

MEETING NOTICE FOR
GOVERNING BOARD OF THE
REDEVELOPMENT AGENCY OF SALT LAKE COUNTY
Tuesday, October 11, 2016
2001 South State Street, Council Chambers, Salt Lake City, Utah 84114
4:00 PM
(or immediately following the Salt Lake County Council meeting)

AGENDA

- 1. Welcome & Roll Call**
- 2. Approval of Meeting Minutes – September 13, 2016**
- 3. “Magna Neighborhood Park” No-Fee Land Transfer: Agency-County Interlocal & Quit Claim**
 - a. Resolution from the Governing Board for the Redevelopment Agency of Salt Lake County authorizing execution of the attached interlocal cooperation agreement with Salt Lake County and the attached Quit Claim Deed in order to convey certain real property in Magna, Utah.
- 4. Adjourn**

NOTE: Meeting materials are available for public review at the County Township Services’ Office (N3-600) and the County Clerk’s Office (N2-700) – both offices are located in the North Building of the Salt Lake County Government Center. By request within three (3) working days’ notice, Salt Lake County will provide free auxiliary aids and services to qualified individuals (including sign language interpreters, reasonable accommodations, other alternatives, etc.). For assistance, please call (385) 468-7500 / TTY 711.

Members of the Governing Board of the Redevelopment Agency of Salt Lake County may participate electronically. The Public may attend. Meetings may be closed for reasons allowed by statute. Motions relating to any of the Agenda items, including final action items, may be taken.

DATE TUESDAY SEPTEMBER 13, 2016

REDEVELOPMENT AGENCY OF SALT LAKE COUNTY
GOVERNMENT CENTER, ROOM N1-110
September 13, 2016
4:26:14 PM

PRESENT: JENNIFER WILSON
RICHARD SNELGROVE
MICHAEL JENSEN
AIMEE WINDER NEWTON
STEVEN DEBRY
MAX BURDICK
ARLYN BRADSHAW, Chair

EXCUSED: JIM BRADLEY
SAM GRANATO

OTHERS IN ATTENDANCE: SIM GILL, DISTRICT ATTORNEY
JASON ROSE, LEGAL COUNSEL, COUNCIL OFFICE
SHERRIE SWENSEN, COUNTY CLERK
By: KIM STANGER & LINDA DUFFY, DEPUTY CLERKS

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

Director Arlyn Bradshaw, Chair, presided.

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

Public Comments

No one appeared for Public Comments.

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

Approval of Minutes

Director Jensen, seconded by Director Newton, moved to approve the Redevelopment Agency (RDA) minutes for Tuesday, August 9, 2016. The motion passed unanimously, showing that all Directors present voted "Aye."

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

Magna/Arbor Park Urban Renewal Area (URA) (4:26:55 PM)

Ms. Alison Weyher, Redevelopment Manager, Office of Township Services, updated the Council on the Magna/Arbor Park Urban Renewal Area (URA) project. She stated last year the Board approved a loan of \$250,000 to Arbor Park Associates. The first loan payment has been made.

In 2008, the Unified Police Department (UPD) rented a small store front on Magna Main Street for its Magna Police Department. The lease expires in December and the police department would like to relocate because it has outgrown this location and there is no room to expand. There are two options being considered. The first option is to move to a building constructed by Arbor Park. One portion of the building houses an Arby's restaurant, but the remainder of the building is raw space. The UPD could easily build it out to suit its needs. If the UPD decides to use this option, it has agreed to dedicate a 12 x 14 conference room to be used by the new Magna Metro Township Council. The build-out of this building and lease would cost approximately \$92,000. The RDA would contribute approximately \$87,000. The lease would cost \$46,000 annually for the first five years and then would increase slightly for the additional five years. It is anticipated that after the lease expires, the UPD would likely build a new facility. The second option would be to purchase one building from Rio Tinto at a cost of \$1.5 million. The building needs to be renovated and a lot of maintenance would need to be taken care of. If the Sheriff goes this route, the RDA would probably be asked to contribute funds for the purchase of the building.

Director Bradshaw asked if the Board would allocate the \$87,000 as part of the 2017 budget process.

Ms. Weyher stated the RDA would probably use funds from the 2016 budget if the negotiations are completed before the first of the year. If not, the funds would come out of the 2017 budget.



Camp Kearns Area (4:36:21 PM)

Ms. Alison Weyher, Redevelopment Manager, Office of Township Services, updated the Council on the Camp Kearns Area. She stated the Utah Department of Transportation (UDOT) was required to purchase the corner of 4200 West and 5400 South when it widened 5400 South. The widening of the road is now complete and UDOT would like to surplus this property. Mark Gines, Delco Auto Parts, is interested in purchasing the parcel in order to expand his automotive repair shop, which will include a widened sidewalk, landscaping and other enhancements as requested by the County. He is asking for a low interest loan from the RDA to facilitate this purchase. This location is within the Kearns RDA project area so it would be eligible for the loan. This will come back to the Board at a later date.

Director Jensen stated this area is an eyesore, so any improvement would be helpful.

DATE TUESDAY SEPTEMBER 13, 2016

Director Burdick asked what the size of the lot was.

Ms. Weyher stated it is approximately .2 acres and has no access off of 5400 South.

Director Bradshaw stated the RDA can move forward with the negotiations, and when they are ready to bring it back before the Board.



Project Area Status Reports

- *West Millcreek Urban Renewal Area* (4:39:47 PM)

Ms. Alison Weyher, Redevelopment Manager, Office of Township Services, stated a request by Salt Lake County to rezone these six properties was tabled by the County Council at its meeting held on August 30, 2016. The property owners oppose this proposal and would like to keep the current businesses (asphalt batch plant and outside storage) at this location. This property will soon become part of Millcreek City and discussions are ongoing on what can be done.

- *Magna Commerce Park Community Development Area (CDA)* (4:43:46 PM)

Ms. Alison Weyher, Redevelopment Manager, Office of Township Services, stated the residential component of this CDA will go before the Magna Planning Commission on Thursday, September 15, 2016. The industrial park portion will go before the planning commission in October. The ultimate goal is to make this area beautiful.

- *Kearns Community Campus Community Reinvestment Area (CRA)* (4:44:52 PM)

Ms. Alison Weyher, Redevelopment Manager, Office of Township Services, stated the master plan study is just starting. A consultant was a recently hired and there will be community outreach to find out what the citizens in this area would like.



THERE BEING NO FURTHER BUSINESS to come before the Board at this time, the meeting was adjourned at 4:45:34 PM.

SHERRIE SWENSEN, COUNTY CLERK

By _____
Deputy Clerk

DATE TUESDAY SEPTEMBER 13, 2016

CHAIR, REDEVELOPMENT AGENCY
OF SALT LAKE COUNTY

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆
◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆
◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

October 11, 2016

Arlyn Bradshaw, Chairman of the Governing Board
Redevelopment Agency of Salt Lake County
2001 South State Street, Suite N2-200
Salt Lake City, Utah 84114-4575

RE: AGENCY-COUNTY MAGNA NEIGHBORHOOD PARK NO-FEE CONVEYANCE [2905 SOUTH 9150 WEST]

Dear Chairman Bradshaw:

OVERVIEW: The Governing Board (the "Board") for the Redevelopment Agency of Salt Lake County (the "Agency") is being asked to consider approval of a property transfer of the 0.683 acre, neighborhood park located at 2905 South 9105 West, Magna, Utah (the "Neighborhood Park") between the Agency to Salt Lake County – with the proposed resolution stipulating a future conveyance to the Magna Metro Township for continued maintenance and long-term utilization as a Neighborhood Park (see attached resolution, interlocal cooperation agreement, property description, and quit claim deed).

BACKGROUND: In 2002, Salt Lake County transferred a 1.50 acre parcel located at 2905 South 9105 West in Magna (the "Housing Site") to the Agency in the hopes that it could be converted to housing. Despite repeated efforts over the years, any development plans for the Housing Site proved to be economically infeasible. Prior to 2015, the Site remained a vacant eyesore and had become a locus of undesirable activity requiring continual police support.

In 2015, the County's Office of Township Services allocated \$30,000 to repair the Housing Site's sprinkler system and basketball courts, install benches and picnic tables, and conduct general cleanup. Rocky Mountain Power Foundation also awarded the County with a \$9,000 grant to re-sod the northern portion (0.683 acres) of the Housing Site which resulted in a new Neighborhood Park.

The Neighborhood Park has ultimately become a gathering space and provided much-needed greenspace for the community, with playground equipment being installed last in summer 2016. To date, the Agency has been technically responsible for long-term maintenance though the County Parks Department has been providing all upkeep so far.

The Agency would prefer that the Neighborhood Park (0.683 acres) transfer from the Housing Site (total of 1.50 acres) be formally executed prior to the MSD activation in January 2017. Due to housing market improvements and developer interest, the remaining balance of the Housing Site will be preserved for residential purposes and Agency staff is working with County Contracts to issue a Request for Proposals (RFP) by December 2016.

Thus, the Agency is willing to convey the Neighborhood Park to the County based on the condition that it continues to be utilized as park and the County is willing to assume ownership maintain the park until such time that it can be conveyed to the Magna Metro Township.

RECOMMENDATION: The Governing Board ("the Board") for the Redevelopment Agency of Salt Lake County (the "Agency") is asked to review, approve and authorize execution of the proposed Resolution, Interlocal Cooperation Agreement (Attachment A), Property Description (Exhibit A) and Quit Claim Deed (Exhibit B) for a no-fee property transfer from the Agency to Salt Lake County (the "County") of a 0.683-acres, neighborhood park located at 2905 South 9150 West, Magna, Utah (the "Neighborhood Park") with consideration that the County will service and ultimately convey the Neighborhood Park to the Magna Metro Township for continued maintenance and use as a Neighborhood Park (see attached Resolution, Attachment A, Exhibits A/B – along with any other desired Board revisions or modifications).

Respectfully,


Rick Graham
TOWNSHIP EXECUTIVE

ENCLOSURES:

RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY AUTHORIZING EXECUTION OF THE ATTACHED INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY AND THE ATTACHED QUIT CLAIM DEED IN ORDER TO CONVEY CERTAIN REAL PROPERTY IN MAGNA, UTAH.
Attachment A: Interlocal Cooperation Agreement
Exhibit A: Property Description
Exhibit B: Quit Claim Deed

REDEVELOPMENT AGENCY OF SALT LAKE COUNTY

RESOLUTION NO. _____, 2016

A RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY AUTHORIZING EXECUTION OF THE ATTACHED INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY AND THE ATTACHED QUITCLAIM DEED IN ORDER TO CONVEY CERTAIN REAL PROPERTY LOCATED IN MAGNA, UTAH

RECITALS

A. The Redevelopment of Salt Lake County (the "Agency") owns certain real property located at approximately 2905 South 9150 West, Magna, Utah, and identified as Parcel No. 14-30-252-028 (the "Parcel"). A portion (approximately half) of the Parcel is currently being used as a neighborhood park (the "Property").

B. Agency staff recommends that the Agency convey the Property to Salt Lake County (the "County") for no fee with the consideration for the transfer being that the County maintain and continue to use the Property as a neighborhood park until such time as the County may ultimately convey such property to the Magna Metro Township, after which time it is anticipated that the Magna Metro Township will continue to use the Property as a neighborhood park.

C. The Agency and the County now desire to enter into an Interlocal Cooperation Agreement providing that the Agency will deed the Property to the County for no fee.

D. Both the Agency and the County have determined that it is in the public interest to enter into an Interlocal Cooperation Agreement with the County and convey the Property to the County.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Governing Board of the Redevelopment Agency of Salt Lake County that the Interlocal Cooperation Agreement attached hereto as ATTACHMENT A (the "Interlocal Agreement") is hereby approved, and that the Chair of the Governing Board is hereby authorized to execute the same.

IT IS FURTHER RESOLVED by the Governing Board of the Redevelopment Agency of Salt Lake County that the transfer and conveyance of the Property by Quitclaim Deed to the County in accordance with the terms of the Interlocal Agreement is hereby approved, and that the Chair of the Governing Board is authorized to: (a) execute the original of said Quitclaim Deed, attached to the Interlocal Agreement as Exhibit B, (b) sign any other documents required to complete the conveyance of the Property to the County, and (c) deliver the fully executed Quitclaim Deed to the County Real Estate Section for delivery to the County.

[The balance of this page was left blank intentionally – Signature pages follow]

APPROVED and ADOPTED this _____ day of _____, 2016.

GOVERNING BOARD OF THE
REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

By: _____
Arlyn Bradshaw, Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

 Digitally signed by
Stephen Barnes
Date: 2016.10.04
09:43:08 -06'00'

Deputy District Attorney

| | | |
|------------------------|--------|-------|
| Board Member Bradley | voting | _____ |
| Board Member Bradshaw | voting | _____ |
| Board Member Burdick | voting | _____ |
| Board Member DeBry | voting | _____ |
| Board Member Granato | voting | _____ |
| Board Member Jensen | voting | _____ |
| Board Member Newton | voting | _____ |
| Board Member Snelgrove | voting | _____ |
| Board Member Wilson | voting | _____ |

ATTACHMENT A
Interlocal Cooperation Agreement

INTERLOCAL COOPERATION AGREEMENT

between

REDEVELOPMENT AGENCY OF SALT LAKE COUNTY

and

SALT LAKE COUNTY

THIS INTERLOCAL COOPERATION AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2016, by and between the **REDEVELOPMENT AGENCY OF SALT LAKE COUNTY**, a community reinvestment agency created under Utah Code Ann. § 17C-1-101 *et seq.* or a redevelopment agency created under previous law (the "Agency"), and **SALT LAKE COUNTY**, a body corporate and politic of the State of Utah, for and on behalf of Salt Lake County Parks and Recreation (the "County"). The County and the Agency may collectively be referred to hereinafter as the "Parties" or individually as a "Party."

RECITALS

A. UTAH CODE ANN. §11-13-202 and other provisions of the Interlocal Cooperation Act (codified as UTAH CODE ANN. § 11-13-101, *et seq.*) (the "Act") provides that any two or more public agencies may enter into an agreement with one another for joint or cooperative actions.

B. UTAH CODE ANN. §11-13-214 provides that any public agency may convey property to or acquire property from any other public agencies for consideration as may be agreed upon.

C. The County and the Agency are public agencies for purposes of the Act.

D. On July 30, 2002, the Agency acquired title to certain real property located at approximately 2905 South 9150 West, Magna, Utah, and identified as Parcel No. 14-30-252-028 (the "Parcel"). A portion (approximately half) of the Parcel is currently being used as a neighborhood park (the "Property").

E. The Agency is willing to convey the Property to the County on the condition that the Property continue to be used as a neighborhood park, and the County is willing to take title to and maintain the Property until such time as the County may ultimately convey such property to the Magna Metro Township. The Property to be deeded to the County is described and shown in **Exhibit A** attached hereto.

F. The Parties, wishing to memorialize their arrangement, desire now to enter into this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the promises contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. **Conveyance**. Contemporaneously herewith, the Agency shall convey and transfer the Property to the County by executing and delivering to the County a quitclaim deed (the "Deed") in substantially the form attached hereto as **Exhibit B**.

Section 2. **Consideration**. Following transfer of the Property from the Agency to the County, the Property shall continue to be used as a neighborhood park and the County shall continue to administer and maintain the Property as a neighborhood park until such time as the County may ultimately convey such property to the Magna Metro Township. In recognition of these obligations on the part of the County, no additional consideration shall be due from the County to the Agency hereunder.

Section 3. **Duration and Termination**. This Agreement shall take effect upon execution and terminate upon the performance by the parties of all the obligations described herein. The parties intend that the conveyance of the Property described in Exhibit A shall be accomplished promptly. Any provision of this Agreement which contemplates performance subsequent to the expiration or earlier termination of this Agreement shall so survive such expiration or termination and shall continue in full force and effect until fully satisfied, but in no event shall this Agreement have a term longer than 50 years.

Section 4. **Additional Interlocal Act Provisions**. In compliance with the requirements of the Act and other applicable law:

(a) **No Interlocal Entity**. The parties agree that they do not by this Agreement create an interlocal entity.

(b) **Joint Board**. As required by UTAH CODE ANN. § 11-13-207, the parties agree that the cooperative undertaking under this Agreement shall be administered by a joint board consisting of the Executive Director of the Agency or designee and the Mayor of the County or designee. Any real or personal property used in the parties' cooperative undertaking herein shall be acquired, held, and disposed in accordance with this Agreement.

(c) **Financing Joint Cooperative Undertaking and Establishing Budget**. There is no financing of joint or cooperative undertaking and no budget shall be established or maintained.

(d) **Attorney Review**. This Agreement shall be reviewed as to proper form and compliance with applicable law by the authorized attorneys for the Agency and the County in accordance with UTAH CODE ANN. § 11-13-202.5.

(e) Copies. Duly executed original counterparts of this Agreement shall be filed with the keeper of records of each party, pursuant to UTAH CODE ANN. § 11-13-209.

(f) Manner of Acquiring, Holding or Disposing of Property. The Property shall be acquired, held or disposed of pursuant to this Agreement and unless agreed to herein shall not be used in a joint or cooperative undertaking.

Section 5. General Provisions. The following provisions are also integral parts of this Agreement:

(a) Binding Agreement. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties hereto.

(b) Captions. The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope or interpretation of any of the terms or provisions of this Agreement or the intent hereof.

(c) Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

(d) Severability. The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provisions of this Agreement.

(e) Waiver of Breach. Any waiver by either party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement.

(f) Cumulative Remedies. The rights and remedies of the parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of, any other right, remedy, or priority allowed by law.

(g) Amendment. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

(h) Time of Essence. Time is the essence in this Agreement.

(i) Interpretation. This Agreement shall be interpreted, construed, and enforced according to the substantive laws of the state of Utah.

(j) Notice. Any notice or other communication required or permitted to be given hereunder shall be deemed to have been received (a) upon personal delivery or actual receipt thereof or (b) within three (3) days after such notice is deposited in the United States mail, certified mail postage prepaid and addressed to the parties at their respective addresses.

(k) Exhibits and Recitals. The Recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth herein in their entirety within the body of this Agreement.

(l) Governmental Immunity. Both parties are governmental entities under the Governmental Immunity Act, UTAH CODE ANN. § 63G-7-101, *et seq.* (the "Immunity Act"). Consistent with the terms of the Immunity Act, the parties agree that each party is responsible and liable for any wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. Neither party waives any defenses or limits of liability otherwise available under the Immunity Act and all other applicable law, and both parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.

(m) Ethical Standards. The parties hereto represent that they have not: (a) provided an illegal gift or payoff to any officer or employee, or former officer or employee, or to any relative or business entity of an officer or employee, or relative or business entity of a former officer or employee of the other party hereto; (b) retained any person to solicit or secure this Agreement upon any contract, agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statute or Agency's Ethics, Gifts and Honoraria ordinance (Chapter 2.07, SALT LAKE AGENCY CODE OF ORDINANCES [2001]); or (d) knowingly influenced, and hereby promise that they will not knowingly influence, any officer or employee or former officer or employee to breach any of the ethical standards set forth in State statute or Agency ordinances.

IN WITNESS WHEREOF, the Agency, by resolution duly adopted by its Governing Board, caused this Agreement to be signed by the Chair of its Governing Board, or his designee; and the County, by resolution of its County Council, caused this Agreement to be signed by the Mayor of the County, or his designee, his or her signature being duly notarized.

[The balance of this page was left blank intentionally – Signature pages follow]

INTERLOCAL AGREEMENT -- SIGNATURE PAGE FOR COUNTY

SALT LAKE COUNTY:

By _____
Mayor Ben McAdams or Designee

Approved as to Form and Legality:

SALT LAKE COUNTY DISTRICT ATTORNEY

By _____
Deputy District Attorney

[Signatures continue on next page.]

INTERLOCAL AGREEMENT -- SIGNATURE PAGE FOR AGENCY

**REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY:**

By _____
Arlyn Bradshaw, Board Chair

Approved as to Form and Legality:

SALT LAKE COUNTY DISTRICT ATTORNEY



Digitally signed by
Stephen Barnes
Date: 2016.10.04
09:43:40 -06'00'

By _____
Deputy District Attorney

LIST OF EXHIBITS

EXHIBIT A Description of Property and Map

EXHIBIT B Quitclaim Deed

EXHIBIT A

Description of Property and Map

A parcel of land being part of Parcel 1 located in the Northeast Quarter of Section 30, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said entire tract is described in that Quit Claim Deed, recorded in Entry # 8605314, in Book 8775, at Page 1048, Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows:

All of Lots 20 through 29, Block 4, Chambers Park, an unrecorded plat, and the westerly 8 feet of an alley that is contiguous with the easterly line of Lots 22, 23, 26, 27, 28 and 29.

Said parcel of land is further described as follows:

Beginning at the northwesterly corner of Lot 29, Block 4, Chambers Park, an unrecorded plat, which is 335 feet N. 88°53' E. and 34 feet S. 00°52' E. from the Southwesterly corner of Chambers Townsite Addition No. 1, as platted and recorded in Book F, Page 90, in the Office of the Salt Lake County Recorder; thence N. 88°53' E. 118.00 feet along the northerly line of said Lot 29 to the northeasterly corner of said entire tract, which point is 8 feet easterly from the northeasterly corner of said Lot 29; thence southerly, westerly and easterly along the easterly boundary line of said entire tract the following seven (7) courses: 1) S. 00°52' E. 109 feet; 2) S. 88°53' W. 8 feet; 3) S. 00°52' E. 50 feet; 4) N. 88°53' E. 8 feet; 5) S. 00°52' E. 50 feet; 6) S. 88°53' W. 8 feet; 7) S. 00°52' E. 50 feet to the southeasterly corner of Lot 20 of said Block 4; thence S. 88°53' W. 110 feet along the southerly lot line to the southwest corner of said Lot 20, which is the westerly boundary line of said entire tract; thence N. 00°52' W. 259 feet along the westerly boundary line of said entire tract to the point of beginning.

The above described parcel of land contains 29,762 square feet in area, or 0.683 acre, more or less.

Subject to the following described right of way:

A right of way situate in the West Half of the Northeast Quarter of Section 30, Township 1 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said right of way are described as follows:

Beginning at a point 335 feet N. 88°53' E. and 34 feet S. 00°52' E. and 118 feet N. 88°53' E. from the Southwest corner of Chambers Townsite Addition No. 1, as platted and recorded in the Office of the Salt Lake County Recorder; thence S. 00°52' E. 259 feet; S. 88°53' W. 8 feet; thence N. 00°52' W. 259 feet; thence N. 88°53' E. 8 feet to the point of beginning.



Redevelopment Agency Land Transfer
 2850 South 9150 West
 Prepared for
Salt Lake County Planning/Development
 Sec. 30, T.1 S., R.2 W., S.1 B. 8M
 Work Order No. 8122160429

Prepared by the Office of
Reid J. Demman, P.L.S.,
 Salt Lake County Surveyor

2001 S. State St. #11500
 Salt Lake City, Utah 84100-1550
 (801) 468-2028

NO SCALE
 Prepared By: XDS Date: 09/22/2016
 Surveyed By: XXX Date: 7/27/2015
 Checked By: BMG Date: 09/22/2016

| NO. | DATE | DESCRIPTION OF REVISION | INITIAL |
|-----|------|-------------------------|---------|
| | | | |
| | | | |
| | | | |
| | | | |

EXHIBIT B

Quitclaim Deed

WHEN RECORDED RETURN TO:
Salt Lake County Real Estate
2001 South State Street, Suite S3-120
Salt Lake City, Utah 84114-4575

Space above for County Recorder's use

QUIT CLAIM DEED
Salt Lake County

Parcel No. 1:C
A Portion of Tax Serial No. 14-30-252-028
Surveyor WO SU20160429

REDEVELOPMENT AGENCY OF SALT LAKE COUNTY, a body corporate and politic of the State of Utah, GRANTOR, of Salt Lake County, State of Utah, hereby Quit Claims to SALT LAKE COUNTY, a body corporate and politic of the State of Utah, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit

(SEE EXHIBIT "A")

IN WITNESS WHEREOF, GRANTOR has caused this Quit-Claim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this _____ day of _____, 20 _____.

REDEVELOPMENT AGENCY OF SALT
LAKE COUNTY

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

By _____
CHAIR OF REDEVELOPMENT AGENCY

On this ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that he is the _____ of the Redevelopment Agency of Salt Lake County and that the foregoing instrument was signed on behalf of the Redevelopment Agency of Salt Lake County, by authority of law.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: _____

NOTARY PUBLIC

Residing in: _____

(EXHIBIT "A")

A parcel of land being part of Parcel 1 located in the Northeast Quarter of Section 30, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said entire tract is described in that Quit Claim Deed, recorded in Entry # 8605314, in Book 8775, at Page 1048, Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows:

All of Lots 20 through 29, Block 4, Chambers Park, an unrecorded plat, and the westerly 8 feet of an alley that is contiguous with the easterly line of Lots 22, 23, 26, 27, 28 and 29.

Said parcel of land is further described as follows:

Beginning at the northwesterly corner of Lot 29, Block 4, Chambers Park, an unrecorded plat, which is 335 feet N. 88°53' E. and 34 feet S. 00°52' E. from the Southwesterly corner of Chambers Townsite Addition No. 1, as platted and recorded in Book F, Page 90, in the Office of the Salt Lake County Recorder; thence N. 88°53' E. 118.00 feet along the northerly line of said Lot 29 to the northeasterly corner of said entire tract, which point is 8 feet easterly from the northeasterly corner of said Lot 29; thence southerly, westerly and easterly along the easterly boundary line of said entire tract the following seven (7) courses: 1) S. 00°52' E. 109 feet; 2) S. 88°53' W. 8 feet; 3) S. 00°52' E. 50 feet; 4) N. 88°53' E. 8 feet; 5) S. 00°52' E. 50 feet; 6) S. 88°53' W. 8 feet; 7) S. 00°52' E. 50 feet to the southeasterly corner of Lot 20 of said Block 4; thence S. 88°53' W. 110 feet along the southerly lot line to the southwesterly corner of said Lot 20, which is the westerly boundary line of said entire tract; thence N. 00°52' W. 259 feet along the westerly boundary line of said entire tract to the point of beginning.

The above described parcel of land contains 29,762 square feet in area, or 0.683 acre, more or less.

Subject to the following described right of way:

A right of way situate in the West Half of the Northeast Quarter of Section 30, Township 1 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said right of way are described as follows:

Beginning at a point 335 feet N. 88°53' E. and 34 feet S. 00°52' E. and 118 feet N. 88°53' E. from the Southwest corner of Chambers Townsite Addition No. 1, as platted and recorded in the Office of the Salt Lake County Recorder; thence S. 00°52' E. 259 feet; S. 88°53' W. 8 feet; thence N. 00°52' W. 259 feet; thence N. 88°53' E. 8 feet to the point of beginning.