

# **Main Street Community Development Project Area Plan**

**Adopted November 17, 2015  
Amended September 7, 2021**



**Prepared by:  
The Redevelopment Agency of Midvale City  
with assistance from  
Smith Hartvigsen, PLLC**

# Table of Contents

1.	Introduction, Adoption of Project Area Plan	- 1 -
2.	Community Development Project Area Boundaries	- 2 -
3.	Summary of Existing Land Use, Principal Streets, Population Densities & Building Intensities	- 3 -
4.	Standards That Will Guide Community Development	- 4 -
5.	Description of How Purposes of the Act Will be Attained	- 4 -
6.	Conformance of the CDA to the Community's General Plan	- 5 -
7.	Specific Project Outline and Its Potential for Job Creation	- 6 -
8.	Selection of Participant(s)	- 8 -
9.	Reasons for Selection of Project Area	- 8 -
10.	Description of Physical, Social/Economic Conditions Existing in the Project Area	- 8 -
11.	Tax Incentives Offered to Private Entities for Development within the Project Area	- 9 -
12.	Analysis of Anticipated Public Benefits from the Community Development	- 10 -
13.	Exhibits	- 10 -

## 1. Introduction, Adoption of Project Area Plan

The Board of the Redevelopment Agency of Midvale City (also referenced herein as the “**Agency**”) requested that the Agency hire consultants and staff to prepare a Community Development Project Area Plan pursuant to the provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act, Title 17C of the Utah Code Annotated 1953, as amended (the “**Act**”). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project, the Project Area, and this Plan. This Community Development Project Area Plan (the “**Project Area Plan**” or the “**Plan**”) is for a project located entirely within the boundaries of Midvale City. The specific boundaries and proposed development that will occur within these boundaries are all set forth in this Project Area Plan (the “**Project**”). This Plan shall be titled “Main Street Community Development Project Area Plan” adopted on November 16, 2015.

A map of the Community Development Area project area (“**CDA**”) is included as **Exhibit A**.

The Redevelopment Agency of Midvale City has determined that the project area meets the criteria for creation of a CDA. The area offers the opportunity to encourage redevelopment in the heart of the City that will attract private capital investment, contribute to the tax base, create jobs, preserve Historic Main Street and otherwise contribute to the economic vitality and prosperity of Midvale City.

Creation of the CDA will allow Midvale City the opportunity to offer incentives and encourage development along and around Main Street. The Project Area includes a diverse variety of businesses and commercial uses as well as residential and offers multiple opportunities for economic development and improvements to the City.

This document is prepared in good faith as a current reasonable estimate of the economic impact of this Project. Fundamental economic and other circumstances may influence the actual impact. With these assumptions, the information contained within this report represents the reasonable expectations of the Project.

The ordering of sections of this Project Area Plan document is consistent with the presentation of requirements and other criteria for CDA development as set forth in Utah Code § 17C-4-103.

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## 2. Community Development Project Area Boundaries

The project area is located within Midvale City, Utah and is approximately **117 acres** (the “**Project Area**”). A map of the Project Area is attached as **Exhibit A** and incorporated herein (the “**Project Area Map**”).

The parcels contained within the Project Area are listed in **Exhibit B**.

### Legal Description

A parcel of land being located in the West half of Section 25 and the East half of Section 26, Township 2 South, Range 1 West, Salt Lake Base & Meridian, being described as follows:

Commencing at the northwest corner of said section 25, thence  $S0^{\circ}19'02''W$ , a distance of 2,519.83 feet; thence  $N89^{\circ}40'58''W$ , a distance of 53.00 feet to the westerly line of 700 West Street (Holden Street), said point also being the point of beginning; thence  $N00^{\circ}19'02''E$  along said westerly line, a distance of 1,413.89 feet to the intersection of the northerly line of 7200 South Street; thence along said northerly line the following (7) calls: 1)thence  $S89^{\circ}49'28''E$ , a distance of 569.40 feet to a point of a curve to the right having a radius of 23,028.31 feet and a central angle of  $00^{\circ}25'14''$ ; 2) thence easterly along the arc a distance of 169.07 feet, (chord bears  $S89^{\circ}36'51''E$ , a distance of 169.07 feet); 3) thence  $S79^{\circ}52'36''E$ , a distance of 60.89 feet; 4) thence  $S00^{\circ}18'32''W$ , a distance of 14.00 feet; 5) thence  $S87^{\circ}53'32''E$ , a distance of 549.93 feet; 6) thence  $N06^{\circ}55'15''E$ , a distance of 20.57 feet to the point of a non-tangent curve to the right, of which the radius point lies  $S02^{\circ}07'12''W$ , a radial distance of 23,018.31 feet; 7) thence easterly along the arc, through a central angle of  $00^{\circ}15'12''$ , a distance of 101.79 feet, (chord bears  $S87^{\circ}45'12''E$ , a distance of 101.79 feet) to the westerly line of I-15; thence along said westerly line the following (7) calls: 1) thence  $S10^{\circ}37'29''W$ , a distance of 6.83 feet; 2) thence  $S12^{\circ}11'40''W$ , a distance of 191.41 feet; 3) thence  $S10^{\circ}38'11''W$ , a distance of 1,768.44 feet to a point of a curve to the left having a radius of 4,309.99 feet and a central angle of  $18^{\circ}43'12''$ ; 4) thence southerly along the arc a distance of 1,408.18 feet, (chord bears  $S01^{\circ}16'35''W$ , a distance of



1,401.93 feet); 5) thence S08°05'01"E, a distance of 316.45 feet; 6) thence S08°39'29"E, a distance of 164.63 feet; 7) thence S07°06'58"E, a distance of 24.35 feet to the intersection of the southerly line of Center Street; thence along said southerly line the following (6) calls: 1) thence N88°30'33"W, a distance of 559.73 feet; 2) thence S84°43'00"W, a distance of 526.65 feet; 3) thence S85°04'00"W, a distance of 533.05 feet to a point of a curve to the right having a radius of 11,508.66 feet and a central angle of 01°18'00"; 4) thence westerly along the arc a distance of 261.12 feet, (chord bears S85°43'00"W, a distance of 261.12 feet); 5) thence S86°22'00"W, a distance of 37.50 feet to a point of a curve to the left having a radius of 11,409.70 feet and a central angle of 00°02'05"; 6) thence westerly along the arc a distance of 6.92 feet, (chord bears S86°20'57"W, a distance of 6.92 feet) to the intersection of the westerly line of Holden Street (700 West Street); thence along said westerly line the following (8) calls: 1) thence N00°22'02"E, a distance of 263.06 feet to a point of a curve to the right having a radius of 573.87 feet and a central angle of 34°46'59"; 2) thence northerly along the arc a distance of 348.39 feet, (chord bears N17°45'32"E, a distance of 343.06 feet); 3) thence N35°09'02"E, a distance of 82.37 feet to a point of a curve to the left having a radius of 467.87 feet and a central angle of 30°00'01"; 4) thence northerly along the arc a distance of 244.98 feet, (chord bears N20°09'01"E, a distance of 242.19 feet); 5) thence N05°09'02"E, a distance of 493.94 feet to a point of a curve to the right having a radius of 573.87 feet and a central angle of 31°29'59"; 6) thence northerly along the arc a distance of 315.50 feet, (chord bears N20°54'01"E, a distance of 311.54 feet); 7) thence N36°39'02"E, a distance of 298.47 feet to a point of a curve to the left having a radius of 1,092.92 feet and a central angle of 36°20'00"; 8) thence northerly along the arc a distance of 693.06 feet, (chord bears N18°29'02"E, a distance of 681.51 feet) to the POINT OF BEGINNING.

Contains: 5,598,471 square feet or 128.523 acres, more or less.

### **3. Summary of Existing Land Use, Principal Streets, Population Densities & Building Intensities**

#### **Existing Land Use Map**

A map of existing zoning in the Project Area is included as **Exhibit C** and is incorporated herein (the "**Zoning Map**"). A map indicating the layout of principal streets serving the area is included as **Exhibit D**.

The zoning of the land included in the Project Area was amended in 2019. The area is now governed by the Main Street Form Based Code (MS-FBC) as well as the Single Family Residential Zone (SF-2) and Clean Industrial zones. There are two different form districts within the MS-FBC:

**Main Street** – Parcels adjacent to Main Street between 7<sup>th</sup> Avenue and Center Street; and



**Town Center Core** – All other parcels within the Main Street CDA.

**General Description of surrounding property**

The area to the immediate west of the Project Area consists of multi-family residential, an office business park with some retail, commercial, and light industrial uses. The area to the north of the Project Area is a combination of commercial (including several retail businesses) and light industrial. Interstate 15 forms the east boundary of the Project Area. To the south of the Project Area is a mix of residential (primarily single-family) and commercial areas.

**Population Density in the Project Area**

The Agency estimates that approximately 400 residents live within the Project Area.

**Building Density in the Project Area**

The Project Area is almost entirely developed, although a few vacant parcels exist that may be suitable for some sort of development. Some parcels in the Project Area, though developed, are likely underutilized and/or blighted and could be candidates for demolition and then new redevelopment.

**Impact of Community Development on Land Use, Population, and Building Density**

To maintain the historic look and feel of Main Street, the Midvale City Council adopted a new zoning ordinance for the historic Main Street district Along Main Street and Center Street. This area is now governed by the MS-FBC. The MS-FBC establishes development standards that will ensure that new growth within the Project Area will hit the targeted density desired by the City and Agency.

**4. Standards That Will Guide Community Development**

Development in the Project Area will be subject to appropriate elements of the Midvale City Building Permit process, Midvale City Conditional Use Permits (if applicable), and all applicable Midvale City Ordinances. Development/expansion proposals shall be accompanied by site plans, development data, and other appropriate material clearly describing the extent of development/expansion proposed, and any other data that is required by Midvale City’s Building and Zoning Department.

The Midvale City Planning Commission shall not issue a conditional use permit unless the Community Development Department, in the case of an administrative conditional use, or the Planning Commission, for all other conditional uses, concludes that the application complies with the standards of review specific to the zone in which the use is proposed.

**5. Description of How Purposes of the Act Will be Attained**

Title 17C of the Utah Code contains the following definition of Community Development:



“Community development” means development activities within a community, including the encouragement, promotion, or provision of development. (U.C.A § 17C-1-102(16)).

The creation of the Main Street Community Development Project Area furthers the attainment of the purposes of Title 17C by addressing the following objectives:

**Provision of development that enhances economic and quality of life basis.**

The Project and Project Area will provide numerous economic and community benefits including the generation of jobs, revitalization of an important arts and culture district in the City, and improvements to the overall neighborhood around Main Street and within the western portion of the City.

**Stimulation of associated business and economic activity by the development.**

The Agency expects that this Project will meaningfully enhance Midvale City’s property tax base. Through this Project, the Agency hopes to revitalize the arts and culture district along Main Street, increase utilization of property within the Project Area zoned for industrial and commercial uses, and increase the quality and affordability of housing within the City.

The direct and indirect impact provided by redeveloping this area of Midvale City will be significant. Midvale City has a higher-than-average poverty rate of 17.2 percent compared to the State of Utah’s 12.7 percent.

The Project will achieve the following:

1. Enhance employment and income opportunities for community residents by offering employment opportunities within the City;
2. Increase the diversity of the tax base and increase the resources available for performing governmental services;
3. Encourage and support the use of Midvale City’s Main Street arts and culture district;
4. Support and encourage appropriate public and private development efforts in the community; and
5. Stabilize and improve the residential neighborhood within the project area.

**6. Conformance of the CDA to the Community’s General Plan**

The Main Street CDA is consistent with the Midvale City General Plan, adopted in 2016, and the Small Area Plan, adopted in 2018.

The Midvale City vision is:

Midvale is a diverse community of vibrant, distinct neighborhoods located in the center of the Salt Lake Valley and connected to the region by a network of transportation systems. Our residents, innovative businesses and forward-thinking leaders work together to ensure a high quality of life for all.



The Agency hopes to encourage developers and other stakeholders to invest in this Project preserving the Main Street District, and create economic development opportunities while utilizing the City’s renewable resources.

The following are General City Goals found in the General Plan that relate to the development of the Main Street CDA:

- Create a positive image of Midvale.
- Expand the number and type of businesses in the City;
- Help existing businesses succeed and expand;
- Be known as a place where people matter, and people come first;
- Expand housing opportunities and allow for more choices in place and type of residence;
- Create, Maintain and strengthen stable neighborhoods; and
- Increase the amount of tourism in Midvale

#### **Business and Economic Activity Diversification.**

Midvale City seeks to encourage a balanced mix of economic activity, including but not limited to: commercial; retail; cultural; entertainment; service industry; and government services uses which result in a diversified, stable, and environmentally sound local economic base. This Project will support those goals.

#### **Zoning Ordinances.**

The Project Area is currently zoned as a mixtures of MS-FBC – Main Street Form-Based Code, CI – Clean Industrial, and SF-2 – Single Family Residential zones. The Agency expects that most or all new development within the Project Area will be permitted under existing zoning.

**Building Code.** The Project enhancements will be constructed in accordance with all applicable Midvale City building codes.

### **7. Specific Project Outline and Its Potential for Job Creation**

The formation of the Project Area will allow the Agency to conduct economic development activities within the Project Area—including the offering of various incentives to encourage development within the Project Area. The Agency also expects to use tax increment funds to make necessary infrastructure improvements within the Project Area that further attract new development. The Agency has identified specific projects which are also detailed in the Project Area Budget, adopted in 2020. Specific projects include the following:

1. **Develop tax increment reimbursement agreements (TIRAs):** The Agency will



develop and enter into TIRAs with various developers. The Agency will pledge the reimbursement of certain property tax increment paid and select developers will meet specific benchmarks to qualify for the reimbursement payments. The Agency will use TIRAs to guide the development of Main Street to achieve the goals and vision for the Area.

2. **Create the Midvale Art House:** The Art House is an Agency owned center that will rent studio space to artists who will utilize the location to create, display, and sell their art. It will exist to provide a benefit to the community as it will enable the community to interact, participate, and view art. In addition, the space will also provide an ideal location for local artists and organizations to host events and workshops that will encourage education and community collaboration. This engagement with the creative process will promote a connection to the arts in the City that will serve to be an attraction point to the area and to the art itself bringing with it increased activity along Main Street.
3. **Implement a revolving loan program:** The role of the Main Street Area Revolving Loan Program is to attract, support, and promote the growth and improvement of businesses within the Main Street Area. The Program's goal is to stimulate business development and expansion and enhance the area's economic vitality by making low interest loans available to businesses already operating within Midvale's Main Street Area or that are relocating to or starting a new business within the Main Street Area. Loans may be made for a variety of business- and real estate-related expenses. All loans must meet a minimum cumulative score in the four key public benefit criteria of Economic Development, Public Amenity, Beautification, and Street Activation. Additional incentives are available for also addressing criteria including, but not limited to, Adaptive Reuse, Historic Preservation, Educational or Arts-Based Business, Sustainability, Permanent Job Creation and Retention, Existing Business in Project Area, and Affordable Housing: AMI Targets.
4. **Direct an upper floor housing program:** The Main Street Upper-Floor Affordable Housing Initiative is intended to promote and incentivize the development of moderate-income housing along Midvale's historic Main Street, and in the neighborhoods within the Main Street Project Area. The goal of the initiative is to encourage further residential growth in the Main Street area, especially in current commercial or retail properties along the Main Street that have vacant upper-floor space. The initiative seeks to provide an incentive to develop upper floors for residential purposes on current single-story properties, as well as providing an incentive to develop currently vacant lots with a goal of increasing the number of residential units and density along the Main Street.
5. **Supporting parking solutions:** Midvale City Main Street CDA anticipates implementing a consolidated public parking strategy that will facilitate the growth expected of the area and the need for additional parking. With increased density



and infill development comes increased parking demands. However, due to the current size of lots and lack of street parking, many potential developers are at a loss when it comes to producing a viable solution to meet the parking needs of their development. The intent of this strategy is to create public/private partnerships to implement a phased approach to the development of common parking areas that will grow in correspondence with the current level of development. These parking lots will be positioned in key locations on the east and west of Main Street and will serve businesses and Main Street area developments with access from Holden and Center Street. When needed, public parking can be used to divert vehicular traffic away from Main Street and on to side roads, leaving Main Street free for the easy flow of pedestrian traffic or to be closed for special events.

## **8. Selection of Participant(s)**

The Agency owns several small parcels within the Project Area. The Agency desires the owners of real property in the Main Street Community Development Project Area to partner with various developers to develop property. The Agency believes that it will be able to attract developers to the Project Area and that such developers will bring ideas and funds for new development within the Project Area. The Agency anticipates that property owners within the Project Area will take advantage of the opportunity to develop property as outlined in this Plan, the Small Area Plan, and the MS-FBC. The Agency expects to offer incentives, as may be appropriate and as allowed by Utah law, to encourage development within the Project Area.

## **9. Reasons for Selection of Project Area**

The Project Area was selected by the Agency due to the immediate opportunity to strengthen the City's economic base through revitalization of the Main Street area. Additionally, the Project Area was selected based on the following factors:

1. A high number of vacant or underutilized parcels within the Project Area;
2. The recognition that the Project Area needs assistance to attract the investment of private capital;
3. The ability to enable the Project Area to be competitive for retail, commercial, and light industrial businesses; and
4. The opportunity to initiate a public/private partnership to improve this area of the City

## **10. Description of Physical, Social/Economic Conditions Existing in the Project Area**

The Project Area is currently a mixture of several different zones. A significant portion of the Project Area is made up of relatively low-value single-family housing, with most homes valued at less than \$150,000. Many of the homes are not well-maintained and many are rental properties.



A few of the higher quality homes in the Project Area are likely valued at or near \$200,000. The Main Street corridor contains several long-time businesses as well as a mixture of newer local businesses; nonetheless, the area has a significant number of vacant storefronts and properties. Significant businesses within the Project Area include auto repair businesses, a credit union, and several restaurants. The Holden Street corridor has some vacant parcels, a mobile home park, the City's main municipal building, and the County senior center.

More generally, Midvale City has a higher-than-average poverty rate and a median household income nearly 20 percent below the Utah median income. CDAs encourage development in areas that are underutilized, blighted, or under economic stress, and the Project will have a positive impact on the physical environment, as well as the socioeconomic characteristics of the surrounding area. The Main Street CDA will increase capital investment in the area, encourage other development, stabilize housing and offer quality employment for County residents.

## **11. Tax Incentives Offered to Private Entities for Development within the Project Area**

The Agency intends to use a portion of the tax increment generated by development within the Project Area to offer incentives to motivate developers to undertake projects within the Project Area. The primary purpose of incentives offered by the Agency to the eventual participants is to make the Project Area more attractive as a site for development and to offset the costs of infrastructure and other improvements that may need to be made within the Project Area. The Agency will negotiate and enter into one or more voluntary interlocal agreements with taxing entities, including Midvale City, Salt Lake County, the Canyons School District, and the various local districts that levy property tax on the Project Area to secure receipt of a portion of the property tax increment generated in the Project Area that would otherwise be paid to the taxing entities.

The Agency predicts that tax increment will be generated from the Project Area. Detailed forecasts and calculations are available in the Project Area Budget. The base year for tax increment calculations and the schedule of increment payments to the Agency will be set in the interlocal agreements negotiated with the various taxing entities.

The Agency intends to negotiate voluntary agreements with the taxing entities to provide property tax increment to be paid to the Agency for community development purposes within the Project Area. The source of funds for payments to a participant will be tax increment revenues generated through investment in real and personal property in the Project Area.

All incentives and payments to a Participant will be performance-based and will be offered only according to the terms of a TIRA that adequately protects the Agency and the taxing entities by ensuring performance by a participant. Subject to the provisions of the Act, the Agency may agree to pay for eligible development costs and other items from such tax revenues for the period of time the Agency and the taxing entities may deem appropriate under the circumstances.



## **12. Analysis of Anticipated Public Benefits from the Community Development**

The Project will benefit the tax base of the community and will encourage other economic development in the community.

### **Beneficial Influences upon the Tax Base of the Community**

The beneficial influence on the tax base will happen through an increase of the property tax base of the Project Area. As development occurs within the Project Area, the value of real and personal property within the Project Area will increase and property tax revenue will correspondingly increase. Increased economic activity within the Project Area will also increase the amount of sales tax revenues Midvale City and Salt Lake County collect.

In order to calculate the net new taxes generated by development within the CDA, or tax increment, the existing tax base within the Project Area has to be taken into account. According to the Salt Lake County Assessor's Office, the current total assessed value of real property within the Project Area as of 2015 is estimated to be \$43.2 million.

### **Associated Business and Economic Activity Likely to be Stimulated**

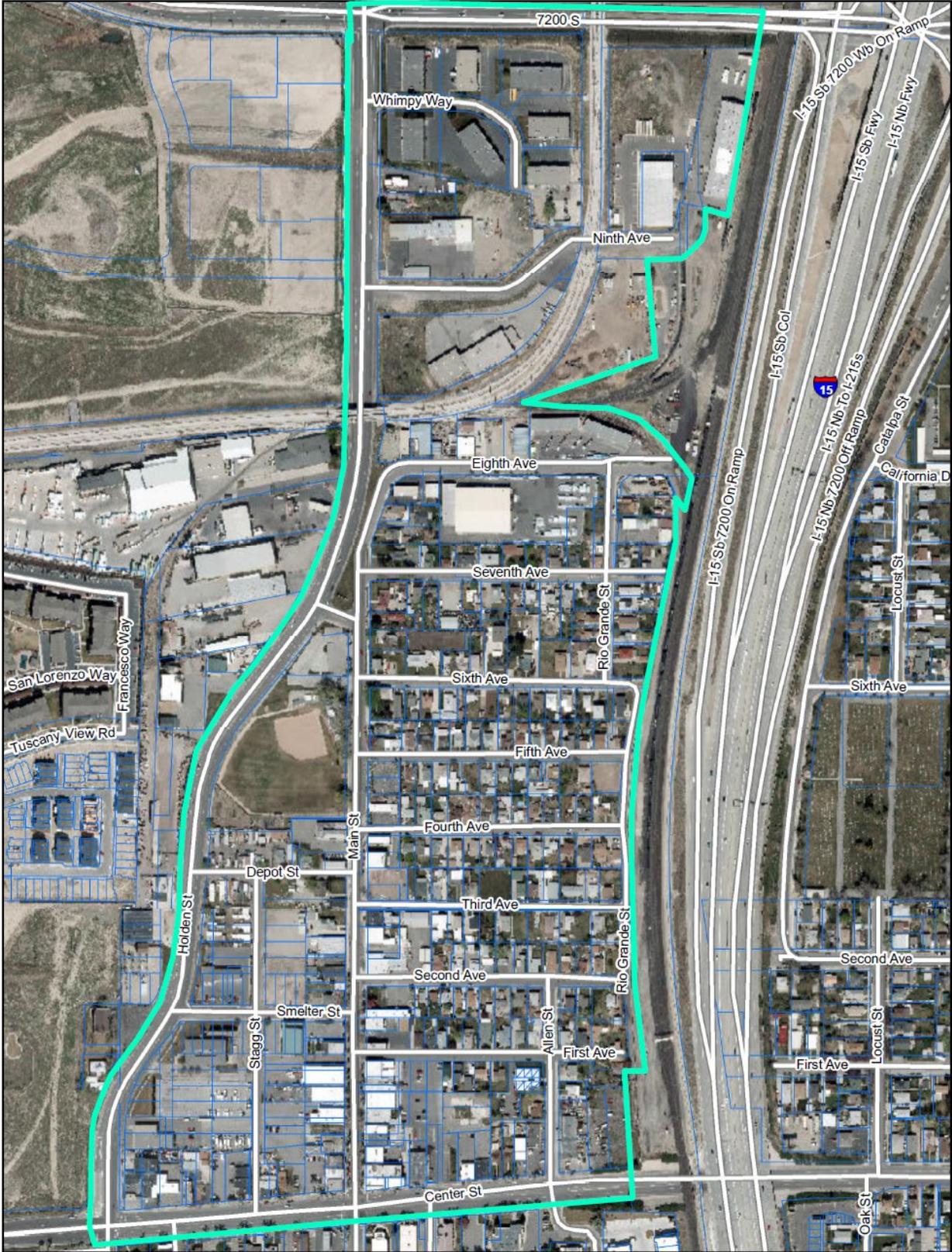
The development, construction, and operation of the various development projects the Agency expects to occur will provide jobs in the area and directly and indirectly promote economic activity. The additional jobs will bring revenue to the area and will benefit local business including hotels, restaurants, suppliers and vendors servicing the proposed Project. Additionally, the successful development will likely spill over into surrounding areas, providing further benefit to the community and the area.

## **13. Exhibits**

<b>Exhibit A</b>	<b>Project Area Map</b>
<b>Exhibit B</b>	<b>Parcel List</b>
<b>Exhibit C</b>	<b>Zoning Map</b>
<b>Exhibit D</b>	<b>Principal Streets</b>



**Exhibit A**  
**Project Area Map**



**Exhibit B  
Parcel List**

2015 Taxable Value	Parcel	Street	Street Name	Owner	Owner Address	Owner City	Owner
\$401,300.00	2125151001	7229-7241 S	700 W	BOGCESS WAREHOUSE PROPERTIES LLC	44 RED PINE DR	ALPINE UT	84004
\$406,000.00	2125152001	7259-7273 S	700 W	CASCADE PARK, LLC	17 E WINCHESTER ST #	MURRAY UT	84107-
\$278,200.00	2125152003	7277 S	700 W	KUHN, ROBERT L & KATHY J; JT	11266 S WOODFIELD RD	SOUTH JORDAN	84095-
\$96,085.00	2125152004	7267 S	MAIN ST	JACKSON, DAN M & JILL M; JT	1812 E MICHAEL WY	SANDY UT	84093-
\$808,000.00	2125152005	7285 S	700 W	FIVE R PROPERTIES CARE OF HELM,	7531 S PARKWAY DR	MIDVALE UT	84047-
\$1,078,100.00	2125153002	621 W	NINTH AVE	NORTON PROPERT MANAGEMENT, LLC	PO BOX 117	DRAPER UT	84020-
EXEMPT	2125153003	7365 S	MAIN ST	UTAH TRANSIT AUTHORITY	PO BOX 30810	SALT LAKE CITY	84130-
\$3,929,900.00	2125154001	646 W	NINTH AVE	DS PARTNERSHIP LLC	1661 W 3RD AVE	DENVER CO	80223
\$195,300.00	2125154002	646 W	NINTH AVE	DS PARTNERSHIP LLC	1661 W 3RD AVE	DENVER CO	80223
\$824,900.00	2125154003	529 W	NINTH AVE	SHELTER THE HOMELESS MIDVALE, LLC	529 W NINTH AVE	MIDVALE UT	84047-
EXEMPT	2125154004	646 W	NINTH AVE	UTAH TRANSIT AUTHORITY	PO BOX 30810	SALT LAKE CITY	84130-
\$344,500.00	2125155002	591 W	NINTH AVE	JOSEPH, GERTRUDE; TR (GJLT)	591 W NINTH AVE	MIDVALE UT	84047-
\$143,800.00	2125156001	686 W	EIGHTH AVE	FFP1, LLC	13702 S 4170 W	RIVERTON UT	84065-
\$201,700.00	2125156002	676 W	EIGHTH AVE	SCHOOLEY PROPERTY MANAGEMENT,	2335 W JONESTEAD WY	WEST JORDAN UT	84084-
\$417,800.00	2125156004	606 W	EIGHTH AVE	SORENSEN, JERRY E; TR ET AL	93 LAKEVIEW	STANSBURY PARK	84074
\$96,000.00	2125156005	664 W	EIGHTH AVE	GRIMES, JASON	664 W EIGHTH AVE	MIDVALE UT	84047
\$377,100.00	2125156009	646 W	EIGHTH AVE	MIKEL PROPERTIES, LP	PO BOX 9968	SALT LAKE CITY	84109-
\$125,600.00	2125156010	636 W	EIGHTH AVE	AD-FI, LTD	5911 S FASHION BLVD #	MURRAY UT	84107-
\$186,500.00	2125301001	7397 S	MAIN ST	LINDSAY, M CRAIG	PO BOX 8576	MIDVALE UT	84047-
\$108,100.00	2125301002	669 W	EIGHTH AVE	DICKERSON, BRETT	PO BOX 95462	SOUTH JORDAN	84095-
\$64,625.00	2125301009	7413 S	MAIN ST	ABREGO, MARTIN	7413 S MAIN ST	MIDVALE UT	84047-
\$69,740.00	2125301012	646 W	SEVENTH AVE	SCADLOCK, RYAN E	646 W SEVENTH AVE	MIDVALE UT	84047
\$66,935.00	2125301013	628 W	SEVENTH AVE	HAMPTON,, ROGER W & FLOR E; JT	628 W SEVENTH AVE	MIDVALE UT	84047
\$63,800.00	2125301014	618 W	SEVENTH AVE	COLWELL, MELISSA	618 W SEVENTH AVE	MIDVALE UT	84047
\$73,205.00	2125301015	610 W	SEVENTH AVE	MARTINEZ, ANDRES N. & MARY G.	610 W SEVENTH AVE	MIDVALE UT	84047
EXEMPT	2125301016	604 W	SEVENTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$62,920.00	2125301017	7407 S	MAIN ST	KIRBY, BRIAN & GABRIELLA Z; JT	7407 S MAIN ST	MIDVALE UT	84047-
\$500.00	2125301018	7409 S	MAIN ST	KIRBY, BRIAN	7407 S MAIN ST	MIDVALE UT	84047-
\$71,830.00	2125301019	7409 S	MAIN ST	TUCKER, NICOLE & ETHAN; JT	7409 S MAIN ST	MIDVALE UT	84047-
\$85,140.00	2125301020	7427 S	MAIN ST	CLARK, RICHARD B & MICHAEL B; JT	7427 S MAIN ST	MIDVALE UT	84047-
\$69,905.00	2125301022	682 W	SEVENTH AVE	HAYCOCK, GERALD B & SYLVIA M N ET AL	818 E HIBISCUS AVE	SANDY UT	84094-
\$56,375.00	2125301023	672 W	SEVENTH AVE	GERBER, JUSTIN M	4420 W 3600 S	HURRICANE UT	84737-
\$1,644,800.00	2125301028	657 W	EIGHTH AVE	SORENSEN, JERRY E; TR ET AL	93 LAKEVIEW	STANSBURY PARK	84074
\$84,575.00	2125301029	652 W	SEVENTH AVE	ALLEN, DANIEL PAUL WAYNE	652 W SEVENTH AVE	MIDVALE UT	84047
\$78,375.00	2125301030	642 W	SEVENTH AVE	SMITH, ERIC J & MICHELLE M; JT	642 W SEVENTH AVE	MIDVALE UT	84047
EXEMPT	2125302001	561 W	EIGHTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$68,915.00	2125302005	592 W	SEVENTH AVE	GREEN, LISA G	592 W SEVENTH AVE	MIDVALE UT	84047
\$53,700.00	2125302006	576 W	SEVENTH AVE	WRIGHT, DAVID T & SUSAN G; JT	576 W SEVENTH AVE	MIDVALE UT	84047
\$81,800.00	2125302010	575 W	EIGHTH AVE	RS MIDVALE LLC	7596 S FIELDSTONE LN	COTTONWOOD	84121
\$94,000.00	2125302012	7403 S	RIO GRANDE ST	VELASQUEZ, ANTONIA	7403 S RIO GRANDE ST	MIDVALE UT	84047-
\$299,100.00	2125302013	7417 S	RIO GRANDE ST	CHICK & JACK REPAIRS & DISTRIBUTING	7417 S RIO GRANDE ST	MIDVALE UT	84047-
\$78,595.00	2125303001	7447 S	MAIN ST	CURTIS, C THERRAL & ERMA P; TC	7447 S MAIN ST	MIDVALE UT	84047-
\$67,595.00	2125303002	7453 S	MAIN ST	TRUJILLO, BENJAMIN J & MARYANN; JT	14570 S 3400 W	BLUFFDALE UT	84065-
\$68,695.00	2125303003	7463 S	MAIN ST	7463 JWRE, LLC	10852 S INDIIGO SKY WY	SOUTH JORDAN	84095-
\$79,090.00	2125303004	7487 S	MAIN ST	GONZALES, PATRICIO A & VERONICA B; JT	7487 S MAIN ST	MIDVALE UT	84047-
\$58,410.00	2125303005	687 W	SEVENTH AVE	LARSON, CAROLYN G; TR (CLT)	1556 E 8685 S	SANDY UT	84093-
\$63,525.00	2125303006	677 W	SEVENTH AVE	ZAVALA, REGINO Z; ET AL	677 W SEVENTH AVE	MIDVALE UT	84047
\$109,700.00	2125303007	671 W	SEVENTH AVE	HOLFELTZ, CLARK D	374 E MEADOW RD	MURRAY UT	84107
\$72,875.00	2125303008	657 W	SEVENTH AVE	FLORES, BRENDA Y & MAGALLANES,	657 W SEVENTH AVE	MIDVALE UT	84047
\$70,400.00	2125303009	649 W	SEVENTH AVE	SALDIVAR, MARCEL	649 W SEVENTH AVE	MIDVALE UT	84047
\$64,185.00	2125303010	641 W	SEVENTH AVE	MCCOY, MICHAEL J & ESTHER S (TC)	641 W SEVENTH AVE	MIDVALE UT	84047
\$61,325.00	2125303011	635 W	SEVENTH AVE	HAUN, ROSE & HUNTSMAN, GARY D; JT	635 W SEVENTH AVE	MIDVALE UT	84047
\$66,330.00	2125303012	623 W	SEVENTH AVE	ARTERO, ELEYDA	623 W SEVENTH AVE	MIDVALE UT	84047
\$63,855.00	2125303013	613 W	SEVENTH AVE	ARTERO, JOSE	613 W SEVENTH AVE	MIDVALE UT	84047
\$75,460.00	2125303014	678 W	SIXTH AVE	GONZALES, GENE P & MONTOYA, ANNA	678 W SIXTH AVE	MIDVALE UT	84047-
EXEMPT	2125303015	662 W #	SIXTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$72,600.00	2125303016	664 W	SIXTH AVE	MARONEY, TIMOTHY	664 W SIXTH AVE	MIDVALE UT	84047-
\$73,975.00	2125303017	658 W	SIXTH AVE	H REX LARSON & CORLEEN; JT	3571 W CRAB APPLE CIR	TAYLORSVILLE UT	84129-
EXEMPT	2125303018	646 W	SIXTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$88,715.00	2125303019	650 W	SIXTH AVE	BLOOM, ROLAND J & RAYLENE A; TRS	691 E COUNTRY BREEZE	DRAPER UT	84020-
\$101,640.00	2125303020	640 W	SIXTH AVE	TAKACH, GEORGE A JR	640 W SIXTH AVE	MIDVALE UT	84047-
\$87,450.00	2125303021	618 W	SIXTH AVE	OLSON, JOYCE & MARILYN; JT	3160 TULAROSA LN	LAS VEGAS NV	89122
\$81,565.00	2125303022	7452 S	RIO GRANDE ST	MICKELSEN, ADRIENNE	7452 S RIO GRANDE ST	MIDVALE UT	84047-
\$60,225.00	2125303023	7464 S	RIO GRANDE ST	WATTS, DAVID W & ROBERTA A (JT)	3710 W ALABAMA AVE	WEST JORDAN UT	84084
\$61,930.00	2125303024	7474 S	RIO GRANDE ST	ELLIS, MAX L	7474 S RIO GRANDE ST	MIDVALE UT	84047-
\$119,955.00	2125303025	606-612 W	SIXTH AVE	DELACRUZ, ADA	4813 S RIVER MEADOW	TAYLORSVILLE UT	84123-
\$54,560.00	2125304001	7449 S	RIO GRANDE ST	WEST, KENNETH	7459 S RIO GRANDE ST	MIDVALE UT	84047-

\$63,195.00	2125304002	7459 S	RIO GRANDE ST	WEST, KENNETH J	7459 S RIO GRANDE ST	MIDVALE UT	84047-
\$72,295.00	2125304003	7469 S	RIO GRANDE ST	ROSE, DAVID E	7469 S RIO GRANDE ST	MIDVALE UT	84047-
\$63,470.00	2125304006	7493 S	RIO GRANDE ST	LEONARDI, TIM L; ET AL	7493 S RIO GRANDE ST	MIDVALE UT	84047-
\$52,855.00	2125304007	7483 S	RIO GRANDE ST	MONTOYA, ELISA I	5710 S UTAHNA DR	MURRAY UT	84107-
\$96,415.00	2125306001	7511 S	MAIN ST	ODLE, JEREMY	7511 S MAIN ST	MIDVALE UT	84047-
\$69,245.00	2125306002	683 W	SIXTH AVE	KOGIANES, TED J	1958 W MT VISTA DR	TAYLORSVILLE UT	84129-
\$77,660.00	2125306003	675 W	SIXTH AVE	RONQUILLO, FRED E	675 W SIXTH AVE	MIDVALE UT	84047-
\$67,870.00	2125306004	669 W	SIXTH AVE	BYWATER, GARY P & CLAIRE L &	669 W SIXTH AVE	MIDVALE UT	84047-
\$65,285.00	2125306006	663 W	SIXTH AVE	NERIA, DAVID J	663 W SIXTH AVE	MIDVALE UT	84047-
\$58,080.00	2125306007	647 W	SIXTH AVE	HIRSCHI, ALLAN	647 W SIXTH AVE	MIDVALE UT	84047-
\$65,725.00	2125306008	641 W	SIXTH AVE	LEMELLE, MATTHEW R & KORI; TRS (LFT)	2142 E CASTLE HILL AVE	COTTONWOOD	84121-
\$61,600.00	2125306009	633 W	SIXTH AVE	FREI, BEN W & AURELIA A	730 E 150 S	PROVO UT	84606
\$61,270.00	2125306010	621 W	SIXTH AVE	MORRIS, ROY F & MARILYN O; TR	3835 W 8350 S	WEST JORDAN UT	84088-
\$55,825.00	2125306011	615 W	SIXTH AVE	MCCLUSKEY, TIMOTHY W & CANDACE A;	615 W SIXTH AVE	MIDVALE UT	84047-
\$64,295.00	2125306012	609 W	SIXTH AVE	MCHENRY, MILO R	609 W SIXTH AVE	MIDVALE UT	84047-
\$100,265.00	2125306014	7518 S	RIO GRANDE ST	DAS, SUNIT M & MICHELLE M; TC	7518 S RIO GRANDE ST	MIDVALE UT	84047-
\$66,495.00	2125306015	7527 S	MAIN ST	PEREZ, JORGE O	7527 S MAIN ST	MIDVALE UT	84047-
\$65,175.00	2125306016	7535 S	MAIN ST	DUNN, JACK A	7535 S MAIN ST	MIDVALE UT	84047-
\$85,030.00	2125306017	682 W	FIFTH AVE	SANCHEZ, ENRIQUE G & MARIA T; JT	6182 S 4000 W	TAYLORSVILLE UT	84129-
\$59,620.00	2125306018	676 W	FIFTH AVE	MARTINEZ, ANNA LISA & THOMAS; JT	676 W FIFTH AVE	MIDVALE UT	84047
\$57,860.00	2125306019	668 W	FIFTH AVE	MARKINVEST ENTERPRISES, LLC	308 EASTVIEW DR	ALPINE UT	84004
\$54,505.00	2125306021	654 W	FIFTH AVE	DUGGAR, ANDREW & PATRICIA; JT	654 W FIFTH AVE	MIDVALE UT	84047
\$60,555.00	2125306022	650 W	FIFTH AVE	BILLINGS, JERRILYN	650 W FIFTH AVE	MIDVALE UT	84047
\$54,285.00	2125306023	644 W	FIFTH AVE	LUCERO, GLORIA & LAYNE; JT	644 W FIFTH AVE	MIDVALE UT	84047
\$71,005.00	2125306024	638 W	FIFTH AVE	HOMSOMBATH, BRYAN P	638 W FIFTH AVE	MIDVALE UT	84047
\$82,500.00	2125306025	632 W	FIFTH AVE	DRUCE, JOHN L	632 W FIFTH AVE	MIDVALE UT	84047
\$78,485.00	2125306027	614 W	FIFTH AVE	TEMPLIN, BRIANNA L	614 W FIFTH AVE	MIDVALE UT	84047
\$53,790.00	2125306028	610 W	FIFTH AVE	BONZA, TONI L & KENNETH E; TC	610 W FIFTH AVE	MIDVALE UT	84047
EXEMPT	2125306030	574 W	FIFTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$77,550.00	2125306033	624 W	FIFTH AVE	DAVIS, SUZANNE F	624 W FIFTH AVE	MIDVALE UT	84047
\$78,815.00	2125306034	660 W	FIFTH AVE	MOWERY, BRENDA L	660 W FIFTH AVE	MIDVALE UT	84047
\$81,895.00	2125306035	606 W	FIFTH AVE	DURAN, MAX	606 W FIFTH AVE	MIDVALE UT	84047
\$45,210.00	2125306036	596 W	FIFTH AVE	GRANITE BAIL BONDS	PO BOX 304	AMERICAN FORK	84003
EXEMPT	2125307001	695 W	FIFTH AVE	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125307002	7555 S	MAIN ST	MIDVALE CITY	695 W CENTER ST	MIDVALE UT	84047-
\$64,735.00	2125307003	683 W	FIFTH AVE	WEAVER, MICHELLE L	683 W FIFTH AVE	MIDVALE UT	84047
\$73,810.00	2125307004	677 W	FIFTH AVE	SMITH, DANIELLE L	677 W FIFTH AVE	MIDVALE UT	84047
\$64,880.00	2125307005	667 W	FIFTH AVE	SANTOS, BECKIE D	667 W FIFTH AVE	MIDVALE UT	84047
\$84,920.00	2125307007	651 W	FIFTH AVE	ARNOLD, JANE K	651 W FIFTH AVE	MIDVALE UT	84047
\$60,280.00	2125307008	643 W	FIFTH AVE	LAFORETT, EMILIANA	643 W FIFTH AVE	MIDVALE UT	84047
\$58,740.00	2125307009	639 W	FIFTH AVE	CHAMBERS, RUTH A E; ET AL C/O CAROL	639 W FIFTH AVE	MIDVALE UT	84047
\$49,830.00	2125307010	635 W	FIFTH AVE	LUCERO, LAYNE	760 E ENCHANTED DR	MIDVALE UT	84047-
\$53,460.00	2125307011	623 W	FIFTH AVE	ROMERO, MARTINA	623 W FIFTH AVE	MIDVALE UT	84047
\$51,920.00	2125307012	627 W F	FIFTH AVE	ROMERO, ROCKY	627 W FIFTH AVE	MIDVALE UT	84047
\$63,415.00	2125307013	611 W	FIFTH AVE	KNUDSEN, COLBY J	611 W FIFTH AVE	MIDVALE UT	84047
\$158,300.00	2125307014	7563 S	MAIN ST	RS SALT LAKE LLC	3675 W 2150 S # 3	WEST VALLEY UT	84120-
\$65,065.00	2125307015	680 W	FOURTH AVE	CASTELAN, JAMES & KIMBERLY; JT	8046 S BRYCE DR	SANDY UT	84070-
\$64,515.00	2125307016	672 W	FOURTH AVE	HOUSEHOLDER, BOYD J & PATTY A; JT	672 W FOURTH AVE	MIDVALE UT	84047
\$59,345.00	2125307017	662 W	FOURTH AVE	RESTORE UTAH LLC	1600 S STATE ST	SALT LAKE CITY	84115-
\$76,065.00	2125307018	656 W	FOURTH AVE	ZAVALA, HECTOR R	656 W FOURTH AVE	MIDVALE UT	84047
\$63,305.00	2125307019	648 W	FOURTH AVE	SMITH, DAVID C & PARKER, PAMELA K; JT	1277 W SOPHIA CIR	MURRAY UT	84123-
\$76,670.00	2125307020	642 W	FOURTH AVE	MIEDKE, MARSHA M	642 W FOURTH AVE	MIDVALE UT	84047
\$54,175.00	2125307021	636 W	FOURTH AVE	MACARTHUR, DAVID D & CARY A; TC	1373 E SKYLINE DR	BOUNTIFUL UT	84010
\$61,545.00	2125307022	628 W	FOURTH AVE	VILLALPANDO, JESUS	628 W FOURTH AVE	MIDVALE UT	84047
\$66,770.00	2125307023	620 W	FOURTH AVE	GONZALES, OSCAR	620 W FOURTH AVE	MIDVALE UT	84047
\$70,565.00	2125307024	616 W	FOURTH AVE	JENSEN, JAN D	PO BOX 526434	SALT LAKE CITY	84152-
\$56,265.00	2125307025	606 W	FOURTH AVE	RODRIGUEZ, LORENZO	606 W FOURTH AVE	MIDVALE UT	84047
\$46,800.00	2125307027	597 W	FIFTH AVE	REESE, JIMMY T; TR (J&SR TR)	11689 S BROADVIEW WY	SANDY UT	84092-
\$70,840.00	2125307028	598 W	FOURTH AVE	MENDOZA, JORGE & WILLIAMS,	598 W FOURTH AVE	MIDVALE UT	84047
\$83,215.00	2125307029	661 W	FIFTH AVE	HOLM, ELIZABETH	661 W FIFTH AVE	MIDVALE UT	84047
\$82,280.00	2125307030	655 W	FIFTH AVE	VAN DUREN, WESLEY A	655 W FIFTH AVE	MIDVALE UT	84047
\$269,000.00	2125308001	7573 S	MAIN ST	BECKSTEAD, SPENCER R; TR (SRBRT)	12968 S 5800 W	HERRIMAN UT	84096-
\$552,900.00	2125308002	7583 S	MAIN ST	JUNA PROPERTIES LLC	2818 E FALCON WY	SANDY UT	84093
\$72,000.00	2125308003	7589 S	MAIN ST	7603 MAIN LLC	7603 South Main St.	MIDVALE UT	84047-
\$65,600.00	2125308004	7597 S	MAIN ST	7603 MAIN LLC	7589 S MAIN ST	MIDVALE UT	84047-
\$81,290.00	2125308005	683 W	FOURTH AVE	GONZALEZ, JAIME M	683 W FOURTH AVE	MIDVALE UT	84047
\$67,595.00	2125308006	675 W	FOURTH AVE	GREENSPON, PAMELA A	675 W FOURTH AVE	MIDVALE UT	84047
\$55,770.00	2125308007	665 W	FOURTH AVE	ORTIZ, TERESA	665 W FOURTH AVE	MIDVALE UT	84047

\$62,920.00	2125308008	657 W	FOURTH AVE	ORTIZ, FELICITA	657 W FOURTH AVE	MIDVALE UT	84047
\$57,585.00	2125308009	649 W	FOURTH AVE	SILCOX, LINDA & VAUGHN E; JT	649 W FOURTH AVE	MIDVALE UT	84047
\$74,415.00	2125308010	645 W	FOURTH AVE	FERRIS, DAVID	645 W FOURTH AVE	MIDVALE UT	84047
\$57,145.00	2125308011	637 W	FOURTH AVE	KAUTZ, NORMAN L	637 W FOURTH AVE	MIDVALE UT	84047
\$61,325.00	2125308012	633 W	FOURTH AVE	CARRILLO,IGNACIO & JOSEFINA; JT	633 W FOURTH AVE	MIDVALE UT	84047
\$61,820.00	2125308013	625 W	FOURTH AVE	KELLAR, MICHELLE B	625 W FOURTH AVE	MIDVALE UT	84047
\$64,625.00	2125308014	619 W	FOURTH AVE	ROMERO, KENNETH R & SHERRY; TRS	5849 S COVE CREEK LN	MURRAY UT	84107-
\$67,210.00	2125308016	601 W	FOURTH AVE	YOCUM, EDNA	601 W FOURTH AVE	MIDVALE UT	84047
\$14,000.00	2125308017	682 W	THIRD AVE	FRANCOM, CRAIG D.	670 W THIRD AVE	MIDVALE UT	84047-
\$63,470.00	2125308018	676 W	THIRD AVE	SALDIVAR, REFUGIO, JR & JUANITA (JT)	676 W THIRD AVE	MIDVALE UT	84047-
\$69,190.00	2125308019	670 W	THIRD AVE	FRANCOM, CRAIG D	670 W THIRD AVE	MIDVALE UT	84047-
\$73,755.00	2125308020	662 W	THIRD AVE	PORTER, BRIAN	662 W THIRD AVE	MIDVALE UT	84047-
\$58,850.00	2125308021	654 W	THIRD AVE	WOOD, REX B	654 W THIRD AVE	MIDVALE UT	84047-
\$62,700.00	2125308022	646 W	THIRD AVE	HOLFELTZ, CLARK D	374 E MEADOW RD	MURRAY UT	84107
\$78,375.00	2125308023	638 W	THIRD AVE	DILWORTH, DONALD J & VIRGINIA A; JT	1139 W FOX DEN DR	WEST JORDAN UT	84084-
\$71,555.00	2125308024	632 W	THIRD AVE	BENAVIDEZ, JOHNNIE J. & EVANGELINE	632 W THIRD AVE	MIDVALE UT	84047-
\$65,835.00	2125308025	624 W	THIRD AVE	BAIRD, JOHN R	624 W THIRD AVE	MIDVALE UT	84047-
\$58,135.00	2125308027	596 W	THIRD AVE	NAGEL, RYAN & WARD, SHEILA L; JT	596 W THIRD AVE	MIDVALE UT	84047-
\$71,390.00	2125308028	610-614 W	THIRD AVE	TOONE, TIMOTHY T & CYNTHIA W; JT	639 W ERDA WAY	ERDA UT	84074
\$52,360.00	2125308029	602-604 W	THIRD AVE	PGA PROPS, LLC	7865 S TYNE DALE CT	COTTONWOOD	84093-
\$79,750.00	2125308030	613 W	FOURTH AVE	KEITH, CAROLYN J	613 W FOURTH AVE	MIDVALE UT	84047
\$103,785.00	2125308031	607 W	FOURTH AVE	WILLIAMS, CAMILLE A	607 W FOURTH AVE	MIDVALE UT	84047
\$250,800.00	2125351001	7603 S	MAIN ST	7603 MAIN LLC	7589 S MAIN ST	MIDVALE UT	84047-
\$61,500.00	2125351004	7623 S	MAIN ST	HENDRICKSEN, TODD & WENDY; JT	10700 S 2200 W	SOUTH JORDAN	84095-
\$51,150.00	2125351005	689 W	THIRD AVE	RAMIREZ, VIOLANDA	689 W THIRD AVE	MIDVALE UT	84047-
\$442,200.00	2125351006	7633 S	MAIN ST	CHARLES GROUP, LLC	7633 S MAIN ST	MIDVALE UT	84047-
\$62,535.00	2125351007	669 W	THIRD AVE	TAFOYA, CARLOS D, JR; ET AL	669 W THIRD AVE	MIDVALE UT	84047-
\$64,845.00	2125351008	659 W	THIRD AVE	ARENAS, JUAN D	659 W THIRD AVE	MIDVALE UT	84047-
\$57,585.00	2125351009	653 W	FIFTH AVE	BRINTON, JOHN R	653 W THIRD AVE	MIDVALE UT	84047-
\$13,000.00	2125351010	647 W	THIRD AVE	BRINTON, JOHN R	653 W THIRD AVE	MIDVALE UT	84047-
\$73,535.00	2125351013	627 W	THIRD AVE	TAFOYA, CARLOS D JR	627 W THIRD AVE	MIDVALE UT	84047-
\$61,105.00	2125351014	615 W	THIRD AVE	STUBBINGS, ALEX D	615 W THIRD AVE	MIDVALE UT	84047-
\$72,435.00	2125351015	599 W	THIRD AVE	EGGERTSEN, BRADLEY R	599 W THIRD AVE	MIDVALE UT	84047-
\$60,005.00	2125351016	670 W	SECOND AVE	ORTEGA, LUPE & ORTEGA, ELVA; JT	670 W SECOND AVE	MIDVALE UT	84047-
\$65,560.00	2125351017	664 W	SECOND AVE	SOPER, JUSTIN W	664 W SECOND AVE	MIDVALE UT	84047-
\$77,055.00	2125351018	656 W	SECOND AVE	WOO, GILBERT	4372 S BOUCK CIR	WEST VALLEY UT	84120
\$68,420.00	2125351019	648 W	SECOND AVE	MECHAM, BARBARA	648 W SECOND AVE	MIDVALE UT	84047-
\$81,950.00	2125351020	640 W	SECOND AVE	RAMIREZ, JUAN P	640 W SECOND AVE	MIDVALE UT	84047-
\$45,650.00	2125351021	634 W	SECOND AVE	GONZALES, KEITH A	1618 W DUFFYS LN	WEST JORDAN UT	84084-
\$66,330.00	2125351022	628 W	SECOND AVE	JARAMILLO, MARCIA D	PO BOX 104	MIDVALE UT	84047-
\$69,520.00	2125351023	620 W	SECOND AVE	PAGE, STEVE R & SHAUNTEL; JT	137 W CLAY PARK DR	MURRAY UT	84107-
\$54,560.00	2125351024	616 W	SECOND AVE	TRUJILLO, MANUELITA & ADOLPH M ET	616 W SECOND AVE	MIDVALE UT	84047-
\$54,725.00	2125351025	608 W	SECOND AVE	RYKO ENTERPRISES LLC	4143 S JOHN WY	WEST VALLEY UT	84120-
\$78,540.00	2125351026	598 W	SECOND AVE	GUTIERREZ, SONIA J	PO BOX 115	MIDVALE UT	84047-
\$75,955.00	2125351027	641 W	THIRD AVE	EUSTERMAN, CHARLES	641 W THIRD AVE	MIDVALE UT	84047-
\$226,400.00	2125351028	7607 S	MAIN ST	ARROW DEVELOPMENT, LLC	349 E CHARITY CV	SALT LAKE CITY	84103-
\$540,100.00	2125352002	7651 S	MAIN ST	DCW, LLC	620 N 1150 E	LEHI UT	84043-
\$176,700.00	2125352003	7659 S	MAIN ST	7569 HOLDINGS LLC	7659 S MAIN ST	MIDVALE UT	84047-
\$55,770.00	2125352006	679 W	SECOND AVE	STONE, RITA A	7610 S MICHELLE WY	COTTONWD HGTS	84093-
\$52,965.00	2125352007	673 W	SECOND AVE	GONZALES, KEITH & JANEL; JT	1618 W DUFFYS LN	WEST JORDAN UT	84084-
\$59,675.00	2125352008	667 W	SECOND AVE	CARLING, SALLY & VOSS, PAMELA D; JT	667 W SECOND AVE	MIDVALE UT	84047-
\$60,115.00	2125352009	663 W	SECOND AVE	DUKE, WENDY	663 W SECOND AVE	MIDVALE UT	84047-
\$54,780.00	2125352010	657 W E	SECOND AVE	VALDEZ, RAYMOND C & MORENO,	657 W SECOND AVE	MIDVALE UT	84047-
\$113,960.00	2125352011	650-652 W	FIRST AVE	STEWART, JOANN D & BILLIS, PATRICIA A;	4488 W SKYE DR	SOUTH JORDAN	84095-
\$62,150.00	2125352012	642 W	FIRST AVE	FELIX, RICARDO	642 W FIRST AVE	MIDVALE UT	84047-
\$45,375.00	2125352013	635 W	SECOND AVE	BAILEY, STEPHEN G & SUZANNE; JT	3105 S 2850 E	SALT LAKE CITY	84109-
\$72,800.00	2125352014	629 W	SECOND AVE	CHAVEZ, GRANT	2967 S WARR RD	SALT LAKE CITY	84109-
\$85,690.00	2125352015	686 W	FIRST AVE	BORCEGUIN, GUILLERMO C	686 W FIRST AVE	MIDVALE UT	84047-
\$64,405.00	2125352016	680 W	FIRST AVE	BALDWIN, TRACIE L	680 W FIRST AVE	MIDVALE UT	84047-
\$61,545.00	2125352019	658 W	FIRST AVE	JLF INVESTMENTS LC	13219 S WOODRIDGE	DRAPER UT	84020-
\$73,590.00	2125352020	636 W	FIRST AVE	ROGERS, CHASE & ANNA E; JT	636 W FIRST AVE	MIDVALE UT	84047-
\$1,000.00	2125352021	622 W	FIRST AVE	PERNROD, LARA	622 W FIRST AVE	MIDVALE UT	84047-
\$83,655.00	2125352022	622 W	FIRST AVE	PERNROD, LARA	622 W FIRST AVE	MIDVALE UT	84047-
\$326,500.00	2125352023	7665 S	MAIN ST	ECHOLAND PROPERTIES LLC	4018 W 9200 S	PAYSON UT	84604
EXEMPT	2125352024	691 W	SECOND AVE	REDEVELOPMENT AGENCY OF MIDVALE	655 W CENTER ST	MIDVALE UT	84047-
\$65,175.00	2125352025	672 W	FIRST AVE	DURAN, SUSAN M & JOHN G; JT	672 W FIRST AVE	MIDVALE UT	84047-
\$543,575.00	2125353001	7671 S	MAIN ST	GCI INVESTMENTS LC	242 S 200 E	SALT LAKE CITY	84111-
\$88,900.00	2125353002	7675 S	MAIN ST	SILVINOS MEXICAN RESTAURANT INC	6182 S 4000 W	TAYLORSVILLE UT	84129-

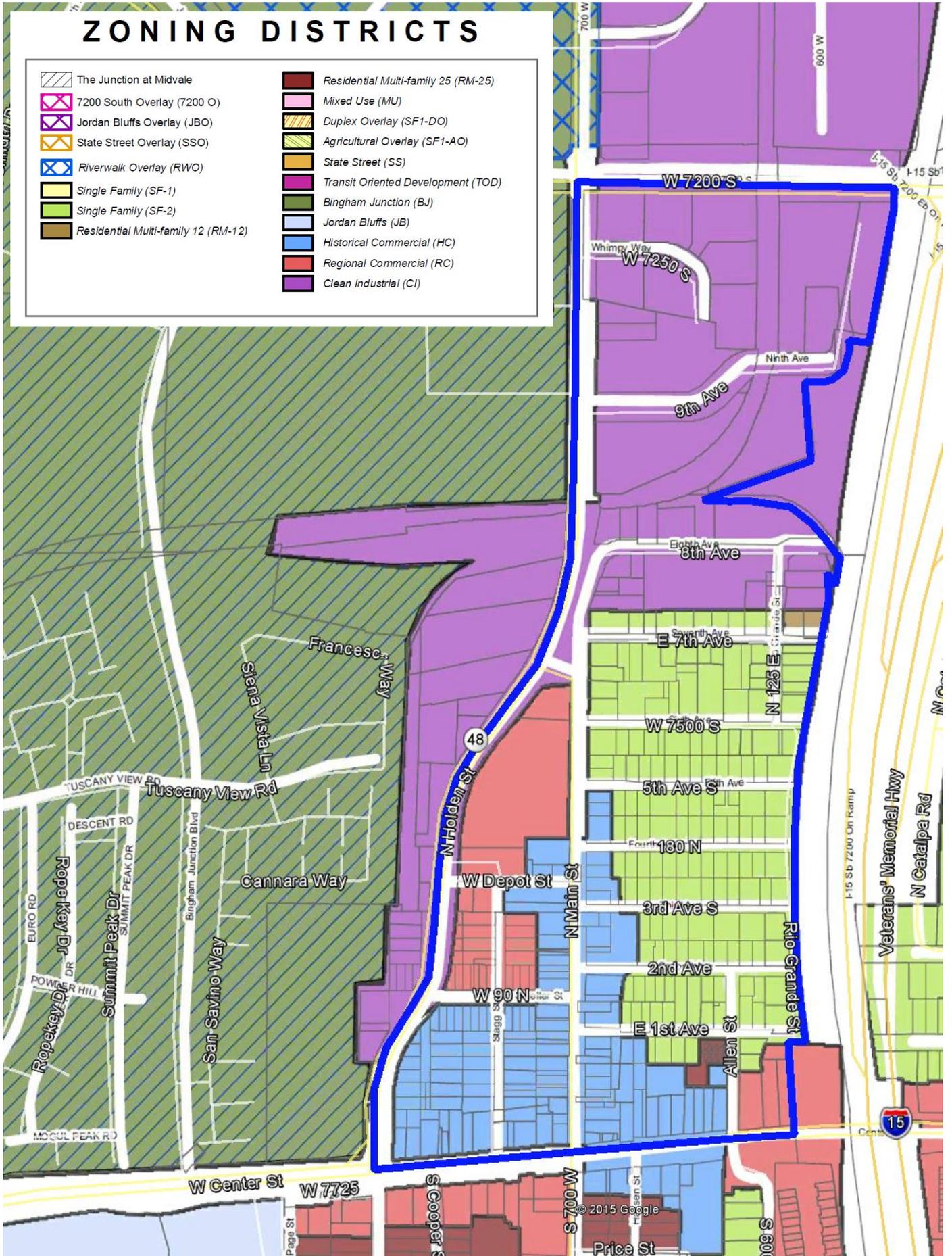
\$158,100.00	2125353003	7677 S	MAIN ST	SALAZAR, JESSICA R	PO BOX 901461	SANDY UT	84090-
\$289,800.00	2125353004	7679 S	MAIN ST	BOBERG, JOE	7679 S MAIN ST	MIDVALE UT	84047-
\$235,700.00	2125353005	7681 S	MAIN ST	TAYLOR, R GLENN & LAVON L; JT	PO BOX 156	MIDVALE UT	84047-
\$155,500.00	2125353006	7687 S	MAIN ST	FAITH & FITNESS INC	PO BOX 1290	DRAPER UT	84020-
EXEMPT	2125353007	7697 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353008	7697 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$242,500.00	2125353010	7711 S	MAIN ST	MMS THEATRE LLC	2636 E BENGAL BLVD	COTTONWOOD	84121-
EXEMPT	2125353011	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353012	681 W	FIRST AVE	MIDVALE CITY CORPORATION CO	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353013	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$58,795.00	2125353014	673 W	FIRST AVE	ROBLEZ, VERONICA L	673 W FIRST AVE	MIDVALE UT	84047-
\$78,650.00	2125353015	665 W	FIRST AVE	CHRISTENSEN, KIRK L	665 W FIRST AVE	MIDVALE UT	84047-
\$73,645.00	2125353016	653 W	FIRST AVE	BRADFORD, HAROLD D	5656 S BLAKE DR	TAYLORSVILLE UT	84129-
\$73,535.00	2125353017	645 W	FIRST AVE	ROGERSON, WILLIAM G	645 W FIRST AVE	MIDVALE UT	84047-
EXEMPT	2125353019	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353020	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$75,130.00	2125353023	7692 S	ALLEN ST	ALLAN, JOSHUA T	7692 S ALLEN ST	MIDVALE UT	84047-
\$207,200.00	2125353025	684 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C (JT)	1933 E BRANDON PARK	SANDY UT	84092-
\$55,700.00	2125353026	682 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C; JT	1933 E BRANDON PARK	SANDY UT	84092-
\$161,500.00	2125353027	670-676 W	CENTER ST	SANCHEZ, MIKE	63 W PRINCETON DR	MIDVALE UT	84047-
\$64,300.00	2125353028	668 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C; ET AL	676 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353029	681 W	FIRST AVE	MIDVALE CITY CORPORATION	7505 S. Holden St.	MIDVALE UT	84047-
\$84,600.00	2125353030	658-662 W	CENTER ST	JORDAN FEDERAL CREDIT UNION	9260 S 300 E	SANDY UT	84070
\$297,300.00	2125353031	658-662 W	CENTER ST	JORDAN FEDERAL CREDIT UNION	9260 S 300 E	SANDY UT	84070
\$161,000.00	2125353032	652-656 W	CENTER ST	ENRIQUEZ, ROBERTO	8840 S 2700 W	WEST JORDAN UT	84088-
\$71,445.00	2125353033	648 W	CENTER ST	TEMPO PROPERTIES, LLC	11289 S WYNGATE LN	SANDY UT	84092-
\$82,060.00	2125353034	640 W	CENTER ST	BEDOLLA, ROBERTO	640 W CENTER ST	MIDVALE UT	84047-
\$158,500.00	2125353035	634 W	CENTER ST	BEDOLLA, MARIA T & ROBERTO; JT	634 W CENTER ST	MIDVALE UT	84047-
\$155,500.00	2125353036	630 W	CENTER ST	AVALOS, LETICIA	13049 S 2590 W	RIVERTON UT	84065-
\$217,400.00	2125353037	7719 S	MAIN ST	SMR FAMILY LC	7719 S MAIN ST	MIDVALE UT	84047-
\$9,400.00	2125353038	684 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C; JT	1933 E BRANDON PARK	SANDY UT	84092-
EXEMPT	2125353040	7697 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$38,300.00	2125353041	668 W	CENTER ST	ENRIQUEZ, ROBERTO	8840 S 2700 W	WEST JORDAN UT	84088-
\$67,000.00	2125353042	666 W	CENTER ST	ZOUDILOV, EVGUENI	820 E WESTMINSTER	SALT LAKE CITY	84105-
\$52,470.00	2125356001	7643 S	ALLEN ST	8069 LLC SERIES 3	8069 S ADAMS ST	MIDVALE UT	84047-
\$74,140.00	2125356003	597 W	SECOND AVE	WALKER, DEVIN	597 W SECOND AVE	MIDVALE UT	84047-
\$75,900.00	2125356004	610 W	FIRST AVE	THOMPSON, ASHLEY & ZOUBEK, JUSTIN;	610 W FIRST AVE	MIDVALE UT	84047-
\$63,745.00	2125356005	602 W	FIRST AVE	GARRETT, CHANDRARAE O	602 W FIRST AVE	MIDVALE UT	84047-
EXEMPT	2125356006	598 W	FIRST AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$79,035.00	2125356007	596 W	FIRST AVE	FINNEGAN, MICHAEL	596 W FIRST AVE	MIDVALE UT	84047-
\$106,150.00	2125356008	607 W	SECOND AVE	BOWEN, DAVID M	607 W SECOND AVE	MIDVALE UT	84047-
\$68,090.00	2125357001	7673 S	ALLEN ST	HANSEN, JUNE C; TR (JCHRT)	180 E GREENWOOD AVE	MIDVALE UT	84047-
\$60,940.00	2125357002	7683 S	ALLEN ST	OCHOA, CONNIE & SERAFINA B; JT	7683 S ALLEN ST	MIDVALE UT	84047-
\$62,040.00	2125357003	599 W	FIRST AVE	GONZALES, BUEHLA & VARELA,	PO BOX 577	MIDVALE UT	84047-
\$326,900.00	2125357004	608 W	CENTER ST	BINGHAM CREEK LC	9192 S 300 W # 28	SANDY UT	84070-
\$111,600.00	2125357005	590 W	CENTER ST	BINGHAM CREEK LC	9192 S 300 W # 28	SANDY UT	84070-
\$92,100.00	2125357006	580 W	CENTER ST	BINGHAM CREEK LC	9192 S 300 W # 28	SANDY UT	84070-
EXEMPT	2125360001	7678 S	ALLEN ST	CITY CENTER CONDOMINIUM COMMON	6084 S 900 E # 202	SALT LAKE CITY	84121-
\$33,935.00	2125360002	7678 S	ALLEN ST	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360003	7678 S	ALLEN ST # 2A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360004	7678 S	ALLEN ST # 3A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360005	7678 S	ALLEN ST # 4A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360006	7678 S	ALLEN ST # 5A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360007	7678 S	ALLEN ST # 6A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360008	7678 S	ALLEN ST # 1B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360009	7678 S	ALLEN ST # 2B	KETCH, GREGORY A & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360010	7678 S	ALLEN ST # 3B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360011	7678 S	ALLEN ST # 4B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360012	7678 S	ALLEN ST # 5B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360013	7678 S	ALLEN ST # 6B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
EXEMPT	2126128001	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126201004	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$700.00	2126201007	7298 S	MAIN ST	FLSMIDTH SALT LAKE CITY, INC	7158 S FL SMIDTH DR	MIDVALE UT	84047
EXEMPT	2126251001	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126251003	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126251004	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126427001	7510 S	MAIN ST	MIDVALE CITY CORP	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126427003	7505 S	HOLDEN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-

\$262,894.00	2126427004	752 W	DEPOT ST	ASL-1 INVESTMENTS, LLC	PO BOX 526251	SALT LAKE CITY	84152-
EXEMPT	2126427005	7572 S	MAIN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$51,590.00	2126427006	736-740 W	DEPOT ST	ASL-1 INVESTMENTS, LLC	PO BOX 526251	SALT LAKE CITY	84152-
\$100,900.00	2126427007	728 W	DEPOT ST	GONZALEZ, MARITZA S D	728 W DEPOT ST	MIDVALE UT	84047-
\$169,000.00	2126427008	7584 S	MAIN ST	RICHARDSON, TERRY L; ET AL	PO BOX 95155	SOUTH JORDAN	84095-
\$219,670.00	2126477010	763-781 W	DEPOT ST	ROCK MOUNTAIN, LLC	1942 E BARRETT PARK	SANDY UT	84092-
\$687,300.00	2126477011	762 W	SMELTER ST	C & C CAR WASHES LLC	63 E 11400 S	SANDY UT	84070-
\$143,700.00	2126477012	762 W	SMELTER ST	C & C CAR WASHES LLC	63 E 11400 S	SANDY UT	84070-
\$79,100.00	2126478003	7601 S	STAGG ST	PHHELPS, CLARK J	390 N K ST	SALT LAKE CITY	84103-
\$40,100.00	2126478004	7607 S	STAGG ST	PHHELPS, CLARK J	390 N K ST	SALT LAKE CITY	84103-
\$193,700.00	2126478011	7602 S	MAIN ST	HINER, BRET R	7602 S MAIN ST	MIDVALE UT	84047-
\$126,860.00	2126478012	7610 S	MAIN ST	PHHELPS, CLARK J	390 N K ST	SALT LAKE CITY	84103-
\$59,500.00	2126478016	7638 S	MAIN ST	ARBIZU, JUAN C & MARIA T; TC	101 E MAIN ST	SANDY UT	84070-
\$202,790.00	2126478017	7642-7648 S	MAIN ST	HOUBERG, LAINE	507 South 1200 East	SLC	84102-
\$171,400.00	2126478018	736 W	SMELTER ST	CAPUTO INVESTMENTS, L L C	6197 S VINECREST DR	SALT LAKE CITY	84121-
\$104,335.00	2126478019	7592 S	MAIN ST	PATRIOT PROPERTY & MANAGEMENT,	151 E 6100 S # 312	MURRAY UT	84107-
\$97,000.00	2126478020	7598 S	MAIN ST	PATRIOT PROPERTY & MANAGEMENT,	151 E 6100 S # 312	MURRAY UT	84107-
\$267,400.00	2126478021	7620 S	MAIN ST	CDM PROPERTY MANAGEMENT	7000 S COTTONWOOD	MIDVALE UT	84047-
EXEMPT	2126479007	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479008	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$107,500.00	2126479009	7697 S	HOLDEN ST	WELLER, STEVE	2957 E DANISH BROOK	COTTONWOOD	84121-
EXEMPT	2126479015	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479016	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479021	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479022	7657 S	HOLDEN ST	UTAH POWER & LIGHT	825 NE MULTNOMAH ST	PORTLAND OR	97232
\$960,700.00	2126479023	798 W	CENTER ST	WELLER, STEVEN K	798 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479027	764 W	CENTER ST	REDEVELOPMENT AGENCY OF MIDVALE	655 W CENTER ST	MIDVALE UT	84047-
\$205,900.00	2126479031	752 W	CENTER ST	OHLSON, JEFFREY J & KRISTIN H; JT	752 W CENTER ST	MIDVALE UT	84047-
\$172,249.00	2126479033	774 W	CENTER ST	COOLEY, MARIANNE; TR	1872 W 5400 S	TAYLORSVILLE UT	84129-
\$204,900.00	2126479034	788 W	CENTER ST	GUERRERO, JULIA ANN	11487 S POLO CLUB CT	SOUTH JORDAN	84095-
\$131,000.00	2126479035	778 W	CENTER ST	CELL WHOLESAL INC	1872 W 5400 S	TAYLORSVILLE UT	84129-
\$90,000.00	2126480003	7654 S	MAIN ST	MIDVALE INVESTMENTS, LLC	8732 S SANDY PKWY	SANDY UT	84070-
\$92,800.00	2126480004	7660-7662 S	MAIN ST	MIDVALE INVESTMENTS, LLC	8732 S SANDY PKWY	SANDY UT	84070-
\$71,900.00	2126480005	7668 S	MAIN ST	GCH INVESTMENTS, LC	242 S 200 E	SALT LAKE CITY	84111-
\$391,000.00	2126480006	7674 S	MAIN ST	GCH INVESTMENTS, LC	242 S 200 E	SALT LAKE CITY	84111-
EXEMPT	2126480007	7683 S	HOLDEN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$299,100.00	2126480008	7676 S	MAIN ST	FERRO, MICHAEL A	51 E 400 S	SALT LAKE CITY	84111
\$43,162.00	2126480009	7678 S	MAIN ST	DE LA CRUZ, ADA	4813 S RIVER MEADOW	TAYLORSVILLE UT	84123-
\$559,342.00	2126480010	7680-7686 S	MAIN ST	7680 MAIN LLC	10 W BROADWAY ST #	SALT LAKE CITY	84101-
\$65,400.00	2126480011	7690 S	MAIN ST	RASMUSSEN, GLADYS ET AL	PO BOX 492	DRAPER UT	84020-
\$28,500.00	2126480012	7697 S	STAGG ST	RASMUSSEN, GLADYS, ET AL	PO BOX 492	DRAPER UT	84020-
\$11,200.00	2126480013	7696 S	MAIN ST	VINCENT, KENT B. & THEONE P.	PO BOX 492	DRAPER UT	84020-
\$274,100.00	2126480014	7696 S	MAIN ST	VINCENT, KENT B. & THEONE P.	PO BOX 492	DRAPER UT	84020-
\$134,857.00	2126480015	7706 S	MAIN ST	NAVARRO, ROSA & BEDOLLA TAPIA,	7706 S MAIN ST	MIDVALE UT	84047-
\$7,900.00	2126480016	7699 S	STAGG ST	RASMUSSEN, PETER C	PO BOX 578	MIDVALE UT	84047-
\$144,200.00	2126480017	742 W	CENTER ST	PAHL, DOLORES S & RIVAS, DOLORES J; JT	4572 W COLANDER DR	WEST JORDAN UT	84088-
\$86,400.00	2126480021	712 W	CENTER ST	NAVARRO, ROSA & BEDOLLA TAPIA,	7706 S MAIN ST	MIDVALE UT	84047-
\$179,500.00	2126480022	7718 S	MAIN ST	NAVARRO, ROSA & BEDOLLA TAPIA,	7706 S MAIN ST	MIDVALE UT	84047-
EXEMPT	2126480023	732 W	CENTER ST	MIDVALE CITY CORP	655 W CENTER ST	MIDVALE UT	84047-
\$420,000.00	2126480024	741 W	SMELTER ST	CROFTS HOLDING LLC	242 S 200 E	SALT LAKE CITY	84111-
\$217,700.00	2126480026	722 W	CENTER ST	GUERRERO, JOEL & JULIA A; JT	5840 S JORDAN CANAL	TAYLORSVILLE	84118
\$59,800.00	2126480027	7696 S	MAIN ST	VINCENT, KENT B & THEONE P; JT	PO BOX 492	DRAPER UT	84020-
EXEMPT	2126480028	732 W	CENTER ST	REDEVELOPMENT AGENCY OF MIDVALE	655 W CENTER ST	MIDVALE UT	84047-
\$691,500.00	2125353039	7707 S	MAIN ST	WALL DESIGN GROUP LLC	7707 S MAIN ST	MIDVALE UT	84047-

**Exhibit C**  
**Zoning Map**

# ZONING DISTRICTS

- |   |                                     |   |                                     |
|---|-------------------------------------|---|-------------------------------------|
|  | The Junction at Midvale             |  | Residential Multi-family 25 (RM-25) |
|  | 7200 South Overlay (7200 O)         |  | Mixed Use (MU)                      |
|  | Jordan Bluffs Overlay (JBO)         |  | Duplex Overlay (SF1-DO)             |
|  | State Street Overlay (SSO)          |  | Agricultural Overlay (SF1-AO)       |
|  | Riverwalk Overlay (RWO)             |  | State Street (SS)                   |
|  | Single Family (SF-1)                |  | Transit Oriented Development (TOD)  |
|  | Single Family (SF-2)                |  | Bingham Junction (BJ)               |
|  | Residential Multi-family 12 (RM-12) |  | Jordan Bluffs (JB)                  |
|   |                                     |  | Historical Commercial (HC)          |
|   |                                     |  | Regional Commercial (RC)            |
|   |                                     |  | Clean Industrial (CI)               |



**Exhibit D**  
**Principal Streets**

