**l',rstewart File Number: 171429-MCM**

**COMMITMENT FOR TITLE INSURANCE**

**Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 5.e.:**

Issuing Agent:

Issuing Office:

Issuing Office's ALTA® Registry ID: Issuing Office File No.:

Property Address:

Parcel Identification Number:

**Cottonwood Title Insurance Agency, Inc.**

**1216 W. Legacy Crossing Blvd., Suite 100, Centerville, UT 84014**

1224823

171429-MCM

3970 South 700 West, Millcreek, UT 84123

15-35-400-061

Version:

1. Commitment Da :
2. Policy to be issued:

**SCHEDULE A**

:30AM

**Proposed Amount of Insurance**

**Premium**

* 1. Owner's Policy (ALTA Ext. Owner's Policy (2021)) Proposed Insured:

$7,400,000.00

$18,664.00

**Dominguez Ill Apartments LLC, a Utah limited liability company**

* 1. Loan Policy

Proposed Insured:

* 1. Endorsements:
1. The estate or interest in the Land at the Commitment Date is: Fee Simple as to Parcel 1; Easement as to Parcel 1A.
2. The Title is, at the Commitment Date, vested in:

Dominguez Park Ill Associates, LLC, a Utah limited liability company

1. The Land is situated in Salt Lake County, State of Utah, and is described as follows:

**See Exhibit A attached hereto**

uputatt *\/\I I surVUJ*



***111/lstewart* File Number: 171429-MCM SCHEDULE B**

**PART** I - **REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company. In the event the transaction for which this commitment is furnished cancels, the minimum cancellation fee will be $125.00.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Any additional documentation requested by Cottonwood Title Insurance Agency, Inc. and/or Stewart Title Guaranty Company, its underwriter.

**NOTICE TO APPLICANT**

The company requires that the following additional requirements be complied with:

1. Intentionally deleted by Title Company.
2. The Company requires for its review a satisfactory copy of the "Operating Agreement" of Dominguez Park Ill Associates, LLC, and any amendment thereof, and satisfactory evidence of authority of the officers, managers or members to execute the documents.
3. Special Warranty Deed from Dominguez Park Ill Associates, LLC, a Utah limited liability company vesting fee simple title in Dominguez Ill Apartments LLC, a Utah limited liability company.
4. Reconveyance of Deed(s) of Trust shown herein as Exception No(s). 25 through 27.
5. The Company requires for its review a satisfactory copy of the Operating Agreement of Dominguez Ill Apartments LLC, and any amendment thereof, or other satisfactory evidence of authority of the officers, managers or members to execute the documents.
6. Underwriter approval from Stewart Title Guaranty Company. Additional documentation may be requested by Cottonwood Title Insurance Agency, Inc. and/or Stewart Title Guaranty Company.
7. Exception No. 1 ("Taxes or special assessments which are not shown as existing liens by the Public Records") of this commitment may be deleted if at the time of closing, the Company can ascertain that all taxes and assessments are paid, that there are no pending proceedings to create or confirm a special assessment on the Land and that there is no work that may result in an assessment lien.

Comment: In order to delete this exception, the Company requires proof that there is no work or proceeding that may result in assessments, and no possible rollback or supplemental taxes due to failure to assess the Land or improvements or due to change in use.

1. Provided the Land is not one-to-four family residential land, Exception No. 2 ("Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof") of this commitment may be deleted if the Company makes a satisfactory inspection for its sole benefit and if the Company is furnished, prior to closing, with a satisfactory affidavit executed by the owner of the Land identifying the Land and stating that no one is in possession of the Land other than said owner and the tenants of said owner. If there are

**,'6stewart File Number: 171429-MCM SCHEDULE B**

**PART** I - **REQUIREMENTS**

**(Continued)**

tenants, their names and form of leases must also be indicated. The Company may except in the Policy to any such tenancy or other matter that is a product of this requirement.

1. Exception No. 3 ("Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records") and Exception No. 4 ("Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records") of this commitment may be deleted upon review and examination by this Company, prior to closing, of a satisfactory current Certificate of Survey of the land duly certified by a satisfactory registered land surveyor, and stating that it was made either in accordance with the "Minimum Standard Detail National Requirements for ALTA/NSPS Land Title Surveys as adopted by the American Land Title Association and the American National Society of Professional Surveyors" or in accordance with the State Land and Survey Standards. The Company may except in the Policy to any item that is a product of this requirement.
2. Exception No. 6 ("Any lien, or right of a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records") of this commitment may be deleted if the Company receives satisfactory final Affidavits, verification that all funds have been disbursed and all bills paid, list of all materialmen, subcontractors, and contractors, indemnities and audited financial statements if appropriate, proof of final payment and waiver of liens, and determination that any new loan is not a construction loan, if applicable. The Company may, at its option, require an inspection of the Land. At the time the Company is furnished these items, the Company may make additional requirements or exceptions.

**,rstewart File Number: 171429-MCM SCHEDULE B**

**PART** II - **EXCEPTIONS**

###### Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

###### NOTE: Exceptions 1-8 will be eliminated in an ALTA Extended Lender's Policy

1. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless shown as an existing lien by the Public Records.

Taxes for the year 2024 were not assessed under Parcel No. 15-35-400-061 because of ownership by a tax-exempt entity.

Subsequent assessments or taxes and any penalties and interest, due to any change in the Land usage or loss of exemption.

1. The herein described Land is located within the boundaries of Granite School District, Central Utah Water Conservancy District, Mt. Olympus Improvement District, Jordan Valley Water Conservancy District, South Salt Lake Valley Mosquito Abatement District, Millcreek City, and is subject to any and all charges and assessments levied thereunder.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land,

***Llflstewart* File Number: 171429-MCM SCHEDULE B**

**PART** II • **EXCEPTIONS**

**(Continued)**

together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

1. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
2. The herein described Land is located within the boundaries of the Millcreek Community Reinvestment Agency, as disclosed by that certain Certificate of Creation recorded May 7, 2018 as Entry No. 12767700 in Book 10672 at Page 1947, and is subject to any and all charges and assessments levied thereunder.
3. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded March 14, 1917, as Entry No. 275328, in Book 2W, at Page 352.
4. Easement in favor of Salt Lake County dated October 22, 1980 and recorded October 23, 1980, as Entry No. 3493685, in Book 5168, at Page 779.
5. Grant of Easement for Construction and Maintenance of Sewer Pipeline in favor of Central Valley Water Reclamation Facility, a Regional Entity for the purpose of constructing and/or laying a pipeline or interceptor line therein for the transportation of sewerage and incidental purposes, by instrument dated May 19, 1981 and recorded November 10, 1981, as Entry No. 3622116, in Book 5311, at Page 1139.
6. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded August 30, 1982, as Entry No. 3706622, in Book 5405, at Page 2091.
7. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded September 1, 1982, as Entry No. 3707329, in Book 5406, at Page 503.

Corrective Right-of-Way and Easement Grant recorded September 3, 2004 as Entry No. 9164856 in Book 9034 at Page 1635.

1. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded September 15, 1982, as Entry No. 3711233, in Book 5408, at Page 1320.

Re-recorded November 16, 1982 as Entry No. 3730104 in Book 5419 at Page 2879.

1. Declaration of Easement recorded April 13, 1983 as Entry No. 3780566 in Book 5451 at Page 970.
2. Easement for Pipelines in favor of Salt Lake City Suburban Sanitary District No. 1 to construct, and thereafter maintain and operate pipelines within the right-of-way limits of County roads and highways within said District and immediately adjacent thereto for the purpose of conveying sewage and incidental purposes, by instrument recorded February 7, 1985, as Entry No. 4047911, in Book 5628, at Page 94.

**1//lstewart File Number: 171429-MCM SCHEDULE B**

**PART** II - **EXCEPTIONS**

**{Continued)**

1. Deed Restriction recorded August 16, 2004 as Entry No. 9147368 in Book 9026 at Page 2582.

Corrective Deed Restriction recorded December 7, 2011 as Entry No. 11293193 in Book 9972 at Page 8349.

1. Low-Income Housing Credit Commitment Agreement and Declaration of Restrictive Covenants recorded August 31, 2004 as Entry No. 9159779 in Book 9031 at Page 8315.
2. Deed Restriction recorded February 23, 2005 as Entry No. 9305864 in Book 9097 at Page 2816.
3. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Dominguez Park Ill Associates, LLC; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Rocky Mountain Community Reinvestment Corporation; Amount: $1,633,417.00; Dated: August 31, 2022; Recorded: August 31, 2022 as Entry No. 14009720 in Book 11369 at Page 3615.

Collateral Assignment Deed of Trust in favor of ZB, N.A. dba Zions First National Bank, by instrument recorded September 22, 2022 as Entry No. 14019946 in Book 11374 at Page 3563.

1. Trust Deed With Assignment of Rents to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Dominguez Park Ill Associates, L.L.C., a Utah limited liability company; Trustee: First American Title Insurance Company; Beneficiary: Olene Walker Housing Loan Fund; Amount: $290,000.00; Dated: August 13, 2004; Recorded: August 16, 2004 as Entry No. 9147367

in Book 9026 at Page 2578.

A Subordination Agreement recorded August 31, 2022 as Entry No. 14009721 in Book 11369 at Page 3637 of Official Records, wherein the Deed of Trust shown as Entry No. 9147367 herein was subordinated to the lien of that certain Deed of Trust recorded as Entry No. 14009720 herein.

1. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Dominiquez Park Ill Associates, LLC, a limited liability company; Trustee: Associated Title Insurance Agency, LLC; Beneficiary: Salt Lake County, a body Corporate and Politic of the State of Utah; Amount: $400,000.00; Dated: February 10, 2005; Recorded: February 23, 2005 as Entry No. 9305863 in Book 9097 at Page 2810.

A Subordination Agreement recorded August 31, 2022 as Entry No. 14009722 in Book 11369 at Page 3653 of Official Records, wherein the Deed of Trust shown as Entry No. 9305863 herein was subordinated to the lien of that certain Deed of Trust recorded as Entry No. 14009720 herein.

The Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

**29.** Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).



**,rstewart File Number: 171429-MCM SCHEDULE B**

**PART** II - **EXCEPTIONS**

**(Continued)**

**NOTE:** Except as shown in Schedule B, Part II above, examination of the Public Records for the following name(s) discloses no judgments or other matters that, in the opinion of the Company, would constitute liens against the Land:

**Dominguez Ill Apartments LLC, a Utah limited liability company Dominguez Park Ill Associates, LLC, a Utah limited liability company**

Your order has been assigned to MICHAEL CHABRIES for a full service escrow. For questions concerning the escrow, please contact Cottonwood Title Insurance Agency, Inc. at 801 683 4636.

**In the event the transaction for which this commitment was ordered "cancels", please refer to Paragraph C under Schedule B, Part 1 for required cancellation fee.**

**,//\stewart File Number: 171429-MCM EXHIBIT A**

**LEGAL DESCRIPTION**

PARCEL 1:

A part of the Southeast quarter of Section 35, Township 1 South, Range 1 West, Salt Lake Base and Meridian,

U.S. Survey:

Beginning at a point in the West line of 700 West Street, being South 89°55'00" West 206.07 feet and North 00°02'30" West 1204.454 feet and South 89°57'30" West 33.00 feet from the Southeast corner of said Section 35, and running thence South 89°57'30" West 30.00 feet; thence South 82°21'49" West 30.27 feet; thence South 89°57'30" West 405.00 feet; thence South 00°02'30" East 32.00 feet; thence South 89°57'30" West 303.23 feet;

thence North 220.19 feet; thence North 89°57'30" East 608.07 feet; thence North 00°02'30" West 50.00 feet; thence North 89°57'30" East 160.00 feet to the West line of 700 West Street; thence South 00°02'30" East 234.19 feet along said West line of street to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 3940 South Street. PARCEL 1A:

A right-of-way and utility easement described as follows:

Beginning at a point South 89°55'00" West 206.07 feet and North 00°02'30" West 1168.454 feet and South 89°57'30" West 33.0 feet from the Southeast corner of said Section 35, and running thence South 89°57'30" West

465.0 feet; thence North 00°02'30" West 32.0 feet; thence North 89°57'30" East 405.0 feet; thence North 82°21'40" East 30.27 feet; thence North 89°57'30" East 30.00 feet to the West line of 700 West Street; thence South 00°02'30" East 36.0 feet along said West line to the point of beginning.

File No. 171429

SURXMAT

Engineering Firm: Great Basin Engineering, Inc. Date: 11/07/2024

**Sheet No. Cl - 21N311** Surveyor: Andy Hubbard License No. 6242920

1. Existing utilities, including but not limited to storm drain line, manhole, and cleanout box(es); inlet box(es); sanitary sewer line and manhole(s); water line(s) and meter; underground power line(s) and box; electrical cabinet(s); power pole(s) and meter(s); telephone box(es); gas line(s) and meter(s); located on and across the Land without recorded easements.
2. Existing fences not located on boundary lines
3. Encroachment of existing buildings onto recorded Easement shown herein as Exception No. 14

**COUNTY**

DIVERSE

**SALT**

**LAKE**

I Esc / CLEAR **11** Logoff I Applications **V**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| VTDI 15-35-400-061-0000 | DIST ACN |  | TOTAL ACRES | 3.72 |
| DOMINGUEZ PARK III | TAX CLASS | UPDATE | REAL ESTATE | 3375700 |
| ASSOCIATES, LLC EC | LEGAL |  | BUILDINGS | 2402700 |
|  | PRINT | **V** | TOTAL VALUE | 0 |

223 **W** 700 S # C SALT LAKE CITY UT LOC: 3970 S 700 **W**

SUB: BLK 001 10ACRE PLAT B

NO:

84101 EDIT 1 FACTOR BYPASS

EDIT 0 BOOK 09026 PAGE 2538 DATE 08/18/2004

TYPE PLOT PLAT

12/16/2024 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY BEGS 89 55' W 206.07 FT & **N** 0 02'30" W 1204.454 FT & S 89

57'30" W 33 FT FR SECOR SEC 35, T 15, R lW, SLM; S 89 57'

30" W 30 FT; 5 82 21'49" W 30.27 FT; S 89 57'30" W 405 FT; S

0 02'30" E 32 FT; S 89 57'30" W 303.23 FT; N 220.19 FT; N

89 57'30" E 608.07 FT; N 0 02'30" W 50 FT; N 89 57' E 160 FT

S 0 02'30" E 234.19 FT TO BEG. 3.72 ACM OR L 5377-0562

PFKEYS: l=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=VTBK ll=RXPN 12=PREV

##### 1 =RXPH 4=VTAU 6=NEXT 7=VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

HostKeyPad v



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##### Salt Lake County Government Center - 2001 South State Street Salt Lake City, UT 84190 - 801 468-3000

VTAU 15-35-400-061-0000 DOMINGUEZ PARK III

DIVERSE

**LAKE**

**SALT**

**COUNTY**

Esc / CLEAR **11** Logoff I

Applications **V**

\*\*\*\* 2024 ASSESSMENT DATA\*\*\*\* 12/16/2024 COMPLETED DIST ACN TAX CAL CUL AT IONS 3/3

LOC 3970 S 700 W

ATT GARBAGE WEED/DEMO SPEC IMP

ATT PERS PROP

NEXT + LAND

MTG HOLDER 1008 + BUILDINGS ALTERNATE 0000 = FULL MARKET VAL APPENDIX YR 0000 - GREENBLT REDUCT BNKRPT YEAR 0000 - EXEMPT REDUCTN BNKRPT CHAP - STATUTE REDUCT

3,375,700

2,402,700

5,778,400

0

5,778,400

0

TX SALE PRINT V

BOFE PUP

BKRPT CASE MH BNK CASE

- RESIDENT EXEMPT 0

= TAXABLE VALUE 0

T A X R E L I E F - VET/BLND EXEMPT 0

LOC CB ST CB INDGNT DISABL

0.00

0.00

0.00

0.00

VETERN BLIND BRD LT C/B BL

0

0

0.00

0.00

= RESIDUAL VALUE

\* TAX RATE

= COMPUTED TAXES

+ RETURNED CHECK

0

.0116770

0.00

0.00

HRDSHP

0.00

BL DATE 00/00/0000 = TOTAL CHARGES

0.00

PREPAY PAYMNT

C O L L E C T I O N S 0.00

0.00

- TAX RELF/BRD LTR

MPP - PREPAYMENTS RUN 0000 = TOTAL DUE

0.00

0.00

0.00

PENALTY

0.00 MACH 000 - COLLECTIONS

0.00

RET CK FEE PAID 0.00

TRAN

0 = BALANCE DUE

0.00

RECEIPT DATE 00/00/0000 NUMBR 0

COLLECTION MODIFICATION 00/00/0000 BY 00000000 OFFICE REASON

1=PAGE1 2=PAGE2 3=PAGE3 6=NEXT 8=RETURN 4=VTDI 7=VTAP 11=VTFD

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Salt Lake County Government Center - 2001 South State Street Salt Lake City, UT 84190 - 801 468-3000

DIVERSE

**SALT**

**LAKE**

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| **COUNTY** |  |
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|  Esc/ CLEAR **11** Logoff **j** | App | lications | **V** |
| PIRDM103 |  |  | SALT LAKE COUNTY TREASURER REDEMPTION PARCEL LIST | 12/16/202415:46:52 |
| PARCEL | PS | CAT | YEARS NAME |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| 15-35-326-177-0000 |  | 202 | 21 | - | 24 | FELLA, TAYLER |
| 15-35-326-190-0000 |  | 202 | 11 | - | 24 | WANG, KAI & |
| 15-35-326-200-0000 |  | 202 | 10 | - | 24 | AUNT MELS TRUST 05/03/2022 |
| 15-35-326-211-0000 |  | 202 | 13 | - | 24 | OSBORN, SANDRA |
| 15-35-326-230-0000 |  | 202 | 16 | - | 24 | RAMIREZ, YOANNA SM |
| 15-35-326-235-0000 |  | 202 | 16 | - | 24 | ISLAS, ROSEMARY; JT |
| 15-35-326-239-0000 |  | 202 | 15 | - | 24 | CHAN, WEN-CHUAN |
| 15-35-326-253-0000 |  | 202 | 21 | - | 24 | KRISHNA, AKSHAY |
| 15-35-326-254-0000 |  | 202 | 15 | - | 24 | LEDEZMA, ANGELICAS |
| 15-35-400-007-6001 |  | 202 | 08 | - | 13 | SALT LAKE COUNTY |
| 15-35-400-007-6001 | 601 | 202 | 15 | - | 15 | SALT LAKE COUNTY |
| 15-35-400-027-0000 |  | 202 | 09 | - | 21 | MEDRANO, ROBERT & |
| 15-35-400-054-0000 |  | 202 | 11 | - | 24 | RESNICK, NATHAN |
| 15-35-400-054-0000 |  | 227 | 11 | - | 24 | RESNICK, NATHAN |
| 15-35-400-073-0000 |  | 202 | 09 | - | 24 | SALT LAKE COUNTY |

ENTER CODE NEXT TO LINE DESIRED AND PRESS ENTER CLR=QUIT PF8=NEXT

06/003



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Salt Lake County Government Center - 2001 South State Street Salt Lake City, **UT** 84190 - 801 468-3000

I Applications

DIVERSE

**SALT**

**LAKE**

**COUNTY**

Esc / CLEAR **11** Logoff !

VTTX 15-35-400-061-0000 000 AS OF DATE 12/16/2024

\*\*\*\* BALANCE DUE\*\*\*\*

**V**

12/16/2024

DOMINGUEZ PARK III

BANKRUPTCY

PRIVILEGE TAX

N DEFERRED N

N RELATED DELQS N

TAX SALE CERTIFIED N TAX RELIEF N FIRST DELQ YEAR BOARD LETTER N

TYPE CAT YEAR CURR 102 2024

TOTAL CHARGES LATE PENALTY TOTAL CREDITS

.00 .00 .00

BALANCE DUE

.00

.00

NO BALANCE DUE 01

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Reset !! Default **11** Refresh **11** Disconnect **11** Turn Keyboard Off !

Salt Lake County Government Center - 2001 South State Street Salt Lake City, UT 84190 - 801 468-3000

### Page 1 of 6

Oat-a**T racE®** INVESTIGATIVE SEARCH RESULTS PAGE 1 OF 6

**SEARCHED BY:**

**SEARCHED DATE: GEO COVERAGE:**

- COTTONWOOD TITLE,CTW,CMIL

12/16/2024 02:50 PM PST,OAFW MAY 29, 1973 - NOV 27, 2024

### SALT LAKE, UT NOV 27, 2024 (Full)

PLANT THRU DATE: NOV 27, 2024 - 04 :54

PM PLANT THRU INST: 14319385

COURT HOUSE DATE: DEC 09, 2024

ASSESSOR INFORMATION FOR **APN:**

No Assessor Information available SEARCH CRITERIA:

ARB ARB: 8-2 1 90

FROM/THROUGH: 08/01/2023-99/99/9999 PARTY **NAME:**

**DOC TYPE FILTER:** NO

**CREATE STARTER:** NO

**ASSESSOR INFORMATION FOR APN: 15-35-400-061-0000**

-•- ' -->'>'•-- -T-

**BACK** TO **STARTER:** NO

**AUTO CHAIN:** DISPLAY

**EXTENDED NAME:** YES

**PERMIT DATEDOWN:** NO

|  |  |  |  |
| --- | --- | --- | --- |
| **CURRENT OWNER:** | DOMINGUEZ PARK Ill ASSOCIATES LLC | ACQ DOC ID: | 9147363 |
| **SITUS ADDRESS:** | 3970 S 700 W SALT LAKE CITY UT 84123-7834 | **ACQ DATE:** | 08-16-2004 |
| **MAILING ADDRESS:** | 223 W 700 S #C SALT LAKE CITY UT 84101-2715 | **TRA:** |  |
| **PARTIAL LEGAL:** | BEG S 891155 W 206.07 FT & **N** 0110230" W 1204.454 FT & S 8911 57 | **LAND USE CODE:** | 142 |
|  |  | **LAND USE DESC:** | LOW-INC-HOUS-TC |

SUBJECT PROPERTY INFORMATION REPRESENTS DATA RECEIVED FROM THE COUNTY TAX ASSESSORS OFFICE - VALIDATION OF CONTENT IS REQUIRED

**SEARCH CRITERIA:**

**ARB** ARB: 8-2 1 9F **BACK TO STARTER:** NO

**FROM/THROUGH: PARTY NAME:**

08/01/2023-99/99/9999

**AUTO CHAIN: EXTENDED NAME:**

DISPLAY YES

**DOC TYPE FILTER:** NO

**CREATESTARTER:** NO

**ASSESSOR INFORMATION FOR APN: 15-35-400-061-0000**

**PERMIT DATEDOWN:** NO

|  |  |  |  |
| --- | --- | --- | --- |
| **CURRENT OWNER:** | DOMINGUEZ PARK Ill ASSOCIATES LLC | **ACQ DOC ID:** | 9147363 |
| **SITUS ADDRESS:** | 3970 S 700 W SALT LAKE CITY UT 84123-7834 | **ACQ DATE:** | 08-16-2004 |
| **MAILING ADDRESS:** | 223 W 700 S #C SALT LAKE CITY UT 84101-2715 | **TRA:** |  |
| **PARTIAL LEGAL:** | BEG S 891155 W 206.07 FT & N 0110230" W 1204.454 FT & S 8911 57 | **LAND USE CODE:** | 142 |
|  |  | **LAND USE DESC:** | LOW-INC-HOUS-TC |

SUBJECT PROPERTY INFORMATION REPRESENTS DATA RECEIVED FROM THE COUNTY TAX ASSESSORS OFFICE - VALIDATION OF CONTENT IS REQUIRED

### Page 2 of 6

- COTTONWOOD TITLE, CTW, CMIL

12/16/2024 02:50PM OAFW

INVESTIGATIVE SEARCH RESULTS

PAGE 2 OF 6

SALT LAKE, UT

SEARCH CRITERIA:

ARB ARB: 8-2 1 108 FROM/THROUGH: 08/01/2023-99/99/9999 PARTY NAME:

DOC TYPE FILTER: NO CREATESTARTER: NO

ASSESSOR INFORMATION FOR APN: 15-35-400-077-0000

**BACK TO STARTER:** NO

**AUTO CHAIN:** DISPLAY

**EXTENDED NAME:** YES

**PERMIT DATEDOWN:** NO



|  |  |  |  |
| --- | --- | --- | --- |
| **CURRENT OWNER: SITUS ADDRESS:****MAILING ADDRESS:** | SALT LAKE COUNTY810 W 3940 S SALT LAKE CITY UTPO BOX 144575 SALT LAKE CITY UT 84114- | **ACQ DOC ID: ACQ DATE:****TRA:** |  |
|  | 4575 |  |
| **PARTIAL LEGAL:** | BEG S 89"55 W 206.07 FT & **N** 0"0230" W 1438.64 FT & S 89" 573 | **LAND USE CODE:** | 953 |
|  |  | **LAND USE DESC:** | GOV BLDG/ LAND |

SUBJECT PROPERTY INFORMATION REPRESENTS DATA RECEIVED FROM THE COUNTY TAX ASSESSORS OFFICE - VALIDATION OF CONTENT IS REQUIRED

 **SEARCH CRITERIA:**

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**ARB** ARB: B-2 1 1OD **BACK TO STARTER:** NO

**FROM/THROUGH:** 08/01/2023-99/99/9999 **AUTO CHAIN:** DISPLAY

**PARTY NAME: EXTENDED NAME:** YES

**DOC TYPE FILTER:** NO **PERMIT DATEDOWN:** NO

**CREATE STARTER:** NO

 ASSESSOR INFORMATION FOR **APN:**

M""\_'"\_• ' "'""-

**No Assessor Information available**

 **SEARCH CRITERIA:**

""'M-""' ,\ • ~ W< """-W " ,,

**ARB** ARB: B-2 1 10G **BACK TO STARTER:** NO

**FROM/THROUGH:** 08/01/2023-99/99/9999 **AUTO CHAIN:** DISPLAY

**PARTY NAME: EXTENDED NAME:** YES

DOC TYPE FILTER: NO **PERMIT DATEDOWN:** NO

**CREATE STARTER:** NO

**ASSESSOR INFORMATION FOR APN: 15-35-400-061-0000**

**CURRENT OWNER: SITUS ADDRESS:**

**MAILING ADDRESS:**

DOMINGUEZ PARK Ill ASSOCIATES LLC 3970 S 700 W SALT LAKE CITY UT 84123-

7834

223 W 700 S #C SALT LAKE CITY UT 84101-

2715

**ACQ DOC ID: ACQ DATE:**

**TRA:**

9147363

08-16-2004

**PARTIAL LEGAL:**

BEG S 89"55 W 206.07 FT & N 0"0230" W **LAND USE CODE:**

1204.454 FT & S 89" 57

142

**LAND USE DESC:** LOW-INC-HOUS-TC

SUBJECT PROPERTY INFORMATION REPRESENTS DATA RECEIVED FROM THE COUNTY TAX ASSESSORS OFFICE - VALIDATION OF CONTENT IS REQUIRED

### Page 3 of 6

-COTTONWOOD TITLE, CTW, CMIL

12/16/2024 02:50PM OAFW

INVESTIGATIVE SEARCH RESULTS

PAGE 3 OF 6

SALT LAKE, UT

SEARCH CRITERIA: ARB ARB: B-2 1 1OK

**PARAMETER ENTERED:**

**ARB=(PLT,BLK,LT,ARB)**

FROM/THROUGH: 08/01/2023-99/99/9999

PARTY NAME:

DOC TYPE FILTER: NO CREATE STARTER: NO

TITLE SEARCH RESULTS

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**BACK TO STARTER:** NO

**AUTO CHAIN:** DISPLAY

**EXTENDED NAME:** YES

**PERMIT DATEDOWN:** NO

B - 2 1 9D

**AUTO CHAIN:**

10/22/1976 PLAT B-2 BLOCK 1 LOT SUB LOT

0000 CREATED ARB B - 2 1 9D



C 08/16/2004

9147363

C 11/24/2004

9231699

,,,\_

C 12/15/2021

13848007



ARB B - 2 1 9D

CREATED ARB B - 2 1 9F

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ARB B - 2 1 9D

CREATED ARB B - 2 1 9G ARB 8- 2 1 9D

CREATED ARB B - 2 1 9H

**SEARCHED PARAMETER:**

**ARB=(PLT,BLK,LT,ARB)**

B - 2 1 9D

I **CURRENT OPEN ORDERS: ARB=(PLT,BLK,LT,ARB) HIARB**

CTWCM 181547 B 2 9D

**NO INSTRUMENTS/CASES FOUND**

**PARAMETER ENTERED:**

**ARB=(PLT,BLK,LT,ARB)**

B - 2 1 9F

**AUTO CHAIN:**

10/22/1976 PLAT B-2 BLOCK 1 LOT

0000 CREATED ARB B - 2 1 9D

SUB LOT

C 08/16/2004

9147363

ARB B - 2 1 9D

CREATED ARB B - 2 1 9F

**SEARCHED PARAMETER:**

**ARB=(PLT,BLK,LT,ARB)**

**B** - **2 1 9F**

**CURRENT OPEN ORDERS: ARB=(PLT,BLK,LT,ARB) HIARB**

#### Page 4 of 6

- **COTTONWOOD TITLE, CTW, CMIL**

**12/16/2024 02:50PM OAFW**

**INVESTIGATIVE SEARCH RESULTS**

**PAGE4OF6**

**SALT LAKE, UT**

CTWCM 181547 8 2 1 9F

**NO INSTRUMENTS/CASES FOUND**

**PARAMETER ENTERED:**

**ARB=(PLT,BLK,LT,ARB)**

B - 2 1 10B

**AUTO CHAIN:**

12/11/1975 PLAT 8-2 BLOCK 1 LOT SUB LOT

0000 CREATED ARB 8 - 2 1 108

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06/29/1977 ARB 8 - 2 1 108

"''"'""-"'' , ,,,,,,, \_

2963757

03/10/1981

3542237

05/27/1982

3679200

|  |  |
| --- | --- |
| 04/26/1985 | ARB 8 - 2 1 10D |
| ''""'' ,,,\_,., ,,,  | CREA\_TED ARB 8 - 2 1 10J |
| 04/26/1985 | ARB B - 2 1 10G |

4078986

CREATED ARB 8 - 2 1 10D

ARB 8 - 2 1 108

CREATED ARB 8 - 2 1 10F

ARB 8 - 2 1 10D

CREATED ARB 8 - 2 1 10G

~''"' ' ""'"''•''"""' ''"

4078986

C 08/16/2004

9147363

CREATED ARB 8 - 2 1 10H ARB B-2110G

CREATED ARB 8 - 2 1 10K

**SEARCHED PARAMETER:**

**ARB=(PLT,BLK,LT,ARB)**

B - 2 1 10B

**I CURRENT OPEN ORDERS: ARB=(PLT,BLK,LT,ARB) HIARB**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| CTW | 131933 | B | 2 |  | 108 |  |
| CTWCM | 181547 | 8 | 2 |  | 108 |  |  |  |

**NO INSTRUMENTS/CASES FOUND**

**PARAMETER ENTERED:**

**ARB=(PLT,BLK,LT,ARB)**

B - 2 1 100

**AUTO CHAIN:**

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| --- | --- | --- | --- | --- |
| 12/11/1975 | PLAT 8-2 BLOCK 1 | LOT |  | SUB LOT |
|  | 0000 CREATED ARB B - 2 1 108 |  |  |  |
| 06/29/1977 | ARB 8 - 2 1 108 |  |
| 2963757 | CREATED ARB 8 - 2 1 10D |
| 05/27/1982 | ARB 8 - 2 1 10D |
| 3679200 | CREATED ARB B - 2 1 10G |

### Page 5 of 6

- **COTTONWOOD TITLE, CTW, CMIL**

**12/16/2024 02:S0PM OAFW**

**INVESTIGATIVE SEARCH RESULTS**

**PAGE 5 OF 6**

**SALT LAKE, UT**

04/26/1985 ARB B - 2 1 10D

4078986 CREATED ARB B - 2 1 10J

04/26/1985 ARB B - 2 1 10G

4078986 CREATED ARB B - 2 1 10H

C 08/16/2004 ARB B - 2 1 10G

9147363 CREATED ARB B - 2 1 10K

###### B - 2 1 100

**SEARCHED PARAMETER:**

**ARB=(PLT,BLK,LT,ARB)**

I CURRENT OPEN ORDERS: ARB=(PLT,BLK,LT,ARB) HIARB

CTW -18-469-2 ---B 2 1 10D---

181547 B 2 1 10D

**NO INSTRUMENTS/CASES FOUND**

**PARAMETER ENTERED:**

**ARB=(PLT,BLK,LT,ARB)**

###### B - 2 1 10G

**AUTO CHAIN:**

12/11/1975 PLAT B-2 BLOCK 1 LOT SUB LOT

0000 CREATED ARB B - 2 1 1OB

 

06/29/1977 ARB B - 2 1 108

2963757 CREATED ARB B - 2 1 10D

05/27/1982 ARB B - 2 1 10D

3679200 CREATED ARB B - 2 1 10G

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04/26/1985 ARB B - 2 1 10G

4078986 CREATED ARB B - 2 1 10H

C 08/16/2004 ARB B - 2 1 10G

9147363 CREATED ARB B - 2 1 10K

**SEARCHED PARAMETER:**

**ARB=(PLT,BLK,LT,ARB)**

###### B - 2 1 10G

I CURRENT OPEN ORDERS: ARB=(PLT,BLK,LT,ARB) HIARB

CTWCM 181547 B 2 1 10G

**NO INSTRUMENTS/CASES FOUND**

**PARAMETER ENTERED:**

**ARB=(PLT,BLK,LT,ARB)**

###### B - 2 1 10K

**AUTO CHAIN:**

### Page 6 of 6

- **COTTONWOOD TITLE, CTW, CMIL**

**12/16/2024 02:50PM OAFW**

**INVESTIGATIVE SEARCH RESULTS**

**PAGE 6 OF 6**

**SALT LAKE, UT**

12/11/1975 PLAT 8-2 BLOCK 1 LOT

0000 CREATED ARB B - 2 1 108

|  |  |  |
| --- | --- | --- |
| 06/29/1977 | ARB B - 2 1 108 |  |
|  2963757 \_,\_w  | CREATED ARB B - | 2 1 | 10D |  |
| 05/27/1982 | ARB B - 2 1 10D |  |  |  |
| 3679200 | CREATED ARB B - | 2 1 | 10G |  |

SUB LOT

, .-w .. , w•- "• u~• ="w•.

C 08/16/2004 ARB B - 2 1 10G

9147363 CREATED ARB B - 2 1 10K

**SEARCHED PARAMETER:**

**ARB=(PLT,BLK,LT,ARB)**

###### B - 2 1 10K

I CURRENT OPEN ORDERS: ARB=(PLT,BLK,LT,ARB) HIARB

CTWCM 181547 B 2 1 10K

**NO INSTRUMENTS/CASES FOUND**

**END SEARCH**

# SALT LAKE

 COUNTY

**c=..-.i'**

**Parcel Data And Documents**

**For Parcel Number** • **15-35-400-061-0000**

## RECORDER

**Active Parcel Number**

**legal Description:**

BEGS 89°55' W 206.07 FT & N 0°02'30" W 1204.454 FT & S 89° 57'30" W 33 FT FR SECOR SEC 35, T 15, R 1W, SLM; S 89°57' 30" W 30 FT; S

82°21'49" W 30.27 FT; S 89°57'30" W 405 FT; S 0°02'30" E 32 FT; S 89°57'30" W 303.23 FT; N 220.19 FT; N 89°57'30" E 608.07 FT; N 0°02'30" W 50 FT;

N 89°57' E 160 FT S 0°02'30" E 234.19 FT TO BEG. 3.72 ACM OR L 5377-0562

|  |  |  |  |
| --- | --- | --- | --- |
| **Acreage:**3.7200 | **City:**MILLCREEK |  | **Address:**3970 S 700 W |
| **Land Value:**1,594,500.00 | **Bldg Value:**3,339,900.00 | **Total Value:**4,934,400.00 |  |

**Owner of Records Found: 1**

DOMINGUEZ PARK III ASSOCIATES, LLC

**Total Documents Found: 32**

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*i* Entry **Book Page Type Date First Party Second Party Consideration Abstract Plat**

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|  | 9026 | 2572 | SUBORD |  | UTAH COMMUNITY REINVESTMENT CO DOMINGUEZ |
|  |  |  |  |  | PARK Ill ASSOC LLC |
|  | 9026 | 2578 | TRD | 16/2004 | DOMINGUEZ PARK Ill ASSOC LLC |
|  | 9026 | 2582 | NOTICE | /16/2004 | DOMINGUEZ PARK Ill ASSOC LLC OLENE WALKER HOUSING LN |
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OLENE WALKER HOUSING LN FUND FIRST AMERICAN TITLE INS COTR

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|  | 9031 | 8315 | AGREE /31/2004 | UTAH HOUSING CORP DOMINGUEZ PARK 111 ASSOC LLC | DOMINGUEZ PARK Ill ASSOC LLC UTAH HOUSING CORP |
| ' 9164856 | 9034 | 1635 | ROW | DOMINGUEZ PARK Ill ASSOC LLC | QUESTAR GAS CO |
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| 9097 | 2816 | NOTICE | TO WHOM IT MAY CONCERN |



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| 9408718 | 9147 |  |
| 9711448 | 9288 |  |  |  |
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| 12442721 | 10515 | 3546 | PLAT |  | PLAT | TO WHOM IT MAY CONCERN |
|  | 11024 | 6363 |  |  | STATE OF UTAH | TO WHOM IT MAY CONCERN |
|  | 11024 | 6388 | PLAT |  | SALT LAKE COUNTY RECORDER | TO WHOM IT MAY CONCERN |
| 13448375 | 11052 | 7721 | REQNT | 11 /2020 | UTAH HOUSING CORPORATION | TO WHOM IT MAY CONCERN |
| 13954037 | 11340 | 428 | PLAT | 5/ 8/2022 | SALT LAKE COUNTY COUNCIL | TO WHOM IT MAY CONCERN COTTQNWOODTITLE |

14009720 TRD DOMINGUEZ PARK Ill INSURANCE AGENCY, INC ROCKY

11369 3615 8/ 1/2022 1,633,417.00

ASSOCIATES, LLC MOUNTAIN COMMUNITY

REINVESTMENT CORPORATION

STATE OF UTAH, DEPARTMENT

14009721 11369 SUBORD OF WORKFORCE SERVICES TO WHOM IT MAY CONCERN

3637 8/ 1/2022

ROCKY MOUNTAIN COMMUNITY

REINVESTMENT CORPORATION RDCKY MQUNTAIN COMMUNITY

14009722 11369 3653 SUBORD 8/3

2022 REINVESTMENT CORPORATION TO WHOM IT MAY CONCERN

SALT LAKE COUNTY

ROCKY MOUNTIAN COMMUNITY

ASSIGN REINVESTMENT CORPORATION ZB, NA DOMINGUEZ PARK Ill

11374 3563 9/22 022

ASSOCIATES LLC

#### Page 1 of 1

at-aT racE® INVESTIGATIVE SEARCH RESULTS **PAGE 1 OF 1**

**SEARCHED BY:**

- COTTONWOOD TITLE,CTW,CMIL

### SALT LAKE, UT

PLANT THRU DATE:

### NOV 27, 2024 (Full)

NOV 27, 2024 - 04:54 PM

**SEARCHED DATE: GEO COVERAGE:**

12/16/2024 02:50 PM PST,OAFW **PLANT THRU INST:**

MAY 29, 1973 - NOV 27, 2024 **COURT HOUSE DATE:**

14319385

DEC 09, 2024

**FEDERAL BANKRUPTCY DATE:** DEC 11, 2024

**Name Service: GENERAL\_INDEX** I**BUSINESS/TRUST NAME DOMINGUEZ PARK\***

QUALIFIERS: FROM 11/01/2024 OPTIONS:

**Name Service: GENERAL\_INDEX** I**BUSINESS/TRUST NAME DOMINGUEZ** Ill\*

QUALIFIERS: FROM 11/01/2024 OPTIONS:

**Name Service: GENERAL\_INDEX** I**BUSINESS/TRUST NAME DOMINGUEZ 3\***

QUALIFIERS: FROM 11/01/2024 OPTIONS:

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DISPLAY BANKRUPTCY: YES

THROUGH 99/99/9999

DISPLAY BANKRUPTCY: YES

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DISPLAY BANKRUPTCY: YES

**NO PLANT DATA FOUND SATISFYING PARAMETERS**

**END SEARCH**

#### file:///C:/Users/Connor.Milne/AppData/Roaming/DTS2/DTS2\_OAFW\_23/Content/49-03... 12/16/2024

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**RECORDER**

**Searching Party Name: DOMINGUEZ PARK III Total Documents Found: 26**

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-I **COUNTY**

**RECORDER**

**Searching Party Name: DOMINGUEZ III PARK APTS**

**Total Documents Found: 2** *I*

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Entry Number** | **Party Name** | **Party Type** | **Book** | **Page** | **Type** | **Consideration** | **Dat** | **Complete** | **Parcel Number** |
| 9408718 | DOMINGUEZ III PARK APTS 1 | 9147 | 1456 | COMPL |  | 6/20;2rfo5 |  | 15354000610000 |
| ,.9...208120 | DOMINGUEZ III PARK APTS 2..........\_., , | 9053 | 3720 | NT COM |  | *101271too4* |  | 15354000610000 |

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STATE CONSTRUCTION REGISTRY

A SERVICE FROM UTAH.GOV

#### Advanced Search

See our Advanced Search HelP- Video for tips on how to use Advanced Search.



NEW SEARCH

EDIT SEARCH



Your search was completed on **12/16/2024.**

Search Criteria

County

Salt Lake County

Tax Parcel ID:

35/400/1535400061,15

Filing Date From:

12/22/2022

Filing Date To

12/16/2024

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Notice** | **Filing** |  | **Address/Legal** |  | **Contracted** |  |
| **Entry#** | **Type** 11 | **Date** fl | **County/Parcel** | **Description** | **Contractor** | **By** rJ **Owner** !J,\_ -- -~--·---· | **Filer** Tl | **Action** |

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MILLCREEK, UT PRODUCTS

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NEW SEARCH

EDIT SEARCH



