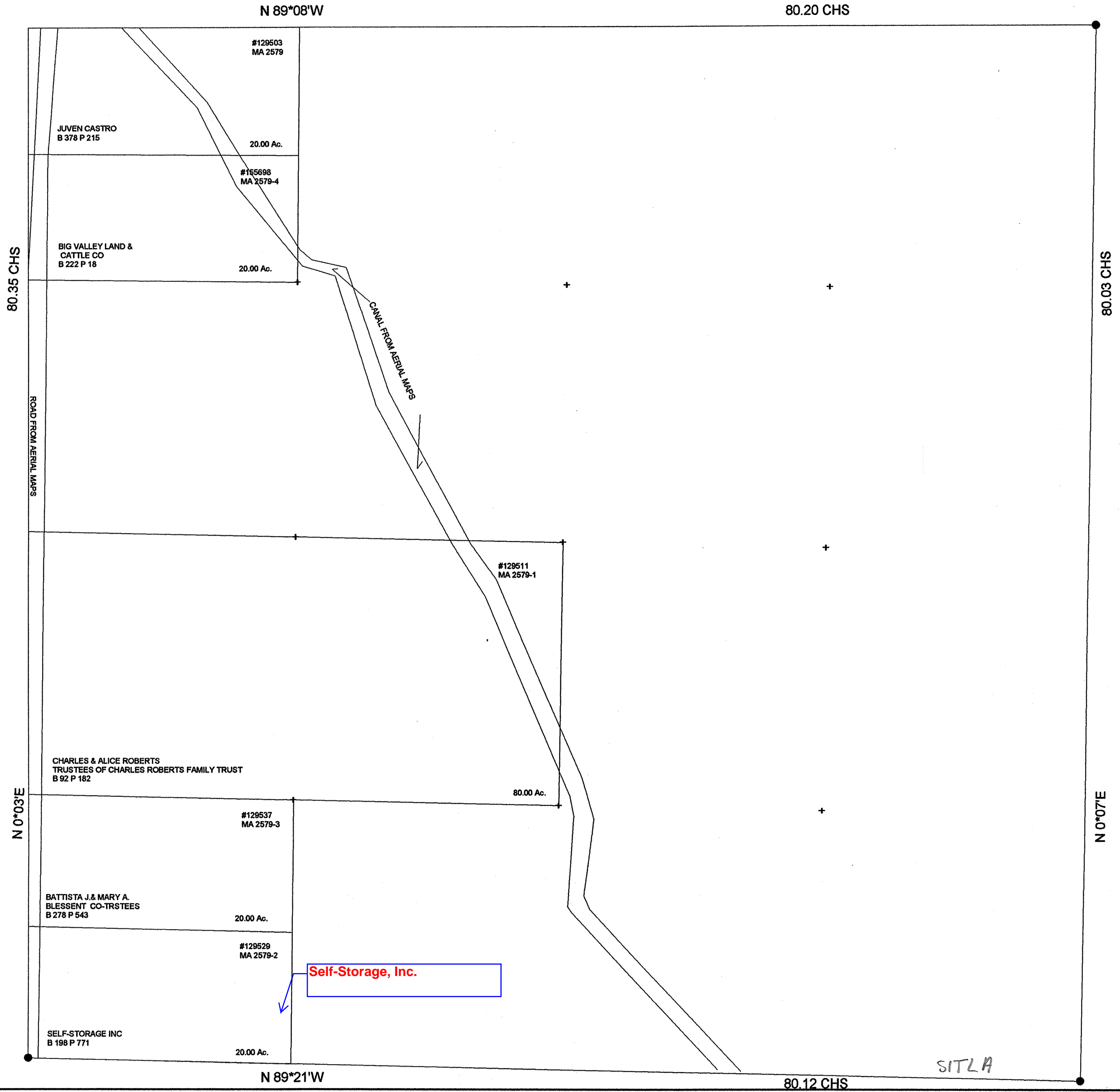
MILLARD COUNTY

MA (15)

BOOK 15 PAGE 83
SCALE: 1" = 400'
NOVEMBER 27, 2006

SECTION 16, T 15 S, R 7 W S.L.B. & M.

THIS PLAT IS MADE SOLELY FOR THE PURPOSE
OF ASSISTING IN LOCATING THE LAND, AND
THE RECORDER ASSUMES NO LIABILITY FOR
VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



DRAWER COPY

15-83
16-15S-07W

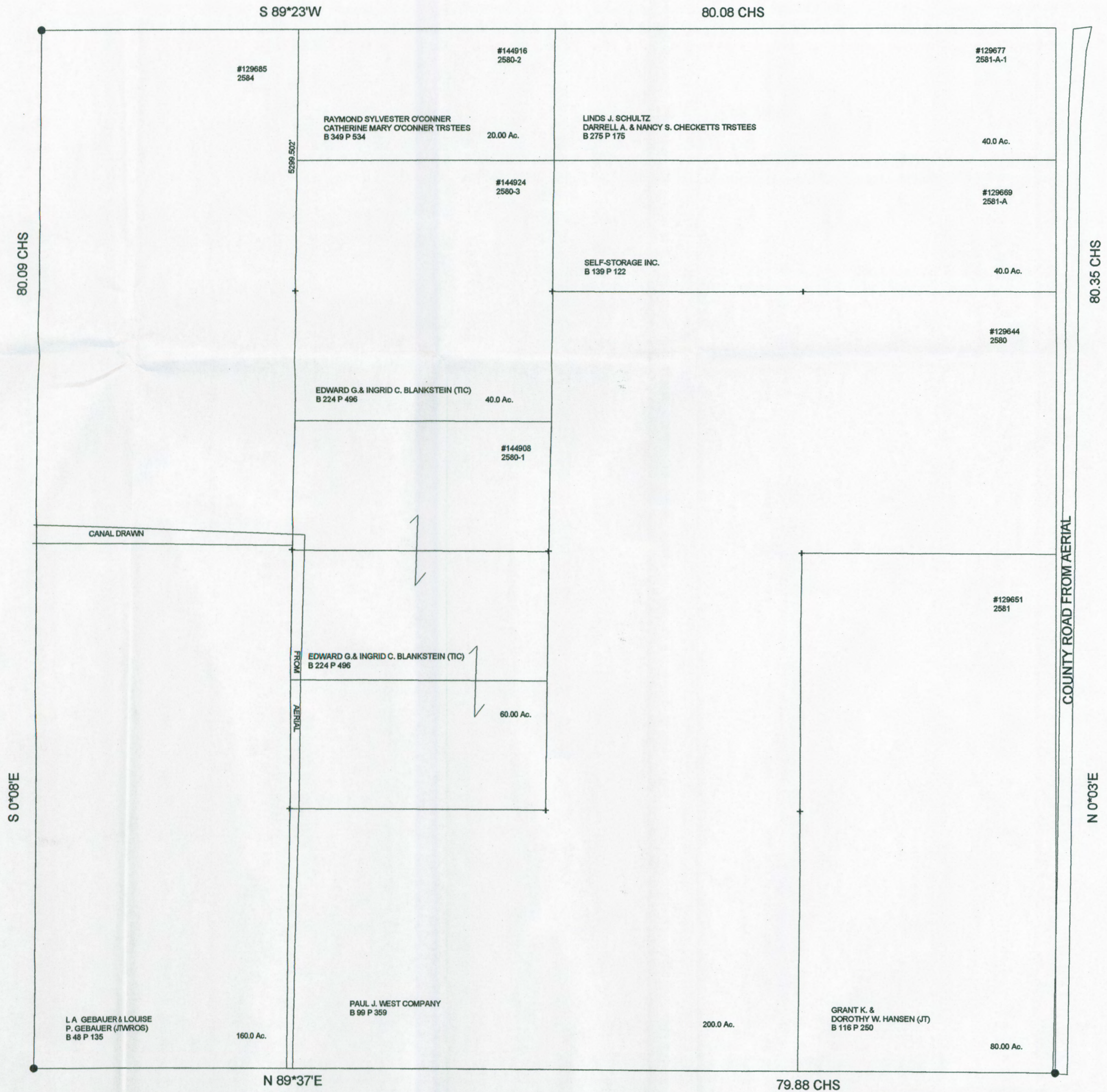
MILLARD COUNTY

MA (15)

BOOK 15 PAGE 84
SCALE: 1" = 400'
NOVEMBER 27, 2006

THIS PLAT IS MADE SOLELY FOR THE PURPOSE
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VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.

SECTION 17, T 15 S, R 7 W S.L.B. & M.



15-84
17-15S-07W

DRAWER COPY

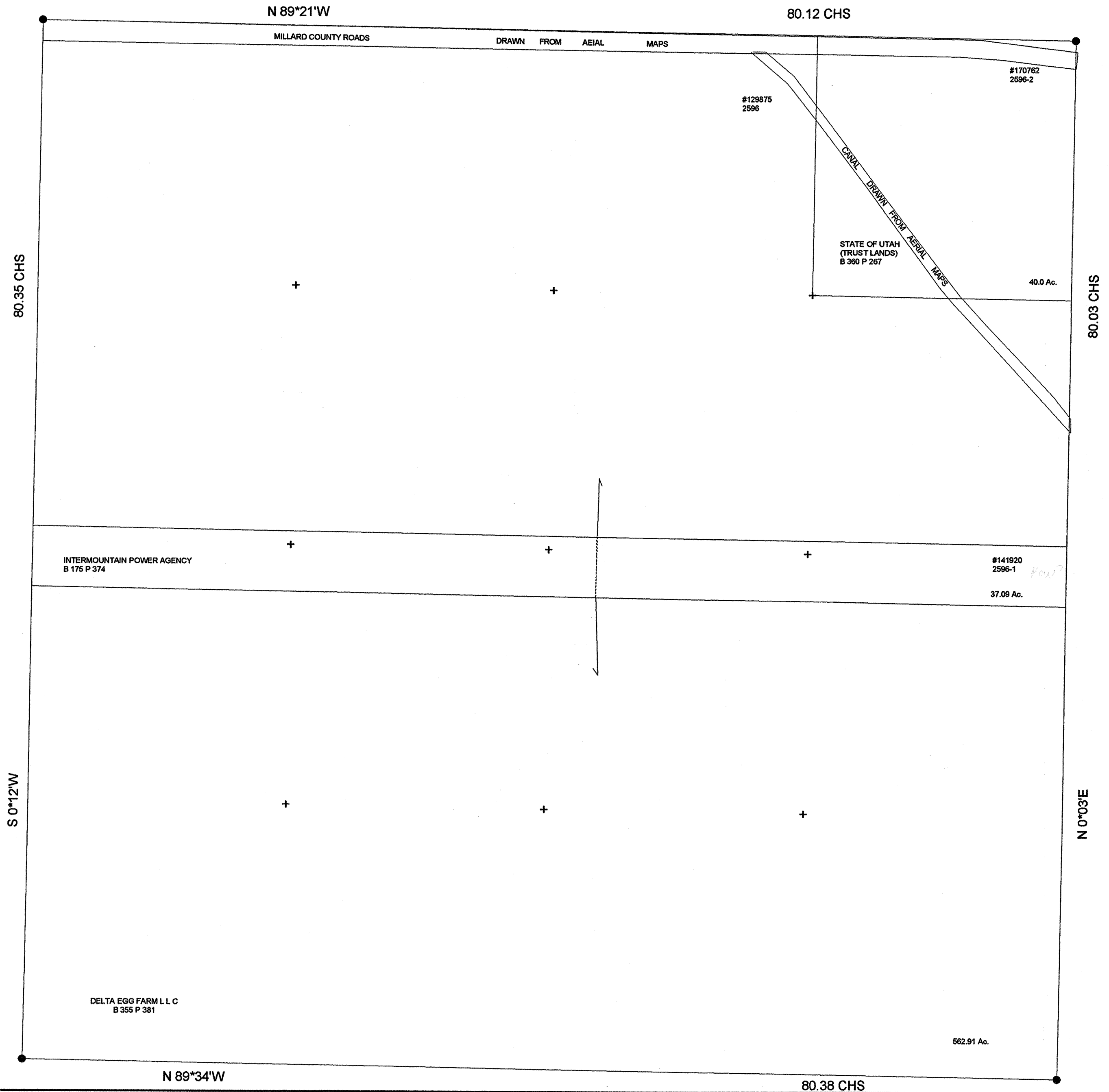
MILLARD COUNTY

SECTION 21, T 15 S, R 7 W S.L.B. & M.

MA (15)

BOOK 15 PAGE 88
SCALE: 1" = 400'
DECEMBER 7, 2006

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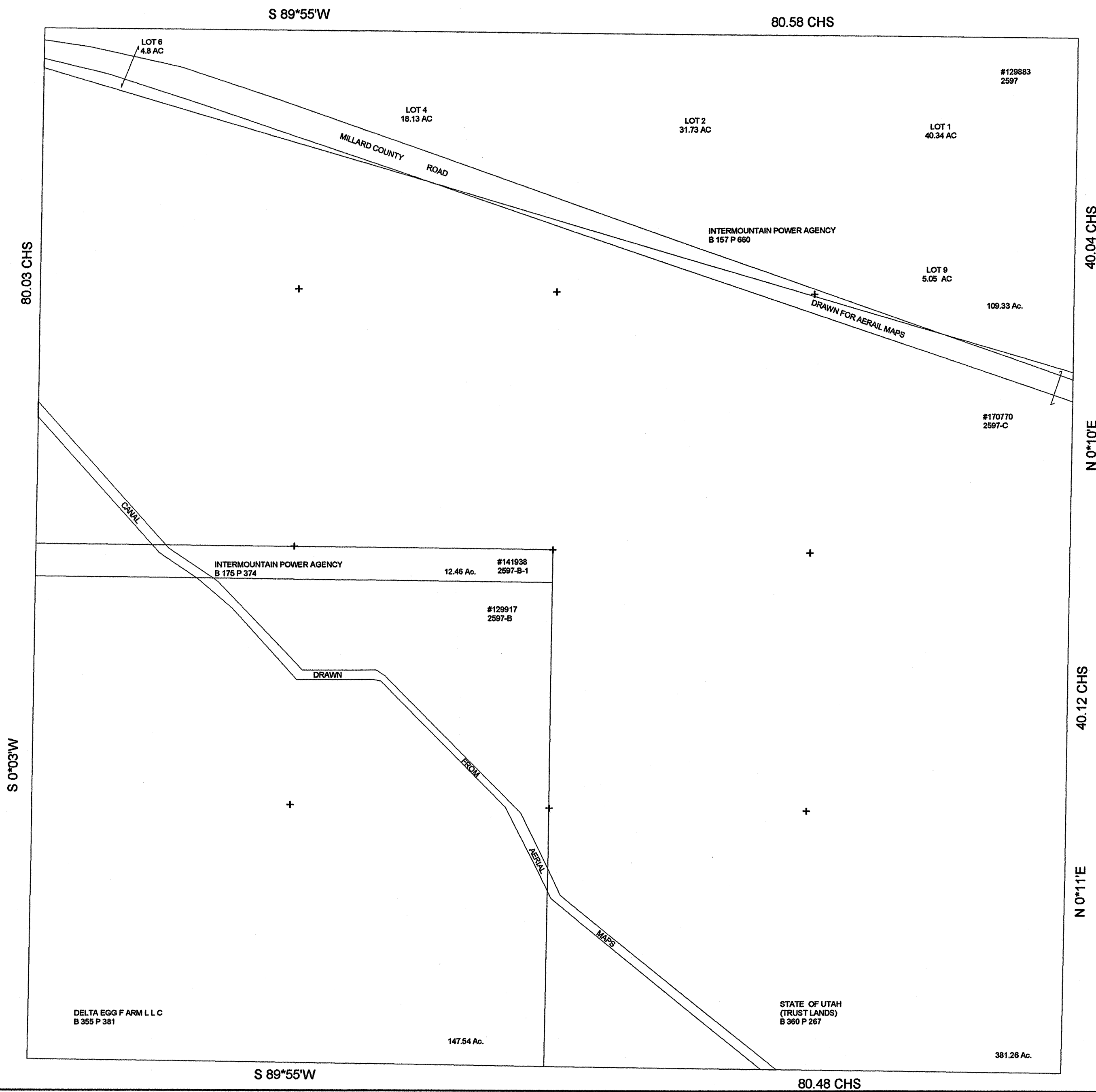
MILLARD COUNTY

MA (15)

BOOK 15 PAGE 89
SCALE: 1" = 400'
DECEMBER 8, 2006

SECTION 22, T 15 S, R 7 W S.L.B. & M.

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15-89
22-15S-07W

DRAWER COPY

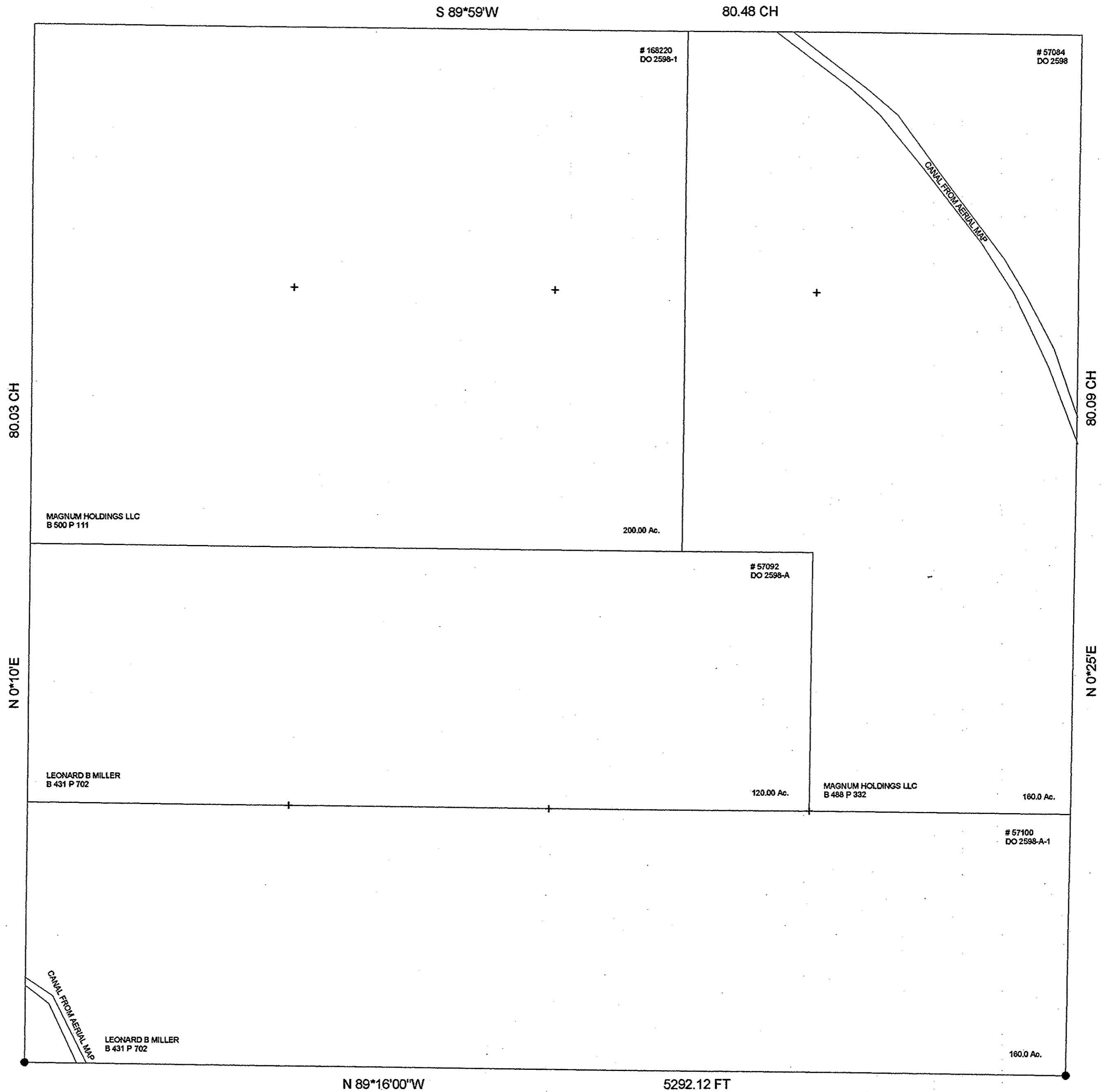
MILLARD COUNTY

DO (12)

BOOK 15 PAGE 92
SCALE: 1" = 400'
MARCH 19, 2009

SECTION 27, T 15 S, R 7 W S.L.B. & M.

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OF ASSISTING IN LOCATING THE LAND, AND
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VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



DRAWER COPY

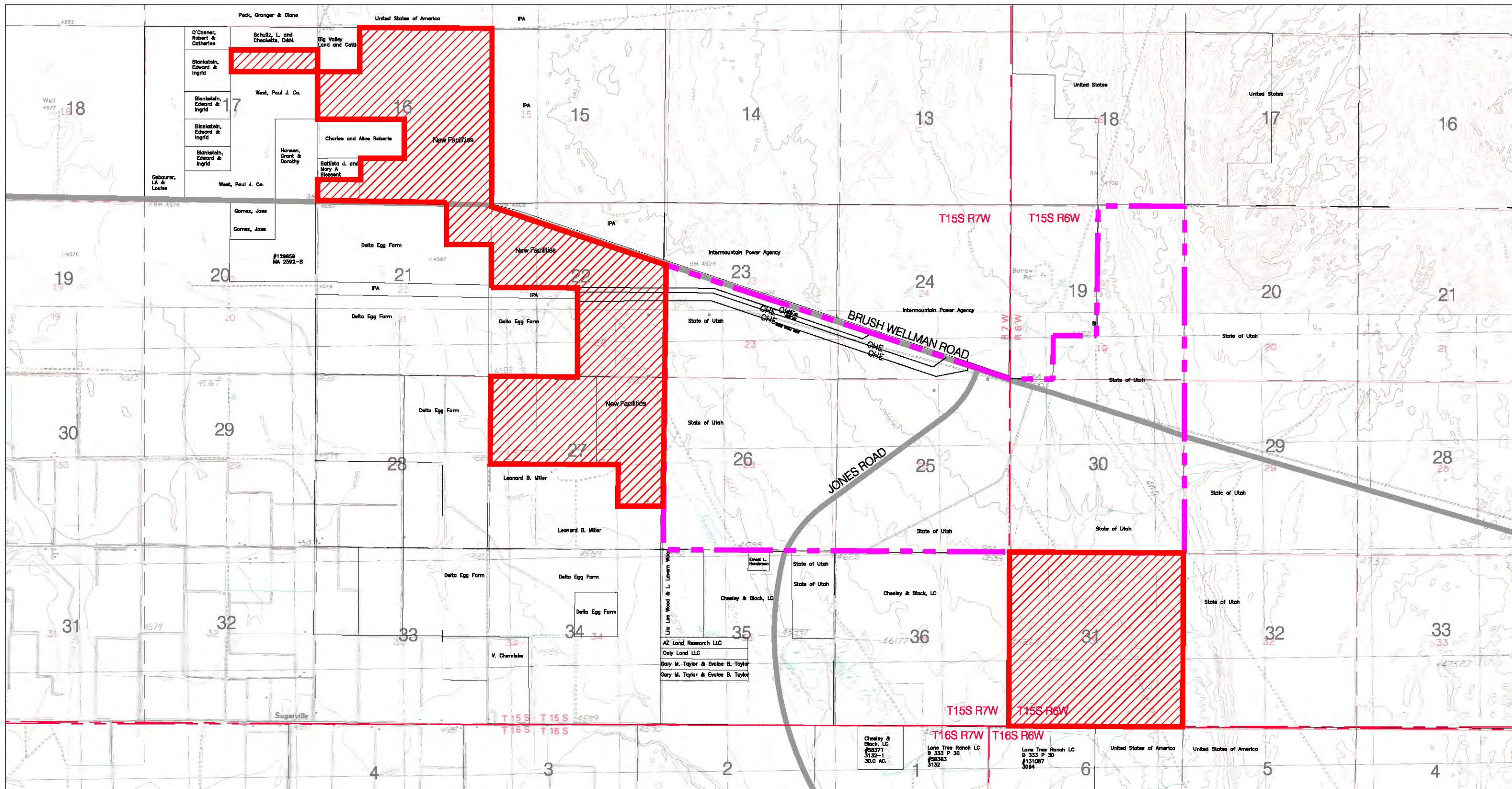
15-92
27-15S-07W

Exhibit E

Neighboring Landowners

The following is a list of names and the mailing addresses for owners of property within 1,000 feet from the outer boundaries of the subject property.

Landowner	T/R/S	Parcel ID #	Book and Page
Battista J. and Blessent, Mary	15S 7W S16	129537 MA 2579-3	B278 P543
Blankstein, Edward & Ingrid	15S 7W S17	144924 MA 2580-3	B224 P496
Big Valley Land & Cattle Co	15S 7W S16	155698 MA 2579-4	B222 P18
Chesley & Black, LLC 273 W. 100 N. PO Box 98 Delta, UT 84624	15S 7W S36	141946 MA 2650	B480 P 567
Delta Egg Farm 9246 N. 4000 Delta, UT 84624	15S 7W S21, 22, 28, 34	129875 MA 2596 57787	B355 P381
Hansen, Grant & Dorothy	15S 7W S17	129651 MA 2581	B116 P250
Intermountain Power Authority 10653 S. River Front Parkway Suite 120 South Jordan, UT 84093	15S 7W S10, 15, 21, 22, 23, 24 15S 6W S19	2597; 2597-A; 2597-A-1; MA 2578-C-1	
Lone Tree Ranch LC	16S 7W S1 16S 6W S6	58383 – 3192 131087-3094	B333 P30 B333 P30
Miller, Leonard B. 626 W. 3650 S. Ogden, UT 84405	15S 7W S27	57092 DO 2598-A 57100 DO-2598-A-1	B431 P702 B431 P702
O’Conner, Robert & Catherine	15S 7W S17	144916 MA 2580-2	B349 P534
Peck, Granger & Dianne	15S 7W S8	129552 MA 2579-D	B84 P175
Roberts, Charles & Alice	15S 7W S16	129511 MA 2579-1	B278 P175
Sall, Millard J. & Christina M.	15S 7W S20	129834 MA 2591-A-1	B50 P 307
Saxton, Blanche H.	15S 7W S28	57126 2599-1	B135 P774 B194 P175
Schultz, L. and Checketts, D & N	15S 7W S17	129677 MA 2581-A-1	B275 P175
State of Utah	15S 7W S23, 25, 26 15S 6W S29, 30, 32	NA	NA
United States of America – BLM	15S 7W S9 16S 6W S5, 6	NA	NA
West, Paul J. Co.	15S 7W S17	129644 MA 2580	B99 P359



Magnum Heavy Industrial (HI) Rezoning - Exhibit E Neighboring Landowners within 1,000'

SITE PLAN
NOT TO SCALE



REZONING BOUNDARY

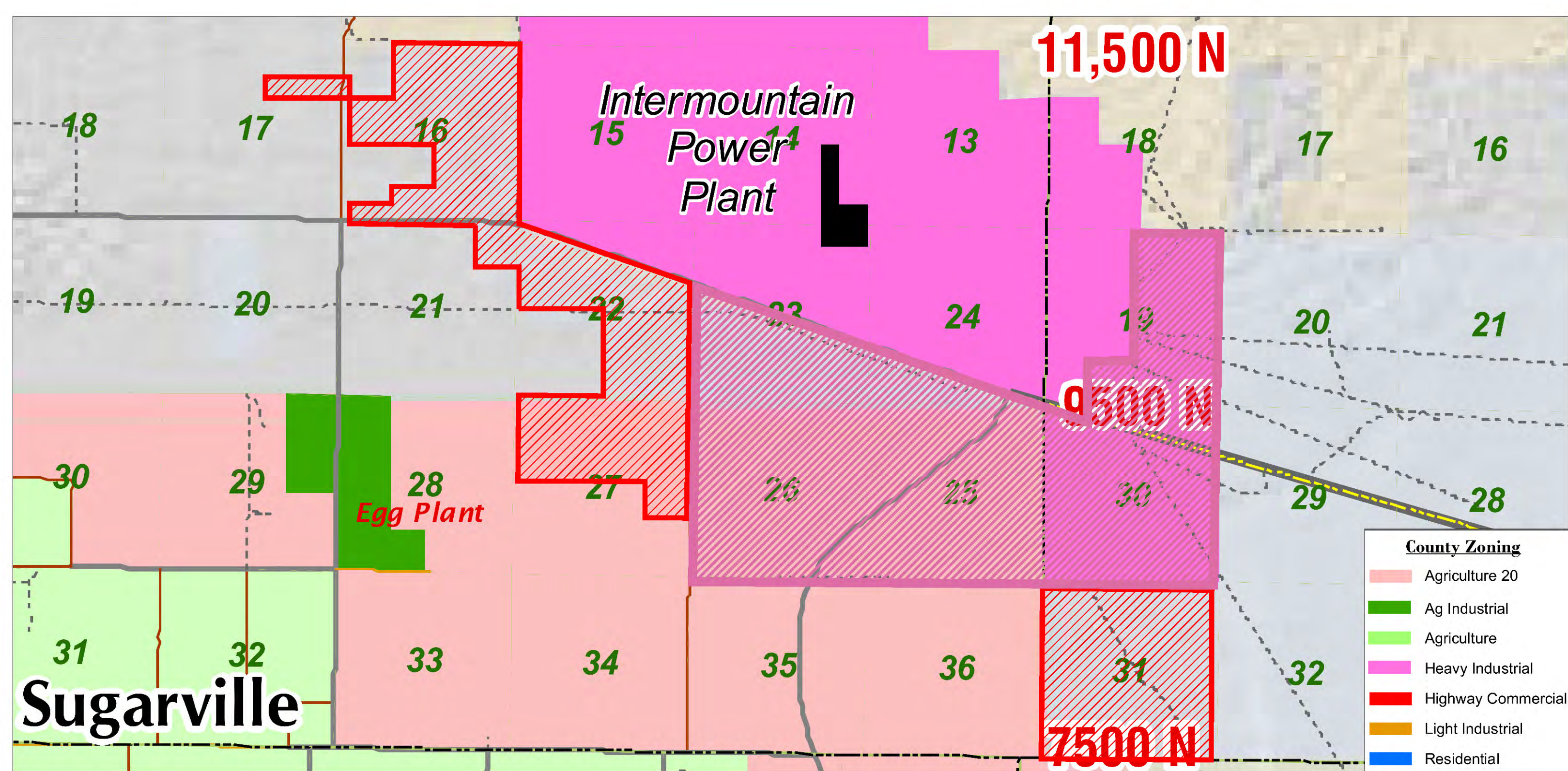
= 1,960.35 ACRES



PREVIOUS REZONING BOUNDARY



3165 E. MILLROCK DR, SUITE 300
HOLLADAY, UTAH 84121
PHONE: (801) 993-7001



Magnum Heavy Industrial (HI) Rezoning - Exhibit F Existing Zoning



SITE PLAN
NOT TO SCALE



3165 E. MILLROCK DR, SUITE 300
HOLLADAY, UTAH 84121
PHONE: (801) 993-7001