

COMMUNITY DEVELOPMENT

**Building Services and Licensing
451 South State Street, Room 218
535-6679
Salt Lake City, Utah 84111**

Sidwell Number: 15-01-151-015-0000

CERTIFICATE OF PRESENT CONDITION

BE IT KNOWN BY THESE PRESENTS:

That I, Orion Goff, Building Official for Salt Lake City Corporation, Building Services and Licensing, have either inspected, or have caused to be inspected, the property within the City of Salt Lake, County of Salt Lake, State of Utah, known by the street address of 577 - 579 West 200 South said property being more particularly described as: BEG NW COR LOT 5, BLK 63 PL A, SLC SUR; E 116.8 FT; S 165 FT; W 116.8 FT; N 165 FT TO BEG. TOGETHER WITH 4 FT STRIP VACATED ST ABUTTING ON W. 7183-1759 1763

Owner: TJT Commercial Real
190 East Roundtoft Drive
Salt Lake City, Utah 84103

That the present conditions at the above referenced properties are:


The following permits issued to the address of 579 West 200 South have expired due to the absence of required inspections for a period exceeding 180 days:

- Building permit 198485 issued December 11, 2003 to install exterior stucco.
- Building permit 193581 issued June 2, 2004 to install a patio roof.

The following permit has received final inspection but appears to be installed on the neighboring property. The Hong Kong Tea House has filed a civil action for remediation of this issue. The electrical work done on the site meets current technical code standards. The owner of the subject property needs to provide written documentation that he has the right to install the conduits on neighboring property, or provide a survey to prove otherwise.

- Electrical permit 189147 issued November 25, 2003 to install an additional electrical service. (Complaints from neighbors are outstanding due to property line dispute.)

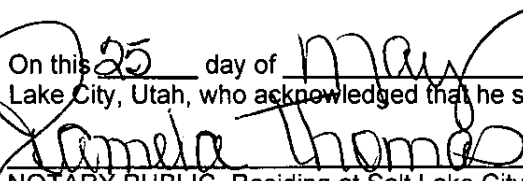
All expired permits must be reactivated by the original contractor. If the original contractor is unavailable a new contractor may be used provided the new contractor applies for permits using plans and specifications approved by the original design professional.

IN WITNESS WHEREOF, this Certificate was duly signed this 25 day of May, 2007.


Orion Goff, Building Official

STATE OF UTAH)
)ss
COUNTY OF SALT LAKE)

On this 25 day of May, 2007, personally appeared before me, Orion Goff, Building Official of Salt Lake City, Utah, who acknowledged that he signed the above certificate and that the statements contained therein are true.



NOTARY PUBLIC, Residing at Salt Lake City, Utah

