

Ordinance No. 56 of 2011

(Adoption of North Temple Urban Renewal Area Project Area Plan)

An ordinance adopting the North Temple Project Area Plan for the North Temple Project Area, as approved by the Redevelopment Agency of Salt Lake City, and designating the North Temple Project Area Plan as the official Urban Renewal Plan for the North Temple Project Area.

WHEREAS, the Redevelopment Agency of Salt Lake City (the "Agency") was created to transact the business and exercise the powers provided for in the Utah Community Development and Renewal Agencies Act (the "Act"); and

WHEREAS, pursuant to Section 17C-2-101(1) of the Act, by Resolution No. 677.02 the Agency adopted a survey resolution on April 20, 2010 with respect to the area along North Temple Street referred to therein to commence the process of adopting an urban renewal project area plan; and

WHEREAS, pursuant to Section 17C-2-102 and Section 17C-2-103 of the Act, the Agency prepared a draft project area plan (the "Draft Project Area Plan") for the North Temple Project Area; and

WHEREAS, on September 20, 2011, the Agency held a public hearing on the Draft Project Area Plan, pursuant to all requirements in Section 17C-2-102(1)(a)(vi) of the Act; and

WHEREAS, on September 27, 2011, the Agency approved the Draft Project Area Plan in accordance with Section 17C-2-102(1)(a)(x) of the Act, and a copy of the approved Project Area Plan is attached hereto as Exhibit A (the "North Temple Project Area Plan"); and

WHEREAS, the Act provides that the North Temple Project Area Plan may not take effect until it has been adopted by the community legislative body that created the Agency, the Salt Lake City Council, pursuant to Section 17C-2-107 of the Act.

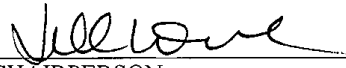
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SALT LAKE CITY UT 84114  
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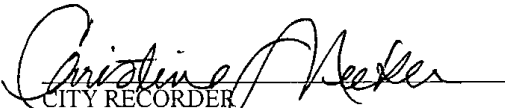
NOW, THEREFORE, BE IT ORDAINED BY THE SALT LAKE CITY COUNCIL AS FOLLOWS:

1. The Salt Lake City Council hereby adopts the North Temple Project Area Plan, as approved by the Agency, as the official Project Area Plan for the North Temple Project Area.
2. The City Staff is hereby authorized and directed to publish or cause to be published the notice required by Section 17C-2-108(1) of the Act.
3. Pursuant to Section 17C-2-108(4) of the Act, the Agency may proceed to carry out the official Project Area Plan.
4. This ordinance shall take effect immediately upon publication and recording.

Passed by the City Council of Salt Lake City, Utah this 27<sup>th</sup> day of September, 2011.

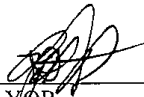
  
CHAIRPERSON

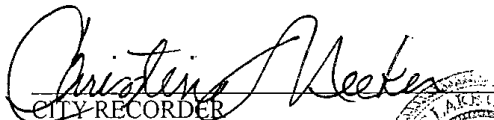
ATTEST:

  
CITY RECORDER

Transmitted to Mayor on September 27, 2011.

Mayor's Action:  Approved  Vetoed


  
MAYOR

  
CITY RECORDER

(SEAL)

Bill No. 56 of 2011  
Published: 10-4-11 by RDA



APPROVED AS TO FORM  
Salt Lake City Attorney's Office  
Date 9-19-11  
By 

# north temple project area plan

REDEVELOPMENT AGENCY OF SALT LAKE CITY

## PURPOSE STATEMENT

The Redevelopment Agency of Salt Lake City ("RDA") has determined that the North Temple Project Area ("Project Area"), as designated in this plan, requires assistance from the RDA to revitalize and improve the corridor along North Temple Street from the west side of I-15 to Redwood Road, as more specifically defined in the boundary description contained herein. Improvements to the Project Area, which largely consist of commercial, residential, and institutional uses, can benefit by tax increment financing provided by the RDA to fund property improvements. This plan shall serve as the guiding document for redevelopment activities in the North Temple Project Area.

## RECITALS

1. Pursuant to the provisions of Section 17C of the Act, on August 10, 2010, Salt Lake City ("City") adopted the North Temple Boulevard Plan as the "Community General Plan," which was approved by the Salt Lake City Planning Commission on April 14, 2010. The elements of the Community General Plan are incorporated into this North Temple Project Area Plan ("Project Area Plan"); and
2. Pursuant to the provisions of Section 17C of the Community and Renewal Agencies Act ("Act"), the governing body of the RDA designated by Resolution No. 677.03, dated April 20, 2010, the boundary of a blight survey area in which a blight study would be conducted to determine whether or not one or more redevelopment project areas are feasible; and

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3. Pursuant to requirements set forth in the Act, the RDA performed a blight survey of the survey area; and
4. Pursuant to Section 17C of the Act, the RDA held a blight hearing for the proposed North Temple Project Area; and
5. Pursuant to Section 17C of the Act, the RDA adopted Resolution No. 687.03, dated December 14, 2010, thereby approving a blight finding of the Proposed Project Area within one (1) year from the date of the blight survey area boundary designation; and
6. Pursuant to Section 17C of the Act, the RDA adopted Resolution No. 687.04, dated December 14, 2010, thereby approving the proposed Project Area boundaries; and
7. Pursuant to Section 17C of the Act, the RDA has conducted one or more public hearings for the purpose of informing the public about the proposed Project Area Plan, allowing public input into the RDA's deliberations and considerations regarding the proposed Project Area Plan; and
8. Pursuant to Section 17C of the Act, the RDA has allowed opportunity for input on the draft Project Area Plan from the State Board of Education and each taxing entity and has made a draft Project Area Plan available to the public at the RDA's offices during normal business hours, provided notice of the plan hearing and held a public hearing on the draft Project Area Plan on September 20, 2011.

#### DEFINITIONS

- A. The term "Act" shall mean the "Limited Purpose Local Government Entities Community Development and Renewal Agencies Act" as found in Title 17C, Utah Code Annotated 1953, as amended.
- B. The term "Affordable Housing" shall mean housing to be owned or occupied by persons and families of low or moderate income, as determined by resolution of the Agency.

C. The term "**Base Taxable Value**" shall mean the taxable value of the property within the Project Area from which tax increment will be collected, as shown upon the assessment roll last equalized before the date of the Taxing Entity Committee's approval of the first Project Area Budget.

D. The term "**Blight**" or "**Blighted**" shall mean the condition of an area that meets the requirements of Subsection 17C-2-303(1).

E. The term "**Board**" shall mean the governing body of the Agency, as provided in Section 17C-1-203 of the Act.

F. The term "**City**" shall mean the City of Salt Lake City.

G. The term "**Housing Funds**" shall mean the funds allocated in an urban renewal project area budget under Section 17C-2-203 for the purposes provided in Subsection 17C-1-412(1).

H. The term "**Income Targeted Housing**" shall mean housing to be owned or occupied by a family whose annual income is at or below 80% of the median annual income for Salt Lake County.

I. The term "**Loan Fund Board**" shall mean the Olene Walker Housing Loan Fund Board, established under Title 9, Chapter 4, Part 7, Olene Walker Housing Loan Fund.

J. The term "**North Temple Boulevard Plan**" shall mean the Community General Plan as required by the Act, which acts as the master plan, adopted by Salt Lake City on August 10, 2010.

K. The term "**Project Area**" shall mean the area described in Exhibit A attached hereto.

L. The term "**Project Area Budget**" shall mean a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to the Project Area that includes:

- (i) the Base Taxable Value of property in the Project Area;
- (ii) the projected Tax Increment expected to be generated within the Project Area;

- (iii) the amount of Tax Increment expected to be shared with other taxing entities;
- (iv) the amount of Tax Increment expected to be used to implement the Project Area Plan, including the estimated amount of Tax Increment to be used for land acquisition, public improvements, infrastructure improvements, and loans, grants, or other incentives to private and public entities;
- (v) the Tax Increment expected to be used to cover the cost of administering the Project Area Plan;
- (vi) if the area from which Tax Increment is to be collected is less than the entire Project Area:
  - (a) the tax identification numbers of the parcels from which Tax Increment will be collected; or
  - (b) a legal description of the portion of the Project Area from which Tax Increment will be collected;
- (vii) for property that the RDA owns and expects to sell, the expected total cost of the property to the RDA and the expected selling price; and
- (viii) the following required information:
  - (a) the number of tax years for which the RDA will be allowed to receive Tax Increment from the Project Area; and
  - (b) the percentage of Tax Increment or maximum cumulative dollar amount of Tax Increment the RDA is entitled to receive from the Project Area under the Project Area Budget.

M. The term "RDA" shall mean the Redevelopment Agency of Salt Lake City.

N. The term "Taxable Value" shall mean the value of property as shown on the last equalized assessment roll as certified by the Salt Lake County Assessor.

O. The term "Tax Increment" shall mean the difference between:

(i) the amount of property tax revenues generated each tax year by all taxing entities from the area within a Project Area designated in the Project Area Plan as the area from which Tax Increment is to be collected, using the current assessed value of the property; and

(ii) the amount of property tax revenues that would be generated from that same area using the Base Taxable Value of the property.

P. The term "Taxing Entity" shall mean a public entity that levies a tax on a parcel or parcels of property located within the City.

Q. The term "Taxing Entity Committee" shall mean a committee representing the interests of the Taxing Entities, created as provided in Section 17C-1-402 of the Act.

#### 1(a) PROJECT AREA BOUNDARIES

The North Temple Project Area, hereinafter referred to as the "Project Area", is enclosed within the boundaries described in Exhibit A attached hereto.

#### 1(b) PROJECT AREA PHYSICAL CHARACTERISTICS

##### *GENERAL LAND USES:*

The Project Area has a wide range of uses. The existing principal land uses in the area are office, commercial, utility, state government related uses, and single family and multi-family residential uses.

*It is expected that the current uses in the Project Area will be affected as follows:*

Through development, some existing structures may be demolished or renovated, new buildings will be constructed and the reuse of existing buildings for new uses may occur. It is likely that the permitted uses will generally remain the same, except that, as provided in the North Temple Boulevard Plan, there will likely be transit oriented development that will result in an increase in density and an expansion of mixed-uses.

The land use changes are intended to support new transit oriented residential development served by the North Temple/Airport TRAX light rail line, running east west through the Project Area. The land uses will have an increase in a diversity of mixed uses to accommodate both residents and commuters during all times of the day. The proximity to mass transit will result in pedestrian oriented design by allowing residents to use public transportation or walking to service needs.

The vision of the North Temple Project Area is to promote transit oriented development in this area. Over time, commercial and residential mixed use development will occupy an increased share of the area's acreage. The future mix of uses and transit oriented development will produce an increase in the number of housing units and will result in an overall increase in activity within the proposed Project Area. All anticipated new uses will be compatible with the North Temple Boulevard Plan and the goals and objectives of this Project Area Plan.

*LAYOUT OF PRINCIPAL STREETS:*

The principal streets in the Project Area are North Temple Street and Redwood Road. North Temple Street is the primary east-west arterial street with two lanes in both directions and a center running light rail transit line (currently under construction) that connects the Salt Lake City International Airport with the downtown Salt Lake City core.

Redwood Road is one of the primary north-south arterial streets and is a major state highway that accesses I-80. 900 West Street is another north-south arterial street that handles a large volume of traffic because it, like Redwood Road, is one of the only streets that connects south to the other side of I-80.

The streets in the eastern portion of the Project Area are set in a grid-like pattern and have a higher level of connectivity, similar to the street pattern found in a majority of Salt Lake City. Moving to the western portion of the Project Area, there is little connectivity because of the large lot sizes and configurations, and the absence of a strong grid street



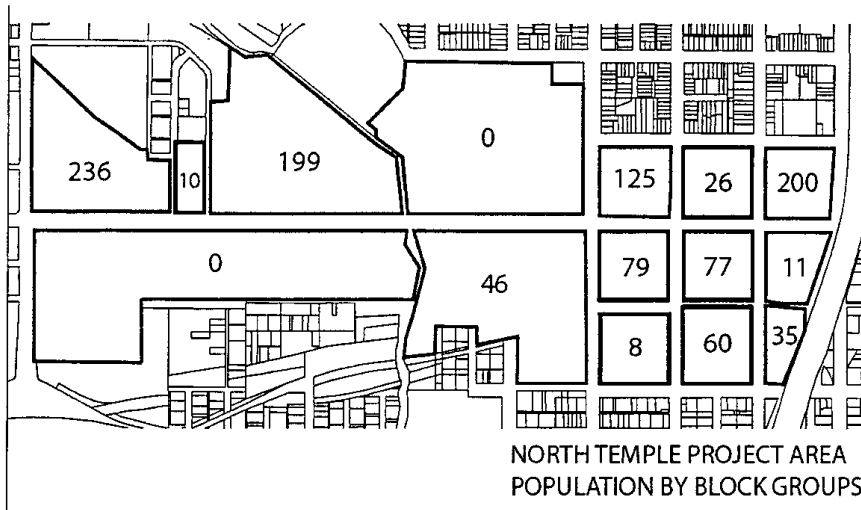
pattern. Overall, the existing general grid layout of the principal streets in the Project Area will likely remain the same.

*Development in the Project Area that adheres to the urban renewal standards in this document and to the North Temple Boulevard Plan will result in:*

- (i) improved connectivity and pedestrian circulation, through the construction of new public pathways. These improvements in connectivity will better address the isolation between different uses and will improve pedestrian safety and orientation to goods and services, and to natural open space amenities within the Project Area, including the Jordan River and City Creek. Improvements will facilitate better access to the Project Area by connecting the surrounding neighborhoods and increasing accessibility for a diversity of users, including cyclists, pedestrians, and transit riders.
- (ii) improved pedestrian and transit oriented design, enhancing the pedestrian experience through the use of scale, transparency and visual literacy, while providing a fine-grained mix of uses for a variety of different users.
- (iii) increased transportation options, through multi-modal enhanced design that will allow streets to facilitate a variety of different types of users.
- (iv) increased use of public transit and pedestrian activity, through pedestrian enhancements that will encourage walkability and help to reduce automobile dependency and vehicle miles traveled in the Project Area.

***POPULATION DENSITIES:***

Existing residential population densities for the Project Area have been calculated based on the 2010 U.S. Census and supplementary information from the Salt Lake County Assessor. The numbers of residents occupying the different land areas are shown on the population density map below.



Densities for the Project Area are calculated by taking the number residents occupying residential land use parcels only, including the manufactured home park and apartment complexes. Of the 319 acres that make up the Project Area there are approximately 54 acres of residential land use and 1112 people<sup>1</sup>, equating to a residential density of 20.59 people per acre (total population divided by the number of residential acres in the Project Area.)

The residential uses and are located primarily in the eastern portion of the project area with the exception of the manufactured home park and large apartment complex located in the western portion of the Project Area.

*The densities in the Project Area may be affected as follows:*

The North Temple Boulevard Plan and the goals and objectives of this Project Area Plan provide that the Project Area should be developed for increased walkability, density, and

<sup>1</sup> U.S. Census Bureau, 2010 Census Summary File P1. <http://factfinder2.census.gov/>, accessed July 14, 2011 and Salt Lake County Assessor Real and Personal Property Assessment, <http://assessor.slco.org/>, accessed July 14, 2011.

transit oriented development. It is anticipated that some of the current uses along North Temple could transition into medium and high density mixed use, including residential, while the area North and South of North Temple would maintain the existing low to medium density residential character. Overall, the increases in building densities and development of underutilized land will result in increased population densities.

*BUILDING INTENSITIES:*

Buildings in the area are generally single or two-story office, commercial, utility, and residential structures. There are a number of large utility related and government offices located in the Project Area. These can be generally characterized as office park type development with larger buildings surrounded by parking and having little relationship to the street.

The commercial buildings in the area consist mainly of smaller, motel/hotel buildings, automobile service related buildings, restaurants with drive through facilities, single story retail and goods service related buildings with parking located in the front and some strip mall type developments.

There is a mix of housing types, with a majority of the residential structures classified as detached single-family dwelling units, which include manufactured and mobile homes. In addition to the single-family dwellings, the remainder of the housing stock is made up of attached dwelling structures including multi-family dwelling units, condominiums, four-plexes, duplexes, and multi-plexes.

The Project Area also contains some significant open space including the Utah State Fairpark, sections of the Jordan River Parkway, several properties housing utility related equipment and facilities, and some vacant parcels.

*It is expected that the building intensities within the Project Area will be affected in the following ways:*

New increased intensity, mixed-use projects built along North Temple will increase building uses and intensities in the Project Area. Buildings with multiple uses, such as

ground floor retail with higher density residential above, will increase the use and activity of the buildings and Project Area overall.

While a majority of the existing lower density residential structures will maintain their current building intensity, there will likely be an increase in new multi-family dwellings and higher density residential structures along North Temple.

#### 1(c) STANDARDS TO GUIDE URBAN RENEWAL

All future urban renewal shall also be guided by this Project Area Plan, as well as requirements of Salt Lake City, including but not limited to planning, zoning, building code, and historic preservation ordinances.

Property improvement proposals shall be considered by the RDA for assistance as set forth in its Programs, outlined in Section 1(k).

*The general standards that will guide urban renewal in the Project Area are as follows:*

- i. Encourage Transit-Oriented Development: Encourage transit-oriented development along the North Temple Boulevard corridor that benefits by and complements new light rail transit line. The type and scale of the development shall be consistent with the North Temple Boulevard Plan.
- ii. Participate in Creating a Walkable Community: Help create developments that encourage a walkable environment with connections to and from transit stops, and surrounding neighborhoods.
- iii. Create Extension of City Creek Corridor: In partnership with Salt Lake City, establish a City Creek Corridor extension originating from 800 West to be carried along Folsom Avenue and connect to the Jordan River Trail. Provide opportunities for new development that surrounds public bike and pedestrian trail.
- iv. Preserve Existing Residential Neighborhoods and Encourage Positive Connections: Encourage development on and near the North Temple corridor

- that is beneficial to the community, while maintaining the historic character of existing single-family residential neighborhoods.
- v. Redevelop State of Utah's State Fairpark: Provide assistance to the State of Utah to redevelop the State Fairpark in a manner that maintains the historic integrity while increasing active uses of the site, providing a community benefit and increasing connectivity to the surrounding area.
  - vi. Assist in Improving Environmental Conditions along North Temple Boulevard: Encourage new development on environmentally-challenged properties that simultaneously creates active uses and promotes a healthy environment.
  - vii. Create and Renovate Open Spaces for the Community: Encourage the creation and renovation of open spaces for the community that complement neighboring developments.
  - viii. Promote Sustainable Practices: Encourage and promote sustainable practices in all redevelopment activities.
  - ix. Design for Excellence and Cost Effectiveness: Encourage the highest aesthetic standards possible using durable materials while at the same time providing the greatest possible public value that meets current and future needs.
  - x. Create Safe, Vibrant and Useful Public Spaces: Encourage placemaking by identifying key elements of desirable public spaces that can contribute to the unique character of the area and enhance connections between developments and the street.
  - xi. Promote Population Growth and Stability: Encourage population growth and stability by providing opportunities for commercial, housing, and mixed use development while stabilizing existing neighborhoods.

1(d) HOW PURPOSE OF THE ACT WILL BE ATTAINED BY THE URBAN RENEWAL PROCESS

The RDA will partner with property owners, developers, and community stakeholders, with the use of Tax Increment derived from the Project Area, to facilitate urban renewal activities. Such activities may include undertaking new development, renovating and

rehabilitating existing buildings, and enhancing existing and creating new public works and open spaces.

To facilitate these development opportunities, the RDA will offer a variety of loan programs that provide financial incentives to applicants. Such loans are bound by requirements that reflect the goals of urban renewal as defined in this Project Area Plan, as well as goals established by the RDA that work in concert with the Project Area Plan.

The RDA will seek opportunities to acquire property to market it for redevelopment. Such property will be marketed with requirements of the developer to redevelop it in a manner consistent with Project Area Plan.

1(e) DEMONSTRATE CONFORMANCE OF URBAN RENEWAL WITH COMMUNITY'S GENERAL PLAN

The North Temple Boulevard Plan is the current master plan for the Project Area. The Project Area Plan is consistent with the North Temple Boulevard Plan's goals and objectives of enhancing connectivity, creating walkable, transit-oriented development, increasing density and housing options and creating long term economic stability in the area.

The construction of all new buildings and improvements and the rehabilitation of any existing buildings or improvements in the Project Area will be done in accordance with the standards set forth in the North Temple Boulevard Plan and the accompanying Urban Design Manual for the North Temple Boulevard/Transit Corridor. Building permits for construction or rehabilitation will be issued by the City in order to assure that new development or redevelopment is consistent with the North Temple Boulevard Plan and City ordinances.

1(f) DEMONSTRATE HOW URBAN RENEWAL WILL REDUCE OR ELIMINATE BLIGHT IN THE PROJECT AREA

The RDA made a finding of five blight factors of blight within the Project Area boundaries. Those blight factors are as follows:

- i. Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure;
- ii. Significant non-compliance with current building code, safety code, health code, or fire code requirements or local ordinances;
- iii. Unsanitary or unsafe conditions in the proposed Project Area that threaten the health, safety or welfare of the community;
- iv. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development; and
- v. Criminal activity higher than that of comparable non-blighted areas in the municipality.

Undertaking urban renewal in the North Temple Project Area can reduce or eliminate these existing blight factors using Tax Increment to repair or replace dilapidated buildings, bring existing buildings and properties into compliance with current building code, remove unsanitary and environmentally compromised conditions and replace with safe, useable properties, and create developments that promote safety for the community.

1(g) DESCRIBE ANY SPECIFIC PROJECT(S) THAT ARE THE OBJECT OF THE PROPOSED URBAN RENEWAL

The North Temple Boulevard Plan identifies the extension of the City Creek Corridor to the Jordan River as one of Salt Lake City's goals. The RDA will encourage private development along Folsom Avenue between 800 West and 1000 West to complement the daylighting of the creek and a new pedestrian/bike path. New development along the corridor will provide an active and safe environment for the community.

1(h) PROCESS OF SELECTING PRIVATE DEVELOPERS

All developers shall be selected through a public bid process in accordance with Salt Lake City's Procurement Policies and Procedures.

1(i) REASONS FOR SELECTION OF THE PROJECT AREA

In 2009, Salt Lake City undertook a planning effort along the North Temple Boulevard to address planning issues for new development along the North Temple/Airport TRAX light rail extension to the Salt Lake City International Airport. During the preliminary planning process, the RDA recognized the opportunity to assist in the redevelopment of the area by implementing the North Temple Boulevard Plan. Due to its link to downtown and the Salt Lake City International Airport, the RDA believes that proper redevelopment of the North Temple Project Area is critical.

1(j) DESCRIPTION OF PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

*Physical Conditions:* The Project Area consists of 319 acres comprised of commercial, residential, institutional, and utility uses. The Jordan River runs in a north/south configuration through the Project Area at approximately 1200 West Street. The geography of the area is relatively flat, with landscaped areas in the residential district north of North Temple, as well as the commercial district along the North Temple Boulevard. According to the blight study, some properties contain areas of environmental contamination. The Folsom corridor between South Temple, 100 South, 800 West and 1000 West contains numerous car repair and light industrial uses whose structures are dilapidated.

*Social Conditions:* Social connection is limited to the residential neighborhoods and the RV Park located at 1400 West North Temple. The North Temple Boulevard consists of institutional uses that have little relationship to their surroundings, and commercial uses that encourage automobile use instead of pedestrian use. The Project Area includes the Utah State Fairpark, which is self-contained and underutilized. A City-owned park,



located at 14 North 1000 West is underutilized and attracts unwanted activity for the neighborhood.

*Economic Conditions:* While no formal economic analysis of the area has been performed (other than the Blight Study), it is obvious from the lack of reinvestment and property underutilization that the Project Area requires an economic catalyst. Infrastructure improvements currently being installed by Salt Lake City will improve conditions along the North Temple Boulevard, but privately-owned property requires assistance to make a substantial positive impact in the area.

1(k) IDENTIFY TAX INCENTIVES OFFERED TO PRIVATE ENTITIES FOR FACILITIES WITHIN THE PROJECT AREA

Once the Project Area is created, the RDA can offer several existing programs to assist property owners with property improvements. These programs include:

*New Construction Loans:* Developers can use the funds to finance the construction of new residential, mixed-use, or commercial buildings.

*Building Renovation Loans:* Building owners and developers can receive funding for up to 50% of building renovation costs including restoring the façade of the building to its original appearance.

*High Performance Building Renovation Loans:* Property owners or developers can receive financing for 50% of building renovation costs at 0% interest for buildings that achieve a LEED certification level or an ENERGY STAR rating.

*High Performance Building Construction Loans:* The RDA provides grants and loans to developers who construct new residential, mixed-use or commercial buildings to a LEED-certified level.

*Environmental Assessment & Remediation Loans:* The RDA provides loans for 50% of the costs associated with assessment and remediation work for environmentally contaminated properties.

*Housing Property Acquisition Loans:* Short-term loans are available to non-profit and for-profit developers who acquire property for mixed-income housing projects.

*Tax Increment Reimbursement Program:* The RDA can reimburse property owners or developers for open-air and public space improvements, renovating a historic building to a vanilla shell status, and constructing underground or structured parking as part of a housing development.

The RDA may create additional redevelopment programs in the future. Current programs are subject to change based on RDA Board direction and approval.

1 (I) BENEFIT OF ANY FINANCIAL ASSISTANCE OR SUBSIDY PROPOSED TO BE PROVIDED BY RDA

- (i) *Evaluation of reasonableness of the costs of the urban renewal:* As the Project Area meets the statutory requirements for a designation of blight, the conclusion is that the Project Area is at a disadvantage for redevelopment opportunities. Poor infrastructure, environmental issues, and inappropriate land uses create additional challenges and limited opportunities for urban renewal. Such urban renewal activities will require substantial funding, as indicated in the attached Project Area Budget (see Exhibit C), the costs for which the RDA deems reasonable.
- (ii) *Efforts RDA/Developer will make to maximize private investment:* In order to induce quality developments in the Project Area, private investment from the development community is essential. In cases where the RDA can provide assistance, it will use Tax Increment to leverage private investment dollars. The RDA will partner with developers such that funds will be leveraged to provide a successful project for the community. All projects involving RDA-owned property will be subject to the City's Procurement Policy for bid acceptance and award.
- (iii) *Rationale for use of Tax Increment:* Tax Increment will help stimulate development in the community by establishing improvements in the Project Area that would not otherwise occur without public assistance. The North

Temple Blight Study states that, "The North Temple Corridor and its residents and businesses will benefit from the addition of public and private investment in the proposed Project Area which will increase the local tax base." While Taxing Entities will participate by forgoing a percentage of the growth over the life of the Project Area, the RDA's role of stimulating economic growth and eliminating blight will benefit the community and, in time, all of the Taxing Entities, as a result of increased assessed values. Private investment alone cannot be reasonably expected to achieve substantial economic growth in the near future because many property owners will not undertake significant investments in their property without assurance that other property owners will make similar investments in their properties. The RDA's programs are necessary to catalyze economic development in the Project Area. Without the RDA's incentives, substantial development in the future is not reasonably expected.

(iv) *Estimate of total tax increment and timeframe for which it will be expended:*

The RDA believes a 25-year tax increment collection period will be adequate to address urban renewal activities in the North Temple Project Area. The estimated total tax increment for this time frame is \$75,080,783.

1(m) ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE URBAN RENEWAL

(i) *Beneficial influences upon the tax base of the community:*

Through the redevelopment of underutilized properties, the Project Area Plan will produce a substantial increase in the property tax base and will promote private development and economic growth in the Project Area. New RDA-assisted developments will spur new job creation, as well as provide additional housing opportunities for the community. The extension of the light rail line along North Temple will provide an additional incentive for developers to focus their efforts in the Project Area. The result will be that new and refurbished

retail and commercial business will be concentrated around rail stops, providing increased density and an increase in tax revenue. The RDA will assist existing business owners and new developers with loans and other financial incentives to improve the overall development of the Project Area.

(ii) Associated business and economic activity likely to be stimulated:

The RDA anticipates business and economic activity will be primarily stimulated near the light rail stations along North Temple. Additional development activity will most likely arise in specific RDA-targeted locations, such as the Folsom Corridor. Retail businesses are more likely to improve in the short term, but large developments could also arise in Project Area's formative years.

In 2010, Salt Lake City adopted a new type of zoning designation along the North Temple Corridor called the "Transit Station Area District." With the emergence of the new North Temple/Airport TRAX light rail line, this zoning designation will attract transit-oriented developments up to 90 feet high. Under the pre-existing Commercial Shopping Zoning designation, buildings were limited to 30 feet in height. Denser developments will provide additional tax base from the Project Area.

(iii) Whether adoption of Project Area plan is necessary and appropriate to reduce or eliminate blight:

The North Temple Project Area is challenged with blighted conditions that have not attracted any significant development for a number of years. The North Temple Corridor contains underutilized land uses and environmentally challenged properties. While the new light rail line installation along North Temple may stimulate some new development in the next five years, the RDA believes its involvement will not only expedite development, but ensure that the area is developed in a manner that maximizes an overall benefit for the community, while stimulating economic growth. RDA-induced development

along the North Temple corridor will have a positive impact on the surrounding area, and spur additional development that will compliment the neighborhood.

1(n) IDENTIFY BUILDINGS IN PROJECT AREA THAT ARE ON NATIONAL REGISTER OF HISTORIC PLACES

The Utah State Fairpark, registered on the National Register of Historic Places, contains a number of historic structures and are the primary historical resource in the Project Area. Another historically significant building in the Project Area listed on the National Register of Historic Places is the Hepworth House located at 725 West 200 North.

Also within the Project Area is the Salt Lake City Northwest Historic District, roughly bounded by 1100 West, 600 North, 500 West, and North Temple. This area is recognized for its late Victorian and mid 19th century revival architecture.

**EXHIBIT A****PROJECT AREA BOUNDARIES**

Beginning at a point that is N74°03'53"W 114.40 feet from the North Quarter Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian to a point on the west line of Redwood Road; thence along the west line of Redwood Road the following eight courses, N00°58'43"W 159.08 feet; thence N03°33'49"E 75.76 feet; thence N00°57'51"W 93.09 feet; thence N00°59'20"W 312.30 feet; thence N01°59'12"E 164.71 feet; thence N00°04'15"E 610.39 feet; thence N00°39'31"W 582.15 feet; thence N01°23'18"W 222.51 feet; thence N73°57'17"E 109.56 feet to a point on the east line of Redwood Road; thence along the south line of parcel tax number 08-34-401-017 the following five courses S45°39'15"E 523.83 feet; thence along a tangent curve to the left, length 593.94 feet, radius 2831.90 feet, chord bearing S51°39'45"E chord 592.85 feet, central angle 12°01'00"; thence S57°40'15"E 288.58 feet; thence S89°59'15"E 39.51 feet; thence S00°00'10"E 31.55 feet to a point on the north line of Sumner Avenue; thence along said line N89°59'18"E 267.03 feet to a point on the east line of Cornell Street; thence along said line N00°02'04"W 137.50 feet to a point on the center line of a vacated alley of Block Four, Agricultural Park Plat 'B'; thence along said center line N89°58'37"E 320.10 feet to a point on the east line of 1460 West Street; thence along the east line of said street N00°00'12"W 333.89 feet to the northwest corner of parcel tax number 08-34-428-012 a part of block 10, Jordan Plat 'A' thence along the north line of said parcel N89°58'37"E 188.75 feet to the west line of parcel tax number 08-34-428-011; thence along the west line of said parcel N00°00'39"E 501.00 feet to the southwest corner of Salt Lake City Corporation Open Space Parcel tax number 08-34-428-003; thence along the south line of said parcel S61°29'54"E 303.99 feet; thence S76°01'08"E 80.54 feet to the southeast corner of said parcel; thence along the east line of said parcel N00°03'44"W 17.58 feet to the southwest corner of Salt Lake City Corporation Jordan River Trail Parcel tax number 08-35-301-011; thence along the south line of said parcel S76°01'07"E 166.83 feet; thence along a tangent curve to the right, length 162.00 feet, radius 355.00 feet,

chord bearing S62°56'44"E chord 160.60 feet, central angle 26°08'46"; thence S49°52'21"E 541.68 feet; thence S50°22'18"E 377.82 feet to the point on the south line of said parcel; thence along the south line of said parcel N89°58'21"E 55.67 feet to the southeast corner of said parcel; thence along the east line of said parcel N00°16'08"E 147.34 feet to a point on the east line of Salt Lake County Parcel tax number 08-35-301-009 ; thence along the east line of said parcel the following three courses; N49°52'43"W 107.02 feet; thence N40°07'17"E 140.02 feet; thence N48°37'17"E 180.03 feet; thence along a tangent curve to the left, length 359.85 feet, radius 375.06, chord bearing N21°08'08"E, chord 346.21 feet and central angle 54°58'19" to a point on the south line of 300 North Street; thence N00°00'54"W 128.54 to a point on the north line of 300 West; thence N89°56'58"E 1441.28 feet along the north line of 300 West to a point on the east line of Marion Street; thence S00°02'50"W 328.92 feet along the west line of Salt Lake City Parcel tax number 08-35-329-002 to a point on the southwest corner of said parcel; thence S89°59'44"E 431.34 feet along the south line of said property to the east line of 1000 West Street; thence S00°19'51"W 456.89 feet along the east line of 1000 West to a point on the north line of 200 North; thence S89°44'35"E 2337.36 feet to a point on the west N/A line of the I-15 Freeway; thence along the West N/A line of the I-15 Freeway the following thirteen courses S03°54'09"W 291.85 feet; thence S04°08'35" W 496.98 feet; thence S27°33'29"W 149.12 feet; thence S19°05'16"W 663.46 feet; thence S39°25'52"E 43.68 feet; thence S23°36'12"W 144.46 feet; thence S00°00'41"E 155.23 feet; thence S17°23'42"W 132.76 feet; thence S59°23'59"W 94.76 feet; thence S15°57'30"W 171.49 feet; thence S89°58'22"W 45.99 feet; thence S00°00'41"E 165.08 feet; thence S14°52'25"W 136.57 feet to the south line of First South Street; thence along the south line of 100 South Street S89°58'34"W 2638.96 feet to a point on the west line of vacated 1100 West Street; thence N00°01'12"W 566.21 feet along the vacated line of 1100 West Street to a point on the north right of way fence of Union Pacific Rail Road as located in a Utah Power & Light Co. Boundary Survey number S93-08-0458 Salt Lake County Surveyors Office; thence along the said Union Pacific Rail Road Boundary fence the following four courses S75°35'30"W 272.37 feet; thence

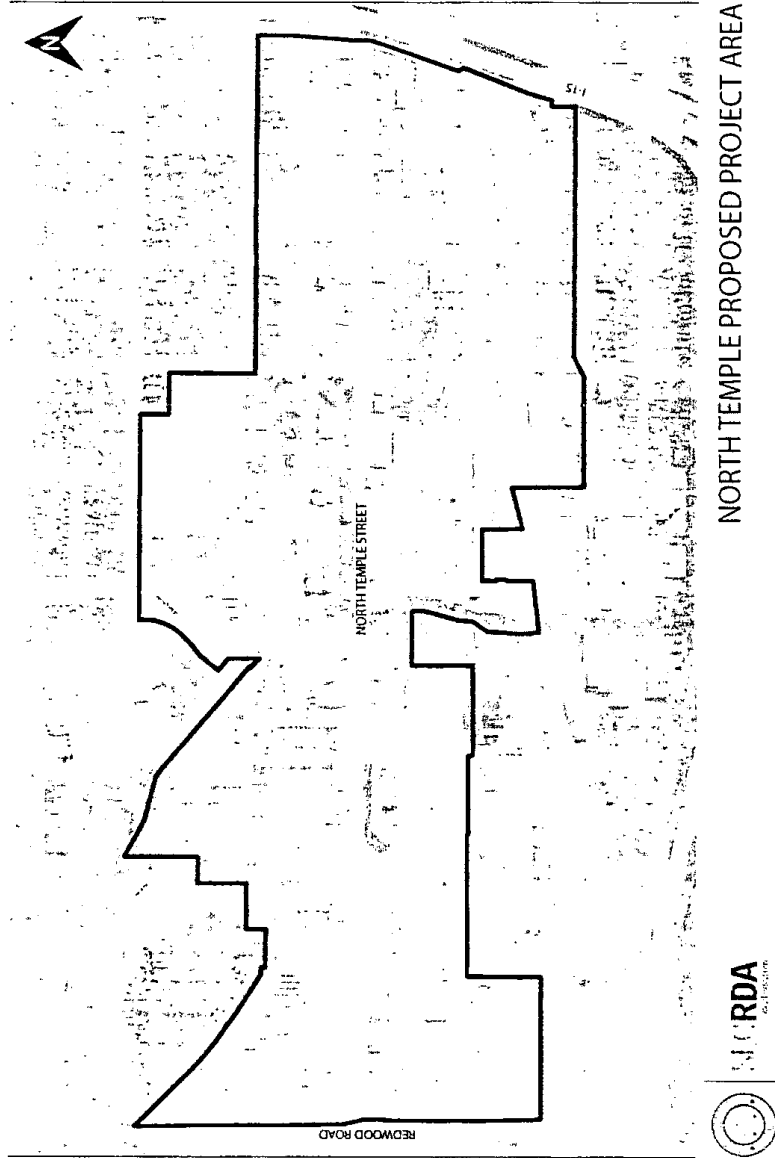
S76°13'42"W 34.26 feet; thence S79°01'10"W 302.28 feet; S82°08'56"W 322.68 feet to a point on the east bank of the Jordan River; thence N88°31'15"W 119.31 feet to a point on the west bank of the Jordan River corridor as depicted on Salt Lake City Atlas Plat 31; thence along the west bank of the Jordan River corridor the following six courses, a non-tangent curve to the right, length 150.77 feet, radius 1184.96 feet, chord bearing N05°07'27"E chord 150.67 feet, central angle 07°17'24"; thence S81°13'52"E 5.00 feet; thence N08°46'09"E 140.50 feet; thence along a tangent curve to the right, length 204.78 feet, radius 2259.97 feet, chord bearing N11°21'54"E chord 204.71 feet, central angle 05°11'30"; thence N13°57'39"E 266.97 feet; thence along a non-tangent curve to the left, length 116.59 feet, radius 349.38 feet, chord bearing N04°34'30"E chord 116.05 feet, central angle 19°07'12" to a point on the north line of parcel tax number 08-35-353-006; thence S89°56'25"W 406.97 feet along the north line of said parcel; thence S00°03'34"E 396.78 feet along the west line of said parcel to a point on the south line of vacated South Temple Street; thence S89°58'07"W 2167.88 feet along the south line of vacated South Temple Street to a point on the northeast corner of parcel tax number 15-03-201-001; thence S00°05'15"W 520.00 feet to the southeast corner of said parcel; thence S89°58'07"W 1001.68 feet along the south line of said parcel to a point on the east line of Redwood Road; thence S45°33'23"W 264.74 feet to a point on the west line of Redwood Road; thence along the west line of Redwood Road the following four courses N02°30'30"E 728.79 feet; thence N30°41'11"W 31.45 feet; thence N00°58'43"W 38.37 feet; thence N44°01'17"E 13.54 feet to the point of beginning.

Contains ± 18,272,466.48 sq. ft. or 419.478 acres, or approximately 319 acres of publicly and privately owned property, excluding public streets.



EXHIBIT B

PROJECT AREA MAP



NORTH TEMPLE PROPOSED PROJECT AREA

EXHIBIT C

PROJECT AREA BUDGET

NORTH TEMPLE URBAN RENEWAL DRAFT PROJECT AREA BUDGET

(a) the base taxable value of property in the project area:	121,481,871 <sup>1</sup>		
(b) the projected tax increment expected to be generated within the project area (2011-2036) <sup>2</sup> :	75,080,783 <sup>1,3</sup>		
(c) the amount of tax increment expected to be shared with other taxing entities (25% of total):	18,770,196 <sup>3</sup>		
(d) the amount of tax increment expected to be used to implement the project area plan, including the estimated amount of tax increment to be used for land acquisition public improvements infrastructure improvements, loans, grants, and other incentives to private and public entities <sup>3</sup> :			
Housing Funds (20%)	11,262,117		11,262,117
Redevelopment Activities (70%-75%)	39,417,411	up to	42,232,940
Administrative Expenses (10%-5%)	<u>5,631,059</u>	down to	<u>2,815,529</u>
	56,310,587		56,310,587
(e) the tax increment expected to be used to cover the cost of administering the project area plan:		up to	10% of budget
(f) if the area from which tax increment is to be collected is less than the entire project area:	n/a		
(i) the tax identification numbers of the parcels from which tax increment will be collected; or			
(ii) a legal description of the portion of the project area from which tax increment will be collected:	n/a		
(g) for property that the agency owns and expects to sell, the expected total cost of the property to the agency and the expected selling price; and	n/a		
(h) (i) for an urban renewal project area, the information required under Subsection 17C-2-201(1)(b)			
<i>Project area budget -- Requirements for adopting -- Contesting the budget or procedure -- Time limit.</i>			
(b) An urban renewal project area budget adopted on or after March 30, 2009 shall specify:			
(i) the number of tax years for which the agency will be allowed to receive tax increment from the project area; and	25 years		
(ii) the percentage of tax increment or maximum cumulative dollar amount of tax increment the agency is entitled to receive from the project area under the project area budget:	75%		

<sup>1</sup> Based on 2011 taxable value data provided by Salt Lake County. Actual base taxable value for the Project Area will be based on fully adjusted 2011 taxable values when released in September 2011 by Salt Lake County.

<sup>2</sup> Tax Increment will be collected over a period of 25 years commencing with tax year 2012 and ending with tax year 2036, unless the RDA defers the first year until 2013, in which case the period will end in tax year 2037.

<sup>3</sup> Based on the assumption that the Project Area will generate \$75,080,783 of Tax Increment for the duration of the Project Area Life.

CHRISTINE R. MEEKER  
CITY RECORDER

# SALT LAKE CITY CORPORATION

City Recorder

RALPH BECKER  
MAYOR

## STATE OF UTAH, City and County of Salt Lake

I, Beverly Jones, Deputy City Recorder of Salt Lake City, Utah, do hereby certify that this document is a full, true and correct copy of Ordinance 56 of 2011 adopting the North Temple Project Area Plan for the North Temple Project Area, as approved by the Redevelopment Agency of Salt Lake City, and designating the North Temple Project Area Plan as the official Urban Renewal Plan for the North Temple Project Area.

Passed by City Council action of Salt Lake City, Utah on September 27, 2011.

Published on October 4, 2011.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal of said City, this 4th day of October, 2011.



*Beverly Jones*  
Deputy City Recorder, Salt Lake City, Utah

LOCATION: 451 SOUTH STATE STREET, ROOM 415, SALT LAKE CITY, UTAH 84111  
MAILING ADDRESS: PO BOX 145515, SALT LAKE CITY, UTAH 84114-5515  
TELEPHONE: 801-535-7671 FAX: 801-535-7681

BK 9957 PG 6725

parcel_id	own_name	own_name_cont	careof_attn_name	own_addr	own_citystate	own_zip
8344010270000	MOUNTAIN STATES TELEPHONE	& TELEGRAPH CO	QUEST CORR. PROP TAX DEPT.	1801 CALIFORNIA ST #2500	DENVER CO	80202
8344010280000	UTAH TRANSIT AUTHORITY		RIGHT-OF-WAY DIV.	629 W 200 S	SALT LAKE CITY UT	84101
8344530130000	UTAH POWER & LIGHT CO		PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232
8344770500000	UTAH POWER & LIGHT CO		PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232
8344770600000	UTAH POWER & LIGHT CO		PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232
8344770700000	UTAH TRANSIT AUTHORITY		RIGHT-OF-WAY DIV.	669 W 200 S	SALT LAKE CITY UT	84101
8333760120000	UTAH TRANSIT AUTHORITY		REAL PROPERTY MGR/JOYCE MILN	3600 S 700 W	SOUTH SALT LAKE UT	84119
8333760130000	DIVISION OF FACILITIES		REAL PROPERTY MGR/JOYCE MILN	450 N STATE ST # 4110	SOUTH SALT LAKE UT	84119
8333760140000	UTAH TRANSIT AUTHORITY		REAL PROPERTY MGR/JOYCE MILN	3600 S 700 W	SOUTH SALT LAKE UT	84119
8333770150000	DIVISION OF FACILITIES		REAL PROPERTY MGR/JOYCE MILN	450 N STATE ST # 4110	SOUTH SALT LAKE UT	84119
8333770160000	UTAH TRANSIT AUTHORITY		THOMAS PHUNG	3600 S 700 W	SOUTH SALT LAKE UT	84119
8333770170000	MOSH MOSHI INC		THOMAS PHUNG	2470 S REDWOOD RD # 207	WEST VALLEY UT	84119
8335770150000	MOSH MOSHI INC		ARCTIC CIRCLE	669 W 200 S	SALT LAKE CITY UT	84101
8335470900000	UTAH TRANSIT AUTHORITY		RIGHT-OF-WAY DIV.	PO BOX 339	MIDVALE UT	84007
8334570310000	INTERNATIONAL WAY LLC		RIGHT-OF-WAY DIV.	PO BOX 148420	SALT LAKE CITY UT	94114
8334570320000	UTAH TRANSIT AUTHORITY		THOMAS PHUNG	2470 S REDWOOD RD # 207	WEST VALLEY UT	84119
8334570330000	VATES, GORDON H		THOMAS PHUNG	2470 S REDWOOD RD # 207	WEST VALLEY UT	84119
8334770260000	METEO CORP		ARCTIC CIRCLE	669 W 200 S	SALT LAKE CITY UT	84101
8334770270000	UTAH TRANSIT AUTHORITY		RIGHT-OF-WAY DIV.	PO BOX 339	MIDVALE UT	84007
8344010150000	CAMPET CORP		JIM PIETRAMALI	1023 N 1400 W	SALT LAKE CITY UT	84101
8344010170000	MHC ALL SEASONS LLC		B&D EQUITY PROPERTY TAX GROUP	PO BOX 06115	CHICAGO IL	60606
8344010200000	STORAGE EQUITIES INC		DEPT PT-UT-20252	PO BOX 25025	GLENDALE CA	91201
8344010230000	FIRST INTERSTATE BANK OF	UTAH NA (TR), ET AL	PROPERTY TAX GROUP	PO BOX 13519	ARLINGTON TX	76094
8344010240000	DIV OF FACILITIES CONSTR	& MAANGEMENT	DAVID L PHILLIPS	450 N STATE ST # 4110	SALT LAKE CITY UT	84114
8344010250000	LANDING POINT APARTMENTS LC		DAVID L PHILLIPS	3101 SO BOUNTIFUL BLVD	BOUNTFUL UT	84010
8344010260000	STATE OF UTAH, DIV FAC CONSTR	& MGMT/DIV DEPT ADMIN SERV	WELLS FARGO, N.A.	450 N STATE ST # 4110	SALT LAKE CITY UT	84114
8344601300000	AUNG, WIN ZAW	FACILITIES CONSTR & MANAGEMEN	PROPERTY MANAGEMENT	192 N CORNELL ST	SALT LAKE CITY UT	84116
8344602300000	STATE OF UTAH DIV OF	FACILITIES CONSTR & MANAGEMEN	PROPERTY MANAGEMENT	450 N STATE ST # 4110	SALT LAKE CITY UT	84114
8344280200000	SALT LAKE CITY	CORPORATION	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114
8344280300000	SALT LAKE CITY	CORPORATION	PROPERTY MANAGEMENT	1370 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8344280600000	J J BAKO LC	FACILITIES CONSTR & MANAGEMEN	HARMAN ALICE INC	5544 S GREEN ST	MURRAY UT	84123
8344280700000	STATE OF UTAH, DIV OF	FACILITIES CONSTR & MANAGEMEN	HARMAN ALICE INC	5544 S GREEN ST	MURRAY UT	84123
8344280800000	STATE OF UTAH, DIV OF	FACILITIES CONSTR & MANAGEMEN	MAVERIK # 329 / DAN MURRAY	880 W CENTER ST	NORTH SALT LAKE UT	84054
8344280100000	J J BAKO LC		MAVERIK # 329 / DAN MURRAY	880 W CENTER ST	NORTH SALT LAKE UT	84054
8344280120000	J J BAKO LC		WELLS FARGO TRUST REAL ESTATE	299 S MAIN ST # 800	SALT LAKE CITY UT	84111
8344510100000	FIRST INTERSTATE BANK OF UTAH	NA, TR ET AL	HARMAN ALICE INC	299 S MAIN ST # 800	SALT LAKE CITY UT	84111
8344510130000	FIRST INTERSTATE BANK OF UTAH	NA, TR ET AL	HARMAN ALICE INC	299 S MAIN ST # 800	SALT LAKE CITY UT	84111
8344510140000	FIRST INTERSTATE BANK OF UTAH	NA, TR ET AL	MAVERIK # 329 / DAN MURRAY	299 S MAIN ST # 800	SALT LAKE CITY UT	84111
8344510150000	FIRST INTERSTATE BANK OF UTAH	NA, TR ET AL	WELLS FARGO TRUST REAL ESTATE	299 S MAIN ST # 800	SALT LAKE CITY UT	84111
8344520110000	PERFECT PASTA INC	NA, TR ET AL	WELLS FARGO TRUST REAL ESTATE	9916 S 2270 E	SANDY UT	84092
8344520110000	PERFECT PASTA INC		WELLS FARGO ATTN: TODD	9916 S 2270 E	SANDY UT	84092
8344530040000	DAHLE, LARRY F	CO. & DVE, RICHARD A. TC	PACIFICORP	6575 S REDWOOD RD # 100	TAYLORSVILLE UT	84123
8344530050000	UTAH POWER & LIGHT CO		PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232
8344530060000	UTAH POWER & LIGHT CO		PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232
8344530090000	UTAH POWER & LIGHT COMPANY		PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232
8344530110000	CARLSON, GEORGIA E.	ETAL	WELLS FARGO ATTN: TODD	299 S MAIN ST # 8-F1	SALT LAKE CITY UT	84111
8344530120000	JAMES GADDIS INVESTMENT		WELLS FARGO ATTN: TODD	299 S MAIN ST # 8-F1	SALT LAKE CITY UT	84111
8344530120001	AMERICAN OIL		WELLS FARGO ATTN: TODD	675 E 2100 S	SALT LAKE CITY UT	84106
8344760010000	CHEN S INTERNATIONAL CORP		LB WALKER & ASSOCIATES	13111 NORTHWEST FWY #125	HOUSTON TX	77040
8344760020000	CHEN S INTERNATIONAL CORP		LB WALKER & ASSOCIATES	PO BOX 1385	SALT LAKE CITY UT	84110
8344760020000	CHEN S INTERNATIONAL CORP		LB WALKER & ASSOCIATES	PO BOX 1385	SALT LAKE CITY UT	84110

834476030000	CHEN S INTERNATIONAL CORP			PO BOX 1385	SALT LAKE CITY UT	84110
834476040000	CHEN S INTERNATIONAL CORP			PO BOX 1385	SALT LAKE CITY UT	84110
834476050000	CHEN S INTERNATIONAL CORP			PO BOX 1385	SALT LAKE CITY UT	84110
834476017000	JUN, JAE JU &	LIB BUN, JT	RIGHT-OF-WAY DIV.	1500 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8344760180000	UTAH TRANSIT AUTHORITY		RIGHT-OF-WAY DIV.	669 W 200 S	SALT LAKE CITY UT	84101
834477030000	UTAH POWER & LIGHT CO		PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232
834477040000	UTAH POWER & LIGHT COMPANY		SL COUNTY REAL ESTATE	2001 S STATE ST # N4500	SALT LAKE CITY UT	84190
835301010000	SALT LAKE COUNTY	CORPORATION	PROPERTY MAANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114
8353290010000	DIVISION OF FACILITIES	CONSTRUCTION & MGMT	REAL PROP MGR/JOYCE MILLNE	450 N STATE ST # 4110	SALT LAKE CITY UT	84114
835329002000	SALT LAKE CITY CORP		PROPERTY MAANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84116
8353510010000	J-I BAKO LC			1370 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8353510020000	J-I BAKO LC			1370 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8353510030000	PARSONS, ALAN T &	WEBB, WESTEN D	PARSONS, ALAN T	PO BOX 373	ROUNTULL UT	84011
8353510040000	J-I BAKO LC			1370 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8353510050000	J-I BAKO LC			1370 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8353510060000	J-I BAKO LC			1370 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8353510070000	J-I BAKO LC			1370 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8353510080000	STATE OF UTAH, DEPT ADM SERV	DIV OF FACILITIES, CONST, MGMT	JOYCE H MILLNE	450 N STATE ST # 4110	SALT LAKE CITY UT	84114
8353530010000	UTAH POWER & LIGHT CO		PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232
8353530020000	UTAH POWER & LIGHT CO		PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232
8353530030000	UTAH STATE BUILDING	OWNERSHIP AUTHORITY	DIV OF FAC CONSTR & MNGT	450 N STATE ST # 4110	SALT LAKE CITY UT	84114
8353530040000	PACIFICORP		PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232
8353530050000	PACIFICORP		PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232
8353530060000	UTAH POWER & LIGHT COMPANY		PROPERTY MAANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114
8353760100000	SALT LAKE CITY	LLC	RIGHT-OF-WAY DIV.	PO BOX 208	CAMBRIDGE NE	69022
8353760090000	GREAT WESTERN COMMUNICATIONS			669 W 200 S	SALT LAKE CITY UT	84101
8353760100000	UTAH TRANSIT AUTHORITY			6982 SHERMANS PARK AVE	MURRAY UT	84121
8353760110000	SANDBERG INVESTMENTS, LLC	ASSOCIATION		400 NATIONAL WAY	SIMI VALLEY CA	93065
8353770040000	FEDERAL NATIONAL MORTGAGE	BARBARA J, JT		4726 W PALMER DR	WEST VALLEY UT	84120
8353770050000	GROEN, DIRK A &			1022 W LEARNED AVE	SALT LAKE CITY UT	84116
8353770060000	WENG, JIA D			2411 HENDERSON RD	TUCKER GA	30084
8353770080000	TABATABAE, MOHAMMAD M &	MCCARTHY, MAJLINDA D, JT		2411 HENDERSON RD	TUCKER GA	30084
8353770090000	TABATABAE, MOHAMMAD M &			57 N 1000 W	SALT LAKE CITY UT	84116
8353770100000	DURAN, LEO B	CYNTHIA A, JT	RIGHT-OF-WAY DIV.	1032 W LEARNED AVE	SALT LAKE CITY UT	84116
8353770110000	NEWBY, RODNEY W &			669 W 200 S	SALT LAKE CITY UT	84101
8353770120000	UTAH TRANSIT AUTHORITY			480 N 300 W	SALT LAKE CITY UT	84103
8353770130000	PARTINGTON, JACKIE K	JENNIFER M, JT		1033 W LEARNED AVE	SALT LAKE CITY UT	84116
8353780010000	CARRILLO, JOSE G &			400 NATIONAL WAY	SIMI VALLEY CA	93065
8353780020000	BANK OF NEW YORK MELLON, TR			1031 W LEARNED AVE	SALT LAKE CITY UT	84116
8353780030000	CHRISTENSEN, DAVID E	TERESA A, JT		1023 W LEARNED AVE	SALT LAKE CITY UT	84116
8353780040000	BACCMAN, RANDY L &			PO BOX 2626A	SALT LAKE CITY UT	84126
8353780070000	WINN, JACK G			1535 S BRAVA ST	SALT LAKE CITY UT	84104
8353780080000	MARTINEZ, MARIO A			19 N 1000 W	SALT LAKE CITY UT	84116
8353780090000	MARTINEZ, ALFONSO A, JR.		DOYLE M JOHNSON	1702 CANYON CIR	FAMINGTON UT	84025
8353780110000	LEWIS JONES LC			1702 CANYON CIRCLE	FAMINGTON UT	84025
8353780120000	LEWIS JONES LC			6795 S 3200 W	WEST JORDAN UT	84084
8354510010000	GRAEHL, MARIE			168 N 1000 W	SALT LAKE CITY UT	84116
8354510020000	NEVAIREZ, BEATRIZ, ET AL			13177 S CHERRY CREST DR	DRAPER UT	84020
8354510030000	BIA INVESTMENT CO			160 N 1000 W	SALT LAKE CITY UT	84116
8354510040000	GARCIA, MOISES					

8354510050000	GUERRERO, ABRAHAM & HART, BRADLEY J	JIMENEZ, ANA LUISA, JT	154 N 1000 W	SALT LAKE CITY UT	84116
8354510060000	MARTINEZ, ROBERT & ANNABELL, TC	ANNABELL, TC	150 N 1000 W	SALT LAKE CITY UT	84116
8354510070000	BRIGHT, BRADLEY D & SYLVIA I	(JT)	144 N 1000 W	SALT LAKE CITY UT	84116
8354510090000	BRIGHT, BRADLEY D & SYLVIA I (JT)	(JT)	140 N 1000 W	SALT LAKE CITY UT	84116
8354510100000	COMMUNITY FINANCIAL SERVICES, INC	INC	140 N 1000 W	SALT LAKE CITY UT	84116
8354510110000	THE FORT LLC	J.L. MCKENZIE AT THE FAIRGROUNDS MINI STRGE	5650 W 4100 S # 121	WEST VALLEY UT	84128
8354510120000	WU, LI TANG	J.L. MCKENZIE	PO BOX 562	SALT LAKE CITY UT	84110
8354510130000	IVERSON FAMILY LLC	MONROE M & FLORA F IVERSEN	104 E 6980 S	MDVALE UT	84047
8354510140000	CORP OF PRES BISHOP OF CH OF IC OF LDS	TAX ADM DIV 507 6641	966 W 200 N	SALT LAKE CITY UT	84116
8354510200000	MCDONALD S CORP	J.L. MCKENZIE INC	50 E NORTHTEMPLE ST #2225	SALT LAKE CITY UT	84150
8354510210000	SPANNEY, RICHARD L & ROBERT L (TC)	J.L. MCKENZIE INC	5650 W 4100 S # 121	WEST VALLEY UT	84128
8354510220000	MCDONALD S CORP	J.L. MCKENZIE INC	5650 W 4100 S # 121	WEST VALLEY UT	84128
8354510240000	SHAARAY PROPERTIES LLC	7-ELEVEN INC/TAX DEPT # 24573	5650 W 4100 S # 121	WEST VALLEY UT	84128
8354510270000	SALT LAKE RIVERSIDE STAKE (JT)	TAX ADM DIV 507 6641	PO BOX 711	DALLAS TX	75221
8354520010000	DANG, THANH T	OF THE CH OF IC OF LDS	50 E NORTHTEMPLE # 2225	SALT LAKE CITY UT	84150
8354520020000	RIOVOS, FORTINO & RAMIREZ, ISABEL, JT	RAMIREZ, ISABEL, JT	140 N 1000 W	SALT LAKE CITY UT	84116
8354520030000	MATRIS, ANDREW N	CORPORATION OF UTAH	935 W 200 N	SALT LAKE CITY UT	84116
8354520040000	FLEMING, ADAM	SKYLER, TC	921 W 200 N	SALT LAKE CITY UT	84116
8354520050000	COMMUNITY DEVELOPMENT	SHELLY H, JT	488 E THIRD AVE	SALT LAKE CITY UT	84103
8354520060000	STRATTON, JEREMIAH & SHELLY H, JT	SHELLY H, JT	501 E 1700 S	SALT LAKE CITY UT	84105
8354520070000	SCOTT, NATHANIEL S & SHELLY H, JT	SHELLY H, JT	161 N LAXON CT	SALT LAKE CITY UT	84116
8354520080000	COMMERCIAL INVESTMENTS, LLC	KAREN, JT	157 N LAXON CT	SALT LAKE CITY UT	84116
8354520090000	ALVAREZ, MANUELA S	CORPORATION OF UTAH	157 N LAXON CT	SALT LAKE CITY UT	84116
8354520100000	HUNT, RANDALL D & AMERICA	AMERICA	145 N LAXON CT	SALT LAKE CITY UT	84105
8354530010000	COMMUNITY DEVELOPMENT	QUINTANA, MARIO, JT	501 E 1700 S	SALT LAKE CITY UT	84116
8354530020000	WORLD PEACE MOVEMENT OF	EVAN CASE	PO BOX 510967	SALT LAKE CITY UT	84604
8354530030000	MORZELEWSKI, TROY W		164 N LAXON CT	SALT LAKE CITY UT	84116
8354530040000	BURNSIDE, CAMERON S		145 N LAXON CT	SALT LAKE CITY UT	84116
8354530100000	JARAMILLO, EPIFANIO & QUINTANA, MARIO, JT		1626 E TREVINO RD	SALT LAKE CITY UT	84116
8354530110000	CHOP'S HOLDINGS LLC		173 N 900 W	SALT LAKE CITY UT	84116
8354530120000	YORWELKER, JUDI		3020 CREEK RD	PARK CITY UT	84098
8354530130000	GREEN, RALPH H, TR		971 W 300 N	SALT LAKE CITY UT	84116
8354530150000	TURNBOW, RICHARD B		2080 W 5620 S	TAYLORSVILLE UT	84129
8354530160000	ALPHA & OHmega COMMUNICATIONS LLC		149 N 900 W	SALT LAKE CITY UT	84116
8354530170000	MIRACLE ROCK CHURCH	MIRACLE ROCK CHURCH	314 S REDWOOD RD	SALT LAKE CITY UT	84104
8354530230000	COOKE, DAVID M		314 S REDWOOD RD	SALT LAKE CITY UT	84104
8354530240000	ACORD, DEAN C & LOHRANNE, J. TRS (DBLA LIV TR)		PO BOX 352	SALT LAKE CITY UT	84116
8354530250000	UTAH TRANSIT AUTHORITY		148 N LAXON CT	TAYLORSVILLE UT	84129
8354530260000	DGH ASSOCIATES, LTD		1730 W 4160 S	SALT LAKE CITY UT	84101
8354530270000	UTAH TRANSIT AUTHORITY		669 W 200 S	SALT LAKE CITY UT	84101
8354540010000	PL ACQUISITION CORP	RIGHT-OF-WAY DIVISION	7101 S HIGHLAND DR	COTTONWOOD HTS UT	84121
8354540020000	PAY LESS DRUG STORES	BRIGHTON BANK	669 W 200 S	SALT LAKE CITY UT	84101
8354540030000	ROBINSON, DOUGLAS D & BECKT, JT	RIGHT-OF-WAY DIV.	P O BOX 3165	HARRISBURGH PA	17105
8354540060000	ENRIQUETZ, GUILTERMO & MARIA A, TC	LEASE COMPLIANCE DEPT ST93163	P O BOX 3165	HARRISBURGH PA	17105
8354540070000	PARKER, DONNA		104 N 1340 W	SALT LAKE CITY UT	84116
8354540080000	ROTCHE, HELEN B		815 W 200 N	SALT LAKE CITY UT	84116
8354540090000	JENSEN, RUSSELL		801 W 200 N	SALT LAKE CITY UT	84116
8354540110000	ALLEN, DAVID B		173 N 800 W	SALT LAKE CITY UT	84116
8354540120000	SAMORA, RUTH S H		697 W 1000 S	WOODS CROSS UT	84087
			PO BOX 510818	SALT LAKE CITY UT	84151
			145 N 800 W	SALT LAKE CITY UT	84116



8354560170000	MARKS, DON H &	ROCHELLE C, TRS		320 S SPALDING DR	BEVERLY HILLS CA	90212
8354560230000	CONKING, PAUL SR &	PAUL JR, JT		37 N 900 W	SALT LAKE CITY UT	84116
8354560240000	BRINCH, JOHN W &	SHELLEY E, JT		1564 E CREST CIR	SANDY UT	84093
8354560250000	UTAH QUALITY SERVICE INC			1564 E CREST CIR	SANDY UT	84093
8354560310000	UTAH QUALITY SERVICE INC			7-9 N 900 W	SALT LAKE CITY UT	84116
8354560340000	AUTOZONE INC			DEPT 8700 PO BOX 2198	MEMPHIS TN	38101
8354560340000	AUTOZONE INC			DEPT 8700 PO BOX 2198	MEMPHIS TN	38101
8354560370000	ANDREWS, RICKY L			920 W SOUTHTEMPLE ST	SALT LAKE CITY UT	84104
8354560390000	UTAH TRANSIT AUTHORITY			669 W 200 S	SALT LAKE CITY UT	84101
8354560400000	BAZEGARY, FEREDON S			935 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8354560410000	GORDON, STEVEN L &			1 N 900 W	SALT LAKE CITY UT	84116
8354560420000	UTAH TRANSIT AUTHORITY			669 W 200 S	SALT LAKE CITY UT	84116
8354560430000	HILF-PAVARES PROPERTIES INC			PO BOX 1830	SAN PEDRO CA	90733
8354560440000	ZARA AND TAI INVESTMENTS, LLC			669 W 200 S	SALT LAKE CITY UT	84101
8354570010000	EARLY HOLDINGS LLC			20 S OAKWOOD DR	NORTH SALT LAKE UT	84054
8354570020000	INTERNATIONAL WAY LLC			PO BOX 9637	SALT LAKE CITY UT	84109
8354570050000	BURDETTE, DAVE G, ET AL			1425 E HARVARD AVE	SALT LAKE CITY UT	84105
8354570060000	RUCKER, DENISE D			846 W EMERIL AVE # B	SALT LAKE CITY UT	84116
8354570070000	RUCKER, DENISE D			2147 W RAINY BROOK CT	RIVERTON UT	84065
8354570080000	RUCKER, DENISE D			2147 W RAINY BROOK CT	RIVERTON UT	84065
8354570090000	RUCKER, DENISE D			2147 W RAINY BROOK CT	RIVERTON UT	84065
8354570100000	RUCKER, DENISE D			2147 W RAINY BROOK CT	RIVERTON UT	84065
8354570110000	BOHMAN, CHARLES L &	JOAN W, TRS		856 W EMERIL AVE	SALT LAKE CITY UT	84065
8354570120000	BURDETTE, DAVE G, ET AL			846 W EMERIL AVE # B	SALT LAKE CITY UT	84116
8354570150000	OLIVERA, HUGO H &			830 W EMERIL AVE	SALT LAKE CITY UT	84116
8354570160000	TORRES, SANDRA L, ET AL			2425 E WALKER LN	SALT LAKE CITY UT	84116
8354570200000	KRUEGER INVESTMENT, ET AL			1150 E IRIS LN	HOLLADAY UT	84117
8354570250000	BAHR, ROBERT E			1559 S DEVONSHIRE DR	SALT LAKE CITY UT	84108
8354570260000	GALINDO, ELVIA			PO BOX 526133	SALT LAKE CITY UT	84152
8354570280000	UTAH TRANSIT AUTHORITY			1406 S 700 W	SALT LAKE CITY UT	84104
8354570290000	KRUEGER INVESTMENT;			669 W 200 S	SALT LAKE CITY UT	84101
8354580010000	COKER, WILLIAM C			1150 E IRIS LN	SALT LAKE CITY UT	84106
8354580030000	FOUR-TEN LLC			736 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8354580040000	CLAPP, JOHN D &			857 W EMERIL AVE	SALT LAKE CITY UT	84116
8354580050000	SECRETARY OF HOUSING			5312 BOLSA AVE #200	HUNTINGTON BEACH CA	92649
8354580060000	UBICO, RENEE R			851 W EMERIL AVE	SALT LAKE CITY UT	84116
8354580070000	EGBERT, ANGELA			1671A RIDDELL CIR	EAGLE RIVER AK	99577
8354580080000	SECRETARY OF HOUSING AND			5312 BOLSA AVE # 200	HUNTINGTON BEACH CA	92649
8354580090000	UBICO, RENEE R			851 W EMERIL AVE	SALT LAKE CITY UT	84116
8354580110000	SILVA 439, LLC			1671A RIDDELL CIR	COTTONWOOD HTS UT	84121
8354580120000	BRADSHAW, JACK A. & HELENE			8687 S BUENA VISTA DR	BOUNTIFUL UT	84094
8354580130000	U S B PROPERTIES INC			556 S 1200 E	BOUNTIFUL UT	84010
8354580170000	STURRILL, TERISA A			854 W SOUTHTEMPLE ST	SALT LAKE CITY UT	84104
8354580180000	BRIGHT, LARRY D			844 W SOUTHTEMPLE ST	SALT LAKE CITY UT	84104
8354580190000	US SPRINT COMMUNICATIONS CO			PO BOX 12913	SHAWNEE MISSION KS	66282
8354580200000	US SPRINT COMMUNICATIONS CO			PO BOX 12913	SHAWNEE MISSION KS	66282
8354580210000	U S B PROPERTIES LTD			556 S 1200 E	BOUNTIFUL UT	84010



8354580220000	U S B PROPERTIES LTD					
8354580300000	CARRN, THOMAS H					
8354580340000	GETZELMAN, BRIAN					
8354580360000	CARRN, THOMAS H &					
8354580370000	RED IGUANA 2 LLC					
8354580380000	MOTORSPORTS HOLDINGS, LLC					
8354580390000	FOUR-TEN LLC					
8354580400000	FOUR-TEN LLC					
8354760010000	MC DANIEL, MATTHEW D &	SHERI L, JT	TERRY E NISH	556 S 1200 E	BOUNTIFUL, UT	84010
8354760020000	WILLIAMS, GILBERT T		LUZMARIANA CARDENAS	1599 S DEVONSHIRE DR	SALT LAKE CITY UT	84108
8354760030000	OMEGAS ENTERPRISES, LLC			872 W SOUTHTEMPLE ST	SALT LAKE CITY UT	84104
8354760040000	CHADWICK, JAMES A SR			1599 S DEVONSHIRE DR	SALT LAKE CITY UT	84108
8354760050000	RONA DEA LLC			736 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8354760060000	OLSEN, ROD B &	JERI P, JT		28 N CHICAGO ST	SALT LAKE CITY UT	84116
8354760070000	OLSEN, JERI P &	ROD B, JT		736 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8354760080000	OLSEN, JERI P &	JERI P, JT		736 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
8354760090000	BARNETT, ALAN	JERI P, TC		174 N 800 W	SALT LAKE CITY UT	84116
8354760100000	EVANS, DONNA			771 W 200 N	SALT LAKE CITY UT	84116
8354760120000	SALT LAKE COUNTY			1860 E SPRING LN	HOLLAND, UT	84117
8354760130000	CUNNINGHAM, GARY D			2001 S STATE ST # N4500	SALT LAKE CITY UT	84190
8354760140000	CUNNINGHAM, GARY D			757 W 200 N	SALT LAKE CITY UT	84116
8354760150000	GARNER, BRUCE			1192 E DRAPER PKWY # 475	DRAPER UT	84020
8354760160000	CHRISTENSEN, LYNN A			488 E THIRD AVE	SALT LAKE CITY UT	84103
8354760210000	WRIGHT, DAVID T JR &	SUSAN G, JT		488 E THIRD AVE	SALT LAKE CITY UT	84103
8354760220000	OLSEN, ROD B &	JERI P, JT		488 E THIRD AVE	SALT LAKE CITY UT	84103
8354760230000	SS NA2.5 LLC			725 W 200 N	SALT LAKE CITY UT	84116
8354760250000	DE LEON, CECILIO B &			1192 E DRAPER PKWY # 475	DRAPER UT	84020
8354760270000	MONTAGUE, DAVID L &	URQUIZA, REYNA D L, JT		2001 S STATE ST # N4500	SALT LAKE CITY UT	84190
8354760280000	EDWARDS, JOYCE W	CONNIE C, JT		175 N 700 W	SALT LAKE CITY UT	84116
8354760290000	FARFARO, LUCAS S &	AUGUSTA, JT		175 N 700 W	SALT LAKE CITY UT	84116
8354760300000	LEE, JAKE	DELORES R, TRS		170 N 800 W	SALT LAKE CITY UT	84116
8354760310000	ORRIZ, EMILIO R &			164 N 800 W	SALT LAKE CITY UT	84116
8354760330000	ADAIR HOME BUYERS, LLC			2281 E ALTA CANYON DR	SANDY UT	84093
8354760340000	ADAIR HOME BUYERS, LLC			488 E THIRD AVE	SALT LAKE CITY UT	84103
8354760350000	ADAIR HOME BUYERS, LLC			332 E STADIUM AVE	PROVO UT	84604
8354760360000	OLSEN, ROD B			720 W JACKSON AVE	SALT LAKE CITY UT	84116
8354760370000	OLSEN, ROD B			169 N 700 W	SALT LAKE CITY UT	84116
8354760380000	DALEY, JOHNNY			167 N 700 W	SALT LAKE CITY UT	84116
8354770010000	KFC, LLC		KEL G CHRISTENSEN	159 N 700 W	SALT LAKE CITY UT	84116
8354770020000	CONSOLIDATED LAWRENCE		COMPANIES INC	155 N 700 W	SALT LAKE CITY UT	84116
8354770030000	SWENSON, HARRY G &		JANICE, TRS	143 N 700 W	SALT LAKE CITY UT	84116
8354770040000	SWENSON, HARRY G &		JANICE, TRS	1834 S DAVIS BLVD	BOUNTIFUL UT	84010
8354770050000	CONSOLIDATED LAWRENCE		COMPANIES INC	1834 S DAVIS BLVD	BOUNTIFUL UT	84010
8354770060000	HYMER, TIMOTHY J			730 W JACKSON AVE	SALT LAKE CITY UT	84106
8354770070000	TARTIN ESTATES, LLC			9488 S MAPLE CV	SALT LAKE CITY UT	84106
8354770080000	PKG ENTERPRISES LLC, ET AL			PO BOX 11645	SALT LAKE CITY UT	84147
8354770090000	PETERSEN, MARTIN F &	TAYNA H, JT		3168 S PARK COMMONS WY	WEST VALLEY UT	84120
8354770100000	BARNES, WILLIAM			1168 S PARK COMMONS WY	WEST VALLEY UT	84120
8354770110000	TANNER, MYRLE F, TR			PO BOX 11645	SALT LAKE CITY UT	84147
8354770120000	CARDENAS, LUZMARIA &	COKER, WILLIAM, JT		2094 LONE TREE PKWY	EAGLE MOUNTAIN UT	84005
8354770150000	MEETOO INC			744 W JACKSON AVE	SALT LAKE CITY UT	84116
8354770160000	FOUR-TEN LLC		RED IGUANA	2672 W KAMAS DR	TAYLORSVILLE UT	84129
				198 N MEADOWBROOK DR	ALPINE UT	84004
				373 E FIFTH AVE	SALT LAKE CITY UT	84103
				PO BOX 594	MONTECELLO UT	84535
				135 N 700 W	SALT LAKE CITY UT	84116
				754 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116
				736 W NORTHTEMPLE ST	SALT LAKE CITY UT	84116

8354770210000	BERRY, RAYOLA								
8354770230000	FOUR-TEN LLC								
8354770240000	IBC SALES CORPORATION								
8354770240000	DEATON INVESTMENTS INC								
8354780040000	REAGAN, WILLIAM K								
8354780060000	IRC HEALTH SERVICES INC								
8354780070000	BELMAN, MATTHEW B &								
8354780080000	AVILA, DORA								
8354780090000	BELMAN, MATTHEW B &								
8354780100000	PAYNE, MISTY								
8354780110000	CURRAN FAMILY LIMITED								
8354780120000	ICON HOMES LLC								
8354780140000	SENY-TECH INC								
8354780150000	4 STEADY S LLC								
8354780160000	4 STEADY S LLC								
8354780170000	SENY-TECH INC								
8354780180000	SENY-TECH INC								
8354780200000	SALT LAKE COUNTY								
8354780210000	SALT LAKE COMMUNITY CLUB								
8354780250000	SONS OF A GUINN LC								
8354780260000	CORNER PROPERTY								
8354780370000	COTTON TREE HOSPITALITY GROUP								
8354780380000	COTTON TREE PARTNERS								
8354780390000	CURRAN FAMILY LIMITED								
8354780400000	SENY-TECH INC								
8354780410000	PATE, AARON J &								
8354780420000	SENY-TECH INC								
8354780450000	BARTON INVESTMENT, LLC								
8354780460000	BARTON INVESTMENT, LLC								
8354780470000	HORNE, THOMAS B								
8354780480000	HORNE, THOMAS B								
15021010010000	UTAH POWER & LIGHT COMPANY								
15021010030000	UTAH POWER & LIGHT COMPANY								
15021010040000	UTAH POWER & LIGHT COMPANY								
15021260020000	UTAH POWER & LIGHT CO								
15021260030000	UTAH POWER & LIGHT CO								
15021260050000	PACIFICORP								
15021280010000	QUESTAR GAS COMPANY								
15021280020000	QUESTAR GAS COMPANY								
15021280030000	QUESTAR GAS COMPANY								
15021280050000	QUESTAR GAS COMPANY								
15021280080000	QUESTAR GAS COMPANY								
15021280090000	QUESTAR GAS COMPANY								
15021290030000	PATTERSON, R D &								
15021300010000	UTAH POWER & LIGHT								
15021310030000	UNION PACIFIC RAILROAD								
15021310040000	QUESTAR GAS COMPANY								
15021310050000	SALT LAKE CITY CORPORATION								
15021320010000	UTAH GAS & COKE CO.								
15021330312000	QUESTAR GAS COMPANY								
15022010030000	SALT LAKE CITY CORPORATION								
15022010040000	HUBER & ROWLAND CONSTRUCTION CO.								
		1397 W SUNSET DR							
		736 W NORTHTEMPLE ST							
		PO BOX 419627							
		1455 E SAN BERNARDINO AVE							
		1492 E PENROSE DR							
		201 S MAIN ST # 1100							
		44 N 800 W							
		42 N 800 W							
		42 N 800 W							
		42 N 800 W # REAR							
		PO BOX 2307							
		1225 S MONTGOMERY ST							
		764 W SOUTHTEMPLE ST							
		772 W SOUTHTEMPLE ST							
		772 W SOUTHTEMPLE ST							
		772 W SOUTHTEMPLE ST							
		764 W SOUTHTEMPLE ST							
		764 W SOUTHTEMPLE ST							
		2001 S STATE ST # N4500							
		742 W SOUTHTEMPLE ST							
		738 W SOUTHTEMPLE ST							
		825 N 300 W # C160							
		PO BOX 540533							
		1030 N 400 E							
		1030 N 400 E							
		PO BOX 2307							
		764 W SOUTHTEMPLE ST							
		22 N 800 W							
		764 W SOUTHTEMPLE ST							
		367 W 900 N							
		367 W 900 N							
		367 W 900 N							
		367 W 900 N							
		367 W 900 N							
		825 NE MULTNOMAH ST #1900							
		825 NE MULTNOMAH ST #1900							
		825 NE MULTNOMAH ST #1900							
		825 NE MULTNOMAH ST #1900							
		825 NE MULTNOMAH ST #1900							
		PO BOX 45360							
		PO BOX 45360							
		PO BOX 45360							
		PO BOX 45360							
		PO BOX 45360							
		825 NE MULTNOMAH ST #1900							
		1400 DOUGLAS ST							
		PO BOX 45360							
		451 S STATE ST # 306							
		PO BOX 45360							
		PO BOX 145460							
		PO BOX 16001							

15022010050000	SCHAFF, V PAUL &	KAREN, TC		1140 E HARRISON AVE	SALT LAKE CITY UT	84105
15022010060000	SCHAFF V PAUL &	KAREN, TC		1140 E HARRISON AVE	SALT LAKE CITY UT	84105
15022010070000	ELLIS, COLBY S			909 W SOUTHTEMPLE ST	SALT LAKE CITY UT	84104
15022010080000	FREEMAN VENTURES, LLC			5156 W 3800 S	REXBURG ID	83440
15022010090000	RICK S ENTERPRISES CORP			30 S 900 W	SALT LAKE CITY UT	84104
15022010100000	RICK S ENTERPRISES CORP			30 S 900 W	SALT LAKE CITY UT	84104
15022010120000	SALT LAKE CITY CORPORATION		PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114
15022010130000	SALT LAKE CITY CORPORATION		PROPERTY MAANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114
15022010140000	UNION PACIFIC RAILROAD		REAL ESTATE DEPT. MAIL STOP	1400 DOUGLAS ST	OMAHA NE	68179
15022010150000	SALT LAKE CITY CORPORATION			451 S STATE ST # 306	SALT LAKE CITY UT	84111
15022020010000	MORGAN SCOTT BUILDING LLC			2856 S WOOD HOLLOW WY	BOUNTFUL UT	84010
15022020020000	MORGAN SCOTT BUILDING LLC			2856 S WOOD HOLLOW WY	BOUNTFUL UT	84010
15022020030000	FOLSOM, 961 LLC			2856 S WOOD HOLLOW WY	BOUNTFUL UT	84010
15022020040000	SWANER PROPERTIES LLC			3459 S FLEETWOOD DR	SALT LAKE CITY UT	84109
15022020050000	SWANER PROPERTIES LLC			3459 S FLEETWOOD DR	SALT LAKE CITY UT	84109
15022020080000	PATTERSON, JAMES R; TR ET AL			1797 E GREY OAK CIR	MURRAY UT	84121
15022020090000	PATTERSON, JAMES R; TR ET AL			1797 E GREY OAK CIR	MURRAY UT	84121
15022020100000	GOMEZ MANAGEMENT INC			927 W FOLSOM AVE	SALT LAKE CITY UT	84104
150220201130000	LA DIANA LLC			46 S 900 W	SALT LAKE CITY UT	84104
15022020140000	LA DIANA LLC			46 S 900 W	SALT LAKE CITY UT	84104
15022020150000	LA DIANA LLC			46 S 900 W	SALT LAKE CITY UT	84104
15022020230000	MATTENA, LOUIS A &	AMY, JT		46 S 900 W	SALT LAKE CITY UT	84104
15022020230000	MATTENA, LOUIS A &	PHYLLIS, JT		974 W 100 S	SALT LAKE CITY UT	84104
15022020230000	MATTENA, GEORGE T &	LEZUE H, JT		974 W 100 S	SALT LAKE CITY UT	84104
15022020330000	HARPER, TIMOTHY D &			11229 S BROOKE N LANCE LN	SOUTH JORDAN UT	84095
15022020340000	KARPOS, VASILIOS			1220 E SANDRA CIR	MURRAY UT	84121
15022020360000	SANCHEZ, ARGJUN &			5001 W 7730 S	WEST JORDAN UT	84081
15022020370000	SANCHEZ, ARGJUN &			5001 W 7730 S	WEST JORDAN UT	84081
15022020380000	LA DIANA LLC			46 S 900 W	SALT LAKE CITY UT	84104
15022020390000	MATTENA, GEORGE T &			974 W 100 S	SALT LAKE CITY UT	84104
15022020400000	MATTENA, GEORGE T &			974 W 100 S	SALT LAKE CITY UT	84104
150220204010000	EZ CAR WASH LLC			990 S 500 W	BOUNTFUL UT	84010
150220204020000	EZ CAR WASH LLC			990 S 500 W	BOUNTFUL UT	84010
15022040030000	EZ CAR WASH LLC			299 S MAIN ST SIXTH FLOOR	SALT LAKE CITY UT	34655
15022040040000	WELLS FARGO BANK, NA			1582 E PALUISTA WW	SANDY UT	84093
15022040060000	BROSCHINSKY, JOSEPH L			22 S JEREMY ST	SALT LAKE CITY UT	84104
15022040070000	SCHOYVERS ELECTRONIC CORP		SCHOYVERS, LEON R	990 S 500 W	BOUNTFUL UT	84010
15022040080000	EZ CAR WASH LLC			1582 E PALUISTA WW	SANDY UT	84093
15022040090000	BROSCHINSKY, JOSEPH L			47 S 900 W	SALT LAKE CITY UT	84104
15022040100000	SALT LAKE CITY			47 S 900 W	SALT LAKE CITY UT	84104
15022050020000	MENA, NERY			1314 W PACIFIC AVE	SALT LAKE CITY UT	84104
15022050040000	HERNANDEZ, JESUS; ET AL			5806 W COPPER STONE DR	LEHI UT	84095
15022050050000	LOPEZ, GERMAN; ET AL			PO BOX 645	SOUTH JORDAN UT	84043
15022050060000	TUINNEL INVESTMENTS LLC			PO BOX 510818	SALT LAKE CITY UT	84151
15022050070000	ALLEN, DAVID B			PO BOX 1903	PROVO UT	84104
15022050090000	CALDER BROS. CO.			PO BOX 1903	PROVO UT	84603
15022050100000	CALDER BROS. CO.			864 W 100 S	SALT LAKE CITY UT	84104
15022050110000	WARREN, CLURT D			218 E FIRST AVE	SALT LAKE CITY UT	84103
15022050120000	CRAWFORD, THOMAS M &	MARCA D, JT		PO BOX 3041	SALT LAKE CITY UT	84110
15022050130000	ROBERTS, APRIL L			PO BOX 510521	SALT LAKE CITY UT	84151
15022050140000	MAGANA, DANIEL S &	DENICE, JT		11 S JEREMY ST	SALT LAKE CITY UT	84104
150222260010000	PURE WATER TECHNOLOGIES 1			15 S JEREMY ST	SALT LAKE CITY UT	84104
150222260020000	JEREMY LLC					84104

150222609030000 SMITH, GUY, TR									
150222609040000 PARKER, BETTY J, ET AL	SMITH FAMILY TRUST	817 W SOUTHPARK ST	SALT LAKE CITY UT	84104					
150222609050000 SALT LAKE CITY CORP	PROPERTY MANAGEMENT	817 W SOUTHPARK ST	SALT LAKE CITY UT	84104					
150222609060000 SALT LAKE CITY CORP	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222609070000 JEREMY LLC	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222609080000 SALT LAKE CITY CORPORATION	PROPERTY MANAGEMENT	15 S JEREMY ST	SALT LAKE CITY UT	84104					
150222609090000 SALT LAKE CITY CORPORATION	PROPERTY MANAGEMENT	451 S STATE ST # 306	SALT LAKE CITY UT	84111					
150222700100000 SALT LAKE CITY CORP	PROPERTY MANAGEMENT	451 S STATE ST # 306	SALT LAKE CITY UT	84111					
150222700200000 SALT LAKE CITY CORP	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222700300000 SALT LAKE CITY CORPORATION	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222700400000 SALT LAKE CITY CORP	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222700500000 SALT LAKE CITY CORP	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222800200000 SALT LAKE CITY CORPORATION	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222800300000 SALT LAKE CITY CORP	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222800400000 SALT LAKE CITY CORP	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222800500000 SALT LAKE CITY CORP	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222900200000 SALAZAR, BOLIVAR &	GUANUNA, NELSON; JT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222900300000 SALAZAR, BOLIVAR &	GUANUNA, NELSON; JT	PO BOX 145460	SALT LAKE CITY UT	84114					
150222900700000 NIELSON, JENNIFER		5061 S 1130 W	TAYLORSVILLE UT	84123					
150222900900000 DWENGER, LEONARD R		52 S 800 W	SALT LAKE CITY UT	84104					
150222901000000 GIFFORD, MICHAEL		302 SPRUCE ST #301	SALT LAKE CITY UT	84104					
150222901300000 BOYER, CRAIG L &	JALENE; JT	66 S 800 W	SALT LAKE CITY UT	84109					
150222901400000 BOYER, CRAIG L &	MARGARET J; JT	3527 S CRESTWOOD DR	SALT LAKE CITY UT	84109					
150222901500000 SCHMIDT, GERALD H &	MARY A; JT	3527 S CRESTWOOD DR	SALT LAKE CITY UT	84109					
150222901600000 FUCHS, TREVOR R	(LAS TRST)	818 W 100 S	SALT LAKE CITY UT	84104					
150222901700000 STEELE, LARRY A, TR		806 W 100 S	SALT LAKE CITY UT	84104					
150222901800000 JUSTISEN, GARY K		PO BOX 1585	VERNAL UT	84078					
150222902100000 BRONSON, JEFFREY S &	NICHOLAS, SHELLEY M; JT	249 S RIO GRANDE ST	SALT LAKE CITY UT	84101					
150222902200000 SALAZAR, BOLIVAR		54 S 800 W	SALT LAKE CITY UT	84104					
150222902300000 YOUNG ELECTRIC SIGN COMPANY		5061 S 1130 W	SALT LAKE CITY UT	84123					
150223000300000 WARREN, CURT		2401 S FOOTHILL DR	TAYLORSVILLE UT	84109					
150223000400000 MTM INVESTMENTS, LLC		27001 AGOURA RD	SALT LAKE CITY UT	84104					
150223000500000 PENNYMAC CORP		864 W 100 S	SALT LAKE CITY UT	84104					
150223000600000 TRAM, ANDY HAN		2996 W 9050 S	WEST JORDAN UT	84088					
150223000700000 DEAN, JERRY LYN		27001 AGOURA RD	CALABASAS CA	91301					
150223000800000 DUKES, JEFF		3213 W BRIDGEMAN DR	WEST VALLEY UT	84119					
150223000900000 FREEDOM INDEPENDANT, LLC		776 W 100 S	SALT LAKE CITY UT	84104					
150223001000000 SKR VENTURES, LLC		9004 S LINDFIELD CIR	SANDY UT	84093					
150223001100000 SALT LAKE CITY CORPORATION	UNION PACIFIC/PROP TX DEPT.	855 E 315 S	SALT LAKE CITY UT	84111					
1502230040960000 WESTERN PACIFIC RAILROAD CO	UNION PACIFIC/PROP TX DEPT.	451 S STATE ST # 306	SALT LAKE CITY UT	84111					
1502230040960000 WESTERN PACIFIC RAILROAD CO	UNION PACIFIC/PROP TX DEPT.	1400 DOUGLAS ST	OMAHA NE	68179					
1502230040980000 WESTERN PACIFIC RAILROAD CO	UNION PACIFIC/PROP TX	1700 FARMAN ST 10TH FL SO	OMAHA NE	68179					
150320100100000 NATIONAL WAREHOUSE INVESTMENT CO		1875 E BECKHAM LN	RENO NV	89502					
150320101000000 PACIFIC CORP	PACIFIC CORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232					
150320101100000 PACIFIC CORP	PACIFIC CORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232					
150322701010000 UTAH POWER & LIGHT CO	PACIFIC CORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232					
150322701100000 UTAH POWER & LIGHT COMPANY	PACIFIC CORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	97232					



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