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12/21/1999 03:22 PM 42.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY - RECORDER  
BY: ZJM, DEPUTY - WI 6 P.

RESOLUTION NO. 103 of 1999

7538469

A RESOLUTION TO CREATE SALT LAKE CITY, UTAH RAILYARD SPECIAL IMPROVEMENT DISTRICT, DESCRIBED IN THE NOTICE OF INTENTION CONCERNING THE DISTRICT; AUTHORIZING THE CITY OFFICIALS TO PROCEED TO MAKE IMPROVEMENTS AS SET FORTH IN THE NOTICE OF INTENTION TO CREATE THE DISTRICT AND FURTHER AUTHORIZING THE ISSUANCE OF INTERIM WARRANTS FOR THE PURPOSE OF FINANCING ON AN INTERIM BASIS THE CONSTRUCTION OF IMPROVEMENTS AND THE FURNISHING OF SERVICES IN CONNECTION WITH THE DISTRICT AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH WARRANTS BY THE CITY TREASURER.

BE IT RESOLVED by the City Council of Salt Lake City, Salt Lake County, Utah:

Section 1. The City Council of Salt Lake City, Salt Lake County, Utah (the "City"), hereby determines that it will be in the best interest of the City to create Salt Lake City, Utah Railyard Special Improvement District (the "District") to construct and finance certain improvements within the City. The specific description of the nature of the improvements is more particularly set out in the District's Notice of Intention (the "Notice of Intention") which has been published and mailed as required by law.

Section 2. The City Council has heretofore considered the Waiver and Consent to the Creation of the District by Gateway Associates Ltd., the only owner of property to be assessed within the District. The City Council also has held a public hearing on December 14, 1999, during which it heard each and every person who wished to comment or to be heard in protest against the creation of the District or on any other matter pertinent to the District. Action on the creation of said District was deferred by the City Council from December 14, 1999, until this meeting.

Section 3. The improvements proposed and described in the Notice of Intention to create the District are hereby authorized and the District is hereby created.

Section 4. The City Council reasonably expects to reimburse from proceeds of interim warrants or assessment bonds issued by the City, or by any other form of debt to be incurred by the City, or on behalf of the City, capital expenditures advanced for the installation and construction of the improvements herein described in a principal amount of approximately \$31,432,200. This expectation constitutes a declaration of official intent of the City Council pursuant to Treasury Regulation §1.103-18(f)(ii).

Section 5. The City will facilitate interim financing of the construction of the improvements of the District by issuing the District's interim warrants substantially in the

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form set out in the attached Exhibit "B" (the "Interim Warrants") on terms and conditions acceptable to the City. The terms and conditions of the City shall include those designated on the attached Exhibit "C". When the City Treasurer has determined that the terms and conditions set out on Exhibit "C" have been met, the City Treasurer is authorized to execute and deliver Interim Warrants. Interest on the Interim Warrants shall be assessed against properties within the District as part of the costs of the Improvements. The rate or rates of interest shall not exceed eight percent (8%) per annum and shall be approved by the City Treasurer and the owner or owners of a majority of the real property to be assessed. The City Treasurer is authorized to correct or modify the form of the Interim Warrants as may be necessary or appropriate in order for the Interim Warrants to be marketable to the purchaser thereof.

Section 6. The City Council hereby expresses its intent to issue special assessment bonds on or before completion of the improvements in the District for purposes of retiring all of the Interim Warrants of the District and financing completion of the Improvements in a proper and workmanlike manner.

Section 7. The properties to be assessed within the District were identified in the Notice of Intention which was approved by the City Council on November 16, 1999. The legal description and tax identification number of said properties are more fully set forth on Exhibit "D" attached hereto.

Section 8. As required by law, the City Recorder is hereby authorized and directed to file a copy of the Notice of Intention and this Resolution creating the District as finally approved, together with a list of parcels proposed to be assessed described by tax identification number and legal description, in the Salt Lake County Recorder's office within five days from the date hereof.

Section 9. In addition to the requirements of Section 8 hereof, immediately upon its adoption, this Resolution shall be placed in the records of the City where it will be continuously available for public inspection on a reasonable basis at the office of the City Recorder during regular business hours of the City, from and after the date hereof through and including the last date of issuance of the bonds or such later time as is determined by the City.

Councilmember Roger H. Thompson seconded the motion to adopt the foregoing resolution. The resolution was thereupon put to a vote and unanimously adopted on the following recorded vote:

Those voting AYE:

Tom Rogan  
M. Bryce Jolley  
Deeda Seed  
Roger H. Thompson

Those voting NAY:

None

Thereupon the motion was approved by the Chair, presented to the Mayor and made a matter of record by the City Recorder.

## NOTICE OF INTENTION

PUBLIC NOTICE IS HEREBY GIVEN that on the 16th day of November, 1999, the City Council of Salt Lake City, Salt Lake County, Utah (the "City"), adopted a resolution declaring its intention to create a special improvement district to be known as Salt Lake City, Utah Railyard Special Improvement District (the "District"). It is the intention of the City Council to make improvements within the District and to levy special assessments as provided in Chapter 3, Title 17A, Utah Code Annotated 1953, as amended, on the real estate lying within the District to finance a portion of the costs of construction and maintenance of such improvements.

### BOUNDARY OF DISTRICT AND LOCATION OF IMPROVEMENTS

The District will be created and improvements will be constructed within the boundaries of Salt Lake City, Utah. The District is bounded on the south side by the north boundary of the 200 South Street right of way; on the east side by the west boundary of the 400 West Street right of way; on the north side by the south boundary of the North Temple right of way, and on the west side by the east boundary of the 500 West Street right of way. All of the property within the boundaries of the District will be assessed except the parcels identified on the attached Exhibit "C" as properties to be excluded (the "Excluded Parcels") from the District. More specific legal descriptions of the boundaries of the District and the Excluded Parcels are set out in Exhibit "C". The Exhibits to this Notice of Intention are available for examination in the office of the City Recorder. If at some future date the then owners of the Excluded Parcels consent to the addition of these parcels to the District, the City may elect to add one or more of the Excluded Parcels to the District.

SALT LAKE CITY CORPORATION IMPROVEMENT DISTRICTS  
RECORDER TAX ROLL REPORT FOR DISTRICT C EXTENSIONR Dist

Date Run: December 21, 1999

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1	Prop ID 08 36 503 045 0000 Prop Addr 81 N 400 W Owner GATEWAY ASSOCIATES, LTD Addr 127 S 500 E SALT LAKE CITY UT 84102-1975 1230 BEG SW COR LOT 2, BLK 83, PLAT A, SLC SUR; N 660 FT; E 660 FT; S 512 FT M OR L; S 89°59'01" W 148.31 FT; S 0° 06'19" E 214 FT M OR L; W 511.69 FT; N 66 FT TO BEG. 6339-2004	Account #575-11152 Assess Value \$3,198,600.00
2	Prop ID 15 01 126 001 0000 Prop Addr 438 W 100 S Owner GATEWAY ASSOCIATES, LTD Addr 127 S 500 E SALT LAKE CITY UT 84102-1975 1230 COM AT SE COR LOT 1, BLK 80, PLAT A, SLC SUR; W 111 FT; N 357.3 FT; E 155 FT; S 357.3 FT; W 44 FT TO BEG. 1.27 AC 4270-132 & 136, 818-410 4277-0335	Account #575-17852 Assess Value \$1,268,700.00
3	Prop ID 15 01 126 002 0000 Prop Addr 2 S 400 W Owner GATEWAY ASSOCIATES LTD Addr 127 S 500 E SALT LAKE CITY UT 84102-1975 1104 BEG S 0°00'59" E 206.99 FT & S 89°50'07" W 19.31 FT FR MONUMENT AT INTERSECTION OF S TEMPLE & 400 W STREET; S 89°50'07" W 195 FT; N 0°06'19" W 421.46 FT; N 89°59'01" E 195 FT; S 0°00'59" E 150 FT; S 0°08'36" E 130.95 FT; S 0°09'53" E 140 FT TO BEG LESS THAT PORTION IN 400 W STREET. 6339-2004 8320-7360,7362	Account #575-17853 Assess Value \$457,400.00
4	Prop ID 15 01 176 001 0000 Prop Addr 145 S 500 W Owner GATEWAY ASSOCIATES, LTD Addr 127 S 500 E SALT LAKE CITY UT 84102-1975 1230 BEG AT SW COR LOT 4, BLK 65, PLAT A, SLC SUR; N 82.5 FT; E 126.06 FT; S 43°20' E 112.7 FT; W 203.94 FT TO BEG. .	Account #575-62649 Assess Value \$160,300.00
5	Prop ID 15 01 177 001 0000 Prop Addr 140 S 400 W Owner SALT LAKE CITY CORP Addr 2165 S 2100 E SALT LAKE CITY UT 84109-1108 1106 BEG 137.72 FT N FR SE COR OF LOT 1, BLK 65, PLAT A, SLC SUR; W 10 FT; N 80 FT; E 10 FT; S 80 FT TO BEG.	Account #575-17900 Assess Value \$17,800.00
6	Prop ID 15 01 503 001 0000 Prop Addr 450 W 100 S Owner GATEWAY ASSOCIATES, LTD Addr 127 S 500 E SALT LAKE CITY UT 84102-1975 1230 LOTS 2 THRU 5, INCL, & W 25 FT OF LOT 6, BLK 80, PLAT A, SLC SUR, TOGETHER WITH 1/2 VACATED ST ABUTTING ON N OF SD LOT 5 & W 25 FT OF LOT 6. 4068-392 6317-2134	Account #575-18944 Assess Value \$2,023,400.00
7	Prop ID 15 01 503 003 0000 Prop Addr 465 W 100 S Owner GATEWAY ASSOCIATES, LTD Addr 127 S 500 E SALT LAKE CITY UT 84102-1975 1230 BEG AT NW COR LOT 5, BLK 65, PLAT A, SLC SUR; E 660.0 FT; S 442.25 FT; W 10.0 FT; S 80.0 FT; E 10.0 FT; S 137.72 FT; W 217.3 FT; NW'LY 140.2 FT; SW'LY 1.0 FT; NW'LY ALG A CURVE TO LEFT 69.04 FT; NE'LY 1.0 FT; N 39°26' W 164.7 FT; N 22.9 FT; W 27.06 FT; N 43°20' W 112.7 FT; W 126.06 FT; N 247.5 FT TO BEG. 7.11 AC	Account #575-18945 Assess Value \$1,673,300.00

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SALT LAKE CITY CORPORATION IMPROVEMENT DISTRICTS  
RECORDER TAX ROLL REPORT FOR DISTRICT C EXTENSION RR Dist

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8 Prop ID 15 01 503 014 0000 Prop Addr 40 S 400 W Account #575-18947  
Owner GATEWAY ASSOCIATES, LTD Assess Value \$1,180,000.00  
Addr 127 S 500 E SALT LAKE CITY UT 84102-1975

1230  
BEG S 0°09'53" E 140.01 FT M OR L FR NE COR LOT 8, BLK 80,  
PLAT A, SLC SUR; S 162.69 FT; W 111 FT; S 357.3 FT; W 54 FT;  
N 330 FT; W 305 FT; N 396 FT; E 321.69 FT; S 0°06'19" E  
206.01 FT; N 89°50'07" E 148.31 FT TO BEG. 6339-2004

9 PROP ID 15 01 503 011 0000 PROP ADDR approx 465 W 100 S  
Owner GATEWAY ASSOCIATES, LTD  
Addr 127 S 500 E SALT LAKE CITY UT 84102-1975

1230

DESCRIPTION:

BEGINNING AT A POINT WHICH IS N 89°58'15" E 258.10 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 65, PLAT "A", SALT LAKE CITY SURVEY; THENCE N 00°01'01" W 100.48 FEET; THENCE WEST 27.03 FEET; THENCE N 0°00'36" W 206.68 FEET; THENCE S 39°26'00" E 164.75 FEET; THENCE S 50°34'02" W 1.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE 69.05 FEET THROUGH A CENTRAL ANGLE OF 10°25'59" (RADIUS BEARS S 50°30'24" W 379.24 FEET); THENCE N 60°55'13" E 1.00 FEET; THENCE S 29°05'52" E 140.41 FEET TO A POINT ON THE SOUTH LINE OF LOT 1; THENCE ALONG THE SOUTH LINE OF LOT 1 AND LOT 2 S 89°58'15" W 184.77 FEET TO THE POINT OF BEGINNING. CONTAINS 32,844 SQ. FT. OR 0.75 ACRE.

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BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 65, PLAT "A", SALT LAKE CITY SURVEY; THENCE S89°58'21"W, 600.27 FEET; THENCE N0°00'00"E, 14.96 FEET; THENCE S90°00'00"E, 600.27 FEET; THENCE S0°01'01"E, 14.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES.  
(8,896 SQ. FT.)

11

BEGINNING AT A POINT 1.35 FEET OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 80, PLAT "A", SALT LAKE CITY SURVEY; THENCE S0°00'00"W, 11.70 FEET; THENCE N90°00'00"W, 600.25 FEET; THENCE 9.88 FEET; THENCE N89°49'32"E, 600.25 FEET; THENCE S0°00'00"W, 11.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.15 ACRES.  
(6,476 SQ. FT.)

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