


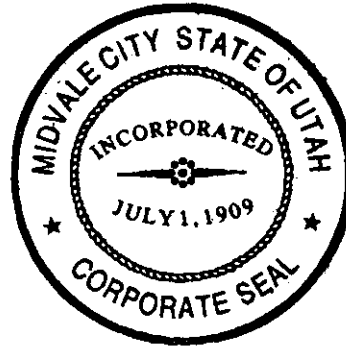
When Recorded Return To:

Rori L. Clark
City Recorder
Midvale City
655 W. Center St.
Midvale, UT 84047

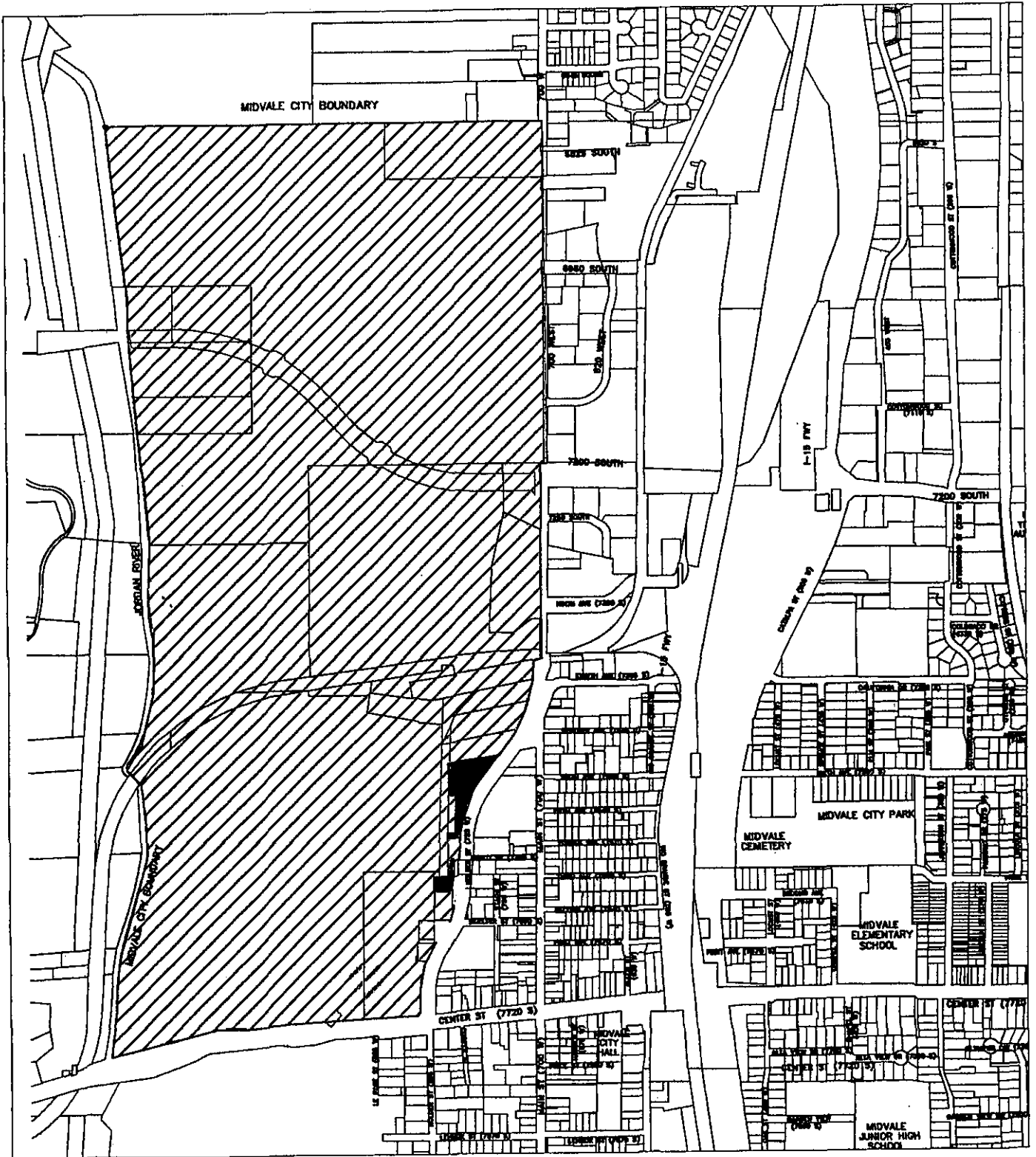
REDEVELOPMENT AGENCY OF MIDVALE CITY
BINGHAM JUNCTION REDEVELOPMENT AREA

A Redevelopment Area Plan was adopted by the Midvale City Redevelopment Agency Board and the Midvale City Council for the Bingham Junction Area on August 10, 2004. Legal description of the area attached.


Rori L. Clark, CMC
City Recorder



9281049
01/24/2005 04:02 PM \$0.00
Book - 9086 Pg - 7238-7243
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MIDVALE CITY
655 W CENTER STREET
MIDVALE UT 84047
BY: LUG, DEPUTY - WI 6 P.



MIDVALE REDEVELOPMENT AGENCY
 ADOPTED BOUNDARIES
 BINGHAM JUNCTION AREA

BOUNDARY DESCRIPTION

Bingham Junction

A parcel of land, situate in Section 26 and the South Half of Section 23, Township 2 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the north line of Center Street (7800 South) with the east bank of the Jordan River, which is located South $89^{\circ}55'45''$ West 415.69 feet along the Section line and North 87.56 feet from the South Quarter Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence North $2^{\circ}18'00''$ East 175.33 feet along said river;
thence North $0^{\circ}50'00''$ West 218.40 feet along said river;
thence North $1^{\circ}41'00''$ East 75.10 feet along said river;
thence North $3^{\circ}48'00''$ East 150.60 feet along said river;
thence North $5^{\circ}45'00''$ East 142.60 feet along said river;
thence North $11^{\circ}17'00''$ East 74.10 feet along said river;
thence North $43^{\circ}21'00''$ East 285.40 feet along said river;
thence North $18^{\circ}53'00''$ East 78.80 feet along said river;
thence North $1^{\circ}49'00''$ East 77.70 feet along said river;
thence North $25^{\circ}01'00''$ West 52.20 feet along said river;
thence North $20^{\circ}01'00''$ West 99.00 feet along said river;
thence North $0^{\circ}51'00''$ East 338.80 feet along said river;
thence North $5^{\circ}13'00''$ East 160.10 feet along said river;
thence North $5^{\circ}33'00''$ West 88.09 feet along said river;
thence North $27^{\circ}03'20''$ West 65.07 feet along said river;
thence North $50^{\circ}04'40''$ West 116.70 feet along said river;
thence North $25^{\circ}17'30''$ West 38.60 feet along said river;
thence North $16^{\circ}08'30''$ East 62.20 feet along said river;
thence North $30^{\circ}54'30''$ East 101.90 feet along said river;
thence North $27^{\circ}11'30''$ East 175.60 feet along said river;
thence North $18^{\circ}43'30''$ East 35.60 feet along said river;
thence North $27^{\circ}11'30''$ East 96.20 feet along said river;
thence North $6^{\circ}08'30''$ East 330.90 feet along said river;
thence North $13^{\circ}18'30''$ West 131.20 feet along said river;
thence North $1^{\circ}58'30''$ West 14.87 feet along said river;
thence North $25^{\circ}01'30''$ East 132.00 feet along said river;
thence North $44^{\circ}01'30''$ East 99.00 feet along said river;
thence North $36^{\circ}58'30''$ West 132.00 feet along said river;
thence North $28^{\circ}58'30''$ West 131.07 feet along said river;
thence North $5^{\circ}52'30''$ West 151.08 feet along said river;
thence North $2^{\circ}40'30''$ West 221.26 feet along said river;
thence North $4^{\circ}38'30''$ West 258.32 feet along said river;
thence North $2^{\circ}26'30''$ West 267.00 feet along said river;

thence North 4°29'30" West 129.50 feet along said river;
thence North 4°21'30" West 3.63 feet along said river;
thence North 5°34'30" West 211.68 feet along said river;
thence North 40.00 feet along said river;
thence North 4°02'00" West 362.43 feet along said river;
thence North 14°38'00" West 129.86 feet along said river;
thence North 1°50'00" West 304.56 feet along said river;
thence North 6°01'30" West 75.87 feet along said river;
thence North 4°23'30" East 76.80 feet along said river;
thence North 10°37'30" West 83.60 feet along said river;
thence North 1°53'30" East 102.10 feet along said river;
thence North 11°52'30" West 81.60 feet along said river;
thence North 1°53'30" East 145.00 feet along said river;
thence North 16°26'30" West 61.10 feet along said river;
thence North 3°00'30" West 25.70 feet along said river;
thence North 14°21'30" West 27.80 feet along said river;
thence North 5°33'30" West 108.70 feet along said river;
thence North 4°23'30" West 128.00 feet along said river;
thence North 69°27'30" East 16.70 feet along said river;
thence North 5°25'30" West 22.52 feet along said river;
thence North 89°28'47" East 2974.75 feet to the west line of 700 West Street;
thence South 00°20'37" West 1157.74 feet along said west line;
thence South 00°19'02" West 311.64 feet along said west line;
thence North 89°40'58" West 20.00 feet along said west line;
thence South 00°19'02" West 2204.95 feet along said west line to the west line of Holden Street;

thence Southwesterly 694.47 feet along the arc of a 1092.92-foot radius non-tangent curve to the right (center bears North 89°43'13" West and the long chord bears South 18°29'00" West 682.85 feet, through a central angle of 36°24'26"), along said west line of Holden Street;

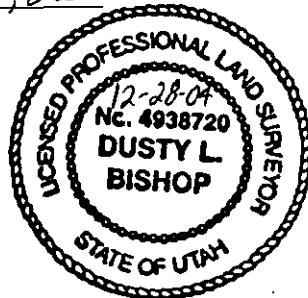
thence South 36°41'14" West 33.14 feet along said west line;
thence South 79°58'07" West 301.92 feet;
thence North 01°30'00" East 5.45 feet;
thence South 79°58'07" West 47.75 feet;
thence South 01°30'00" West 217.52 feet;
thence South 88°30'00" East 58.50 feet;
thence South 01°59'00" West 266.86 feet;
thence North 88°01'00" West 48.50 feet;
thence South 01°30'00" West 49.50 feet;
thence East 64.00 feet;
thence South 247.39 feet;
thence North 89°50'20" West 22.97 feet;
thence North 1°30'00" East 113.32 feet;
thence West 46.00 feet;
thence South 01°30'00" West 113.19 feet;
thence North 89°50'20" West 95.57 feet;

thence South 00°22'00" West 100.00 feet;
thence South 89°50'20" East 125.00 feet;
thence South 0°22'00" West 134.05 feet to the west line of said Holden Street;
thence Southwesterly 69.64 feet along the arc of a 467.87-foot radius non-tangent curve to the right (center bears North 75°31'52" West and the long chord bears South 18°43'59" West 69.57 feet, through a central angle of 8°31'40"), along said west line;
thence North 89°50'20" West 103.08 feet;
thence South 00°22'00" West 166.64 feet to the west line of said Holden Street;
thence Southwesterly 333.59 feet along the arc of a 573.87-foot radius non-tangent curve to the left (center bears South 56°17'25" East and the long chord bears South 17°03'24" West 328.91 feet, through a central angle of 33°18'22"), along said west line;
thence South 00°24'13" West 120.90 feet along said west line;
thence Southwesterly 52.67 feet along the arc of a 35.00-foot radius tangent curve to the right (center bears North 89°35'47" West and the long chord bears South 43°31'04" West 47.84 feet, through a central angle of 86°13'42"), along said west line to the north line of Center Street (7800 South);
thence Westerly 231.65 feet along the arc of an 11,519.20-foot radius tangent reverse curve to the left (center bears South 03°22'04" East and the long chord bears South 86°03'22" West 231.64 feet, through a central angle of 01°09'08"), along said north line;
thence South 83°31'20" West 70.62 feet along said north line;
thence North 89°38'43" West 98.12 feet along said north line;
thence South 85°47'27" West 208.99 feet along said north line;
thence South 33°14'41" West 38.30 feet;
thence North 56°45'19" West 50.00 feet to the north line of said Center Street;
thence South 85°47'27" West 28.72 feet along said north line;
thence South 84°43'02" West 149.07 feet along said north line;
thence South 81°40'57" West 50.15 feet along said north line;
thence South 85°22'19" West 199.02 feet along said north line;
thence North 85°47'42" West 103.29 feet along said north line;
thence Southwesterly 447.60 feet along the arc of a 2936.90-foot radius non-tangent curve to the left (center bears South 06°27'00" East and the long chord bears South 79°11'02" West 447.17 feet, through a central angle of 08°43'56"), along said north line;
thence South 74°49'04" West 559.22 feet along said north line to the point of beginning.

Parcel contains: 16,293,222 square feet or 374.04 acres.

December 28, 2004
Date

Dusty Bishop
Dusty L. Bishop
License no. 4938720



Bingham Junction Redevelopment Area - Parcel List

Parcel Number	2003 Real Property Final Taxable Value	2003 Personal Property Taxable Value	Quadrant ID	Survey ID	Property Address	Owner Name	Owner Address	Book Location	Page Location	Acreage	Description of Property	Meets Blight Criteria
2126426017	\$2,035,200	\$135,967	3	17	7380 South Main St.	Butterfield Joint Venture	City United Building Centers PO Box 5550 Winoona, MN 55987	8388	6319	7.12	Lumberyard	N
2126476004	\$267,000	\$0	4	27	7652 South Holden St.	Christenson, Harold E: ET AL	1095 West 7800 South West Jordan, UT 84088	7292	1127	0.32	Commercial bldg (Black Goose)	N
2126426003	\$290,300	\$12,955	3	6	7398 South Main St.	Dai Soglio Distributing Company	PO Box 218 Midvale UT 84047	5759	1253	1.47	Gas station	N
2126476005	\$5,500	\$13,374	4	28	7660 South Holden St.	Dew, Lindsey P	3345 E. Danforth Dr. Salt Lake City, UT 84121	8762	8271	0.08	Vacant	N
2126476006	\$500	\$0	4	29	7676 South Holden St.	Dew, Lindsey P	3345 E. Danforth Dr. Salt Lake City, UT 84121	8762	8271	0.01	Small parcel in back of residential home	N
2126476007	\$117,218	\$0	4	30	7676 South Holden St.	Dew, Veda C: LIFE Dew, Lindsay P	3345 E. Danforth Dr. Salt Lake City, UT 84121	8762	8271	0.22	Single family residential	N
2126426005	\$616,000	\$213,065	3	9	7420 South Main St.	Floyd H. Pease Jr.	65 E. Pioneer Ave. Sandy, UT 84070	7011	1326	2.20	Industrial Building (Champion Fabrication)	N
2123476002-4001	\$500	\$0	1	1	6840 South 700 West	Littleson Inc.	6019 Fincham Dr. Rockford IL 61108	8668	2167	174.49	Vacant, large concret cylinders filled with gravel	Y
2123476002-4002	\$500	\$0	1	1	6840 South 700 West	Littleson Inc.	6019 Fincham Dr. Rockford IL 61108	8668	2167	174.49	Vacant, large concret cylinders filled with gravel	Y
2126200014-4001	\$500	\$0	2	3	7200 South Main St.	Littleson Inc.	6019 Fincham Dr. Rockford IL 61108	8651	5790	48.03	Open storage, some concrete foundations	Y
2126200014-4002	\$500	\$0	2	3	7200 South Main St.	Littleson Inc.	6019 Fincham Dr. Rockford IL 61108	8651	5790	48.03	Open storage, some concrete foundations	Y
2126401003	\$500	\$0	2	4	852 West Center St.	Littleson Inc.	6019 Fincham Dr. Rockford IL 61108	8668	2163	127.44	Abandoned warehouse, mostly vacant land	Y
2126451001	\$100	\$0			1012 W. Center St.	Mining Remedial Recovery Co.	PO Box 877, Price, UT 84501	6188	0001	0.13	Vacant	Y
2126476001	\$200	\$0	4	21	7612 South Holden St.	Mining Remedial Recovery Co.	340 West Handscrabble Rd. Helper, UT 84526	6280	1817	9.24	Slag Site (Vault)	Y
2126501001	Exempt (Market value unknown)	\$0	2	41	N/A	Oregon Shortline Railroad	1700 Farnam St. #10S-FL Omaha, NE 68102	8668?	N/A	5.54	Railroad tracks	N/A
2126501002	Exempt (Market value unknown)	\$0	2	42	N/A	Oregon Shortline Railroad	1700 Farnam St. #10S-FL Omaha, NE 68102	8668?	N/A	5.54	Railroad tracks	N/A
2126501003	Exempt (Market value unknown)	\$0	2	43	N/A	Oregon Shortline Railroad	1700 Farnam St. #10S-FL Omaha, NE 68102	8668?	N/A	3.67	Railroad tracks	N/A
2126426004	Exempt (Market value: \$3,200)	\$0	3	8	7572 South Holden St.	Oregon Shortline Railroad	1700 Farnam St. #10S-FL Omaha, NE 68102	5994	0002	0.16	Railroad tracks	N/A
2126426010	Exempt (Market value: \$73,200)	\$0	3	11	7576 South Holden St.	Oregon Shortline Railroad	1700 Farnam St. #10S-FL Omaha, NE 68102	5986	0002	1.22	Railroad tracks	N/A
2126426011	Exempt (Market value: \$23,600)	\$0	3	12	7576 South Holden St.	Oregon Shortline Railroad	1700 Farnam St. #10S-FL Omaha, NE 68102	4107	0419	0.31	Railroad tracks	N/A
2126426012	Exempt (Market value: \$9,400)	\$0	3	13	7576 South Holden St.	Oregon Shortline Railroad	1700 Farnam St. #10S-FL Omaha, NE 68102	5724	0002	0.25	Staging area for loading trains	N
2126426014	\$177,300	\$0	3	15	7452 South Holden St.	Pease, Floyd H Jr.	PO Box 247 Midvale, UT 84047	7242	1273	1.22	Commercial bldg attached to large shed	N
2126476003	Exempt (Market value: \$23,800)	\$0	4	26	7620 South Holden St.	Utah Power & Light Co.	do Pacific Corp R Strong 700 NE Multnomah St. #700 Portland, OR 97232	5429	0002	0.56	Powerline substation	N
Total	\$3,511,818	\$375,361					\$3,887,179					