

# STATE OF UTAH

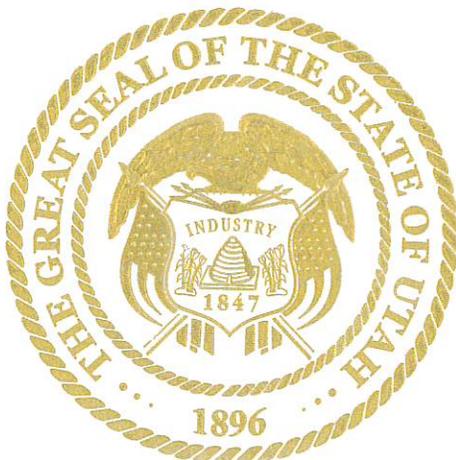


OFFICE OF THE LIEUTENANT GOVERNOR

## CERTIFICATE OF CREATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of creation for the DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT, located in SOUTH SALT LAKE CITY, dated July 27, 2022, complying with Section §17B-1-215, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT, located in SALT LAKE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 27<sup>th</sup> day of July, 2022 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON  
Lieutenant Governor

**NOTICE OF IMPENDING BOUNDARY ACTION  
(Downtown East Streetcar Sewer Public Infrastructure  
District)**

**TO: The Lieutenant Governor, State of Utah**

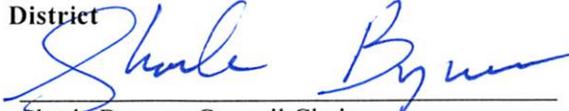
**NOTICE IS HEREBY GIVEN** that the City Council of South Salt Lake City, Utah (the "Council"), acting in its capacity as the creating entity for the South Salt Lake Public Infrastructure District (the "District"), at a regular meeting of the Council, duly convened pursuant to proper notice, adopted a *Resolution Providing for the Creation of the Downtown East Streetcar Sewer Public Infrastructure District*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the City Engineer and the City Attorney, is attached as EXHIBIT "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of District personnel.

**WHEREFORE**, the Mayor and Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED April 13 2022.

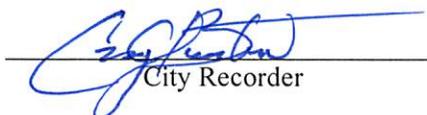
**SOUTH SALT LAKE CITY, UTAH,  
acting in its capacity as the creating authority for the  
Downtown East Streetcar Sewer Public Infrastructure  
District**

  
\_\_\_\_\_  
Charla Bynum, Council Chair

City Council Vote as Recorded:

Bynum	<u>Yes</u>
Huff	<u>Yes</u>
Mila	<u>Yes</u>
Pinkney	<u>Yes</u>
Siwik	<u>Yes</u>
Thomas	<u>Yes</u>
Williams	<u>Yes</u>

ATTEST:

  
\_\_\_\_\_  
City Recorder

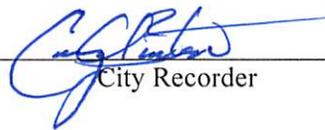
Transmitted to the Mayor's office on this 14 day of April 2022.

  
\_\_\_\_\_  
Craig D. Burton, City Recorder

PRESENTED TO THE MAYOR

  
\_\_\_\_\_  
Cherie Wood, Mayor

ATTEST:

  
\_\_\_\_\_  
City Recorder



**EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION**

**Copy of the Creation Resolution**

RESOLUTION NO. 2022- 06

**A RESOLUTION CREATING THE DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT, A NEWLY FORMED INDEPENDENT LOCAL DISTRICT WITHIN SOUTH SALT LAKE CITY, SUBJECT TO A CERTAIN INTERLOCAL AGREEMENT AND GOVERNING DOCUMENT AND THE TERMS OF GOVERNANCE THEREOF AND AUTHORIZING THE MAYOR TO EXECUTE ANY ADDITIONAL DOCUMENT REQUIRED TO CREATE THE DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT UNDER CERTAIN CONDITIONS**

**WHEREAS**, pursuant to the Local District Act, Title 17B, Chapter 1, Utah Code Annotated 1953, and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, certain Petitioners have requested the City to create the Downtown East Streetcar Sewer Public Infrastructure District (“District”) to assist in the financing, construction, and dedication to the City of a new public sewer line, holding tank, and pump station to service and benefit the properties within the newly formed District;

**WHEREAS**, District area includes all parcels identified on Exhibit A, and incorporated herein by this reference;

**WHEREAS**, the Petition Requesting the Creation of the Downtown East Streetcar Sewer Public Infrastructure District is attached hereto as Exhibit B and is incorporated herein;

**WHEREAS**, Petitioners include 100% of the surface owners of all real property within the District;

**WHEREAS**, Petitioners agree that the District will be governed subject to the terms of the Governing Document and the Interlocal Agreement approved by the City Council of even date herewith;

**WHEREAS**, the City Council desires to create the District, subject to the mutual execution of the Governing Document and the Interlocal Agreement and the provisions herein;

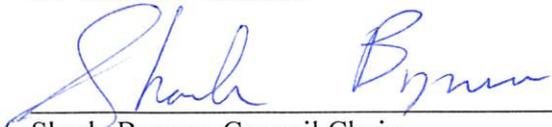
**WHEREAS**, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Boundary Action attached hereto as Exhibit C (the “Boundary Notice”) and Final Entity Plats approved by the City Engineer and the City Attorney to be attached thereto upon finalization as Boundary Notice Exhibit D (the “Plat”)

**NOW, THEREFORE, Be It Resolved** by the City Council of the City of South Salt Lake, Utah, as follows:

1. The terms of the Recitals are incorporated herein;
2. The District is hereby created, as a separate entity from the City in accordance with the Governing Document and the Acts, subject to the following terms:
  - A. Verification of the current title holders of all surface property owners within the District;
  - B. The District must execute and abide by the Governing Document and Interlocal Agreement attached hereto as Exhibit C;
  - C. The District shall not issue debt prior to executing and delivering the executed Interlocal Agreement and Governing Document to the Mayor;
  - D. The District's failure to execute and deliver the Interlocal Agreement and Governing Document to the Mayor within 90 days of formation shall result in the automatic dissolution of the District;
3. The Board of the District is hereby appointed with the following terms of office, which shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah:
  - A. Trustee 1 Ryan Barker - for an initial six-year term
  - B. Trustee 2 Jason Algaze - for an initial four-year term
  - C. Trustee 3 Jeff Gochnour - for an initial six-year term
  - D. Trustee 4 Bryce Baker- for an initial four-year term
  - E. Trustee 5 Brent Malili - for an initial six-year term
  - F. Trustee 6 Glenn Girsberger- for an initial four-year term
  - G. Trustee 7 Marc Menlove - for an initial six-year term
  - H. Trustee 8 Ross Robb- for an initial four-year term
  - I. Trustee 9 Tyson Williamson - for an initial six-year term
  - J. Trustee 10 Jason Oberman- for an initial four-year term
  - K. Trustee 11 Arthur Woodbury - for an initial six-year term
4. The Mayor is hereby authorized to execute the Boundary Notice in substantially the form attached hereto as Exhibit D, the Plat as approved by the City Engineer and the City Attorney, and any such additional documents as may be required on behalf of the Council to effect the creation of the District, subject to the advice and consent of the City Attorney.

ADOPTED AND APPROVED by the City Council this \_\_ day of April 2022.

BY THE CITY COUNCIL

  
\_\_\_\_\_  
Sharla Bynum, Council Chair

City Council Vote as Recorded:

Bynum	<u>Yes</u>
Huff	<u>Yes</u>
Mila	<u>Yes</u>
Pinkney	<u>Yes</u>
Siwik	<u>Yes</u>
Thomas	<u>Yes</u>
Williams	<u>Yes</u>



ATTEST:

[Signature]  
City Recorder

Transmitted to the Mayor's office on this 14<sup>th</sup> day of APRIL 2022.

[Signature]  
Craig D. Burton, City Recorder

PRESENTED TO THE MAYOR

[Signature]  
Cherie Wood, Mayor

ATTEST:

[Signature]  
City Recorder

ATTEST:

[Signature]  
City Attorney

**Exhibit A**  
**Legal Description—Initial District Boundary**

<u>Parcel No.</u>	<u>Developer</u>	<u>Title Owner</u>	<u>Location</u>	<u>Acres</u>	<u>History</u>	<u>Proposed Use</u>
16-19-151-013	Alliance Residential, LLC	EP Investments III, LLC	2280 South State Street	5.520	Former car dealership; demolition complete; currently unimproved	Auto dealership/multifamily residential
15-24-229-006	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	2176 South West Temple	1.680	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-229-007	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	2182 South West Temple Street	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-229-009	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	Utopia Ave between Main and W. Temple	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-229-010	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	125 West Utopia Avenue	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-229-004	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	145 West Utopia Avenue	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-229-011	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	124 West Wentworth Ave	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-230-003	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	133 West Wentworth Ave	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-282-029	Bronstein Properties LLC	Burton and Main Street LLC	2396 South State Street	0.050	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-030	Bronstein Properties LLC	Burton and Main Street LLC	2396 South State Street	0.010	Electric Highway Sign	Electric Highway Sign
15-24-282-022	Bronstein Properties LLC	Burton and Main Street LLC	20 West 2400 South	0.200	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-024	Bronstein Properties LLC	Burton and Main Street LLC	2390 South State Street	0.080	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-025	Bronstein Properties LLC	Burton and Main Street LLC	2394 South State Street	0.080	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-009	Bronstein Properties LLC	Burton and Main Street LLC	38 West Burton Avenue	0.130	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-010	Bronstein Properties LLC	Burton and Main Street LLC	35 West Burton Avenue	0.130	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-023	Bronstein Properties LLC	Burton and Main Street LLC	2386 South Main Street	0.080	Residential home, demolition expected	8-story mixed use residential and retail
15-24-282-013	Bronstein Properties LLC	Burton and Main Street LLC	2358-2364 South Main Street	0.230	Commercial space, demolition expected	8-story mixed use residential and retail
15-24-282-028	Bronstein Properties LLC	Burton and Main Street LLC	25 West Burton Avenue	0.250	Multifamily, demolition expected	8-story mixed use residential and retail
15-24-236-006	Dakota Pacific LLC	PG Investments 2, LC	W Temple between Utopia and Bowers	0.830	Former granite mill parking lot	Office use
15-24-236-009	Dakota Pacific LLC	PG Investments 2, LC	2220 So. Main Street	0.964	Former retail and office uses	Hotel
15-24-236-002	Dakota Pacific LLC	PG Investments 2, LC	2195-2199 So. West Temple	0.510	Brewery	Office use
15-24-237-004	Dakota Pacific LLC	PG Investments 2, LC	2230 So. Main Street	0.470	Former office use	Hotel
15-24-279-006	Dakota Pacific LLC	California Bangarter Office, LLC	2250 So. Main Street	0.530	Former Office use	high-density residential
15-24-279-007	Dakota Pacific LLC	California Bangarter Office, LLC	2250 So. Main Street	0.540	Former Office use	high-density residential
15-24-279-005	Dakota Pacific LLC	California Bangarter Office, LLC	48 W. Senior Way	0.340	Former laundry use	high-density residential

<u>Parcel No.</u>	<u>Developer</u>	<u>Title Owner</u>	<u>Location</u>	<u>Acres</u>	<u>History</u>	<u>Proposed Use</u>
15-24-279-004	Dakota Pacific LLC	California Bangerter Office, LLC	70 W. Senior Way	0.420	Office use	high-density residential
15-24-279-010	Dakota Pacific LLC	California Bangerter Office, LLC	80 W. Senior Way	0.300	Office use	high-density residential
15-24-280-022	Dakota Pacific LLC	GB 2270-2280 S Main Street, LLC	2270 So. Main Street	0.370	Office Use	high-density residential
15-24-280-023	Dakota Pacific LLC	GB 2270-2280 S Main Street, LLC	2280 So. Main Street	0.450	Office Use	high-density residential
15-24-257-002	Forza Development, LLC	A8-South Salt Lake, LLC	2385 South 300 West	2.310	Storage and industrial	4-story indoor climate-controlled storage units
16-19-103-021	Forza Development, LLC	SSLC Main Street Apts, LLC	28 East 2100 South	1.205	Former office; demolition complete; currently unimproved	120-130 unit multi-family apartment building
16-19-207-001	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	3.500	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-002	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-003	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-004	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-005	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-006	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-007	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-008	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-009	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-010	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
15-24-234-020	MKM Investments, LLC	Panama Partners West, LLC	2174 S. Main St.	1.200	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
15-24-234-021	MKM Investments, LLC	Panama Partners West, LLC	2174 S. Main St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
15-24-235-008	MKM Investments, LLC	Panama Partners, LLC	2180 S. Panama St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
15-24-235-009	MKM Investments, LLC	Panama Partners, LLC	2181 S. Panama St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
15-24-235-010	MKM Investments, LLC	Panama Partners, LLC	2182 S. Panama St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
15-24-235-011	MKM Investments, LLC	Panama Partners, LLC	2183 S. Panama St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start

<u>Parcel No.</u>	<u>Developer</u>	<u>Title Owner</u>	<u>Location</u>	<u>Acres</u>	<u>History</u>	<u>Proposed Use</u>
15-24-235-012	MKM Investments, LLC	Panama Partners, LLC	2184 S. Panama St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
16-19-153-004	Parallel Co.	Edison Way, LLC	2354 S. State St.	1.750	Warehousing and storage	300 unit multifamily
16-19-153-005	Parallel Co.	Edison Way, LLC	2354 S. State St.	See above	Warehousing and storage	300 unit multifamily
16-19-153-006	Parallel Co.	Edison Way, LLC	2354 S. State St.	See above	Warehousing and storage	300 unit multifamily
16-19-153-007	Parallel Co.	Edison Way, LLC	2354 S. State St.	See above	Warehousing and storage	300 unit multifamily
16-19-153-008 & 16-19-153-009	Parallel Co.	Edison Way, LLC	2354 S. State St.	See above	Warehousing and storage	300 unit multifamily
16-19-153-010	Parallel Co.	Edison Way, LLC	2354 S. State St.	See above	Warehousing and storage	300 unit multifamily
15-24-233-013	The Will Group, LLC	LD Investments LLC	2159 S. West Temple	0.230	Single family residential	40 unit residential in 2 phases
15-24-233-021	The Will Group, LLC	LD Investments LLC	2149 S. West Temple	0.210	Single family residential	40 unit residential in 2 phases
15-24-233-018	The Will Group, LLC	Utopia Properties QOZB, LLC	2172 S. Richards St.	0.110	Single family residential	40 unit residential in 2 phases
15-24-233-019	The Will Group, LLC	Utopia Properties QOZB, LLC	2180 S. Richards St.	0.220	Single family residential	40 unit residential in 2 phases
15-24-227-024	The Will Group, LLC	LD Investments LLC	2120 S. West Temple	0.120	Single family residential	TBD
15-24-227-025	The Will Group, LLC	LD Investments LLC	2126 S. West Temple	0.100	Single family residential	TBD
15-24-252-001 & 15-24-252-002	Blox Ventures RE LLC	North 300 West Owner LLC	335 W Bugatti Ave	0.970	Existing buildings and parking areas	Parking structure and high-density residential
15-24-178-001	Blox Ventures RE LLC	North 300 West Owner LLC	443-453 W Bearcat Drive	1.690	Existing buildings and parking areas	Parking structure and high-density residential
15-24-177-010	Blox Ventures RE LLC	North 300 West Owner LLC	430 W Bearcat Drive	2.190	Existing buildings and parking areas	Parking structure and high-density residential
15-24-176-006	Blox Ventures RE LLC	North 300 West Owner LLC	360 W Bugatti Drive	1.300	Existing buildings and parking areas	Parking structure and high-density residential
15-24-251-002 & 15-24-251-003 & 15-24-251-005-4001 & 15-24-251-005-4002	Blox Ventures RE LLC	North 300 West Owner LLC	332-336 W Bugatti Drive	2.060	Existing buildings and parking areas	Parking structure and high-density residential
15-24-178-002 & 15-24-252-003	Blox Ventures RE LLC	North 300 West Owner LLC	400 W Bearcat Drive	0.750	Existing buildings and parking areas	Parking structure and high-density residential
15-24-252-006 & 15-24-252-007	Blox Ventures RE LLC	North 300 West Owner LLC	2300 S 300 W	0.370	Existing buildings and parking areas	Parking structure and high-density residential
15-24-178-004	Blox Ventures RE LLC	North 300 West Owner LLC	380 W Bearcat Drive	1.120	Existing buildings and parking areas	TBD
15-24-252-004 & 15-24-252-005	Blox Ventures RE LLC	North 300 West Owner LLC	2300 S 300 W	1.020	Existing buildings and parking areas	TBD
15-24-204-005	Woodbury Corp.	SODO 1 Owner LLC	2191 S. 300 W.	7.520	Existing buildings and parking areas	1200 units multifamily
<b>TOTAL ACRES:</b>				<b>44.109</b>		

**Exhibit B**  
**Petition Requesting Creation of District**

**PETITION REQUESTING THE CREATION OF  
SOUTH SALT LAKE PUBLIC INFRASTRUCTURE DISTRICT NO. 1  
IN THE CITY OF SOUTH SALT LAKE, UTAH**

March 11, 2022

City of South Salt Lake  
Community Development Department  
Attn.: Alexandra White, Community Development Director  
220 East Morris Avenue  
South Salt Lake, UT 84115

The undersigned (the “Petitioners”) hereby request that the City of South Salt Lake, Utah (the “City”) create a public infrastructure district (the “District”) pursuant to the Local District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953 (collectively, the “Acts”). The Petitioners request the District in order to assist in the financing of public infrastructure; specifically, the construction of new public sewer system improvements to be dedicated to the City and to service and benefit the proposed area of the District.

**I. Petitioners**

**EP Investments III, LLC**, a Delaware limited liability company  
By Nicholas J. Chapman, its Vice President  
7135 E. Camelback Rd. Ste. 360  
Scottsdale, AZ 85251  
(801) 641-8808

**Burton and Main Street, LLC**, a Utah limited liability company  
By Jason R. Algaze, its Authorized Agent  
108-18 Queens Boulevard, 3rd Floor  
Forrest Hills, New York 11375  
(801) 493-7307

**PG Investments 2, LC**, a Utah limited liability company  
By Gardner Batt, LLC, its Manager  
By Michael D. Batt, its Manager  
423 W. Broadway, Ste. 230  
Salt Lake City, UT 84101  
(801) 365-6210

**California Bangerter Office, LLC**, a Utah limited liability company  
By Gardner Batt, LLC, its Manager  
By Michael D. Batt, its Manager  
423 W. Broadway, Ste. 230  
Salt Lake City, UT 84101  
(801) 365-6210

**GB 2270-2280 S Main St, LLC**, a Utah limited liability company  
By Gardner Batt Capital, its Manager  
By Michael D. Batt, its Manager  
229 S. Main St., #2450  
Salt Lake City, UT 84111  
(801) 365-6210

**BRC ADG QOZB 1 JV, LLC**, a Utah limited liability company  
By Alpha-Utopia, LLC, its Manager  
By Wadsworth Alpha-Utopia, LLC, its Manager  
By Wadsworth & Sons III, LLC, its Manager  
By Kip L. Wadsworth, its Executive Manager  
166 E. 14000 S., Ste. 210  
Draper, UT 84020  
(801) 708-7048

**A-8 South Salt Lake, LLC**, a Utah limited liability company  
By Matthew W. Anderson, its Member/Manager  
2231 E. Murray Holladay Rd. Ste. 200  
Holladay, UT 84117  
(801) 930-6770

**SSLC Main Street Apts, LLC**, a Utah limited liability company  
By Christopher Hatch, its Manager  
2180 S. 1300 E., Ste. 240  
Salt Lake City, UT 84106  
(801) 930-6770

**Greensides Investments, LLC**, a Utah limited liability company  
By David H. Greensides, its Manager  
450 E. 2200 S.  
Salt Lake City, UT 84115  
(801) 814-1914

**Panama Partners, LLC**, a Utah limited liability company  
By Matt Menlove, its Manager

2174 S. Main St.  
South Salt Lake, UT 84115  
(801) 633-7178

**Panama Partners West, LLC**, a Utah limited liability company  
By Matt Menlove, its Manager  
2174 S. Main St.  
South Salt Lake, UT 84115  
(801) 633-7178

**Edison Way, LLC**, a Nevada limited liability company  
By Steven B. Crystal, Managing Member  
P.O. Box 12176  
Reno, NV 89510  
(480) 286-3862

**LD Investments LLC**, a Utah limited liability company  
By Derrick Porter, its Manager  
631 N. 400 W.  
Salt Lake City, UT 84103  
(801) 786-9809

**Utopia Properties QOZB, LLC**, a Utah limited liability company  
By Derrick Porter, its Manager  
631 N. 400 W.  
Salt Lake City, UT 84103  
(801) 786-9809

**North 300 West Owner LLC**, a Delaware limited liability company  
c/o Jason Oberman, Blox Ventures RE LLC  
555 Bryant Street #515  
Palo Alto, CA 94301  
(650) 427-0271

**SODO 1 Owner LLC**, a Delaware limited liability company  
c/o Arthur Woodbury, Woodbury Corp.  
2733 E. Parleys Way, Ste. 300  
Salt Lake City, UT 84109  
(801) 485-7770

PG Investments 2, LLC, c/o Jeff Gochnour, Dakota Pacific, is designated as a sponsor of this petition, and as the contact sponsor. The above and undersigned Petitioners represent 100% of the

surface property owners within the proposed District boundaries. There are no registered voters residing within the proposed District boundaries.

## **II. Proposed District Boundaries**

The Petitioners request that the initial District boundaries include all of their respective real properties described in Exhibit A, and as depicted shaded in red on the map attached as Exhibit B (the “District Boundaries”). The Petitioners further request that the annexation area of the District be as depicted outlined in dark blue on Exhibit B (the “Annexation Area”).

## **III. Requested Service**

The Petitioners request the District be created for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Acts; specifically, the construction of a new public sewer system to be dedicated to the City to service and benefit the District and annexation area, as shall be further described in a governing document relating to the District.

## **IV. Board of Trustees**

The Petitioners propose that the Board of Trustees for the District be initially composed of **eleven (11) members** appointed by the City Council who are property owners, their agents, or officers, as follows:

### **(a) Ryan Barker**

As agent for Alliance Residential, LLC/EP Investments III, LLC  
2525 E. Camelback Rd. Ste. 500  
Phoenix, AZ 85016

### **(b) Jason Algaze**

As agent for Bronstein Properties LLC/ Burton and Main Street, LLC  
108-18 Queens Blvd., 3<sup>rd</sup> Floor  
Forest Hills, New York 11375

### **(c) Jeff Gochnour**

As agent for Dakota Pacific, LLC/PG Investments 2, LC/California Bangerter Office, LLC/GB 2270-2280 S Main St, LLC  
299 S. Main Street, Ste. 2450  
Salt Lake City, UT 84111

### **(d) Bryce Baker**

As agent for DB Urban Communities/Alpha Development Group, LLC/BRC ADG QOZB 1 JV, LLC  
166 E. 14000 South, Ste. 110  
Draper, UT 84020

**(e) Brent Malili**

As agent for Forza Development, LC/A8-South Salt Lake LLC/Intermountain Centre  
1, LLC/SSLC Main Street Apts, LLC  
2180 South 1300 East, Suite 240  
Salt Lake City, UT 84106

**(f) Glenn Girsberger**

As agent for J. Fisher Companies, LLC/Greensides Investments, LLC  
1216 W. Legacy Crossing Blvd., Ste. 300  
Centerville, UT 84014

**(g) Marc Menlove**

As agent for MKM Investments, LLC/Panama Partners, LLC/Panama Partners West,  
LLC  
2174 S. Main St.  
South Salt Lake, UT 84115

**(h) Ross Robb**

As agent for Parallel Group, LLC/Edison Way, LLC  
506 W. 7<sup>th</sup> Street, Ste. 1  
Austin, TX 78701

**(i) Tyson Williamson**

As agent for The Will Group, LLC/LD Investments LLC/Utopia Properties QOZB,  
LLC  
1780 W. 700 N. Ste. 40  
Lindon, UT 84042

**(j) Jason Oberman**

As agent for Blox Ventures RE, LLC/North 300 West Owner LLC  
555 Bryant Street #515  
Palo Alto, CA 94301

**(k) Arthur Woodbury**

As agent for Woodbury Corporation/SODO 1 Owner LLC  
2733 East Parleys Way, Suite 300  
Salt Lake City, UT 84109

**V. Petitioner Representations**

The Petitioners hereby represent and warrant that:

- (a) Those signing on behalf of entity owners are authorized to do so;
- (b) The Petitioners are the owners of the real property included within the District Boundaries;

- (c) This Petition is signed by 100% of the surface property owners of real property within the District Boundaries;
- (d) The Petitioners will not include any portion of the Annexation Area (if any) into the District without the consent of 100% of the surface property owners thereof and registered voters, if any, residing within such area;
- (e) There are no registered voters residing within the District Boundaries; and
- (f) The proposed Trustees listed above are registered voters at their primary residence and are either a property owner or the agent or officer of a property owner.

**VI. Petitioner Consent**

The Petitioners hereby consent to:

- (a) The creation of a public infrastructure district with the District Boundaries;
- (b) The annexation of any portion of the Annexation Area into the District upon petition by the owner of such portion and any registered voters residing thereon;
- (c) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17D-4-202(3)(a) of the Acts;
- (d) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Acts, pursuant to Section 17D-4-201(2)(b) of the Acts;
- (e) The recording of a notice as required under Section 17B-1-215(2)(a) and 17D-1-209(1)(a) of the Acts, which will apply to all real property within the District Boundaries;
- (f) The District levying a property tax of up to \$0.003 per dollar of taxable value of taxable property within the District Boundaries, specifically including the properties of the Petitioners; and
- (g) The issuance by the District of bonds repayable through property taxes.

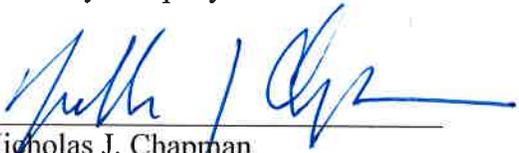
**VII. Electronic Means; Counterparts**

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

IN WITNESS WHEREOF, the Petitioners have each executed this Petition as of the date indicated above.

*(signature pages follow)*

EP INVESTMENTS III, LLC, a Delaware  
limited liability company

By:   
By: Nicholas J. Chapman  
Its: Vice President

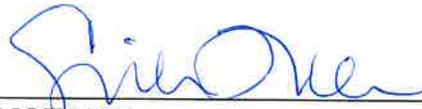
STATE OF ARIZONA )

ss:

COUNTY OF Maricopa )

On this 10th day of March , 2022, personally appeared before me Nicholas J. Chapman, whose identity is personally known to me (~~or proven on the basis of satisfactory evidence~~) and who by me duly sworn did say that he is the Vice President of EP Investments III, LLC, that he was duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



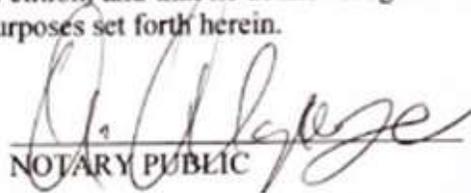
  
NOTARY PUBLIC

**BURTON AND MAIN STREET, LLC, a**  
Utah limited liability company

  
By: Jason R. Algaze  
Its: Authorized Signer

STATE OF NEW YORK    )  
                                  :SS  
COUNTY OF QUEENS    )

On this 2<sup>nd</sup> day of March, 2022, personally appeared before me Jason R. Algaze, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is an Authorized Signer for Burton and Main Street, LLC, that he was duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.

  
NOTARY PUBLIC

ANDREA ALGAZE  
Notary Public, State of New York  
No. 01AL4850114  
Qualified in Kings County  
Commission Expires May 19, 2022





**GB 2270-2280 S MAIN STREET, LLC, a**  
Utah limited liability company

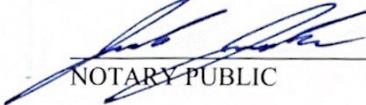
By: Gardner Batt Capital, LLC  
Its: Manager

  
By: Michael D. Batt  
Its: Manager

STATE OF UTAH            )  
  :SS  
COUNTY OF Salt Lake )

On this 1 day of March, 2022, personally appeared before me Michael D. Batt, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Manager of Gardner Batt Capital, LLC, which is the Manager of GB 2270-2280 S Main Street, LLC, that he was duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



  
NOTARY PUBLIC

**BRC ADG QOZB 1 JV, LLC,**  
a Utah limited liability company

By: Alpha-Utopia, LLC  
a Utah limited liability company  
Its: Manager

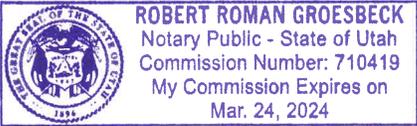
By: Wadsworth Alpha-Utopia, LLC  
a Utah limited liability company  
Its: Manager

By: Wadsworth & Sons III, LLC,  
a Utah limited liability company  
Its: Manager

By: \_\_\_\_\_  
Name: Kip L. Wadsworth  
Title: Executive Manager

STATE OF UTAH                    )  
  :SS  
COUNTY OF S.L.                    )

On this 7<sup>th</sup> day of March, 2022, personally appeared before me Kip L. Wadsworth, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Executive Manager of Wadsworth & Sons III, LLC, which is the Manager of Wadsworth Alpha-Utopia, LLC, which is the Manager of Alpha-Utopia, LLC, which is the Manager of BRC ADG QOZB 1 JV, LLC, that he is duly authorized by said companies to sign this Petition, and that he acknowledged to me that said companies executed the same for the uses and purposes set forth herein.



\_\_\_\_\_  
NOTARY PUBLIC

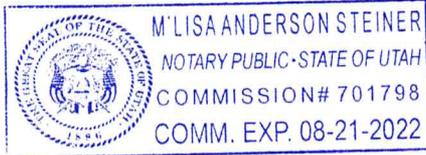
**A-8 SOUTH SALT LAKE, LLC**, a Utah  
limited liability company



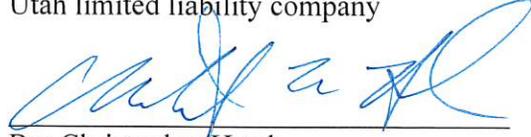
By: Matthew W. Anderson  
Its: Member/Manager

STATE OF UTAH                    )  
  :SS  
COUNTY OF Salt Lake )

On this 6 day of March, 2022, personally appeared before me Matthew W. Anderson, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is a Member/Manager of A-8 South Salt Lake, LLC, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.

  
NOTARY PUBLIC

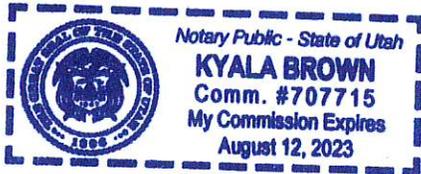
SSLC MAIN STREET APTS, LLC, a  
Utah limited liability company



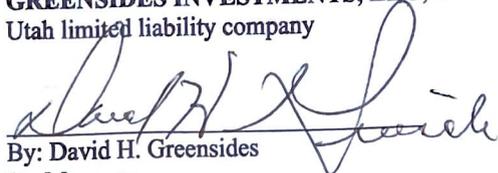
By: Christopher Hatch  
Its: Manager

STATE OF UTAH                    )  
  :SS  
COUNTY OF Salt Lake )

On this 4<sup>th</sup> day of March, 2022, personally appeared before me Christopher Hatch, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is a Manager of SSLC Main Street Apts, LLC, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.

  
NOTARY PUBLIC

**GREENSIDES INVESTMENTS, LLC, a  
Utah limited liability company**

  
By: David H. Greensides  
Its: Manager

STATE OF UTAH                    )  
  :SS  
COUNTY OF Salt Lake

On this 14<sup>th</sup> day of March, 2022, personally appeared before me David H. Greensides, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is a Manager of Greensides Investments, LLC, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



  
NOTARY PUBLIC

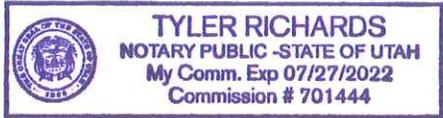
PANAMA PARTNERS, LLC, a Utah  
limited liability company

  
By: Marc Menlove  
Its: Manager

PANAMA PARTNERS WEST, LLC, a  
Utah limited liability company

  
By: Marc Menlove  
Its: Manager

STATE OF UTAH                    )  
  :SS  
COUNTY OF Salt Lake )



On this 10 day of March, 2022, personally appeared before me Marc Menlove, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is a Manager of Panama Partners, LLC, and of Panama Partners West, LLC, that he is duly authorized by said companies to sign this Petition, and that he acknowledged to me that said companies executed the same for the uses and purposes set forth herein.

  
NOTARY PUBLIC





# Petition Signature Page - LD Investments LLC - Utopia Properties QOZB LLC.pdf

DocVerify ID: C606A5DF-556A-45F4-8C6D-27551CF65FAC  
Created: March 09, 2022 08:12:45 -7:00  
Pages: 1  
Remote Notary: Yes / State: UT

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system. This remote online notarization involved the use of communication technology.

Go to [www.docverify.com](http://www.docverify.com) at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

## E-Signature Summary

### E-Signature 1: STEVEN DERRICK PORTER (Sdp)

March 09, 2022 12:53:00 -7:00 [E5F512362034] [104.28.111.110]  
sderrickp@gmail.com (Principal) (ID Verified)

### E-Signature Notary: R A Killpack (rak)

March 09, 2022 12:53:00 -7:00 [C2C9E16673A6] [208.117.120.90]  
rkillpack@snowjensen.com

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



**LD INVESTMENTS, LLC**, a Utah limited liability company

**STEVEN DERRICK PORTER**  
Signed on 2022/03/09 12:53:00 -7:00

By: Derrick Porter  
Its: Manager

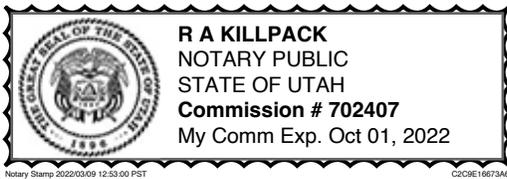
**UTOPIA PROPERTIES QOZB, LLC**, a Utah limited liability company

**STEVEN DERRICK PORTER**  
Signed on 2022/03/09 12:53:00 -7:00

By: Derrick Porter  
Its: Manager

STATE OF UTAH )  
 ) :SS  
COUNTY OF WASHINGTON )

On 03/09/2022, personally appeared before me Derrick Porter, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is a Manager of LD Investments, LLC and of Utopia Properties QOZB, LLC, that he is duly authorized by said companies to sign this Petition, and that he acknowledged to me that said companies executed the same for the uses and purposes set forth herein.



  
Signed on 2022/03/09 12:53:00 -7:00

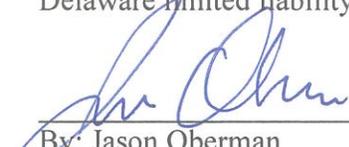
NOTARY PUBLIC

Notarial act performed by audio-visual communication



C606A5DF-556A-45F4-8C6D-27551CF65FAC --- 2022/03/09 08:12:45 -7:00 --- Remote Notary

**NORTH 300 WEST OWNER LLC**, a  
Delaware limited liability company

  
\_\_\_\_\_  
By: Jason Oberman  
Its: Authorized Signer

STATE OF \_\_\_\_\_ )  
  :SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of March, 2022, personally appeared before me Jason Oberman, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is an Authorized Signer for North 300 West Owner, LLC, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.

SEE ATTACHED FOR CA NOTARY  
NOTARY PUBLIC

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF SAN MATEO }

On MARCH 16, 2022 before me, ALFONSO ANDRADA Notary  
Date Insert Name and Title of the officer

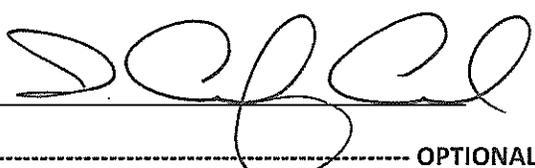
Public, personally appeared JASON ORIZMAN

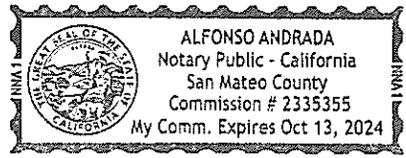
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signers Name: \_\_\_\_\_  
 Corporate Officer – Title(s) \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signers Name: \_\_\_\_\_  
 Corporate Officer – Title(s) \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

SODO 1 OWNER LLC, a Delaware  
limited liability company



By: Arthur W. Woodbury  
Its: Authorized Signer

STATE OF UTAH )  
 )  
 ) :SS  
COUNTY OF Salt Lake )

On this 10<sup>th</sup> day of March, 2022, personally appeared before me Arthur W. Woodbury, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is an Authorized Signer for SODO 1 Owner, LLC, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.

  
NOTARY PUBLIC

**EXHIBIT A**

**To Petition for Creation of Public Infrastructure District**

**Parcels Included in Initial District Boundaries**

*(see following pages)*

<u>Parcel No.</u>	<u>Developer</u>	<u>Title Owner</u>	<u>Location</u>	<u>Acres</u>	<u>History</u>	<u>Proposed Use</u>
16-19-151-013	Alliance Residential, LLC	EP Investments III, LLC	2280 South State Street	5.520	Former car dealership; demolition complete; currently unimproved	Auto dealership/multifamily residential
15-24-229-006	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	2176 South West Temple	1.680	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-229-007	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	2182 South West Temple Street	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-229-009	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	Utopia Ave between Main and W. Temple	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-229-010	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	125 West Utopia Avenue	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-229-004	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	145 West Utopia Avenue	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-229-011	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	124 West Wentworth Ave	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-230-003	Alpha Development Group/DB Urban Communities	BRC ADG QOZB 1 JV, LLC	133 West Wentworth Ave	See above	Industrial/Office	5 over 2 Multi-Family 187 Units
15-24-282-029	Bronstein Properties LLC	Burton and Main Street LLC	2396 South State Street	0.050	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-030	Bronstein Properties LLC	Burton and Main Street LLC	2396 South State Street	0.010	Electric Highway Sign	Electric Highway Sign
15-24-282-022	Bronstein Properties LLC	Burton and Main Street LLC	20 West 2400 South	0.200	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-024	Bronstein Properties LLC	Burton and Main Street LLC	2390 South State Street	0.080	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-025	Bronstein Properties LLC	Burton and Main Street LLC	2394 South State Street	0.080	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-009	Bronstein Properties LLC	Burton and Main Street LLC	38 West Burton Avenue	0.130	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-010	Bronstein Properties LLC	Burton and Main Street LLC	35 West Burton Avenue	0.130	Storage, demolition expected	8-story mixed use residential and retail
15-24-282-023	Bronstein Properties LLC	Burton and Main Street LLC	2386 South Main Street	0.080	Residential home, demolition expected	8-story mixed use residential and retail
15-24-282-013	Bronstein Properties LLC	Burton and Main Street LLC	2358-2364 South Main Street	0.230	Commercial space, demolition expected	8-story mixed use residential and retail
15-24-282-028	Bronstein Properties LLC	Burton and Main Street LLC	25 West Burton Avenue	0.250	Multifamily, demolition expected	8-story mixed use residential and retail
15-24-236-006	Dakota Pacific LLC	PG Investments 2, LC	W Temple between Utopia and Bowers	0.830	Former granite mill parking lot	Office use
15-24-236-009	Dakota Pacific LLC	PG Investments 2, LC	2220 So. Main Street	0.964	Former retail and office uses	Hotel
15-24-236-002	Dakota Pacific LLC	PG Investments 2, LC	2195-2199 So. West Temple	0.510	Brewery	Office use
15-24-237-004	Dakota Pacific LLC	PG Investments 2, LC	2230 So. Main Street	0.470	Former office use	Hotel
15-24-279-006	Dakota Pacific LLC	California Bangarter Office, LLC	2250 So. Main Street	0.530	Former Office use	high-density residential
15-24-279-007	Dakota Pacific LLC	California Bangarter Office, LLC	2250 So. Main Street	0.540	Former Office use	high-density residential
15-24-279-005	Dakota Pacific LLC	California Bangarter Office, LLC	48 W. Senior Way	0.340	Former laundry use	high-density residential

<u>Parcel No.</u>	<u>Developer</u>	<u>Title Owner</u>	<u>Location</u>	<u>Acres</u>	<u>History</u>	<u>Proposed Use</u>
15-24-279-004	Dakota Pacific LLC	California Bangerter Office, LLC	70 W. Senior Way	0.420	Office use	high-density residential
15-24-279-010	Dakota Pacific LLC	California Bangerter Office, LLC	80 W. Senior Way	0.300	Office use	high-density residential
15-24-280-022	Dakota Pacific LLC	GB 2270-2280 S Main Street, LLC	2270 So. Main Street	0.370	Office Use	high-density residential
15-24-280-023	Dakota Pacific LLC	GB 2270-2280 S Main Street, LLC	2280 So. Main Street	0.450	Office Use	high-density residential
15-24-257-002	Forza Development, LLC	A8-South Salt Lake, LLC	2385 South 300 West	2.310	Storage and industrial	4-story indoor climate-controlled storage units
16-19-103-021	Forza Development, LLC	SSLC Main Street Apts, LLC	28 East 2100 South	1.205	Former office; demolition complete; currently unimproved	120-130 unit multi-family apartment building
16-19-207-001	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	3.500	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-002	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-003	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-004	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-005	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-006	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-007	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-008	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-009	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
16-19-207-010	J. Fisher Companies, LLC	Greensides Investments LLC	450 E. Wentworth Ave.	See above	Warehousing and storage	Multi-family, townhome, structured parking
15-24-234-020	MKM Investments, LLC	Panama Partners West, LLC	2174 S. Main St.	1.200	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
15-24-234-021	MKM Investments, LLC	Panama Partners West, LLC	2174 S. Main St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
15-24-235-008	MKM Investments, LLC	Panama Partners, LLC	2180 S. Panama St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
15-24-235-009	MKM Investments, LLC	Panama Partners, LLC	2181 S. Panama St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
15-24-235-010	MKM Investments, LLC	Panama Partners, LLC	2182 S. Panama St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
15-24-235-011	MKM Investments, LLC	Panama Partners, LLC	2183 S. Panama St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start

<u>Parcel No.</u>	<u>Developer</u>	<u>Title Owner</u>	<u>Location</u>	<u>Acres</u>	<u>History</u>	<u>Proposed Use</u>
15-24-235-012	MKM Investments, LLC	Panama Partners, LLC	2184 S. Panama St.	See above	Existing buildings and parking areas	Utopia on Main - 5-6 stories, 135 units, commercial space, parking structure - anticipate 2023 start
16-19-153-004	Parallel Co.	Edison Way, LLC	2354 S. State St.	1.750	Warehousing and storage	300 unit multifamily
16-19-153-005	Parallel Co.	Edison Way, LLC	2354 S. State St.	See above	Warehousing and storage	300 unit multifamily
16-19-153-006	Parallel Co.	Edison Way, LLC	2354 S. State St.	See above	Warehousing and storage	300 unit multifamily
16-19-153-007	Parallel Co.	Edison Way, LLC	2354 S. State St.	See above	Warehousing and storage	300 unit multifamily
16-19-153-008 & 16-19-153-009	Parallel Co.	Edison Way, LLC	2354 S. State St.	See above	Warehousing and storage	300 unit multifamily
16-19-153-010	Parallel Co.	Edison Way, LLC	2354 S. State St.	See above	Warehousing and storage	300 unit multifamily
15-24-233-013	The Will Group, LLC	LD Investments LLC	2159 S. West Temple	0.230	Single family residential	40 unit residential in 2 phases
15-24-233-021	The Will Group, LLC	LD Investments LLC	2149 S. West Temple	0.210	Single family residential	40 unit residential in 2 phases
15-24-233-018	The Will Group, LLC	Utopia Properties QOZB, LLC	2172 S. Richards St.	0.110	Single family residential	40 unit residential in 2 phases
15-24-233-019	The Will Group, LLC	Utopia Properties QOZB, LLC	2180 S. Richards St.	0.220	Single family residential	40 unit residential in 2 phases
15-24-227-024	The Will Group, LLC	LD Investments LLC	2120 S. West Temple	0.120	Single family residential	TBD
15-24-227-025	The Will Group, LLC	LD Investments LLC	2126 S. West Temple	0.100	Single family residential	TBD
15-24-252-001 & 15-24-252-002	Blox Ventures RE LLC	North 300 West Owner LLC	335 W Bugatti Ave	0.970	Existing buildings and parking areas	Parking structure and high-density residential
15-24-178-001	Blox Ventures RE LLC	North 300 West Owner LLC	443-453 W Bearcat Drive	1.690	Existing buildings and parking areas	Parking structure and high-density residential
15-24-177-010	Blox Ventures RE LLC	North 300 West Owner LLC	430 W Bearcat Drive	2.190	Existing buildings and parking areas	Parking structure and high-density residential
15-24-176-006	Blox Ventures RE LLC	North 300 West Owner LLC	360 W Bugatti Drive	1.300	Existing buildings and parking areas	Parking structure and high-density residential
15-24-251-002 & 15-24-251-003 & 15-24-251-005-4001 & 15-24-251-005-4002	Blox Ventures RE LLC	North 300 West Owner LLC	332-336 W Bugatti Drive	2.060	Existing buildings and parking areas	Parking structure and high-density residential
15-24-178-002 & 15-24-252-003	Blox Ventures RE LLC	North 300 West Owner LLC	400 W Bearcat Drive	0.750	Existing buildings and parking areas	Parking structure and high-density residential
15-24-252-006 & 15-24-252-007	Blox Ventures RE LLC	North 300 West Owner LLC	2300 S 300 W	0.370	Existing buildings and parking areas	Parking structure and high-density residential
15-24-178-004	Blox Ventures RE LLC	North 300 West Owner LLC	380 W Bearcat Drive	1.120	Existing buildings and parking areas	TBD
15-24-252-004 & 15-24-252-005	Blox Ventures RE LLC	North 300 West Owner LLC	2300 S 300 W	1.020	Existing buildings and parking areas	TBD
15-24-204-005	Woodbury Corp.	SODO 1 Owner LLC	2191 S. 300 W.	7.520	Existing buildings and parking areas	1200 units multifamily
<b>TOTAL ACRES:</b>				<b>44.109</b>		

**EXHIBIT B**

**To Petition for Creation of Public Infrastructure District**

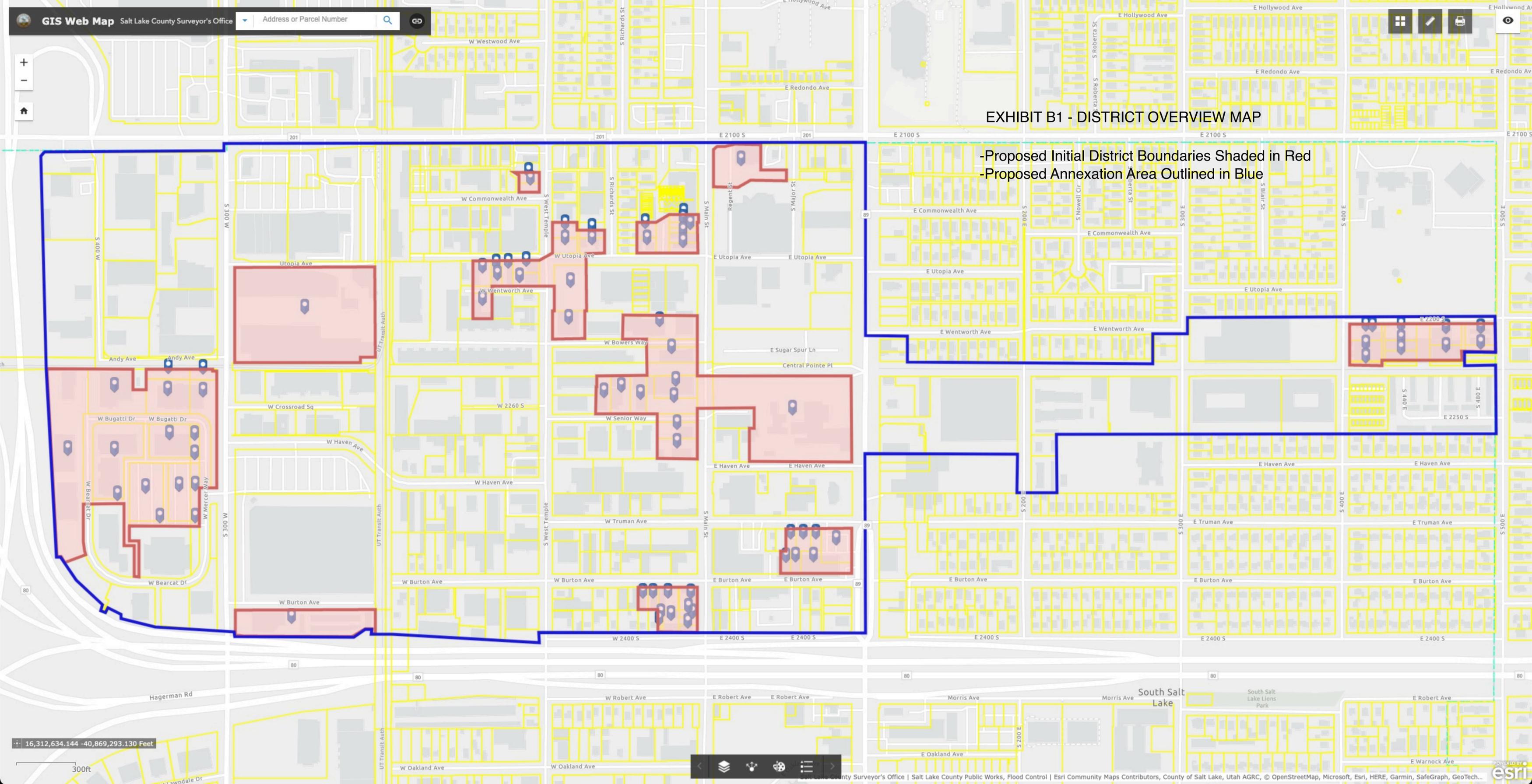
**Map of Initial District Boundaries and Annexation Area**

*Proposed initial District boundaries are shaded in red. Proposed Annexation Area is outlined in dark blue.*

*(see following pages)*

### EXHIBIT B1 - DISTRICT OVERVIEW MAP

-Proposed Initial District Boundaries Shaded in Red  
-Proposed Annexation Area Outlined in Blue



16,312,634.144 -40,869,293.130 Feet

300ft

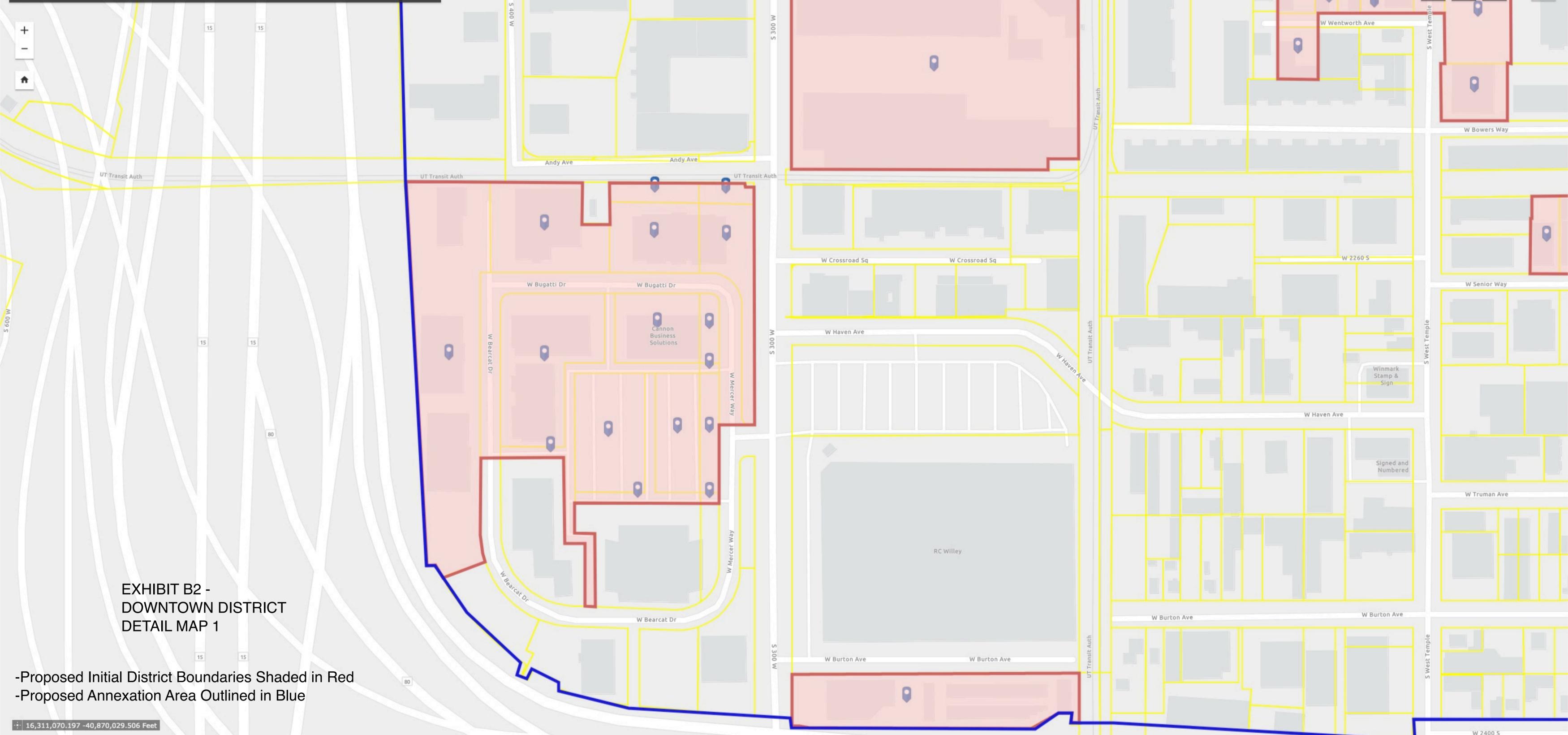


EXHIBIT B2 -  
DOWNTOWN DISTRICT  
DETAIL MAP 1

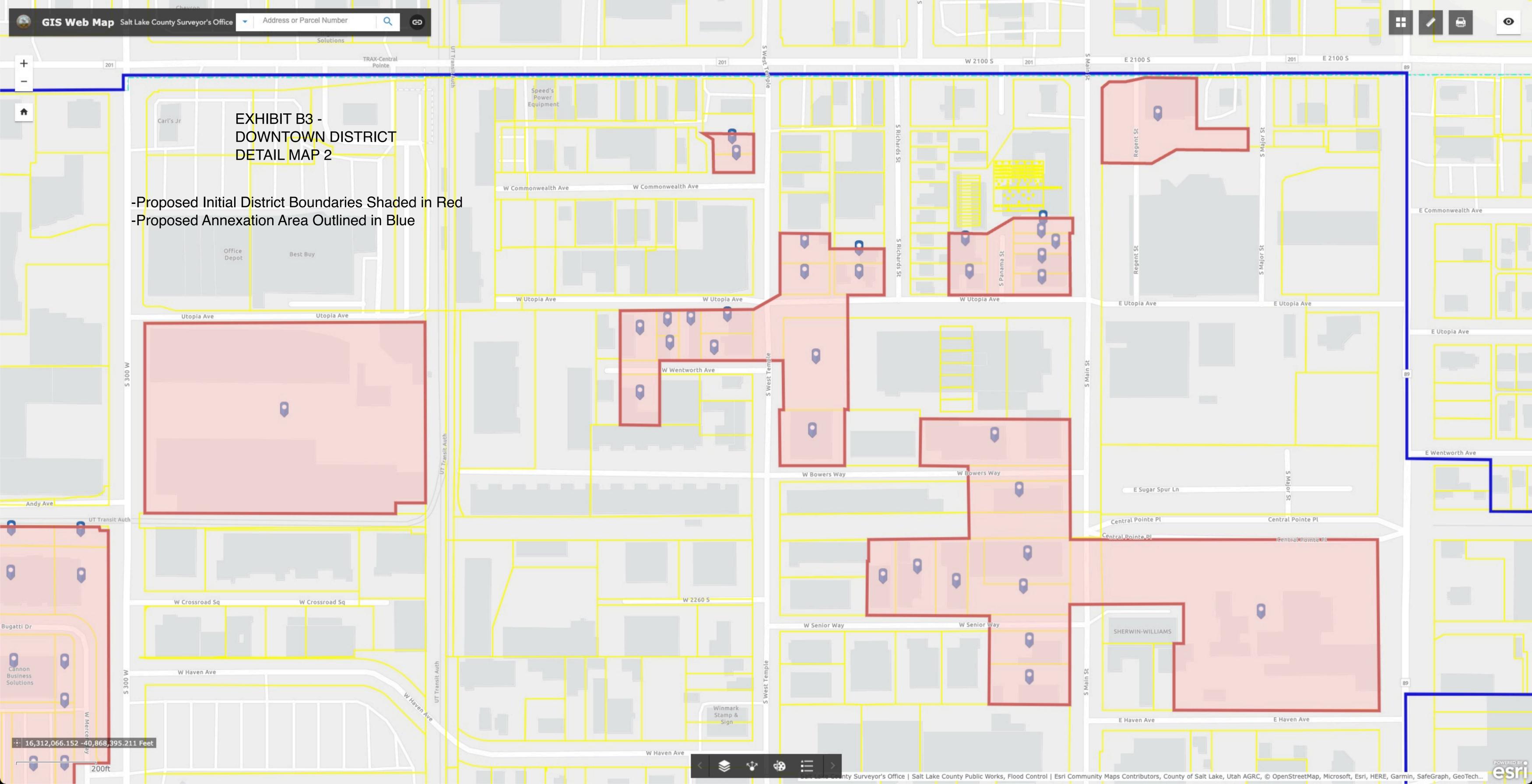
- Proposed Initial District Boundaries Shaded in Red
- Proposed Annexation Area Outlined in Blue

16,311,070.197 -40,870,029.506 Feet

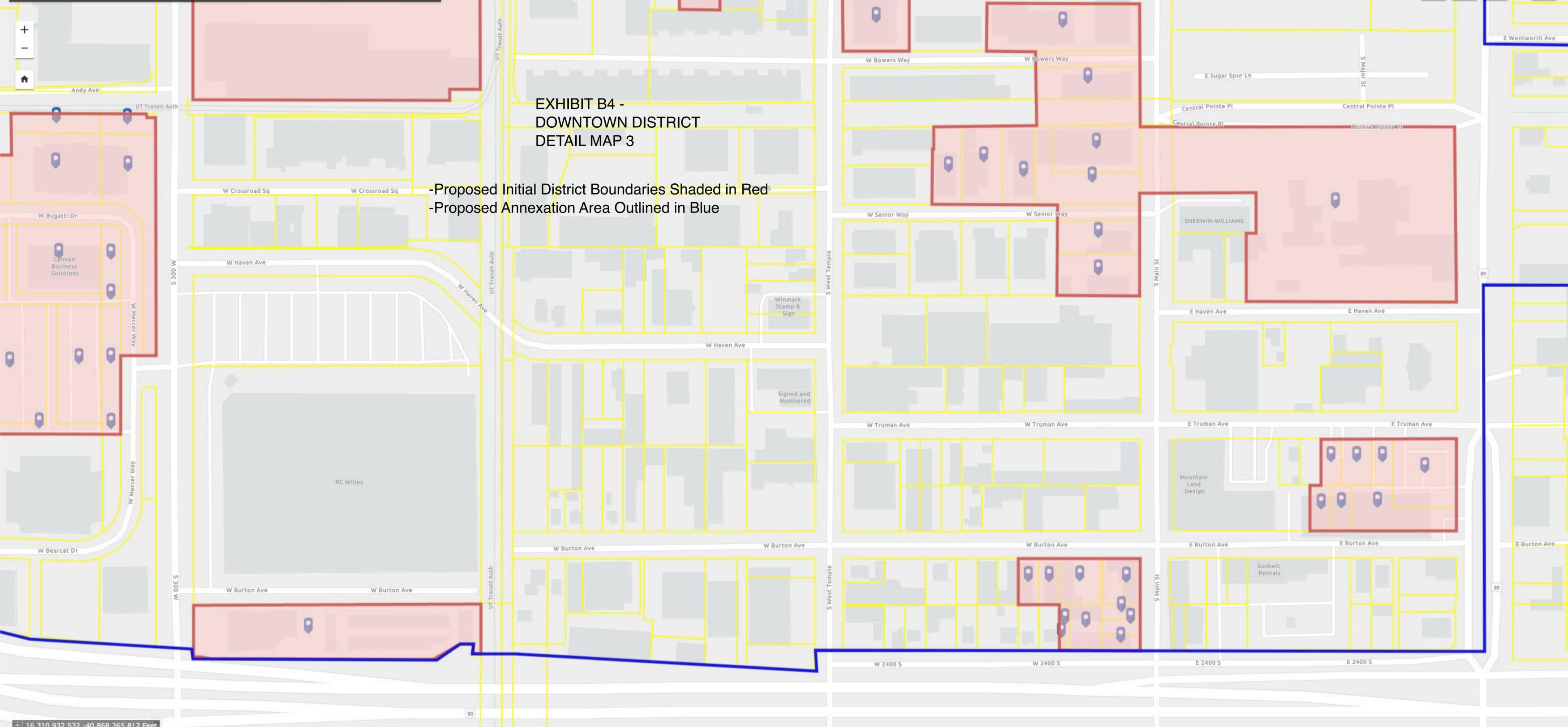
200ft

### EXHIBIT B3 - DOWNTOWN DISTRICT DETAIL MAP 2

-Proposed Initial District Boundaries Shaded in Red  
-Proposed Annexation Area Outlined in Blue



Coordinates: 16,312,066.152 -40,868,395.211 Feet



### EXHIBIT B4 - DOWNTOWN DISTRICT DETAIL MAP 3

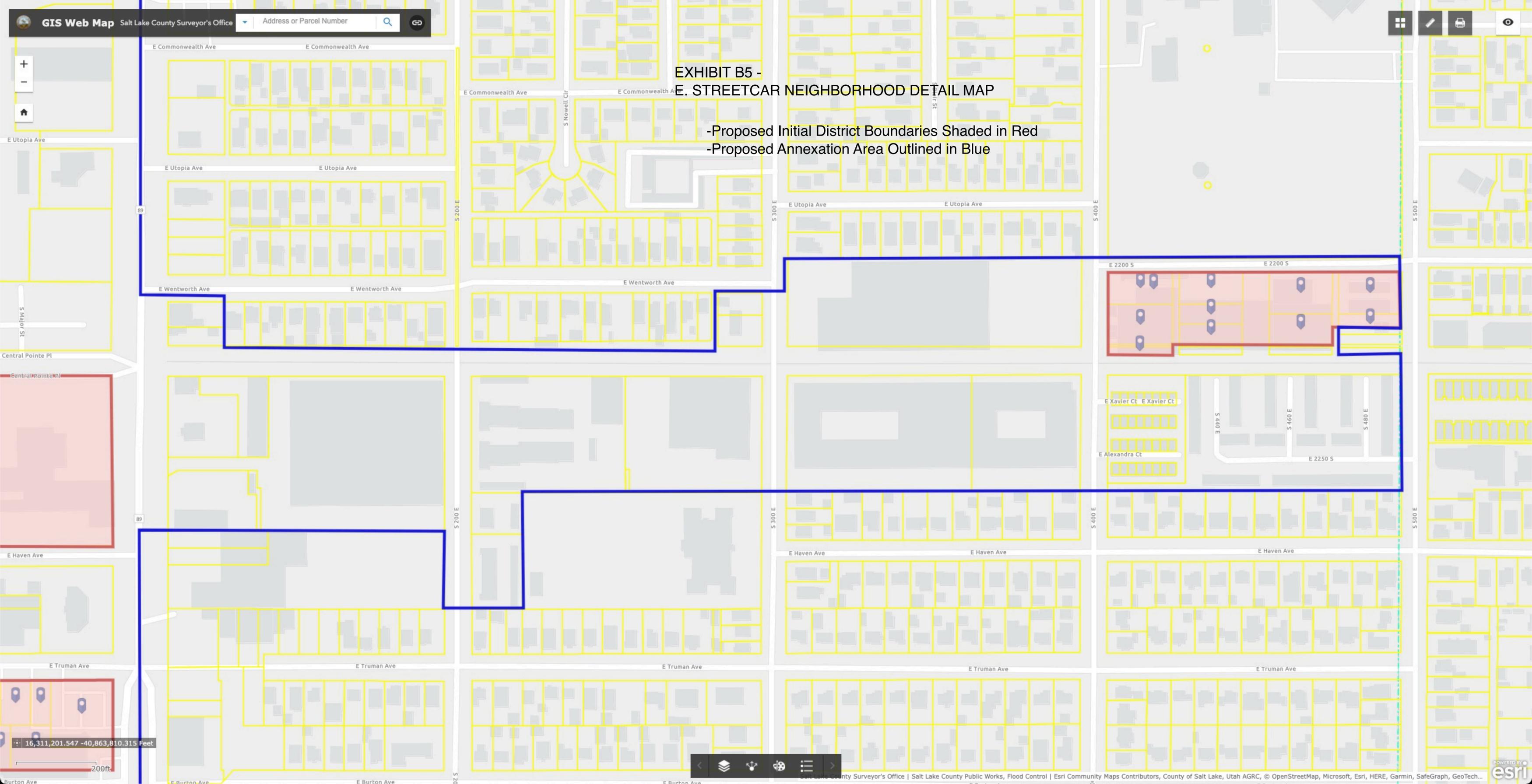
-Proposed Initial District Boundaries Shaded in Red  
-Proposed Annexation Area Outlined in Blue

16,310,932.532 -40,868,265.812 Feet

200ft

### EXHIBIT B5 - E. STREETCAR NEIGHBORHOOD DETAIL MAP

- Proposed Initial District Boundaries Shaded in Red
- Proposed Annexation Area Outlined in Blue



16,311,201.547 -40,863,810.315 Feet

200ft

**Exhibit C**  
**Governing Document and Interlocal Agreement**

**GOVERNING DOCUMENT  
FOR  
DOWNTOWN EAST STREETCAR SEWER  
PUBLIC INFRASTRUCTURE DISTRICT**

**SOUTH SALT LAKE CITY, UTAH**

**April 13, 2022**

TABLE OF CONTENTS

- I. INTRODUCTION ..... 1
  - A. Purpose and Intent..... 1
  - B. Need for the District..... 1
  - C. Objective of the City Regarding District’s Governing Document..... 1
- II. DEFINITIONS..... 2
- III. BOUNDARIES..... 4
- IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION. 4
- V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES..... 4
  - A. Powers of the District and Governing Document Amendment. .... 4
    - 1. Operations and Maintenance Limitation..... 5
    - 2. Improvements Limitation..... 5
    - 3. Construction Standards Limitation ..... 5
    - 4. Procurement. .... 5
    - 5. Privately Placed Debt Limitation..... 5
    - 6. Annexation and Withdrawal. .... 5
    - 7. Overlap Limitation. .... 6
    - 8. Initial Debt Limitation ..... 6
    - 9. Total Debt Issuance Limitation..... 6
    - 10. Bankruptcy Limitation ..... 6
    - 11. Governing Document Amendment Requirement ..... 7
  - B. Preliminary Engineering Survey..... 7
- VI. THE BOARD OF TRUSTEES..... 7
  - A. Board Composition. .... 7
  - B. Transition to Elected Board. .... 8
  - C. Reelection and Reappointment. .... 8
  - D. Vacancy..... 8
  - E. Compensation.. .... 8
  - F. Conflicts of Interest..... 8
- VII. REGIONAL IMPROVEMENTS..... 9
- VIII. FINANCIAL PLAN..... 9
  - A. General. .... 9
  - B. Maximum Interest Rate and Maximum Underwriting Discount. .... 9
  - C. Maximum Debt Mill Levy. .... 9
  - D. Maximum Debt Mill Levy Imposition Term. .... 9
  - E. Debt Repayment Sources..... 10
  - F. Debt Instrument Disclosure Requirement..... 10
  - G. Security for Debt..... 10
  - H. District’s Operating Costs..... 10
  - I. Bond and Disclosure Counsel..... 10

IX.	ANNUAL REPORT .....	11
	A.    General.....	11
	B.    Reporting of Significant Events.....	11
X.	DISSOLUTION .....	12
XI.	DISCLOSURE TO PURCHASERS.....	12
XII.	INTERLOCAL AGREEMENT .....	13

**LIST OF EXHIBITS**

<b>EXHIBIT A</b>	Initial District Boundaries Description
<b>EXHIBIT B</b>	Initial District Boundaries (shaded in red) and Annexation Area Boundaries (outlined in blue) Maps
<b>EXHIBIT C</b>	Interlocal Agreement between the District and South Salt Lake City

## **I. INTRODUCTION**

### **A. Purpose and Intent.**

The Downtown East Streetcar Sewer Public Infrastructure District (“District”) is an independent unit of local government, separate and distinct from South Salt Lake City (“City”), and, except as may otherwise be provided for by State or local law, as limited by this Governing Document, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements and prohibitions of the Governing Document. It is intended that the District will provide specific sewer Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements and then to transfer ownership of the Public Improvements to the City for the City’s operation and maintenance thereof. The District is not being created to provide any ongoing operations or maintenance services once dedication of the Public Improvements has been accepted by the City.

### **B. Need for the District.**

There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for development or redevelopment within the District. Formation of the District is therefore necessary to effect the Public Improvements required for the Project in the most economic manner possible.

### **C. Objective of the City Regarding District’s Governing Document.**

The City’s objective in approving the Governing Document for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by property taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term and at a tax mill levy no higher than the Maximum Debt Mill Levy for all commercial and residential properties. Debt, which is issued within these parameters and as further described in the Financial Plan, shall be structured to ensure its timely and reasonable discharge by application of the proceeds of the authorized property taxes.

This Governing Document is intended to establish a limited purpose for the District and explicit financial constraints, both of which are not to be violated under any circumstance. The primary purpose in creating the District is to provide for the Public Improvements associated with development needs.

It is the intent of the City to create a District that dissolves upon payment or defeasance of all Debt authorized herein and incurred.

The District shall be authorized to finance the Public Improvements to be repaid from tax revenues collected from a mill levy, which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term

on taxable properties. This Governing Document assures that no taxable property bears an economic burden that is greater than that associated with: 1) the Maximum Debt Mill Levy in amount; 2) that no taxable property bears an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration even under bankruptcy or other unusual situations; and that 3) all taxable property within the District is levied by the District at the same Mill Levy.

## **II. DEFINITIONS**

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

**Annexation Area Boundaries:** means the boundaries of the area depicted in the Annexation Area Boundaries Map, which have been approved by the City for annexation into the District upon the meeting of certain requirements. The Annexation Area Boundaries are intended to reflect the boundaries of the Downtown District South Salt Lake MPMU Zone District (“Downtown District”) and the East Streetcar Neighborhood District Zone as reflected on the official zoning map of the City at the time of adoption of this Governing Document.

**Annexation Area Boundaries Map:** means the annexation area that is depicted as such on the map attached hereto as **Exhibit B**, which shows the property proposed for annexation within the District, upon the consent of each annexing property owner.

**City Engineer Approved Construction Drawings:** means a District submitted construction drawings approved by the City Engineer

**Board:** means the board of trustees of the District.

**Bond, Bonds, or Debt:** means bonds or other obligations, including loans of any property owner, for the payment of which the District has promised to impose an ad valorem property tax mill levy, and/or collect Assessments.

**City:** means South Salt Lake City, Utah.

**City Code:** means the City Code of South Salt Lake City, Utah.

**City Council:** means the City Council of South Salt Lake City, Utah.

**District:** means the Downtown East Streetcar Sewer Public Infrastructure District.

**District Area:** means the property within the Initial District Boundaries Map that is within the Initial District Boundaries and includes any annexation or withdrawal of properties pursuant to the provisions of this Governing Document.

**End User:** means any owner, or tenant of any owner, of any taxable improvement within the District, who will be burdened by the imposition of *ad valorem* property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a residential property owner,

resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

**Financial Plan**: means the Financial Plan set forth in Section VIII which describes (i) the means whereby the Public Improvements may be financed; and (ii) how the Debt is expected to be incurred.

**General Obligation Debt**: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by the District and does not include Limited Tax Debt.

**Governing Document**: means this Governing Document for the District approved by the City Council, which constrains the purpose, area, and authority of the District prior to the creation of the District and during the term of its existence and operation.

**Governing Document Amendment**: means an amendment to the Governing Document approved by the City Council in accordance with the City's ordinance and approved by the Board in accordance with applicable state law.

**Initial District Boundaries**: means the boundaries of the area described in **Exhibit A**.

**Initial District Boundaries Map**: means the initial district boundaries depicted as such on the map attached hereto as **Exhibit B**.

**Limited Tax Debt**: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by the District which may not exceed the Maximum Debt Mill Levy.

**Local District Act**: means Title 17B of the Utah Code, as amended from time to time.

**Maximum Debt Mill Levy**: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VIII.C below.

**Maximum Debt Mill Levy Imposition Term**: means the maximum term for imposition of a mill levy as set forth in Section VIII.C below.

**Municipal Advisor**: means a consultant that: (i) advises Utah governmental entities on matters relating to the issuance of securities by Utah governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District.

**Project**: means the development of Public Improvements within the District.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto, to the extent such amendments or successor statutes do not conflict with the Governing Document.

Public Improvements: means the sewer line, holding tank, and pump station improvements authorized to be planned, designed, constructed, and installed; including any required property, easement, or right-of-way acquisition; and restoration of any private or public property (including public rights of way) that is disturbed by the construction; and pursuant to City-approved construction drawings for those projects herein, to be dedicated to the City to serve the current and future property owners, taxpayers and inhabitants of the District Area.

State: means the State of Utah.

Taxable Property: means real or personal property within the District Area subject to *ad valorem* taxes imposed by the District.

Trustee: means a member of the Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

### **III. BOUNDARIES**

The area of the Initial District Boundaries includes approximately forty-four (44.109) acres and the total area proposed to be included in the Initial District Boundaries and the Annexation Area Boundaries is approximately two hundred forty (240) acres and includes all property that may be annexed into the District. A legal description or descriptions of the properties included in the Initial District Boundaries is attached hereto as **Exhibit A**. The Initial District Boundaries and Annexation Area Boundaries are depicted in the Map attached hereto as **Exhibit B**. It is anticipated that the District boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17B-4-201, Utah Code, subject to the affected property owner's consent and Article V below.

### **IV. PROPOSED LAND USE /ASSESSED VALUATION**

The District Area initially consists of approximately forty-four (44.109) acres of land in various uses and stages of development. The current assessed valuation of the initial District Area, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Governing Document by the City does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings proposed by the property owners.

### **V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS, AND SERVICES**

#### **A. Powers of the District and Governing Document Amendment.**

The District shall have the power and authority to construct and dedicate the Public Improvements as approved by the City and defined herein, within and without the boundaries of the District as such power and authority is described in the Local District Act, and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, construct, install, restore, and finance the Public Improvements. The District shall dedicate the Public Improvements to the City in a manner consistent with the City Engineer Approved Construction Drawings and other rules and regulations of the City and applicable provisions of the City Code, free of liens or encumbrances.

2. Improvements Limitation. Notwithstanding the provisions of Section V.A.1 above, nor any revision to state law, without prior written authorization of the City Council, the District shall not be authorized to finance the costs of any improvements or facilities that are to be ultimately owned by the District nor any improvements that are not Public Improvements, as that term is defined herein.

3. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance (in the following order of priority) with the standards and specifications of the City, the City Engineer-Approved Construction Drawings, and the standards and specifications of other governmental entities having proper jurisdiction. As a condition precedent to commencement of construction the District will obtain all City required permits, including access and rights of way permits, and such other applicable permits for construction and installation of Public Improvements.

4. Procurement. The District shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. The District will contract with the City, and will reimburse the City for its services at a rate and amount agreed to by the City, to bid the Project and manage the Project on behalf of the District, to completion.

5. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of a Municipal Advisor substantially as follows:

We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.

We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

6. Annexation and Withdrawal.

(a) The District shall not include within any of its boundaries any property outside the District Area without the prior written consent of the City Council, after advice from and consultation with the City Attorney. The City, by resolution and this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into the District. Such area may only be annexed upon the District obtaining consent of all property owners and registered voters, if any, within the area proposed to be annexed and the passage of a resolution of the Board approving such annexation.

(b) The City, by resolution and this Governing Document, has consented to the withdrawal of any area within the District Boundaries from the District. Such area may only be withdrawn upon the District obtaining consent of all property owners and registered voters, if any, within the area proposed to be withdrawn, the passage of a resolution of the Board approving such annexation, and the consent of any bondholders relying on the *ad valorem* property tax assessed by the District for the area subject to withdrawal.

(c) In addition to the terms of this Governing Document, any annexation or withdrawal shall be in accordance with the requirements of the PID Act.

(d) No withdrawals shall be permitted following the closing of a bond or bonds to which limited tax revenue is pledged by the District.

(e) Upon any annexation or withdrawal, the District shall provide the City and the Lieutenant Governor a description of the revised District Boundaries.

(f) Annexation or withdrawal of any area in accordance with V.A.6(a) through (c) shall not constitute an amendment of this Governing Document.

7. Overlap Limitation. The District shall not impose an aggregate mill levy that exceeds the Maximum Debt Mill Levy of the District for any property within the District. The District shall not consent to the organization of any other public infrastructure district organized under the PID Act within the District Area, unless the City Council has approved the organization of the other public infrastructure district. The District shall consent to the organization of another public infrastructure district organized under the PID Act within the District Area, if the City Council has approved the organization of the other public infrastructure district.

8. Initial Debt Limitation. On or before the effective date of approval by the City of a City Engineer Approved Construction Drawings, the District shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any levy or assessment used for the purpose of repayment of Debt.

9. Total Debt Issuance Limitation. The District shall not issue Debt in excess of an aggregate amount of Twenty Million Dollars (\$20,000,000). This amount excludes any portion of bonds issued to refund a prior issuance of debt by the District.

10. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Fees have been established under the authority

of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed void ab initio.

11. Governing Document Amendment Requirement. Subject to the limitations and exceptions contained herein, this Governing Document may be amended after proper public notice and upon advice of and consultation with the City Attorney, by passage of resolutions both of the City Council, signed by the Mayor, and the District approving such amendment.

12. Public Improvement Completion Deadline. The District shall ensure that the Public Improvements are completed and dedicated on or before December 31, 2026.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, construction, installation, restoration, and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined in City Engineer Approved Construction Drawings. An estimate of the costs of the Public Improvements that may be planned for, designed, acquired, constructed, installed, restored, or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the District Area and is approximately Fourteen Million Dollars (\$14,000,000).

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements will meet City Standards and City Engineer Approved Construction Drawings. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

The District shall satisfy any City requirements for guaranty of performance of infrastructure completion and the required warranty post-completion thereof by delivering to the City documentation evidencing the funds available to the District for such Public Improvements as a result of the Debt issued by the District.

**VI. THE BOARD OF TRUSTEES**

A. Board Composition. The Board shall be composed of eleven (11) Trustees who shall be appointed by the City Council pursuant to the PID Act. Trustees 1 through 11 shall

initially be at large. Trustee terms shall be staggered with initial terms as follows: Trustees 1 through 6 shall serve an initial term of six (6) years; Trustees 7 through 11 shall serve an initial term of four (4) years. All subsequent Trustee terms after the initial terms will be four (4) years each. All terms shall commence on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah. In accordance with the PID Act, appointed Trustees shall not be required to be residents of the District.

B. Transition to Elected Board. Respective board seats shall transition from appointed to elected seats according to the following milestones:

1. Trustees 1-4. Trustees 1-4 shall transition to an elected seat upon 1000 registered voters residing within the District.

2. Trustees 5-8. Trustees 5-8 shall transition to an elected seat upon 1750 registered voters residing within the District.

3. Trustees 9-11. Trustees 9-11 shall transition to an elected seat upon 2500 registered voters residing within the District.

Notwithstanding the foregoing, any board seats that have not yet transitioned to an elected seat shall transition when two full terms have passed from the date of issuance of a certificate of creation for the District. All elected Trustees shall serve at large and the District shall not be divided into divisions. No transition pursuant to this Section shall become effective until the next scheduled regular election of the District. Registered voters within this Section shall mean voters whose “principal place of residence,” as that term is defined under Utah Code 20A-2-105(1)(a), is within the District.

C. Reelection and Reappointment. Upon the expiration of a Trustee’s respective term, any seat that has not transitioned to an elected seat shall be appointed by the City Council pursuant to the PID Act and any seat which has transitioned to an elected seat shall be elected pursuant to an election held for such purpose. In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled by City Council appointment.

D. Vacancy. Any mid-term vacancy on the Board shall be filled pursuant to the Local District Act.

E. Compensation. Only Trustees who are residents of the District may be compensated for services as Trustee. Such compensation shall be in accordance with State Law.

F. Conflicts of Interest. Trustees shall comply with all requirements of the Utah Public Officers’ and Employees’ Ethics Act, Utah Code Title 67, Chapter 16 (the “Ethics Act”), except that a trustee shall not be in violation of Utah Code § 67-16-9 provided the trustee makes the disclosures required by § 17D-4-202 (9). Any Trustee who makes the required disclosures shall still be entitled to vote on such matters unless such a vote would be a violation of the Ethics Act. Trustees shall comply with all requirements of the Municipal Officers’ and Employees’ Ethics Act, Utah Code Title 10, Chapter 3, Part 13 as if the Trustees were municipal officers or employees.

**VII. DISTRICT IMPROVEMENTS**

The District shall be authorized to provide for the planning, design, construction, installation, and restoration of the Public Improvements.

**VIII. FINANCIAL PLAN**

**A. General.**

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, and restoration of the Public Improvements by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy. The total Debt that the District shall be permitted to issue shall not exceed Twenty Million Dollars (\$20,000,000) and shall be permitted to be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. Any portion of bonds issued to refund a prior issuance of debt by the District shall not count against the permitted total Debt, so long as the refunding results in net present value savings on the Debt. All bonds and other Debt issued by the District may be payable from general *ad valorem* taxes to be imposed upon all Taxable Property within the District. The District may not rely upon any other revenue sources authorized by law.

**B. Maximum Interest Rate and Maximum Underwriting Discount.**

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eight percent (8%) on any senior bond and ten percent (10%) on any subordinate bond. The proposed maximum underwriting discount will be three percent (3%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

**C. Maximum Debt Mill Levy.**

(a) The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose in upon the taxable property within the District for payment of Limited Tax Debt and shall be 0.003 per dollar of taxable value of taxable property in the District; Such levy shall not be subject to adjustment as provided in Section 17D-4-301(8), Utah Code or any amendment to the LID Act. Such Maximum Debt Mill Levy may also be used to pay GAO qualified administrative expenses of the District.

**D. Maximum Debt Mill Levy Imposition Term.**

Each bond issued by the District shall mature within Thirty-One (31) years from the date of issuance of such bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the first date of imposition of the mill levy for such bond (the “Maximum Debt Mill Levy Imposition Term”).

E. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. The debt service mill levy in the District shall not exceed the Maximum Debt Mill Levy or, the Maximum Debt Mill Levy Imposition Term, except for repayment of General Obligation Debt.

F. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

G. Security for Debt.

The District shall not pledge any revenue or property of the City, including the Public Improvements to be dedicated to the City, as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in the Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

H. District's Operating Costs.

The estimated cost of acquiring land, engineering services, legal services, and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be Seventy-Five Thousand Dollars (\$75,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed. The first year's administrative operating budget is estimated to be approximately seventy-five Thousand Dollars (\$75,000), which is anticipated to be borne by consenting owner(s) within the District until such time a reimbursement can be derived from property taxes pursuant to a reimbursement agreement between the District and consenting owners.

I. Bond and Disclosure Counsel.

The District shall use competent and nationally recognized bond and disclosure counsel with respect to District Bonds to ensure proper issuance and compliance with this Governing Document. The District has agreed to utilize Gilmore & Bell, P.C., as bond and disclosure counsel with respect to District Bonds.

**IX. ANNUAL REPORT**

**A. General.**

The District shall be responsible for submitting an annual report to the City Manager's Office no later than 30 days following the end of the District's fiscal year.

**B. Reporting of Significant Events.**

The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.
2. List of current interlocal agreements, if changed (to be delivered to the City upon request);
3. Names, contact information, and terms of Board members and officers;
4. Progress towards milestones required for transition to elected Board;
5. District office location and contact information;
6. Rules and regulations of the District regarding bidding, conflict of interest, contracting, and other governance matters, if changed;
7. A summary of any litigation that involves the District as of the last day of the prior fiscal year;
8. Status of the District's construction of the Public Improvements as of last day of the prior fiscal year and listing all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of the last day of the prior fiscal year;
9. A table summarizing total debt authorized and total debt issued by the District as well as any presently planned debt issuances;
10. Official statements of current outstanding bonded indebtedness, if not previously provided to the City;
11. Current year budget including a description of the Public Improvements to be constructed in such year;

12. The District's financial statements, for the previous fiscal year, such statements shall be audited if required pursuant to State law or relevant bond documents (such statements shall be submitted within 30 days of completion if completed after 180 days following the end of the fiscal year);

13. Notice of any uncured events of default by the District, which continue beyond a 90-day period, under any Debt instrument; and

14. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a 90-day period.

## **X. DISSOLUTION**

Upon an independent determination of the City Council that the purposes for which the District was created have been accomplished, the District agrees to file petitions for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

## **XI. DISCLOSURE TO PURCHASERS**

Within thirty (30) days of the City adopting a resolution creating the District, the Board shall record a notice with the recorder of Salt Lake County. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the District; and (e) if applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion. Such notice shall further be filed with the City.

In addition, the Board shall ensure that the owners, homebuilders, commercial developers, and commercial lessors, as applicable, disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:

- (1) All of the information in the first paragraph of this XI;
- (2) A disclosure outlining the impact of any applicable property tax, in substantially the following form:  
  
"Under the maximum property tax rate of the District, for every \$100,000 of taxable value, there would be an additional annual property tax of \$300 for the duration of the District's Bonds."
- (3) Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

**XII. INTERLOCAL AGREEMENT**

The form of the Interlocal Agreement required by the City Code, relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit C**. The District shall approve the Interlocal Agreement in the form attached as **Exhibit C** at its first Board meeting after its organization. Failure of the District to execute the Interlocal Agreement within thirty (30) days of the initial meeting of the District board of trustees as required herein shall constitute a material modification and shall result in the automatic dissolution of the District. The City Council shall approve the Interlocal Agreement in the form attached as **Exhibit C** at the public hearing approving the Governing Document.

\_\_\_\_\_  
Cherie Wood, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

**EXHIBIT A**

**Initial District Boundaries Description**

*See following page(s).*

**EXHIBIT B**

**Initial District Boundaries and Annexation Area Boundaries Maps**

*See following page(s).*

**EXHIBIT C**  
**INTERLOCAL AGREEMENT BETWEEN**  
**SOUTH SALT LAKE CITY, UTAH**  
**AND**  
**DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT**

THIS AGREEMENT is made and entered into as of this \_\_\_ day of \_\_\_\_\_, 2022, by and between SOUTH SALT LAKE CITY, a municipal corporation of the State of Utah (“City”), and DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT, a political subdivision of the State of Utah (the “District”). The City and the District are collectively referred to as the Parties.

**RECITALS**

WHEREAS, the District was authorized to exercise powers as are more specifically set forth in the District’s Governing Document approved by the City on April 13, 2022 (“Governing Document”); and

WHEREAS, the Governing Document makes reference to the execution of an Interlocal Agreement between the City and the District; and

WHEREAS, the City and the District have determined it to be in the best interests of their respective taxpayers, residents, and property owners to enter into this Interlocal Agreement (“Agreement”).

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

**COVENANTS AND AGREEMENTS**

1. **Governing Document.** The Governing Document approved by the City on April 13, 2022, is incorporated herein by reference, and the District agrees to comply with its provisions. A copy of the Governing Document is attached hereto as Exhibit A.

2. **Dedication.** The District shall dedicate the Public Improvements (as defined in the Governing Document) to the City or other appropriate jurisdiction the City determines is appropriate, in a manner consistent with the rules and regulations of the City and applicable provisions of the City Code.

3. **Construction Standards.** The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction, as applicable, as well as the City Engineer Approved Construction Drawings. The District will obtain the applicable City permits for construction and installation of Public Improvements prior to performing such work. The District

shall satisfy any City requirements for guaranty of performance of infrastructure completion and warranty of completed work for a period of one year post City acceptance.

4. Issuance of Privately Placed Debt. Prior to the issuance of any Debt, the District shall obtain the certification of a Municipal Advisor substantially as follows:

We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.

We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

5. Inclusion Limitation. The District shall not include within any of its boundaries any property outside the District Area or the Annexation Area without the prior written consent of the City and 100% of the property owners of record. The District shall not include within any of its boundaries any property inside the Annexation Area Boundaries without the prior written consent of the City except upon petition of the surface property owners of 100 percent of such property and/or 100 percent of registered voters within the area to be included, as applicable, as provided in Section 17D-4-201(3), Utah Code.

6. Overlap Limitation. The District shall not impose an aggregate mill levy for payment of Debt that exceeds the Maximum Debt Mill Levy of the District. The District shall not consent to the organization of any other public infrastructure district organized under the PID Act within the District Area or the Annexation Area, which will overlap the boundaries of the District, unless such other district is approved by the City Council. The District shall consent to the organization of another public infrastructure district organized under the PID Act within the District Area, if the City Council has approved the organization of the other public infrastructure district.

7. Initial Debt. On or before the effective date of approval by the City Engineer Approved Construction Drawings (as defined in the Governing Document), the District shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt.

8. Total Debt Issuance. The District shall not issue Debt in excess of an aggregate amount of Twenty Million Dollars (\$20,000,000). This amount excludes any portion of bonds issued to refund a prior issuance of debt by any of the District.

9. Bankruptcy. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201(4), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge, or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall not be an authorized issuance of Debt and shall be void *ab initio*.

10. Dissolution. Upon an independent determination of the City Council that the purposes for which the District was created have been accomplished, the District agrees to file petitions for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

11. Disclosure to Purchasers. Within thirty (30) days of the City adopting a resolution creating the District, the Board shall record a notice with the recorder of Salt Lake County, Utah. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the District; (e) state that District debt is not City debt; and (f) if applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion. Such notice shall further be filed with the City.

In addition, the Applicant and the Board shall ensure that the Applicant, homebuilders, commercial developers, and commercial lessors, as applicable, disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:

(a) All of the information in the first paragraph of 11 of this Agreement;

(b) A disclosure outlining the impact of any applicable property tax, in substantially the following form:

**“Under the maximum property tax rate of the District for every \$100,000 of taxable value, there would be an additional annual property tax of \$300 for the duration of the District’s Bonds.”**

(c) Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

12. Governing Document Amendment Requirement. Actions of the District that violate the limitations set forth in V.A.1-9 or VIII.B-G of the Governing Document shall be void *ab initio*.

13. Annual Report. The District shall be responsible for submitting an annual report to the City Manager’s Office no later than 30 days following the closing of the District’s fiscal year, containing the information set forth in Section VIII of the Governing Document.

14. Project Improvements. The District shall be authorized to provide for the planning, design, acquisition, construction, installation, and restoration of Project Improvements, as that term is defined in the Governing Documents.

15. Maximum Debt Mill Levy.

(a) The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Limited Tax Debt shall be 0.003 per dollar of taxable value of taxable property in the District; provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(8). Such Maximum Debt Mill Levy may also be used to pay administrative expenses of the District.

(b) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202.

16. Maximum Debt Mill Levy Imposition Term. Each bond issued by the District shall mature within thirty-one (31) years from the date of issuance of such bond. In addition, no Debt obligation may exceed a period exceeding forty (40) years from the first date of imposition of the mill levy for such bond (the “Maximum Debt Mill Levy Imposition Term”).

17. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:                      Downtown East Streetcar Sewer Public  
Infrastructure District  
c/o Snow Jensen & Reece, PC  
912 West 1600 South, Ste. B200  
St. George, UT 84770  
Attn: Matthew J. Ence  
Phone: (435) 628-3688

To the City:                              South Salt Lake City  
147 N 870 W  
South Salt Lake, UT 84737  
Attn: Mayor and City Attorney  
Phone: (435) 635-2811

All notices, demands, requests, or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in

the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a public hearing before the City Council, approval of the City Council, a written agreement duly authorized and executed by the Parties hereto and without amendment to the Governing Document.

19. Assignment. Neither Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the other Party, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

20. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants, or conditions hereof, the prevailing Party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

21. Term. This Agreement shall terminate upon the earlier to occur of dissolution of the District or fifty (50) years from the date hereof.

22. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Utah, as constrained by this Agreement.

23. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

24. Integration. This Agreement (including all exhibits) constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

25. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and the City any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the City shall be for the sole and exclusive benefit of the District and the City.

26. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

27. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

28. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

29. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Governing Document.

**[SIGNATURE PAGE TO INTERLOCAL AGREEMENT]**

**DOWNTOWN EAST STREETCAR SEWER  
PUBLIC INFRASTRUCTURE DISTRICT**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Clerk/Secretary

APPROVED AS TO FORM: \_\_\_\_\_

**SOUTH SALT LAKE CITY, UTAH**

By: \_\_\_\_\_  
Mayor

Attest:

By: \_\_\_\_\_  
Its: \_\_\_\_\_

APPROVED AS TO FORM: \_\_\_\_\_

EXHIBIT A: Governing Document (see following pages)

**Exhibit D**  
**Boundary Notice**

**NOTICE OF IMPENDING BOUNDARY ACTION  
(Downtown East Streetcar Sewer Public Infrastructure  
District)**

**TO: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that the City Council of South Salt Lake City, Utah (the "Council"), acting in its capacity as the creating entity for the South Salt Lake Public Infrastructure District (the "District"), at a regular meeting of the Council, duly convened pursuant to proper notice, adopted a *Resolution Providing for the Creation of the Downtown East Streetcar Sewer Public Infrastructure District*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the City Engineer and the City Attorney, is attached as EXHIBIT "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of District personnel.

**WHEREFORE**, the Mayor and Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED

2022.

**SOUTH SALT LAKE CITY, UTAH,  
acting in its capacity as the creating authority for the  
Downtown East Streetcar Sewer Public Infrastructure  
District**

\_\_\_\_\_  
Sharla Bynum, Council Chair

City Council Vote as Recorded:

Bynum	_____
Huff	_____
Mila	_____
Pinkney	_____
Siwik	_____
Thomas	_____
Williams	_____

ATTEST:

\_\_\_\_\_  
City Recorder

Transmitted to the Mayor's office on this \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Craig D. Burton, City Recorder

PRESENTED TO THE MAYOR

\_\_\_\_\_  
Cherie  
Wood, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

**EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION**

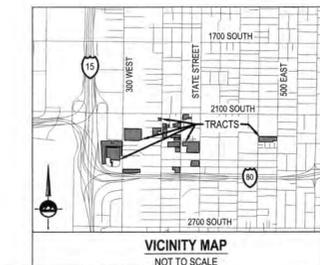
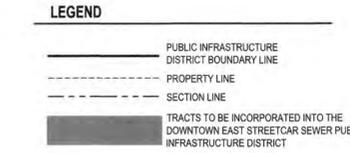
**Final Local Entity Plat**

# FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT JULY 2022

LOCATED WITHIN 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  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



TRACT	TAX ID PARCEL NO.	OWNER(S)	AREA (ACRES)	TRACT	TAX ID PARCEL NO.	OWNER(S)	AREA (ACRES)	TRACT	TAX ID PARCEL NO.	OWNER(S)	AREA (ACRES)
A	15-24-176-006	NORTH 300 WEST LLC	1.290	F	15-24-230-018	BRC ADG QOZB 1 JV, LLC	0.330	P	15-24-282-023	BURTON AND MAIN STREET, LLC	0.080
A	15-24-177-010	NORTH 300 WEST LLC	3.370	G	15-24-233-013	LD INVESTMENTS LLC	0.230	P	15-24-282-024	BURTON AND MAIN STREET, LLC	0.080
A	15-24-251-002	NORTH 300 WEST LLC	0.840	G	15-24-233-021	LD INVESTMENTS LLC	0.210	P	15-24-282-025	BURTON AND MAIN STREET, LLC	0.080
A	15-24-251-003	NORTH 300 WEST LLC	0.830	H	15-24-233-018	UTOPIA PROPERTIES QOZB, LLC	0.110	P	15-24-282-028	BURTON AND MAIN STREET, LLC	0.250
A	15-24-251-005-4001	NORTH 300 WEST LLC	0.240	H	15-24-233-019	UTOPIA PROPERTIES QOZB, LLC	0.220	P	15-24-282-029	BURTON AND MAIN STREET, LLC	0.050
A	15-24-251-005-4002	NORTH 300 WEST LLC	0.160	I	15-24-234-020	PANAMA PARTNERS WEST, LLC	0.160	P	15-24-282-030	BURTON AND MAIN STREET, LLC	0.010
B	15-24-178-001	NORTH 300 WEST LLC	1.688	I	15-24-234-021	PANAMA PARTNERS WEST, LLC	0.170	Q	16-19-103-021	SSLC MAIN STREET APTS, LLC	1.210
B	15-24-178-002	NORTH 300 WEST LLC	0.720	J	15-24-235-008	PANAMA PARTNERS, LLC	0.120	R	16-19-151-013	EP INVESTMENTS III, LLC	5.520
B	15-24-178-004	NORTH 300 WEST LLC	1.120	J	15-24-235-009	PANAMA PARTNERS, LLC	0.080	S	16-19-153-004	EDISON WAY, LLC	0.130
B	15-24-252-001	NORTH 300 WEST LLC	0.780	J	15-24-235-010	PANAMA PARTNERS, LLC	0.080	S	16-19-153-005	EDISON WAY, LLC	0.190
B	15-24-252-002	NORTH 300 WEST LLC	0.190	J	15-24-235-011	PANAMA PARTNERS, LLC	0.160	S	16-19-153-006	EDISON WAY, LLC	0.130
B	15-24-252-003	NORTH 300 WEST LLC	0.030	J	15-24-235-012	PANAMA PARTNERS, LLC	0.170	S	16-19-153-007	EDISON WAY, LLC	0.590
B	15-24-252-004	NORTH 300 WEST LLC	0.690	K	15-24-236-002	PG INVESTMENTS 2, LC	0.510	S	16-19-153-008	EDISON WAY, LLC	0.130
B	15-24-252-005	NORTH 300 WEST LLC	0.330	K	15-24-236-009	PG INVESTMENTS 2, LC	0.830	S	16-19-153-009	EDISON WAY, LLC	0.130
B	15-24-252-006	NORTH 300 WEST LLC	0.340	L	15-24-236-009	PG INVESTMENTS 2, LC	0.960	S	16-19-153-010	EDISON WAY, LLC	0.450
B	15-24-252-007	NORTH 300 WEST LLC	0.030	M	15-24-237-004	PG INVESTMENTS 2, LC	0.470	T	16-19-207-001	GREENSIDES INVESTMENTS LLC	0.290
C	15-24-204-005	SODD 1 OWNER LLC	7.480	N	15-24-279-004	CALIFORNIA BANGERTER OFFICE, LLC	0.420	T	16-19-207-002	GREENSIDES INVESTMENTS LLC	0.370
D	15-24-257-002	AB-SOUTH SALT LAKE, LLC	2.310	N	15-24-279-005	CALIFORNIA BANGERTER OFFICE, LLC	0.340	T	16-19-207-003	GREENSIDES INVESTMENTS LLC	0.090
E	15-24-227-024	LD INVESTMENTS LLC	0.120	N	15-24-279-006	CALIFORNIA BANGERTER OFFICE, LLC	0.530	T	16-19-207-004	GREENSIDES INVESTMENTS LLC	0.350
E	15-24-227-025	LD INVESTMENTS LLC	0.100	N	15-24-279-007	CALIFORNIA BANGERTER OFFICE, LLC	0.540	T	16-19-207-005	GREENSIDES INVESTMENTS LLC	0.220
F	15-24-229-006	BRC ADG QOZB 1 JV, LLC	0.180	N	15-24-279-010	CALIFORNIA BANGERTER OFFICE, LLC	0.300	T	16-19-207-006	GREENSIDES INVESTMENTS LLC	0.340
F	15-24-229-007	BRC ADG QOZB 1 JV, LLC	0.190	O	15-24-280-022	GB 2270-2280 S MAIN STREET, LLC	0.370	T	16-19-207-007	GREENSIDES INVESTMENTS LLC	0.470
F	15-24-229-010	BRC ADG QOZB 1 JV, LLC	0.080	O	15-24-280-023	GB 2270-2280 S MAIN STREET, LLC	0.450	T	16-19-207-008	GREENSIDES INVESTMENTS LLC	0.450
F	15-24-229-016	BRC ADG QOZB 1 JV, LLC	0.290	P	15-24-282-009	BURTON AND MAIN STREET, LLC	0.130	T	16-19-207-009	GREENSIDES INVESTMENTS LLC	0.390
F	15-24-229-017	BRC ADG QOZB 1 JV, LLC	0.100	P	15-24-282-010	BURTON AND MAIN STREET, LLC	0.130	T	16-19-207-010	GREENSIDES INVESTMENTS LLC	0.180
F	15-24-229-018	BRC ADG QOZB 1 JV, LLC	0.180	P	15-24-282-013	BURTON AND MAIN STREET, LLC	0.230				
F	15-24-230-017	BRC ADG QOZB 1 JV, LLC	0.330	P	15-24-282-022	BURTON AND MAIN STREET, LLC	0.200				
											TOTAL ACREAGE 44.638



**DEVELOPER**  
SNOW JENSEN & REECE  
912 WEST 1600 SOUTH, STE B 200  
ST. GEORGE, UTAH 84770  
PHONE:

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 18<sup>th</sup> DAY OF July 2022  
[Signature]  
SOUTH SALT LAKE CITY CLERK

**SHEET 1 OF 4**

PROJECT NUMBER: 11880  
MANAGER: ROE  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 7/18/22

**ENSIGN**  
SALT LAKE CITY  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
www.ensignutah.com

LAYTON  
Phone: 801.547.1100  
TOOLE  
Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.865.1453

### SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 286882 do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereon is a true and correct representation of said Final Local Entity Plat. I further certify that by authority of the Owners, I have prepared this plat for the purpose of creating the Downtown East Streetcar Sewer Public Infrastructure District and depicting those properties within South Salt Lake City that will be annexed into the District.

### BOUNDARY DESCRIPTION

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 North 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 12 vacant portions 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. 1 S., R. 1 W., S.L.B.M., the boundaries of said parcel 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, North 0°04'30" West 3512.11 feet along the center line of 300 West Street and North 89°54'07" West 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°54'07" E. 264.93 feet from the Southwest corner of said Section 24); thence S. 0°04'30" E. 100.05 feet, thence N. 89°55'59" W. 67.36 feet, thence N. 0°05'33" 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, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence South 7°33'41" East along said State Highway right-of-way line 955.67 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 220.00 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 942.83 feet; thence North 89°54'07" West 185.21 feet to the point of beginning.

Tract T: with 12 vacant portions of Bearcat Drive abutting the North 118.42 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 3629 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., S.L.B.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°43'07" West along the monument line and 102.053 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 (2973.175 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 (327.69 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°57'09" East for a distance of 98.440 meters (322.97 feet)); thence South 23°57'49" West 10.454 meters (34.40 feet); thence South 66°10'21" 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 (607.88 foot) radius non tangent curve to the left (Note: chord of said curve bears South 77°01'24" East for a distance of 59.982 meters (193.77 feet)); to the point of beginning.

15-24-251-002 & -003 & -005-4001 & -005-4002: Beginning at a point which is North 513.96 feet East and East 2973.175 feet North 0°04'30" West 263.175 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., S.L.B.M., the boundaries of said parcel of land are described as follows:

Beginning at a point which is North 513.96 feet East and East 2,973.175 feet and North 0°04'30" West 2,931.18 feet and thence S. 89°55'30" W. 47.00 feet and N. 0°04'30" W. 581.24 feet from the Southwest corner of said Section 24, thence S. 0°04'30" E. 100.00 feet; thence N. 89°54'07" E. 23.00 feet; thence N. 0°04'30" W. 10.00 feet; thence S. 89°54'07" E. 23.00 feet to the point of beginning.

See Sheet 2 for Tracts B through F descriptions  
See Sheet 3 for Tracts G through O descriptions  
See Sheet 4 for Tracts P through T descriptions

July 18, 2022  
DATE

[Signature]  
PATRICK M. HARRIS  
P.L.S. 286882

PROFESSIONAL LAND SURVEYOR  
No. 286882  
PATRICK M. HARRIS  
STATE OF UTAH

CITY OF SOUTH SALT LAKE CITY  
PLAT

**SOUTH SALT LAKE CITY**  
APPROVED THIS 18<sup>th</sup> DAY OF July 2022

[Signature]  
SOUTH SALT LAKE CITY REPRESENTATIVE

[Signature]  
ATTEST: CITY RECORDER

**SALT LAKE COUNTY SURVEYOR**  
APPROVED THIS 18<sup>th</sup> DAY OF July 2022 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

[Signature]  
SALT LAKE COUNTY SURVEYOR

# FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT

LOCATED WITHIN 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  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

**SALT LAKE COUNTY RECORDER**

RECORDED #  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_  
DEPUTY SALT LAKE COUNTY RECORDER

# FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT JULY 2022

LOCATED WITHIN 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  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

**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 151.04 feet; thence North 0°04'30" West 205.59 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 252.44 feet; thence South 0°04'30" West 167.44 feet; thence South 89°54'07" East 25 feet; thence North 89°54'07" West 350 feet; thence South 89°54'07" East 386.085 feet; thence South 89°54'07" East 49.10 feet; thence South 0°04'30" East 176.845 feet; thence North 89°54'07" 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 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 252.44 feet; thence South 0°04'30" West 167.44 feet; thence South 89°54'07" East 25 feet; thence North 89°54'07" West 350 feet; thence South 89°54'07" East 386.085 feet; thence South 89°54'07" East 49.10 feet; thence South 0°04'30" East 176.845 feet; thence North 89°54'07" 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.

15-24-178-004: 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 2,973.175 feet East from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian); and running thence North 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 of 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 North 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°58'24" 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:

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 0°01'08" West 639.52 feet and North 89°57'05" East 33.23 feet from a Salt Lake City Monument at 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 0°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 Northernly at right angles from said centerline of Spur Track, 697.12 feet to the East line of 300 West Street; thence North 0°04'30" West along said East line 469.69 feet to the point of beginning.

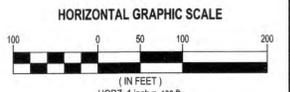
Less and excepting that portion as described in the certain Special Warranty Deed which recorded July 28, 2009 as Entry No. 10763485 in Book 9749 at Page 6205 on file and of record in the office of the Salt Lake County Recorder, State of Utah.  
A parcel of land in fee, for the "West Valley Light Rail Transit" a Utah Transit Authority Project, being situate in the NW1/4NE1/4 Section 24, T1S, R1W, S16M. 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"E. 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 75.39 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 128.13 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. 13854780, 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 North 287.10 feet; thence North 287.10 feet; thence East 330.00 feet to the point of beginning.

See Sheet 1 for Tract A descriptions  
See Sheet 3 for Tracts G through O descriptions  
See Sheet 4 for Tracts P through T descriptions



**DEVELOPER**  
SNOW JENSEN & REECE  
912 WEST 1600 SOUTH, STE B 200  
ST. GEORGE, UTAH 84770  
PHONE:

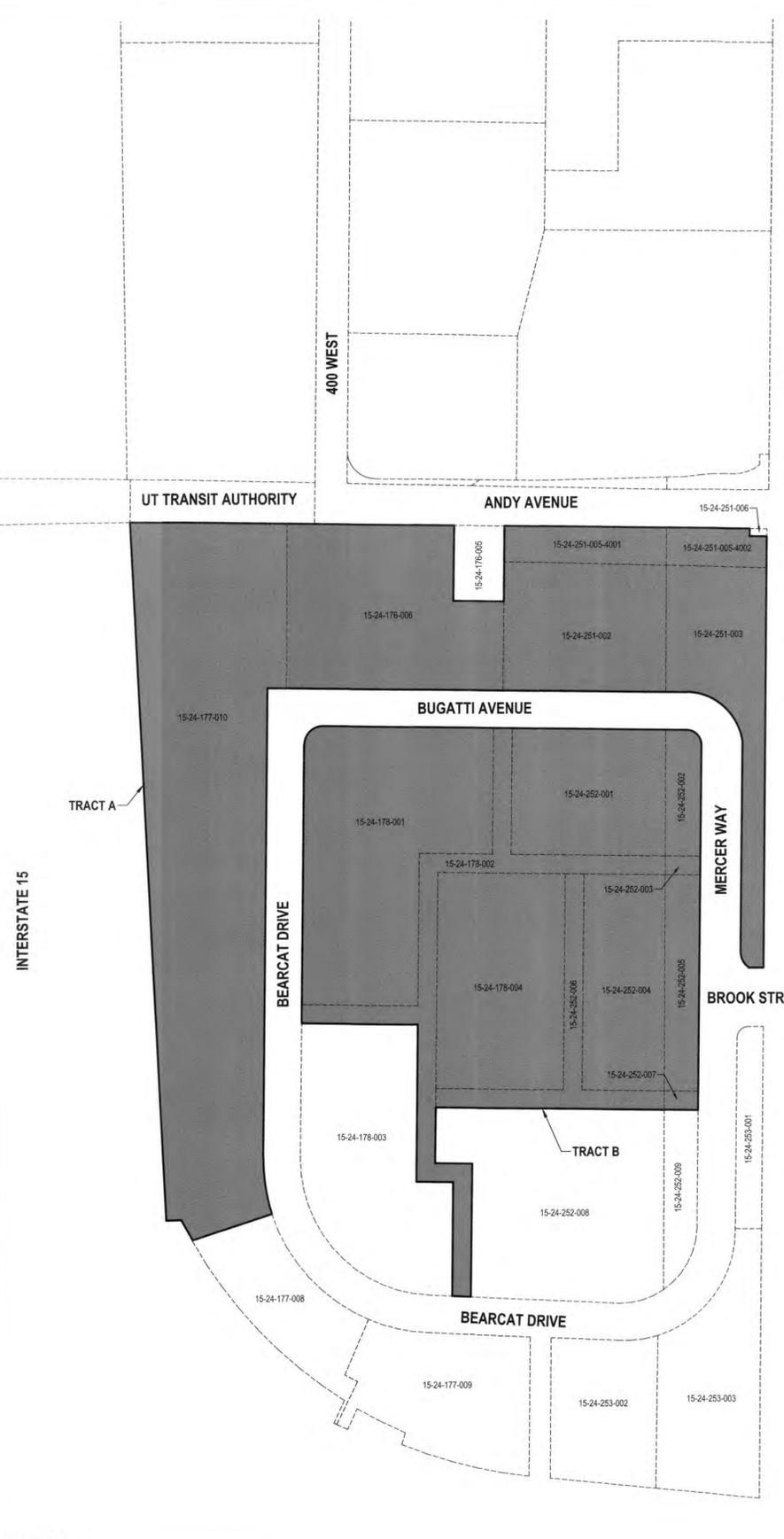
## FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 19 TOWNSHIP 1 SOUTH, RANGE 1 EAST AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 24 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER  
RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER

**SHEET 2 OF 4**  
PROJECT NUMBER: 11880  
MANAGER: ROE  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 7/13/22

**SALT LAKE CITY**  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.547.1100  
Fax: 801.255.0529  
WWW.ENSIGNUTAH.COM

**LAYTON**  
Phone: 435.843.3590  
**TOOLE**  
Phone: 435.843.3590  
**CEDAR CITY**  
Phone: 435.865.1453



**LEGEND**  
 PUBLIC INFRASTRUCTURE DISTRICT BOUNDARY LINE  
 PROPERTY LINE  
 SECTION LINE  
 TRACTS TO BE INCORPORATED INTO THE DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT

INTERSTATE 80

# FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT JULY 2022

LOCATED WITHIN 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  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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.

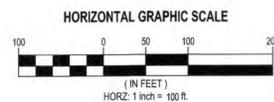
Tract M, as disclosed in that Special Warranty Deed recorded on April 1, 2019 as Entry No. 12959557 in the office of the Salt Lake County Recorder.  
Being a portion of Lot 8, Block 40, Ten Acre Plat "A", Big Field Survey and also being a portion of the East Half of the Northeast Quarter of Section 24, 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, 65.00 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°08'11" West 2078.42 feet and North 89°49'46" East 748.15 feet from the street monument at the intersection of Harwell 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 North 00°03'06" West, parallel to the West line of said Main Street, 150.00 feet; thence North 89°51'26" East, parallel to the South line of said Lot 7, 200.06 feet to the point of beginning.

See Sheet 1 for Tract A descriptions  
See Sheet 2 for Tracts B through F descriptions  
See Sheet 4 for Tracts P through T descriptions



## FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT LOCATED WITHIN 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 SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER	
RECORDED #	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF:	
DATE:	TIME: BOOK: PAGE:
FEE:	DEPUTY SALT LAKE COUNTY RECORDER



**LEGEND**

- PUBLIC INFRASTRUCTURE DISTRICT BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- TRACTS TO BE INCORPORATED INTO THE DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT



**ENSIGN**  
SALT LAKE CITY  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNUTAH.COM

**LAYTON**  
Phone: 801.547.1100  
**TOOLE**  
Phone: 435.843.3590  
**CEDAR CITY**  
Phone: 435.865.1453

**SHEET 3 OF 4**  
PROJECT NUMBER : 11890  
MANAGER : ROE  
DRAWN BY : KFW  
CHECKED BY : PMH  
DATE : 7/13/22

# FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT JULY 2022

LOCATED WITHIN 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  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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. 13878015 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 89.25 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.

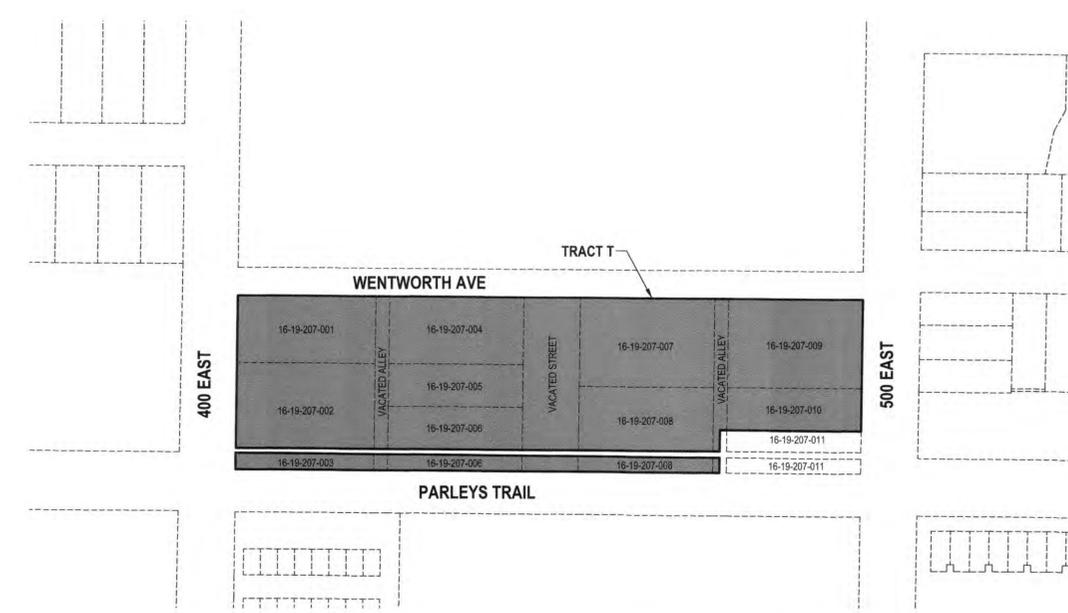
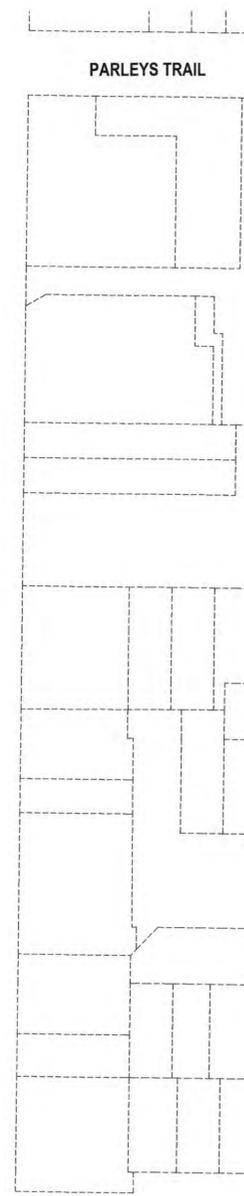
Tract Q, as disclosed in that Special Warranty Deed recorded on December 13, 2021 as Entry No. 13845895 in the office of the Salt Lake County Recorder.  
All of Lot 5, Crossing at South Salt Lake Subdivision, recorded December 4, 2015 as Entry No. 1218735 in the office of the Salt Lake County Recorder.

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 164.43 feet; thence North 89°52'00" East 17.09 feet; thence North 00°03'04" 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°03'08" 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, 2008 as Entry No. 9916082, and January 19, 2007 as Entry No. 9933660, and October 31, 2008 as Entry No. 1053351 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 West and together with 1/2 vacated street abutting on the East. All of Lots 4 to 11 of Block 1, Dundee Place, together with 1/2 vacated street abutting on the West and together with 1/2 vacated alley abutting on the East. All of Lots 12 to 17 of Block 1, Dundee Place, together with 1/2 vacated alley abutting on the West.

See Sheet 1 for Tract A descriptions  
See Sheet 2 for Tracts B through F descriptions  
See Sheet 3 for Tracts G through O descriptions



**LEGEND**

- PUBLIC INFRASTRUCTURE DISTRICT BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- TRACTS TO BE INCORPORATED INTO THE DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT

**DEVELOPER**  
SNOW JENSEN & REECE  
912 WEST 1600 SOUTH, STE B 200  
ST. GEORGE, UTAH 84770  
PHONE:

**HORIZONTAL GRAPHIC SCALE**  
100 0 50 100 200  
(IN FEET)  
HORZ: 1 inch = 100 ft.

## FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT

LOCATED WITHIN 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  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



**ENSIGN**

**SALT LAKE CITY**  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNUTAH.COM

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**SHEET 4 OF 4**

PROJECT NUMBER : 11680  
MANAGER : ROE  
DRAWN BY : KFW  
CHECKED BY : PMH  
DATE : 7/13/22

SALT LAKE COUNTY RECORDER

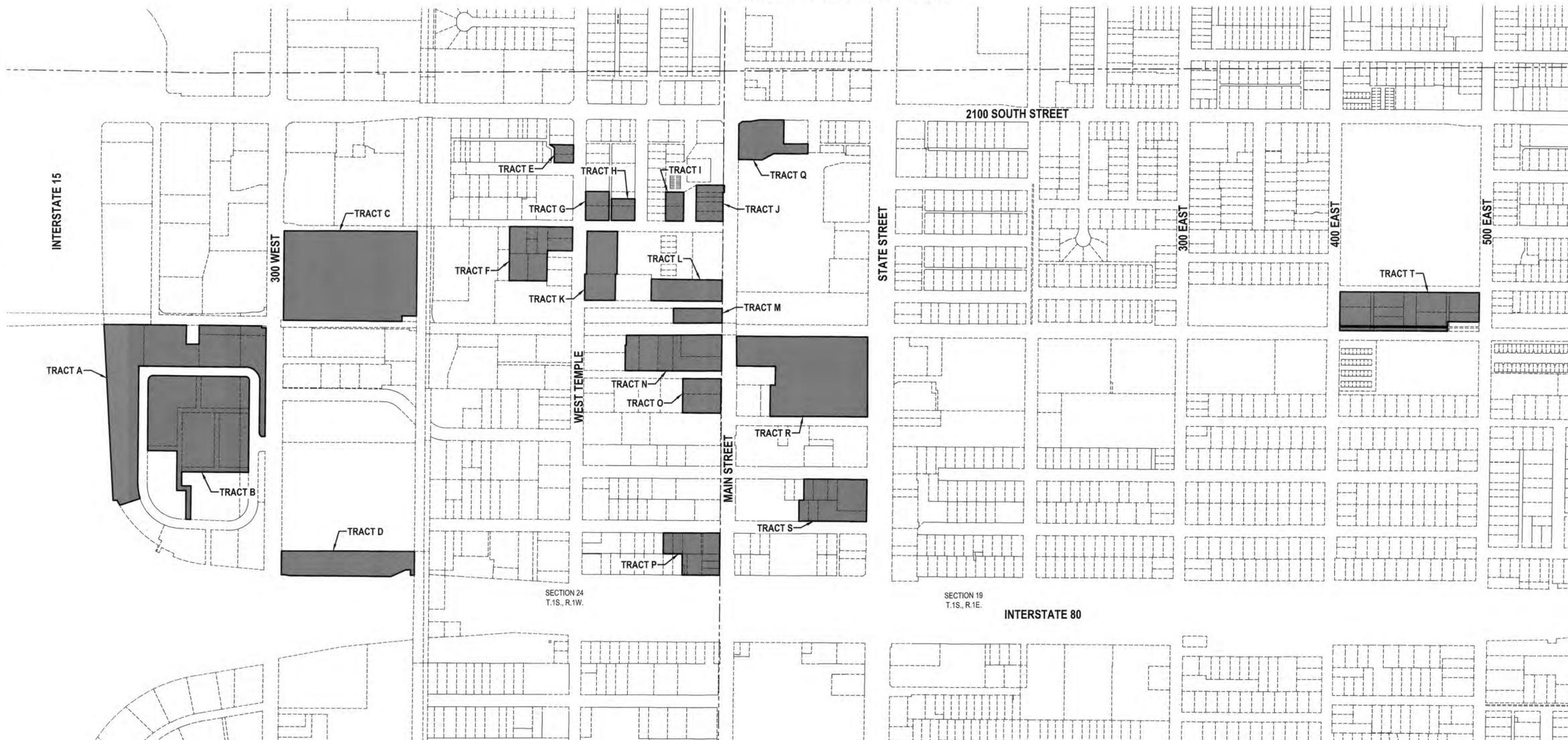
RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER

# FINAL LOCAL ENTITY PLAT

## DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT

### JULY 2022

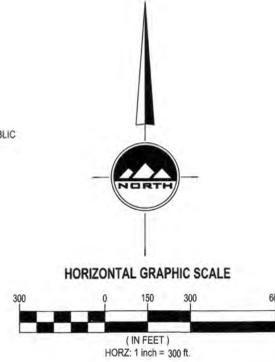
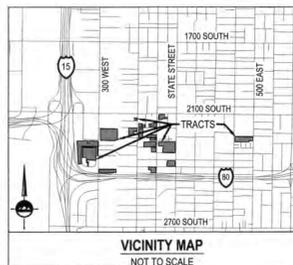
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 19  
TOWNSHIP 1 SOUTH, RANGE 1 EAST AND THE NORTHEAST AND NORTHWEST QUARTERS OF  
SECTION 24 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



TRACT	TAX ID	PARCEL NO.	OWNER(S)	AREA (ACRES)	TRACT	TAX ID	PARCEL NO.	OWNER(S)	AREA (ACRES)	TRACT	TAX ID	PARCEL NO.	OWNER(S)	AREA (ACRES)
A	15-24-176-006		NORTH 300 WEST LLC	1.290	F	15-24-230-018		BRC ADG QOZB 1 JV, LLC	0.330	P	15-24-282-023		BURTON AND MAIN STREET, LLC	0.080
A	15-24-177-010		NORTH 300 WEST LLC	3.370	G	15-24-233-013		LD INVESTMENTS LLC	0.230	P	15-24-282-024		BURTON AND MAIN STREET, LLC	0.080
A	15-24-251-002		NORTH 300 WEST LLC	0.840	G	15-24-233-021		LD INVESTMENTS LLC	0.210	P	15-24-282-025		BURTON AND MAIN STREET, LLC	0.080
A	15-24-251-003		NORTH 300 WEST LLC	0.830	H	15-24-233-018		UTOPIA PROPERTIES QOZB, LLC	0.110	P	15-24-282-028		BURTON AND MAIN STREET, LLC	0.250
A	15-24-251-005-4001		NORTH 300 WEST LLC	0.240	H	15-24-233-019		UTOPIA PROPERTIES QOZB, LLC	0.220	P	15-24-282-029		BURTON AND MAIN STREET, LLC	0.050
A	15-24-251-005-4002		NORTH 300 WEST LLC	0.160	I	15-24-234-020		PANAMA PARTNERS WEST, LLC	0.160	P	15-24-282-030		BURTON AND MAIN STREET, LLC	0.010
B	15-24-178-001		NORTH 300 WEST LLC	1.688	I	15-24-234-021		PANAMA PARTNERS WEST, LLC	0.170	Q	16-19-103-021		SSLC MAIN STREET APTS, LLC	1.210
B	15-24-178-002		NORTH 300 WEST LLC	0.720	J	15-24-235-008		PANAMA PARTNERS, LLC	0.120	R	16-19-151-013		EP INVESTMENTS III, LLC	5.520
B	15-24-178-004		NORTH 300 WEST LLC	1.120	J	15-24-235-009		PANAMA PARTNERS, LLC	0.080	S	16-19-153-004		EDISON WAY, LLC	0.130
B	15-24-252-001		NORTH 300 WEST LLC	0.780	J	15-24-235-010		PANAMA PARTNERS, LLC	0.080	S	16-19-153-005		EDISON WAY, LLC	0.190
B	15-24-252-002		NORTH 300 WEST LLC	0.190	J	15-24-235-011		PANAMA PARTNERS, LLC	0.160	S	16-19-153-006		EDISON WAY, LLC	0.130
B	15-24-252-003		NORTH 300 WEST LLC	0.030	J	15-24-235-012		PANAMA PARTNERS, LLC	0.170	S	16-19-153-007		EDISON WAY, LLC	0.590
B	15-24-252-004		NORTH 300 WEST LLC	0.690	K	15-24-236-002		PG INVESTMENTS 2, LC	0.510	S	16-19-153-008		EDISON WAY, LLC	0.130
B	15-24-252-005		NORTH 300 WEST LLC	0.330	K	15-24-236-009		PG INVESTMENTS 2, LC	0.830	S	16-19-153-009		EDISON WAY, LLC	0.130
B	15-24-252-006		NORTH 300 WEST LLC	0.340	L	15-24-236-009		PG INVESTMENTS 2, LC	0.960	S	16-19-153-010		EDISON WAY, LLC	0.450
B	15-24-252-007		NORTH 300 WEST LLC	0.030	M	15-24-237-004		PG INVESTMENTS 2, LC	0.470	T	16-19-207-001		GREENSIDES INVESTMENTS LLC	0.290
C	15-24-204-005		SODD 1 OWNER LLC	7.480	N	15-24-279-004		CALIFORNIA BANGERTER OFFICE, LLC	0.420	T	16-19-207-002		GREENSIDES INVESTMENTS LLC	0.370
D	15-24-257-002		AB-SOUTH SALT LAKE, LLC	2.310	N	15-24-279-005		CALIFORNIA BANGERTER OFFICE, LLC	0.340	T	16-19-207-003		GREENSIDES INVESTMENTS LLC	0.090
E	15-24-227-024		LD INVESTMENTS LLC	0.120	N	15-24-279-006		CALIFORNIA BANGERTER OFFICE, LLC	0.530	T	16-19-207-004		GREENSIDES INVESTMENTS LLC	0.350
E	15-24-227-025		LD INVESTMENTS LLC	0.100	N	15-24-279-007		CALIFORNIA BANGERTER OFFICE, LLC	0.540	T	16-19-207-005		GREENSIDES INVESTMENTS LLC	0.220
F	15-24-229-006		BRC ADG QOZB 1 JV, LLC	0.180	N	15-24-279-010		CALIFORNIA BANGERTER OFFICE, LLC	0.300	T	16-19-207-006		GREENSIDES INVESTMENTS LLC	0.340
F	15-24-229-007		BRC ADG QOZB 1 JV, LLC	0.190	O	15-24-280-022		GB 2270-2280 S MAIN STREET, LLC	0.370	T	16-19-207-007		GREENSIDES INVESTMENTS LLC	0.470
F	15-24-229-010		BRC ADG QOZB 1 JV, LLC	0.080	O	15-24-280-023		GB 2270-2280 S MAIN STREET, LLC	0.450	T	16-19-207-008		GREENSIDES INVESTMENTS LLC	0.450
F	15-24-229-016		BRC ADG QOZB 1 JV, LLC	0.290	P	15-24-282-009		BURTON AND MAIN STREET, LLC	0.130	T	16-19-207-009		GREENSIDES INVESTMENTS LLC	0.390
F	15-24-229-017		BRC ADG QOZB 1 JV, LLC	0.100	P	15-24-282-010		BURTON AND MAIN STREET, LLC	0.130	T	16-19-207-010		GREENSIDES INVESTMENTS LLC	0.180
F	15-24-229-018		BRC ADG QOZB 1 JV, LLC	0.180	P	15-24-282-013		BURTON AND MAIN STREET, LLC	0.230	TOTAL ACREAGE 44.638				
F	15-24-230-017		BRC ADG QOZB 1 JV, LLC	0.330	P	15-24-282-022		BURTON AND MAIN STREET, LLC	0.200					

#### LEGEND

- PUBLIC INFRASTRUCTURE DISTRICT BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- TRACTS TO BE INCORPORATED INTO THE DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT



**ENSIGN**  
SALT LAKE CITY  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNUTAH.COM

**DEVELOPER**  
SNOW JENSEN & REECE  
912 WEST 1600 SOUTH, STE B 200  
ST. GEORGE, UTAH 84770  
PHONE:

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 18th DAY OF July 2022  
[Signature]  
SOUTH SALT LAKE CITY CLERK

**SHEET 1 OF 4**  
PROJECT NUMBER: 11880  
MANAGER: ROE  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 7/18/22

#### SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. **286882**, do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereon is a true and correct representation of said Final Local Entity Plat. I further certify that by authority of the Owners, I have prepared this plat for the purpose of creating the Downtown East Streetcar Sewer Public Infrastructure District and depicting those properties within South Salt Lake City that will be annexed into the District.

#### BOUNDARY DESCRIPTION

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 North 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 12 vacated portions 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. 1W., SLB&M, the boundaries of said 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, 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 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°54'07" E. 264.93 feet from the Southwest corner of said Section 24); thence S. 0°04'30" E. 100.05 feet; thence N. 89°55'59" W. 67.36 feet; thence N. 0°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 Eastern 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, 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 220.00 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 942.83 feet; thence North 89°54'07" West 185.21 feet to the point of beginning.  
Together with 12 vacated portions 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 3629 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. 1S., R. 1W., SLB&M. The boundary of said parcel of land is described as follows:  
Beginning at a point on the existing Northeastly 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°43'07" West along the monument line and 102.053 meters (334.95 feet) North 89°03'41" West from a monument at the intersection of 2700 South and 300 West Streets (said monument being 906.224 meters (2973.175 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 Northeastly 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 (327.69 feet) along the arc of said curve and along said existing Northeastly 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 Eastern no-access and right of way line of a freeway; thence North 88°43'24" East 6.148 meters (20.17 feet); thence Southeastly 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 22°57'49" West 10.454 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 Southeastly 21.854 meters (71.70 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 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 (607.88 foot) radius non tangent curve to the left (Note: chord of said curve bears South 77°01'24" East for a distance of 59.862 meters (196.37 feet)); to the point of beginning.  
15-24-251-002 & -003 & -005-4001 & -005-4002: Beginning at a point which is North 513.96 feet East and East 2973.175 feet North 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. 1S., R. 1W., SLB&M, the boundaries of said land are described as follows:  
Beginning at a point which is North 513.96 feet East and East 2,973.18 feet and North 0°04'30" West, 2,931.18 feet and thence S. 89°55'30" W. 47.00 feet and N. 0°04'30" W. 581.24 feet from the Southwest corner of said Section 24, thence S. 0°04'30" E. 10.00 feet; thence N. 89°54'07" E. 23.00 feet; thence N. 0°04'30" W. 10.00 feet; thence S. 89°54'07" E. 23.00 feet to the point of beginning.

See Sheet 2 for Tracts B through F descriptions  
See Sheet 3 for Tracts G through O descriptions  
See Sheet 4 for Tracts P through T descriptions

7-18-22  
DATE: **July 18, 2022**  
[Signature]  
PATRICK M. HARRIS  
P.L.S. 286882

**PROFESSIONAL LAND SURVEYOR**  
No. 286882  
PATRICK M. HARRIS  
STATE OF UTAH

**SOUTH SALT LAKE CITY**  
APPROVED THIS 18th DAY OF July 2022  
[Signature]  
SOUTH SALT LAKE CITY REPRESENTATIVE

**SALT LAKE COUNTY SURVEYOR**  
APPROVED THIS 18th DAY OF July 2022 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.  
[Signature]  
SALT LAKE COUNTY SURVEYOR

**FINAL LOCAL ENTITY PLAT**  
**DOWNTOWN EAST STREETCAR SEWER**  
**PUBLIC INFRASTRUCTURE DISTRICT**  
LOCATED WITHIN 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  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

**SALT LAKE COUNTY RECORDER**  
RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE: \_\_\_\_\_  
DEPUTY SALT LAKE COUNTY RECORDER

# FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT JULY 2022

LOCATED WITHIN 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  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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 151.04 feet; thence North 0°04'30" West 205.55 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 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 151.04 feet; thence North 0°04'30" West 205.55 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 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.

15-24-178-004: Beginning at a point North 0°04'30" West 2,764.279 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 2,973.175 feet East from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian); and running thence North 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 132.02 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 North 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 North 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°58'24" 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 25 feet; thence South 0°04'30" West 170 feet; thence North 0°04'30" West 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:

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 0°07'08" West 639.52 feet and North 89°57'05" East 33.23 feet from a Salt Lake City Monument at 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 0°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 North of said centerline of Spur Track, 697.12 feet to the East line of 300 West Street; thence North 0°04'30" West along said East line 499.69 feet to the point of beginning.

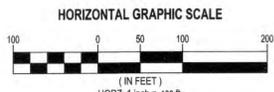
Less and excepting that portion as described in the certain Special Warranty Deed which recorded July 28, 2009 as Entry No. 10763485 in Book 9749 at Page 6205 on file and of record in the office of the Salt Lake County Recorder, State of Utah.  
A parcel of land in fee, for the "West Valley Light Rail Transit" a Utah Transit Authority Project, being situated in the NW1/4NE1/4 Section 24, T1S, R1W, S16M. 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 at 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°11' East 75.38 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 128.13 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. 13854780, 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 North 287.10 feet; thence North 287.10 feet; thence East 330.00 feet to the point of beginning.

See Sheet 1 for Tract A descriptions  
See Sheet 3 for Tracts G through O descriptions  
See Sheet 4 for Tracts P through T descriptions



DEVELOPER  
SNOW JENSEN & REECE  
912 WEST 1600 SOUTH, STE B 200  
ST. GEORGE, UTAH 84770  
PHONE:

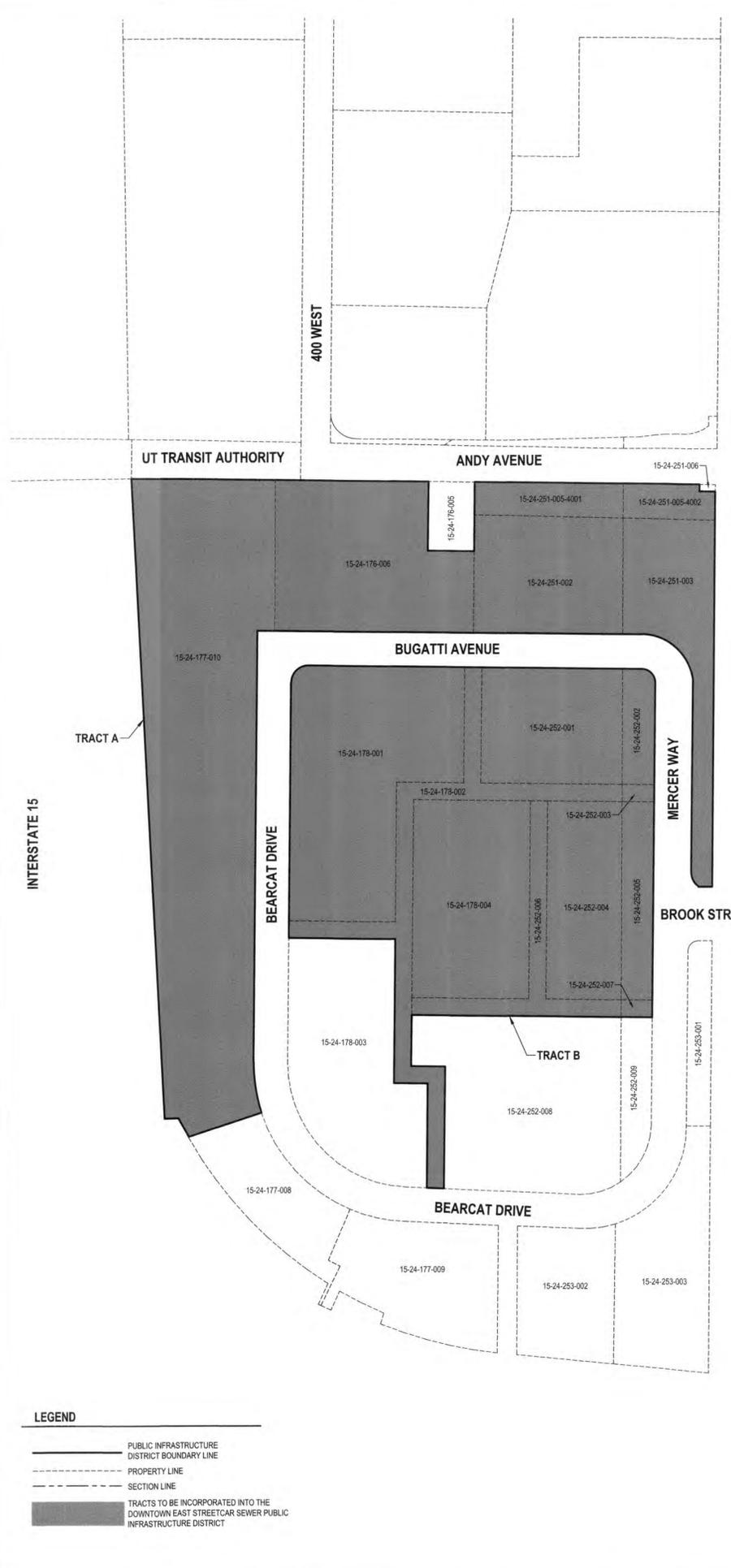
**FINAL LOCAL ENTITY PLAT  
DOWNTOWN EAST STREETCAR SEWER  
PUBLIC INFRASTRUCTURE DISTRICT**  
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 19  
TOWNSHIP 1 SOUTH, RANGE 1 EAST AND THE NORTHEAST AND NORTHWEST QUARTERS  
OF SECTION 24 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER	
RECORDED #	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF:	DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE:	DEPUTY SALT LAKE COUNTY RECORDER

**SHEET 2 OF 4**  
PROJECT NUMBER: 11880  
MANAGER: ROE  
DRAWN BY: KFW  
CHECKED BY: PKH  
DATE: 7/13/22

**SALT LAKE CITY**  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSGN.UTAH.COM

**LAYTON**  
Phone: 801.547.1100  
**TOOLE**  
Phone: 435.843.3590  
**CEBAR CITY**  
Phone: 435.865.1453



**LEGEND**

- PUBLIC INFRASTRUCTURE DISTRICT BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- TRACTS TO BE INCORPORATED INTO THE DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT

INTERSTATE 80

# FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT JULY 2022

LOCATED WITHIN 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  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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.

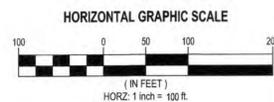
Tract M, as disclosed in that Special Warranty Deed recorded on April 1, 2019 as Entry No. 12959557 in the office of the Salt Lake County Recorder.  
Being a portion of Lot 8, Block 40, Ten Acre Plat "A", Big Field Survey and also being a portion of the East Half of the Northeast Quarter of Section 24, 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, 65.00 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°08'11" West 2078.42 feet and North 89°49'46" East 748.15 feet from the street monument at the intersection of Harwell 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 North 00°03'06" West, parallel to the West line of said Main Street, 150.00 feet; thence North 89°51'26" East, parallel to the South line of said Lot 7, 200.06 feet to the point of beginning.

See Sheet 1 for Tract A descriptions  
See Sheet 2 for Tracts B through F descriptions  
See Sheet 4 for Tracts P through T descriptions



## FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT LOCATED WITHIN 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 SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

<b>SALT LAKE COUNTY RECORDER</b>	
RECORDED #	_____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE	
REQUEST OF:	_____
DATE: _____	TIME: _____
BOOK: _____	PAGE: _____
FEE: _____	DEPUTY SALT LAKE COUNTY RECORDER



**LEGEND**

- PUBLIC INFRASTRUCTURE DISTRICT BOUNDARY LINE
- - - PROPERTY LINE
- SECTION LINE
- TRACTS TO BE INCORPORATED INTO THE DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT



**ENSIGN**

**SALT LAKE CITY**  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNUTAH.COM

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**SHEET 3 OF 4**

PROJECT NUMBER : 11890  
MANAGER : ROE  
DRAWN BY : KFW  
CHECKED BY : PMH  
DATE : 7/13/22

# FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT JULY 2022

LOCATED WITHIN 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  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

**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. 13878015 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 26.  
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 89.25 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.

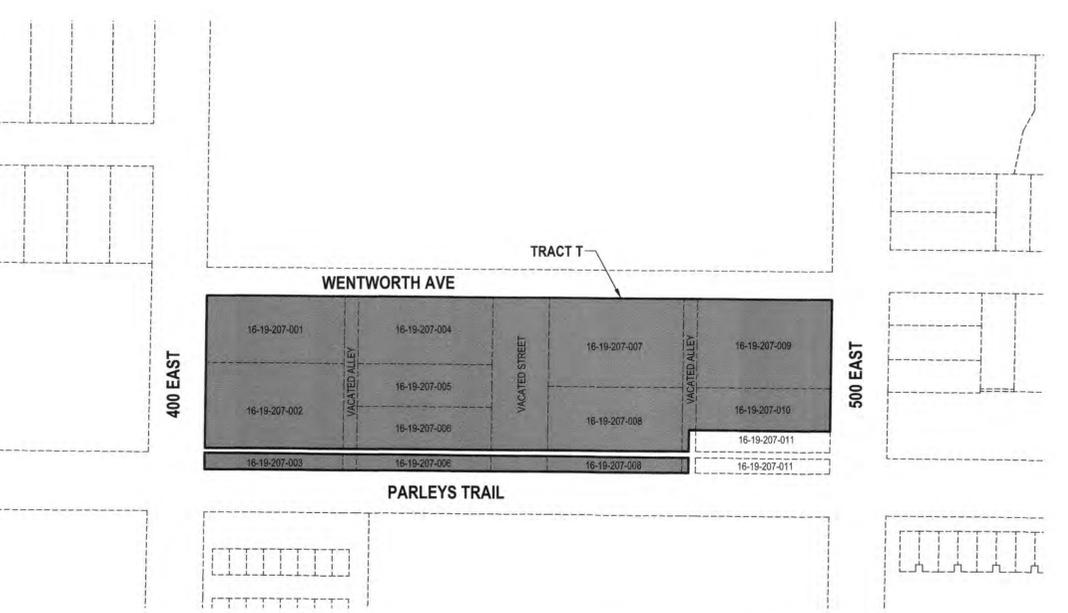
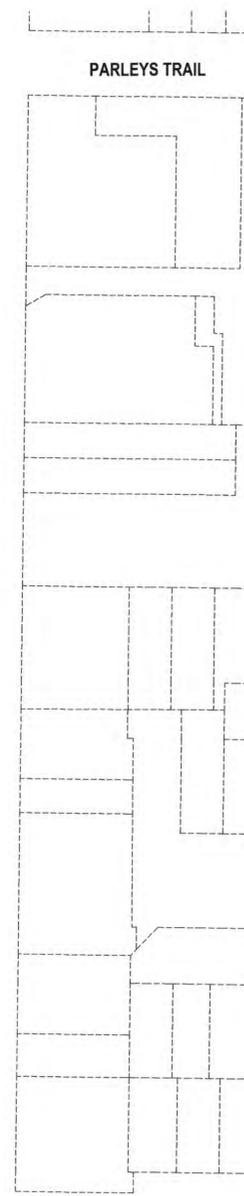
**Tract Q**, as disclosed in that Special Warranty Deed recorded on December 13, 2021 as Entry No. 13845895 in the office of the Salt Lake County Recorder.  
All of Lot 5, Crossing at South Salt Lake Subdivision, recorded December 4, 2015 as Entry No. 1218735 in the office of the Salt Lake County Recorder.

**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 164.43 feet; thence North 89°52'00" East 17.09 feet; thence North 00°03'04" 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°03'08" 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, 2008 as Entry No. 9916082, and January 19, 2007 as Entry No. 9933660, and October 31, 2008 as Entry No. 1053351 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.

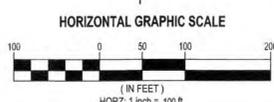
**Tract T**, as disclosed in that Warranty Deeds recorded on October 31, 2006 as Entry No. 9893659, and October 31, 2006 as Entry No. 9893660, and that Special Warranty Deed recorded on September 17, 2009 as Entry No. 10799289 in the office of the Salt Lake County Recorder.  
All of Lots 4 to 11 of Block 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 West and together with 1/2 vacated street abutting on the East. All of Lots 4 to 11 of Block 1, Dundee Place, together with 1/2 vacated street abutting on the West and together with 1/2 vacated alley abutting on the East. All of Lots 12 to 17 of Block 1, Dundee Place, together with 1/2 vacated alley abutting on the West.

See Sheet 1 for Tract A descriptions  
See Sheet 2 for Tracts B through F descriptions  
See Sheet 3 for Tracts G through O descriptions



- LEGEND**
- PUBLIC INFRASTRUCTURE DISTRICT BOUNDARY LINE
  - PROPERTY LINE
  - SECTION LINE
  - TRACTS TO BE INCORPORATED INTO THE DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT

**DEVELOPER**  
SNOW JENSEN & REECE  
912 WEST 1600 SOUTH, STE B 200  
ST. GEORGE, UTAH 84770  
PHONE:



## FINAL LOCAL ENTITY PLAT DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT

LOCATED WITHIN 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  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



**SALT LAKE CITY**  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNUTAH.COM

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**SHEET 4 OF 4**

PROJECT NUMBER : 11680  
MANAGER : ROE  
DRAWN BY : KFW  
CHECKED BY : PMH  
DATE : 7/13/22

SALT LAKE COUNTY RECORDER

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER