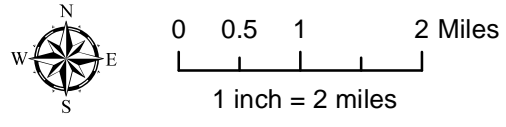


Figure 1. Site Vicinity Map  
1:100,000 Scale Topographic Base



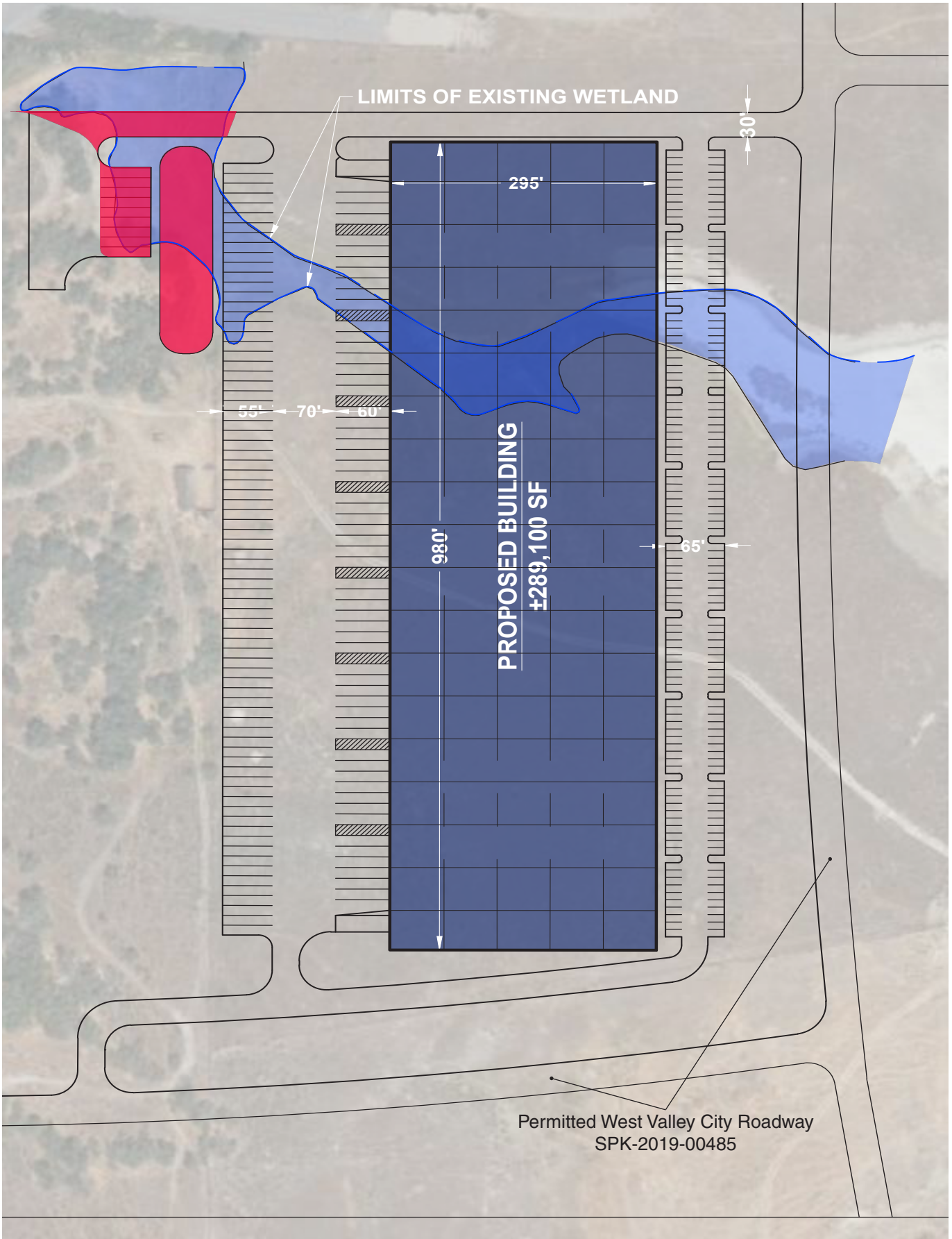


Figure 3. Alternative 1 (Preferred)

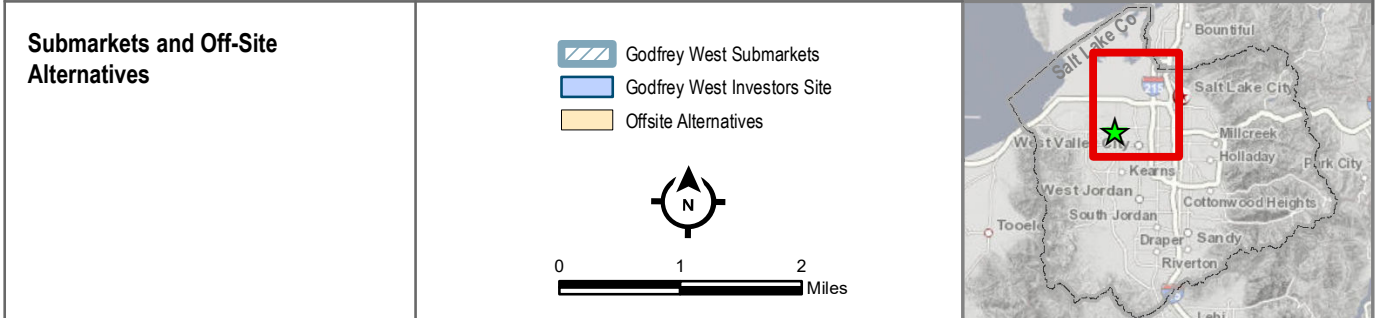
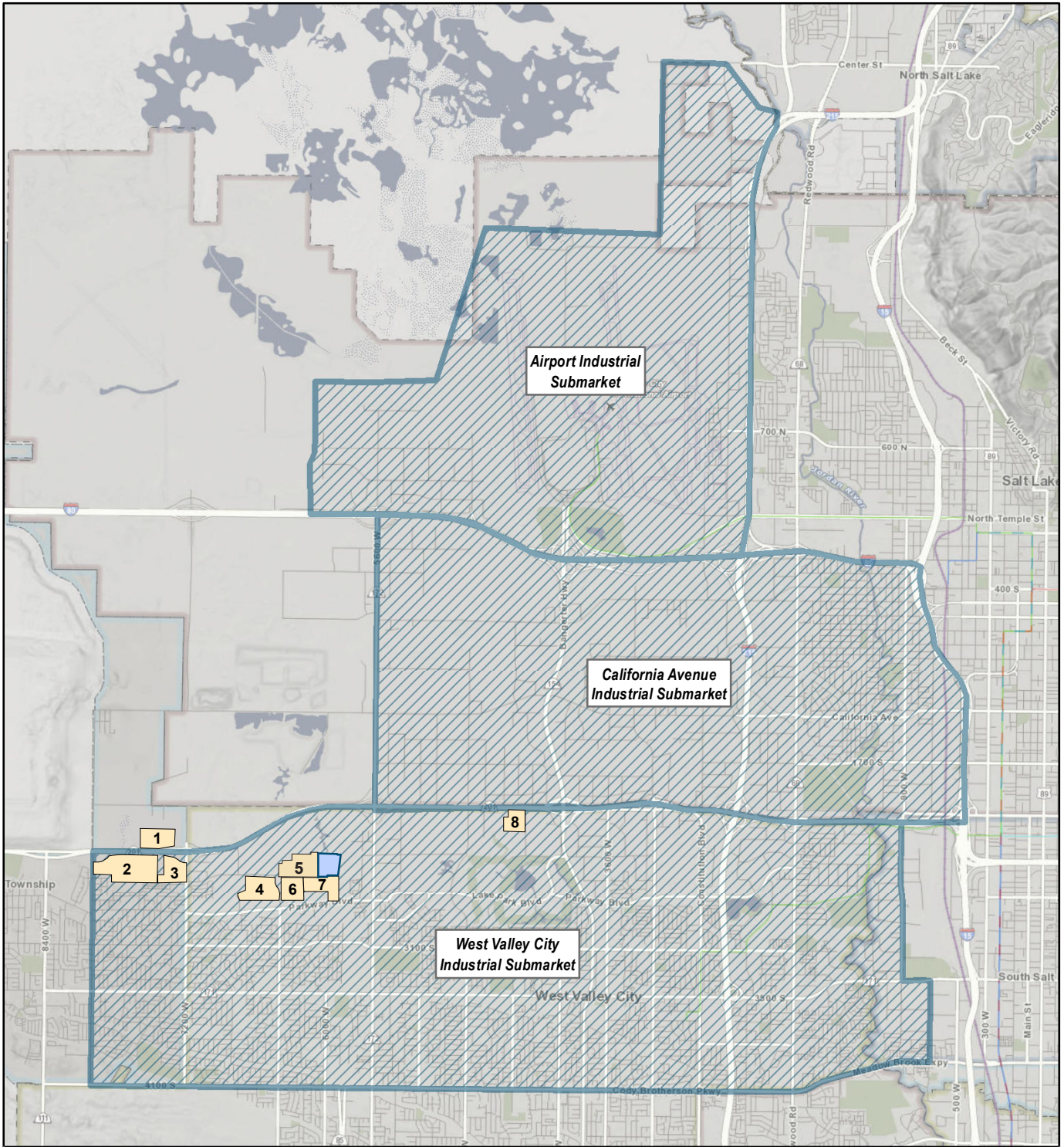


Figure 1. Salt Lake Metro Area Industrial Submarkets and Off-Site Alternatives

Table 1. Purpose and Need Evaluation Criteria

Purpose	Need	Evaluation Criteria
Reasonable considering cost and logistics	Must be available for purchase	Must meet overall budgetary restrictions of \$30 million
	Proximity to major arterials, highways, interstates, and international airport to maintain logistics	Within one mile of major trucking route Site accessibility for sustained semi-truck traffic
Site provides sufficient space to support efficient development	Has 250,000 to 300,000 buildable square feet	Construction cost for industrial structures is \$110 per square foot. Minimum internal rate of return (IRR) of 15 percent
	Contiguous property consisting of 25 or more acres.	Allows for typical lot coverage of 30 percent
Compatible with local land use plans	Study area is located within the West Valley City Industrial Submarket	Located with industrial zoned or easily rezoned area
	Compatible with existing and planned infrastructure and traffic patterns.	

### Off-Site Alternatives

Godfrey West Investors investigated eight off-site alternatives located within or adjacent to the industrial submarkets of the Salt Lake Metro area (see Figure 2). None of the eight sites met the evaluation criteria. Only two were available for purchase. Of the two available properties, off-site alternatives 2 and 5 were subdivided leaving both sites an insufficient size for development. These two off-site alternatives do not satisfy the stated purpose and need evaluation criteria to provide sufficient space to support efficient development with a contiguous property consisting of 25 or more acres (see Table 2).

Table 2. Summary of Off-Site Alternatives

Off-site Alternative	Size (acres)	Availability	Proximity to Infrastructure	Zoning	Size/Buildable Square Footage	Within Submarket	Meets Evaluation Criteria
1	48	Privately controlled. Refused to sell.	Good	Commercial/Industrial	Good	Yes	No
2	112	Most of the site is under development. Remaining portion is less than 25 acres.	Good	Commercial/Industrial	After existing development space is insufficient	Yes	No
3	42.3	Privately controlled. Refused to sell.	Good	Commercial/Industrial	Sufficient acreage, but shape limits efficient development	Yes	No
4	60	City owned, not available for sale	Good	Residential	Good	Yes	No
5	48.5	Site is no longer available. Under development.	Good	Commercial/Industrial	Good	Yes	No
6	38.3	Privately controlled. Refused to sell.	Good	Residential	Good	Yes	No
7	44.3	Privately controlled. Refused to sell.	Good	Residential	Sufficient acreage, but shape limits efficient development	Yes	No
8	31.2	Privately controlled. Refused to sell. Now under development.	Good	Commercial/Industrial	Good	Yes	No

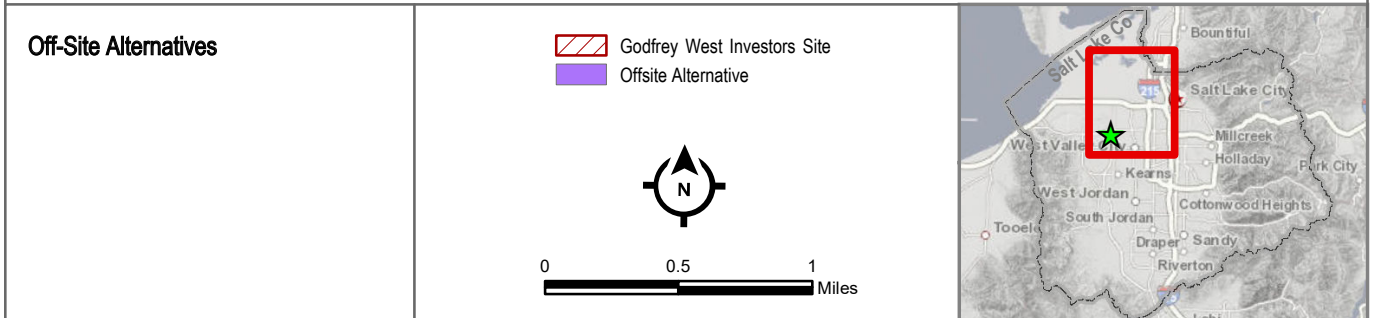
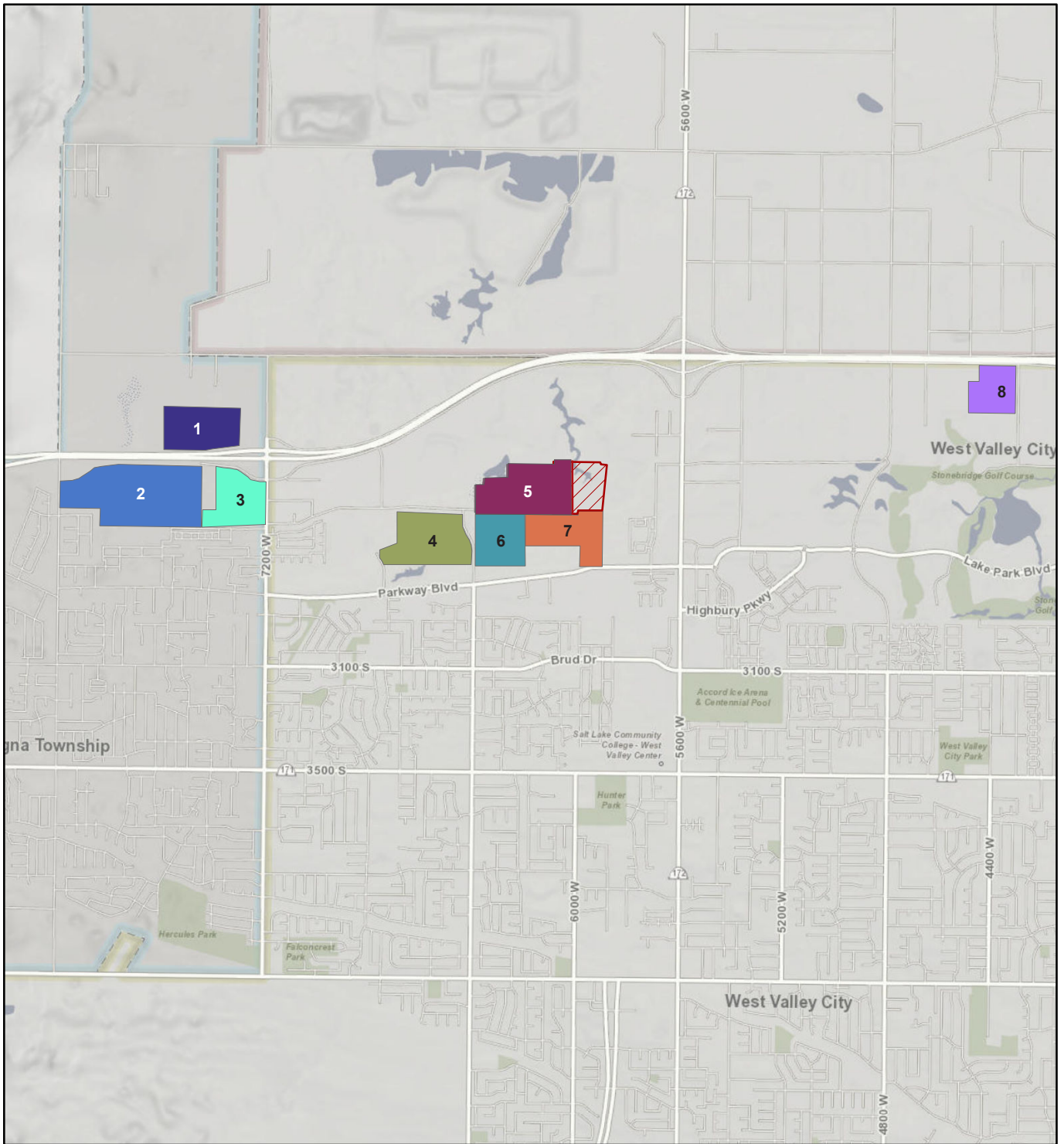


Figure 2. Off-Site Alternatives