

7791505  
01/02/2001 02:25 PM 14.00  
Book - 0413 Pg - 1123-1125  
**BRADLEY A SNOW**  
CHIEF DEPUTY RECORDER, SL CO, UT  
ASSOCIATED TITLE  
BY: RDJ, DEPUTY - WI 3 P.

**When recorded return to:**

Daniel J. Torkelson  
Cohne, Rappaport & Segal, P.C.  
P.O. Box 11008  
Salt Lake City, Utah 84147-0008

D269906

Top Parcel 15-01-258-012

**CERTIFICATE OF COMPLETION**

This Certificate of Completion is given by the Redevelopment Agency of Salt Lake City ("Agency") to Renaissance Apartment Suites, Ltd. ("Renaissance"), whose address is 311 South State Street, Suite 350, Salt Lake City, Utah 84111.

1. Agency and Renaissance Associates, Ltd. are parties to an Amended and Restated Development Agreement dated August 11, 1994, a memorandum of which was executed August 11, 1994 and recorded at Book 7001, Page 1625, as Entry No. 5900277 in the Official Records of Salt Lake County, Utah, which was amended by an Amendment to Amendment and Restated Development Agreement dated June 2, 1995, and further amended by a Second Amendment to Amended and Restated Development Agreement dated July 9, 1996 (as amended, the "Development Agreement").

2. Renaissance, the Agency and Renaissance Associates, Ltd. are parties to an Assignment Agreement dated July 9, 1996, pursuant to which Renaissance is developing a portion of the property subject to the Development Agreement, referred to herein as "Phase Three Housing" and described on Exhibit "A" attached hereto.

3. Renaissance has requested that Agency issue a Certificate of Completion with respect to the Phase Three Housing pursuant to Section 3.21 of the Development Agreement.

4. The Agency hereby issues this Certificate of Completion with respect to the Phase Three Housing pursuant to Section 3.21 of the Development Agreement. This Certificate of Completion shall be a preliminary determination of satisfactory completion of Renaissance's obligations required by the Development Agreement with respect to the Phase Three Housing. Notwithstanding the issuance of this Certificate of Completion, the duty of Renaissance to construct the Developer Improvements (as defined in the Development Agreement) in accordance with the Final Construction Documents (as defined in the Development Agreement) and Contract Documents (as defined in the Development Agreement) shall survive the issuance of this Certificate of Completion and causes of action related to Developer Improvements shall be limited solely by the applicable statute of limitations. Renaissance shall also remain liable to guaranty against all deficiencies in material and workmanship for a period of one year after completion of the Developer Improvements. This Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of Renaissance to any other entity, including without limitation any lessee, any subsequent purchaser or the holder of any mortgage,

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or any insurer of a mortgage securing money loaned to finance the Developer Improvements,  
or any part thereof.

DATED this 6<sup>th</sup> day of March, 1998.

REDEVELOPMENT AGENCY OF SALT LAKE  
CITY

By *Deedee Corradini*  
Deedee Corradini  
Its Chief Administrative Officer

By *Alice Larkin Steiner*  
Alice Larkin Steiner  
Its Executive Director

Approved as to form:

*G. Hulman*

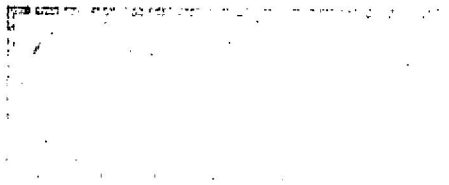
STATE OF UTAH            )  
  : ss.  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of  
March, 1998, by Deedee Corradini, the Chief Administrator of the Redevelopment  
Agency of Salt Lake City and by Alice Larkin Steiner, the Executive Director of the  
Redevelopment Agency of Salt Lake City.

*Deeann E. Harbet*  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My Commission Expires:

9/20/99



NOTARY SEAL NOT LEGIBLE  
- CD RECORDER -

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**Exhibit "A"**

**LEGAL DESCRIPTION OF PHASE THREE HOUSING**

Land is situated in the State of Utah, County of Salt Lake, as follows:

Beginning at a point on the South right-of-way line of 300 South Street, said point being North 89°58'01" East 340.66 feet from the Northwest corner of Block 49, Plat "A", Salt Lake City Survey, and running thence South 0°01'06" East 257.00 feet; thence South 89°58'01" West 22.33 feet; thence South 0°01'06" East 238.00 feet; thence South 89°58'01" West 136.00 feet; thence North 0°01'06" West 82.67 feet; thence South 89°58'01" West 17.33 feet; thence North 0°01'06" West 204.67 feet; thence North 89°58'01" East 135.66 feet; thence North 0°01'06" West 207.66 feet; thence North 89°58'01" East 40.00 feet to the point of beginning.