



Kevin Jacobs
Salt Lake County Assessor

Chris Stavros
Chief Deputy Assessor

April 19, 2019

The Salt Lake County Council
Attn: Richard Snelgrove
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: 2017 Delinquent taxes
Parcel No: 16-06-157-003
Name: Redevelopment Agency of Salt Lake

Honorable Council Chair Richard Snelgrove,

We recommend that you reduce the 2017 delinquent taxes from \$46,538.42 to \$29,319.20 on the above referenced parcel.

This parcel was acquired by Redevelopment Agency of Salt Lake thru a court ordered Certificate of Sale dated August 17, 2017 and should have been exempt 37% for 2017.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to abate (refund, if paid) property taxes as indicated plus penalty and interest.

Respectfully,

A handwritten signature in black ink that reads "Kevin Jacobs". The signature is fluid and cursive, with "Kevin" on top and "Jacobs" on the line below it.

Kevin Jacobs
Salt Lake County Assessor
Chris Stavros
Chief Deputy Assessor

DC/kh
enclosures

Treasurer of Salt Lake County, Utah
Statement of Delinquent Taxes Due

REDEVELOPMENT AGENCY OF SALT
LAKE CITY
DANNY WALZ
451 S STATE ST 418
SALT LAKE CITY UT 84111-3102-51

Yr./Parcel # 15/16-06-157-003-0000

Type 202 GENERAL PROPERTY

Property Location: 245 S STATE ST

Delinquent taxes due:

Payoff Date: April 30, 2019

YR TD	Taxes	Penalty	District	Interest	Period	Interest	Subtotal
			Pen/Int/Fee	Rate			
15 01B	25,551.08	638.78		.0700	010116-042919	6,102.60	32,292.46
16 01B	43,502.90	1,087.57		.0700	010117-042919	7,260.31	51,850.78
17 01B	46,538.42	1,163.46		.0725	010118-042919	4,585.91	52,287.79
18 01B				.0845	010119-042919		
						TOTAL DUE	136,431.03

Make checks payable to: SALT LAKE COUNTY TREASURER
PO BOX 144575
Salt Lake City, UT 84114-4575

Be sure to indicate parcel number(s) on check(s). Please return this notice or a copy of this notice with your payment.

A Redemption Certificate will not be issued until all taxes, penalties, interest, and costs have been paid in full. A parcel having a delinquent tax outstanding for more than five years may be certified for TAX SALE. Properties certified for Tax Sale are charged an Administrative Fee and accrue additional interest through the day of the Tax Sale. Properties may be redeemed by paying the total amount due at any time prior to actual sale for delinquent taxes. All redemptions are accepted as paid by or on behalf of the owner of record. Another party redeeming property obtains no rights in or to the property by virtue of making the payment.

Total due is good only through the interest date shown. Interest accrues daily on the unpaid balances at the rate(s) indicated above.

Payments applied as directed may not be transferred or refunded. Payment by other than cash or certified funds and receipts or redemption certificates based thereon are conditional pending final collection of funds.

(Continued on next page)

Aug 17 2017

136/345 = .3724

63% taxable.

Mail statement to:

Letter # _____

Prepared by: _____ Date: _____

**REAL ESTATE
CERTIFICATE OF SALE
ORDER OF SALE
IN THE DISTRICT COURT,
in and for Salt Lake County, State of Utah**

Original stored in
Recorders Vault

DEC 31 2017

CITIBANK, N.A.

Plaintiffs.

VS

TANNACH PROPERTIES, L.L.C., a Utah limited liability company; BENJAMIN LOGUE, an individual; TANNACH MANAGEMENT GROUP, LLC, a Utah limited liability company; REDEVELOPMENT AGENCY OF SALT LAKE CITY, a public agency of the State of Utah; STATE OF UTAH, DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT, OLENE WALKER HOUSING LOAN FUND; SALT LAKE CITY CORPORATION, a municipal corporation of the State of Utah; THE LOGUE FOUNDATION, a Utah non-profit corporation; ECALA PROPERTIES, LLC, a Utah limited liability company; STATE OF UTAH, DEPARTMENT OF COMMUNITY AND CULTURE, DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT, NEIGHBORHOOD STABILIZATION PROGRAM 3; GERDAU AMERISTEEL WC INC., dba GERDAU REINFORCING STEEL, a Delaware corporation; DIRTHOGS EXCAVATING LLC, a Utah limited liability company; DIRTHOGS TRANSPORT LLC, a Utah limited liability company; DIAMOND RENTAL, INC., a Utah corporation; GENEVA ROCK PRODUCTS, INC., a Utah corporation; HD SUPPLY CONSTRUCTION SUPPLY, LTD., dba HD SUPPLY WHITE CAP CONSTRUCTION SUPPLY, a Georgia corporation; UTAH MECHANICAL CONTRACTORS INC., a Utah corporation; CONSTRUCTION CONTROL CORPORATION, an expired Utah corporation; BRAGG INVESTMENT COMPANY, INC., dba BRAGG CRANE SERVICE, a California corporation; PACIFIC STAIR CORPORATION, an Oregon corporation; and RALPH R. MARCHANT, an expired Utah corporation,

JUDGMENT RENDERED
August 17, 2017
ORDER OF SALE ISSUED
August 17, 2017
PROPERTY SOLD
October 10, 2017
CIVIL NO. 160907463

was commanded to sell the property described, according to law, and apply the proceeds of such sale toward the satisfaction of the judgment in said action, amounting to the sum of \$16,216,001.31, with interest, costs, attorney's fees and Sheriff's fees, amounting in all to the sum of \$16,218,68.23.

On the 10th of October, 2017, at 12 o'clock noon of said day at the County Courthouse, Salt Lake City, Salt Lake County, State of Utah and after due and legal notice I caused to be sold at public auction, according to law, the real property to Redevelopment Agency of Salt Lake City, who made the highest bid for the sum of \$4,025,000.00, lawful money of the United States, for the real estate in said Order of Sale described as follows, to-wit:

PARCEL 1:

ALL OF UNIT A, UNIT B AND UNIT 1, CONTAINED WITHIN THE PLAZA AT STATE STREET CONDOMINIUM PLAT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 11368183

IN BOOK 2012P AT PAGE 41, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS OF THE PLAZA AT STATE STREET, A MIXED USE CONDOMINIUM DEVELOPMENT, RECORDED IN SALT LAKE COUNTY, UTAH ON APRIL 11, 2012 AS ENTRY NO. 11368184 IN BOOK 10007 AT PAGE 5398 OF THE OFFICIAL RECORDS, AND ALL AMENDMENTS THERETO.

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTEnant TO SAID UNITS, (THE REFERENCED DECLARATION OF CONDOMINIUM PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTEnant TO SAID UNITS, AND (C) THE NONEXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

PARCEL 1A:

TOGETHER WITH A RIGHT OF WAY OVER FLORAL AVENUE AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED JANUARY 6, 2000 AS ENTRY NO. 7549476 IN BOOK 8334 AT PAGE 8191, BEING 16 FEET IN WIDTH ADJOINING SAID PROPERTY ON THE EAST AND EXTENDING NORTH TO THE NORTH LINE OF SAID LOT 6.

PARCEL 1B:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT, LICENSE, AND PRIVILEGE OF PASSAGE, USE AND RIGHT OF WAY ON AND OVER THE PROPERTY COMMONLY REFERRED TO AS FLORAL STREET AS DISCLOSED BY THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED APRIL 11, 2012 AS ENTRY NO. 11368179 IN BOOK 10007 AT PAGE 5320 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THE REDEVELOPMENT AGENCY OF SALT LAKE CITY DEED RECORDED IN THE ~~REDEVELOPMENT AGENCY OF SALT LAKE CITY DEED RECORDED IN THE~~ OFFICE AS ENTRY

THE WEST RIGHT OF WAY LINE OF EDISON STREET WHERE IT INTERSECTS WITH THE NORTH SIDE OF THE RELOCATED FLORAL STREET, WHICH POINT IS ALSO LOCATED BY STARTING FROM A SALT LAKE CITY STREET MONUMENT LOCATED IN THE INTERSECTION OF 300 SOUTH AND STATE STREET, THENCE

NORTH 00°01'43" WEST ALONG SAID STATE STREET MONUMENT LINE A DISTANCE OF 64.73 FEET; THENCE NORTH 89°58'44" EAST 67.18 FEET TO THE

SOUTHWEST CORNER OF LOT 4, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY; CONTINUING THENCE NORTH 89°58'44" EAST ALONG THE NORTH

RIGHT OF WAY LINE OF 300 SOUTH STREET A DISTANCE OF 380.24 FEET; THENCE NORTH 00°06'26" EAST A DISTANCE OF 230.00 FEET ALONG THE WEST

RIGHT OF WAY LINE OF EDISON STREET TO THE NORTH SIDE OF FLORAL STREET WHERE IT INTERSECTS WITH EDISON STREET, WHICH IS THE POINT OF BEGINNING;

THENCE SOUTH 00°06'26" WEST ALONG THE EDISON STREET RIGHT OF WAY A DISTANCE OF 41.95 FEET; THENCE SOUTH 89°58'38" WEST ALONG A LINE WHICH RUNS PARALLEL TO A PARKING STRUCTURE A DISTANCE OF 145.46

FEET, TO THE WEST RIGHT OF WAY LINE OF FLORAL STREET (NOW VACATED), WHICH POINT ALSO LIES ON THE NORTH BOUNDARY LINE OF

BROADWAY CENTER INVESTMENT'S DEED RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY NO. 10159815 IN BOOK 9489 AT PAGE 6337; THENCE ALONG THE NOW VACATED FLORAL STREET RIGHT OF WAY THE FOLLOWING 3 COURSES: NORTH 00°02'30" EAST A DISTANCE OF 142.02

FEET; THENCE SOUTH 89°58'33" WEST A DISTANCE OF 2.00 FEET; THENCE NORTH 00°02'30" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 50.40 FEET;

THENCE CROSSING SAID VACATED RIGHT OF WAY NORTH 89°58'19" EAST A DISTANCE OF 15.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID VACATED

FLORAL STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF THE FORMER FLORAL STREET THE FOLLOWING 3 COURSES: SOUTH 00°02'30" WEST A DISTANCE OF 50.40 FEET; THENCE NORTH 89°58'33" EAST A DISTANCE OF 2.00 FEET; THENCE SOUTH 00°02'30" WEST A DISTANCE OF 101.00 FEET TO THE NORTH BOUNDARY OF THE PROPERTY DESCRIBED IN THE PREVIOUSLY

DESCRIBED RDA DEED; THENCE ALONG SAID RDA DEED LINE THE FOLLOWING 3 COURSES: NORTH 89°58'33" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 00°02'30" EAST A DISTANCE OF 0.93 FEET; THENCE NORTH 89°58'33" EAST A DISTANCE OF 50.51 FEET, TO THE POINT OF BEGINNING.

Said Property may also be known by the street address of: 245, 255 & 265 S. State Street, Salt Lake City, UT 84111

The property may also be identified as Tax Parcel Nos. 16-06-157-001-0000, 16-06-157-002-0000, 16-06-157-003-0000 and 16-06-157-004-0000

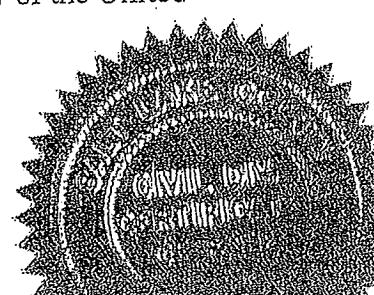
I further certify that said property is subject to redemption in lawful money of the United States pursuant to the statute in such cases made and provided.

DATED at Salt Lake City, Utah, October 13, 2017

ROSIE RIVERA, Sheriff of Salt Lake County, State of Utah

Rv





12910783
12/28/2018 1:27:00 PM \$22.00
Book - 10742 Pg - 2932-2936
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

When Recorded Mail to:
Danny Walz
RDA
451 South State Street, Room 418
Salt Lake City, UT 84111

Sheriff's Deed

Ent 12910783 BK 10742 PG 2932

AND WHEREAS, Said Redevelopment Agency of Salt Lake City thereupon paid to the said Sheriff said sum of money so bid, and said Sheriff thereupon made and issued the usual certificate in duplicate of such sale in due form, and delivered one thereof to said purchaser, and caused the other to be filed in the office of the County Recorder of the County of Salt Lake, State of Utah.

AND WHEREAS, More than six months have elapsed since the day of said sale, and no redemption of the property so sold has been made.

NOW THIS INDENTURE WITNESSES, That the said party of the first part, Sheriff as aforesaid, in order to carry into effect said sale in pursuance of said judgment and of the law, and also in consideration of the premises and of the money so bid and paid by the said Redevelopment Agency of Salt Lake City the receipt whereof is hereby acknowledged, has granted, sold, conveyed, and by these presents does grant, sell and convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate lying and being in the City and County of Salt Lake, State of Utah, being all the right, title, claim and interest of the above named defendants of, in and to the following described property, to-wit:

PARCEL 1:

ALL OF UNIT A, UNIT B AND UNIT 1, CONTAINED WITHIN THE PLAZA AT STATE STREET CONDOMINIUM PLAT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 11368183 IN BOOK 2012P AT PAGE 41, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS OF THE PLAZA AT STATE STREET, A MIXED USE CONDOMINIUM DEVELOPMENT, RECORDED IN SALT LAKE COUNTY, UTAH ON APRIL 11, 2012 AS ENTRY NO. 11368184 IN BOOK 10007 AT PAGE 5398 OF THE OFFICIAL RECORDS, AND ALL AMENDMENTS THERETO.

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURtenant TO SAID UNITS, (THE REFERENCED DECLARATION OF CONDOMINIUM PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURtenant TO SAID UNITS, AND (C) THE NONEXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

PARCEL 1A:

TOGETHER WITH A RIGHT OF WAY OVER FLORAL AVENUE AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED JANUARY 6, 2000 AS ENTRY NO.

FOLLOWING 3 COURSES: NORTH 89°58'33" EAST A DISTANCE OF 80.00 FEET;
THENCE NORTH 00°02'30" EAST A DISTANCE OF 0.93 FEET; THENCE NORTH
89°58'33" EAST A DISTANCE OF 50.51 FEET, TO THE POINT OF BEGINNING.

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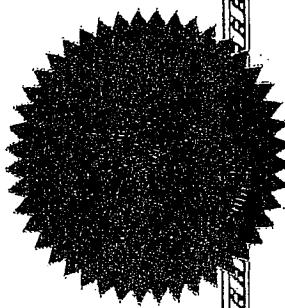
The property may also be identified as Tax Parcel Nos. 16-06-157-001-0000,
16-06-157-002-0000, 16-06-157-003-0000 and 16-06-157-004-0000

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any-wise appertaining, to have and to hold the same unto said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, Said party of the first part has hereunto set his hand and seal the day and year first above written.

Rosie Rivera

Sheriff of Salt Lake County, Utah



Signed, Sealed and Delivered in the presence of

Jasmine Parker

STATE OF UTAH)
) ss.

County of Salt Lake)

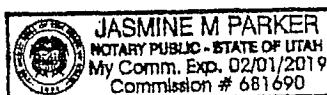
On the 19th day of November 2018, before me Jasmine M. Parker, a Notary Public in and for the County of Salt Lake, State of Utah, personally appeared ROSIE RIVERA, Sheriff of Salt Lake County, State of Utah, personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same as such Sheriff, freely and voluntarily, and for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal, this 20th day of November 2018.

My commission expires February 1, 2019

Jasmine M. Parker

Notary Public, Residing in Salt Lake City, Utah



12910783
12/28/2018 1:27:00 PM \$22.00
Book - 10742 Pg - 2932-2936
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

When Recorded Mail to:
Danny Walz
RDA
451 South State Street, Room 418
Salt Lake City, UT 84111

Sheriff's Deed

Attn: Danny Walz
451 S State St, Rm 418
SLC, UT 84111

SHERIFF'S DEED

This Indenture, made this 20th day of November A.D. 2018, between ROSIE RIVERA, Sheriff of Salt Lake County, State of Utah, party of the first part, and Redevelopment Agency of Salt Lake City party of the second part.

WITNESSETH, WHEREAS, In and by a certain judgment and decree made and entered by the District Court of the Third Judicial District (Salt Lake County) of the State of Utah on the 17th day of August A.D. 2017, in a certain action then pending in said Court, wherein CITIBANK, N.A., Plaintiff, and TANNACH PROPERTIES, L.L.C., a Utah limited liability company; BENJAMIN LOGUE, an individual; TANNACH MANAGEMENT GROUP, LLC, a Utah limited liability company; REDEVELOPMENT AGENCY OF SALT LAKE CITY, a public agency of the State of Utah; STATE OF UTAH, DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT, OLENE WALKER HOUSING LOAN FUND; SALT LAKE CITY CORPORATION, a municipal corporation of the State of Utah; THE LOGUE FOUNDATION, a Utah non-profit corporation; ECALA PROPERTIES, LLC, a Utah limited liability company; STATE OF UTAH, DEPARTMENT OF COMMUNITY AND CULTURE, DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT, NEIGHBORHOOD STABILIZATION PROGRAM 3; GERDAU AMERISTEEL WC INC., dba GERDAU REINFORCING STEEL, a Delaware corporation; DIRTHOGS EXCAVATING LLC, a Utah limited liability company; DIRTHOGS TRANSPORT LLC, a Utah limited liability company; DIAMOND RENTAL, INC., a Utah corporation; GENEVA ROCK PRODUCTS, INC., a Utah corporation; HD SUPPLY CONSTRUCTION SUPPLY, LTD, dba HD SUPPLY WHITE CAP CONSTRUCTION SUPPLY, a Georgia corporation; UTAH MECHANICAL CONTRACTORS INC., a Utah corporation; CONSTRUCTION CONTROL CORPORATION, an expired Utah corporation; BRAGG INVESTMENT COMPANY, INC., dba BRAGG CRANE SERVICE, a California corporation; PACIFIC STAIR CORPORATION, an Oregon corporation; and RALPH R. MARCHANT, an expired Utah corporation, Defendants, it was among other things ordered and adjudged that all and singular the premises in said judgment, and herein-after described should be sold at public auction, by and under the direction of the Sheriff of Salt Lake County, State of Utah, in the manner required by law; that either of the parties to said action might become purchaser at such sale, and that said Sheriff should execute the usual certificates and deeds to the purchaser as required by law.

AND WHEREAS, The Sheriff did, at the hour of 12 o'clock noon, on the 10th of October A.D. 2017 at the County Court House in the City and County of Salt Lake, State of Utah, after due public notice had been given, as required by law and said judgment, duly sell at public auction, agreeable to law and said judgment, the premises and property in said judgment and hereinafter described at which sale said premises and property were fairly struck off and sold to Redevelopment Agency of Salt Lake City, for the sum of Four Million Twenty-Five Thousand Dollars, it being the highest bidder and that being the highest sum bid at said sale.

AND WHEREAS, Said Redevelopment Agency of Salt Lake City thereupon paid to the said Sheriff said sum of money so bid, and said Sheriff thereupon made and issued the usual certificate in duplicate of such sale in due form, and delivered one thereof to said purchaser, and caused the other to be filed in the office of the County Recorder of the County of Salt Lake, State of Utah.

AND WHEREAS, More than six months have elapsed since the day of said sale, and no redemption of the property so sold has been made.

NOW THIS INDENTURE WITNESSES, That the said party of the first part, Sheriff as aforesaid, in order to carry into effect said sale in pursuance of said judgment and of the law, and also in consideration of the premises and of the money so bid and paid by the said Redevelopment Agency of Salt Lake City the receipt whereof is hereby acknowledged, has granted, sold, conveyed, and by these presents does grant, sell and convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate lying and being in the City and County of Salt Lake, State of Utah, being all the right, title, claim and interest of the above named defendants of, in and to the following described property, to-wit:

PARCEL 1:

ALL OF UNIT A, UNIT B AND UNIT 1, CONTAINED WITHIN THE PLAZA AT STATE STREET CONDOMINIUM PLAT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 11368183 IN BOOK 2012P AT PAGE 41, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS OF THE PLAZA AT STATE STREET, A MIXED USE CONDOMINIUM DEVELOPMENT, RECORDED IN SALT LAKE COUNTY, UTAH ON APRIL 11, 2012 AS ENTRY NO. 11368184 IN BOOK 10007 AT PAGE 5398 OF THE OFFICIAL RECORDS, AND ALL AMENDMENTS THERETO.

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTEnant TO SAID UNITS, (THE REFERENCED DECLARATION OF CONDOMINIUM PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTEnant TO SAID UNITS, AND (C) THE NONEXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

PARCEL 1A:

TOGETHER WITH A RIGHT OF WAY OVER FLORAL AVENUE AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED JANUARY 6, 2000 AS ENTRY NO.

7549476 IN BOOK 8334 AT PAGE 8191, BEING 16 FEET IN WIDTH ADJOINING SAID PROPERTY ON THE EAST AND EXTENDING NORTH TO THE NORTH LINE OF SAID LOT 6.

PARCEL 1B:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT, LICENSE, AND PRIVILEGE OF PASSAGE, USE AND RIGHT OF WAY ON AND OVER THE PROPERTY COMMONLY REFERRED TO AS FLORAL STREET AS DISCLOSED BY THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED APRIL 11, 2012 AS ENTRY NO. 11368179 IN BOOK 10007 AT PAGE 5320 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THE REDEVELOPMENT AGENCY OF SALT LAKE CITY DEED RECORDED IN THE RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 5036165 IN BOOK 6296 AT PAGE 1271 (THE "RDA DEED"), LOCATED AT THE WEST RIGHT OF WAY LINE OF EDISON STREET WHERE IT INTERSECTS WITH THE NORTH SIDE OF THE RELOCATED FLORAL STREET, WHICH POINT IS ALSO LOCATED BY STARTING FROM A SALT LAKE CITY STREET MONUMENT LOCATED IN THE INTERSECTION OF 300 SOUTH AND STATE STREET, THENCE NORTH $00^{\circ}01'43''$ WEST ALONG SAID STATE STREET MONUMENT LINE A DISTANCE OF 64.73 FEET; THENCE NORTH $89^{\circ}58'44''$ EAST 67.18 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY; CONTINUING THENCE NORTH $89^{\circ}58'44''$ EAST ALONG THE NORTH RIGHT OF WAY LINE OF 300 SOUTH STREET A DISTANCE OF 380.24 FEET; THENCE NORTH $00^{\circ}06'26''$ EAST A DISTANCE OF 230.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF EDISON STREET TO THE NORTH SIDE OF FLORAL STREET WHERE IT INTERSECTS WITH EDISON STREET, WHICH IS THE POINT OF BEGINNING;

THENCE SOUTH $00^{\circ}06'26''$ WEST ALONG THE EDISON STREET RIGHT OF WAY A DISTANCE OF 41.95 FEET; THENCE SOUTH $89^{\circ}58'38''$ WEST ALONG A LINE WHICH RUNS PARALLEL TO A PARKING STRUCTURE A DISTANCE OF 145.46 FEET, TO THE WEST RIGHT OF WAY LINE OF FLORAL STREET (NOW VACATED), WHICH POINT ALSO LIES ON THE NORTH BOUNDARY LINE OF BROADWAY CENTER INVESTMENT'S DEED RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY NO. 10159815 IN BOOK 9489 AT PAGE 6337; THENCE ALONG THE NOW VACATED FLORAL STREET RIGHT OF WAY THE FOLLOWING 3 COURSES: NORTH $00^{\circ}02'30''$ EAST A DISTANCE OF 142.02 FEET; THENCE SOUTH $89^{\circ}58'33''$ WEST A DISTANCE OF 2.00 FEET; THENCE NORTH $00^{\circ}02'30''$ EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 50.40 FEET; THENCE CROSSING SAID VACATED RIGHT OF WAY NORTH $89^{\circ}58'19''$ EAST A DISTANCE OF 15.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID VACATED FLORAL STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF THE FORMER FLORAL STREET THE FOLLOWING 3 COURSES: SOUTH $00^{\circ}02'30''$ WEST A DISTANCE OF 50.40 FEET; THENCE NORTH $89^{\circ}58'33''$ EAST A DISTANCE OF 2.00 FEET; THENCE SOUTH $00^{\circ}02'30''$ WEST A DISTANCE OF 101.00 FEET TO THE NORTH BOUNDARY OF THE PROPERTY DESCRIBED IN THE PREVIOUSLY DESCRIBED RDA DEED; THENCE ALONG SAID RDA DEED LINE THE

FOLLOWING 3 COURSES: NORTH 89°58'33" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 00°02'30" EAST A DISTANCE OF 0.93 FEET; THENCE NORTH 89°58'33" EAST A DISTANCE OF 50.51 FEET, TO THE POINT OF BEGINNING.

Said Property may also be known by the street address of: 245, 255 & 265 S. State Street, Salt Lake City, UT 84111

The property may also be identified as Tax Parcel Nos. 16-06-157-001-0000, 16-06-157-002-0000, 16-06-157-003-0000 and 16-06-157-004-0000

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any-wise appertaining, to have and to hold the same unto said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, Said party of the first part has hereunto set his hand and seal the day and year first above written.

Rosie Rivera

Sheriff of Salt Lake County, Utah

Signed, Sealed and Delivered in the presence of

Sophina Palmer

STATE OF UTAH)
)
 ss.
County of Salt Lake)

On the 19th day of November 2018, before me Jasmine M. Parker, a Notary Public in and for the County of Salt Lake, State of Utah, personally appeared ROSIE RIVERA, Sheriff of Salt Lake County, State of Utah, personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same as such Sheriff, freely and voluntarily, and for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal, this 20th day of November 2018.

My commission expires February 1, 2019

Jasmine M. Parker
Notary Public, Residing in Salt Lake City, Utah

