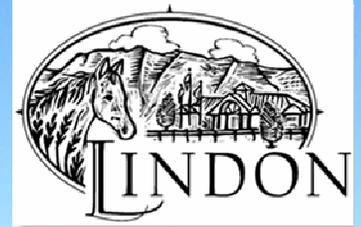


LINDON CITY, UTAH





GENERAL INFORMATION

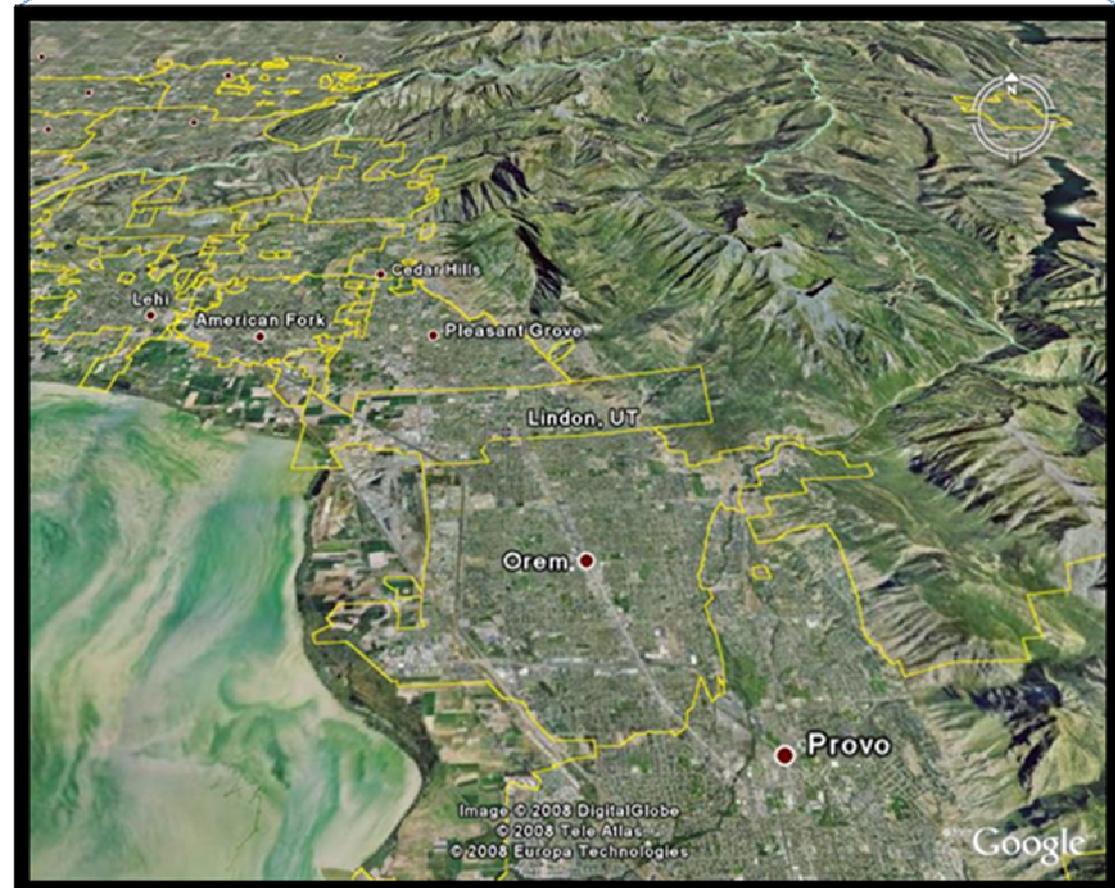
- ◆ Lindon City was incorporated in 1924.
- ◆ The City covers an area of approximately 8.56 square miles with 10,130 residents.
- ◆ The City, under the traditional form of government, consists of a governing body of the Mayor and five Council Members. The Mayor and Council exercise all legislative powers of the City. The Mayor, with the advice and consent of the City Council, appoints qualified persons to serve in the offices of City Recorder and City Treasurer.
- ◆ The City currently employs approximately 46 full-time employees and 22 part-time employees or 56 full time equivalent employees on staff. This equates to approximately one employee per 180 residents. This is an excellent ratio for a City of its size and is evidence of prudent management.
- ◆ The City provides the following municipal services: i) water, storm water and sewer utilities, ii) parks and recreation services, iii) building, planning and zoning services, and iv) police services. The City contracts with other municipalities to provide i) fire and emergency services and ii) library services. Natural gas is provided by Questar Gas and electric services are provided by Rocky Mountain Power & Light.
- ◆ The City has two elementary schools and one junior high school within the City boundary but is served by several elementary, junior high, and high schools in adjoining communities within the Alpine School District. Education is an important factor in northern Utah County and continues to be a governing principle for residents and businesses. The City is in close proximity to both Utah Valley University (32,000 students) and Brigham Young University, a private university serving nearly 30,000 students.
- ◆ The City is serviced by a variety of state-of-the-art healthcare facilities throughout the valley. Additional world-class medical services through Primary Children's Medical Center and University of Utah Medical Center located in Salt Lake City are easily accessible. Lifeflight helicopters and personnel provide lifesaving air transport to accident victims and those in need of emergency care to all area hospitals in Utah and Salt Lake Valley.

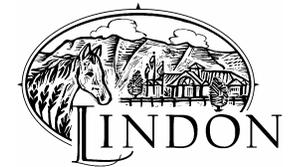




GEOGRAPHIC DESCRIPTION

- ◆ The City, located in northern Utah County, is bordered by Pleasant Grove on the north, Orem City on the south, Wasatch National Forest on the east and Utah Lake on the west.
- ◆ The City is located approximately 36 miles south of metropolitan Salt Lake City and approximately 9 miles north of Provo City.
- ◆ The City is easily accessible by Interstate 15 which connects the City to both Metropolitan Salt Lake City and Orem/Provo metro area. The Salt Lake International Airport is 45 miles away and the Utah Transit Authority (UTA) provides daily mass transit service throughout the City and along the Wasatch Front.
- ◆ The City is close in proximity to a wide variety of activities and services. All the amenities found in urban communities are accessible from Lindon, as well as wide variety of outdoor activities, including immediate access to several designated wilderness areas, including Mount Timpanogos (see photo above).
- ◆ With its beautiful views, rural atmosphere in an urban setting and accessibility to regional cultural, equestrian, and commercial amenities, Lindon has become a highly desirable place to live, work and recreate.





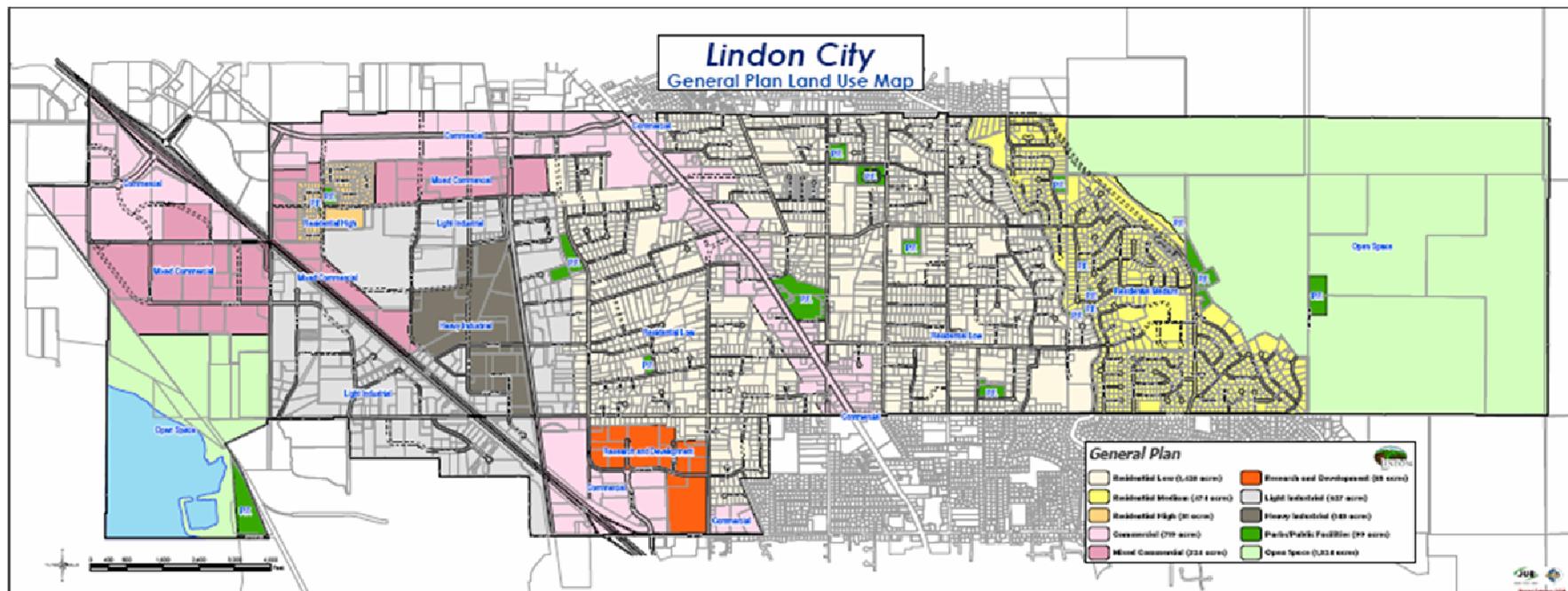
LAND USE

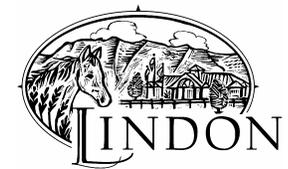
- ◆ The City encompasses approximately 5,478 acres of land with the following breakdown:
 - ❖ 1,919 acres zoned for residential building
 - ❖ 1,039 acres zoned for commercial
 - ❖ 828 acres zoned for industrial
 - ❖ 85 acres zoned for research and business
 - ❖ 79 acres zoned public facilities
 - ❖ 1,528 zoned for recreational mixed use or open space
 - ❖ 1,972 is currently developed

- ◆ The City is currently 50% built-out and anticipates to be 100% built out by the year 2030 with approximately 15,000 – 17,000 residents.

Land Use		
Type	Acres	Percent
Residential	1,919	35%
Commercial	1,039	19%
Industrial	828	15%
Research and Business	85	2%
Public Facilities	79	1%
Open Space	1,528	28%
Total	5,478	

Source: Lindon City Master Plan 2006-2010





DEMOGRAPHIC DESCRIPTION

Summary of Significant Demographic Statistics

Lindon City, Utah

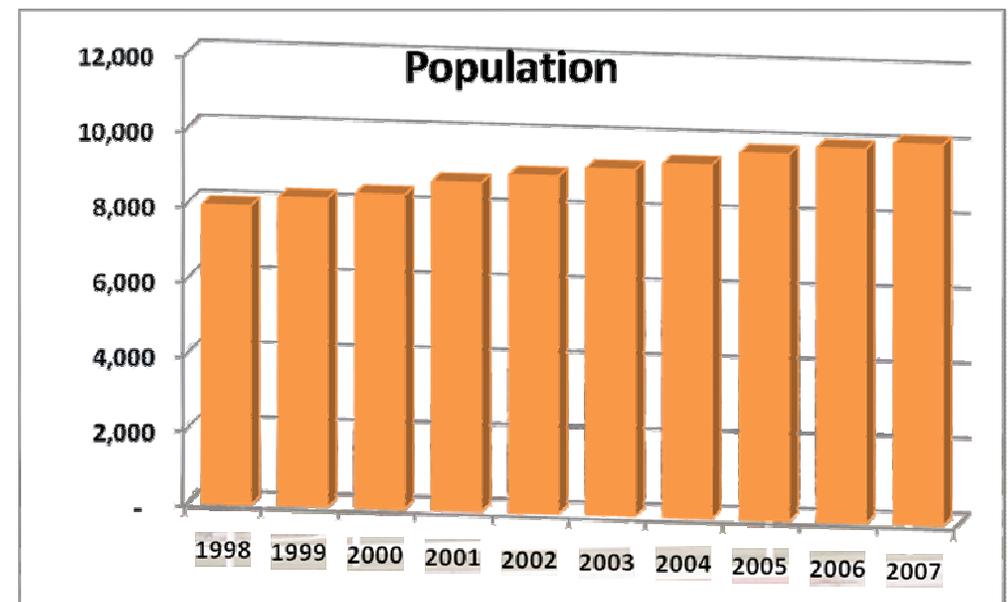
Statistics	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
City Population ¹	7,956	8,205	8,363	8,754	8,990	9,226	9,410	9,761	9,958	10,130
County Population ²	344,820	258,462	371,894	390,447	405,977	423,286	437,627	456,073	475,425	501,447
City Household Median AGI ^{3,4}	\$51,231	\$54,338	\$48,569	\$54,019	\$52,454	\$52,823	\$54,472	\$59,480	\$63,132	na
County Household Median AGI ³	\$32,723	\$33,763	\$35,772	\$36,334	\$35,024	\$35,633	\$36,216	\$38,746	na	na
County Unemployment Rate ²	3.10%	3.00%	3.00%	4.10%	5.70%	5.20%	4.80%	4.00%	2.80%	2.40%

Sources: 1. US Census Bureau & Lindon City 2. Utah Department of Workforce Services 3. Utah State Tax Commission

Note 4: All Municipalities in Utah have an unexplained dip in Household Median AGI in 2000. Tax Commission unable to explain at this point.

DEMOGRAPHIC DEPICTION OF THE CITY AND COUNTY

- ◆ Over the past ten years, the population of the City has grown 27% from 7,956 in 1998 to 10,130 in 2007 or an average of 2.73% per year.
- ◆ The City estimates that it will reach build-out in 2030 with an estimated population of 15,000 – 17,000.



- ◆ At \$63,132, the Household Median Adjusted Gross Income in Lindon is significantly higher than the County (\$38,746), State (\$45,726) and National (\$41,944) AGI medians. (Source: Utah State Tax Commission & Dataplace.org 4/15/08)
- ◆ From 1998 to 2006, the City experienced an 23% growth in household median adjusted gross income.

