

RESOLUTION NO. _____

DATE _____

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL APPROVING THE ACQUISITION OF A FEE INTEREST IN CERTAIN REAL PROPERTY FROM STEEL COATINGS INC., AS PART OF THE SURPLUS CANAL PROJECT AND THE TRANSFER OF A PORTION OF THE COUNTY'S EXCESS REAL ESTATE INTEREST IN ADJACENT PROPERTY TO STEEL COATINGS INC.

RECITALS

A. Salt Lake County ("County") is responsible for the operation and maintenance of the Surplus Canal, which is designed to divert water from the Jordan River to control flood flows.

B. Over the years, the County has acquired various types of interest from private property owners for the Surplus Canal's existing location.

C. The County is currently working on a project to clarify and make its real property interests along the Surplus Canal uniform and remove encroachments into the Surplus Canal's levee system.

D. Steel Coatings Inc. (the "Owner") owns a few parcels of real property located in Salt Lake City that are adjacent to the Surplus Canal where the interests of the County need to be clarified and encroachments removed (the "Owner's Property").

E. The County has interests over portions of the Subject Property, including easements for the purpose of maintaining the Surplus Canal (the "Historical Interests"); however, to meet its commitments to maintain the Surplus Canal, the County now needs to perfect its ownership interest in fee to a specified portion of the Owner's Property that is affected by these Historical Interests.

F. There are portions of the Owner's Property that are subject to the Historical Interests where the County is not seeking to acquire a fee interest. The County is willing to release any right, title, or interest it may have in these excess portions of the Historical Interests in the Owner's Property back to the Owners by delivering quitclaim deeds covering these specified areas.

G. Following negotiations, the County and the Owner have negotiated a Right of Way Contract (the “Contract”) to address the County’s acquisition of portions of the Owner’s Property (the “Acquisition Parcels”) in exchange for a payment of \$412,500. The Contract is attached hereto as Exhibit 1.

H. According to the Contract, the parties have agreed that the Owner will convey the Acquisition Parcels to the County by two quitclaim deeds (“Owner’s Deeds”). The Owner’s Deeds are attached to the Contract as Exhibit A.

I. To clear up any cloud on the Owner’s remaining title, the County will quitclaim to the Owners any excess interest it may hold by virtue of the Historical Interests in the Owner’s remaining Property (the “Excess Interests”) via two quitclaim deeds (the “County Deeds”). The County Deeds are attached hereto as Exhibit 2-A and 2-B.

J. It has been determined that the best interests of the County and the general public will be served by accepting the Owner’s Deeds from the Owner and quit-claiming the Excess Interests to the Owner. This transaction will be in compliance with all applicable state statutes and county ordinances.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Salt Lake County Council (the “County Council”) that the County’s Excess Interests are hereby declared available for disposal.

IT IS FURTHER RESOLVED by the County Council that the Contract between the County and the Owner is hereby approved and the Mayor is hereby authorized to execute the Contract and deliver the fully executed document to the County Real Estate Section.

IT IS FURTHER RESOLVED by the County Council that upon receipt of Owner’s Deeds from Owner directly or through a scheduled closing, the Mayor and Clerk are authorized to execute such other documents as may be reasonably necessary to effectuate the terms of the approved

Contract, including the County Deeds, and to deliver such fully executed documents to the County Real Estate Section for processing in accordance with the terms of the Contract.

APPROVED and ADOPTED this _____ day of _____, 2022.

SALT LAKE COUNTY COUNCIL

By: _____
Laurie Stringham, Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

Council Member Alvord voting _____
Council Member Bradley voting _____
Council Member Bradshaw voting _____
Council Member DeBry voting _____
Council Member Granato voting _____
Council Member Winder-Newton voting _____
Council Member Snelgrove voting _____
Council Member Stringham voting _____
Council Member Theodore voting _____

APPROVED AS TO FORM:

R. Christopher Preston
Deputy District Attorney

EXHIBIT 1

RIGHT OF WAY CONTRACT

RIGHT OF WAY CONTRACT

Partial Acquisition

Project No:	FP140001	Parcel No.(s):	3750.174 & 3750.175
Project Location:	Surplus Levee Deficiency Rehabilitation Project		
County of Property:	Salt Lake County	Tax ID / Sidwell No:	15-04-327-007, 15-04-401-003, 15-04-401-005
Property Address:	410 South 2650 West, Salt Lake City, UT 84104		
Owner / Grantor:	Steel Coatings Inc.		
Owner's Address:	410 South 2650 West, Salt Lake City, UT 84104		
Contact:	Matt Hayes		
Contact Phone:	801-455-8905	Email:	matt@steelcoatings.com

IN CONSIDERATION of the foregoing and other consideration hereinafter set forth, it is mutually agreed by the parties as follows:

The Owner hereby agrees to convey and sell by Quit Claim deed a portion of the property located at 410 South 2650 West, Salt Lake City, 84104, which portion is more particularly described on Exhibit A hereto (the "Property"), to Salt Lake County, a body corporate and politic of the State of Utah (hereinafter "County"), for the amount of \$412,600.00. This contract is to be returned to Salt Lake County Real Estate Office, 2001 South State Street S3-110, Salt Lake City, UT 84190.

1. Upon signing this Right of Way contract, Owner consents to allow Salt Lake County, its contractors, permittees, and assigns, the right to immediately occupy and commence construction or other necessary activity (such as any necessary testing (such as environmental or geotechnical), surveying, or other due diligence) on the Property.
2. Owner shall leave the Property in the same condition as it was when this contract was signed. No work, improvement, or alteration will be done to the Property other than what is provided for in this agreement. Owner agrees to maintain the Property until County takes possession. Owner agrees not to sell the Property to anyone else, or to enter into any contract that will affect the use of the Property when County takes possession.
3. Owner agrees to transfer the Property free of all debris and hazardous materials (including paint or other household products).
4. All fixtures and improvements are to remain with the Property, including landscaping, retaining walls, fences, etc.
5. Closing shall occur on or before 10/26/22, at Salt Lake County's offices or, at the option of Salt Lake County, at the offices of a title company selected by Salt Lake County. The Property will be conveyed from Owner to Salt Lake County by Quit Claim Deed, free of all liens and encumbrances except recorded easements. Salt Lake County may, at its expense, acquire a policy of title insurance. Salt Lake County shall pay routine closing costs and escrow fees, if any. Owner agrees to pay any and all taxes assessed against the Property to the date of Closing. Salt Lake County will not pay brokerage or legal fees.
6. Owner understands and agrees that County will not accept delivery of the Quit Claim Deed from the Right of Way Agent, and will not take ownership of the Property, unless and until County is satisfied with (a) the status of title to the Property, and (b) the physical and environmental condition of the Property.
7. Owner bears all risk of loss or damage to the Property until Closing.
8. Owner understands that at Closing, at its discretion, County may pay the full amount of \$412,600 directly to Owner. **In that event, it is Owner's responsibility to understand and fulfill any obligations to lienholders, mortgagees, or others who may have an interest in the Property or the proceeds from its sale.** Owner shall indemnify and hold harmless the County from and against any and all claims, demands and actions, including costs, from lienholders or lessees of the Property. At the option of County, the transaction may be handled through a title and escrow company selected by County and at County expense, in which event at closing, the title company will disburse funds to lienholders, mortgagees or others having an interest in the Property, with the remainder of the purchase price paid to Owner.
9. Owner is aware that Utah Code Ann. § 78B-6-520.3 provides that in certain circumstances, the seller of property, which is being acquired for a particular public use, is entitled to receive an offer to repurchase the property at the same price that the seller received, before the property can be put to a different use. Owner

waives any right under Utah Code Ann. § 78B-6-520.3 that Owner may have to repurchase the property being acquired herein.

10. Owner acknowledges and accepts the percent of ownership listed below and agrees that the portion of the total selling price received will correspond with the respective percent of ownership.
11. In addition, County shall, at Closing, convey to Owner, and Owner shall accept, a Quitclaim Deed (the "County Deed") to release any interest the County may have in the parcel of land retained by Owner. The value of the County Deed is \$15,238, which amount has been accounted for in the Total Settlement.
12. This Right of Way Contract contains the entire agreement between Owner and County, and it shall be governed by the laws of the State of Utah. The undersigned represent and warrant that he/she/they have authority to sign on behalf of Owner.
13. This Contract may be signed in counterparts by use of counterpart signature pages, and each counterpart signature page shall constitute a part of this Contract as if all Owner signed on the same page.

Total Settlement \$412,600.00

Owner understands and acknowledges that this Contract is not binding until approved by the Salt Lake County Real Estate Manager and the Salt Lake County Mayor or Designee.

Owner's Initials MSH

IN WITNESS WHEREOF, the parties have executed this Contract as of this the 10th day of August, 2022.

<u>Matthew S. Hayes</u>	<u>8/10/22</u>	_____
Owner	Date	Percent
<u>[Signature]</u>	<u>08/10/22</u>	_____
Owner	Date	Percent

Salt Lake County

_____ Exhibit Only, Do Not Sign _____
Salt Lake County Real Estate Manager Date

_____ _____
Mayor or Designee Date

REVIEWED AS TO FORM AND LEGALITY

DISTRICT ATTORNEY'S OFFICE

By: R. Christopher Preston
Attorney

R. CHRISTOPHER PRESTON
Date: 9/13/2022

Exhibit A
Quitclaim Deeds to County

WHEN RECORDED RETURN TO:
Salt Lake County Real Estate
2001 South State Street, Suite S3-110
Salt Lake City, Utah 84114-3300

Space above for County Recorder's use

**QUITCLAIM DEED
Corporation**

Real Estate Parcel No.: 3750.174:C
Tax Serial No. 15-04-401-003
County Project No.: FP140001
Surveyor WO: SU20160226

Steel Coatings Inc., a Utah Corporation, GRANTOR(s), of Salt Lake City, State of Utah, hereby Quitclaim(s) to **SALT LAKE COUNTY**, a body corporate and politic of the State of Utah, GRANTEE, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

(SEE EXHIBIT A)

IN WITNESS WHEREOF, said GRANTOR, has caused this instrument to be executed by its proper officer's thereunto duly authorized, this ____ day of _____, A.D. 20 ____.

Steel Coatings Inc.
Corporation

STATE OF _____)
)ss.
COUNTY OF _____)

By: _____

On the date first above written personally appeared before me, _____, who, being by me duly sworn, says that he/she is _____ of Steel Coatings Inc., a Utah Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by the authority of its Articles of Incorporation and the said _____ acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____

My Commission Expires: _____

Residing in _____

(EXHIBIT A)

A parcel of land being part of an entire tract disclosed in that Special Warranty Deed recorded September 23, 1988 as Entry No. 4679351 in Book 6066, at Page 1773 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the South Half of Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and is described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract and an acquisition line; established by CRS Engineering, determined by field survey, which is 317.64 feet N. 89°48'23" W. along the Center of Section line and 542.54 feet South from the Center of said Section 4; thence S. 28°59'55" E. 502.60 feet along said acquisition line, to the northwesterly boundary of the Utah Department of Transportation parcel disclosed in that Quit Claim Deed recorded on October 19, 1981 as Entry No. 3615176 in the office of said Recorder; thence Northwesterly 152.37 feet along the arc of a 3769.83-foot non-tangent radius curve to the right and said northwesterly boundary line, (chord bears N. 78°16'18" W. 152.36 feet) having a central angle of 2°18'57", to the westerly boundary line of said entire tract and centerline of the Surplus Canal Easement recorded February 5, 1959, as Entry No. 1635555 in Book 1585 at Page 41 of the official Records; thence N. 29°02'12" W. 467.63 feet along said centerline and westerly boundary line to the northwesterly corner of said entire tract; thence S. 89°54'15" E. (Rec = N. 89°48'32" W.) 132.50 feet along said northerly boundary line, to the **Point of Beginning**.

The above-described parcel of land contains 56,154 square feet in area or 1.289 acres more or less.

EXHIBIT "B": By this reference, made a part hereof,

BASIS OF BEARING: S. 89°48'23" E. along the Center of Section line between the West Quarter Corner and the East Quarter Corner of said Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

EXHIBIT "B"

POB

Steel Coatings Inc.
15-04-327-007

S89°54'15"E

14.30'

132.50'

NOTE 1:

Easterly right-of-way line of the As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement Plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961. See Record of Survey Plat S2018-08-0579

LEGEND

- TRACT BOUNDARY
- CENTERLINE OF SURPLUS CANAL
- EXIST. JORDAN RIVER & SURPLUS CANAL R.O.W.
- ACQUISITION LINE ESTABLISHED BY CRS ENG.
- QUITCLAIM AREA - 3750.174:C

EASEMENT - SALT LAKE COUNTY
ENTRY # 1635555, BK. 1585, PG. 41
SURPLUS CANAL

3750.174:C
56,154 sq. ft.

NOTE 2:

Caldwell Richards & Sorenson (CRS) Engineers established the acquisition line location using field survey methods in February 2022.

Steel Coatings Inc.
15-04-401-003

130.00'

N29°02'12"W
467.63'

NOTE 3:

Center line of Surplus Canal as delineated in that Record of Survey plat filed as S2018-08-0579 in the Office of the Salt Lake County Surveyor.

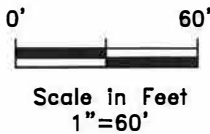
S28°59'55"E
502.60'

EXISTING JORDAN RIVER & SURPLUS CANAL R.O.W.

$\Delta = 2^{\circ}18'57"$ CH=N78° 16' 18"W 152.36'
L=152.37, R=3769.83

14.63'

Utah Dept of Transportation
15-04-504-068



Page 3 of 3
Prepared: March 14, 2022



Steel Coatings Inc.
**JORDAN RIVER & SURPLUS CANAL
QUITCLAIM DEED - 3750.174:C**

Prepared for:
S.L. Co. Flood Control Engineering

Section 4, T.1S, R.1W, S.L.B.&M.
Work Order No. SU20160226

Drawn by: CJL
Checked by: SVK

Prepared by the Office of:

Reid J. Demman, P.L.S.
Salt Lake County Surveyor

2001 S. State St. #N1-400
Salt Lake City, Utah 84114-4575
(385) 468-8240

WHEN RECORDED RETURN TO:
Salt Lake County Real Estate
2001 South State Street, Suite S3-110
Salt Lake City, Utah 84114-3300

Space above for County Recorder's use

**QUITCLAIM DEED
Corporation**

*Real Estate Parcel No.: 3750.175:C
Tax Serial No. 15-04-327-007
County Project No.: FP140001
Surveyor WO: SU20160226*

Steel Coatings Inc., GRANTOR(s), County of Salt Lake, State of Utah, hereby Quitclaim(s) to **SALT LAKE COUNTY**, a body corporate and politic of the State of Utah, GRANTEE, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

(SEE EXHIBIT A)

IN WITNESS WHEREOF, said GRANTOR, has caused this instrument to be executed by its proper officer's thereunto duly authorized, this ___ day of _____, A.D. 20 ____.

Steel Coatings Inc.
Corporation

STATE OF _____)
)ss.
COUNTY OF _____)

By: _____

On the date first above written personally appeared before me, _____, who, being by me duly sworn, says that he/she is _____ of Steel Coatings Inc., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by the authority of its Articles of Incorporation and the said _____ acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____
My Commission Expires: _____
Residing in _____

(EXHIBIT A)

A parcel of land being part of an entire tract disclosed in that Warranty Deed recorded October 6, 1994, as Entry No. 5938432 in Book 7032, at Page 2477 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the South Half of Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and is described as follows:

Beginning at the Northwestern corner of said entire tract at a point on the northeasterly right-of-way line of the As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement Plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961, said point is 627.25 feet N. 89°48'23" W. along the Center of Section line and 90.85 feet South from the Center of said Section 4; thence Southeasterly 119.41 feet along the arc of a non-tangent 360.00-foot radius curve to the right and said northeasterly right-of-way line, (chord bears S. 54°34'26" E. 118.87 feet) having a central angle of 19°00'19", to the intersection of an acquisition line established by CRS Engineering, using field survey methods; thence S. 28°59'55" E. 438.86 feet along said acquisition line, to the southerly boundary line of said entire tract; thence N. 89°54'15" W. (Deed = West) 132.50 feet along said southerly boundary line to the southwesterly corner of said entire tract and a point on the centerline of the Surplus Canal as delineated in that Record of Survey plat filed as S2018-08-0579 in the Office of the Salt Lake County Surveyor; thence along the southwesterly boundary line of said entire tract and said centerline of the Surplus Canal N. 29°02'12" W. 270.56 feet to a point of non-tangency with a 360.00-foot radius curve to the right; thence Northerly 224.38 feet along the arc of said curve and southwesterly boundary line, (chord bears N. 11°58'18" W. 220.77 feet) having a central angle of 35°42'43", to the **Point of Beginning**.

The above-described parcel of land contains 52,941 square feet in area or 1.215 acres more or less.

EXHIBIT "B": By this reference, made a part hereof,

BASIS OF BEARING: S. 89°48'23" E. along the Center of Section line between the West Quarter Corner and the East Quarter Corner of said Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

EXHIBIT "B"

Steel Coatings Inc.
15-04-327-006

NOTE 1:
Easterly right-of-way line of the As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement Plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961.
See Record of Survey Plat S2018-08-0579

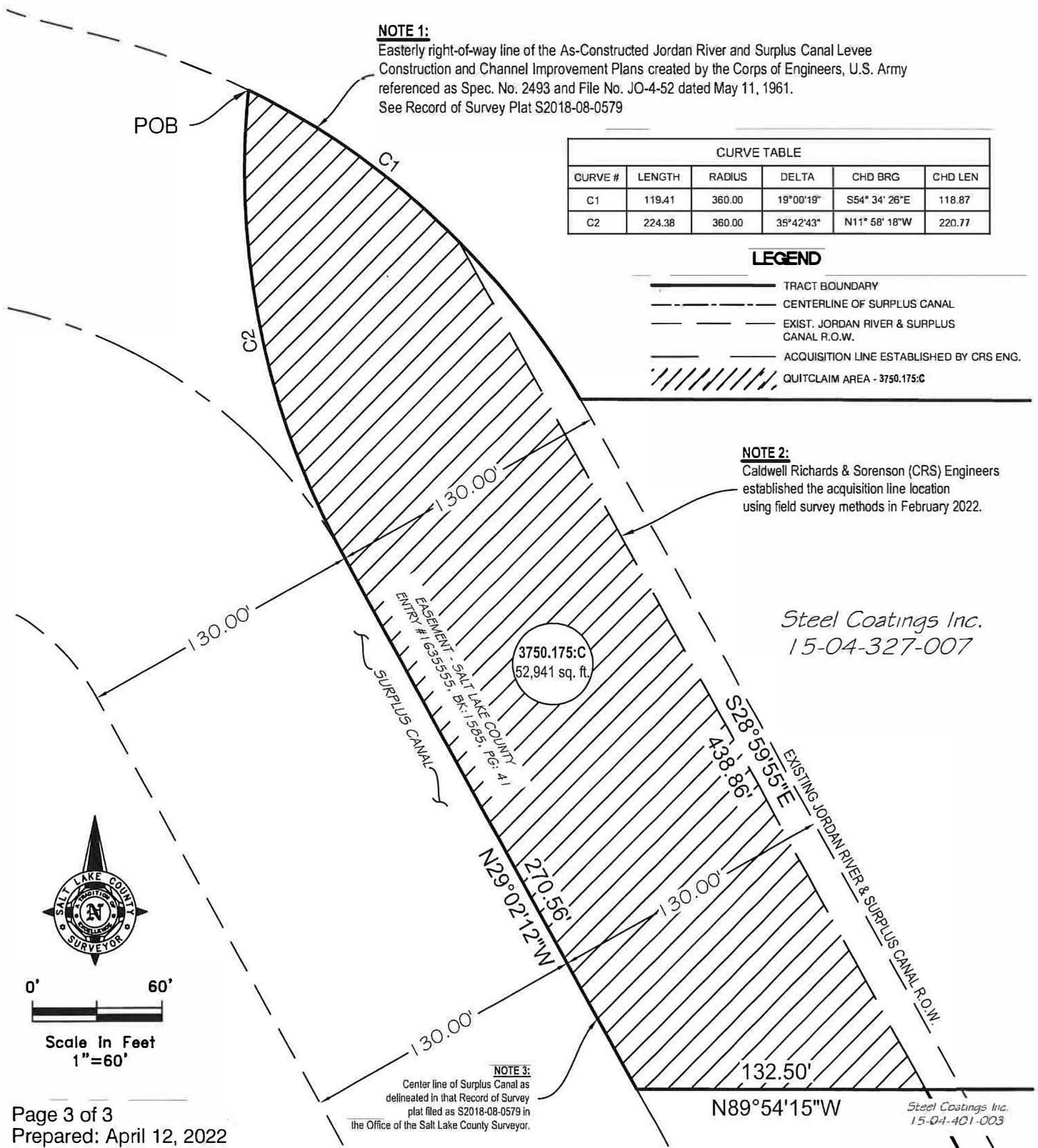
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	119.41	360.00	19°00'19"	S54° 34' 26"E	118.87
C2	224.38	360.00	35°42'43"	N11° 58' 18"W	220.77

LEGEND

- TRACT BOUNDARY
- CENTERLINE OF SURPLUS CANAL
- EXIST. JORDAN RIVER & SURPLUS CANAL R.O.W.
- ACQUISITION LINE ESTABLISHED BY CRS ENG.
- QUITCLAIM AREA - 3750.175:C

NOTE 2:
Caldwell Richards & Sorenson (CRS) Engineers established the acquisition line location using field survey methods in February 2022.

Steel Coatings Inc.
15-04-327-007



3750.175:C
52,941 sq. ft.

EASEMENT - SALT LAKE COUNTY
ENTRY # 1635555, BK: 1585, PG: 41

SURPLUS CANAL

EXISTING JORDAN RIVER & SURPLUS CANAL R.O.W.

NOTE 3:
Center line of Surplus Canal as delineated in that Record of Survey plat filed as S2018-08-0579 in the Office of the Salt Lake County Surveyor.

Steel Coatings Inc.
15-04-401-003



Scale In Feet
1"=60'

Page 3 of 3
Prepared: April 12, 2022

	Steel Coatings Inc. JORDAN RIVER & SURPLUS CANAL QUITCLAIM DEED - 3750.175:C		Prepared by the Office of: Reid J. Demman, P.L.S. Salt Lake County Surveyor	
	Prepared for: S.L. Co. Flood Control Engineering		2001 S. State St. #N1-400 Salt Lake City, Utah 84114-4575 (385) 468-8240	
	Section 4, T.1S, R.1W, S.L.B.&M. Work Order No. SU20160226	Drawn by: CJL Checked by: SVK		

EXHIBIT 2-A

QUITCLAIM DEED TO OWNER
(Affecting Parcel No. 15-04-327-007)

WHEN RECORDED RETURN TO:
Salt Lake County Real Estate
2001 South State Street, Suite S3-110
Salt Lake City, Utah 84114-3300

Space above for County Recorder's use

QUITCLAIM DEED
Salt Lake County

Real Estate Parcel No. 3750.175:Q
Tax Serial No. 15-04-327-007
County Project No. FP140001
Surveyor WO: SU20160226

SALT LAKE COUNTY a body corporate and politic of the State of Utah, GRANTOR, hereby Quitclaim(s) to, Steel Coatings Inc., GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

(SEE EXHIBIT A)

IN WITNESS WHEREOF, GRANTOR has caused this Quitclaim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this _____ day of _____, 20 _____.

SALT LAKE COUNTY

By: _____
Exhibit Only, Do Not Sign
MAYOR or DESIGNEE

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

By: _____
COUNTY CLERK

On this ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that he/she is the _____ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____

My Commission Expires: _____

Residing in: _____

Acknowledgement Continued on Following Page

Acknowledgement Continued from Preceding Page

On this ____ day of _____, 20____, personally appeared before me _____,
who being duly sworn, did say that he/she is the CLERK of Salt Lake County and that the foregoing
instrument was signed by him/her on behalf of Salt Lake County, by authority of a resolution of the SALT
LAKE COUNTY COUNCIL

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____

My Commission Expires: _____

Residing in: _____

(EXHIBIT A)

A parcel of land being part of an entire tract defined in those As-Constructed Jordan River and Surplus Canal Levee Construction Channel Improvement plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961 and as shown on that certain Surplus Canal Centerline Survey plat filed as No. S2018-08-0579 in the office of the Salt Lake County Surveyor and disclosed in that Easement recorded on February 5, 1950 as Entry No. 1635555 in Book 1585 at Page 41 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the South half of Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and is described as follows:

Beginning at the intersection of the northeasterly right-of-way line of said Jordan River and Surplus Canal Levee with the southerly boundary line of an entire tract of land disclosed in that Warranty Deed recorded on October 6, 1994 as Entry No. 5938432 in Book 7032 at Page 2477 in the Office of the Salt Lake County Recorder, which point is 301.27 feet N. 89°48'23" W. along the Center of Section line and 542.51 feet South from the Center of said Section 4; thence N.89°54'15"W. 16.37 feet along said southerly boundary line to the intersection of an acquisition line established by field survey; by CRS Engineering, thence northwesterly along said acquisition line N. 28°59'55" W. 438.86 feet; to the intersection of said northeasterly Jordan River and Surplus Canal right-of-way line; thence southeasterly along said northeasterly right-of-way line the following two (2) courses: 1) Southeasterly 100.78 feet along the arc of a 360.00 foot non-tangent radius curve to the right, (chord bears S. 37°03'18" E. 100.46 feet) having a central angle of 16°02'15"; 2) S. 29°02'12" E. 347.36 feet to the **Point of Beginning**.

The above-described parcel of land contains 5,809 square feet in area or 0.133 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°48'23" E. along the Center of Section line between the West Quarter Corner and the East Quarter Corner of said Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

EXHIBIT "B"

NOTE 1:

Easterly right-of-way line of the As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement Plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961. See Record of Survey Plat S2018-08-0579

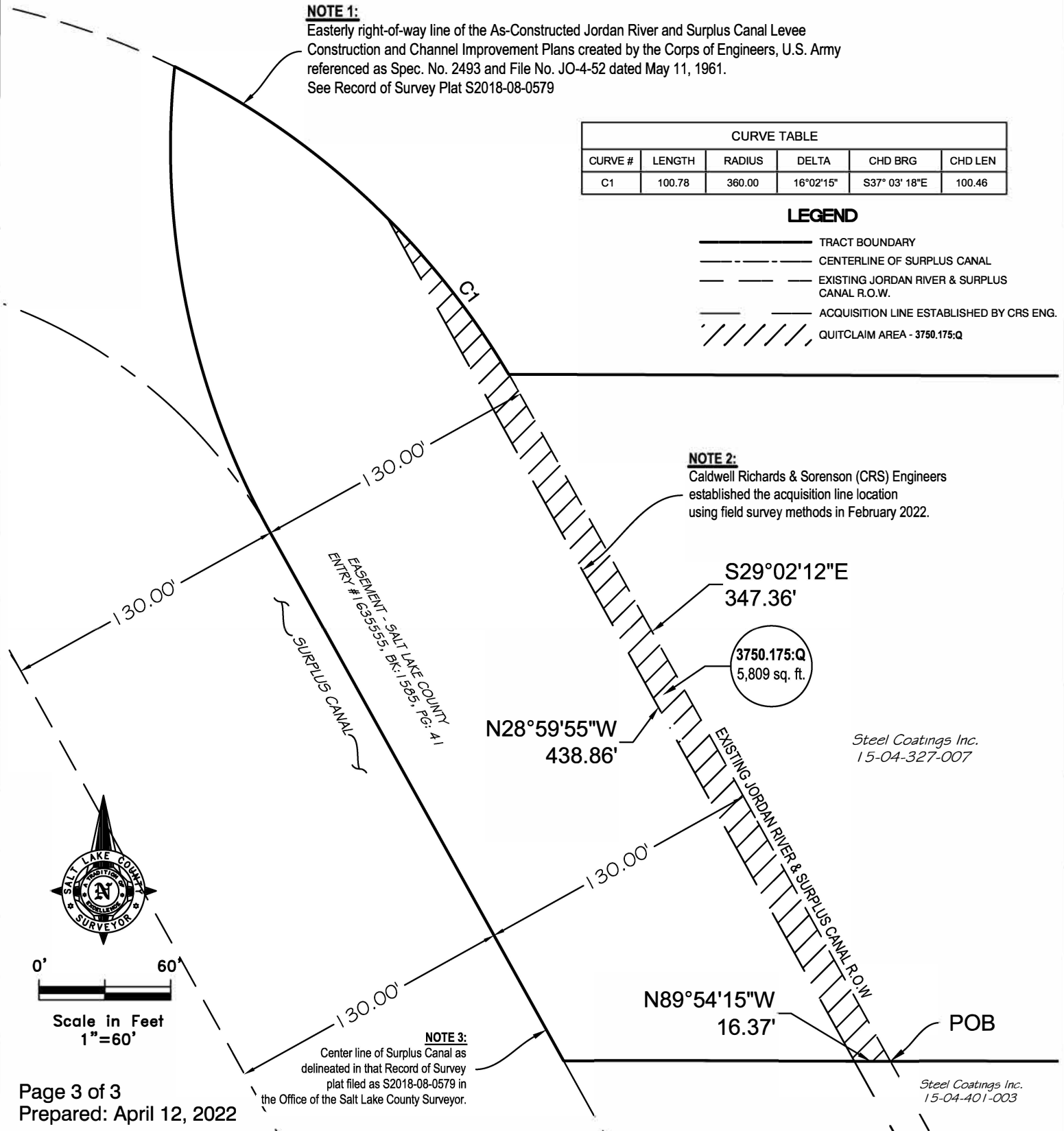
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	100.78	360.00	16°02'15"	S37° 03' 18"E	100.46

LEGEND

- TRACT BOUNDARY
- CENTERLINE OF SURPLUS CANAL
- EXISTING JORDAN RIVER & SURPLUS CANAL R.O.W.
- ACQUISITION LINE ESTABLISHED BY CRS ENG.
- QUITCLAIM AREA - 3750.175:Q

NOTE 2:

Caldwell Richards & Sorenson (CRS) Engineers established the acquisition line location using field survey methods in February 2022.



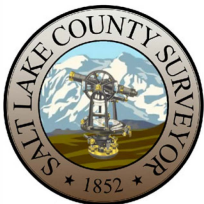
Steel Coatings Inc.
15-04-327-007



Scale in Feet
1"=60'

NOTE 3:
Center line of Surplus Canal as delineated in that Record of Survey plat filed as S2018-08-0579 in the Office of the Salt Lake County Surveyor.

Steel Coatings Inc.
15-04-401-003



Steel Coatings Inc.
JORDAN RIVER & SURPLUS CANAL
QUITCLAIM DEED - 3750.175:Q

Prepared for:
S.L. Co. Flood Control Engineering

Section 4, T.1S, R.1W, S.L.B.&M.
Work Order No. SU20160226

Drawn by: CJL
Checked by: SVK

Prepared by the Office of:
Reid J. Demman, P.L.S.
Salt Lake County Surveyor

2001 S. State St. #N1-400
Salt Lake City, Utah 84114-4575
(385) 468-8240

EXHIBIT 2-B

QUITCLAIM DEED TO OWNER
(Affecting Parcel No. 15-04-401-003)

WHEN RECORDED RETURN TO:
Salt Lake County Real Estate
2001 South State Street, Suite S3-110
Salt Lake City, Utah 84114-3300

Space above for County Recorder's use

QUITCLAIM DEED
Salt Lake County

Real Estate Parcel No. 3750.174:Q
Tax Serial No. 15-04-401-003
County Project No. FP140001
Surveyor WO: SU20160226

SALT LAKE COUNTY a body corporate and politic of the State of Utah, GRANTOR, hereby Quitclaim(s) to, Steel Coatings Inc., GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

(SEE EXHIBIT A)

IN WITNESS WHEREOF, GRANTOR has caused this Quitclaim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this _____ day of _____, 20 _____.

SALT LAKE COUNTY

By: Exhibit Only, Do Not Sign
MAYOR or DESIGNEE

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

By: _____
COUNTY CLERK

On this ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that he/she is the _____ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____

My Commission Expires: _____

Residing in: _____

Acknowledgement Continued on Following Page

Acknowledgement Continued from Preceding Page

On this ____ day of _____, 20____, personally appeared before me _____,
who being duly sworn, did say that he/she is the CLERK of Salt Lake County and that the foregoing
instrument was signed by him/her on behalf of Salt Lake County, by authority of a resolution of the SALT
LAKE COUNTY COUNCIL

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____

My Commission Expires: _____

Residing in: _____

(EXHIBIT A)

A parcel of land being part of the Jordan River and Surplus Canal defined in those As-Constructed Jordan River and Surplus Canal Levee Construction Channel Improvement plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961 and as shown on that certain Surplus Canal Centerline Survey plat filed as No. S2018-08-0579 in the office of the Salt Lake County Surveyor and disclosed in that Easement recorded on February 5, 1950 as Entry No. 1635555 in Book 1585 at Page 41 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the South Half of Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and is described as follows:

Beginning at the intersection of the northerly boundary line of an entire tract, disclosed in that Special Warranty Deed recorded on September 23, 1988 as Entry No. 4679351 in Book 6066 at Page 1773 in the Office of the Salt Lake County Recorder, and an acquisition line; established by CRS Engineering, determined by field survey, which point is 317.64 feet N. 89°48'23" W. along the Center of Section line and 542.54 feet South from the Center of said Section 4; thence S. 89°54'15" E. (Deed = N. 89°48'32" E.) 16.37 feet along said northerly boundary line, to intersect the northeasterly right-of-way line of said Jordan River and Surplus Canal, thence S. 29°02'12" E. 506.58 feet along said Jordan River and Surplus Canal northeasterly right-of-way line; to intersect the northerly boundary of the Utah Department of Transportation parcel disclosed in that Quitclaim Deed recorded on October 19, 1981 as Entry No. 3615176 in the Office of the Salt Lake County Recorder; thence Westerly 18.95 feet along the arc of a 3769.83-foot non-tangent radius curve to the right and said northerly boundary line, (chord bears N. 79° 34'25" W. 18.95 feet) having a central angle of 0°17'17", to said acquisition line; thence N. 28°59'55" W. 502.51 feet along said acquisition line to the **Point of Beginning**.

The above-described parcel of land contains 7,299 square feet in area or 0.168 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°48'23" E. along the Center of Section line between the West Quarter Corner and the East Quarter Corner of said Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

EXHIBIT "B"

POB


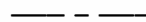



S89°54'15"E
16.37'

Steel Coatings Inc.
15-04-327-007

NOTE 1:

Easterly right-of-way line of the As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement Plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961. See Record of Survey Plat S2018-08-0579

LEGEND

-  TRACT BOUNDARY
-  CENTERLINE OF SURPLUS CANAL
-  EXIST. JORDAN RIVER & SURPLUS CANAL R.O.W.
-  ACQUISITION LINE ESTABLISHED BY CRS ENG.
-  QUITCLAIM AREA - 3750.174:Q

EASEMENT - SALT LAKE COUNTY
ENTRY # 1635555, BK:1585, PG:41

SURPLUS CANAL

3750.174:Q
7,299 sq. ft.

S29°02'12"E 506.58
N28°59'55"W 502.51

Steel Coatings Inc.
15-04-401-003

NOTE 2:
Center line of Surplus Canal as delineated in that Record of Survey plat filed as S2018-08-0579 in the Office of the Salt Lake County Surveyor.

NOTE 3:

Caldwell Richards & Sorenson (CRS) Engineers established the acquisition line location using field survey methods in February 2022.



Scale in Feet
1"=60'

L=18.95, R=3769.83
Δ=0°17'17" CH=N79°34'25"W 18.95'

Utah Dept of Transportation
15-04-504-068

Page 3 of 3
Prepared: April 13, 2022



Steel Coatings Inc.
JORDAN RIVER & SURPLUS CANAL
QUITCLAIM DEED - 3750.174:Q

Prepared for:
S.L. Co. Flood Control Engineering

Section 4, T.1S, R.1W, S.L.B.&M.
Work Order No. SU20160226

Drawn by: CJL
Checked by: SVK

Prepared by the Office of:
Reid J. Demman, P.L.S.
Salt Lake County Surveyor

2001 S. State St. #N1-400
Salt Lake City, Utah 84114-4575
(385) 468-8240