

After recording, please return to:
Downtown East Streetcar Sewer
Public Infrastructure District
c/o Matthew J. Ence
Snow Jensen & Reece, P.C.
912 W. 1600 S. Suite B-200
St. George, UT 84770

14011883 B: 11370 P: 4716 Total Pages: 15
09/06/2022 04:39 PM By: zjorgensen Fees: \$328.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SNOW JENSEN & REECE
912 W 1600 S STE B200SAINT GEORGE, UT 847707214

**See list of affected parcel numbers,
included with Exhibit A attached**

DISCLOSURE TO PURCHASERS

Downtown East Streetcar Sewer Public Infrastructure District

DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT (the “District”), in compliance with Article XI of the District’s Governing Documents, hereby provides this Disclosure to all future purchasers and owners of real property located within the initial boundaries of the District:

The boundaries of the District are more particularly described as follows:

See Exhibit “A” attached and incorporated herein with this reference.

Containing approximately 44.3 acres.

Furthermore, the Final Local Entity Plat depicting the initial boundaries of the District is on file in the office of the Recorder for Salt Lake County, State of Utah.

A copy of the District’s Governing Document, as amended, is on file at the offices of South Salt Lake City, Utah, currently located at 220 East Morris Avenue, South Salt Lake, UT 84115.

The District may finance and repay infrastructure and other improvements through the levy of a property tax.

The maximum debt mill levy of the District is .003 per dollar of taxable value, subject to adjustment as provided under Section 17B-2a-1207(8), Utah Code Annotated 1953, as may be amended from time to time, and as limited by the Governing Document.

A limited tax bond issued by the District may be converted to a general obligation bond if allowed under the Governing Document and Section 17B-2a-1207(3)(d), Utah Code Annotated 1953, as may be amended from time to time.

Disclosure regarding impact of any applicable property tax: Under the maximum property tax rate of the District, a real property would have an additional annual property tax of \$300 for every \$100,000 in value for the duration of the District’s Bonds (exclusive of the effect of any applicable property tax exemption).

(signature page follows)



DATED 09/02/2022

DOWNTOWN EAST STREETCAR SEWER PUBLIC
INFRASTRUCTURE DISTRICT

Jeffrey L. Gochnour
Signed on 2022/09/02 15:01:46 -7:00

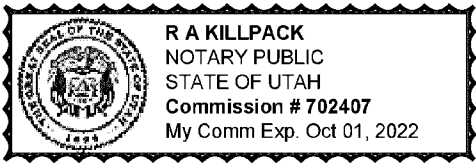
By: Jeff Gochnour
Its: Chair

Attest:

By: Brent Malili
Its: Assistant Clerk/Secretary

STATE OF UTAH)
) SS.
COUNTY OF WASHINGTON)

On 09/02/2022, before me, a notary public, personally appeared Jeff Gochnour, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this **DISCLOSURE TO PURCHASERS**, and acknowledged he executed the same voluntarily for its stated purpose on behalf of Downtown East Streetcar Sewer Public Infrastructure District pursuant to authorization granted by the board of trustees of said District.



[Signature]
Signed on 2022/09/02 15:01:46 -7:00

NOTARY PUBLIC

Notarial act performed by audio-visual communication

STATE OF UTAH)
) SS.
COUNTY OF WASHINGTON)

On, before me, a notary public, personally appeared Brent Malili, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this **DISCLOSURE TO PURCHASERS**, and acknowledged he executed the same voluntarily for its stated purpose on behalf of Downtown East Streetcar Sewer Public Infrastructure District pursuant to authorization granted by the board of trustees of said District.

NOTARY PUBLIC



EXHIBIT A

Legal Description of District Boundaries

A Public Infrastructure District containing twenty (20) noncontiguous tracts of land in the Northwest Quarter of Section 19, Township 1 South Range 1 East and the Northeast and Northwest Quarters of Section 24, Township 1 South Range 1 West, Salt Lake Base and Meridian and in Blocks 39 thru 42 of the 10 Acre Plat "A" Big Field Survey. Said noncontiguous tracts are described as follows:

Tract A: as disclosed in that Special Warranty Deed recorded on September 16, 2019 as Entry No. 13074890 in the office of the Salt Lake County Recorder.

15-24-176-006: A part of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian. Beginning at a point on the common boundary line of the Denver and Rio Grande Western Railroad South right-of-way line and the North line of Timesquare Industrial Park, North 0°04'30" West 3512.11 feet along the center line of 300 West Street and North 89°54'07" West 662.0 feet from a Salt Lake County Surveyor's Monument at 2700 South and 300 West, (said monument being located North 513.96 feet and East 2973.175 feet from the Southwest corner of said Section 24); and running thence South 0°04'30" East along the East line of Bearcat Drive, 193.49 feet to the point of curvature of a 25 foot radius curve left; thence along the arc of said curve, left 39.19 feet (long chord bears South 44°59'18" East 35.30 feet); thence South 89°54'07" East, along the North line of Bugatti Street, 240.0 feet, thence North 0°04'30" West 218.42 feet to said common boundary line; thence North 89°54'07" West along said common boundary, 264.93 feet to the point of beginning.

Together with 1/2 vacated portion of Bearcat Drive abutting the West, as set forth in that street vacation plat recorded July 22, 2009, as Entry No. 10759742, in Book 9748, at Page 448.

Less and excepting a parcel of land in fee. for the "West Valley Light Rail Transit", a Utah Transit Authority Project, being part situate in the E1/2NW1/4 of Section 24, T. 1S., R. 1 W., SLB&M, the boundaries of said of land are described as follows:

Beginning at a point on the common boundary line of the Denver and Rio Grande Western Railroad South right-of-way line and the North line of Timesquare Industrial Park, N.00°04'30"W. 3512.11 feet along the center line of 300 West Street and N89°54'07"W. 662.00 feet from the Salt Lake County Surveyor's Monument at 2700 South and 300 West, (said monument being located North 513.96 feet and East 2973.175 feet and S.89°54'17"E. 264.93 feet from the Southwest corner of said Section 24); thence S.00°04'30"E. 100.05 feet, thence N.89°55'59"W. 67.38 feet; thence N.00°05'53"E. 100.08 feet; thence S.89°54'07"E. 67.08 feet to the point of beginning.

15-24-177-010: Beginning on the Easterly right-of-way line of a State Highway at a point which is North 0°04'30" West along the 300 West street Monument line 3,512.11 feet and North 89°54'07" West parallel with and 12.00 feet perpendicularly distant Southerly from the centerline of the Denver and Rio Grande Western Railroad, a distance of 897.21 feet from the County Surveyor's Monument at the intersection of 2700 South Street and 300 West Street, said monument being located 513.96 feet North and 2,973.175 feet East of the Southwest corner of Section 24,

Disclosure to Purchasers
Downtown East Streetcar Sewer Public Infrastructure District
Exhibit A

14011883 B: 11370 P: 4719 Page 4 of 15

1C0E8B32-0FCC-46A3-BDA4-2442B74FE916 --- 2022/09/02 11:46:26 -7:00 --- Remote Notary



Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence South 3°33'41" East along said State Highway right-of-way line 965.67 feet; thence North 71°15' East 146.30 feet to a point on the Westerly line of Bearcat Drive, said point being on the arc of a 230.00 foot radius curve the center of which bears North 71°15' East; thence Northerly along said West Street line and the arc of said curve to the right through a central angle of 18°40'30", a distance of 74.97 feet; thence North 0°04'30" West along said West Street line 842.83 feet; thence North 89°54'07" West 185.21 feet to the point of beginning.

Together with 1/2 vacated portion of Bearcat Drive abutting the North 218.42 feet of the East boundary, as set forth in that street vacation plat recorded July 22, 2009, as Entry No. 10759742, in Book 9748, at Page 448.

Less and excepting therefrom any portion lying within the bounds of that property taken by UDOT by virtue of that Final Judgment of Condemnation recorded December 14, 2006 as Entry No. 9939454, in Book 9394, at Page 3829 of Official Records and being more particularly described as follows:

A parcel of land in fee for the reconstruction of a freeway known as Project No. 15-7, being part of an entire tract of property situate in the SE1/4NW1/4 of Section 24, T. 1 S., R. 1 W., SLB&M. The boundary of said parcel of land described as follows: Beginning at a point on the existing Northeasterly no-access and right of way line of a State Highway, said point being 682.557 meters (2239.36 feet) [actual measured distance being 682.055 meters, being 2237.71 feet] North 0°4'30" West along the monument line and 102.093 meters (334.95 feet) North 88°03'41" West from a monument at the intersection of 2700 South and 300 West Streets (said monument being 906.224 meters (2,973.175 feet) East and 156.655 meters (513.96 feet) North from the Southwest corner of said Section 24), running Westerly 87.377 meters (286.67 feet) along the arc of a 215.344 meter (706.51 foot) radius curve to the right and along said existing Northeasterly no-access and right of way line of a State Highway (Note: chord to said curve bears North 76°26'14" West for a distance of 86.779 meters (284.71 feet)); to a point of compound curvature with a 144.158 meter (472.96 foot) radius curve to the right Northwesterly 99.941 meters (327.89 feet) along the arc of said curve and along said existing Northeasterly no-access and right of way line of a State Highway (Note: chord to said curve bears North 44°57'09" West for a distance of 97.952 meters (321.36 feet)); thence North 03°33'41" West 12.900 meters (43.32 feet) along the Easterly no access and right of way line of a freeway; thence North 88°43'24" East 6.148 meters (20.17 feet); thence Southeasterly 99.706 meters (327.12 feet) along the arc of a 180.330 meters (591.63 foot) radius non tangent curve to the left (Note: chord of said curve bears South 42°57'08" East for a distance of 98.440 meters (322.97 feet)); thence South 23°57'49" West 10.484 meters (34.40 feet); thence South 66°02'11" East 6.096 meters (20.00 feet); North 23°57'49" East 9.814 meters (32.20 feet); thence Southeasterly 21.854 meters (71.70 feet) along the arc of a 180.330 meter (591.63 foot) radius non tangent curve to the left (Note: chord of said curve bears South 64°12'44" East for a distance of 21.841 meters (71.66 feet)); thence South 16°03'17" West 4.973 meters (16.32 feet); thence Easterly 59.315 meters (194.60 feet) along the arc of a 185.274 meter (607.86 foot) radius non tangent curve to the left (Note: chord of said curve bears South 77°01'24" East for a distance of 59.062 meters (193.77 feet)); to the point of beginning.

Disclosure to Purchasers
Downtown East Streetcar Sewer Public Infrastructure District
Exhibit A

14011883 B: 11370 P: 4720 Page 5 of 15

1C0E8B32-0FCC-46A3-BDA4-2442B74FE916 --- 2022/09/02 11:46:26 -7:00 --- Remote Notary



15-24-251-002 & -003 & -005-4001 & -005-4002: Beginning at a point which is North 513.96 feet and East 2973.175 feet and North 0°04'30" West 293.175 feet and South 89°55'30" West 47 feet from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°55'30" West 20 feet; thence Westerly and Northerly along a curve to the right 23.56 feet; thence North 0°04'30" West 278.1 feet; thence Northerly and Westerly along a curve to the left 109.75 feet; thence North 89°54'07" West 245.29 feet; thence North 0°04'30" West 218.45 feet; thence South 89°54'07" East 350.07 feet; thence South 0°04'30" East 581.24 feet to the point of beginning.

Less and Excepting that portion lying outside the Salt Lake County Water Conservancy District. Also, less and excepting a parcel of land in fee, for the "West Valley Light Rail Transit", a Utah Transit Authority Project, being part situate in the W1/2NW1/4 of Section 24. T. 1 S., R. 1 W., SLB&M, the boundaries of said of land are described as follows:

Beginning at a point which is North 513.96 feet and thence East 2,973.18 feet and N.00°04'30"W. 2,931.18 feet and thence S.89°55'30"W. 47.00 feet and N.00°04'30"W. 581.24 feet from the Southwest corner of said Section 24; thence S.00°04'30"E. 10.00 feet; thence N.89°54'07"E. 23.00 feet; thence N.00°04'30"W. 10.00 feet, thence S.89°54'07"E. 23.00 feet to the point of beginning.

Tract B: as disclosed in that Special Warranty Deed recorded on September 16, 2019 as Entry No. 13074890 in the office of the Salt Lake County Recorder.

15-24-178-001: A part of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at a point on the South line of Bugatti Street said point being North 0°04'00" West 3,243.64 feet and North 89°54'07" West 409.44 feet from a County Surveyor's Monument at the intersection of 2700 South and 300 West Street (said monument being located 513.96 feet North and 2,973.175 feet East from the Southwest corner of said Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian), and running thence North 89°54'07" West, along the said South line of Bugatti Street, 227.49 feet to the point of curvature of a 25 foot radius curve left; thence along the arc of said 25 foot radius curve left, 39.24 feet (center of curve bears South 0°04'30" West and the long chord bears South 45°06'32" West 35.335 feet); thence South 0°04'30" East along the East line of Bearcat Drive, 344.95 feet; thence South 89°54'07" East 155.0 feet; thence North 0°04'30" West 202.49 feet; thence South 89°54'07" East 97.56 feet; thence North 0°04'30" West 167.44 feet to the point of beginning.

15-24-178-002 & 15-24-252-003: Beginning at a point which is North 0°04'30" West 2,489.87 feet and West 457.88 feet from the County Surveyor's Monument located 513.96 feet North and 2,973.175 feet East of the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°04'30" West 151.04 feet; thence North 89°54'07" West 49.10 feet; thence North 0°04'30" West 208.59 feet; thence North 89°54'07" West 155 feet; thence North 0°04'30" West 25 feet; thence South 89°54'07" East 155 feet; thence North 0°04'30" West 202.49 feet; thence South 89°54'07" East 97.56 feet; thence North 0°04'30" West 167.44 feet; thence South 89°54'07" East 25.00 feet, thence South 0°04'30" East 167.44 feet; thence South 89°54'07" East 252.44 feet; thence South 0°04'30" East 25 feet; thence North 89°54'07" West 350 feet; thence South 0°04'30" East 386.085 feet; thence South 85°54'07" East



49.10 feet; thence South 0°04'30" East 176.845 feet; thence North 88°03'41" West 25.01 feet to the point of beginning.

15-24-178-004: Beginning at a point North 0°04'30" West 2764.279 feet and North 89°54'07" West 312.109 feet from a County Surveyor's Monument located at the intersection of 2700 South and 300 West Streets (said monument being located 513.96 feet North and 2973.175 feet East from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Meridian); and running thence North 0°04'30" West 286.925 feet; thence North 89°54'07" West 170.00 feet; thence South 0°04'30" East 286.925 feet; thence South 89°54'07" East 170.00 feet to the point of beginning.

15-24-252-001 & -002: A part of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at a point on the West line of Mercer Way, lying North 0°04'30" West 3,224.10 feet and South 89°55'30" West 132.00 feet from a County Surveyor's Monument located at the intersection 2700 South and 300 West Streets, (said monument being located 513.96 feet North and 2,973.175 feet East from the Southwest corner of said Section 24), and running thence South 0°04'30" East along the said West line of Mercer Way, 147.50 feet; thence North 89°54'07" West 252.44 feet; thence North 0°04'30" West 167.44 feet to the South line of Bugatti Street; thence South 89°54'07" East along the said South line 232.50 feet to the point of curvature of a 20 foot radius curve to the right; thence along the arc of said curve, right 31.355 feet, (the long chord bears South 44°59'24" East 28.24 feet) to the point of beginning.

15-24-252-004 & -005: Beginning at a point which is North 513.96 feet and East 2973.175 feet and North 0°04'30" West 2764.39 feet and North 89°54'07" West 132 feet from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°04'30" West 286.925 feet; thence North 89°54'07" West 155 feet; thence South 0°04'30" East 286.925 feet; thence South 89°54'07" East 155 feet to the point of beginning.

15-24-252-006 & 15-24-252-007: Beginning at a point which is North 0°04'30" West 2739.28 feet and North 89°54'07" West 132.02 feet from the County Surveyor's Monument, said monument being located 513.96 feet North and 2973.175 feet East from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°54'07" West 350 feet; thence North 0°04'30" West 25 feet; thence South 89°54'07" East 170 feet; thence North 0°04'30" West 286.925 feet; thence South 89°54'07" East 25 feet; thence South 0°04'30" East 286.925 feet; thence South 89°54'07" East 155 feet; thence South 0°04'30" East 25 feet to the point of beginning.

Tract C: as disclosed in that Special Warranty Deed recorded on February 11, 2022 as Entry No. 13889849 in the office of the Salt Lake County Recorder.

All of Lots 6, 7, and 8 and parts of Lots 1, 2, 3, 4, and 5 in Block 3, Rural Subdivision located in Block 39, Ten Acre Plat "A", Big Field Survey and being more particularly described as follows:

Disclosure to Purchasers
Downtown East Streetcar Sewer Public Infrastructure District
Exhibit A

14011883 B: 11370 P: 4722 Page 7 of 15



Beginning at the Southeast corner of the intersection of Utopia Avenue (formerly Grass Street) and 300 West Street, which point is North 89°57'05" East 14.00 feet from the Northwest corner of Lot 5, Block 3 of said Rural Subdivision and said point of beginning is also South 00°07'08" West 639.52 feet and North 89°57'05" East 33.23 feet from a Salt Lake City Monument in the intersection of 2100 South and 300 West Streets, and running thence North 89°57'05" East along the South side of Utopia Avenue and the North line of Lots 5, 6, 7, and 8 of said Block 3, 697.12 feet to the Northeast corner of Lot 8; thence South 00°04'30" East along the East line of Lots 8 and 1 of said Block 3, 471.85 feet to a point 24.50 feet North at right angles from the main track of the Sugarhouse Spur of the Denver and Rio Grande Western Railroad; thence North 89°52'25" West parallel with and 24.50 feet Northerly at right angles from said centerline of Spur Track, 697.12 feet to the East line of 300 West Street; thence North 00°04'30" West along said East line 469.69 feet to the point of beginning.

Less and excepting that portion as described in the certain Special Warranty Deed which recorded July 28, 2009 as Entry No. 10763485 in Book 9749 at Page 6205 on file and of record in the office of the Salt Lake County Recorder, State of Utah.

A parcel of land in fee, for the "West Valley Light Rail Transit" a Utah Transit Authority Project, being situate in the NW1/4NE1/4 Section 24, T.1S., R.1W., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of the grantor's property, said point being 14.00 feet N.89°57'05"E. and 697.12 feet N.89°57'05"E. and 471.85 feet S.00°04'30"E. from the Northwest corner of Lot 5, Block 3 of said Rural Subdivision and said point of beginning is also S.00°07'08"W. 639.52 feet and N.89°57'05"E. 33.23 feet and 697.12 feet N.89°57'05"E. and 471.85 feet S.00°04'30"E. from a Salt Lake City Monument in the intersection of 2100 South and 300 West Streets; thence N.89°52'25"W. 75.33 feet; thence N.00°04'30"W. 29.00 feet; thence S.89°52'25"E. 75.33 feet; thence S.00°04'30"E. 29.00 feet to the point of beginning.

Tract D: as disclosed in that Warranty Deed recorded on August 25, 2011 as Entry No. 11233400 in the office of the Salt Lake County Recorder.

Beginning at a point 14 feet East of the Northwest corner of Lot 5, Block 39, Ten Acre Plat "A", Big Field Survey; running thence South 125 feet; thence East 16.0 feet; thence South 80°32' East 30.41 feet; thence East 541.31 feet; thence North 64°41' East 75.99 feet; thence East 25.0 feet; thence South 27.50 feet; thence East 20.20 feet; thence North 125.0 feet; thence West 701.23 feet to the point of beginning.

Tract E: disclosed as Parcels 6 and 7 in that Special Warranty Deed recorded on April 20, 2016 as Entry No. 12263608 in the office of the Salt Lake County Recorder.

15-24-227-025: The East 100.13 feet of Lot 1, Block 1, Roseland Addition.

15-24-227-024: Beginning at the Northeast corner of Lot 3, Block 1, Roseland Addition; and running thence South 50 feet; thence West 100.13 feet; thence North 34.6 feet; thence North 59°19' West 30.2 feet; thence East 126.13 feet to the point of beginning.



Tract F: Disclosed as parcels 1 through 8 in that Special Warranty Deed recorded on December 23, 2021 as Entry No. 13854760, and that Ordinance No. 2021-19 recorded January 24, 2022 as Entry No. 13875812 in the office of the Salt Lake County Recorder.

Beginning at the Northeast Corner of Lot 11, Block 39, Ten Acre Plat "A", Big Field Survey; and running thence South 125.00 feet; thence West 130.00 feet; thence South 162.10 feet; thence West 200.00 feet; thence North 287.10 feet; thence East 330.00 feet to the point of beginning.

Tract G: disclosed as parcels 8 and 10 in that Special Warranty Deed recorded on April, 20 2016 as Entry No. 12263608 in the office of the Salt Lake County Recorder.

All of Lots 1, 2, 3, 4, 5, and 6, Block 5, South Boulevard Addition, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Tract H: as disclosed in those Warranty Deeds recorded on February 4, 2020 as Entry No. 13186016 and on January 7, 2020 as Entry No. 13164680 in the office of the Salt Lake County Recorder.

The South 1/2 of Lot 38 and all of Lots 39, 40, 41, and 42, Block 5, South Boulevard Addition, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Tract I: as disclosed in that Warranty Deed recorded on March 18, 2015 as Entry No. 12012933 in the office of the Salt Lake County Recorder

15-24-234-020: Lots 34, 35, & 36, Block 4, South Boulevard, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, together with 1/2 vacated alley abutting on the West.

15-24-234-021: Lots 37, 38 & 39, Block 4, South Boulevard, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, together with 1/2 vacated alley abutting on the West.

Tract J: disclosed as parcels 1 through 5 in that Warranty Deed recorded on February 20, 2015 as Entry No. 11996059 in the office of the Salt Lake County Recorder

15-24-235-012: Lots 1 & 2, Block 3, South Boulevard, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder. Also commencing at the Northeast corner of said Lot 2, East 17 feet, South 52 feet, West 17 feet, North 52 feet to beginning.

15-24-235-011: Lots 3 & 4, Block 3, South Boulevard, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, and commencing at the Northeast corner of said Lot 4, East 17 feet, South 50 feet, West 17 feet, North 50 feet to beginning.

15-24-235-010: Lot 5, Block 3, South Boulevard, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder and commencing at the Southeast corner of said Lot 5, North 25 feet, East 17 feet, South 25 feet, West 17 feet to beginning.

15-24-235-009: Lot 6, Block 3, South Boulevard, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, and commencing at the Southeast corner of said Lot 6, North 25 feet, East 17 feet, South 25 feet, West 17 feet to beginning.



15-24-235-008: Lot 7 and the South 1/2 of Lot 8, Block 3, South Boulevard, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, and commencing 111 feet West from the Southeast corner of Lot 36, said Block 3, North 37.5 feet, West 24 feet, South 37.5 feet, East 24 feet to beginning. Less street.

Tract K: as disclosed in that Warranty Deed recorded on January 6, 2021 as Entry No. 13523948 and depicted in the Mill Subdivision Plat, recorded on January 25, 2021 as Entry No. 13542045 in the office of the Salt Lake County Recorder.

All of Lot 1, said Mill Subdivision Plat.

Also Beginning at a point on the East line of West Temple, 186 feet North 00°00'38" East from the Southwest corner of Lot 8, Block 40, Ten Acre Plat "A", Big Field Survey and running thence North 00°00'38" East 138 feet; thence North 89°49'29" East 160 feet; thence South 00°00'38" West 138 feet to street right of way line; thence South 89°49'29" West 160 feet to the point of beginning.

Tract L: as depicted in the Mill Subdivision Plat, recorded on January 25, 2021 as Entry No. 13542045 in the office of the Salt Lake County Recorder.

All of Lot 4, said Mill Subdivision Plat.

Tract M: as disclosed in that Special Warranty Deed recorded on April 1, 2019 as Entry No. 12959557 in the office of the Salt Lake County Recorder.

Being a portion of Lot 8, Block 40, Ten Acre Plat "A", Big Field Survey and also being a portion of the East Half of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Utah, and being described as follows:

Commencing at the Southeast corner of said Lot 8; thence South 89°49'29" West, along the Southerly line of said Lot 8, 40.00 feet to the Westerly line of Main Street; thence North 00°03'06" East, along the Westerly line of said Main Street, 66.00 feet to the point of beginning, said point also being the Northerly line of the D&RGW Railroad; thence continuing along the Westerly line of said Main Street North 00°03'06" East 80.00 feet to the Southerly line of Bowers Way; thence South 89°49'29" West, along the Southerly line of said Bowers Way, 254.94 feet to the Northerly prolongation of a fence line; thence South 00°27'34" East, along the Northerly prolongation and said fence line, 80.00 feet to the Northerly line of said railroad; thence North 89°49'29" East, along said Northerly line of said railroad, 254.23 feet to the point of beginning.

Tract N: as disclosed in those Warranty Deeds recorded on February 7, 2019 as Entry No. 12930022, on January 6, 2021 as Entry No. 13523971 and on January 6, 2021 as Entry No. 13523972 in the office of the Salt Lake County Recorder.

Beginning at a point on the Westerly Right-of-Way Line of Main Street, said point being South 00°06'11" West 2078.42 feet and North 89°49'46" East 748.15 feet from the street monument at the intersection of Hartwell Avenue and West Temple Street, said point also being South 89°49'46" West 40.00 feet from the Northeast corner of Lot 7, Block 40, Ten Acre Plat "A" Big Field Survey; and running thence South 00°03'06" West 184.63 feet along said Westerly Right-of-



Way Line of Main Street to the North Line of Senior Way; thence South 89°51'43" West 505.46 feet along said North Line of Senior Way; thence North 00°03'20" East 133.71 feet; thence South 89°56'40" East 5.00 feet; thence North 00°03'20" East 50.65 feet to the Southerly Line of the Railroad property; thence North 89°49'46" East 500.45 feet along said Southerly Line of the Railroad property to the point of beginning.

Tract O: as disclosed in those Warranty Deeds recorded on September 24, 2020 as Entry No. 13404255 and on September 30, 2020 as Entry No. 13412404 in the office of the Salt Lake County Recorder.

Being a portion of Lot 7, Block 40, Ten Acre Plat "A", Big Field Survey and also being a portion of the East half of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian and being described as follows:

Commencing at the Southwest corner of Lot 7; thence South 89°51'26" West along the Southerly line of said Lot 7, 40.00 feet to the Westerly line of Main Street; thence North 00°03'06" East, along the Westerly line of said Main Street, 170.00 feet to the point of beginning; thence continuing along the Westerly line of said Main Street North 00°03'06" East 180.00 feet to the Southerly line of Senior Way; thence South 89°51'26" West, along the Southerly line of said Senior Way, 200.06 feet; thence South 00°03'06" West, parallel to the West line of said Main Street, 180.00 feet; thence North 89°51'26" East, parallel to the South line of said Lot 7, 200.06 feet to the point of beginning.

Tract P: as disclosed in those Special Warranty Deeds recorded on January 7, 2022 as Entry No. 13864992 and on January 27, 2022 as Entry No. 13878013 in the office of the Salt Lake County Recorder.

All of Lots 30 to 33 of Block 3, Burton Place, together with 1/2 vacated alley abutting on the East of Lot 30 and also together with 1/2 vacated alley abutting on the west of the North 37 feet of Lot 29; all of Lots 72 to 82 of Block 3, Burton Place; and the West 13.55 feet of Lot 83 of Block 3, Burton Place.

Also Beginning at a point being 13.62 feet East from Northwest corner of Lot 26, Block 3, Burton Place; thence Southeasterly 37 feet; thence West 89.25 feet; thence North 37 feet; thence East 89.22 feet to the point of beginning.

Also Commencing 35.6 feet North and 13.70 feet East of the Southwest Corner of Lot 26, Block 3, Burton Place; thence Northwesterly 38.0 feet; thence West 89.25 feet; thence South 38.0 feet; thence East 89.29 feet to the point of beginning; together with 1/2 vacated alley abutting the above 38.0 feet of Lot 29.

Also Commencing 13.70 feet East from the Southwest Corner of Lot 26, Block 3, Burton Place Subdivision; thence Northwesterly 35.6 feet; thence West 89.28 feet; thence South 35.6 feet; thence East 89.3 feet to the point of beginning; together with 1/2 of vacated alley abutting on West of the South 35.6 feet of Lot 29, Block 3, Burton Place Subdivision.

Tract Q: as disclosed in that Special Warranty Deed recorded on December 13, 2021 as Entry No. 13845895 in the office of the Salt Lake County Recorder.



All of Lot 5, Crossing at South Salt Lake Subdivision, recorded December 4, 2015 as Entry No. 1218735 in the office of the Salt Lake County Recorder.

Tract R: as disclosed in that Special Warranty Deed recorded on September 30, 2021 as Entry No. 13786965 in the office of the Salt Lake County Recorder.

Beginning at a point which lies South 89°52'00" West 33.00 feet from the Northeast corner of Lot 12, Block 40, Ten Acre Plat "A", Big Field Survey as recorded in the Salt Lake County, Utah Recorder's office, (said point of beginning also lies on the West line of State Street) and running thence South 00°05'00" West 419.92 feet along said West line to the North line of Haven Lane (also known as Haven Avenue in some instruments of record); thence South 89°52'00" West 511.50 feet along said North line; thence North 00°03'34" East 164.40 feet; thence North 89°52'00" East 17.09 feet; thence North 00°03'34" East 99.75 feet, more or less; thence South 89°52'00" West 193.00 feet to the East line of Main Street; thence North 00°03'06" East 155.75 feet along said East line, more or less, to the South line of the Denver and Rio Grande Western Railroad; thence North 89°52'00" East 687.61 feet to the point of beginning.

Tract S: as disclosed in that Warranty Deeds recorded on November 21, 2006 as Entry No. 9916062, and January 19, 2007 as Entry No. 9893660, and October 31, 2008 as Entry No. 10553351 in the office of the Salt Lake County Recorder.

All of Lots 1 to 12 and Lots 34 to 40 of Block 1, Burton Place Plat A, Recorded on July 6, 1908 as Entry No. 237542 in the office of the Salt Lake County Recorder.

Tract T: as disclosed in that Warranty Deeds recorded on October 31, 2006 as Entry No. 9893659, and October 31, 2006 as Entry No. 9893660, and that Special Warranty Deed recorded on September 17, 2009 as Entry No. 10799289 in the office of the Salt Lake County Recorder.

All of Lots 4 to 11 of Block 2, Dundee Place Subdivision, recorded on March 29, 1890 as Entry No. 20531 in the office of the Salt Lake County Recorder, together with the 1/2 vacated alley abutting on the East. All of Lots 12 to 19 of Block 2, Dundee Place, together with the 1/2 vacated alley abutting on the East and together with 1/2 vacated street abutting on the West. All of Lots 4 to 11 of Block 1, Dundee Place, together with 1/2 vacated street abutting on the East and together with 1/2 vacated alley abutting on the West. All of Lots 12 to 17 of Block 1, Dundee Place, together with 1/2 vacated alley abutting on the West.

Affected Parcel Nos.:

- 15-24-176-006
- 15-24-177-010
- 15-24-251-002
- 15-24-251-003
- 15-24-251-005-4001
- 15-24-251-005-4002
- 15-24-178-001
- 15-24-178-002
- 15-24-178-004

Disclosure to Purchasers
Downtown East Streetcar Sewer Public Infrastructure District
Exhibit A



Affected Parcel Nos. (continued from previous page):

15-24-252-001
15-24-252-002
15-24-252-003
15-24-252-004
15-24-252-005
15-24-252-006
15-24-252-007
15-24-204-005
15-24-257-002
15-24-227-024
15-24-227-025
15-24-229-006
15-24-229-007
15-24-229-010
15-24-229-016
15-24-229-017
15-24-229-018
15-24-230-017

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Disclosure to Purchasers
Downtown East Streetcar Sewer Public Infrastructure District
Exhibit A

14011883 B: 11370 P: 4728 Page 13 of 15





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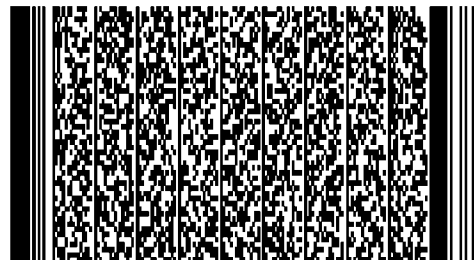
E-Signature Summary

E-Signature 1: Brent Malili (BM)

September 02, 2022 12:08:39 -7:00 [D6FB3EBF9247] [50.237.136.18]
bmalili@forzadevco.com (Principal) (ID Verified)

E-Signature Notary: R A Killpack (rak)

September 02, 2022 12:08:39 -7:00 [AF4D1A8F837F] [208.117.120.90]
rkillpack@snowjensen.com
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 jgochnour@dakotapacific.com (Principal) (ID Verified)

E-Signature Notary: R A Killpack (rak)

September 02, 2022 15:01:46 -7:00 [DA321F53AE69] [208.117.120.90]
 rkillpack@snowjensen.com

I, R A Killpack, did witness the participants named above electronically sign this document.



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