

WRITTEN NARRATIVE OF ZONING MAP AMMENDMENT REQUEST

Zoning change consideration to allow for the construction and operation of a new 40,000 square ft. full service grocery store. Complete with pharmacy, in-store bakery, and a much enlarged service deli.

Store and site development will be led by Associated Food Stores (AFS). The AFS group has been involved with literally dozens of new store construction and remodel upgrade projects.

The conceptual site plan calls for approx 200 parking spaces, 3 separate access points to Wolf Creek Drive and 2500 North Street. A sewer easement has been granted to the Wolf Creek Water and Sewer Improvement District for sewer connection. Site will be engineered properly to address all wastewater, runoff or snow melt concerns.

The current store building servicing the Eden area (Valley Market) has become too small for the increased amount of customer traffic. This proposed new store is in a preferred location in the suggested commercial corridor. Future lease proposals are being now being reviewed for the current Valley Market building. Upon completion of a new store building, the former building will need minor modifications and is expected to have a new commercial tenant within a very short time.

EXHIBIT B
LEGAL DESCRIPTIONS

Parcel 1

A part of the Northeast Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Eden City, Weber County, Utah:

Beginning at the point of intersection of Boundary Line Agreements recorded as Entry No.'s _____ and _____, located 367.79 feet South 89°49'55" East along the North line of said Section 34; and 694.42 feet South 0°10'05" West from a Brass Cap Monument found marking the North Quarter Corner of said Section 34; and running thence South 0°10'05" West 589.69 feet along said Agreement line to a point on a curve on the Northerly line of 2500 North Street as it exists at 33.00 foot half-width; thence Northwesterly along the arc of a 1,757.70 foot radius curve to the right a distance of 179.71 feet (Center bears North 7°52'05" East, Central Angle equals 5°51'29" and Long Chord bears North 79°12'10" West 179.63 feet) along said Northerly line; thence North 12°54'55" East 195.86 feet; thence North 77°05'05" West 235.92 feet to the Quarter Section line of said Section 34; thence North 0°04'46" West 216.20 feet along said Quarter Section line to a point on a curve on the Southeasterly line of Highway 158 as it exists at 33.00 foot half-width to a point on a curve; thence along the Southeasterly and Easterly lines of said Highway the following two courses: Northeasterly along the arc of a 442.26 foot radius curve to the left a distance of 198.95 feet (Center bears North 64°18'16" West, Central Angle equals 25°46'30" and Long Chord bears North 12°48'29" East 197.28 feet) to a point of tangency; and North 0°04'48" West 102.90 feet to said Agreement line; thence South 58°12'03" East 377.77 feet along said Agreement line to said point of intersection and the point of beginning.

Contains 190,133 sq. ft.
or 4.365 acres

Parcel 2

A part of the Northeast Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Eden City, Weber County, Utah:

Beginning at a point located 1,007.90 feet South 0°04'46" East along said Quarter Section line from a Brass Cap Monument found marking the North Quarter Corner of said Section 34; and running thence South 77°05'05" East 235.92 feet; thence South 12°54'55" West 195.86 feet to a point on a curve on the Northerly line of 2500 North Street as it exists at 33.00 foot half-width; thence Northwesterly along the arc of a 1,757.70 foot radius curve to the right a distance of 194.40 feet (Center bears North 13°43'34" East, Central Angle equals 6°20'13" and Long Chord bears North 73°06'19" West 194.30 feet) to said Quarter Section line; thence North 0°04'46" West 187.17 feet along said Quarter Section line to the point of beginning.

Contains 40,843 sq. ft.
or 0.938 acre

