

REAL PROPERTY PURCHASE AGREEMENT

THIS REAL PROPERTY PURCHASE AGREEMENT (this “Agreement”) is made and entered into by and between the **CITY OF SANTAQUIN, UTAH**, a municipality of the state of Utah (“Buyer”) and **JAMIE EVANS**, an individual (“Seller”) as of the date Seller and Buyer execute this Agreement as provided on the signature page. Seller and Buyer are herein sometimes referred to individually as a “Party” and collectively as the “Parties.” The transactions contemplated by this Agreement are herein sometimes collectively referred to as the “Transaction.”

RECITALS

WHEREAS, Buyer is a municipality located in Utah County, state of Utah, whose responsibilities include construction, operation and maintenance of public thoroughfares for public transportation; and

WHEREAS, Buyer plans to realign the intersection of Highland Drive and Center Street/Canyon Road and eventually construct a public thoroughfare to connect said intersection to the recently constructed public thoroughfare running from 900 South Street along I-15 to Exit 242 (the “South Frontage Road”), and desires to obtain property for the construction and operation of said public thoroughfare; and

WHEREAS, Seller owns certain real property (the “Property”) that is suitable for the construction of the proposed public thoroughfare that would connect the realigned intersection with the South Frontage Road, which Property is more particularly described in Exhibit A hereto; and

WHEREAS, the City intends to acquire the Property for the aforementioned purpose and has notified Seller of its intention to acquire the Property through the power of eminent domain, pursuant to the provisions of applicable Utah law; and

WHEREAS, to avoid the time and expense of eminent domain procedures, Seller is willing to sell the Property to Buyer under certain terms and conditions, including the relocation of a certain billboard currently located on the Property; and

WHEREAS, the Parties now desire to enter into an agreement to accomplish Buyer’s purchase of the Property, subject to the terms and conditions set forth herein.

NOW THEREFORE, the Parties hereto agree as follows:

1. Property Purchase. Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller, subject to the terms and conditions contained herein, the Property, together with all improvements and appurtenances (if any), and all oil, gas and mineral and water rights owned by Seller.

2. Property Sold “As Is.” AT THE CLOSING, BUYER SHALL ACCEPT TITLE TO THE PROPERTY, AND ACCEPT THE PROPERTY, AS IS, WHERE IS, WITH ALL

FAULTS EXCLUDING ONLY THOSE WARRANTIES INHERENT WITHIN THE WARRANTY DEED BY WHICH SELLER WILL CONVEY TITLE TO THE PROPERTY TO BUYER AND REPRESENTATIONS, WARRANTIES AND COVENANTS EXPRESSED IN THIS AGREEMENT, TO THE EXTENT THEY SURVIVE THE CLOSING.

3. Improvements Constructed by Buyer. The Parties understand and agree that the Purchase Price for the Property includes Buyer's agreement and commitment to construct and/or install the following improvements to the Property within Two Hundred Seventy days of Closing:

- a. Two ingress/egress points to the remnant parcel owned by Jamie Evans.
 - (i) Each ingress/egress point will include its own drive approach.
- b. Concrete curb, gutter and sidewalk.
- c. Stubbing of utility lines for culinary water and secondary water.

The improvements listed above shall be installed as depicted on the construction drawings attached hereto as Exhibit B in compliance with all applicable construction standards. All costs associated with the construction and installation of said improvements shall be the sole responsibility of Seller. The cost of said improvements shall be subtracted from the Purchase Price set forth in paragraph 5. The Parties estimate that those costs will be Twenty-three Thousand Dollars (\$23,000); however, after construction, the Purchase Price shall be adjusted to reflect the actual costs of said improvements and the seller will pay for any overage for actual costs incurred for the improvements. The provisions of this paragraph shall survive Closing.

4. Relocation of Billboard. Seller shall remove one of the existing billboards located on the Property not later than One Hundred Eighty (180) days from the receipt of permits needed to construct the new billboard. The City agrees to provide a perpetual easement on the South Frontage Road on the real property described in Exhibit C hereto, for Seller's construction, operation, access, and maintenance of a billboard of a size not larger than the billboard being relocated, in its current state, which easement shall also include Seller's right to install, maintain and operate electrical facilities necessary for the operation of the billboard. Seller shall comply with the following terms and conditions in the construction, operation, and maintenance of the future billboard:

- a. The billboard shall be constructed, maintained, and at all times operated in a manner ensuring that storm drainage will not impact the billboard footings.
- b. Buyer, including any agents, successors, assigns, lessees, and all others operating the billboard agree to minimize impact of lighting by strictly complying with the lighting specifications and restrictions set forth in Exhibit D hereto.
- c. The Parties acknowledge and agree that the operation of the future/relocated billboard may impact the adjacent property being developed by DR Horton. To mitigate effects of the billboard on the development, Seller has offered to and will provide free advertising to DR Horton — for two turns, one 8-second turn on each side, or 1,200+ turns per day, per side for twelve (12) months, commencing upon completion of billboard construction and approved billboard graphic submission from DR Horton . The City will inform DR Horton of the terms of this paragraph

and encourage DR Horton to allow Seller to submit bids on future excavation projects within the City.

The Parties also agree that all costs associated with the removal of the existing billboard and construction of the future billboard shall be the sole responsibility of Seller. The provisions of this paragraph shall survive Closing.

5. Purchase Price. The Purchase Price for the Property shall be One Hundred Seven Thousand Six Hundred and Eight Dollars (\$107,608.00), less the costs of the improvements installed by Buyer pursuant to the provisions of paragraph 3. Buyer shall pay to Closing Agent a Deposit in the amount of Five Thousand Dollars within two business days of the execution of this Agreement. Buyer shall pay the estimated balance of the Purchase Price (\$79,608.00) at closing. Any adjustment to the estimated cost of the improvements will be completed by the responsible Party within thirty (30) days of the completion of the improvements.

6. Closing. This Transaction shall be closed at the offices of Pro-Title and Escrow, Inc ("Closing Agent") at 101 North University Ave , Provo, Utah or at any other place as the Parties may agree, on or before March 17, 2021. Before or at "Closing" Seller and Buyer shall have made all of their respective deliveries described below, to-wit:

- a. Seller's Closing Deliveries. Seller shall deliver to Buyer (or to the Closing Agent):
 - (i) a general warranty deed (the "Deed"), fully executed and properly acknowledged by Seller, conveying the Property to Buyer;
 - (ii) written evidence that all state and local property taxes have been paid in full;
 - (iii) a commitment from Closing Agent to issue a standard coverage owner's policy of title insurance in such amount as may reasonably be requested by Buyer (with the premium to be paid by Buyer as provided in subparagraph 7.b. below); and
 - (iv) any other funds, instruments or documents as may be reasonably requested by Buyer or the Closing Agent or reasonably necessary to affect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to Seller's prior approval, which approval shall not be unreasonably withheld, conditioned, or delayed).
- b. Buyer's Closing Deliveries. Buyer shall deliver to Seller (or to the Closing Agent):
 - (i) the Purchase Price (payable to Seller); and
 - (ii) any other funds, instruments or documents as may be reasonably requested by Seller or the Closing Agent, or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to Buyer's prior approval, which approval shall not be unreasonably withheld, conditioned, or delayed).

7. Closing Costs and Prorations.

- a. Except as otherwise provided below in this subparagraph a., all general and special taxes, if any, and assessments against the Property for all periods prior to the Closing Date shall be paid by Seller at or prior to Closing. The amount of such taxes shall be estimated based on information provided by the Utah County Assessor for the parcel or parcels of which the Property is a part, the "Assessed Parcel." Seller and Buyer shall each pay their own legal expenses in connection with this Transaction.
- b. Buyer shall pay the cost of a standard coverage owner's policy of title insurance. Unless otherwise agreed by the parties in writing, Buyer shall pay all other closing costs including, but not limited to charges and fees assessed by Closing Agent.

8. Possession. Unless otherwise agreed in writing by the Parties, Seller shall deliver possession of the Property to Buyer upon Closing.

9. Conveyance; Title Insurance. As required by paragraph 6.a.(i), Seller shall convey to Buyer, by special warranty deed, good and marketable fee simple title to the Property, free and clear of all mortgages, trust deeds, judgments, mechanics' liens, tax liens and warrants and other financial encumbrances. As provided in subparagraph 7.b. above, Buyer may acquire (and may condition the Closing upon Buyer's ability to obtain) a current standard coverage owner's policy of title insurance. Even though the policy premium will be paid by Buyer, Seller agrees to order a title insurance commitment on the Property as provided in paragraph 10.b. below.

10. Sellers' Disclosures.

- a. Seller hereby discloses and represents to Buyer that Seller has no knowledge of any hazardous materials or substance being stored or present upon the Property and that Seller has no knowledge relating to any environmental problems or any building or zoning code violations affecting the Property.
- b. Within five (5) days from the date Seller executes and delivers this Agreement to Buyer, Seller shall deliver to Buyer a commitment for the policy of title insurance required by paragraph 9 above, together with all documents identified as exceptions to coverage in such title commitment.
- c. No later than March 1, 2021, Seller shall make available to Buyer, at Buyer's request, all of the following (collectively, the "Seller's Disclosures") that are in the actual possession or control or reasonably accessible to Seller:

- (i) Topographic or other maps and all other material documents presently existing concerning the Property;
- (ii) any and all leases or other contracts or agreements affecting the Property;
- (iii) copies of all permits, licenses and approvals (if any) from all federal, state and local governmental authorities relating to the Property; and
- (iv) all such other documentation and information relating to the Property in possession of Seller which is specifically identified and requested by Buyer in writing which is reasonably required by Buyer in order to perform its due diligence.

11. Buyers Right to Cancel. Buyer's obligation to purchase under this Agreement is conditioned upon Buyer's approval of the content of all of the Seller's Disclosures referred to in paragraph 10 above, Buyer's satisfactory completion of such evaluations and inspections as Buyer may deem reasonably necessary in its sole and absolute discretion ("the Approvals"). The Approvals shall be sought and conducted by persons selected by Buyer, and Buyer shall pay all costs in connection with the Approvals. At any time prior to Closing, Buyer and/or its designees shall have the right to enter upon the Property to make such evaluations and inspections as Buyer may deem reasonably necessary. Buyer agrees to employ reasonable care in entering onto the Property so as to cause minimum disturbance to the Property and to defend, indemnify and hold Seller free and harmless from and against any loss, cost, claim, damage and/or liability directly or indirectly arising or resulting from Buyer entering upon the Property. Seller agrees to fully cooperate with Buyer, to disclose all information relating to the Property as required by this Agreement, and to execute all applications, authorizations and other documentation, at no cost or risk to Seller, as reasonably requested by Buyer to assist Buyer in obtaining the Approvals. If any of the Approvals have not been obtained or occurred at or prior to Closing, Buyer may either waive the same and proceed to Closing or cancel this Agreement. In the event Buyer elects to cancel the Agreement as provided herein, Closing Agent shall immediately return the Deposit to Buyer and neither party shall have any further obligations hereunder.

12. Seller's Representations, Warranties and Covenants. Seller represents, warrants and covenants to Buyer that:

- a. Seller has full power and authority to enter into this Agreement and complete this Transaction.
- b. Seller has good and marketable fee simple title to the Property. Other than as has been or will be disclosed to Buyer, there are no unrecorded agreements, leases, liens or encumbrances that may affect title to the Property to which Seller is a party or of which Seller has knowledge.
- c. Upon Seller's execution of this Agreement, it will be binding and enforceable against Seller in accordance with its terms, and upon Seller's

execution of the additional documents contemplated by this Agreement, they will be binding and enforceable against Seller in accordance with their terms.

d. Subject to the foregoing, neither the execution and delivery of this Agreement, nor the consummation of this Transaction will constitute a breach under any contract or agreement to which Seller is a party or by which Seller is bound that affects the Property or any part thereof.

e. Seller has not entered into any agreement or contract with respect to the Property or granted any interest in the Property that is inconsistent with Seller's obligation to convey to Buyer good and marketable fee simple title to Seller's interest in the Property in accordance with the requirements of this Agreement. Except as otherwise provided herein, Seller shall not, prior to any termination of this Agreement and without Buyer's prior written consent, enter into or execute any easement, encumbrance, lease, or other agreement with respect to the Property, or execute, record or consent to any declaration of covenants, conditions and restrictions or other similar document with respect to the Property.

f. Seller has not received notice of any pending or threatened condemnation action affecting the Property, any moratorium on building on the Property, or any violation with regard to any applicable law, regulation, ordinance, requirement, covenant, condition or restriction relating to the present use, occupancy or condition of the Property from any person, authority or agency having jurisdiction over the Property.

g. Seller has not received notice of any intended public improvements that will result in any condemnation or taking of all or a portion of any part of the Property, or in any special assessments, levies, taxes or other charges being assessed against any part of the Property that will impose a lien upon the Property. Seller has no knowledge of special assessments pending or threatened against or with respect to the Property on account of or in connection with streets, roads or any other public improvements, including, but not limited to, storm and sanitary sewer, water or other utility lines, curbs, gutters, drainage facilities, sidewalks, lighting and the like.

h. There are no suits, claims, proceedings or investigations pending or, to Seller's actual knowledge, threatened with respect to the Property or that will adversely affect Seller's ability to meet its obligations under this Agreement.

i. Seller has not: (i) made a general assignment for the benefit of creditors; (ii) filed any voluntary petition in bankruptcy, or received notice of the filing of any involuntary petition in bankruptcy against the Seller; (iii) received notice of the appointment of a receiver to take possession of all or substantially all of the Seller's assets; (iv) received notice of the attachment or other judicial seizure of all or substantially all of the assets of Seller; (v) within twelve (12) months preceding the date of this Agreement, admitted in writing the inability of Seller to

pay its debts as they come due; or (vi) made an offer of settlement, extension or composition to the creditors of Seller generally.

j. Seller is not in default under the terms of any written agreement with a third party to which Seller is a party pertaining to the Property, nor has any event occurred that, with notice or passage of time, or both, would constitute a default by Seller under any such agreement, nor has Seller received notice of any default under any agreement or encumbrance to which the Property or any portion thereof is subject.

k. Seller does not have actual knowledge of the existence of any criminal or other investigation concerning Seller or any other person that may result in a forfeiture of all or any portion of the Property.

l. Neither the execution and the delivery of this Agreement nor the consummation of this Transaction is subject to any requirement that Seller obtain any consent, approval or authorization of, or make any declaration or filing with, any governmental authority or third party that has not been obtained or that, in any case or in the aggregate, if not obtained or made would render the execution, delivery or consummation illegal or invalid, or would constitute a default under this Agreement, or result in the creation of any lien, charge or encumbrance upon the Property.

m. Seller does not have actual knowledge of or any reason to suspect the presence or existence of any Hazardous Materials (as defined below) or petroleum underground storage tanks on or near the Property that would necessitate or require remediation, cleanup or any other action in accordance with any Environmental Laws (as defined below). Except as provided above, Seller has no knowledge or reason to suspect that prior to the date of this Agreement the Property has not been used in compliance with applicable Environmental Laws. Seller has not at any time used, stored or kept at the Property any Hazardous Materials, except in compliance with all Environmental Laws and, other than as disclosed above, Seller has no knowledge or reason to suspect that any Hazardous Materials have been used, stored or kept at the Property except in compliance with applicable Environmental Laws. Seller has no knowledge or reason to suspect that the Property has been designated by any governmental or quasi-governmental authority as an area subject to environmental or other regulation that would materially affect the use of the Property as contemplated by Buyer. As used in this Agreement, the term "Hazardous Materials" is defined to include, without limitation, (i) oil hydrocarbons, petroleum, petroleum products or products containing or derived from petroleum; and (ii) any hazardous or toxic waste, substance, material, chemical, gas or particulate matter, as presently defined by or for purposes of any Environmental Laws. As used in this Agreement, the term "Environmental Laws" is defined to include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C.A. Section 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C.A. Section 1801, et seq.; the Resource Conservation

and Recovery Act, 42 U.S.C.A. Section 6901, et seq.; the Toxic Substances Control Act, 15 U.S.C.A. Section 2601, et. seq.; the Federal Water Pollution Control Act, 33 U.S.C.A. Section 1251, et seq.; the Safe Drinking Water Act, 42 U.S.C.A. Section 300f, et seq.; the Clean Air Act, 42 U.S.C.A. Section 7401, et seq.; any successor to those laws (in existence on the date this representation is made or updated); any rules, regulations, ordinances, orders or decrees issued pursuant to those laws; any other federal, state or local environmental, health or safety statute, ordinance, code, rule, regulation, order or decree as may now or at any later time be in effect regulating, relating to or imposing liability or standards concerning or in connection with hazardous or toxic wastes, substances, materials, chemicals, gases or particulate matter or the emission, discharge, dumping or other release of any substance to the environment; and any common law theory based on nuisance or strict liability.

n. Seller shall, immediately notify Buyer in writing upon receiving notice of any actual or threatened claims or proceedings (i) for the condemnation of the Property or any portion thereof, (ii) arising out of injury or damage to or upon the Property or any portion thereof, (iii) arising out of any violation or threatened violation of applicable laws or regulations relating to or affecting the Property, including but not limited to any violation of Environmental Laws, or that may result in the liability of the owner or a successor owner of any interest in the Property, (iv) arising out of the imposition of any special assessment, levy or tax, (v) relating to the potential formation of any taxing authority affecting the Property, (vi) that could affect or cloud title to or ownership of the Property, or (vii) that could result in a moratorium against building on the Property.

The foregoing representations, warranties and covenants shall be true, correct and accurate on and as of the date of this Agreement and on and as of the date of Closing and shall survive the Closing for a period of twelve (12) months. Prior to Closing, should Seller inform Buyer or should Buyer become aware of facts or information which differs with any representation or warranty of Seller set forth in this Agreement, Seller's representation or warranty shall be deemed to have been modified accordingly. Should Buyer be aware of contrary facts and circumstances before the Closing, but elect to close, Buyer must be deemed to have waived the same.

13. Buyer's Representations and Warranties. Buyer represents and warrants to Seller that:

a. Buyer is a validly existing municipality and political subdivision of the state of Utah, organized and existing pursuant to the provisions of Utah law, and has full power and authority to enter into this Agreement and complete this Transaction.

b. This Agreement will be binding and enforceable against Buyer in accordance with its terms, and upon Buyer's execution of the additional documents contemplated by this Agreement, those terms and conditions and

additional documents will be binding and enforceable against Buyer in accordance with their terms.

The foregoing representations and warranties shall be true, correct and accurate on and as of the date of this Agreement and on and as of the Closing date. All representations, warranties and covenants by Buyer set forth in this Agreement will survive the consummation of this Agreement, the delivery and recordation of the Deed and the Closing of this Transaction.

14. Broker's Commissions. Seller and Buyer warrant, each to the other, that they have not dealt with any finder, broker, or realtor in connection with this Transaction. Each Party shall and does hereby indemnify the other Party against, and agrees to hold such other Party harmless from, any claim, demand or suit for any brokerage commission, finder's fee or similar charge with respect to the execution of this Agreement or this Transaction based on any act by or agreement or contract with the indemnifying Party, and for all losses, obligations, costs, expenses and fees (including attorneys' fees) incurred by the other Party on account of or arising from any such claim, demand or suit.

15. Risk of Loss. The risk of loss will be upon Seller until Closing. Seller shall, at Seller's sole cost, take reasonable steps to protect the Property from damage and deterioration prior to Closing. In the event of any loss or damage to or condemnation of the Property prior to Closing, Buyer may either waive such loss, damage or condemnation and proceed to close this Transaction, or cancel this Agreement. If Buyer waives any loss or damage to or condemnation of the Property and proceeds to close this Transaction, Seller shall, at and as a condition precedent to Closing, pay to Buyer the amount of any insurance or condemnation proceeds attributable to the Property that have been received by the Seller and assign to Buyer as of Closing all rights or claims to proceeds payable thereafter.

16. Default and Remedies.

a. **Seller Default.** If Seller shall have failed to close escrow and sell the Property to Buyer on the terms and provisions contained herein within the time for performance as specified herein or otherwise breaches any Seller obligation under the terms of this Agreement, Buyer's sole remedy shall be to either (but not both) (i) seek specific performance of this Agreement; or (ii) obtain a return of the Deposit, together with the reimbursement by Seller of Buyer's out of pocket expenses, including attorneys' fees, incurred in conducting its due diligence and otherwise performing under this Agreement. Cancellation by Buyer pursuant to paragraph 11 of this Agreement shall not constitute a Seller Default.

b. **Buyer Default.** If the closing fails to occur as a result of Buyer's default in its obligation to close the purchase of the Property as provided in this Agreement, Seller shall retain the Deposit as full, agreed and liquidated damages, as Seller's sole legal and equitable remedy with respect to such Buyer default. THE PARTIES HERETO EXPRESSLY AGREE AND ACKNOWLEDGE THAT IN THE EVENT OF A DEFAULT BY BUYER IN ITS OBLIGATION TO CLOSE THE PURCHASE OF THE REAL PROPERTY ON THE CLOSING DATE, SELLER'S ACTUAL DAMAGES WOULD BE EXTREMELY DIFFICULT OR

IMPRACTICABLE TO ASCERTAIN, THAT THE AMOUNT OF THE DEPOSIT REPRESENTS THE PARTIES' REASONABLE ESTIMATE OF SUCH DAMAGES, AND THAT SUCH AMOUNT IS NOT UNREASONABLE UNDER THE CIRCUMSTANCES EXISTING AT THE TIME THIS AGREEMENT WAS MADE.

Cancellation by Buyer pursuant to paragraph 11 of this Agreement shall not constitute a Buyer Default.

17. Entire Agreement; Amendments. This Agreement sets forth the entire understanding of the Parties with respect to the subject matter hereof, and all prior negotiations, understandings, representations, inducements and agreements, whether oral or written and whether made by a Party hereto or by any one acting on behalf of a Party, shall be deemed to be merged in this Agreement and shall be of no further force or effect. No amendment, modification, or change in this Agreement shall be valid or binding unless reduced to writing and signed by the Parties hereto.

18. Expenses of Enforcement. In any proceeding to enforce, interpret, rescind or terminate this Agreement or in pursuing any remedy provided hereunder or by applicable law, the prevailing Party shall be entitled to recover from the other Party all costs and expenses, including reasonable attorneys' fees, whether such proceeding or remedy is pursued by filing suit or otherwise, and regardless of whether such costs, fees and/or expenses are incurred in connection with any bankruptcy proceeding.

19. Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight courier service, confirmed facsimile, or United States certified or registered mail, return receipt requested, postage prepaid, addressed to Seller or Buyer as follows (or at another address or facsimile number as Seller or Buyer or the person receiving copies may designate in writing):

Buyer: Santaquin City
Attention: City Manager
275 West Main Street
Santaquin, Utah 84655

With a copy to: Nielsen & Senior
Attention: Brett B. Rich
1145 South 800 East, Suite 110
Orem, Utah 84097

Seller: Jamie Evans
2068 Mountain Vista Lane
Provo, UT 84606

With a copy to:

Notice is deemed to have been given on the date on which notice is delivered, if notice is given by personal delivery, on the date of delivery to the overnight courier service, if that service is used, and on the date of deposit in the mail, if mailed. Notice is deemed to have been received on the date on which the notice is actually received or delivery is refused.

20. Survival. Except as otherwise provided herein, all of the covenants, agreements, representations and warranties set forth in this Agreement survive the Closing, and do not merge into any deed, assignment or other instrument executed or delivered under this Agreement.

21. Waiver. The failure to enforce at any time any provision of this Agreement or to require the performance of any provision hereof shall not constitute a waiver of any such provision or affect either the validity of this Agreement or any part hereof or the right of either Party hereto to thereafter enforce each and every provision of this Agreement in accordance with the terms of this Agreement.

22. Time of Essence; Dates of Performance. Time is expressly declared to be of the essence of this Agreement. In the event that any date for performance by either Party of any obligation hereunder required to be performed by such Party falls on a Saturday, Sunday or nationally established holiday, the time for performance of such obligation shall be deemed extended until the next business day following such date.

23. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and all such counterparts, when taken together, shall be deemed to constitute one and the same instrument.

24. Electronic Transmission. Electronic transmission of this Agreement, signed by a Party, and retransmission of any signed electronic transmission, shall be the same as delivery of an original hereof.

25. Succession and Assignment. This Agreement shall be binding upon and inure to the benefit of the Parties named herein and their respective successors and permitted assigns. Any third party acquiring an interest in the Property after the Closing shall be a permitted assignee of Buyer and any third party obtaining an interest in the Property prior to Closing shall be a permitted assignee of Seller. Otherwise, neither Party may assign either this Agreement or any of its rights, interests, or obligations hereunder without the prior written approval of the other Party.

26. Further Acts. The Parties hereby agree for themselves, and for their successors and assigns, to execute any instruments and to perform any act which may be necessary or proper to carry out the purposes of this Agreement.

27. Governing Law. This Agreement shall be governed by and construed in accordance with the domestic laws of the State of Utah without giving effect to any choice or conflict of law provision or rule (whether of the State of Utah or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Utah.

28. Submission to Jurisdiction. Each of the Parties submits to the jurisdiction of the Fourth Judicial District Court of the State of Utah in any action or proceeding arising out of or relating to this Agreement and agrees that all claims in respect of the action or proceeding may be heard and determined in any such court. Each of the Parties waives any defense of inconvenient forum to the maintenance of any action or proceeding so brought and waives any bond, surety, or other security that might be required of any other Party with respect thereto. Each Party agrees that a final judgment in any action or proceeding so brought shall be conclusive and may be enforced by suit on the judgment or in any other manner provided by law or at equity.

29. Interpretation. In the event an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring either Party by virtue of the authorship of any of the provisions of this Agreement. This Agreement has been divided into paragraphs and subparagraphs for convenience only and the paragraph headings contained herein are for purposes of reference only, which shall not limit, expand, or otherwise affect the interpretation of any provision hereof. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include the masculine, feminine and neuter gender, and the term "person" shall include any individual, firm, partnership (general or limited), joint venture, corporation, limited liability company, trust, association, or other entity or association or any combination thereof.

30. Authority of Signers. Each person executing this Agreement hereby warrants his or her authority to do so, on behalf of the entity for which he or she signs, and to bind such entity.

[Remainder of Page Intentionally Left Blank – Signatures on Following Page]

IN WITNESS WHEREOF, the Parties have executed this Agreement for Purchase and Sale on the dates set forth opposite their respective names below.

SELLER:

DATE: _____, 2021.

JAMIE EVANS

BUYER:

SANTAQUIN CITY

DATE: _____, 2021.

KIRK F. HUNSAKER, Mayor

ATTEST:

K. Aaron Shirley, City Recorder

EXHIBIT A

DESCRIPTION OF THE PROPERTY

EXHIBIT A

PART OF A TRACT OF LAND DESCRIBED IN QUIT-CLAIM DEED FILED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 4636:2004. LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, IN SANTAQUIN CITY, UTAH COUNTY, UTAH MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTRY NUMBER 4363:2004 BEING LOCATED S00°04'13"E ALONG THE WEST LINE OF SAID SECTION 12 A DISTANCE OF 1251.69 FEET AND EAST 3.24 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 12:

THENCE N47°14'21"E ALONG THE NORTH LINE OF SAID ENTRY NUMBER 4636:2004 A DISTANCE OF 422.97 FEET;

THENCE S04°17'20"E 64.61 FEET;

THENCE N62°31'50"E 15.26 FEET;

THENCE ALONG A 26.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 34.03 FEET HAVING A CHORD BEARING AND DISTANCE OF N25°01'50"E 31.66 FEET;

THENCE N12°28'10"W 49.39 FEET; TO THE NORTH LINE OF SAID ENTRY NUMBER 4636:2004;

THENCE N47°14'21"E ALONG THE NORTH LINE OF SAID ENTRY NUMBER 4636:2004 A DISTANCE OF 2.97 FEET TO THE NORTH EAST CORNER OF SAID ENTRY NUMBER 4636:2004;

THENCE S12°46'55"E ALONG THE EAST LINE OF SAID ENTRY NUMBER 4636:2004 A DISTANCE OF 225.35 FEET; TO THE SOUTHEAST CORNER OF SAID ENTRY NUMBER 4636:2004;

THENCE S47°09'33"W ALONG THE SOUTH LINE OF SAID ENTRY NUMBER 4636:2004 A DISTANCE OF 4.40 FEET;

THENCE N12°28'10"W 47.23 FEET;

THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 54.98 FEET HAVING A CHORD BEARING AND DISTANCE OF N64°58'10"W 47.60 FEET;

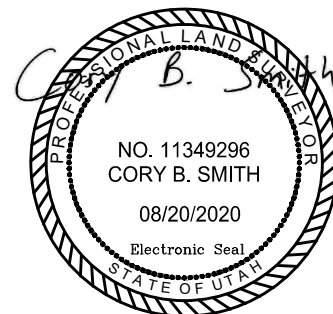
THENCE S62°31'50"W 60.55 FEET;

THENCE ALONG A 718.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 169.44 FEET HAVING A CHORD BEARING AND DISTANCE OF S55°46'29"W 169.05 FEET;

THENCE S49°01'07"W 177.28 FEET TO THE WEST LINE OF SAID ENTRY NUMBER 4636:2004;

THENCE N00°07'46"E ALONG THE WEST LINE OF SAID ENTRY NUMBER 4636:2004 A DISTANCE OF 87.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.846 ACRES MORE OR LESS.



Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING
GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemille.com



SCALE: N/A

SANTAQUIN CITY

FIGURE: A

HIGHLAND DRIVE EXTENSION

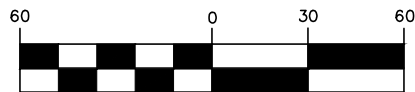
LEGAL DESCRIPTION

DRAWN: CBS 08-13-20	FILE: 2003-040 EASEMENT	PROJECT: 2003-040	SHEET: 1
CHECK: . .	UPDATED: 8/13/2020	PLOTTED: 8/20/2020	



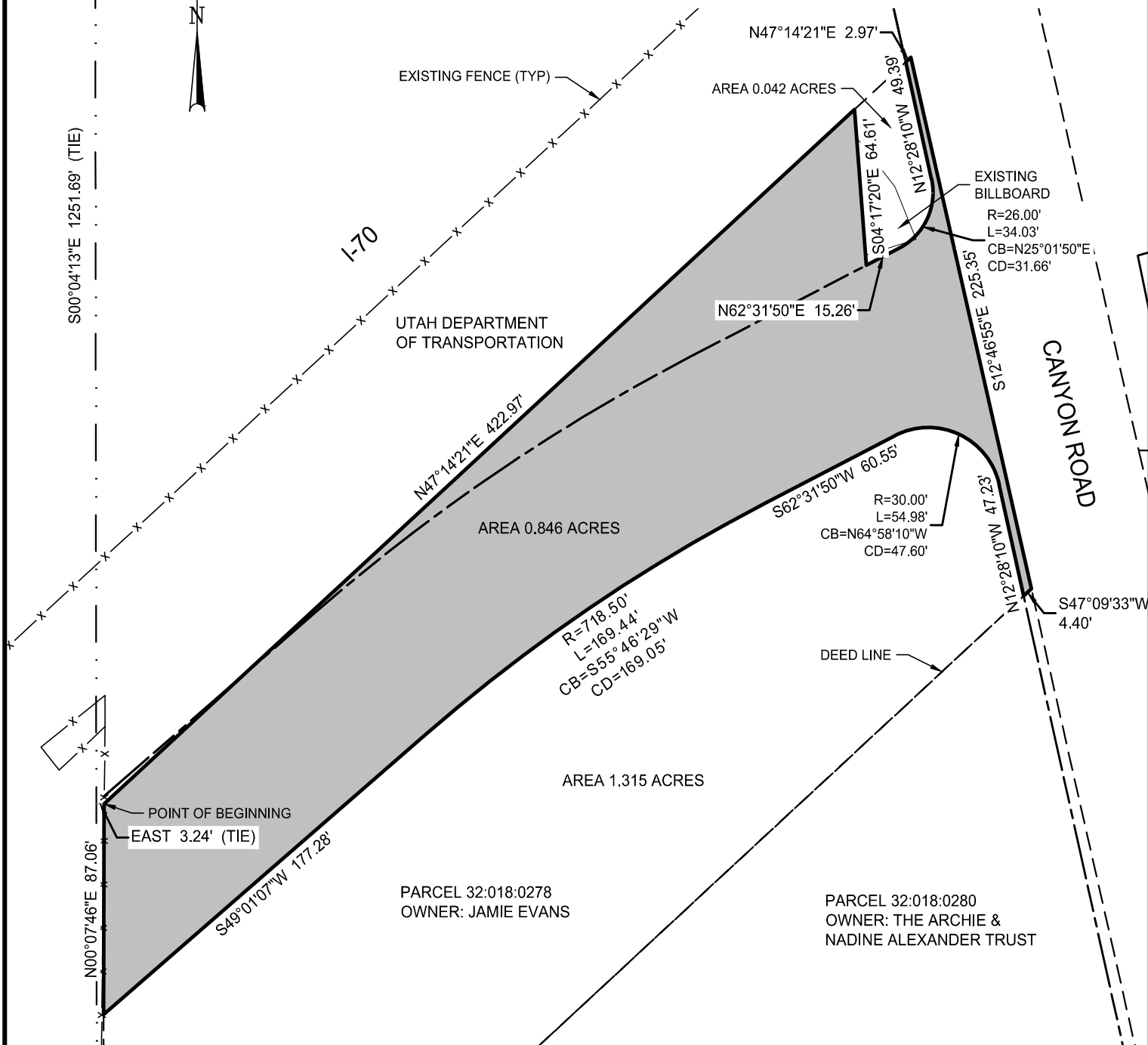
NW COR SEC 12, T10S,
R1E, SLB&M
FOUND UTAH COUNTY B.C.

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.



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SCALE: 1" = 60'

SANTAQUIN CITY

FIGURE: A

HIGHLAND DRIVE EXTENSION

LEGAL DESCRIPTION

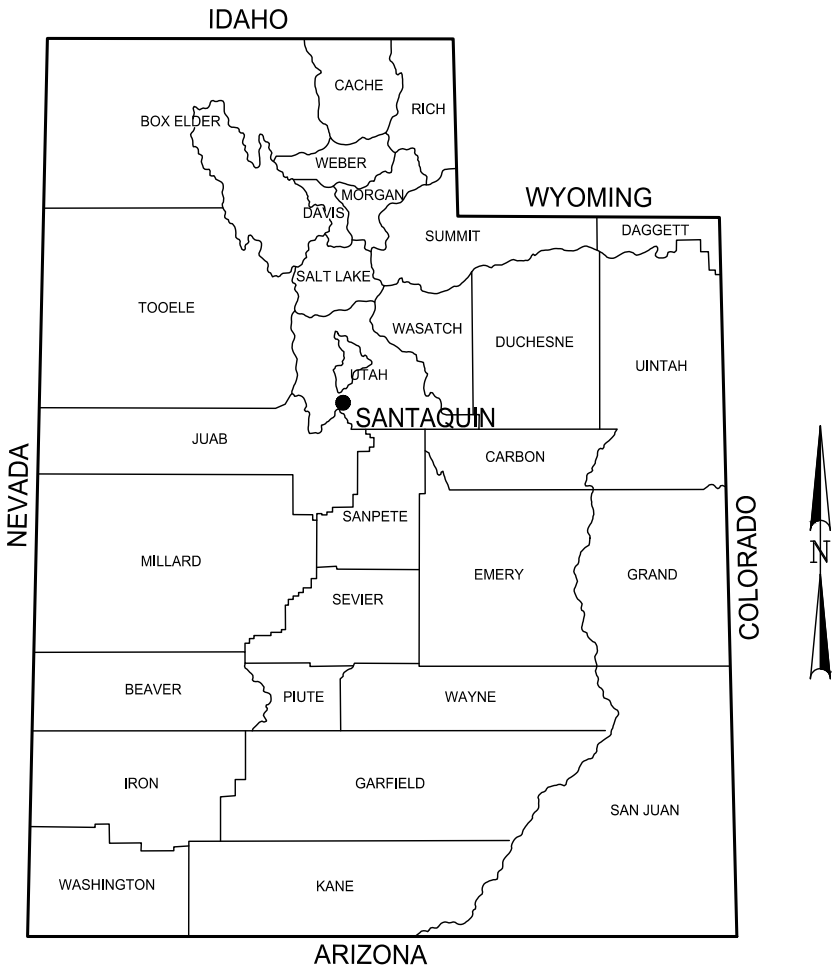
DRAWN: CBS 08-13-20	FILE: 2003-040 EASEMENT	PROJECT: 2003-040	SHEET: 2
CHECK:	UPDATED: 8/13/2020	PLOTTED: 8/20/2020	

EXHIBIT B

CONSTRUCTION DRAWINGS

HIGHLAND DRIVE REALIGNMENT AND CANYON ROAD PHASE 2 SANTAQUIN, UTAH 2020

PROJECT NO.	SHEET NO.
2003-040	2



INDEX TO SHEETS	
SHEET NO.	SHEET TITLE
2	TITLE
2A	GENERAL NOTES
2B	LEGEND
SC-201	SURVEY CONTROL
TS-201	TYPICAL SECTION
RD-201	ROADWAY DESIGN - HIGHLAND DR (PH2)
RD-202	ROADWAY DESIGN - CANYON RD (PH2)
UT-201	UTILITY PLAN AND PROFILE - HIGHLAND DR (PH2)
SP-201	STRIPING PLAN - HIGHLAND DR (PH2)
DT-201 TO DT-203	DETAIL



VICINITY MAP

APPROVAL

RECOMMENDED FOR APPROVAL:

DATE

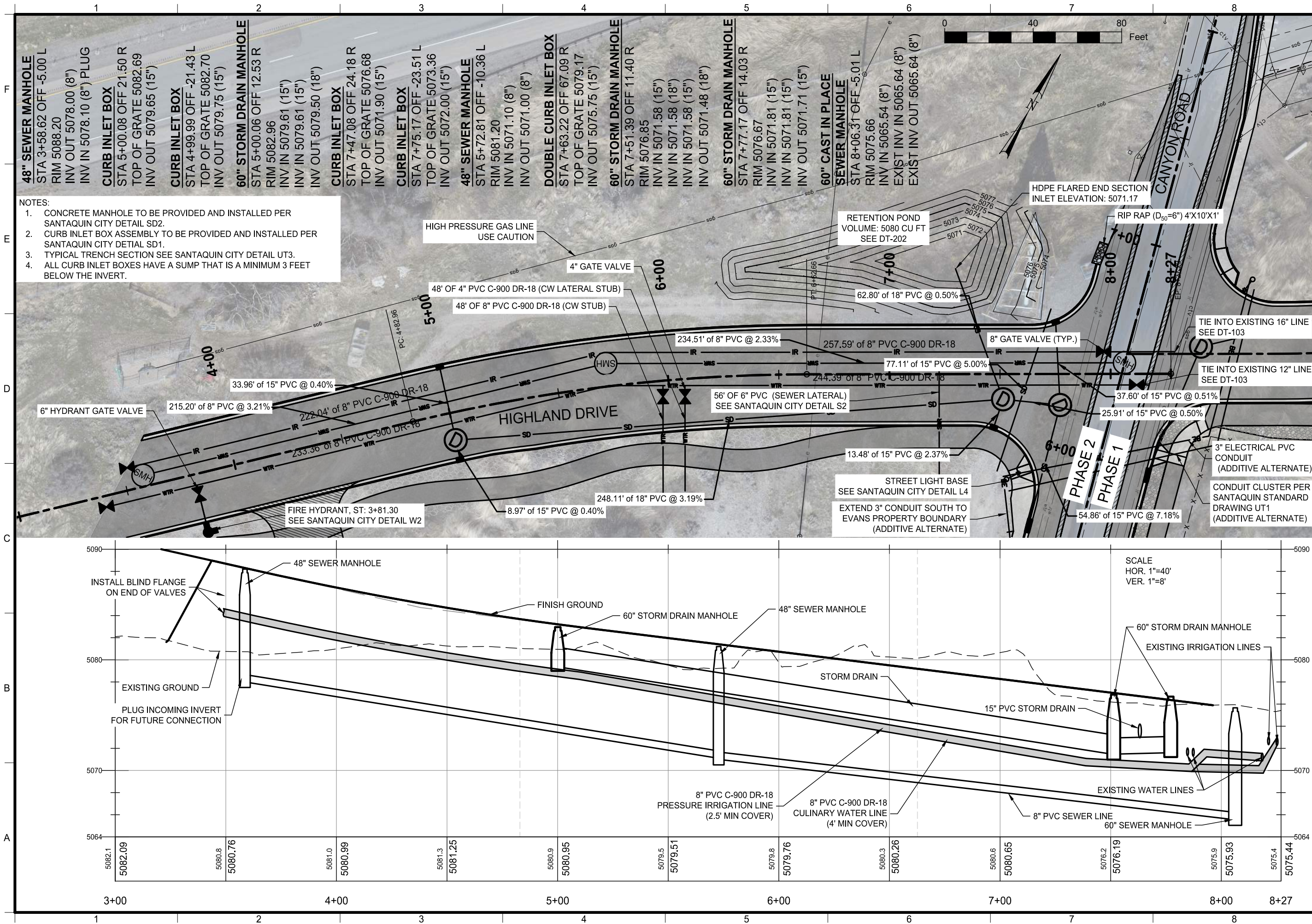
APPROVED:

CLIENT

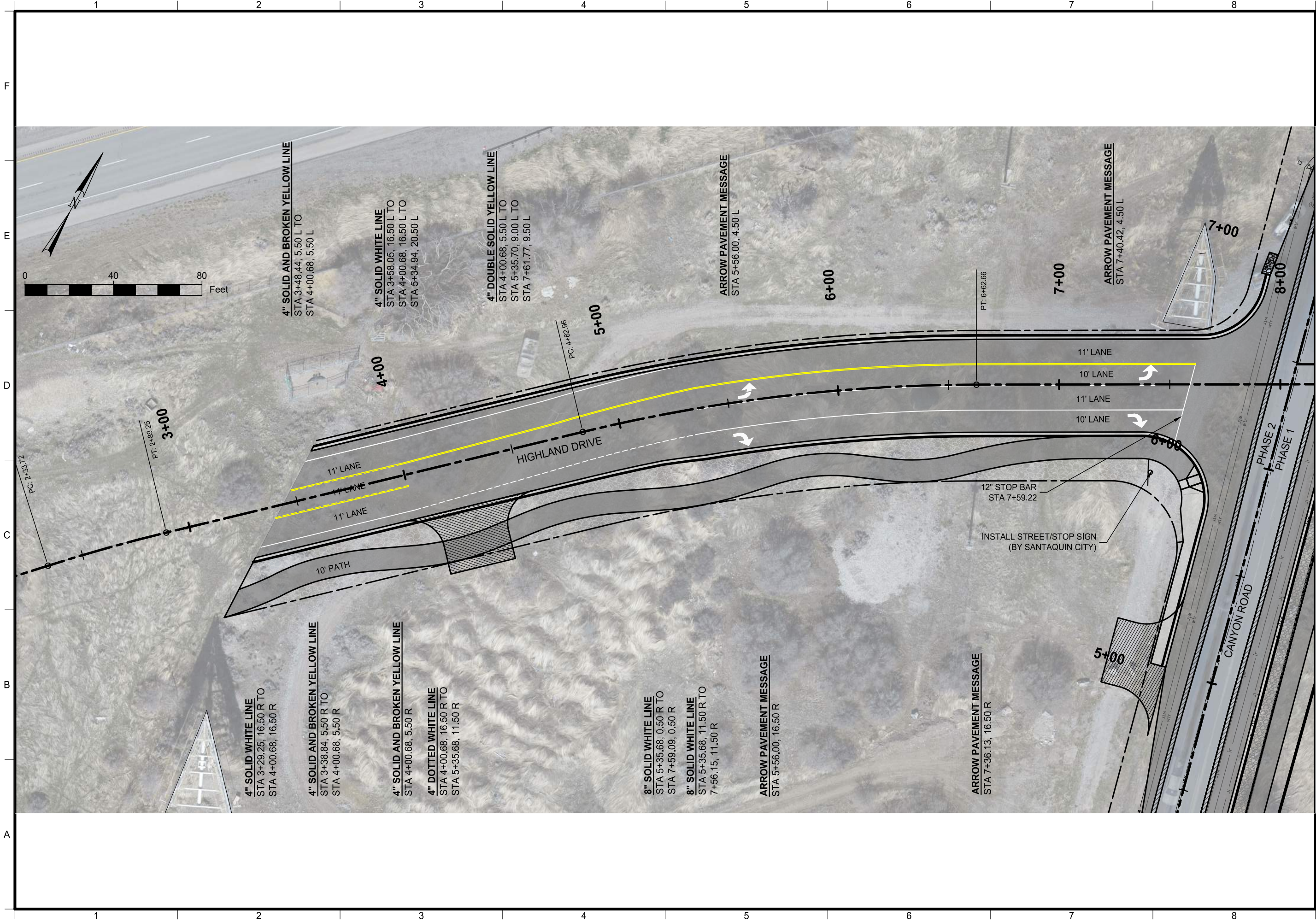
DATE



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 GIS - ENVIRONMENTAL - MATERIALS TESTING
- shaping the quality of life -
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REVISIONS		DWG NAME:	11/24/2020
REMARKS		H:\JD\Proj\2003-040\dwg\PH2_P-03_UTILITIES.dwg	11/24/2020
DATE		SCALE:	1"=40'
NO		DATE	DATE
PROJECT DESIGN ENGINEER		DATE	DATE
APPROVAL		QUALITY MANAGEMENT REVIEW	DATE
RECOMM.		DATE	DATE
APPROVED		DATE	DATE
JONES & DeMille Engineering, Inc.		DATE	DATE
CIVIL & STRUCTURAL ENGINEERING - SURVEYING		DATE	DATE
GIS - ENVIRONMENTAL - MATERIALS TESTING		DATE	DATE
1.800.748.5275 www.jonesanddemic.com		DATE	DATE
SANTAQUIN CITY		DATE	DATE
HIGHLAND DRIVE REALIGNMENT & CANYON ROAD		DATE	DATE
UTILITY PLAN & PROFILE - HIGHLAND DR (PH 2)		DATE	DATE
PROJECT NUMBER: 2003-040		DATE	DATE
UTAH COUNTY		DATE	DATE
SHEET NO. UT-201		DATE	DATE



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GIS - ENVIRONMENTAL - MATERIALS TESTING
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SANTAQUIN CITY
HIGHLAND DRIVE REALIGNMENT & CANYON ROAD
STRIPING PLAN - HIGHLAND DR (PH 2)

UTAH
COUNTY
SHEET NO. **SP-201**

PROJECT NUMBER: 2003-040		APPROVAL RECOMM. _____ APPROVED _____	
DATE _____		DATE _____	
PROJECT DESIGN ENGINEER _____		DATE _____	
QUALITY MANAGEMENT REVIEW _____		DATE _____	
SCALE: 1"=40'		DWG NAME: H:\JD\Proj\2003-040\dwg\PH2_PP-05_STRIPING.dwg	
REVISIONS		NO. DATE	
REMARKS		NO. DATE	
UPDATED: 11/20/2020		PLOTTED: 11/24/2020	

EXHIBIT C
BILLBOARD EASEMENT

BEGINNING AT A POINT THAT IS S.0°04'51"E. ALONG THE SECTION LINE 1919.84 FEET AND WEST 3209.39 FEET FROM THE EAST ¼ CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

Thence, S 18° 27' 19" W for a distance of 4.00 feet to a point on a line.

Thence, S 38° 44' 57" W for a distance of 40.00 feet to a point on a line.

Thence, S 59° 02' 35" W for a distance of 4.00 feet to a point on a line.

Thence, N 30° 57' 25" W for a distance of 52.94 feet to a point on a line.

Thence, N 38° 44' 57" E for a distance of 10.78 feet to a point on a line.

thence S 71° 32' 41" E a distance of 52.94 feet to the POINT OF BEGINNING

CONTAINS: ±1508 SQ FT

FOOTHILL VILLAGES / UDOT
PROPERTY BOUNDARY

FUTURE HIGHLAND DRIVE
ROAD EXPANSION

30' NEPHI
GAS EASEMENT

505'
FROM EXISTING
BILLBOARD

52.66'

POINT OF
BEGINNING

48.00'

40.00'

68'
RIGHT-OF-WAY

BEGINNING AT A POINT THAT IS S.0°04'51"E. ALONG THE SECTION LINE 1919.84
FEET AND WEST 3209.39 FEET FROM THE EAST ¼ CORNER OF SECTION 11,
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 18° 27' 19" W FOR A DISTANCE OF 4.00 FEET TO A POINT ON A LINE.
THENCE, S 38° 44' 57" W FOR A DISTANCE OF 40.00 FEET TO A POINT ON A LINE.
THENCE, S 59° 02' 35" W FOR A DISTANCE OF 4.00 FEET TO A POINT ON A LINE.
THENCE, N 30° 57' 25" W FOR A DISTANCE OF 52.94 FEET TO A POINT ON A LINE.
THENCE, N 38° 44' 57" E FOR A DISTANCE OF 10.78 FEET TO A POINT ON A LINE.
THENCE S 71° 32' 41" E A DISTANCE OF 52.94 FEET TO THE POINT OF BEGINNING

CONTAINS: ±1508 SQ FT

LEGEND

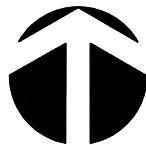


PROJECT OWNER

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Mobile (801) 602-9048
glen@evansgrader.com

PROJECT ENGINEER
& SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245



NORTH
1" = 20

FOOTHILL VILLAGE
NEW BILLBOARD LOCATION

LOCATED IN THE SOUTHEAST CORNER OF SECTION 11,
TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

EXHIBIT D

LIGHTING RESTRICTIONS

1/20/2020

LIGHTING STUDY

Watchfire Signs has been manufacturing outdoor electric signs since 1932 and LED signs since 1996. Currently, we have more than 60,000 LED signs in operation worldwide.

History of Optical Measurements and Calculations

Outdoor signs using incandescent light bulbs commonly measured illuminance using meters that report brightness in foot-candles. This unit is the standard measurement partly because a light bulb is a source of light that illuminates equally in all directions. LED signs are measured with the same meter even though its light does not illuminate equally in all directions. LED signs are designed to be highly directional, which is an advantage. LEDs allow light to be directed toward an intended audience, rather than dispersed in a wider arc out from the face of the sign.

In the LED industry luminance, or the intensity of visible light, is measured by nits, where one candela per square meter is equal to one nit. However, luminance meters are expensive, difficult to use in the field, and are not ideal for lighting studies commonly used for meeting local permitting requirements. As a result, LED signs are often evaluated using foot-candle measurements.

A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, .0548 foot-candles from 50 feet away, and .0137 foot-candles from 100 feet away.

Watchfire Signs is Compliant with National Lighting Requirements

Watchfire Signs has adopted brightness standards endorsed by both the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA). Watchfire Signs' products meet the requirements set forth by both associations of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles are dependent on size and distance and can be adjusted as needed.

Automatic Brightness Adjustment: All Watchfire signs automatically adjust brightness levels using either a 100-step hardware photocell, or what is referred to as a software photocell (hardware photocells are optional on OP Signs). Using the software photocell, the sign will automatically adjust brightness based on the longitude and latitude location of the sign. The sign is appropriately dimmed or brightened based around daily sunrise and sunset. A hardware photocell will automatically adjust a sign's brightness relative to changes in ambient light levels. For both options, a sign operator can manually decrease the brightness from standard settings, but for safety reasons and in conformance to industry codes, Watchfire cannot allow signs to operate brighter than standard settings.

Equipment used by Watchfire Signs to Measure Luminance

Foot-candles/Lux - Minolta Illuminance Meter T-10

Nits/candela/sq. m – Minolta Luminance Meter LS-100

Sign Calibration – Minolta CS-1000 Spectra radiometer

The proceeding study uses actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations were then scaled up to the size of the sign and distance corrections were made using the inverse square law.

SIGN LIGHTING STUDY

Sign Details

Size: 14 x 48 Digital Billboard

Location: *115, 39°57'19.26" N, 111°47'51.48" W*

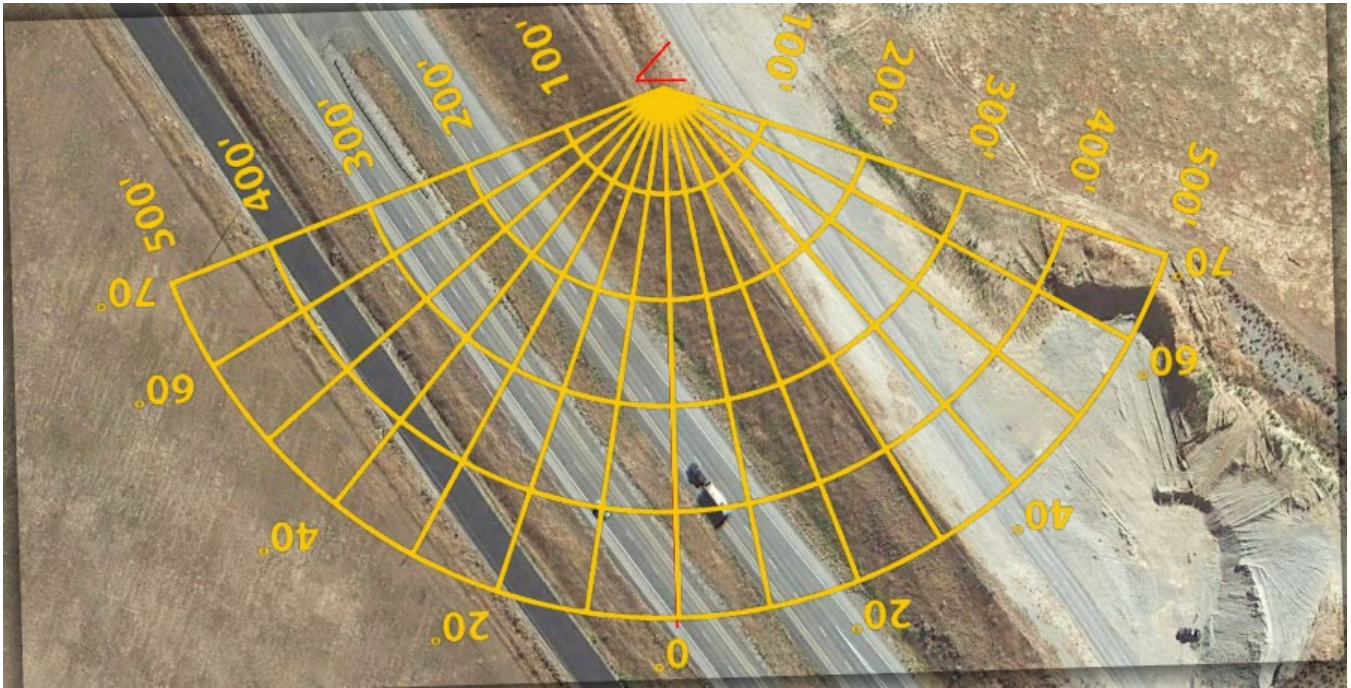
The table below represents a large LED sign, demonstrating the increase in illuminance from the sign during normal night operation. Smaller signs would have less effect than shown below. The values are within the standards of both the ISA and OAAA and indicate that the ambient light broadcast into the surrounding area has minimal effect.

Foot-candles at night under normal operation

Viewing Distance	Horizontal Viewing Angle				
	0 degrees	20 degrees	40 degrees	60 degrees	70 degrees
100'	0.69	0.56	0.37	0.17	0.03
200'	0.17	0.14	0.09	0.04	0.00
300'	0.07	0.06	0.04	0.01	0.00
400'	0.04	0.03	0.02	0.01	0.00
500'	0.02	0.02	0.01	0.00	0.00

Example Broadcast of Light at Distances and Angles





Conclusion

Given the above comparisons and measurements, the area will see an almost undetectable difference in ambient light after installation of the digital LED billboards.