

RD12388 (FF)

Sandy City, Utah

June 23, 1992

5329250

The City Council of Sandy City, Salt Lake County, Utah, met in regular session on Tuesday, the 23rd day of June, 1992, at 7:30 p.m. at its regular meeting place. The following members of the City Council were present:

Scott L. Cowdell	Chair Pro Tem
Bryant F. Anderson	Councilmember
Stanley L. Price	Councilmember
John B. Winder	Councilmember

Also present:

~~Dianne H. Aubrey~~ ~~City Recorder~~

Absent:

Lawrence P. Smith	Mayor
Dennis B. Tenney	Chair
Kenneth R. Prince	Councilmember
Judith M. Bell	Councilmember

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, a Certificate of Compliance With Open Meeting Law with respect to this June 23, 1992 meeting, a copy of which is attached hereto as Exhibit "A", was presented to the City Council.

The Board of Equalization and Review for Sandy City, Utah Special Improvement District No. 90-1 (the "Board") presented to the City Council its report and stated that it had reviewed statements, comments and complaints on each property in Sandy City, Utah Special Improvement District No. 90-1 (the "District").

The following Findings, Recommendations and Decision were then presented to the City Council by the Board.

5329250
11 SEPTEMBER 92 01:05 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
REC BY: DIANE KILPACK , DEPUTY

BK6516PG2844

FINDINGS

That the proposed assessments set forth in the assessment list are just and equitable, that each piece of property will be benefited in an amount not less than the assessment to be levied against it and that no piece of property listed on the assessment list will bear more than its proportionate share of the cost of the improvements.

RECOMMENDATION AND DECISION

It is recommended that the proposed assessment list be approved and that the properties within the District be assessed in the amounts set forth in said assessment list.

The following resolution was then considered by the Council:

RESOLUTION 92-58C

A RESOLUTION ACCEPTING THE RECOMMENDATION OF THE BOARD OF EQUALIZATION AND THE ADOPTION OF AN ASSESSMENT ORDINANCE (ORDINANCE #92-39) WHICH WILL SET THE TAX RATE FOR PROPERTIES LOCATED WITHIN THE SANDY CITY, UTAH SPECIAL IMPROVEMENT DISTRICT NO. 90-1 (AUTO MALL SID).

Motion was then made by Councilmember Bryant F. Anderson and seconded by Councilmember Stanley L. Price to adopt Resolution No. 92-58C. The motion carried unanimously as follows:

YEA: Bryant F. Anderson
Scott L. Cowdell
Stanley L. Price
John B. Winder

NAY: None

The City Recorder then noted that the City Council is now convened in this meeting for the purpose, among other things, to adopt an Assessment Ordinance (the "Ordinance") for the District. The following Ordinance was then introduced in writing, was fully discussed, and pursuant to motion duly made by Councilmember Bryant F. Anderson, and seconded by Councilmember Scott L. Cowdell, adopted by the following vote:

YEA: Bryant F. Anderson
Scott L. Cowdell
Stanley L. Price
John B. Winder

NAY: None

The Ordinance was then signed by the Mayor in open meeting and recorded in the official records of Sandy City, Utah. The Ordinance is as follows:

ORDINANCE NO. 92-39

AN ORDINANCE confirming the assessment rolls and levying an assessment against certain properties in Sandy City, Utah Special Improvement District No. 90-1, for the purpose of paying the costs of installing water, sanitary sewer, storm drainage and other utilities; acquiring rights-of-way and constructing new roads; installing landscaping within rights-of-way and Interstate 15, and completing the whole in a proper and workmanlike manner; establishing of a Debt Service Reserve Fund; establishing the effective date of this Ordinance; and related matters.

BE IT ORDAINED BY THE CITY COUNCIL OF SANDY CITY, SALT LAKE COUNTY, UTAH:

Section 1. Determination of Costs. All costs and expenses for the making of the improvements within the District have been determined, the property price for all property to be acquired to make the improvements has been finally determined and the reasonable cost of any work to be done has been determined.

Section 2. Approval of Assessment List: Findings. The City Council (the "Council") of Sandy City, Salt Lake County, Utah (the "Issuer") hereby confirms the assessment roll as modified, equalized and approved by the Board of Equalization and Review for Sandy City, Utah Special Improvement District No. 90-1 (the "District"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by reference (the "Assessment List"), and hereby confirms the findings of the Board of Equalization and Review that the Assessment List as equalized and modified by the Board of Equalization and Review for the District is just and equitable; that each piece of property to be assessed within the District will be benefited in an amount not less than the assessment to be levied against said property; and that no piece of property listed in the assessment list will bear more than its proportionate share of the cost of such improvements.

Section 3. Levy of Assessments. The Council of the Issuer does hereby levy an assessment to be assessed upon the real property identified in the Assessment List. The assessments levied upon each parcel of property therein described shall be in the amount set forth in the Assessment List.

The assessments hereby levied are for the purpose of paying the costs of installing water, sanitary sewer, storm drainage and other utilities; acquiring rights-of-way and constructing new roads; installing landscaping within rights-of-way and Interstate 15, and completing the whole in a proper and workmanlike manner. Said improvements are more particularly described in the Assessment List.

The assessments are hereby levied and assessed upon each of the parcels of real property described in the Assessment List according to the extent that they are specially benefited by the improvements acquired or constructed within the District. The assessments are levied upon the parcels of land in the District at equal and uniform rates.

Section 4. Cost of Improvements: Amount of Total Assessments. The total cost of the improvements in the District is \$2,840,629, of which total cost the Issuer's portion is \$0. The Issuer's portion for the District includes that part of the overhead costs for which an assessment cannot be levied, if any, and the cost of making improvements for the benefit of property against which an assessment may not be levied, if any. The amount to be assessed against property affected or benefited by the improvements in the District is \$2,840,629, which amount does not exceed in the aggregate the sum of: (a) the total contract price or prices for the improvements under contract duly let to the lowest and best responsible bidders therefor; (b) the reasonable cost of utility services, maintenance, labor, materials or equipment supplied by the Issuer, if any; (c) the property price, if any; (d) connection fees, if any; (e) the interest on any interim warrants issued against the District; (f) overhead costs not to exceed fifteen percent (15%) of the sum of (a), (b), (c) and (d); (g) where the assessment is levied prior to the time all of the improvements in the District are entirely completed and accepted, an amount for contingencies of not to exceed 10% of the sum of (a) and (b); and (h) an amount sufficient to fund the Reserve Fund (herein defined).

Section 5. Method and Rate. The total assessment for the District is levied in accordance with the following method and at the following rates:

<u>Improvements</u>	<u>Method of Assessment</u>	<u>Estimated Cost</u>
Acquisition of Rights-of-Way	Area	\$11,686.13 per acre
Water Distribution System	Area	\$2,835.58 per acre
Storm Drainage System	Area	\$3,456.43 per acre
Sanitary Sewer Improvements	Area	\$2,431.27 per acre
Street Improvements	Front Footage on streets to be constructed	\$95.32 per front foot
I-15 Landscaping	25% of the total cost assessed on an area basis, and the remaining 75% assessed on a front footage basis against those properties fronting I-15	\$767.05 per acre \$62.17 per front foot
Other Landscaping	Front footage on affected streets	\$47.55 per front foot

In addition, the assessment of each property owner that is not prepaid during the fifteen (15) day prepayment period provided in Section 6 herein will be increased by ten percent (10%) to fund the Reserve Fund provided in Section 10 herein.

Section 6. Payment of Assessments.

(a) The whole or any part of the assessments for the District may be paid without interest within fifteen (15) days after this Ordinance becomes effective. Any part of the assessment not paid within such fifteen (15) day period shall be payable over a period of twenty (20) years from the effective date of this Ordinance in twenty (20) substantially equal installments including interest on the unpaid balance of the assessment at the same rate as the rate or rates of the special assessment bonds anticipated to be issued by the Issuer. The assessment payment dates shall be the first anniversary date of the effective date of this Ordinance and each subsequent anniversary date thereafter. Interest shall accrue from the effective date of this Ordinance until paid.

After the above-referenced fifteen (15) day period, all unpaid installments of an assessment levied against any piece of property may be paid prior to the dates on which they become due, but any such prepayment must include an additional amount equal to the interest which would accrue on the assessment to the next succeeding date on which interest is payable on any special assessment bonds issued in anticipation of the collection of the assessments plus such additional amount as, in the opinion of the City Treasurer, is necessary to assure the availability of money to pay interest on the special assessment bonds as interest becomes due and payable plus any premiums which may be charged and become payable on redeemable bonds which may be called in order to utilize the assessments paid in advance.

(b) If prepayment of an assessment, or any part thereof, arises out of a need of the property owner to clear the assessment lien from a portion (the "Release Parcel") of the parcel now being assessed (the "Assessed Parcel"), the assessment lien upon the Release Parcel may be released by the Issuer, but only if all of the following conditions are met:

(i) The amount of the prepayment shall be calculated by: (a) multiplying the total assessment, including all accrued and unpaid interest, then outstanding on the Assessed Parcel by a fraction, the numerator of which is the total area of the Release Parcel and the denominator of which is the total area of the Assessed Parcel; and then (b) multiplying such amount by 1.5.

(ii) The City Treasurer or the City Attorney must determine that the partial release of lien upon payment of the prepayment amount determined under (i) above does not diminish the security of the bondholders based upon the amount of the remaining assessment compared with the amount and value of land remaining to secure such debt. For purposes of this subparagraph (ii), security of the bondholders will not be considered diminished if the fair market value of the remaining property subject to the assessment equals or exceeds two times the remaining unpaid assessment on such property. The City Treasurer or City Attorney shall have the right to obtain the opinion of an independent appraiser as to the value of the remaining property, and the cost of obtaining such opinion or appraisal shall be paid by the property owner requesting the release.

(iii) The additional payment for premiums and interest is paid as required above for any prepayment.

For purposes of determining prepayment amounts provided in (i) above, regularly scheduled payments shall not be taken into

account. For example, should a property owner desire to clear the assessment lien from a portion of a parcel now being assessed after the lien has been reduced through regularly scheduled payments, he/she would need to prepay a portion of the then outstanding assessment as determined under (1) above. The regularly scheduled assessment payments previously made would not entitle the property owner to a release of a portion of the Assessed Parcel without such prepayment.

Following a prepayment made pursuant to this subsection (b), the City Treasurer shall recalculate the amount of all subsequent assessment instalments to be paid on the remaining portion of the Assessed Parcel, after taking into account the reduction in the outstanding principal balance of the assessment resulting from such prepayment.

Section 7. Default in Payment. If a default occurs in the payment of any installment of principal or interest, when due, the Treasurer on behalf of the governing body of the Issuer, may declare the unpaid amount to be immediately due and payable and subject to collection as provided herein. In addition, the Treasurer on behalf of the governing body of the Issuer may accelerate payment of the total unpaid balance of the assessment and declare the whole of the unpaid principal and interest then due to be immediately due and payable. Interest shall accrue and be paid on all amounts declared to be delinquent or accelerated and immediately due and payable at the same rate or rates of interest as are applied to delinquent real property taxes for the year in which the payment became delinquent until the next succeeding date after payment or collection on which interest is payable on any special assessment bonds issued. All costs of collection, as approved by the Treasurer on behalf of the Governing Body, including, without limitation, attorneys' fees, trustee's fees and court costs, incurred by the Issuer or required by law shall be charged and paid on all amounts declared to be delinquent or accelerated and immediately due and payable.

Upon any default, the City Treasurer shall give notice, in writing, of the default to the owner of the property in default, as shown by the last available equalized assessment rolls of Salt Lake County. Notice shall be effective upon deposit of the notice in the U.S. Mail, postage prepaid, and addressed to the owner as shown on the last equalized assessment rolls of Salt Lake County. The notice shall provide for a period of thirty (30) days in which the owner shall pay the installments then due and owing, after which the Treasurer on behalf of the Issuer may place in operation the procedure necessary to provide for a tax sale of all delinquent property in the manner provided by Title 59, Chapter 2, Part 59, Utah Code Annotated 1953, as amended, for the sale of property for delinquent general property taxes, or the Treasurer on behalf of the Issuer may accelerate the principal of the assessment and immediately commence foreclosure proceedings in the manner provided for actions to foreclose mortgage liens or trust deeds. In the event the Issuer elects to foreclose in the manner provided for the foreclosure of trust deeds

(i.e. non-judicial foreclosure by power of sale), the City Treasurer or the governing body of the Issuer shall be empowered to designate a trustee, and successor trustees if necessary, to carry out such foreclosure, and such trustee(s) shall be deemed to have a power of sale and all other rights, power and authority necessary to legally and lawfully foreclose the lien for delinquent assessments. Any trustee so selected must satisfy the qualifications for a trustee set forth in Utah Code Annotated § 57-1-21, or any successor statute. If at the sale no person or entity shall bid and pay the Issuer the amount due on the assessment plus interest and costs, the property shall be deemed sold to the Issuer for these amounts. The Issuer shall be permitted to bid at the sale.

The remedies provided herein for the collection of assessments and the enforcement of liens shall be deemed and construed to be cumulative and the use of any one method or means of collection or enforcement shall not deprive the Issuer of the use of any other method or means. The amounts of accrued interest and all costs of collection, including trustee's fees, attorneys' fees and costs, shall be added to the amount of the assessment up to, and including, the date of foreclosure sale.

Section 8. Remedy of Default. If prior to the final date payment may be legally made under a final sale or foreclosure of property to collect delinquent assessment installments, the property owner pays the full amount of all unpaid installments of principal and interest which are past due and delinquent with interest on such installments at the rate or rates set forth in Section 7 herein to the date of payment, plus all trustee's fees, attorneys' fees and other costs of collection, the assessment of said owner shall be restored and the default removed, and thereafter the owner shall have the right to make the payments in installments as if the default had not occurred. Any payment made to cure a default shall be applied, first, to the payment of attorneys' fees and other costs incurred as a result of such default; second, to interest charged on past due installments, as set forth above; third, to the interest portion of all past due assessments; and last, to the payment of outstanding principal.

Section 9. Lien of Assessment. An assessment or any part or installment of it, any interest accruing and the penalties, trustee's fees, attorney's fees and other costs of collection shall constitute a lien against the property upon which the assessment is levied on the effective date of this Ordinance. Said lien shall be superior to the lien of any trust deed, mortgage, mechanic's or materialman's lien or other encumbrance and shall be equal to and on a parity with the lien for general property taxes. The lien shall continue until the assessment and any interest, penalties and costs on it are paid, notwithstanding any sale of the property for or on account of a delinquent general property tax, special tax or other assessment or the issuance of tax deed, an assignment of interest by the governing entity or a sheriff's certificate of sale or deed.

Section 10. Debt Service Reserve Fund. The Issuer does hereby establish a special debt service reserve fund (the "Reserve Fund") in lieu of funding a special improvement guaranty fund, as additional security for the special assessment bonds ("Assessment Bonds") to be issued by the Issuer with respect to the District. The Reserve Fund shall be initially funded from proceeds of the Assessment Bonds in an amount equal to ten percent (10%) of the face amount of the Assessment Bonds, which amount shall constitute the Reserve Fund Requirement. The cost of initially funding the Reserve Fund will be added to the assessments of the property owners who do not prepay their assessment during the fifteen-day prepayment period provided in Section 6 above (the "Prepayment Period"), to the extent of their unprepaid assessment. After the Assessment Bonds have been paid in full, remaining funds on deposit in the Reserve Fund will be disbursed to the then current property owners of record of all properties in the District for which assessments were not prepaid during the Prepayment Period. Such remaining funds shall be disbursed pro rata to such owners based upon the ratio which the assessment against each such property bore to the total assessments which were not prepaid during the Prepayment Period, except that owners of properties with respect to which there has been a default in the payment of assessments, in whole or in part, shall not be entitled to such a disbursement unless such delinquency, together with costs of collection and penalties, shall have been paid in full as of the date such disbursement is made. In addition, if and when the Issuer subsequently collects delinquent assessments through a sale of property or otherwise, the owners of property whose assessments were paid in full as of the time of the first disbursement from the Reserve Fund, as provided in the immediately preceding sentence, shall be entitled to receive their pro-rata share of such additional amounts calculated as provided above, but not to exceed the difference between their portion of the original deposit of proceeds from the Assessment Bonds in the Reserve Fund and the amount disbursed to them from the Reserve Fund as provided above.

In the event insufficient assessments are collected by the Issuer to make the debt service payments on the Assessment Bonds, the Issuer shall draw on the Reserve Fund to make up such deficiency. In such event, the Reserve Fund shall be replenished in the manner provided in the bond resolution authorizing the issuance of the Assessment Bonds.

In the event the amount on deposit in the Reserve Fund is less than the Reserve Fund Requirement, the Issuer will replenish this Reserve Fund as provided in the bond resolution authorizing the issuance of assessment bonds.

Section 11. Contestability. No assessment shall be declared void or set aside in whole or in part in consequence of any error or irregularity which does not go to the equity or justice of the assessment or proceeding. Any party who has not waived his objections to same as provided by statute may commence a civil action against the Issuer to enjoin the levy or collection of the assessment or to set aside and declare unlawful this Ordinance.

Such action must be commenced and summons must be served on the Issuer not later than 30 days after the effective date of this Ordinance. This action shall be the exclusive remedy of any aggrieved party. No court shall entertain any complaint which the party was authorized to make by statute but did not timely make or any complaint that does not go to the equity or justice of the assessment or proceeding.

After the expiration of the 30-day period provided in this section:

(a) The Assessment Bonds issued or to be issued against the District and the assessments levied in the District shall become incontestable as to all persons who have not commenced the action provided for in this section; and

(b) No suit to enjoin the issuance or payment of the Assessment Bonds, the levy, collection or enforcement of the assessment, or in any other manner attacking or questioning the legality of the Assessment Bonds or assessments may be instituted in this state, and no court shall have authority to inquire into these matters.

Section 12. All Necessary Action Approved. The officials of the Issuer are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance.

Section 13. Repeal of Conflicting Provisions. All ordinances or parts thereof in conflict with this Ordinance are hereby repealed.

Section 14. Publication of Ordinances. Immediately after its adoption, this Ordinance shall be signed by the Mayor and City Recorder and shall be recorded in the ordinance book kept for that purpose. This Ordinance shall be published once in the Green Sheet, a newspaper published and having general circulation in the Issuer, and shall take effect immediately upon its passage and approval and publication as required by law.

Section 15. Filing of Ordinance and Assessment List. The City Recorder is hereby authorized and directed to file a copy of this Ordinance within five days from the date hereof in the Salt Lake County Recorder's office. Since this Ordinance incorporates the assessment list by reference, the City Recorder is further directed to file a copy of the final Assessment List that describes the list of properties assessed by tax identification number and a valid description of property within the District with the Salt Lake County Recorder.

PASSED AND APPROVED by the City Council of the Issuer, this 23rd day of June, 1992.

Samuel P. Smith
Mayor

ATTEST:

Alice V. Currey
City Recorder

(S E A L)



Scott L. Cowdell
Scott L. Cowdell, Council Chairman

The City Treasurer was authorized and directed to give notice of assessment by mail to the property owners in the District, which notice shall be in substantially the following form:

(Attach copy of Notice)

DEAR PROPERTY OWNER,

ENCLOSED PLEASE FIND YOUR FINAL ASSESSMENT FOR THE PROPERTY HEREIN DESCRIBED LOCATED WITHIN SANDY CITY, UTAH SPECIAL IMPROVEMENT DISTRICT NO. 90-1 (THE "DISTRICT"). ON JUNE 23, 1992 THE BOARD OF EQUALIZATION AND REVIEW FOR THE DISTRICT REPORTED TO THE SANDY CITY COUNCIL THAT IT FOUND THE PROPOSED ASSESSMENTS ON THE PROPERTIES LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT TO BE FAIR AND EQUITABLE AND THAT THE PROPOSED ASSESSMENT LIST BE APPROVED WITHOUT MODIFICATION. A COPY OF THE BOARD OF EQUALIZATION'S REPORT IS ATTACHED HERETO.

ON JUNE 23, 1992, THE SANDY CITY COUNCIL APPROVED THE RECOMMENDATION OF THE BOARD OF EQUALIZATION. IT ALSO ADOPTED AN ASSESSMENT ORDINANCE LEVYING THE ASSESSMENTS ON PROPERTIES WITHIN THE DISTRICT IN ACCORDANCE WITH THE FINAL ASSESSMENT LIST. THE ASSESSMENT WILL BECOME EFFECTIVE ON JULY 9, 1992 (THE "EFFECTIVE DATE").

THE ASSESSMENTS LEVIED AGAINST YOUR PROPERTY ARE AS FOLLOWS:

PARCEL/LOT #	ASSESSMENT
-----	-----
TOTAL	\$
	=====

THE LEGAL DESCRIPTION OF THE PROPERTY BEING ASSESSED IS ATTACHED.

BY STATUTE, EACH PROPERTY OWNER HAS FIFTEEN (15) DAYS FROM THE EFFECTIVE DATE TO PAY THE ASSESSMENT IN FULL WITHOUT INTEREST AND WITHOUT A PROPORTIONATE SHARE OF THE REQUIRED "BOND RESERVE FUND". (IF YOU ELECT TO PREPAY YOUR ASSESSMENT IN FULL WITHIN THE 15 DAY PERIOD, PLEASE CONTACT THE CITY TREASURER'S OFFICE FOR THE ADJUSTED PAYOFF AMOUNT.) PROPERTY OWNERS OPTING NOT TO PREPAY THEIR ASSESSMENT WILL BE REQUIRED TO PAY THEIR ASSESSMENTS OVER A TWENTY. (20) YEAR PERIOD. ANNUAL PAYMENTS WILL BE DUE ON THE FIRST ANNIVERSARY DATE OF THE EFFECTIVE DATE AND EACH SUBSEQUENT ANNIVERSARY DATE THEREAFTER UNTIL PAID IN FULL. INTEREST SHALL ACCRUE ON THE UNPAID ASSESSMENTS AT AN INTEREST RATE EQUAL TO THE INTEREST RATE ON THE SPECIAL ASSESSMENT BONDS TO BE ISSUED BY THE CITY (CURRENTLY ESTIMATED AT APPROXIMATELY 7.0%) FROM THE EFFECTIVE DATE UNTIL PAID IN FULL. THE CITY TREASURER'S OFFICE WILL MAIL NOTICES TO YOU PRIOR TO EACH ANNUAL ASSESSMENT PAYMENT DATE.

PAGE 2

SHOULD YOU ELECT TO PREPAY YOUR ASSESSMENT AFTER THE EFFECTIVE DATE, THE CITY WILL, IN ACCORDANCE WITH STATE LAW, CHARGE YOU A PREPAYMENT PREMIUM, INCLUDING INTEREST TO THE NEXT ASSESSMENT PAYMENT DATE, ALL AS MORE FULLY SET FORTH IN THE ASSESSMENT ORDINANCE.

SINCERELY,

W. JOHN BURTON
CITY TREASURER

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The Treasurer was thereupon authorized to mail the foregoing notice of special assessment as hereinbefore provided.

After the transaction of other business not pertinent to the foregoing matter, the meeting was on motion duly made, seconded and carried, adjourned.

Samuel L. Smith
Mayor

ATTEST:

Clarence G. Aubrey
City Recorder



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

I, Dianna H. Aubrey, the duly appointed, qualified and acting City Recorder of Sandy City, Salt Lake County, Utah, do hereby certify that the above and foregoing is a full, true and correct copy of the record of proceedings had by the City Council of Sandy City, Salt Lake County, Utah at its meeting held on the 23rd day of June, 1992 insofar as the same relates to or concerns Sandy City, Utah Special Improvement District No. 90-1 as the same appears of record in my office.

I further certify that the Ordinance levying the special assessments was recorded by me in the official records of the Sandy City on the 6th day of ~~June~~, 1992.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Sandy City this 6th day of ~~June~~, 1992.



Dianna H. Aubrey
City Recorder

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

AFFIDAVIT OF MAILING
NOTICE OF ASSESSMENT

I, John Burton, the duly appointed, qualified and acting Treasurer of Sandy City, Salt Lake County, Utah, do hereby certify that on the 9 day of JULY, 1992, I caused to be mailed a Notice of Assessment to each property owner in Sandy, Utah Special Improvement District No. 90-1 by United States Mail, postage prepaid, at the last known address of such owner.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Sandy City, Salt Lake County, Utah this 5th day of SEPT., 1992.

W. John Burton
Treasurer




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

CERTIFICATE OF FILING

I, Dianne H. Aubrey, the duly qualified and acting City Recorder of Sandy City, Salt Lake County, Utah, do hereby certify that on the 11 day of September 1992, pursuant to Title 17A, Section 3 (formerly Title 10, Section 16), Utah Code Annotated 1953, as amended, a copy of the Assessment Ordinance, as finally approved, together with a list of properties proposed to be assessed described by tax identification number and a valid legal description of property within the District, was filed in the Salt Lake County Recorder's Office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of Sandy City this 11th day of September, 1992.


City Recorder



PROOF OF PUBLICATION

Attached to this page is the Proof of Publication, indicating by the affidavit of the publisher that the said Ordinance levying the special assessments which was contained in the Ordinance adopted by the City Council on the 2nd day of June, 1992, was published one time in the Green Sheet.

EXHIBIT "A"

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Dianna H. Aubrey, the undersigned City Recorder of Sandy City, Salt Lake County, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6(2), Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the June 23, 1992 public meeting held by the City as follows:

(a) By causing a Notice, in the form attached hereto as Schedule "A", to be posted at the City's principal offices on June 19, 1992, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule "A", to be delivered to the Green Sheet on June 19, 1992, at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed by official signature this 16th day of August, 1992.

Dianna H. Aubrey
City Recorder





POSTED: FRIDAY, 1992

Mayor	Bryant A.	Police/Fire Chiefs
Byron J.	Judy B.	Mike S.
Wally M.	Scott C.	Phil G.
Mike C.	Stan P.	Naleen W.
Darrel S.	Ken P.	Dianne B.
Dick B.	Dennis T.	(3) Press (1) P.O.
Art H.	John W.	(2) Bulletin Bds

A G E N D A

SANDY CITY COUNCIL MEETING

Sandy City Hall - 3rd Floor
440 E. 8680 S. - Council Chambers Room 208
Sandy City, Utah
TUESDAY, JUNE 23, 1992

Approximate Time:

5:00 p.m.

PLANNING MEETING

5:00-5:30

a. Police Department Budget Questions/Answers

5:30-5:50

b. ** It is anticipated at this point in the meeting, the meeting may be closed to the public, due to the sensitive nature of the issue(s) under consideration. Per provisions of the Open Meeting Act (Utah Code Annotated Statute 52-4-5).
(Personnel Issues)

5:50-6:13

c. Update: Community College Siting Proposals

6:15-7:00

d. The Council will be meeting with Members of the Sandy City Board of Adjustment at this time to discuss development on hillsides (30% Slope).

7:00 p.m.

COUNCIL MEETING

PRAYER & PLEDGE:

CITIZEN'S COMMENTS: ** (See Page 2) (3 Minute Maximum)

a. Update: New City Hall (Ron Bullock)

****PUBLIC HEARING(S):** 7:15 p.m.

ACTION

1. Public Hearing to consider amending the Development Code by adding Section 15-34, "Tree Stewardship Ordinance". The intent, is to provide procedures for determining trees to be saved during the development review process. The ordinance covers the following areas: Purpose, Findings of Fact, Definitions, Existing Trees, Development Design, Tree Surveys, Parking Lot Trees, Buffer Yard Trees, Approved Tree Species, Tree Planting, Tree Care, Abuse of Public Trees, Historic Tree Preservation, and Remedies and Appeals.
(Tree Stewardship Ordinance)

2. Public Hearing to consider a request from Steven Young to rezone property located at 1850 East 11600 South from the R-1-10 (Residential District) to the OS (Open Space) District, and visa versa, from the OS District to the R-1-10 District. In addition, the adjoining Sandy City owned property located within Brandon Canyon Park, be rezoned from the PUD(3) (Planned Unit Development) District to the OS (Open Space) District. (See #11)
(Big Willow Park Rezoning)

3. Public Hearing to consider amending the General Fund Budget for Fiscal Year 1991-92. (From 6/2/92)
(Amending General Fund Budget FY 1991-92) (See #9)

MAYOR'S REPORT:

CAC REPORT:

CABINET REPORT:

COUNCIL ITEMS:

4. Resolution #92-58 C - accepting the recommendation of the Board of Equalization to adopt an Assessment Ordinance which will set the tax rate for properties located within the Sandy City, Utah Special Improvement District No. 90-1 (Auto Mall SID).
(Bd of Equalization - Assessment Ordinance SID 90-1)

ACTION

79 2865

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- 5. Ordinance #92-35 - amending the Development Code Sections -----
15-15-3, 15-7, 15-14-6, 15-14-7, and 15-21-12, providing specific
access standards for the development of building lots without
frontage on a public street. The Planning Commission will
review/approve this type of development. The amendment includes
changes to the following sections of the code: Residential "R"
Zoning Districts, Usable Land, Fire Protection, and Development
Standards for Private Driveways/Streets.
(Cd Amend: Dwellings on Lots w/o Public Frontage)
- 6. Resolution #92-55 C - appointing Members to the Community -----
College Citizen Task Force Committee.
(Appointments: Community College Citizen Task Force Committee)
- 7. Resolution 92-56 C - requesting that the Sandy Planning -----
Commission evaluate potential sites to locate a Community College in
Sandy.
(Plng Commission Evaluation of Potential Community College Sites)
- 8. Resolution #92-57 C - transferring funds to provide payment -----
to a consultant regarding the Community College Initial Sites
Analysis. (\$6,000)
((\$6,000 Consultant Fee - Community College Site Analysis)
- 9. Resolution #92-46 C- increasing total appropriations within -----
the General Fund. (\$77,577) (See #3)
(General Fund Increased Appropriation 1991-92)
- 10. Ordinance #92-36 - rezoning City owned properties located -----
within the Brarlon Canyon Park area from PUD(3), to the OS (Open
Space) District.
(City Property - Big Willow Park Rezoning)
- 11. Council approval authorizing Sandy City to join with other -----
cities in filing an AMECUS Brief on Prayer.
(AMECIS Brief on Prayer)

CONSENT CALENDAR:

- 12. Approval of the 6-2-92 Council Meeting Minutes.

ACTION

ADJOURN

CITIZEN COMMENTS &

**PUBLIC HEARING PROCEDURES:

**Please be advised: Comments should not exceed 3 minutes (maximum). If you need additional time, please schedule agenda time with Phil Glenn 566-1561 Extension 266, prior to the Council Meeting. Thank you.

- 1. Staff presentation to Council.
- 2. Sponsor presentation to Council
- 3. The amount of available time is allocated by the Chairman to *speakers.
*Groups are encouraged to select one spokesman for their group.
- 4. Hearing opened to the Public.
- 5. Public asks questions.
- 6. Public makes comments.
- 7. Hearing closed by Chairman

XAO62392.doc

SCHEDULE "A"
NOTICE OF MEETING

EXHIBIT "B"
ASSESSMENT LIST

EXHIBIT A

SANDY CITY, UTAH SPECIAL IMPROVEMENT DISTRICT, No. 90-1
ASSESSMENT LIST

JUNE 23, 1992

(LOTUS FILE: CALCB&SI.WK1)

OWNER OF RECORD (PER COUNTY)	PARCEL/ LOT #	ASSESSMENT PER PARCEL/ LOT	PERCENT OF TOTAL ASSESSMENT	PROPERTY TAX I.D. NUMBER
PHILLIPS PETROLEUM CO. PROPERTY TAXES, REAL ESTATE & CLAIMS PLAZA TWO, SUITE #1100 500 S. TAYLOR, AMARILLO, TX ZIP CODE 79101-2442 TOT. ASSESSMENT PHILLIPS PETROLEUM	1 =	\$45,825.07 \$45,825.07	1.61323% 1.61323%	27-13-426-004
BIEN VENUE, INC. 2677 E. PARLEYS WAY SALT LAKE CITY, UT 84109 TOT. ASSESSMENT BIEN VENUE, INC	4 =	\$123,862.49 \$123,862.49	4.36039% 4.36039%	27-13-402-011
THE OAKS INVESTMENT GROUP, LTD. SHELVA FREEMAN 230 S. WILSON ST. MIDVALE, UT 84047	9 10 11 12 13 24* 25 26 27 28 29 30 34 35 36 37 38 39	\$69,120.75 \$67,214.87 \$53,305.24 \$52,034.65 \$50,677.42 \$50,715.22 \$35,617.98 \$35,617.98 \$35,617.98 \$35,617.98 \$35,194.45 \$32,077.93 \$32,838.77 \$9,105.88 \$38,160.59 \$38,582.69 \$55,667.88 \$55,322.17	2.43329% 2.36620% 1.87653% 1.83180% 1.78402% 1.78535% 1.25388% 1.25388% 1.25388% 1.25388% 1.23897% 1.12925% 1.15604% 0.32056% 1.34339% 1.35824% 1.94562% 1.94753%	27-13-476-009 27-13-476-009 27-13-476-009 27-13-476-009 27-13-476-009 27-13-476-014 27-13-476-014 27-13-476-014 27-13-476-014 27-13-476-014 27-13-476-014 27-13-476-013 27-13-476-013 27-13-476-013 27-13-476-013 27-13-476-013 27-13-476-013
TOTAL ASSESSMENT OAKS INVESTMENT	=	\$782,090.43	27.53230%	
VESTWOOD 2677 E. PARLEYS WAY SALT LAKE CITY, UT 84109	2 3 5 6* 7 8 41* 42 43 14 15 16 17 18 19 20 21 22 23 31 32 33 40*	\$56,511.01 \$22,549.49 \$72,255.56 \$91,773.75 \$49,090.07 \$48,883.28 \$64,159.51 \$32,550.16 \$30,497.36 \$55,237.12 \$55,237.12 \$55,237.12 \$54,808.63 \$45,266.83 \$46,767.78 \$48,250.13 \$42,881.16 \$43,939.98 \$36,423.53 \$44,258.83 \$34,305.89 \$116,912.93	1.98938% 0.79382% 2.54365% 3.23075% 1.72814% 1.72086% 2.25864% 1.14588% 1.07361% 1.94454% 1.94454% 1.94454% 1.92938% 1.59355% 1.64659% 1.69857% 1.50957% 1.54684% 1.26223% 1.55806% 1.20769% 4.11574%	27-13-402-010 27-13-402-010 27-13-402-012 27-13-402-012 27-13-402-012 27-13-402-012 27-13-427-028 27-13-427-028 & 032 27-13-427-028 & 032 27-13-476-015 27-13-476-015 27-13-476-015 27-13-476-015 27-13-476-016 27-13-476-016 27-13-476-016 27-13-476-016 27-13-476-016 27-13-476-016 27-13-476-016 27-13-476-016 27-13-476-011 & 012
TOTAL ASSESSMENT VESTWOOD	=	\$1,203,032.38	42.35091%	

(CONT.)

BR 6516PG2869

ASSESSMENT LIST, DISTRICT 90-1 (CONT.)

MARK L. GREEN; ET AL P.O. BOX 21822 SALT LAKE CITY, UT 84121	44	\$49,125.40	1.72938%	27-13-427-027 & 029
	48	\$42,439.86	1.49403%	27-13-427-039
	49	\$45,616.21	1.60505%	27-13-427-039
TOTAL ASSESSEMENT MARK L. GREEN	=	\$137,181.47	4.82926%	
S.S.B. PROPERTIES, INC. 2231 EAST 4800 SO. SALT LAKE CITY, UT 84117	47	\$4,985.14	0.17549%	27-13-427-030
TOTAL ASSESSEMENT S.S.B PROP.	=	\$4,985.14	0.17549%	
K.D. CRAFT & NOVELTY, INC. 3572 SO. 1950 W. WEST VALLEY CITY, UT 84119	45	\$81,409.44	2.86589%	27-13-427-018
TOTAL ASSESSEMENT K.D. CRAFT	=	\$81,409.44	2.86589%	
MICHAEL CARLSON 14800 S. 1300 E. BLUFFDALE, UT 84065	46	\$39,161.71	1.37863%	27-13-427-030
	50	\$50,770.74	1.78731%	27-13-427-030
	51	\$54,276.33	1.91071%	27-13-427-030
	52	\$53,517.10	1.88399%	27-13-427-030
	53	\$53,375.65	1.87901%	27-13-427-030
	54	\$53,375.65	1.87901%	27-13-427-030
	55	\$31,552.95	1.11077%	27-13-427-030
	56	\$31,552.95	1.11077%	27-13-427-030
	57	\$31,552.95	1.11077%	27-13-427-030
	58	\$31,552.95	1.11077%	27-13-427-030
	59	\$31,552.95	1.11077%	27-13-427-030
TOTAL ASSESSEMENT MICHAEL CARLSON	=	\$462,241.93	16.27252%	
TOTAL ASSESSEMENT AUTOMALL SID	=	\$2,840,629.15	100.00000%	

PHILLIPS PETROLEUM CO.

DESCRIPTION LOT 1:

Beginning at a point which is S 0°00'20" E 37.82 feet along the Quarter Section line and S 89°59'40" W 1364.45 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the South Right-of-Way line of 10600 South Street; Thence S 89°33'46" E along said South line 123.87 feet to the West Right-of-Way line of Holiday Park Drive; Thence S 51°34'05" E along said West line 33.11 feet and S 0°01'14" W 154.69 feet to a point on a 120.00 foot Radius curve the center of which bears N 89°58'36" W; Thence Southerly along said curve to the right and said West line through a central angle of 13°56'16" a distance of 29.19 feet; Thence N 89°58'46" W 146.27 feet; Thence N 0°01'14" E 205.06 feet to the point of beginning. Containing 30340.05 square feet, or 0.70 acre.

BK6516PG2871

BIEN VENUE, INC.

DESCRIPTION LOT 4:

Beginning at a point which is S 0°00'20" E 404.52 feet along the Quarter Section line and S 89°59'40" W 1516.19 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence S 89°58'46" E 246.46 feet to the West Right-of-Way line of Holiday Park Drive; Thence S 0°01'15" W along said West line 359.99 feet; Thence N 89°58'46" W 325.71 feet to a point on a 899.89 foot Radius curve the center of which bears S 87°42'06" E said point being on the East Right-of-Way line of I-15; Thence Northerly along said East line and said curve to the right through a central angle of 15°04'13" a distance of 236.69 feet and N 17°22'08" E along said East line 94.45 feet to a point on a 1009.89 foot Radius curve the center of which bears N 72°37'52" W; and along said West line and along said curve to the left through a central angle of 2°12'12" a distance of 38.84 feet to the point of beginning. Containing 106147.22 square feet, or 2.44 acres.

AK6516PG2872

THE CAKS INVESTMENT GROUP, INC.

DESCRIPTION LOT 9:

Beginning at a point which is S 0-00'20" E 1319.60 feet along the Quarter Section line and S 89-59'40" W 1571.79 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence S 89-58'46" E 541.69 feet to the West Right-of-Way line of Auto Mall Drive; Thence South along said West line 149.42 feet; Thence N 89-58'46" W 514.41 feet to said East line; Thence N 10-20'36" W along said East line 151.90 feet to the point of beginning. Containing 78903.38 square feet, or 1.81 acres.

DESCRIPTION LOT 10:

Beginning at a point which is S 0-00'20" E 1469.04 feet along the Quarter Section line and S 89-59'40" W 1544.53 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence S 89-58'46" E 514.41 feet to the West Right-of-Way line of Auto Mall Drive; Thence South along said West line 149.42 feet; Thence N 89-58'46" W 487.14 feet to said East line; Thence N 10-20'36" W along said East line 151.90 feet to the point of beginning. Containing 74828.02 square feet, or 1.72 acres.

DESCRIPTION LOT 11:

Beginning at a point which is S 0-00'20" E 1618.47 feet along the Quarter Section line and S 89-59'40" W 1517.27 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence S 89-58'46" E 487.14 feet to the West Right-of-Way line of Auto Mall Drive; Thence South along said West line 122.00 feet; Thence N 89-58'46" W 464.87 feet to said East line; Thence N 10-20'36" W along said East line 124.02 feet to the point of beginning. Containing 58070.44 square feet, or 1.33 acres.

DESCRIPTION LOT 12

Beginning at a point which is S 0-00'20" E 1740.48 feet along the Quarter Section line and S 89-59'40" W 1495.02 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence S 89-58'46" E 464.87 feet to the West Right-of-Way line of Auto Mall Drive; Thence South 122.00 along said West line feet; Thence N 89-58'46" W 442.61 feet to said East line; Thence N 10-20'36" W along said East line 124.02 feet to the point of beginning. Containing 55353.93 square feet, or 1.27 acres.

DESCRIPTION LOT 13:

Beginning at a point which is S 0-00'20" E 1826.48 feet along the Quarter Section line and S 89-59'40" W 1472.76 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence S 89-58'46" E 442.61 feet to the West Right-of-Way line of Auto Mall Drive; Thence South along said West line 22.34 feet to a point on a 339.99 foot Radius curve the center of which bears East and Southerly along said West line and said curve to the left through a central angle of 10-09'59" a distance of 60.33 feet and S 10-09'59" E along said West line 39.15 feet; Thence West 432.78 feet to said East line; Thence N 10-09'59" W along said East line 5.10 feet and N 10-20'36" W along said East line 117.94 feet to the point of beginning. Containing 52647.51 square feet, or 1.21 acres.

AK6516PG2873

DESCRIPTION LOT 24:

Beginning at a point which is S 0°00'20" E 1788.83 feet along the Quarter Section line and S 89°59'40" W 800.21 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the South Right-of-Way line of Motor Park Avenue; Thence S 0°03'19" E 194.76 feet; Thence West 136.60 feet to the East Right-of-Way line of Auto Mall Drive; Thence N 10°09'59" W along said East line 53.50 feet to a point on a 259.99 foot Radius curve the center of which bears N 79°50'01" E and along said East line and said curve to the right through a central angle of 10°09'59" a distance of 46.13 feet and North along said East line 91.21 feet to said South line; Thence N 45°00'00" E along said South line 7.07 feet and East along said South line 144.94 feet to the point of beginning. Containing 28682.72 square feet, or 0.66 acre.

DESCRIPTION LOT 25:

Beginning at a point which is S 0°00'20" E 1788.84 feet along the Quarter Section line and S 89°59'40" W 650.22 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the South Right-of-Way line of Motor Park Avenue; Thence S 0°03'19" E 194.76 feet; Thence West 149.99 feet; Thence N 0°03'19" W 194.76 feet to said South line; Thence East along said South line 149.99 feet to the point of beginning. Containing 29213.02 square feet, or 0.67 acre.

DESCRIPTION LOT 26:

Beginning at a point which is S 0°00'20" E 1788.86 feet along the Quarter Section line and S 89°59'40" W 500.22 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian to a point on the South Right-of-Way line of Motor Park Avenue; Thence S 0°03'19" E 194.76 feet; Thence West 149.99 feet; Thence N 0°03'19" W 194.76 feet to said South line; Thence East along said South line 149.99 feet to the point of beginning. Containing 29213.02 square feet, or 0.67 acre.

DESCRIPTION LOT 27:

Beginning at a point which is S 0°00'20" E 1788.87 feet along the Quarter Section line and S 89°59'40" W 350.23 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian to a point on the South Right-of-Way line of Motor Park Avenue; Thence S 0°03'19" E 194.76 feet; Thence West 149.99 feet; Thence N 0°03'19" W 194.76 feet to said South line; Thence East along said South line 149.99 feet to the point of beginning. Containing 29213.02 square feet, or 0.67 acre.

DESCRIPTION LOT 28:

Beginning at a point which is S 0°00'20" E 1788.89 feet along the Quarter Section line and S 89°59'40" W 200.24 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian to a point on the South Right-of-Way line of Motor Park Avenue; Thence S 0°03'19" E 194.76 feet; Thence West 149.99 feet; Thence N 0°03'19" W 194.76 feet to said South line; Thence East along said South line 149.99 feet to the point of beginning. Containing 29213.02 square feet, or 0.67 acre.

BK6516PG2874

DESCRIPTION LOT 29:
Beginning at a point which is S 0-00'20" E 1795.90 feet along the Quarter Section line and S 89-59'40" W 50.24 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the South Right-of-Way line of Motor Park Avenue; Thence S 0-03'19" E 187.76 feet; Thence West 149.99 feet; Thence N 0-03'19" W 184.76 feet to said South line; Thence East along said South line 37.07 feet and S 0-03'19" E along said South line 7.00 feet; Thence East along said South line 112.92 feet to the point of beginning. Containing 28422.59 square feet, or 0.65 acre.

DESCRIPTION LOT 30:
Beginning at a point which is S 0-00'20" E 1795.92 feet along the Quarter Section line and N 89-59'40" E 86.83 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the West Right-of-Way line of State Street; Thence West along said West line 137.07 feet; Thence N 0-03'19" W 187.76 feet to the South Right-of-Way line of Motor Park Avenue. Thence East along said South line 137.07 feet to the point of beginning. Containing 25735.7 square feet, or 0.59 acre.

DESCRIPTION LOT 34:
Beginning at a point which is S 0-00'20" E 1715.92 feet along the Quarter Section line and N 89-59'40" E 86.76 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the North Right-of-Way line of Motor Park Avenue; Thence West along said North line 165.11 feet; Thence N 0-03'19" W 113.67 feet; Thence East 166.11 feet to a point on the West Right-of-Way line of State Street; Thence S 0-03'19" E along said West line 113.67 feet to the point of beginning. Containing 18881.49 square feet, or 0.43 acre.

DESCRIPTION LOT 35:
Beginning at a point which is S 0-00'20" E 1602.25 feet along the Quarter Section line and N 89-59'40" E 89.66 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the West Right-of-Way line of State Street; Thence West 166.11 feet; Thence N 0-03'19" W 113.67 feet; Thence S 89-52'33" E 166.11 feet to said West line; Thence S 0-03'19" E along said West line 113.31 feet to the point of beginning. Containing 18851.57 square feet, or 0.43 acre.

DESCRIPTION LOT 36:
Beginning at a point which is S 0-00'20" E 1715.90 feet along the Quarter Section line and S 89-59'40" W 79.35 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the North Right-of-Way line of Motor Park Avenue; Thence West along said North line 83.88 feet and South along said North line 7.00 feet and West along said North line 66.11 feet; Thence N 0-03'19" W 234.66 feet; Thence S 89-52'33" E 149.99 feet; Thence S 0-03'19" E 227.33 feet to the point of beginning. Containing 34585.89 square feet, or 0.79 acre.

DESCRIPTION LOT 37:
Beginning at a point which is S 0-00'20" E 1722.89 feet along the Quarter Section line and S 89-59'40" W 229.34 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the North Right-of-Way line of Motor Park Avenue; Thence West along said North line 149.99 feet; Thence N 0-03'19" W 234.98 feet; Thence S 89-52'33" E 149.99 feet; Thence S 0-03'19" E 234.66 feet to the point of beginning. Containing 35221.83 square feet, or 0.81 acre.

DESCRIPTION LOT 38:

Beginning at a point which is S 0-00'20" E 1722.82 feet along the Quarter Section line and S 89-59'40" W 379.33 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the North Right-of-Way line of Motor Park Avenue; Thence West along said North line 163.02 feet; Thence N 0-03'19" W 402.96 feet; Thence East 163.63 feet; Thence S 0-01'53" W 402.96 feet to the point of beginning. Containing 65813.29 square feet, or 1.51 acres.

DESCRIPTION LOT 39:

Beginning at a point which is S 0-00'20" E 1722.86 feet along the Quarter Section line and S 89-59'40" W 542.35 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the North Right-of-Way line of Motor Park Avenue; Thence West along said North line 163.40 feet; Thence N 0-03'19" E 402.96 feet; Thence East 162.62 feet; Thence S 0-03'19" E 402.96 feet to the point of beginning. Containing 65686.50 square feet, or 1.51 acres.

BK6516PG2876

VESTWOOD

DESCRIPTION LOT 2:
Beginning at a point which is S 0°00'20" E 37.82 feet along the Quarter Section line and S 89°59'40" W 1364.45 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the South Right-of-Way line of 10600 South Street; Thence S 0°01'14" W 205.06 feet; Thence S 89°58'46" E 146.27 feet to a point on a 120.11 foot Radius curve the center of which bears N 76°01'57" W said point being on the West Right-of-Way line of Holiday Park Drive; Thence Southerly along said curve to the right and said West line through a central angle of 19°02'28" a distance of 39.92 feet and S 33°01'14" W 11.97 feet to a point on a 180.00 foot Radius curve the center of which bears S 56°58'46" E and along said curve to the left and said West line through a central angle of 16°03'38" a distance of 50.46 feet; Thence N 89°58'46" W 238.05 feet to a point on a 1009.89 foot Radius curve the center of which bears N 78°53'29" W said point being on the East Right-of-Way line of I-15; Thence Northerly along said curve to the left and said East line through a central angle of 6°01'18" a distance of 106.14 feet and N 0°00'07" E along said East line 192.98 feet to the South Right-of-Way line of 10600 South Street; Thence S 89°33'46" E along said South line 120.50 feet to the point of beginning. Containing 48000.13 square feet, or 1.10 acres.

DESCRIPTION LOT 3:
Beginning at a point which is S 0°00'20" E 334.90 feet along the Quarter Section line and S 89°59'40" W 1364.45 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence S 89°58'46" E 238.05 feet to a point on a 180.00 foot Radius curve the center of which bears S 73°02'24" E said point being on the West Right-of-Way line of Holiday Park Drive; Thence Southerly along said curve to the left and said West line through a central angle of 16°56'20" a distance of 53.21 feet and S 0°01'15" W along said West line 17.18 feet; Thence N 89°58'46" W 246.46 feet to a point on a 1009.89 foot Radius curve the center of which bears N 74°50'04" W said point being on the East Right-of-Way line of I-15; Thence along said curve to the left through a central angle of 4°03'25" a distance of 71.51 feet to the point of beginning. Containing 16700.24 square feet, or 0.38 acre.

DESCRIPTION LOT 5:
Beginning at a point which is S 0°00'20" E 764.47 feet along the Quarter Section line and S 89°59'40" W 1595.60 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence S 89°58'46" E 325.71 feet; Thence N 0°01'17" E 15.69 feet to a point on a 130.00 foot Radius curve the center of which bears S 89°58'46" E said point being on the West Right-of-Way line of Holiday Park Drive; Thence Southeasterly along said curve to the left and said West line through a central angle of 72°48'07" a distance of 165.18 feet; Thence S 17°13'09" W 95.67 feet; Thence N 89°58'46" W 381.18 feet to the East Right-of-Way line of I-15; Thence N 2°29'15" W along said East line 62.33 feet to a point on a 899.89 foot Radius curve the center of which bears N 83°31'20" E and Northerly along said East line and said curve to the right through a central angle of 8°46'34" a distance of 137.84 feet to the point of beginning. Containing 74691.60 square feet, or 1.71 acres.

DESCRIPTION LOT 6:

Beginning at a point which is S 0°00'20" E 964.36 feet along the Quarter Section line and S 89°59'40" W 1587.90 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence S 89°58'46" E 381.18 feet; Thence N 17°13'09" E 95.67 feet to the South Right-of-Way line of Holiday Park Drive; Thence S 72°46'51" E along said South line 146.12 feet to a point on a 20.50 foot Radius curve the center of which bears S 17°13'09" W said point being on the West Right-of-Way line of Auto Mall Drive; Thence Southerly along said South line and said curve to the right through a central angle of 82°34'11" a distance of 29.54 feet to a point on a 369.99 foot Radius curve the center of which bears S 80°12'41" E and along said West line of Auto Mall Drive and said curve to the right through a central angle of 9°47'19" a distance of 63.21 feet and South along said West line of Auto Mall Drive 109.27 feet; Thence N 89°58'46" W 551.44 feet to the East line of I-15; Thence N 2°29'15" W along said East line 147.20 feet to the point of beginning. Containing 93185.18 square feet, or 2.14 acres.

DESCRIPTION LOT 7:

Beginning at a point which is S 0°00'20" E 1111.42 feet along the Quarter Section line and S 89°59'40" W 1581.52 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence S 89°58'46" E 551.44 feet to the West Right-of-Way line of Auto Mall Drive; Thence South along said West line 104.09 feet; Thence N 89°58'46" W 546.91 feet to said East line; Thence N 2°29'15" W along said East line 104.19 feet to the point of beginning. Containing 57163.73 square feet, or 1.31 acres.

DESCRIPTION LOT 8:

Beginning at a point which is S 0°00'20" E 1215.51 feet along the Quarter Section line and S 89°59'40" W 1577.01 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence S 89°58'46" E 546.91 feet to the West Right-of-Way line of Auto Mall Drive; Thence South 104.09 feet along said West line; Thence N 89°58'46" W 541.69 feet to said East line; Thence N 10°20'36" W along said East line 5.15 feet and N 2°29'15" W 99.12 feet to the point of beginning. Containing 56691.25 square feet, or 1.30 acres.

DESCRIPTION LOT 14:

Beginning at a point which is S 0°00'20" E 1983.53 feet along the Quarter Section line and S 89°59'40" W 1450.70 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East line of I-15; Thence East 432.78 feet to the West Right-of-Way line of Auto Mall Drive; Thence S 10°09'59" E along said West line 134.10 feet; Thence West 432.78 feet to said East line; Thence N 10°09'59" W along said East line 134.10 feet to the point of beginning. Containing 57124.39 square feet, or 1.31 acres.

DESCRIPTION LOT 15:

Beginning at a point which is S 0°00'20" E 2115.53 feet along the Quarter Section line and S 89°59'40" W 1427.04 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence East 432.78 feet to the West Right-of-Way line of Auto Mall Drive; Thence S 10°09'59" E along said West line 134.10 feet; Thence West 432.78 feet to said East line; Thence N 10°09'59" W along said East line 134.10 feet to the point of beginning. Containing 57124.39 square feet, or 1.31 acres.

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DESCRIPTION LOT 16:

Beginning at a point which is S 0°00'20" E 2247.52 feet along the Quarter Section line and S 89°59'40" W 1403.38 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence East 432.78 feet to the West Right-of-Way line of Auto Mall Drive; Thence S 10°09'59" E along said West line 134.10 feet; Thence West 432.78 feet to said East line; Thence N 10°09'59" W along said East line 134.10 feet to the point of beginning. Containing 57124.39 square feet, or 1.31 acres.

DESCRIPTION LOT 17:

Beginning at a point which is S 0°00'20" E 2379.52 feet along the Quarter Section line and S 89°59'40" W 1379.73 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence East 432.78 feet to the West Right-of-Way line of Auto Mall Drive; Thence S 10°09'59" E along said West line 134.10 feet; Thence West 432.78 feet to said East line; Thence N 10°09'59" W along said East line 134.10 feet to the point of beginning. Containing 57124.39 square feet, or 1.31 acres.

DESCRIPTION LOT 18:

Beginning at a point which is S 0°00'20" E 2511.52 feet along the Quarter Section line and S 89°59'40" W 1356.07 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of I-15; Thence East 432.78 feet to the West Right-of-Way line of Auto Mall Drive; Thence S 10°09'59" E along said West line 133.20 feet; Thence N 89°55'40" W 432.88 feet to said East line; Thence N 10°09'59" W along said East line 132.65 feet to the point of beginning. Containing 56623.50 square feet, or 1.30 acres.

DESCRIPTION LOT 19:

Beginning at a point which is S 0°00'20" E 2471.85 feet along the Quarter Section line and S 89°59'40" W 849.14 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence East 424.72 feet; Thence South 131.46 feet; Thence N 89°55'40" W 401.23 feet to said East line; Thence N 10°09'59" W along said East line 133.04 feet to the point of beginning. Containing 54180.90 square feet, or 1.24 acres.

DESCRIPTION LOT 20:

Beginning at a point which is S 0°00'20" E 2340.77 feet along the Quarter Section line and S 89°59'40" W 872.63 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence East 448.22 feet; Thence South 131.08 feet; Thence West 424.72 feet to said East line; Thence N 10°09'59" W along said East line 133.17 feet to the point of beginning. Containing 57211.47 square feet, or 1.31 acres.

DESCRIPTION LOT 21:

Beginning at a point which is S 0°00'20" E 2209.69 feet along the Quarter Section line and S 89°59'40" W 896.12 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence East 471.73 feet; Thence South 131.08 feet; Thence West 448.22 feet to said East line; Thence N 10°09'59" W along said East line 133.17 feet to the point of beginning. Containing 60292.50 square feet, or 1.38 acres.

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DESCRIPTION LOT 22:

Beginning at a point which is S 0-00'20" E 2096.64 feet along the Quarter Section line and S 89-59'40" W 916.39 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence East 492.00 feet; Thence South 113.06 feet; Thence West 471.73 feet to said East line; Thence N 10-09'59" W along said East line 114.86 feet to the point of beginning. Containing 54477.19 square feet, or 1.25 acres.

DESCRIPTION LOT 23:

Beginning at a point which is S 0-00'20" E 1983.58 feet along the Quarter Section line and S 89-59'40" W 936.65 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence East 512.27 feet; Thence South 113.06 feet; Thence West 492.00 feet to said East line; Thence N 10-09'59" W along said East line 114.86 feet to the point of beginning. Containing 56769.20 square feet, or 1.30 acres.

DESCRIPTION LOT 31:

Beginning at a point which is S 0-00'20" E 1983.68 feet along the Quarter Section line and N 89-59'40" E 86.99 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the West Right-of-Way line of State Street; Thence S 0-03'19" E along said West line 66.00 feet; Thence S 27-30'56" W along 94.71 feet; Thence West 467.68 feet; Thence North 149.99 feet; Thence East 511.37 feet to the point of beginning. Containing 74871.87 square feet, or 1.72 acres.

DESCRIPTION LOT 32:

Beginning at a point which is S 0-00'20" E 2133.67 feet along the Quarter Section line and N 89-59'40" E 43.29 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; Thence S 27-30'56" W 92.52 feet; Thence S 29-14'20" W 289.14 feet; Thence S 18-04'20" W 142.72 feet; Thence N 89-55'40" W 89.44 feet; Thence North 469.92 feet; Thence East 317.68 feet to the point of beginning. Containing 90997.16 square feet, or 2.09 acres.

DESCRIPTION LOT 33:

Beginning at a point which is S 0-00'20" E 2603.56 feet along the Quarter Section line and S 89-59'40" W 274.44 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; Thence N 89-55'40" W 149.99 feet; Thence North 469.73 feet; Thence East 149.99 feet; Thence South 469.92 feet to the point of beginning. Containing 70470.78 square feet, or 1.62 acres.

DESCRIPTION LOT 40:

Beginning at a point which is S 0-00'20" E 1722.84 feet along the Quarter Section line and S 89-59'40" W 705.75 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the North Right-of-Way line of Motor Park Avenue; Thence West along said North line 239.40 feet to the East Right-of-Way line of Auto Mall Drive; Thence N 45-00'00" W along said East line 7.07 feet and North along said East line 397.96 feet; Thence East 244.79 feet; Thence S 0-03'19" W 402.96 feet to the point of beginning. Containing 98549.32 square feet, or 2.26 acres.

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DESCRIPTION LOT 41:

Beginning at a point which is S 0°00'20" E 631.07 feet along the Quarter Section line and S 89°59'40" W 1209.83 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Holiday Park Drive; Thence N 89°53'41" E 220.49 feet; Thence S 0°05'10" E 202.43 feet to a point on a 369.99 foot Radius curve the center of which bears S 62°46'14" E said point being on the West Right-of-Way line of Auto Mall Drive; Thence Southerly along said West line and said curve to the left through a central angle of 2°34'47" a distance of 16.66 feet to a point on a 20.50 foot Radius curve the center of which bears N 65°21'02" W; Thence Westerly along said East line of Holiday Park Drive and said curve to the right through a central angle of 82°34'11" a distance of 29.54 feet and N 72°46'51" W along said East line 146.12 feet to a point on a 70.00 foot Radius curve the center of which bears N 17°13'09" E and Northwesterly along said East line and said curve to the right through a central angle of 72°48'05" a distance of 98.94 feet and N 0°01'14" E along said East line 117.89 feet to the point of beginning. Containing 44166.71 square feet, or 1.01 acres.

DESCRIPTION LOT 42:

Beginning at a point which is S 0°00'20" E 501.07 feet along the Quarter Section line and S 89°59'40" W 1209.78 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Holiday Park Drive; Thence N 89°53'41" E 220.25 feet; Thence S 0°05'10" E 129.99 feet; Thence S 89°53'41" W 220.49 feet to said East line; Thence N 0°01'14" E along said East line 130.00 feet to the point of beginning. Containing 28647.35 square feet, or 0.66 acre.

DESCRIPTION LOT 43:

Beginning at a point which is S 0°00'20" E 396.92 feet along the Quarter Section line and S 89°59'40" W 1209.72 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Holiday Park Drive; Thence East 40.03 feet to a point on a 156.62 foot Radius curve the center of which bears North; Thence Easterly along said curve to the left through a central angle of 32°52'26" a distance of 89.86 feet to a point on a 156.62 foot Radius curve the center of which bears S 32°52'26" E; Thence Easterly along said curve to the right through a central angle of 32°52'26" a distance of 89.86 feet; Thence S 0°05'10" E 163.91 feet; Thence S 89°53'41" W 220.25 feet to said East line; Thence N 0°01'17" E along said East line 113.60 feet to a point on a 120.00 foot Radius curve the center of which bears S 89°58'43" E; Thence Northerly along said East line and said curve to the right through a central angle of 0°06'58" a distance of 0.24 feet to the point of beginning. Containing 29351.31 square feet, or 0.67 acre.

BK6516PG2881

S.S.B. PROPERTIES, INC.

DESCRIPTION LOT 47:

Beginning at a point which is S 0°00'20" E 336.26 feet along the Quarter Section line and S 89°59'40" W 690.85 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence N 89°53'41" E 219.55 feet; Thence South 20.10 feet; Thence S 89°53'41" W 219.59 feet to said East line; Thence N 0°25'09" E along said East line 20.10 feet to the point of beginning. Containing 4414.18 square feet, or 0.10 acre.

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MARK L. GREEN

DESCRIPTION LOT 44:

Beginning at a point which is S 0-00'20" E 174.48 feet along the Quarter Section line and S 89-59'40" W 1154.71 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Holiday Park Drive; Thence S 89-35'00" E 164.81 feet; Thence S 0-08'05" E 161.09 feet to a point on a 156.62 foot Radius curve the center of which bears S 0-02'54" W; Thence Westerly along said curve to the left through a central angle of 32-52'26" a distance of 89.86 feet to a point on a 156.62 foot Radius curve the center of which bears N 32-52'26" W; Thence Westerly along said curve to the right through a central angle of 32-52'26" a distance of 89.86 feet; Thence West 50.03 feet to a point on a 120.00 foot Radius curve the center of which bears East said point being on the East line of Holiday Park Drive; Thence Northerly along said East line and said curve to the right through a central angle of 32-52'32" a distance of 67.91 feet and N 33-00'36" E along said East line 12.02 feet to a point on a 180.00 foot Radius curve the center of which bears N 56-59'24" W and along said East line and said curve to the right through a central angle of 32-59'22" a distance of 103.64 feet and N 0-01'14" E along said East line 39.59 feet to the point of beginning. Containing 35075.0 square feet, or 0.81 acre.

DESCRIPTION LOT 48:

Beginning at a point which is S 0-00'20" E 356.36 feet along the Quarter Section line and S 89-59'40" W 691.00 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence N 89-53'41" E 219.69 feet; Thence South 57.78 feet; Thence S 89-59'57" E 99.71 feet; Thence South 93.83 feet; Thence S 89-53'41" W 320.51 feet to said East line; Thence N 0-25'09" E along said East line 151.79 feet to the point of beginning. Containing 42795.74 square feet, or 0.98 acre.

DESCRIPTION LOT 49:

Beginning at a point which is S 0-00'20" E 508.15 feet along the Quarter Section line and S 89-59'40" W 692.12 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point on the East Right-of-Way line of Auto Mall Drive; Thence N 89-53'41" E 320.51 feet; Thence South 53.35 feet; Thence West 39.00 feet; Thence South 99.00 feet; Thence West 322.62 feet to a point on a 289.99 foot Radius curve the center of which bears N 59-07'51" W said point being on the East line of Auto Mall Drive; Thence Northerly along said East line and said curve to the left through a central angle of 30-27'00" a distance of 154.12 feet and N 0-25'09" E along said east line 5.09 feet to the point of beginning. Containing 46853.31 square feet, or 1.08 acres.

BK6516PG2883

K.D. CRAFT & NOVELTY, INC.

DESCRIPTION LOT 45:

Beginning at a point which is S 0°00'20" E 336.40 feet along the Quarter Section line and S 89°59'40" W 770.85 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the West Right-of-Way line of Auto Mall Drive; Thence S 0°25'09" W along said West line 176.25 feet to a point on a 209.99 foot Radius curve the center of which bears N 89°34'51" W and along said West line and said curve to the right through a central angle of 44°41'47" a distance of 163.81 feet; Thence West 155.33 feet; Thence N 0°03'42" W 323.09 feet; Thence N 89°53'41" E 218.77 feet to the point of beginning. Containing 67509.57 square feet, or 1.55 acres.

MICHAEL CARLSON

DESCRIPTION LOT 46:

Beginning at a point which is S 0-00'20" E 659.87 feet along the Quarter Section line and S 89-59'40" W 989.30 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; Thence East 155.33 feet to a point on a 209.99 foot Radius curve the center of which bears N 44-53'04" W said point being on the West Right-of-Way line of Auto Mall Drive; Thence Southerly along said West line and said curve to the right through a central angle of 2-28'09" a distance of 9.05 feet and S 47-35'05" W along said West line 93.59 feet to a point on a 369.99 foot Radius curve the center of which bears S 42-24'55" E and along said West line and said curve to the left through a central angle of 20-21'19" a distance of 131.44 feet; Thence N 0-05'10" W 173.24 feet to the point of beginning. Containing 11782.52 square feet, or 0.27 acre.

DESCRIPTION LOT 50:

Beginning at a point which is S 0-00'20" E 659.90 feet along the Quarter Section line and S 89-59'40" W 733.25 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence S 89-59'59" E 322.62 feet; Thence South 131.99 feet; Thence West 448.86 feet to a point on a 289.99 foot Radius curve the center of which bears S 43-26'58" E said point being on the East line of Auto Mall Drive; Thence Northerly along said East line and said curve to the right through a central angle of 1-02'03" a distance of 5.23 feet and N 47-35'05" E along said East line 93.59 feet to a point on a 289.99 foot Radius curve the center of which bears N 42-24'55" W and Northerly along said East line and along said curve to the left through a central angle of 16-42'56" a distance of 84.60 feet to the point of beginning. Containing 50141.82 square feet, or 1.15 acres.

DESCRIPTION LOT 51:

Beginning at a point which is S 0-00'20" E 791.88 feet along the Quarter Section line and S 89-59'40" W 859.50 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence East 448.86 feet; Thence South 131.99 feet; Thence West 528.59 feet to a point on a 289.99 foot Radius curve the center of which bears S 74-17'16" E said point being on the East line of Auto Mall Drive; Thence along said East line and said curve to the right through a central angle of 30-50'17" a distance of 156.08 feet to the point of beginning. Containing 65585.95 square feet, or 1.51 acres.

DESCRIPTION LOT 52:

Beginning at a point which is S 0-00'20" E 923.87 feet along the Quarter Section line and S 89-59'40" W 939.23 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence East 528.59 feet; Thence South 131.99 feet; Thence West 539.42 feet to said East line; Thence North along said East line 53.46 feet to a point on a 289.99 foot Radius curve the center of which bears East and along said East line and said curve to the right through a central angle of 15-42'44" a distance of 79.52 feet to the point of beginning. Containing 70919.32 square feet, or 1.63 acres.

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DESCRIPTION LOT 53:

Beginning at a point which is S 0-00'20" E 1055.87 feet along the Quarter Section line and S 89-59'40" W 950.08 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence East 539.42 feet; Thence South 131.99 feet; Thence West 539.42 feet to said East line; Thence North along said East line 131.99 feet to the point of beginning. Containing 71200.81 square feet, or 1.63 acres.

DESCRIPTION LOT 54:

Beginning at a point which is S 0-00'20" E 1187.86 feet along the Quarter Section line and S 89-59'40" W 950.10 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the East Right-of-Way line of Auto Mall Drive; Thence East 539.42 feet; Thence South 131.99 feet; Thence West 539.42 feet to said East line; Thence North along said East line 131.99 feet to the point of beginning. Containing 71200.81 square feet, or 1.63 acres.

DESCRIPTION LOT 55:

Beginning at a point which is S 0-00'20" E 1319.95 feet along the Quarter Section line and N 89-59'40" E 82.31 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the West Right-of-Way line of State Street; Thence West 492.99 feet; Thence North 131.99 feet; Thence East 492.99 feet to said West line; Thence South along said West line 131.99 feet to the point of beginning. Containing 65072.55 square feet, or 1.49 acres.

DESCRIPTION LOT 56:

Beginning at a point which is S 0-00'20" E 1187.96 feet along the Quarter Section line and N 89-59'40" E 82.32 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the West Right-of-Way line of State Street; Thence West 492.99 feet; Thence North 131.99 feet; Thence East 492.99 feet to said West line; Thence South along said West line 131.99 feet to the point of beginning. Containing 65072.55 square feet, or 1.49 acres.

DESCRIPTION LOT 57:

Beginning at a point which is S 0-00'20" E 1055.97 feet along the Quarter Section line and N 89-59'40" E 82.33 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the West Right-of-Way line of State Street; Thence West 492.99 feet; Thence North 131.99 feet; Thence East 492.99 feet to said West line; Thence South along said West line 131.99 feet to the point of beginning. Containing 65072.55 square feet, or 1.49 acres.

DESCRIPTION LOT 58:

Beginning at a point which is S 0-00'20" E 923.97 feet along the Quarter Section line and N 89-59'40" E 82.35 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the West Right-of-Way line of State Street; Thence West 492.99 feet; Thence North 131.99 feet; Thence East 492.99 feet to said West line; Thence South along said West line 131.99 feet to the point of beginning. Containing 65072.55 square feet, or 1.49 acres.

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DESCRIPTION LOT 59:

Beginning at a point which is S 0°00'20" E 791.98 feet along the Quarter Section line and N 89°59'40" E 82.36 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian said point being on the West Right-of-Way line of State Street; Thence West 492.99 feet; Thence North 131.99 feet; Thence East 492.99 feet to said West line; Thence South along said West line 131.99 feet to the point of beginning: Containing 65072.55 square feet, or 1.49 acres.

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