



**Planning and Development Services**  
 3300 South 1300 East • Millcreek, UT 84043  
 Phone: (801) 214-2700  
 email: [jsmith@millcreek.us](mailto:jsmith@millcreek.us)

## Geological Hazards Disclosure and Acknowledgement

Disclosure and Acknowledgement Regarding Development of Property Located  
 within a Geological Hazards Special Study Area

The undersigned (print name), Wahzoo Commercial Properties, LLC, hereby  
 certify(ies) to be the owner(s) of the real property described below which is located within Salt  
 Lake County, State of Utah.

**Millcreek File/Permit Number:** SD-20-009

**Street Address:** 715 East 3900 South, Millcreek, UT 84107

**Parcel Number (required):** 16-32-309-001, 16-32-309-002, 16-32-309-003,  
 16-32-309-004, 16-32-309-005, 16-32-309-006

**Legal Description (Attached)** see Exhibit A

13348522  
 08/03/2020 01:49 PM \$40.00  
 Book - 10991 Pg - 7548-7550  
 RASHELLE HOBBS  
 RECORDER, SALT LAKE COUNTY, UTAH

### Acknowledges:

1. The real property described above is either partially or wholly located within a Geological Hazards Special Study Area as defined in Chapter 19.75, Geological Hazards Ordinance, in the Millcreek Code of Ordinances and consist of the following:

- |   |   |
|---|---|
| <input type="checkbox"/> Surface Fault Rupture                      | <input type="checkbox"/> Debris Flow    |
| <input type="checkbox"/> High Liquefaction Potential                | <input type="checkbox"/> Rock-Fall Path |
| <input checked="" type="checkbox"/> Moderate Liquefaction Potential | <input type="checkbox"/> Avalanche Path |
| <input type="checkbox"/> Landslide                                  |   |

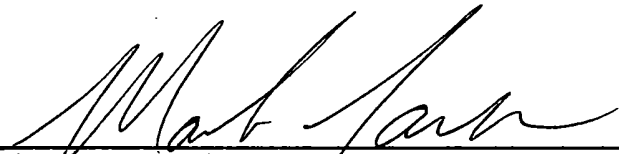
PLANNING AND DEVELOPMENT SERUI  
 3300 SOUTH 1300 EAST  
 MILLCREEK UT 84043  
 BY: JLA, DEPUTY - 01 3 P.

2. This Geological Hazards Disclosure and Acknowledgement is filed in accordance with the Geological Hazards Ordinance (Chapter 19.75) **requires:** , or **does not require:**  a site-specific natural hazards study and report. If required by ordinance, a site specific geological hazards study and report has been prepared for the above described real property which addresses the nature of the hazards and their potential effect on the proposed development of the above described real property and the occupants thereof in terms of risk and potential damage. The report and conditions and requirements for development of the property are on file with Millcreek which is available for public inspection.



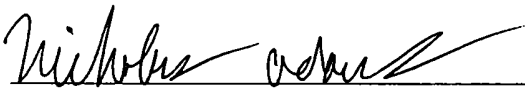
**Planning and Development Services**  
 3300 South 1300 East • Millcreek, UT 84043  
 Phone: (801) 214-2700  
 email: [jsmith@millcreek.us](mailto:jsmith@millcreek.us)

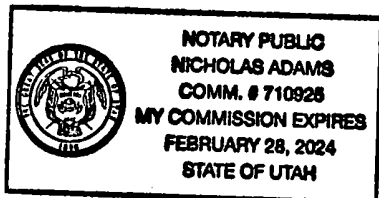
## Property Owner's Affidavit

  
 \_\_\_\_\_  
 Wahzoo Commercial Properties, LLC  
 (Owner Of the real property)

STATE OF UTAH                         }  
   ss  
 COUNTY OF SALT LAKE            }

The foregoing instrument was acknowledged before me this this 3<sup>rd</sup> day of August, 2020  
 by Mark B. Larsen, Manager.

  
 \_\_\_\_\_  
 Notary Public  
 Residing in: 381 East Broadway SLC, UT 84111



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL OF SUITES 101, 102, 103, 201, 202 AND 203, PLAZA AT 39TH CONDOMINIUMS, AS SHOWN IN THE CONDOMINIUM PLAT FOR THE PLAZA AT 39TH CONDOMINIUMS, APPEARING IN THE RECORDS OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH, RECORDED DECEMBER 16, 2010, AS ENTRY NO. 11098739 IN BOOK 2010P, AT PAGE 188 OF OFFICIAL RECORDS, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAZA AT 39TH CONDOMINIUMS, APPEARING IN THE RECORDS OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH, RECORDED DECEMBER 16, 2010, AS ENTRY NO. 11098740, IN BOOK 9889, AT PAGE 8770.

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WITH IS APPURTENANT TO SAID UNIT (THE REFERENCED DECLARATION PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT, AND (C) THE NONEXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

LESS AND EXCEPTING FROM THE COMMON AREA THAT PORTION CONVEYED TO UDOT BY WARRANTY DEED, RECORDED JUNE 1, 2015, RECORDED AS ENTRY NUMBER 12061920, IN BOOK 10329, AT PAGE 8062, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR HIGHWAY PURPOSES KNOWN AS PROJECT NO. F-0071(42)17, BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE COMMON AREA OF THE PLAZA AT 39TH CONDOMINIUMS, SITUATE IN LOT 2, BLOCK 20 TEN ACRE PLAT "A", BIG FIELD SURVEY, A SUBDIVISION IN THE SW 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING EASTERLY RIGHT OF WAY LINE OF 700 EAST STREET OF SAID PROJECT AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 20.00 FEET NORTH 00°11'40" EAST FROM THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING 33.00 FEET SOUTH 89°57'10" EAST ALONG THE MONUMENT LINE AND 53.00 FEET NORTH 00°11'40" EAST FROM THE MONUMENT AT THE INTERSECTION OF 3900 SOUTH STREET AND 700 EAST STREET; AND RUNNING THENCE NORTH 00°11'40" EAST 32.15 FEET ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE AND WEST LINE OF LOT 2 TO A POINT 66.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT OPPOSITE APPROXIMATE ENGINEERS STATION 107+58.38; THENCE SOUTH 41°25'50" EAST 42.91 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND NORTHERLY RIGHT OF WAY LINE OF SAID 3900 SOUTH STREET AT A POINT 94.50 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT OPPOSITE APPROXIMATE ENGINEERS STATION 107+26.30; THENCE NORTH 89°57'10" WEST 28.50 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.