

Heidi Gordon (#11655) (hgordon@fabianvancott.com)
FABIAN VANCOTT
215 So. State Street, Suite 1200
Salt Lake City, Utah 84111
Telephone: 801-531-8900

Bret Reich (#9542) (bret.reich@pacificorp.com)
PACIFICORP, d/b/a ROCKY MOUNTAIN POWER
1407 W. North Temple, Suite 320
Salt Lake City, Utah 84116

Attorneys for Petitioner Rocky Mountain Power

BEFORE THE UTAH UTILITY FACILITY REVIEW BOARD

<p>PACIFICORP, doing business as ROCKY MOUNTAIN POWER,</p> <p>Petitioner</p> <p>vs.</p> <p>MIDWAY CITY,</p> <p>Respondent</p>	<p>DIRECT TESTIMONY OF BENJAMIN LEFEVRE</p> <p>Docket No. 20-035-03</p>
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1 **Q: Please state your name, business address and present position.**

2 A: Ben LeFevre, MAI

3 Managing Director Integra Realty Resources Sale Lake City

4 5107 South 900 East Suite 200

5 Salt Lake City, UT 84117

6
7 **Q: Please describe your education, qualifications, and business experience.**

8 A: I received a bachelor of science and an MBA degree from the University of Utah. I am a
9 designated member of The Appraisal Institute. I am also a licensed Certified General
10 Appraiser and a licensed Real Estate Agent. I have approximately 15 years of experience
11 as a real estate appraiser.

12
13 **Q: Are you familiar with the report dated March 18, 2020 prepared by Integra Realty
14 Resources regarding rights-of-way for the proposed transmission line project?**

15 A: Yes. A copy of the report is attached as Exhibit IRR-1.

16
17 **Q: What role did you have in preparing the report?**

18 A: I was minimally involved in the preparation of the report. That was completed primarily
19 by Eric Leonhardt and Troy Lunt. I have read the report, discussed it with both Mr.
20 Leonhardt and Mr. Lunt, and I agree with the findings.

21
22 **Q: Please describe the methodology used to do the underlying valuations and prepare
23 the report.**

24 A: This is described in the scope of work section of the report. We gathered information on
25 land sales and listings in the area and used this to identify a range of value for impacted
26 parcels along the transmission line route. In this case we have not concluded specific
27 values for each parcel as this was outside of our scope of work. We have concluded a
28 range of value based on a cursory study of land sales and listings in the area.

29
30 **Q: What conclusion does the report reach on the valuation of easement rights for the
31 proposed *overhead* 138kV transmission line reconstruction project?**

1 A: The conclusion of this report is that the value of the easements for overhead 138kV
2 transmission lines would be between 25% and 75% of underlying fee land value.
3 Specifically, for the reconstruction project this would only be applicable for impacted
4 properties within the expanded easement area. It is understood that the additional area
5 needed would be 1.5 feet from center line (increase from 27 feet from centerline to 28.5
6 feet from centerline) for Option A. It is understood that the additional area needed would
7 be 2.0 feet from center line (increase from 27 feet from centerline to 29 feet from
8 centerline) for Option B
9

10 **Q: What is that conclusion based on?**

11 A: Interviews with buyers of easements, transmission line studies, and our appraisal
12 experience.
13

14 **Q: Why were those particular comparable properties used?**

15 A: We searched for land sales within the area. We found a pool of 104 sales and listings.
16 From this pool we eliminated hillside, forested, or resort locations. We also eliminated
17 properties based on factors such as distance from the project area or utility of the land.
18 Ultimately, we decided on 26 sales and listings for use in our sales survey. This
19 information was reviewed and used to arrive at the value ranges shown in the report.
20

21 **Q: What adjustments were made to the values of the *comparable* properties, to
22 ascertain the value of the *subject* properties, and why were those adjustments made?**

23 A: There are no adjustments made. The scope of this assignment is somewhat unique in that
24 we do not estimate a market value for a specific property or properties. The scope of this
25 assignment was to arrive at a range of values to be used by the client in estimating likely
26 costs for acquisition of the easements needed for the project.
27

28 **Q: How was the fair market valuation of the underlying *properties* used to determine
29 the value of *easements*?**

30 A: Value of an easement is typically estimated as a percentage of underlying fee value. The
31 first step in estimating the value of an easement is therefore estimating value of

1 underlying land. An appropriate percentage is then applied to that underlying land value
2 to estimate the value of the easement area.

3
4 **Q: What conclusion does the report reach on the valuation of easement rights if the**
5 **project were constructed *underground*?**

6 A: The conclusion of this report is that the value of the easements for underground 138kV
7 transmission lines would be between 25% and 50% of underlying fee land value.
8 Specifically, for the reconstruction project this would be applicable for new easements on
9 impacted land. The overall area for these easements is significantly lower than that of the
10 overhead line options. According to our client this is because much of the underground
11 easement area will be within the existing roadway.

12
13 **Q: What is that conclusion based on?**

14 A: Interviews with buyers of easements, transmission line studies, and our appraisal
15 experience.

16
17 **Q: What conclusion does the report reach on severance damages?**

18 A: We found no indication of severance damages to land outside of the expanded easement
19 area.

20
21 **Q: What is that conclusion based on?**

22 A: Severance damages only occur in a case where the land value of the larger parcel after the
23 easement is decreased as compared to the land value before the easement. We have found
24 that the market does not generally recognize a decrease in land value of the larger parcel
25 due to similar utility easements along the property perimeter. This is primarily due to the
26 fact that the functional utility of the parcel is not materially impacted.

27
28 **Q: Does this conclude your direct testimony?**

29 A: Yes.

EXHIBIT IRR-1

Realty Resources
Salt Lake City

Jordanelle-Midway Transmission Line
1970 South, Stringtown Road, Wards Lane
Midway, Utah

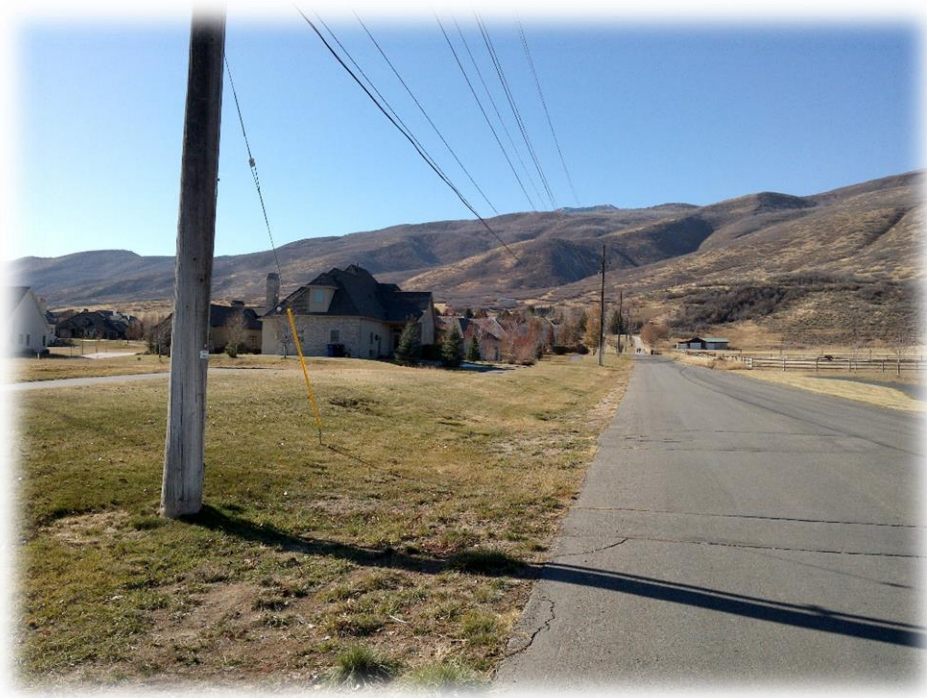
Prepared For:
Rocky Mountain Power

Report Date
March 18, 2020

IRR - Salt Lake City
File Number: 160-2020-1280



Jordanelle-Midway Transmission Line



Prepared By

Troy Lunt, MAI
Benjamin LeFevre, MAI
Eric Leonhardt, MAI

Integra Realty Resources

5107 South 900 East
Murray, Utah 84117
801 263-9700

March 18, 2020

Rocky Mountain Power
1407 West North Temple
Salt Lake City, Utah 84116

Rocky Mountain Power - Officers, Agents, Representatives

SUBJECT: Jordanelle-Midway Transmission Line

Thank you for allowing our office to provide a study of real property values within the project area, and the impact of the project on market value. The project is to upgrade an existing 46 kV transmission line to 138 kV in cooperation with Heber Light. The upgrade considers three options: A) short-span construction; B) long-span construction; and C) underground lines.

The report assignment follows the Appraisal Report option of Standards Rule 2-2(a) of Uniform Standard of Professional Appraisal Practice. USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

The attached report provides a range of values and a reasoning of encumbrances to the various estates within the project area for the purpose of assisting Rocky Mountain Power determine appropriate cost sharing for project enhancement outside the project scope. This report is meant to be used with project drawings had by Rocky Mountain Power for a full understanding of report analysis and conclusions.

Respectfully Submitted,



Troy Lunt, MAI
Certified General Real Estate Appraiser
Utah Certificate 5457226-CG00



Ben LeFevre, MAI
Certified General Real Estate Appraiser
Utah Certificate 5757228-CG00



Eric Leonhardt, MAI
Certified General Real Estate Appraiser
Utah Certificate 5450597-CG00

General Information

The project is located in the southwest quadrant of Midway City. The project extends west from Center Street along 970 South to Stringtown Road (400 West), then extends north along Stringtown Road to Wards Lane (865 South), then extends west along Wards Lane to 900 West. The following table shows the parcels impacted by the project.

Impacted Parcel Summary					
Parcel	Name	Street	Coordinate	Zoning	Acres
00-0020-4611	Day	970 South	30 West	R-1-22	1.33
00-0020-4256	Dwell	970 South	300 West	R-1-22	6.00
00-0020-4255	Price	970 South	350 West	R-1-22	6.88
00-0020-4254	Medallion	970 South	350 West	R-1-22	10.16
Common Area	Saddle Creek	970 South	150 West	R-1-22	34.35
00-0020-4248	Jonsson	Stringtown Road	955 South	R-1-22	0.42
00-0020-4250	Bodensteiner	Stringtown Road	923 South	R-1-22	0.50
00-0020-4251	Jonsson	Stringtown Road	945 South	R-1-22	1.47
00-0020-4249	Almaden	Stringtown Road	905 South	R-1-22	2.60
00-0020-4247	Twin Creeks	Stringtown Road	845 South	R-1-22	6.81
00-0008-5949	Burt	Wards Lane	792 West	RA-1-43	5.01
Common Area	Cascades	Wards Lane	650 West	R-1-15	14.94

The land use plan is the same as zoning. The 0.42-acre parcel recorded to Jonsson does not meet minimum development standards associated with R-1-22 zoning. For valuation, it is combined with the contiguous 1.47-acre parcel that is also recorded to Jonsson. Saddle Creek Ranch is common area for a planned unit development.

Report Purpose

To assist Rocky Mountain Power determine expansion cost and appropriate cost sharing for project enhancements outside their project scope of increasing a 46kV transmission line to a 138kV transmission line.

Definition of Market Value

Value ranges reflect market value. Market value is defined as:

Market value is defined as:

“Fair market value means the amount at which property would change hands between a willing buyer and seller, neither being under compulsion to buy or sell and both having reasonable knowledge of the facts.” (Utah Code Title 59-2-102(13))

Definition of Property Rights Appraised

Only fee simple transactions are used in this report to establish land values. Fee simple estate is defined as, “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

Sale History

USPAP requires a three year property history as part of an appraisal. As we are not appraising a specific property, but providing value ranges along the proposed power line easement route, this requirement is not applicable.

Intended Use and User

The intended use of this report is for project management purposes of Rocky Mountain Power associated with the Jordanelle-Midway Transmission Line. The client and intended user is Rocky Mountain Power, its offices, agents, and representatives.

Applicable Requirements

This report is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. This report is a continuation of a study that has an inspection date of November 9, 2019.

Scope of Work

Rocky Mountain Power plans to upgrade and existing 46kV transmission line to a 138kV transmission line. In addition to the required enlargement of the right of way for the higher voltage, Rocky Mountain Power is requested to bury the transmission line along certain segments of the Jordanelle-Midway transmission line corridor. The extra costs of burying the line is borne by the entity of the request.

The scope of this report is to assist Rocky Mountain Power in 1) determining the cost of expanding the right of way to accommodate 138kV transmission line; and 2) determine the added cost of burying the transmission line. This is done by gathering comparable land sales to support a value for the several tracts impacted by the expanded transmission line. Identified tracts are grouped by common characteristics and assigned a market supported range of value. The range of value is to support an estimate of cost associated with acquiring the needed right of way of the expanded transmission line. Costs associated with the acquisition of property rights for the expanded transmission line are explored including damage, if any, to the several properties impacted by the project.

Extraordinary Assumptions and Limiting Conditions

An extraordinary assumption is defined as "an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis."¹ No extraordinary assumptions are made in this report.

Hypothetical Conditions

A hypothetical condition is defined as "that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."² No hypothetical conditions are made in this report.

¹ Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

² Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

Research and Analysis

The range of land values relies on land transactions maintained by Wasatch Front Regional Multiple Listing Service and analysis of the transactions to provide a meaningful measure of value along the transmission corridor. Costs of acquiring property rights is based on research and analysis over years of appraisal application and published articles specific to valuing the cost and impact of transmission lines on real property value.

Inspection

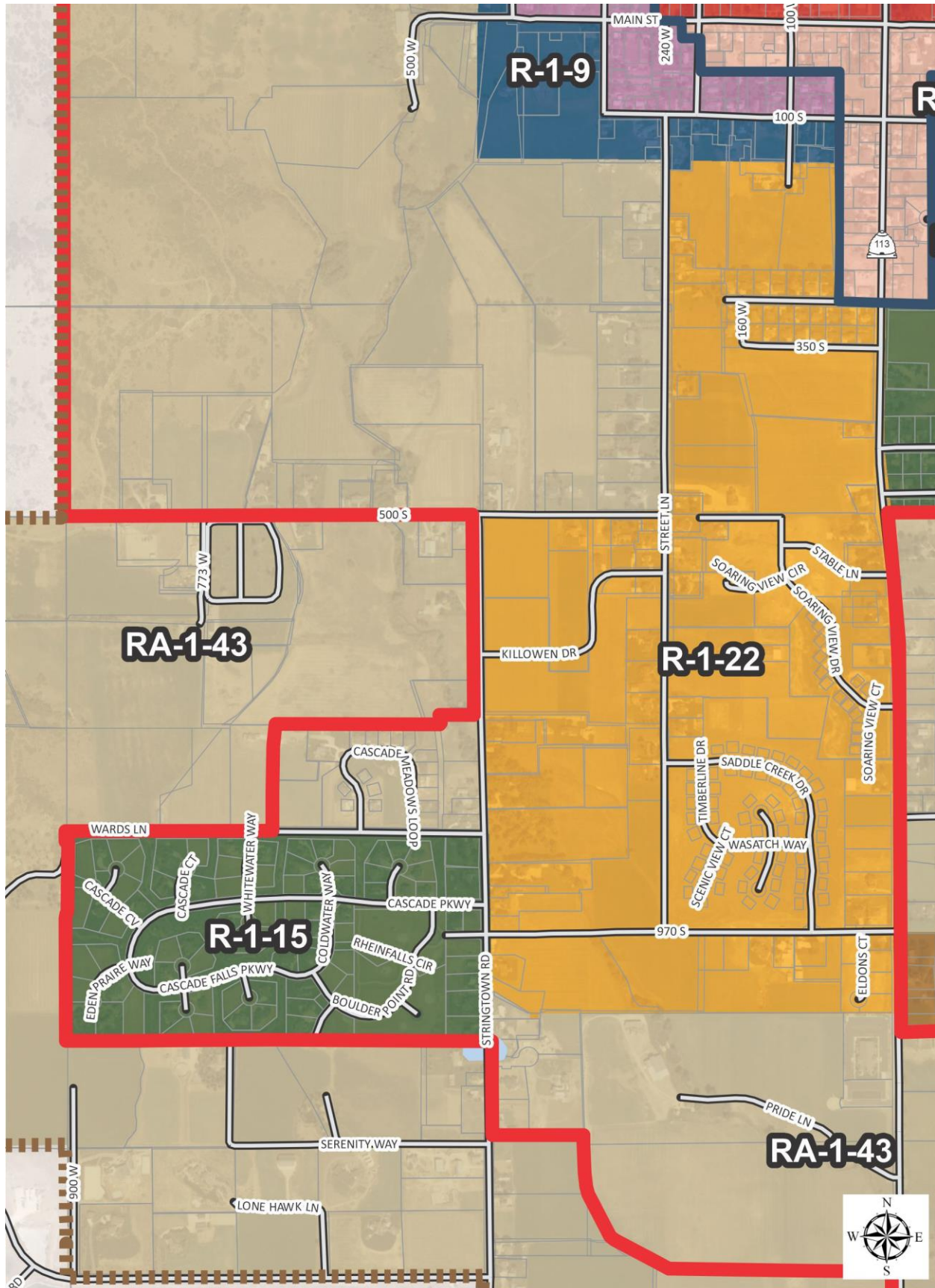
Inspection of the project area occurred November 9, 2019. This is also the valuation date.

Economic Analysis

Social, government, economic and environmental conditions are all favorable for Midway City, Wasatch County, and Utah State.

Project Area Analysis

The project is located with Midway City along the west mountains. Primary land uses are residential and recreation. Major employment and shopping centers are located in Heber City to the east and Park City to the north. Highway 40 and Interstate 80 are the major traffic corridors to Salt Lake City. Midway Zoning districts of the project area are shown on the following page. The map following zoning shows the location of the project. The transmission line is shown as a yellow line running along 970 South, Stringtown Road, and Wards Lane.





Highest and Best Use Analysis

Reporting of a detailed highest and best use analysis is outside of the scope of this appraisal. We maintain this information in our file.

Land Value Analysis

Parcels impacted by the project range from 0.42 acre to 34.35 acres. A good sample of sales are found within Wasatch County from which credible indicators of value can be extracted for the impacted parcels. Of the 27 sales found, 23 are closed sales, 3 are listed for sell, and 1 is a listing that expired without a sale. The 27 sales selected as value indicators for the impacted parcels are from a pool of 104 listings. Those eliminated from the pool have hillside, forested, or resort locations. Other factors for elimination are distance from the project area and surplus land. The mean discount from the listing price to the purchase price for parcels over 5 acres is 8.9% and for 8.2% for parcels under 5 acres. Listings that sold are given priority except in segments where credible sales are not found.

The sample range is from 0.39 acre to 46.21 acres as shown on the following page.

Indicators of Land Value				
County Parcel	Zoning	Status	Acre	Price/Acre
00-0021-3014	R-1-15	Sold	0.39	\$897,436
00-0021-3018	R-1-15	Sold	0.40	\$937,500
00-0021-3020	R-1-15	Sold	0.45	\$817,778
00-0021-2606	R-1-22	Sold	0.50	\$357,000
00-0021-2608	R-1-22	Sold	0.50	\$360,000
00-0021-2607	R-1-22	Sold	0.50	\$380,000
00-0021-2604	R-1-22	Sold	0.50	\$410,000
00-0020-4742	R-1-15	Sold	0.50	\$464,000
00-0020-4761	R-1-15	Sold	0.50	\$590,000
00-0021-2605	R-1-22	Sold	0.72	\$319,444
00-0020-4608	R-1-22	Sold	1.00	\$199,900
00-0020-4766	R-1-15	Sold	1.02	\$375,000
00-0020-3366	RA-1-43	Sold	3.00	\$266,667
00-0021-2600	RA-5	Sold	5.01	\$81,836
00-0021-2602	RA-5	Sold	5.02	\$85,657
00-0020-7641	RA-1	Sold	6.81	\$48,458
00-0021-4256	RA-1	Sold	7.02	\$105,413
00-0020-2533	RA-1	Sold	7.40	\$94,595
00-0020-4254	R-1-22	Sold	10.16	\$115,650
00-0020-6764	R-1-15	Sold	11.44	\$163,899
00-0020-2515	R-2 8KSF	Sold	13.38	\$186,846
00-0021-4371	RA-1	Sold	14.03	\$85,531
00-0020-6922	RA-1	Sold	14.62	\$58,140
00-0020-7240	R-1	Expired	16.28	\$153,501
00-0006-3797	RA-1-43	Active	35.38	\$189,000
00-0000-8693	RA-1-43	Active	42.23	\$56,829
00-0020-4290	RA-1-43	Active	46.21	\$97,382

All sales occurred over the past two years. Price per acre is the unit of comparison. The sales may be multiple parcels, but only one of the several county parcels of the transaction is listed in the table.

Many factors, both transactional and physical, influence value. The most influential factors on land value in the project area are size, zoning, and location. All but two of the impacted parcels is zoned and planned for residential use on minimum half-acre lots. Impacted parcels along Wards Lane are zoned for residential use on minimum one acre and 15,000 square foot lots.

The following table shows the expected value range of the impacted parcels based on market activity and the most influential factors on value.

Impacted Parcel Summary					Range	
Parcel	Name	Street	Zoning	Acres	Low	High
00-0020-4611	Day/Price	970 South	R-1-22	1.33	\$275,000	\$325,000
00-0020-4256	Dwell	970 South	R-1-22	6.00	\$115,000	\$140,000
00-0020-4255	Price	970 South	R-1-22	6.88		
00-0020-4254	Medallion	970 South	R-1-22	10.16		
Common Area	Saddle Creek	970 South	R-1-22	34.35	\$95,000	\$140,000
00-0020-4250	Bodensteiner	Stringtown	R-1-22	0.50	\$360,000	\$420,000
00-0020-4251	Jonsson	Stringtown	R-1-22	1.89	\$275,000	\$300,000
00-0020-4249	Almaden	Stringtown	R-1-22	2.60		
00-0020-4247	Twin Creeks	Stringtown	R-1-22	6.81	\$115,000	\$140,000
00-0008-5949	Burt	Wards	RA-1-43	5.01	\$105,000	\$120,000
Common Area	Cascades	Wards	R-1-15	14.94	\$160,000	\$170,000

Project Impact Analysis

The study of transmission line impact on real property value is vast. Historic studies show the impact to be 10% or less on real property value. We participated in a study of about 350,000 properties in Salt Lake County from 2001 to 2014 spanning 128,000 transactions and 450 variables. The study found: 1) homes within 165 feet of a 138 kV line show a 5.1% decrease in value; 2) homes within 165 feet of a 46 kV line have no measurable decrease but show a decrease of 2.5% beyond 660 feet. The study appears to support a diminution in value of about 5% for a change in transmission from a 46 kV to 138 kV based on the variance in the indicated property value impact for line types.

However, the study does not include as analytical variants either associated easement width or road type on which the various properties fronted. The fact that neither of these variants was isolated undermines the reliability of studies' value indication for comparative purposes, particularly given the relative nominal indicated value impacts for either line type. General market observations indicate that variances between the value impacts in the study for the two line types would reasonably be ascribable to the added width associated with 138kV lines and the fact that such lines, and the properties so encumbered, are more frequently located along major arterials. Location on heavily traveled roadways has been shown to adversely impact residential values. Consequently, while the study indicates a value impact variance between 46 kV and 138 kV lines, that variance is more reasonably ascribable to other variances, and not the relatively modest increase pole height/crossarm width. General market indications do not support a value impact between 46 kV and 138 kV lines beyond the impact from the added encumbrance width.

On this point, the project area includes four contiguous lots within the Eldons Place Subdivision identified as County Parcels 00-0021-2604, 2606, 2607, and 2608. The four parcels have the same zoning and size. Only Parcel 00-0021-2604 fronts a 46 kV line. Recognizing various elements that determine value, there is no indication that fronting the transmission line has any diminution on real property value.

Over 20 years of experience of appraising the impact of transmission lines on real property has identified noteworthy observations. Studies recognize that the leading cause of diminution associated with transmission lines is the visual impact on view. This is most obvious when the transmission line is first constructed but recedes into the background over time – especially when the transmission line is along a road where public utilities are common and expected. This phenomenon is not limited to transmission lines. Trees along a familiar road, traffic noise, offensive smells, neighborhood culinary water taste, faded colors. All these have little notice until there is a change. Because of this phenomenon, appraisers seldom make a deduction for existing powerlines and utilities when valuing real property in general. However, when acquiring right of way for a new transmission line or public utility the argument of minimal impact is not well received by impacted property owners.

National Electrical Safety Code (NESC) adopted by Utah State sets minimum clearance requirements for power lines. The increase in voltage transmission from 46 kV to 138 kV will require a greater width by code evoking an increase in clearance from the utility. The increase for this project is 0.8 feet to 9.1 feet based on Option B (long spans). The mean is 3.8 feet and the median is 3.4 feet. The increase will be along road frontage where building is prohibited by ordinance or is impractical. However, there is a loss of property rights such as quiet enjoyment.

Options

Rocky Mountain Power plans show three options:

- Option A (short spans) – This option increases the existing 46kV right of way from 27 feet from centerline to 28.5 feet from centerline of the planned 138kV expansion. The total acquisition of Option A is 13,123 square feet.
- Option B (long spans) – This option increases the existing 46kV right of way from 27 feet from centerline to 29 feet from centerline of the planned 138kV expansion. The total acquisition of Option B is 14,952 square feet.
- Option C (underground) – This option does not consider the existing 46kV right of way. The total acquisition is 2,574 square feet.

Option Summary			
Segment	A - Short Span	B - Long Span	C - Underground
Wards Lane	0	0	134
Stringtown Road	1,401	1,729	1,298
970 South - West	4,676	5,489	329
970 South - East	7,046	7,734	813
Totals	13,123	14,952	2,574

Option C has less impact on land utility and visual impact on view because the utility is underground. The impact on land utility is further reduced when a right-of-way for the utility runs along property lines where structures are prohibited by city ordinance or where building is not practical. It is common for modern subdivision to include a perpetual utility easement along lot lines resulting in perimeter utilities easements becoming common as sidewalks.

There is much discussion on the proper measure of compensation for underground easements among appraisers. Tradition supports 50% of the underlying fee simple land value. Tradition is based on opinions of dominant estate holder with little to no market evidence. Market studies show little to no impact of easements, especially underground easement along property lines. The conflict of tradition and market measures of easement impact continues. This is manifest in appraisal practice. Appraisers in the local market typically compensate generously when an easement is acquired but very seldom make a deduction for an existing easement when appraising the whole property.

The measure of compensation for easements is elusive because an easement transaction typically does not meet the definition of market value. In a common easement transaction, there is not a willing seller and the buyer is not typically motivated because the purchase is with public money. Diminution to land utility is a logic estimate of compensation for easements. An underground easement for fiber optic cable along a property line has little to no diminution of land utility. At the other extreme, an easement for roadway or canal through the interior of a tract leaves very little land utility to the servient estate holder. The underground easement associated with the project includes the right to inspect and maintain the installed utility and limits development of the surface.

Conclusions

After analysis of the subject market, review of relevant transmission line studies, and appraisal experience, compensation of 25% to 75% of the underlying land value is indicated for that portion of the impacted properties within the expanded easement area under Options A and B. There is no indication of severance damages to land outside the expanded easement area.

Option C has less impact on land utility though there is an impact on quiet enjoyment because the utility includes the right of access. Compensation of 25% to 50% of the underlying land value is indicated for that portion of the impacted properties within the easement associated with Option C. There is no indication of severance damages to the land outside the easement area.

Impacted Parcel Summary				Value Range per Acre		Easement Percent of Land Value per Acre		
Parcel	Street	Zoning	Acres	Low	High	Option A	Option B	Option C
00-0020-4611	970 South	R-1-22	1.33	\$275,000	\$325,000	25% to 75%	25% to 75%	
Day/Price								
Low Cost						\$68,750	\$68,750	
High Cost						\$243,750	\$243,750	
00-0020-4256	970 South	R-1-22	6.00	\$115,000	\$140,000	25% to 75%	25% to 75%	
Dwell								
Low Cost						\$28,750	\$28,750	
High Cost						\$105,000	\$105,000	
00-0020-4255	970 South	R-1-22	6.88			25% to 75%	25% to 75%	25% to 50%
Price								
Low Cost						\$28,750	\$28,750	\$28,750
High Cost						\$105,000	\$105,000	\$70,000
00-0020-4254	970 South	R-1-22	10.16			25% to 75%	25% to 75%	
Medallion								
Low Cost						\$28,750	\$28,750	
High Cost						\$105,000	\$105,000	
Common Area	970 South	R-1-22	34.35	\$95,000	\$140,000	25% to 75%	25% to 75%	25% to 50%
Saddle Creek								
Low Cost						\$23,750	\$23,750	\$23,750
High Cost						\$105,000	\$105,000	\$70,000
00-0020-4250	Stringtown	R-1-22	0.50	\$360,000	\$420,000	25% to 75%	25% to 75%	
Bodensteiner								
Low Cost						\$90,000	\$90,000	
High Cost						\$315,000	\$315,000	
00-0020-4251	Stringtown	R-1-22	1.89	\$275,000	\$300,000	25% to 75%	25% to 75%	25% to 50%
Jonsson								
Low Cost						\$68,750	\$68,750	\$68,750
High Cost						\$225,000	\$225,000	\$150,000
00-0020-4249	Stringtown	R-1-22	2.60			25% to 75%	25% to 75%	
Almaden								
Low Cost						\$68,750	\$68,750	
High Cost						\$225,000	\$225,000	
00-0020-4247	Stringtown	R-1-22	6.81	\$115,000	\$140,000	25% to 75%	25% to 75%	25% to 50%
Twin Creeks								
Low Cost						\$28,750	\$28,750	\$28,750
High Cost						\$105,000	\$105,000	\$70,000
00-0008-5949	Wards	RA-1-43	5.01	\$105,000	\$120,000			
Burt								
Low Cost								
High Cost								
Common Area	Wards	R-1-15	14.94	\$160,000	\$170,000	25% to 75%	25% to 75%	25% to 50%
Cascades								
Low Cost						\$40,000	\$40,000	\$40,000
High Cost						\$127,500	\$127,500	\$85,000

Thank you for this assignment. Your input is welcome.

A handwritten signature in black ink, appearing to read "Troy Lunt".

Troy Lunt, MAI

A handwritten signature in blue ink, appearing to read "Benjamin LeFevre".

Benjamin LeFevre, MAI

A handwritten signature in blue ink, appearing to read "Eric Leonhardt".

Eric Leonhardt, MAI

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. This report is a continuation of a November 2019 assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Eric Leonhardt made an on-site inspection of the project area. Troy Lunt and Ben LeFevre have not inspected the project area.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Tory Lunt, Benjamin D. LeFevre, MAI, MRICS, and Eric Leonhardt have completed the continuing education program for Designated Members of the Appraisal Institute.



Troy Lunt, MAI
Certified General Real Estate Appraiser
Utah Certificate 5457226-CG00



Ben LeFevre, MAI
Certified General Real Estate Appraiser
Utah Certificate 5757228-CG00



Eric Leonhardt, MAI
Certified General Real Estate Appraiser
Utah Certificate 5450597-CG00



970 South – East Looking West



970 South – East Looking East



970 South – West Looking West



970 South – West Looking East



Stringtown Road Looking North



Stringtown Road Looking South



Wards Lane Looking West



Wards Lane Looking East

Troy A. Lunt, MAI, SR/WA

Experience

Troy is a director and full time commercial real estate appraiser and consultant with Integra Realty Resources – Salt Lake City. He has been appraising since 1994 assisting commercial, governmental and private clients across a wide range of property and assignment types. Troy specializes in eminent domain/right-of-way valuation pertaining to surface, subsurface and aerial property interests. He also has considerable experience in forensic appraising and litigation consulting/expert services for a wide range of litigation actions including eminent domain, ad valorem taxation, corporate/partnership dissolution and allocation, estate planning/resolution, divorce, and value impairment from all sources including environmental and regulatory.

Troy has been qualified as an expert witness. Other areas of expertise include fundamental market analyses, feasibility studies, investment consultation and general commercial appraisal. Troy holds the MAI designation issued through the Appraisal Institute. Prior to joining Integra Realty Resources, he was a founding partner in the Fortis Group, a local appraising and consulting firm, and before that was a Director with LECG, an international expert services firm.

Professional Activities & Affiliations

Appraisal Institute, MAI
SR/WA, International Right of Way Association
R/W-AC, International Right of Way Association
Affiliate Member Salt Lake Board of Realtors
Past President/Current Board Member, Utah Chapter International Right of Way Association

Utah Appraiser Board Experience Screening Committee, 2004 - present
Board of Directors Utah Association of Appraisers, 2009 - present

Licenses

Utah, Certified General, 5457226-CG00, Expires May 2021
Wyoming, Certified General, Permit #1060, Expires December 2018
Idaho, Certified General, CGA-3399, Expires April 2020

Education

Bachelor of Arts, University of Utah, June 1994

Appraisal Principles
Basic Income Capitalization
Appraisal Procedures
Highest and Best Uses
Advanced Income Capitalization
Report Writing & Valuation Analysis
Advanced Applications
Advanced Sales Comparison & Cost Approaches
Uniform Standards of Professional Appraisal Practice
Uniform Appraisal Standards for Federal Land Acquisitions
Environmental Contamination Around Hill AFB
Understanding Real Estate Investment

Integra Realty Resources Salt Lake City

5107 South 900 East
Suite 200
Salt Lake City, UT 84117

T (801) 263-9700
F (801) 263-9709

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Troy A. Lunt, MAI, SR/WA

Education (Cont'd)

Eminent Domain New Tools & Strategies
Appraisal Laws & Legislation
Current State of Wetlands Regulations
Planning & Growth Issues Along the Wasatch Front
Water Rights Valuation Challenges
Environmental Issues in Real Estate
Real Estate Finance
Detrimental Conditions in Real Estate Valuation
The Impact on Real Estate Changes in Tax Law
Evaluating Commercial Construction
Eminent Domain & Condemnation
Business Practices & Ethics
New Technology for Real Estate Appraisers
Scope of Work
Feasibility, Market Value, Investment Timing: Option Value
Condemnation Appraising: Principles & Applications
Utah Eminent Domain Update (Presenter)
Litigation Appraising: Specialized Topics & Applications
International Right of Way SR/WA Comprehensive Exam Challenge Review Course
National USPAP Equivalent Update Course
Environmental Due Diligence & Liability
Project Development & the Environmental Process
The Valuation of Partial Acquisitions
Eminent Domain Law: Basics for the Right of Way Professional
Easement Valuation

Articles and Publications

"A Closer Look at Proximity Damages." Right of Way. March/April 2016: Pages 32 - 36.
"Property Value Impacts from Transmission Lines, Subtransmission Lines, and Substations," The Appraisal Journal, Summer 2016, Pages 205 - 229.

Qualified Before Courts & Administrative Bodies

2009 UDOT v. Bob's Lock
2010 UDOT v. Wilford J. Harris, et al
2010 Smith v. Simas
2010 Traverse Mountain v. Fox Ridge, LLC (Deposition)
2011 UDOT v. AF I-15
2011 UDOT v. Brown
2011 UDOT v. Dunsmure Long Term Investments, LLC, et al
2012 Cook v. SITLA
2012 UDOT v. McDougal
2012 Salt Lake City v. Evans Development Group (Deposition)
2012 Rocky Mountain Power v. Millerberg Holdings, LC
2012 Giovengo Properties v. Hallmark Homes & Development
2012 DL Evans Bank v. Clark Real Estate, et al
2013 Traverse Mountain v. Fox Ridge, LLC (Trial)
2013 Windygates, LLC v. BMA Construction
2013 Salt Lake City v. Evans Development Group (Trial)

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Troy A. Lunt, MAI, SR/WA

Qualified Before Courts & Administrative Bodies (Cont'd)

2013 Davis County v. Aland Foundation
2014 UDOT v. Fort Lane Village, LLC
2014 UTA v. D&S North Temple
2014 First Utah Bank v. Cottonwood Professional Plaza
2014 UTA v. Fear Factory
2014 UDOT v. Sanchez
2014 Plumb v. Salt Lake County, et al
2015 Williamson v. Farrell
2015 Rocky Mountain Power v. Marriott
2015 Porter v. Morrell
2015 Bochner v. Durham Jones & Pinegar
2015 UDOT v. Target, et al
2015 UDOT v. LEJ
2015 UDOT v. Frontage 11400
2016 Bear River Insurance Company v. Ford Motor Company
2017 Stromness MPO, LLC v. United States

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Benjamin D. LeFevre, MAI, MRICS

Experience

Appraiser and consultant of commercial real estate for Integra Realty Resources Salt Lake City in Utah since November 2005. Appraiser and consultant of commercial real estate for J. Philip Cook & Associates, Inc. (acquired by LECG March 2005), from May 2004 to October 2005 in Salt Lake City, Utah.

Mr. LeFevre is experienced in the underwriting and valuation of commercial and industrial properties and is proficient in computer applications to real estate values. His experience includes valuations of office buildings, raw land areas, restaurants, retail buildings, automobile dealerships, residential homes and subdivisions and mixed use properties. He specializes in the valuation of retail properties, eminent domain and large mixed use projects.

Mr. LeFevre is active in the appraisal community with the Appraisal Institute. He holds the Appraisal Institutes MAI designation, was a member of the Utah Chapter Board of directors from 2010 to 2011 and again in 2019 and 2020.

Mr. LeFevre is an approved instructor with The Appraisal Institute and has taught appraisal classes for The Appraisal Institute in Salt Lake City.

Specialized Courses with Successful Examination Completion:

Highest and Best Use and Market Analysis, Course 520

Advanced Income Capitalization, Course 510

Advanced Cost and Sales, Course 530

Advanced Applications, Course 550

Report Writing and Valuation Analysis

Eminent Domain and Condemnation

Condemnation Appraising Principles and Applications

Litigation Appraising: Specialized Topics and Applications

The Appraiser as an Expert Witness: Preparation and Testimony

Fundamentals of Separating Real, Personal Property, and Intangible Business Assets

Introduction to Green Buildings: Principles & Concepts

Case Studies in Appraising Green Residential Buildings

Professional Activities & Affiliations

Member, Salt Lake Board of Realtors

Member, Wasatch Front MLS

Member, Snake River MLS

2010-2011, Director, Utah Chapter of the Appraisal Institute

2008-2010 Associate Guidance Chair, Utah Chapter of Appraisal Institute

Appraisal Institute, Member (MAI) , June 2013

Royal Institute of Chartered Surveyors, Member (MRICS) , July 2013

2019- Treasurer, Utah Chapter of the Appraisal Institute

2020- Secretary, Utah Chapter of the Appraisal Institute

Licenses

Idaho, Certified General Appraiser, CGA-2336, Expires November 2020

Utah, Certified General Appraiser, 5757228-CG00, Expires February 2021

Utah, Sales Agent, 5757228-SA00, Expires December 2020

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Salt Lake City

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Suite 200
Salt Lake City, UT 84117

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F (801) 263-9709

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Benjamin D. LeFevre, MAI, MRICS

Licenses (Cont'd)

Utah, Appraiser Instructor, 5757228-AI00, Expires January 2021
Wyoming, Certified General Appraiser, 1276, Expires July 2021
Montana, Certified General Appraiser, 6326, Expires March 2021

Education

MBA, University of Utah, August 2007

Bachelor of Science, University of Utah, May 2005

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Salt Lake City

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Eric Leonhardt, MAI

Experience

Senior Analyst at Integra Realty Resources Salt Lake City since September 2013. Previous work experience includes real estate appraising at Free & Associates from October 1995 to September 2013 and an accountant for Holland Properties in Park City Utah. Specialized toward eminent domain appraising for federal, state, county, and city governments. Acquisitions appraised include roadway, railway, public utilities, flood control, redevelopment, and conservation easements. Appraisal research includes valuation of surplus land through extraction with application to mountainside lots, sky bridges, and wetlands.

Professional Activities & Affiliations

Real Estate Finance
Real Estate
Fundamental Appraisal
Appraisal Residences
Uniform Standards of Professional Appraisal Practice
310 Basic Income Capitalization
320 General Applications
510 Advanced Income Capitalization
520 Highest and Best Use and Market Analysis
530 Advanced Sales Comparison and Cost Approaches
540 Report Writing and Valuation Analysis
550 Advanced Applications
660 Small Hotel/Motel Valuation
Business Practices and Ethics
Condemnation Appraising Principles and Applications
Litigation Skills for the Appraiser
Standards of Professional Practice
Eminent Domain
Eminent Domain Update
Public Roads on Private Lands
Land Use Law
Utah Land Use
Eminent Domain Training for Attorneys and Appraisers
403 Easement Valuation
803 Eminent Domain - Law Basics

Licenses

Utah, Certified General, 5450597-CG00, Expires March 2022

Education

Bachelor of Science in Finance, Utah State University, 1989

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