



Board of Trustees – February 15, 2023, 8:00 a.m.
The SLCC Board of Trustees will convene for a Board of Trustees Meeting
on February 15, 2023 at 8:00 a.m. at 4600 South Redwood Road,
Taylorsville, Utah in **AAB 135**

Meeting to be conducted by Brady Southwick, Chair

➤ **Executive Session is not anticipated in connection with this meeting.**

I.	BOARD BUSINESS: Brady Southwick, Chair	
	A. Student Stories - Katherine Christensen and Rochelle Lambertsen	
	B. Announcement of 2023 Honorary Doctorate Recipients: HD/BOT Nominating Committee – Trustee Coralie Alder, Chair and Trustees Wall, Wilson and Boyer	
	C. Comprehensive Campaign Update & Report on Progress: Trustee Coralie Alder, VP Alison McFarlane, and Nancy Michalko	
	D. Audit Committee Report: Trustee Kim R. Wilson, Chair and Trustees Southwick, Chillingworth, and Washington	
	E. Mission Fulfillment Report: Trustees Southwick, Chillingworth, Simons, and VP Jeff Aird	
	F. Other Committee Reports:	
II.	CONSENT CALENDAR: It is the recommendation of the Chair that the Board approve the following items on the Consent Calendar:	
	A. Executive Session: Approval to hold an Executive Session or Sessions in connection with the meeting of the SLCC Board of Trustees to be held March 15, 2023 to consider matters permitted by the Utah Open and Public Meetings Act.	
	B. Investment Report for December 2022, January 2023	TAB A
	C. Minutes of Previous Meeting, January 11, 2023	TAB B
	D. Personnel Report for January 2023	TAB C
	E. Government Funding Report – Major Grants Requested/Received	TAB D
	F. Cash Flow Report for December 2022, January 2023	TAB E
III.	PRESIDENT'S REPORT	
	A. Presidents Report – President Deneece G. Huftalin	
	1. INFORMATION: Thank Acting VPSAEM Curt Larsen; Introduce and welcome Interim VP Brett Perozzi	
	2. INFORMATION: Strategic Enrollment Committee Structure	
	3. INFORMATION: Board of Higher Ed Breakfast Meeting for Trustees March 24, 2023	
	4. INFORMATION: Staff Development Leave Report	
	5. INFORMATION: Mid-year Tenure Approval	
	B. Student Life & Leadership Report – Trustee Lindsay Simons	
	C. Finance & Administration Report – VP Chris Martin	
	1. ACTION: Sale of Real Property	TAB F
	2. ACTION: Cash Receipting Policy 2 nd Read	TAB G
	3. ACTION: Payment Card Acceptance Policy 2 nd Read	TAB H

	4. ACTION: Information Technology Policy 2 nd Read	TAB I	
	D. Institutional Effectiveness Report – VP Jeff Aird 1. INFORMATION: Enrollment Analysis	TAB J	
	E. Institutional Advancement Report – VP Alison McFarlane 1. INFORMATION: 75 th Anniversary Celebrations 2. INFORMATION: Merak Star Strategic Planning – SLCC Stories		
	F. Government & Community Relations Report – VP Tim Sheehan 1. INFORMATION: Proposal for honoring Senator Karen Maynes		
	G. Campus-based & Constituents Reports: 1. INFORMATION: Faculty Association Report, President Shirene McKay		
IV.	<u>ADJOURNMENT:</u>		

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the ADA Coordinator, at 801-957-4041, at least three working days prior to the meeting.

Calendar of Important Events:

MLK Beloved Community Photography Project Open House	Wednesday, February 15, 2023 6pm-7:30pm	South City Campus Eccles Art Gallery
MLK SLCC Civil Rights Songs & Spirituals with Soloist Robert Sims and the SLCC Chamber Singers	Wednesday, February 15, 2023 7:30pm-9pm	South City Campus Multipurpose Room
Annual Giving Day	Thursday, February 16, 2023 All Day	Virtual
SLCC 360	Friday, February 24, 2023 All Day	South City Campus
Dr. Clifton G. Sanders Social Justice Institute and Special Collection naming ceremony	Thursday, March 2, 2023 11:00am-1:00pm	South City Campus
Karen Mayne Honorary Naming Event	Thursday, March 9, 2023 8-9:30am	SLCC Westpointe Workforce Training and Education Center
Board of Trustees Meeting	Wednesday, March 15, 2023 8am-10:30am	TBD
Scholarship Luncheon	Friday March 17, 2023 11:30am-1:30pm	Miller KGMC
UBHE/USHE Meetings Hosted by SLCC	Friday, March 24, 2023 7:30-8:50am	Jordan Campus
Distinguished Faculty Lecture with Anne Canavan	Thursday, April 6, 2023 12:30pm-2pm	Taylorsville/Redwood Oak Room
Board of Trustees Meeting	Wednesday, April 12, 2023 8am-10:30am	AAB 428
Evening of Honor (Invitation Only)	Tuesday, May 2, 2023 6-8:30pm	Orangerie, Red Butte Gardens
Commencement	Thursday, May 4, 2023 8am-noon	Maverik Center

TAB A

TO: BRADY SOUTHWICK, CHAIR OF THE BOARD OF TRUSTEES

To the best of my knowledge, the investment reports presented to you accurately reflect the investment activity, the cost, and market value of all investments at month end, and all investments conform with College and Board of Regents' policies, and with the State Money Management Act and the rules of the State Money Management Council.


Travis Karchner
Public Treasurer, Salt Lake Community College

**SALT LAKE COMMUNITY COLLEGE
MONEY MANAGEMENT INVESTMENTS
INVESTMENT PORTFOLIO AT 12-31-2022**

	<u>Rate of Return</u>	<u>Settlement Date</u>	<u>Maturity Date</u>	<u>Cost</u>	<u>Market Value</u>
<u>US Treasury Obligations and Agency Bonds</u>					
United States Treasury	1.64% 2.33% 2.58% 1.17% 3.13%	04/22/22 04/22/22 04/22/22 01/31/22 08/04/22	01/15/23 08/15/23 12/31/23 01/31/24 08/15/24	9,999,999.96 8,007,595.00 10,004,400.00 2,991,425.19 7,906,583.35	9,992,650.00 7,889,376.00 9,796,480.00 2,878,944.00 7,721,872.00
Federal Farm Credit Bank	1.67% 4.34% 4.33% 4.83%	03/08/22 09/19/22 10/17/22 11/10/22	03/08/24 09/19/24 10/17/24 01/10/25	2,000,000.00 2,000,000.00 2,001,452.49 2,952,641.38	1,924,083.86 1,986,821.60 1,993,487.28 2,970,251.19
Federal Home Loan Bank	4.02% 2.88% 2.00% 1.25% 4.05% 4.05% 0.88% 1.13% 1.10% 1.00% 1.00% 1.25% 1.38% 1.50% 1.63%	09/29/22 06/14/22 02/28/22 12/30/21 07/28/22 07/28/22 03/23/21 07/29/21 08/30/21 08/25/21 10/14/21 10/28/21 11/16/21 11/23/21 12/30/21	09/29/23 06/14/24 02/27/25 06/30/25 07/28/25 07/28/25 03/23/26 07/29/26 08/24/26 08/25/26 10/14/26 10/28/26 11/16/26 11/23/26 12/30/26	2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 1,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00	1,995,085.74 1,942,163.74 1,888,678.20 1,842,230.98 1,954,971.26 1,977,118.16 893,065.25 1,782,765.40 1,777,517.42 1,770,887.26 1,763,797.88 1,778,800.46 1,784,794.40 1,792,359.26 1,796,657.64
Federal Home Loan Mortgage Corporation	3.00% 2.65% 3.00% 5.00% 4.10% 5.00% 3.10% 3.40% 5.13% 5.25%	06/23/22 04/18/22 04/29/22 11/08/22 08/19/22 10/24/22 04/25/22 05/27/22 12/19/22 11/15/22	09/23/24 10/08/24 10/29/24 11/08/24 02/19/25 04/24/25 04/25/25 05/23/25 09/19/25 11/15/27	2,000,000.00 2,234,386.59 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00	1,953,281.92 2,152,554.97 1,934,930.30 2,002,731.30 1,977,321.46 1,994,045.42 1,947,191.16 1,953,233.72 2,002,738.12 2,002,441.04
Federal National Mortgage Association	5.50% 4.13%	11/30/22 08/30/22	05/30/25 08/28/25	2,000,000.00 2,000,000.00	2,003,749.68 1,963,264.50
<u>Medium Term Floating Rate Bonds</u>					
Athene Global Funding	4.49% 4.34%	05/28/21 09/09/21	05/24/24 05/24/24	2,002,933.40 2,006,809.92	1,965,130.10 1,965,130.10
Bank of America	5.51% 4.82%	12/02/22 03/09/22	05/28/24 07/23/24	992,705.88 2,009,347.10	990,340.00 2,000,217.26
Citigroup Inc	4.68%	08/12/22	08/12/25	2,000,000.00	1,980,243.28
Goldman Sachs GP Inc	5.13% 5.14% 4.31%	09/08/20 04/30/21 08/12/21	02/23/23 11/29/23 08/12/24	2,000,600.00 1,986,528.94 1,000,000.00	2,001,002.16 1,981,003.67 983,467.50
Morgan Stanley	5.72% 4.43%	05/17/22 10/18/22	05/08/24 01/24/25	2,006,666.64 2,960,160.00	2,003,614.06 2,958,300.00
Royal Bank of Canada	4.46%	08/04/22	08/04/25	2,000,000.00	1,985,785.08
<u>Medium Term Fixed Rate Bonds</u>					
Bank of America	2.50%	04/25/22	07/24/23	2,015,600.00	1,991,231.80

	<u>Rate of Return</u>	<u>Settlement Date</u>	<u>Maturity Date</u>	<u>Cost</u>	<u>Market Value</u>
Canadian Imperial Bank	2.20%	03/23/22	06/23/23	1,343,097.00	1,324,784.81
Citigroup Inc	5.50%	11/16/22	11/16/23	2,000,000.00	1,998,879.12
JP Morgan	3.35%	06/23/22	08/23/23	1,996,000.01	1,972,708.32
Toronto-Dominion Bank	2.13% 5.45%	03/18/22 11/14/22	06/12/23 02/14/24	1,988,853.30 2,000,000.00	1,963,962.16 2,000,611.86
Walmart	2.25%	05/05/22	06/26/23	2,720,446.36	2,689,898.89

Mutual Funds, PTIF, Sweep Account

Mutual Funds - Bruin Club					
Fidelity Janus Strategic Value Fund	3.04%	Various	Open	35,000.00	130,262.67
Janus Forty Fund	1.47%	Various	Open	41,250.00	144,509.54
The Vanguard 500 Index Fund	4.57%	Various	Open	43,750.00	192,757.65
Mutual Funds - Alumni Office					
Janus Research Fund	1.25%	Various	Open	26,500.00	63,545.89
Janus Enterprise Fund	10.16%	Various	Open	31,500.00	93,177.58
The Vanguard 500 Index Fund	4.57%	Various	Open	27,000.00	114,686.31
Grand Theatre					
Vanguard LifeStrategy Conservative Growth Fund	-1.82%	12/26/06	Open	95,717.01	164,958.54
Utah State Treasurer					
Public Treasurers' Investment Fund	3.80%	12/31/22	Open	41,316,995.97	41,316,995.97
Zions First National Bank					
Sweep Account	1.00%	12/31/22	Open	2,354,818.13	2,354,818.13
Total Investment Portfolio				<u>180,100,763.62</u>	<u>177,114,365.02</u>

2018 Revenue Bond Holdings

Utah State Treasurer					
Public Treasurers' Investment Fund	3.80%	12/31/22	Open	1,519,043.48	1,519,043.48

**SALT LAKE COMMUNITY COLLEGE
INVESTMENT TRANSACTIONS
December 2022**

Description	Interest	Settlement Date	Maturity Date	Call Date	Cost
Investments - November 30, 2022					180,474,158.04
<u>PURCHASES</u>					
Bank of America Medium Term Floating Rate Note	5.51%	12/02/22	05/28/24	05/28/23	992,250.00
FHLMC US Agency	5.13%	12/19/22	09/19/25	09/19/23	2,000,000.00
Utah State Treasurer Public Treasurers' Investment Fund	3.80%	Various	Various	None	15,939,222.15
Zions First National Bank Sweep Account	1.00%	Various	Various	None	<u>10,574,546.04</u>
Total Purchases					29,506,018.19
<u>SALES / MATURITIES / CALLS</u>					
Net Premium/Discount Amortization					(2,388.91)
US Bank Medium Term Floating Rate Note	3.57%	12/10/19	12/09/22	None	2,000,000.00
Utah State Treasurer Public Treasurers' Investment Fund	3.80%	Various	Various	None	17,700,000.00
Zions First National Bank Sweep Account	1.00%	Various	Various	None	<u>10,181,801.52</u>
Total Sales					29,879,412.61
Investments - December 31, 2022					<u>180,100,763.62</u>

MONEY MANAGEMENT INVESTMENTS
SUMMARY OF INVESTMENT TRANSACTIONS
FOR THE YEAR ENDING JUNE 30, 2023

Month	Beginning Balance	Purchases	Sales	Ending Balance	Weighted Average Balance	Interest and Dividends**	Interest Rate**
July 2022	184,175,641.37	19,130,726.28	24,553,500.50	178,752,867.15	180,051,439.33	346,320.96	2.23%
August 2022	178,752,867.15	66,342,618.43	61,579,532.65	183,515,952.93	182,835,466.00	303,687.04	1.96%
September 2022	183,515,952.93	45,230,400.30	37,012,670.83	191,733,682.40	191,783,809.43	306,894.32	1.95%
October 2022	191,733,682.40	33,928,360.18	37,350,793.86	188,311,248.72	188,228,622.99	466,404.97	2.88%
November 2022	188,311,248.72	31,921,611.76	39,758,702.44	180,474,158.04	186,817,972.45	512,932.97	3.29%
December 2022	180,474,158.04	29,506,018.19	29,879,412.61	180,100,763.62	176,805,867.87	453,205.31	2.98%
January 2023							
February 2023							
March 2023							
April 2023							
May 2023							
June 2023							
	226,059,735.14	230,134,612.89		184,420,529.68	*	2,389,445.56	2.55%

* Based on average of months shown

** Includes unrealized gains/losses on mutual fund holdings


 Dr. Deeece Huftalin, President

TAB B



Board of Trustees Meeting MINUTES

January 11, 2023	Taylorsville/Redwood Campus	8:00 a.m.
<p>Attendance: Trustees: Chair Brady Southwick, Coralie Alder, Nate Boyer, Lori Chillingworth, Lindsay Simons, Jim Wall, Sunny Washington, Kim Wilson, Tashelle Wright and President Deneece Huftalin</p>		
<p>Guests: Board of Higher Ed Member, Grace Acosta</p>		
<p>Executive Cabinet Members: Clifton Sanders-Provost, Curt Larsen-Acting VP for Student Affairs and Enrollment Management, Chris Martin-VP for Finance and Administration/CFO, Alison McFarlane-VP for Institutional Advancement, Jeff Aird-VP for Institutional Effectiveness, Tim Sheehan-VP Government and Community Relations, Juone Kadiri-VP for Institutional Equity, Inclusion and Transformation</p>		
<p>SLCC Representatives: Adam Dastrup-Faculty Senate President, Shirene McKay-Faculty Association President, Gina Alfred-Staff Association President, Nancy Michalko-Executive Director of Development & Foundation, Chris Lacombe-Legal Counsel, Michael Navarre-Assistant VP for Institutional Marketing and Communications, Carolina Bloem, Aarti Nakra, Sandra Lehman-Executive Assistant to President Huftalin and secretary to the Board of Trustees, Guy Douros and Laif Erickson -Technical Support</p>		

Agenda		Discussion Summary and Action
I.	BOARD BUSINESS: Brady Southwick, Chair	
	A. Approval to change meeting date from February 8 to February 15, 2023	President Huftalin explained that the ACCT Legislative Summit in Washington DC is from February 5-8 so the Executive Committee agreed that moving the February meeting from the 8 th to the 15 th would be best. Trustee Washington made a motion to approve the change in meeting date from February 8 to February 15, 2023; Trustee Wilson seconded the motion that carried unanimously.
	B. Comprehensive Campaign Update & Report on Progress – Trustee Coralie Alder, VP Alison McFarlane, and Nancy Michalko	VP McFarlane reported that we are now in the public phase of the comprehensive campaign. Nancy Michalko reported that another \$2 million has been raised since October. She reviewed continuing projects that include the Larry H. & Gail Miller Family Business Building remodel, Herriman scholarships and the PACE program. She shared a campaign video with trustees and reviewed upcoming events.

	<p>C. Audit Committee Report: Trustee Kim R. Wilson, Chair and Trustees Southwick, Chillingworth and Washington</p> <p>1. INFORMATION: Annual Financial Report (GUEST: Debra Glenn)</p>	Trustee Wilson reported on the Audit Committee. He commended Travis Lansing for his work and reviewed official audits that were concluded, some that are mandated by statute. He invited Debra Glenn to give the Annual Financial Report. Ms. Glenn provided a copy of the report and reviewed it with a presentation in more detail. She also explained a required change relating to leases and shifts from current to non-current assets.
	D. Other Committee Reports	Provost Sanders provided the report for the Employer Engagement Committee. He provided a handout and explained work completed in 2022, recommendations and action items and desired outcomes. Trustee Wall added that much of the past year was spent on looking at what is currently in place and available in order to be able to work with industry to provide what is needed.
II.	<p>CONSENT CALENDAR:</p> <p>It is the recommendation of the Chair that the Board approve the following items on the Consent Calendar:</p>	
	<p>A. Executive Session: Approval to hold an Executive Session or Sessions in connection with the meeting of the SLCC Board of Trustees to be held February 15, 2023 to consider matters permitted by the Utah Open and Public Meetings Act.</p> <p>B. Investment Report for October, 2022</p> <p>C. Minutes of Previous Meeting</p> <p>D. Personnel Report</p> <p>E. Government Funding Report—Major Grants Requested/Received</p> <p>F. Cash Flow Report</p> <p>G. Federal COVID Stimulus Funds Report</p>	
III.	<p>PRESIDENT'S REPORT: Dr. Deneece Huftalin, President</p> <p>A. President Huftalin</p> <p>1. INFORMATION: Exception to SLCC Early Retirement Policy</p>	
	<p>President Huftalin reported that pursuant to the Policy Development Policy previously approved by trustees that allows for Presidential exceptions to policies and requires a report of exceptions be brought trustees, she approved an exception to the SLCC Early Retirement Policy. She explained the exception and rationale for the decision that was made to help reduce the budget; no action is needed.</p>	

	<p>B. Student Life & Leadership Report – Trustee Lindsay Simons</p>	<p>Trustee Simons reported that the new semester started Monday with four new VPs in her Executive Council they are excited about. She reported on several activities including attending a leadership conference, collaborating with different departments to build relationships, a Student Association Retreat and working to reorganize the Student Association. She provided more information about why they are reorganizing – to move more to student advocacy focused activities and not just events.</p>
	<p>C. Finance & Administration Report – VP Chris Martin</p> <ol style="list-style-type: none"> 1. INFORMATION: EEO/ER Audit Follow-up 2. INFORMATION: Annual Athletics Report 3. INFORMATION: Motor Pool Report 4. INFORMATION: Cash Receipting Policy 1st Read 5. INFORMATION: Payment Card Acceptance Policy 1st Read 6. INFORMATION: Information Technology Policy 1st Read 	<p>VP Martin provided update on the EEO/ER Audit explaining actions that have been taken in response to concerns.</p> <p>VP Martin provided the Annual Athletics and Motor Pool reports and reviewed them with trustees.</p> <p>VP Martin explained that trustees have copies of the Cash Receipting and Payment Card Acceptance policies in their packets for 1st readings. He explained the changes and said in response to the USHE IT audit recommendations, changes have been made to the OIT Policy, also in trustees' packets for a 1st read.</p> <p>All three policies will come back in February for a 2nd read and vote.</p>
	<p>D. Academic Affairs Report – Provost Clifton Sanders</p> <ol style="list-style-type: none"> 1. INFORMATION: Mellon Foundation / Utah Presidential Leadership Fellows Program 2022-23 (GUESTS: Carolina Bloem and Aarti Nakra) 	<p>Provost Sanders provided information about the Mellon Foundation / Utah Presidential Leadership Fellows program with a history on how SLCC is involved and the purpose including providing more diversity in leadership. He said that part of the curriculum is to observe leadership operation of the college and he introduced fellows Aarti Nakra and Carolina Bloem. Both shared information about themselves and about the program.</p>
	<p>E. Institutional Advancement Report – VP Alison McFarlane</p> <ol style="list-style-type: none"> 1. INFORMATION: Brand and Enrollment Campaigns Update – Michael Navarre 	<p>Michael Navarre provided a presentation that gave an overview of branding and enrollment efforts. He referenced the branding research study and will have Sandra send the entire report to trustees. Discussion followed about marketing campaign tactics specifically.</p>

	F. Government & Community Relations Report – VP Tim Sheehan 1. INFORMATION: Legislative Preview	VP Sheehan provided a handout with 2023 legislative priorities, the 23-24 operating budget comparisons and legislative resources. He invited trustees to join in any legislative meetings they are interested in. He reviewed the list of priorities and said that there will be a Legislative Citation to recognize SLCC's 75 th anniversary. He will send more information once a date and time are confirmed to invite trustees to attend.
	G. Institutional Equity, Inclusion and Transformation Report – VP Juone Kadiri 1. INFORMATION: Equity training follow-up	VP Kadiri reminded trustees about the Equity Compass Work underway and provided a handout with more information. She asked trustees for feedback and suggestions from the NLA Equity training they received and how they want to continue to incorporate EDI into their work. President Huftalin invited trustees to send their ideas through email so a plan can be developed.
	H. Campus-based & Constituents Reports: INFORMATION: Staff Association Report, President Gina Alfred	Gina Alfred reported on staff events that closed out the year. She said they will meet to plan a special election as the President Elect has stepped down recently. They are also working with Staff Development to be involved with SLCC 360.
IV.	BOARD BUSINESS: Brady Southwick, Chair 1. Executive Session	Trustee Boyer moved to enter Executive Session to discuss the purchase, exchange, or lease of real property and the character, professional competence, or physical or mental health of an individual as permitted by Utah Code at 10:00 a.m.; Trustee Washington seconded the motion. The motion carried unanimously. The Board exited Executive Session at 10:45 a.m. Trustee Wilson moved and Trustee Alder seconded the motion to extend an invitation to former trustee Clint Ensign to serve as Trustee Emeritus. The motion carried unanimously. Trustee Wilson motioned to approve Chair Southwick and President Huftalin meet with and invite nominees discussed in Executive Session to be honored as Honorary Doctorate recipients for 2023. Trustee Wall seconded the motion that carried unanimously.
V.	Adjournment	The meeting adjourned at 10:50 a.m.

Approved at the _____ SLCC Board of Trustee Meeting.

date

*Sandra Lehman, Executive Assistant to
President Deneece G. Huftalin*

DRAFT

SALT LAKE COMMUNITY COLLEGE
PERSONNEL HIRING REPORT

TAB C

January 1-31 2023

Name	Title	Department	Date
ADMINISTRATION			
DaSheek Akwenye	Director, Center for Health & Counseling	Center for Health and Counseling	January 3, 2023
Ashley Givens	Interim Associate Dean, Communication and Performing Arts	School of Arts, Communication & Media	January 3, 2023
Alonso Reyna Rivarola	Director, PACE Programs	PACE	January 16, 2023
Sidni Shorter	Director, Minority Business Center	The Mill Entrepreneurship Center	January 17, 2023
Lyndi Duff	Director, Curriculum	Academic Systems (2X0)	January 17, 2023
FACULTY			
--None			
STAFF--EXEMPT			
Ryan Thoroman	Manager 3, Bursar	BOF- Cashiering	January 1, 2023
Winter Rex	Coordinator 2, Multicultural Student Success - Native American / American Indian Students	Office for Diversity & Multicultural Affairs - Student Affairs	January 3, 2023
Angela Glauser	Coordinator 3, Exercise Science	Exercise Science	January 3, 2023
Abby Kaplan	Interim Assistant Director of Data Engineering	Data Science & Analytics	January 3, 2023
Kevin Simms	Campus Safety Officer	Campus Safety Officer	January 3, 2023
Maria Fernanda Zapiain Navarro	Coordinator 2, Learning Outcomes Assessment	Learning Advancement	January 4, 2023
Erin Giesler	Project Manager 1, Graphic Designer & Art Direction	Institutional Marketing	January 16, 2023
Brent Cox	Program Manager 1, SLTC	SLTC Instruction	January 17, 2023
Shania Hewitt	Manager 1, Healing Arts Lab	Nursing	January 23, 2023
STAFF--NON-EXEMPT			
Brandon Schwartz	Lab Coordinator, IT	Information Technology	January 3, 2023
Ardy Evans	Specialist 2, Lead Early Childhood Education	Child Care	January 3, 2023

**SALT LAKE COMMUNITY COLLEGE
PERSONNEL HIRING REPORT**

January 1-31 2023

Tara Hogan	Administrative Assistant I	Division of Humanities & Languages (School of Humanities)	January 4, 2023
Lyle Whittle	Medical Assistant	Center for Health & Counseling	January 9, 2023
Justin Hill	Special 1, Accounts Receivable	Collections, Student Loans & Rec	January 17, 2023
Nayeli Diaz	Administrative Assistant I	Nursing	January 17, 2023
Annie Overfield	Specialist 2, Key Office Assistant	Facilities Key Office	January 17, 2023
Noah Lynes	Custodian	Facilities - Custodial	January 30, 2023

TAB D

Vice President of Government and Community Relations Office of Sponsored Projects: Government Funding Report Board of Trustees Meeting: February 2023							
ON-GOING FUNDING ACTIVITY							
Funding Agency: Project Name	Date Submitted	Amount Requested	Receipt of Award	Status	Amount Funded	Period of Performance	Program Administration
USHE: PLC & VFD Workforce Training	12/23/22	\$150,329		Under Consideration		1/23/23-12/31/23	Workforce and Economic Development
UAM: Utah Original Writing Competition	12/01/22	\$90,000		Under Consideration		1/1/23-1/1/25	School of Humanities and Social Science
USDA: (Univ of Puerto Rico, Lead) Summer Research Internship for Underrepresented STEM Students	12/12/22	\$10,002		Under Consideration		6/15/23-8/17/27	School of Science, Math and Engineering
USHE: Adv. EMT - Hybrid Rural Expansion	12/12/22	\$183,600		Under Consideration		5/1/23-4/30/25	School of Applied Technology and Technical Specialties
DOL: Strengthening Community Colleges	10/14/22	\$1,599,990		Under Consideration		2/1/23-1/31/27	School of Applied Technology and Technical Specialties
NSF: (UofU, Lead) STEM for Minority Explorations	11/10/22	\$125,000		Under Consideration		7/2/23-6/30/28	School of Science, Math and Engineering
SBDC: (USU, lead): Salt Lake Regional Center 2023	08/31/22	\$260,000		Under Consideration		1/1/23-12/31/23	Business Development Resources
NSF: Paleoglacier Outlines	10/20/22	\$11,651		Under Consideration		7/1/23-6/30/26	School of Science, Math and Engineering
NSF: Enhancing Student Success in Biology	05/02/22	\$722,804		Under Consideration		11/15/22-11/14/25	School of Science, Math and Engineering
DHA: Library Lender Support	08/30/22	\$3,000	09/29/22	Awarded	\$3,000	7/1/22-06/30/23	Academic Operations
HRSA (UofU, Lead): AHEC 2022	04/01/22	\$739,289	09/14/22	Awarded	\$540,940	9/1/22-8/31/27	School of Health Sciences
ED: Legislative Internship Program (Earmark)	06/29/22	\$500,000	09/29/22	Awarded	\$500,000	9/1/22-8/31/25	Student Affairs

Dept. of Commerce: Utah MBDA Business Center	05/31/22	\$1,465,267	09/20/22	Awarded	\$1,400,000	9/1/22-6/30/26	Business Development Resources
ED: Child Care Access Means Parents in School (CCAMPIS)	07/11/22	\$637,612	09/22/22	Awarded	\$637,612	10/1/22-9/30/26	Student Affairs
Salt Lake County ZAP FY23	04/29/22	\$85,000	09/02/22	Awarded	\$82,000	7/1/22-6/30/23	School of Arts, Communication and Media
SLCAC: Grand Youth Afterschool Theatre Program	06/29/22	\$7,000	09/07/22	Awarded	\$4,000	9/1/22-8/31/23	School of Arts, Communication and Media
Carl Perkins 23		\$861,027		Awarded	\$861,027	7/1/22-6/30/23	School of Applied Technology and Technical Specialties
Utah Higher Ed AmeriCorps Network: Education Award Slots Dental Hygiene	03/10/22	47 slots	07/27/22	Awarded	47 slots	8/15/22-8/14/23	School of Health Sciences
UDPS: 2022 EMPG	05/03/22	\$20,000	07/26/22	Awarded	\$20,000	7/1/22-6/30/23	Finance and Administration
UPDS: 2021 EMPG	07/14/21	\$20,000	09/07/21	Awarded	\$20,000	7/1/212/28/23	Finance and Administration
SLCO: Workforce Inclusion & Successful Employment (WISE)	06/30/22	\$2,039,910	07/15/22	Awarded	\$2,000,000	9/1/22-12/31/26	Student Affairs
USHE: Utah Works Healthcare Tuition	08/08/22	\$309,380	08/18/22	Awarded	\$139,580	9/1/22-6/30/23	School of Applied Technology and Technical Specialties
USHE: Learn & Work FY23	06/17/22	\$1,958,206	07/11/22	Awarded	\$1,208,992	7/1/22-6/30/23	Workforce and Economic Development
USHE: Educational Reengagement	06/15/22	\$750,000	06/30/22	Awarded	\$715,000	7/1/22-6/30/23	Student Affairs
USHE: CNA Program Expansion	04/15/22	\$387,500	05/23/22	Awarded	\$211,560	7/1/22-6/30/23	School of Applied Technology and Technical Specialties
Great SL Audubon: Ecology of Birds Breeding Across an Urban Gradient in Utah		\$1,000	04/07/22	Awarded	\$1,000	4/7/22-4/6/23	School of Science, Math and Engineering
Utah Higher Ed AmeriCorps Network: Education Award Slots Thayne Center	03/14/22	10 slots	07/27/22	Awarded	10 slots	8/15/22-8/14/23	Student Affairs
FEMA, Building Resilient Infrastructure and Communities: South City Campus Scoping Project	09/30/21	\$92,867	05/25/22	Awarded	\$92,867	9/1/22-8/31/24	Finance and Administration

DWS: Child Care Stabilization Grant	12/17/21	\$150,000	02/16/22	Awarded	\$180,000	1/1/22-9/30/23	School of Humanities and Social Science
DWS: Technology Training for Refugees	01/19/22	\$572,096	02/01/22	Awarded	\$428,966	1/1/22-6/30/23	Workforce and Economic Development
GOED: Talent Ready Connections - SATTS Apprenticeship; WED Stadler Rail & Merit Medical	07/30/21	\$832,728	09/27/21	Awarded	\$587,370	9/1/21-6/30/23	School of Applied Technology and Technical Specialties
GOED: Utah Works 2021-23	07/08/21	\$974,974	08/23/21	Awarded	\$1,108,234	7/1/21-6/30/23	Workforce and Economic Development
ED: Talent Search, Salt Lake School District	02/25/21	\$1,422,940	08/05/21	Awarded	\$1,422,940	9/1/21-8/31/26	Student Affairs
DWS: Business Training & Coaching for Child Care Providers	06/10/21	\$169,593	06/24/21	Awarded	\$330,652	7/1/21-6/30/23	Workforce and Economic Development
NSF: Increasing STEM Success through Scholarships and Support Services	03/25/20	\$999,964	12/15/20	Awarded	\$999,964	12/15/20-11/30/25	School of Science, Math and Engineering
ED: Student Support Services	01/27/20	\$1,834,520	08/12/20	Awarded	\$1,898,730	9/1/20-8/31/25	Student Affairs
ED: Student Support Services, STEM	01/27/20	\$1,265,260	08/12/20	Awarded	\$1,309,545	9/1/20-8/31/25	Student Affairs
ACF-ORR (DWS): Short-term Occupational Training for Refugees		\$272,899		Awarded	\$651,071	5/1/18-9/30/23	Workforce and Economic Development
NSF (Middlebury College, Lead): Critical Zone Collaborative	12/02/19	\$423,436	07/28/20	Awarded	\$401,139	9/1/20-8/31/25	School of Science, Math and Engineering
NSF: Expanding Technical Career Pathways in Manufacturing for High School Students	10/03/19	\$599,777	07/22/20	Awarded	\$584,942	7/1/20-6/30/23	School of Science, Math and Engineering
NASA (UofU, Lead): Aeronautics Education	09/30/19	\$40,000	07/14/20	Awarded	\$43,485	5/18/20-5/17/24	School of Science, Math and Engineering
NSF (Penn State, lead): Nanotechnology Center Grant	10/01/19	\$60,000	06/22/20	Awarded	\$52,567	9/1/20-8/31/23	School of Science, Math and Engineering
ED: Experimental Sites Initiative, Fed. Work-Study	09/23/19	\$0	02/19/20	Awarded	Financial Aid Waiver	TBD	Student Affairs
ED: Experimental Sites Initiative, Pell for Incarcerated Persons	09/18/19	\$0	04/24/20	Awarded	Financial Aid Waiver	6/23/20-10/31/23	School of Humanities and Social Science
ED: ARP, Strengthening Institutions			08/06/21	Awarded	\$1,866,052	8/13/21-6/30/23	Finance and Administration
ED, ARP: Institutional Funds			05/13/21	Awarded	\$20,873,927	5/13/20-6/30/23	Finance and Administration

ED, ARP: Student Aid Funds			05/13/21	Awarded	\$21,598,914	4/22/20-6/30/23	Finance and Administration
ED: CRRSAA, Strengthening Institutions			03/06/21	Awarded	\$1,022,514	12/27/20-6/30/23	Finance and Administration
ED: CRRSAA, Institutional Funds			02/16/21	Awarded	\$18,806,832	12/27/20-6/30/23	Finance and Administration
ED: CRRSAA, Student Aid Funds			02/16/21	Awarded	\$5,323,937	12/27/20-6/30/23	Finance and Administration
Total funding requests under consideration:		\$3,153,376					
Total funding for active awards:		\$87,929,358					

TAB E

Salt Lake Community College Cash Activity Month Ended 12/31/2022

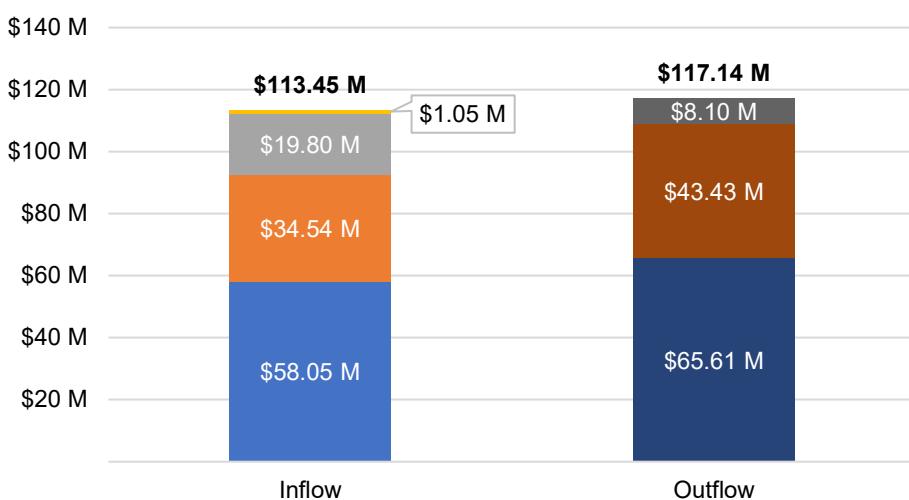
	December 2022	FY2023 YTD	FY2022 YTD
State Appropriation	\$ 12,794,708	\$ 64,551,263	\$ 58,050,978
Tuition, Fees, & Charges for Services	3,356,033	35,493,662	34,542,354
U.S. Dept of Education Draws	4,596,789	28,197,518	19,803,174
Other	318,748	2,543,952	1,050,552
Total Inflows	21,066,278	130,786,395	113,447,058
Payroll	(13,640,065)	(70,938,633)	(65,613,242)
Payments to Suppliers	(5,959,886)	(50,093,770)	(43,049,889)
Payments for Debt Service	-	(184,251)	(204,523)
New Building Construction	(1,769,141)	(6,073,150)	(174,801)
Other	(169,921)	(7,601,318)	(8,096,369)
Total Outflows	(21,539,013)	(134,891,122)	(117,138,824)
Cash Increase/(Decrease)	\$ (472,735)	\$ (4,104,727)	\$ (3,691,766)

December 2022



FY 2023 YTD

FY 2022 YTD



Inflow

Outflow

Inflow

Outflow

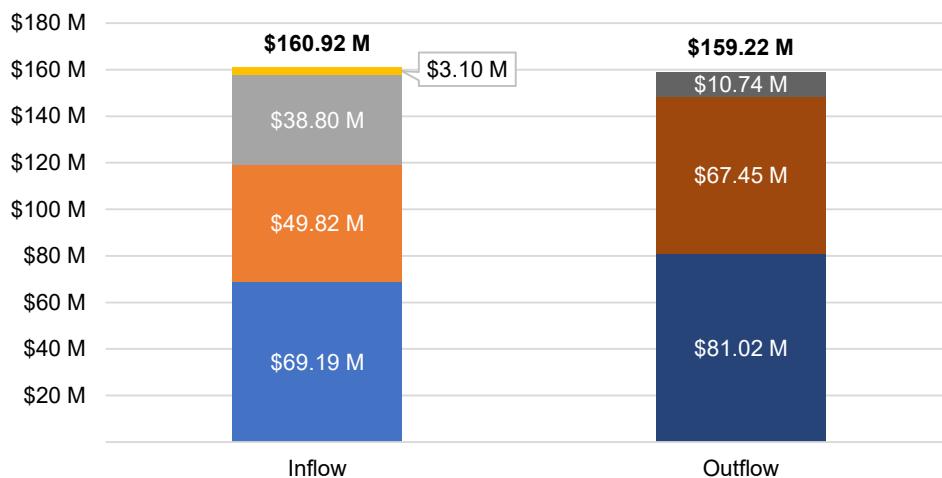
Salt Lake Community College
Cash Activity
Month Ended 1/31/2023

	January 2023	FY2023 YTD	FY2022 YTD
State Appropriation	\$ 4,638,496	\$ 69,189,759	\$ 62,321,772
Tuition, Fees, & Charges for Services	14,330,478	49,824,140	45,988,029
U.S. Dept of Education Draws	10,601,762	38,799,280	31,554,244
Other	557,939	3,101,891	1,132,409
Total Inflows	30,128,675	160,915,069	140,996,454
Payroll	(10,080,869)	(81,019,502)	(74,945,146)
Payments to Suppliers	(8,783,782)	(58,877,552)	(48,577,117)
Payments for Debt Service	-	(184,251)	(204,523)
New Building Construction	(2,319,347)	(8,392,497)	(174,801)
Other	(3,142,576)	(10,743,894)	(11,157,854)
Total Outflows	(24,326,574)	(159,217,696)	(135,059,441)
Cash Increase/(Decrease)	\$ 5,802,101	\$ 1,697,373	\$ 5,937,013

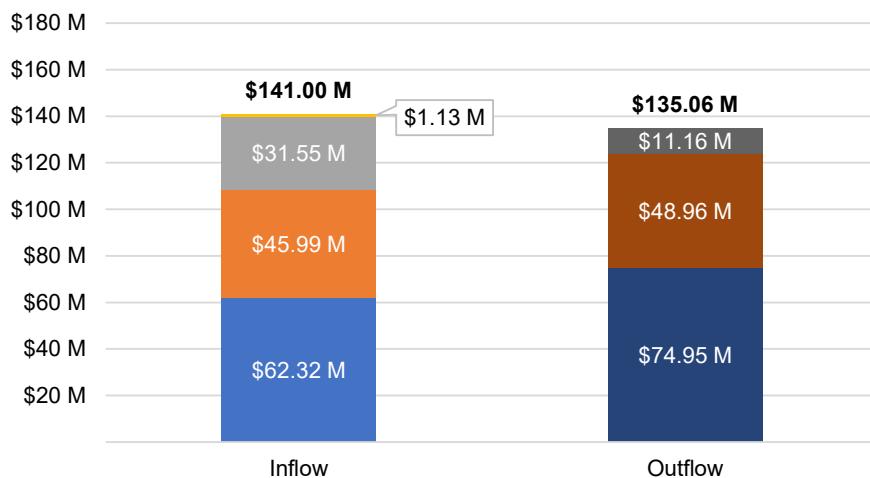
January 2023



FY 2023 YTD



FY 2022 YTD





SALE OF REAL PROPERTY

BACKGROUND

The Utah Department of Transportation has requested to purchase the following parcels at the Jordan Campus and the South City Campus as part of a pedestrian ramp improvement project.

Jordan Campus

Parcel 122: 2491 West Wrights Fort Road, West Jordan, UT 84088
Approximately 206 Square Feet for Pedestrian Ramp Improvements
Offer Price: \$6,000.00

South City Campus

Parcel 141: 1639 South State Street, Salt Lake City, UT 84115
Approximately 162 Square Feet for Pedestrian Ramp Improvements
Offer Price: \$11,400.00

DISCUSSION

In keeping with the By-Laws of the Board of Trustees By-Laws, Section II.C.5.: the Board has the responsibility to "approve acquisition, purchase, sale, and lease of real property." The College has reviewed the purchase offers for the noted parcels and is in agreement that the offer price is fair. The parcels are small areas adjacent to roadways for the improvement of pedestrian ramps that will ultimately benefit the College. The College is recommending the sale of these parcels and the granting of any affiliated easements for the purpose of completing the pedestrian improvement projects.

REQUESTED BOARD ACTION

It is recommended the Board consider a motion to approve the sale of the noted parcels to the Utah Department of Transportation and authorize the administration to complete the sale and grant any requested easements associated with the UDOT Pedestrian Ramp Improvement Projects.

Respectfully Submitted:
Chris A. Martin
Vice President for Finance and Business Affairs



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

TERIANNE S. NEWELL, P.E.
Deputy Director of Planning and Investment

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

November 22, 2022

Salt Lake Community College
4600 South Redwood Road
Taylorsville, UT 84123

Dear Salt Lake Community College:

The Utah Department of Transportation (UDOT) has prepared an offer to purchase your property, which is located at 3491 West Wights Fort Road, West Jordan, UT 84088 and has assigned parcel number(s) 122, 122:E to help identify your property during this process. The property has been valued using standard valuation methods. Based on those methods, UDOT hereby makes an offer to purchase your property for \$6,000.00.

Although this letter is provided as part of an attempt to negotiate with you for the sale of your property or an interest in your property without using the power of eminent domain, UDOT may use that power if it is not able to acquire the property by negotiation. Because of that potential, the person negotiating on behalf of UDOT is required to provide the following disclosures to you:

- * You are entitled to receive just compensation for your property.
- * You are entitled to an opportunity to negotiate with UDOT over the amount of just compensation before any legal action will be filed.
- * You are entitled to an explanation of how the compensation offered for your property was calculated.
- * If an appraiser is asked to value your property, you are entitled to accompany the appraiser during an inspection of the property.
- * You are entitled to discuss this case with the attorneys at the Office of the Property Rights Ombudsman. The office may be reached at 801-530-6391, or at Heber M. Wells Building, 160 East 300 South, Salt Lake City, UT, 84111.
 - * The Office of the Property Rights Ombudsman is a neutral state office staffed by attorneys experienced in eminent domain. Their purpose is to assist citizens in understanding and protecting their property rights. You are entitled to ask questions and request an explanation of your legal options.
- * If you have a dispute with UDOT over the amount of just compensation due to you, you are entitled to request free mediation or arbitration of the dispute from the Office of the Property Rights Ombudsman. As part of mediation or arbitration, you are entitled to request a free independent valuation of the property.
- * Oral representations or promises made during the negotiation process are not binding upon the entity seeking to acquire the property by eminent domain.



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

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Deputy Director of Planning and Investment

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

I will be pleased to visit with you or your representative to discuss this offer and to answer any questions you might have about the acquisition process. Please review all the enclosed documents:

- * Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
- * Offer to Purchase
- * Statement of Just Compensation
- * Right of Way Contract
- * Deed(s) and/or Easement(s)
- * Map and legal description

I will be calling you to discuss the enclosed documents and to answer any questions you may have regarding this UDOT Project. If you don't hear from me in the next couple of days it might mean that I have been unable to locate a good telephone number for you. As that may be the case, please give me a call and leave your contact phone number and best time for me to contact you. My contact information is on my business card and also printed below. For your records please make yourself a copy of the documents you are signing before sending them back.

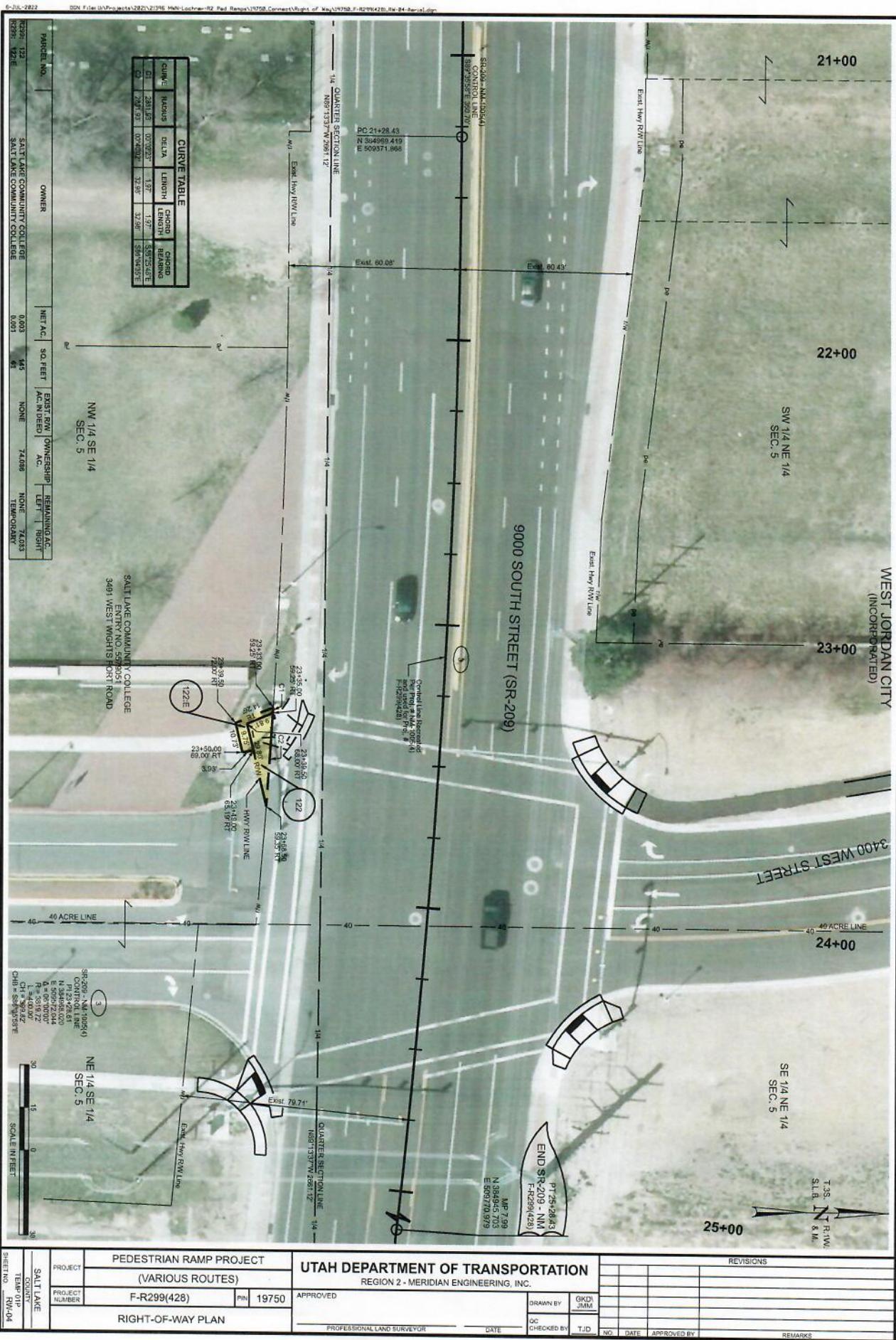
If you are in agreement with our offer, please sign and initial the contract, offer to purchase, all deed(s) and/or easement(s). All deed(s) and/or easement(s) must be signed and notarized. Once all of the required documents have been signed and approved by UDOT, closing documents will be prepared. Please note the signed documents must be approved by the UDOT Director of Right of Way before they will be a final enforceable contract. Upon receipt of the signed documents, a check will be issued payable to you after all applicable liens have been paid. This payment along with a copy of the fully executed contract will be returned to you in approximately six weeks. If you have any questions about the closing or acquisition process, please contact me at your earliest convenience.

On behalf of UDOT, I look forward to working with you.

Sincerely,

Ashley Barreras

Ashley Barreras (Consultant/Realtor)
435-849-7060 ashley_homes@mail.com
Acquisition Agent / Right of Way Division
Utah Department of Transportation





Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-R299(428) Parcel No.(s): 122, 122:E

Pin No: 19750 Job/Proj No: 55939 Project Location: Pedestrian Ramp Project (Various Routes)

County of Property: SALT LAKE Tax ID(s) / Sidwell No: 27-05-401-001, 27-05-400-037, 27-05-451-001, 27-05-400-041, 27-05-400-017, 27-05-400-004, 27-05-400-021

Property Address: 3491 West Wights Fort Road WEST JORDAN UT, 84088

Owner's Address: 4600 South Redwood Road, TAYLORSVILLE, UT, 84123

Primary Phone: 801-957-5134 Owner's Home Phone: (801)957-5134 Owner's Work Phone:

Owner / Grantor (s): Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as The State of Utah, Salt Lake Community College

IN CONSIDERATION of the mutual promises herein and subject to approval of the UDOT Director of Right of Way, Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as The State of Utah, Salt Lake Community College ("Owner") agrees to sell to the Utah Department of Transportation ("UDOT") the Subject Property described below for Transportation Purposes,¹ and UDOT and Owner agree as follows:

1. SUBJECT PROPERTY. The Subject Property referred to in this Contract is identified as parcel numbers 122, 122:E, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. UDOT shall pay and Owner accepts \$6,000 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): **Owner acknowledges receiving payment for the following cost to cure items: 35 Sq. ft of sod and sprinkling lines, 1 sprinkler modification to cap and reconfigure sprinkling lines prior to and after construction and 1 sprinkler head. In the amount of \$2,725.00, which is included in the Total Sales Price.**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. "Settlement" shall mean that Owner and UDOT have signed and delivered to each other or to the escrow/closing office all documents required by this Contract or by the escrow/closing office, and that all monies required to be paid by Owner or UDOT under this Contract have been delivered to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. "Closing" shall mean that: (a) Settlement has been completed; (b) the amounts owing to Owner for the sale of the Subject Property have been paid to Owner, and (c) the applicable closing documents have been recorded in the office of the county recorder ("Recording"). Settlement and Closing shall be completed at the earliest time convenient to the parties and the closing office.

3.3 Possession. Upon signing of this Contract by Owner and the UDOT Director of Right of Way, Owner grants UDOT, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of utilities or other work as required in furtherance of the above referenced project.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including but not limited to, homeowner's association dues, property taxes for the current year and rents shall be made as of the time of Settlement.

1. "Transportation Purposes" is defined as all current or future transportation uses authorized by law, including, without limitation, the widening, expansion, and/or construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio-fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, statutory relocations caused by the project, and other related transportation uses.



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-R299(428) Parcel No.(s): 122, 122:E

Pin No: 19750 Job/Proj No: 55939 Project Location: Pedestrian Ramp Project (Various Routes)
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 27-05-401-001, 27-05-400-037, 27-05-451-001, 27-05-400-041, 27-05-400-017, 27-05-400-004, 27-05-400-021

Property Address: 3491 West Wights Fort Road WEST JORDAN UT, 84088

Owner's Address: 4600 South Redwood Road, TAYLORSVILLE, UT, 84123

Primary Phone: 801-957-5134 Owner's Home Phone: (801)957-5134 Owner's Work Phone:
Owner / Grantor (s): Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as The State of Utah, Salt Lake Community College

4.2 Fees/Costs.

(a) Escrow Fees. UDOT agrees to pay the fees charged by the escrow/closing office for its services in the settlement/closing process.

(b) Title Insurance. If UDOT elects to purchase title insurance, it will pay the cost thereof.

5. TITLE TO PROPERTY. Owner represents and warrants that Owner has fee title to the Subject Property. Owner shall indemnify and hold UDOT harmless from all claims, demands and actions from lien holders, lessees or third parties claiming an interest in the Subject Property or the amount paid hereunder. Owner will convey marketable title to the Subject Property to the Grantee shown on Exhibit A at Closing by deed(s) in the form shown on Exhibit A, except for easements which Owner will convey in the form also shown on Exhibit A. The provisions of this Section 5 shall survive Closing.

6. OWNER DISCLOSURES CONCERNING ENVIRONMENTAL HAZARDS. Owner represents and warrants that there are no claims and/or conditions known to Owner relating to environmental hazards, contamination or related problems affecting the Subject Property. Owner agrees to transfer the Subject Property free of all hazardous materials including paint, oil and chemicals. The provisions of this Section 6 shall survive Closing.

7. CONDITION OF SUBJECT PROPERTY AND CHANGES DURING TRANSACTION. Owner agrees to deliver the Subject Property to UDOT in substantially the same general condition as it was on the date that Owner signed this Contract.

8. AUTHORITY OF SIGNER(S). If Owner is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing this Contract on its behalf warrants his or her authority to do so and to bind the Owner.

9. COMPLETE CONTRACT. This Contract, together with any attached addendum and exhibits, (collectively referred to as the "Contract"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The Contract cannot be changed except by written agreement of the parties.

10. ELECTRONIC TRANSMISSION AND COUNTERPARTS. This Contract may be executed in counterparts. Signatures on any of the documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

11. ADDITIONAL TERMS (IF APPLICABLE):

Owner acknowledges receiving payment for the following improvements acquired: 75 Sq. ft of sod and sprinkling lines and 1 sprinkler head. In the amount of \$425.00, which is included in the Total Purchase Price.



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-R299(428) Parcel No.(s): 122, 122:E

Pin No: 19750 Job/Proj No: 55939 Project Location: Pedestrian Ramp Project (Various Routes)

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Owner / Grantor (s): Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as The State of Utah, Salt Lake Community College

SIGNATURE PAGE TO UTAH DEPARTMENT OF TRANSPORTATION REAL ESTATE PURCHASE CONTRACT

CONFIRMATION OF AGENCY DISCLOSURE. Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the Purchase Contract;

Buyer's Agent / Company, Ashley Barreras / AJG, represents purchaser.

Authorized Signature(s):

100% Salt Lake Community College - OWNER(s)

Date

Date

UTAH DEPARTMENT OF TRANSPORTATION

Charles A. Stormont

Date

UDOT Director of Right of Way

Grantor's Initials



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-R299(428) Parcel No.(s): 122, 122:E

Pin No: 19750 Job/Proj No: 55939 Project Location: Pedestrian Ramp Project (Various Routes)

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Owner / Grantor (s): Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as The State of Utah, Salt Lake Community College

Exhibit A (Attach conveyance documents)

Grantor's Initials

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed

(University)

Salt Lake County	Tax ID No.	27-05-401-001
	PIN No.	19750
	Project No.	F-R299(428)
	Parcel No.	R299:122

Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as
The State of Utah, Salt Lake Community College, a University of the State of Utah Grantor(s),
hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION,
Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of
TEN (\$10.00) Dollars, and other good and valuable considerations, the following described
parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the improvements of the existing SR-209 known as Project No F-R299(428),
being part of an entire tract of property situate in the NW1/4 SE1/4 of Section 5, T.3S., R.1W., S.L.B.&M.
The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing southerly right of way line of 9000 South Street (SR-209), which point is 1,255.89 feet S.89°13'33"E. along the section line and 17.72 feet S.00°46'27"W. from the Center of said Section 5, said point is also 59.25 feet radially distant southerly from the UDOT Project No. F-R299(428) control line opposite engineer station 23+35.00; and running thence along said existing southerly right of way line easterly 32.98 feet along the arc of a 2,831.93-foot radius non-tangent curve to the right, through a central angle of 00°40'02" (Note: Radius bears S.03°35'28"W., Chord to said curve bears S.86°04'35"E. for a distance of 32.98 feet) to a point 59.35 feet radially distant southerly from said control line opposite engineer station 23+68.50; thence S.76°54'29"W. 29.80 feet to a point 68.00 feet radially distant southerly from said control line opposite engineer station 23+39.50; thence N.23°17'20"W. 9.81 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 145 square feet in area or 0.003 acre, more or less.

(Note: Rotate all bearings in the above description 00°00'04" counterclockwise to obtain highway bearings.)

Continued on Page 2
UNIVERSITY RW-09U (11-01-03)

PIN No. 19750
Project No. F-R299(428)
Parcel No. R299:122

STATE OF _____)
) ss.
)
COUNTY OF _____)

Salt Lake Community College
University

By _____

On this _____ day of _____, in the year 20____, before me personally appeared, _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Salt Lake Community College, a Utah State Institution of Higher Education, a University of the State of Utah and that said document was signed by him/her on behalf of said Salt Lake Community College, a Utah State Institution of Higher Education, a University of the State of Utah by Authority of its _____.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Construction Easement

(University)

Salt Lake County	Tax ID No.	27-05-401-001
	PIN No.	19750
	Project No.	F-R299(428)
	Parcel No.	R299:122:E

Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as
The State of Utah, Salt Lake Community College, a University of the State of Utah Grantor(s),
hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION,
Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of
TEN (\$10.00), Dollars, and other good and valuable considerations, the following described
easement in Salt Lake County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in the NW1/4 SE1/4 of Section 5, T.3S., R.1W., S.L.B.&M., in Salt Lake County, Utah, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof, blending slopes and the installation of underground utility lines, incident to the improvements of the existing SR-209 known as Project No. F-R299(428). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement upon part of an entire tract of property are described as follows:

Beginning at a point in the existing southerly right of way line of 9000 South Street (SR-209), which point is 1,255.89 feet S.89°13'33"E. along the section line and 17.72 feet S.00°46'27"W. from the Center of said Section 5; and running thence S.23°17'20"E. 9.81 feet; thence N.76°54'29"E. 9.75 feet; thence S.10°45'22"E. 3.93 feet; thence S.77°25'01"W. 10.73 feet; thence N.23°05'10"W. 14.26 feet to said existing southerly right of way line at a point in a 2,831.93-foot radius non-tangent curve to the right (Note: Radius bears S.03°33'05"W.); thence easterly 1.97 feet along the arc of said curve and said existing southerly right of way line, through a central angle of 00°02'23" (Note: Chord to said curve bears

Continued on Page 2
UNIVERSITY RW-09U (11-01-03)

PIN No. 19750
Project No. F-R299(428)
Parcel No. R299:122:E

S.86°25'48"E. for a distance of 1.97 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement upon part of an entire tract of property contains 61 square feet in area or 0.001 acre, more or less.

(Note: Rotate all bearings in the above description 00°00'04" counterclockwise to obtain highway bearings.)

STATE OF _____) Salt Lake Community College
) University
)
COUNTY OF _____) By _____

On this _____ day of _____, in the year 20____, before me personally appeared, _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Salt Lake Community College, a Utah State Institution of Higher Education, a University of the State of Utah and that said document was signed by him/her on behalf of said Salt Lake Community College, a Utah State Institution of Higher Education, a University of the State of Utah by Authority of its _____.

Notary Public

OFFER TO PURCHASE RIGHT OF WAY

Pin: 19750 **Project No:** F-R299(428)

Owner Name: Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as The State of Utah, Salt Lake Community College

Property Address: 3491 West Wights Fort Road, WEST JORDAN, UT 84088

Parcel No: 122, 122:E

Authority No: 55939 **Tax Id:** 27-05-401-001, 27-05-400-037, 27-05-451-001, 27-05-400-041, 27-05-400-017, 27-05-400-004, 27-05-400-021

Project Location: Pedestrian Ramp Project (Various Routes)

The Utah Department of Transportation hereby makes you an offer of \$6,000.00 as Just Compensation for your property and/or easement(s) on your property.

This is the approved value for the parcel of land described in the Project shown above.

Utah Department of Transportation declares that this offer has been established by the Department as Just Compensation and is in accordance with applicable State laws and requirements. Just Compensation is defined as the fair market value of the property acquired. This amount is based on the land, improvements and any fixtures considered to be real property.

The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, and other related transportation uses.

This letter is not a contract to purchase your property. It is merely an offer to purchase the property and/or purchase easement(s) on your property for \$6,000.00. Along with this Offer attached are the Statement of Just Compensation, Executive Summary of Property Owner's Rights, and the Agency's Brochure. Your signature is for the purpose of verifying that you have actually received these items. Signing this document does not prejudice your right to have the final amount determined through Condemnation proceedings in the event you do not accept this Offer. Information regarding your rights is explained in the agency's brochure.

Information about the acquiring process and procedures is included in the Agency's Brochure, which has been given to you. Other information regarding your rights as a property owner was also given to you with this offer. If you have questions regarding this offer or information given to you, please contact me, Ashley Barreras (Consultant/Realtor). I can be reached at 435-849-7060.

Receipt: Please sign below to indicate you have received the following documents:

Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
Offer to Purchase & Offer Letter
Statement of Just Compensation
Right of Way Contract
Deed(s) and/or Easement(s)
Map and legal description

Date: _____ *By:* _____
Signature of Grantor/Owner

Date: _____ *By:* _____
Signature of Grantor/Owner

Date: 11/22/2022 *By:* _____
Ashley Barreras
Ashley Barreras (Consultant/Realtor) / Acquisition Agent



Utah Department of Transportation Right of Way Division Statement of Just Compensation

Project No: F-R299(428) Parcel No.(s): 122, 122:E

Pin No: 19750 Job/Proj No: 55939 Project Location: Pedestrian Ramp Project (Various Routes)
County of Property: SALT LAKE Tax ID / Sidwell No: 27-05-401-001, 27-05-400-037, 27-05-451-001, 27-05-400-041, 27-05-400-017, 27-05-400-004, 27-05-400-021

Property Address: 3491 West Wights Fort Road WEST JORDAN UT, 84088

Owner's Address: 4600 South Redwood Road, TAYLORSVILLE, UT, 84123

Owner's Home Phone: (801)957-5134 Owner's Work Phone:

Owner / Grantor (s): Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as The State of Utah, Salt Lake Community College

Grantee: Utah Department of Transportation (UDOT)/The Department

The following information is the basis for the amount estimated by Utah Department of Transportation to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
122	Land	145 SQFT	\$17.5	100 School	SALT LAKE
122:E	Land	61 SQFT	\$17.5	8 School	SALT LAKE

VALUE OF THE TAKING

			Factor	Value
122	----->	145 SQFT	\$17.5 100 x 1 =	\$2,538.00
122:E	----->	61 SQFT	\$17.5 8 x 2.859 =	\$244.00

IMPROVEMENTS

122:E	Sprinkler Modification	\$2,500.00
122:E	Cost-to-Cure:Replacement	\$225.00

OTHER COSTS

122	Rounding	\$68.00
122	Improvements	\$425.00

NET AMOUNT: \$6,000.00

Utah Department of Transportation declares that this offer is the amount that has been established by UDOT as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: 11/22/2022

Ashley Barreras (Consultant/Realtor) / Acquisition Agent



Utah Department of Transportation Administrative Compensation Estimate

Project No: F-R299(428) Parcel No.(s): 122, 122:E

Pin No: 19750

Job/Proj No: 55939

Project Location: Pedestrian Ramp Project (Various Routes)

County of Property: SALT LAKE Tax ID / Sidwell No: 27-05-401-001, 27-05-400-037, 27-05-451-001, 27-05-400-041, 27-05-400-017, 27-05-400-004, 27-05-400-021

Property Address: 3491 West Wights Fort Road WEST JORDAN UT, 84088

Owner's Address: 4600 South Redwood Road, TAYLORSVILLE, UT, 84123

Owner's Home Phone: (801)957-5134

Owner's Work Phone:

Owner / Grantor (s): Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as The State of Utah, Salt Lake Community College

Parcel		Size	Units	Price per Unit	PROPERTY		HBU	PARCEL ZONING	
No.	Type				% USE	8 School		Zoning	Jurisdiction
122:E	Land	61 SQFT		\$17.5					SALT LAKE
122	Land	145 SQFT		\$17.5	100	School			SALT LAKE

VALUE OF THE TAKING

					Factor		
122:E	----->	61 SQFT	\$17.5	8	x	2.8594	=
122	----->	145 SQFT	\$17.5	100	x	1	=

IMPROVEMENTS

122:E	Cost-to-Cure: Replacement	\$225.00
122:E	Sprinkler Modification	\$2,500.00

OTHER COSTS

122	Rounding	\$68.00
122	Improvements	\$425.00

TOTAL COMPENSATION:

\$6,000.00

ACKNOWLEDGEMENTS

This Administrative Compensation Estimate (ACE) is an appraisal waiver program that administers an estimate of just compensation for the impacted subject property. This ACE does not conform to the Uniform Standards of Professional Appraisal Practice (USPAP) and is not intended to do so. Though this form is not an appraisal, the estimated just compensation is derived from market data and information contained within the project file. An inspection with the property owner is recommended, but not required. The exempting authority for the Appraisal Waiver Program is found in 49 C.F.R. 24(c) for Federal requirements and in R933-1-1 for State of Utah requirements.

APPROVED JUST COMPENSATION ACE APPROVAL

Amy McKennon


AS AGENT FOR UDOT

11.21.2022

DATE OF APPROVAL



Ashley Barreras (Consultant/Realtor)

VALUE ESTIMATOR

TITLE

November 17, 2022

DATE OF ESTIMATE

ADMINISTRATIVE COMPENSATION ESTIMATE UDOT Parcel 122 Pin 19750 | Pedestrian Ramp Project (Various Routes)
Project No. F-R299(428)

Owner	Salt Lake Community College 3491 West Wights Fort Road, West Jordan Utah 84088								Tax ID: 27-05-401-001	
									Zoning: Commercial/School	
Land	UDOT Parcel Number	Owner	Acquisition (SF)	Temporary Easement (SF)	Public Utility Easement (SF)	Price/SF	Percent	Present Value Factor	Sub-Total	Total
	Salt Lake Community College					\$17.50	100%	1	\$2,538.00	
	122		145			\$17.50	0.08%	2.85940	\$244.00	
	122:E			61						
										\$2,782.00
Cost to Cure	Parcel	Cost to Cure Item	Unit	Quantity	\$/Unit			Sub-Total	Total	
	122:E	35 Sq. Ft of sod and Sprinkler lines		35 Sq. Ft	\$5.00			\$175.00		
	122:E	One Sprinkler Heads		1	\$50.00			\$50.00		
	122:E	Sprinkler Modification		1	Lump Sum			\$2,500.00		
										\$2,725.00
Improvements	Parcel	Improvements Acquired	Unit	Quantity	\$/Unit			Sub-Total	Total	
	122	75 Sq. Ft of Sod and Sprinkling Lines		75 Sq. ft	\$5.00			\$375.00		
	122	1 Sprinkler Head		1	\$50.00			\$50.00		
										\$425.00
	Sprinkler modification is to cap and reconfigure sprinkling lines prior to and after construction.									Total
Total									\$5,932.00	
									\$68.00	
									Total Award	\$6,000.00

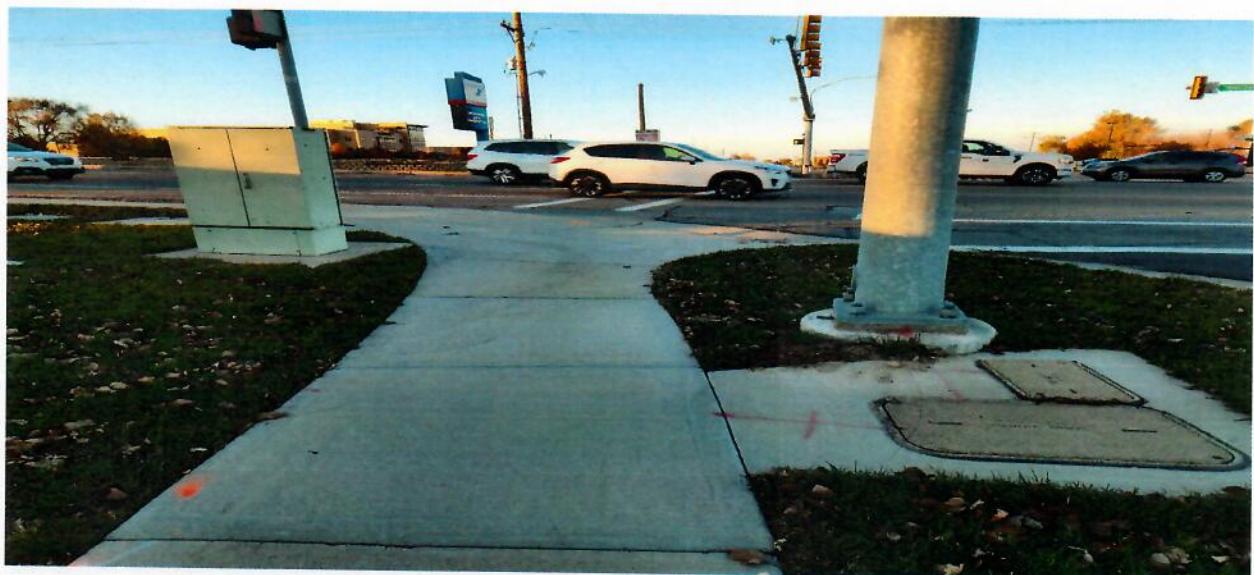
Five closed land sales were used as the basis of this compensation estimate. Each sale reflects an overall price per square foot as the unit of comparison. The unadjusted comparables range from \$14.25 to \$19.07 per square foot. As this is an estimate of value, I prefer to lean towards the higher end. The market value estimate is bracketed within the selected five sales. The concluded estimate value is \$17.50 per square foot.

Project No: F-R299(428) **Parcel No.(s): 122, 122:E** Pin No: 19750 Job/Proj No: 55939 Project Location: Pedestrian Ramp Project (Various Routes) County of Property: SALT LAKE Tax ID / Sidwell No: 27-05-401-001, 27-05-400-037, 27-05-451-001, 27-05-400-041, 27-05-400-0 Property Address: 3491 West Wights Fort Road WEST JORDAN UT, 84088 Owner's Address: 4600 South Redwood Road, TAYLORSVILLE, UT, 84123 Owner's Home Phone: (801)957-5134 Owner's Work Phone: Owner / Grantor (s): Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as The State of Utah, Salt Lake Community College Grantee: Utah Department of Transportation

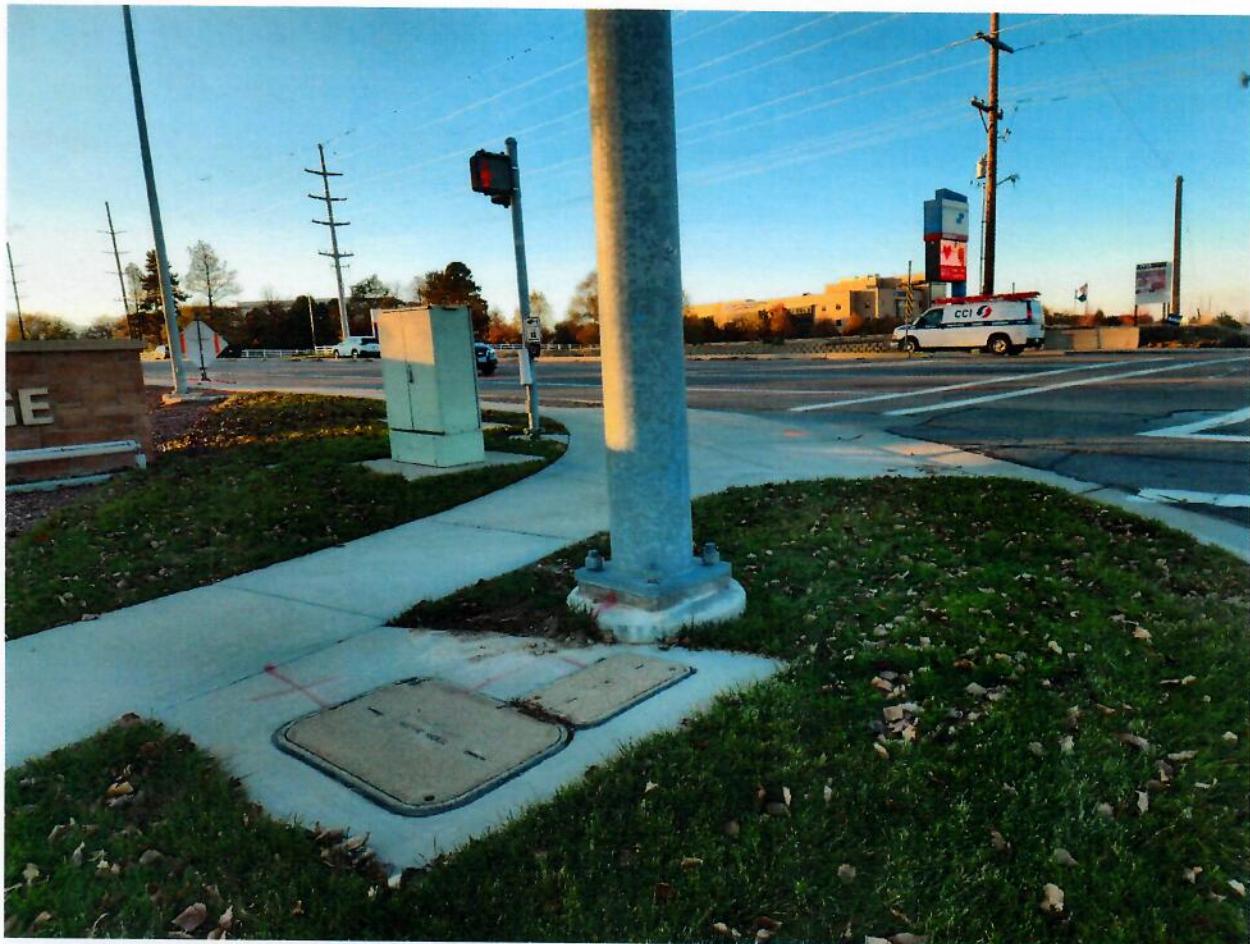
Facing South East



Facing North



Facing West



COMPARABLE LAND DATA SHEETS

LAND SALE COMPARABLE # 1		PRICE AND TERMS		
IDENTIFICATION		PRICE AND TERMS		
Type:	Commercial Land	Sale Date:	Mar-21	
Address:	8759 Jordan Valley Way	Sale Price:	\$3,600,000	
City:	West Jordan	\$/SF	\$14.25	\$/Acre \$620,690
County:	Salt Lake	Terms:	Cash or Equivalent	
State:	Utah	Condition:	Arm's Length	
Tax ID#:	27-05-204-014, -008, -009, -004, -010	CONFIRMATION		
Rights Transferred:	Fee Simple			
PARTIES		With: Kerry M. Jorgensen, Appraiser		
Seller:	Fieldstone GK West Jordan, LLC			
Buyer:	Jordan Fields Apartments, LLC	COMMENTS		
LAND DESCRIPTION				
Area (Square Foot)	252,648			
Area (Acre)	5.80			
Frontage:	Asphalt			
Zoning:	PC(ZC)			
Topography:	Level			
Shape:	Irregular			
Utilities:	All available			
				

LAND SALE COMPARABLE # 2		PRICE AND TERMS			
IDENTIFICATION		CONFIRMATION			
Type:	Commercial Land	Sale Date:	Jun-18		
Address:	13691 S 200 W	Sale Price:	\$2,305,616		
City:	Draper	\$/SF	\$16.00	\$/Acre	\$696,561
County:	Salt Lake	Terms:	Cash or Equivalent		
State:	Utah	Condition:	Arm's Length		
Tax ID#:	33-01-252-006 (portion)				
Rights Transferred:	Fee Simple				
PARTIES		COMMENTS			
Seller:	Boyer Company	With:	Appraiser files		
Buyer:	Thackery Garn Company, Draper Hotel Partners and CRC Draper Holdings				
LAND DESCRIPTION					
Area (Square Foot)	144,101				
Area (Acre)	3.31				
Frontage:	Asphalt				
Zoning:	SCD-136C				
Topography:	Level				
Shape:	Irregular				
Utilities:	All available				
					

LAND SALE COMPARABLE # 3		PRICE AND TERMS						
IDENTIFICATION		PRICE AND TERMS						
Type:	Mixed Use Land	Sale Date:	Mar-21					
Address:	175 W Central Ave	Sale Price:	\$5,990,000					
City:	Millcreek	\$/SF	\$19.07	\$/Acre	\$830,791			
County:	Salt Lake	Terms:	Cash or Equivalent					
State:	Utah	Condition:	Arm's Length					
Tax ID#:	21-01-206-005, 15-36-453-010, -042, 21-01-203-002, -003	CONFIRMATION						
Rights Transferred:	Fee Simple							
PARTIES		With: Appraiser files						
Seller:	DBN Holdings, LLC							
Buyer:	PRI Millcreek, LLC							
LAND DESCRIPTION		COMMENTS						
Area (Square Foot)	314,068	Multiple offers were received on this property. No razing costs were noted given the multi-party interest in the property.						
Area (Acre)	7.21							
Frontage:	Asphalt							
Zoning:	MD							
Topography:	Level							
Shape:	Irregular							
Utilities:	All available							
								

LAND SALE COMPARABLE # 4		PRICE AND TERMS				
IDENTIFICATION		CONFIRMATION				
PARTIES		COMMENTS				
Type:	Commercial Land	Sale Date:	Aug-21			
Address:	~1165 N Digital Dr.	Sale Price:	\$11,700,000			
City:	Lehi	\$/SF	\$15.01	\$/Acre \$830,791		
County:	Utah	Terms:	Cash or Equivalent			
State:	Utah	Condition:	Arm's Length			
Tax ID#:	58:002:0150	CONFIRMATION				
Rights Transferred:	Fee Simple	With: Robert Green, Agent, WFRMLS				
LAND DESCRIPTION		COMMENTS				
Area (Square Foot)	779,288					
Area (Acre)	17.89					
Frontage:	Asphalt					
Zoning:	TH-5					
Topography:	Gently sloping					
Shape:	Irregular					
Utilities:	All available					



LAND SALE COMPARABLE # 5		PRICE AND TERMS			
IDENTIFICATION		CONFIRMATION			
Type:	Commercial Land	Sale Date:	Mar-22		
Address:	600 S 2000 W	Sale Price:	\$3,347,150		
City:	Pleasant Grove	\$/SF	\$16.96	\$/Acre	\$738,885
County:	Utah	Terms:	Cash or Equivalent		
State:	Utah	Condition:	Arm's Length		
Tax ID#:	14:055:0174				
Rights Transferred:	Fee Simple				
PARTIES		COMMENTS			
Seller:	Valerie Shawn and Stephen Smith	With:	Dallin Nelson, Agent, WFRMLS		
Buyer:	Let's Get Cooking LLC				
LAND DESCRIPTION					
Area (Square Foot)	197,327				
Area (Acre)	4.53				
Frontage:	Asphalt				
Zoning:	CS				
Topography:	Level				
Shape:	Irregular				
Utilities:	All available				
					

OWNERSHIP RECORD

Deed Search By: TJD County: Salt Lake PIN No: 19750
Date: 06/30/2022 Project No: F-R299(428)
Parcel No: R299:122

Property Address: 3491 West Wights Fort Road
West Jordan, UT 84088

Tax ID No. 27-05-401-001
27-05-400-037
27-05-451-001
27-05-400-041
27-05-400-017
27-05-400-004
27-05-400-021

Record Owners: Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as The State of Utah, Salt Lake Community College

Owners Address: 4600 South Redwood Road, Taylorsville, Utah 84123

Type of Ownership: School

Percent Owned: 100

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
5579051	6731	683	Special Warranty Deed	08/13/1993	08/13/1993

Deed Description (verbatim):

Beginning at the Center of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°08'32" West 1324.06 feet [previous deeds call South 80 rods] along the Quarter Section Line to the Southwest Corner of the Northwest Quarter of the Southeast Quarter of said Section 5; thence South 89°15'18" East 1329.52 feet [East 80 rods] to the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 5; thence North 00°11'28" East 1323.37 feet [North 80 rods] to the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 5; thence North 89°13'33" West 280.50 feet [West 17 rods] along Quarter Section line; thence South 00°08'32" West 330.00 feet (South 20 rods); thence North 89°13'33" West 330.00 feet [West 20 rods]; thence North 00°08'32" East 330.00 feet [North 20 rods] to the Quarter Section Line; thence North 89°13'33" West 720.16 feet [West 43 rods] along the Quarter Section Line to the point of beginning. [Contains approximately 37.9171 acres.]

Subject to all liens, claims, encumbrances, easements and rights-of-way appearing of record as of the date hereof or visible upon physical inspection of the foregoing property.

Subject to property taxes for the year of 1993 and following.

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 06/30/2022

PIN No: 19750
Project No: F-R299(428)
Parcel No: R299:122

Together with all rights to an existing water well located on the foregoing property and all water flowing and pumped from that well, but specifically excluding any shares in Welby Jacob Water Users Company and all other water rights used in connection with or appurtenant to the foregoing property.

Note(s): Vesting Document.

Grantor(s): The City of West Jordan, Utah, a municipal corporation and political subdivision of the State of Utah

Grantee(s): The State of Utah, Salt Lake Community College

LESS:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
5673778	6818	1346	Quit Claim Deed	10/27/1993	12/03/1993

Deed Description (verbatim):

A parcel of land in fee for widening of 9000 South Street, incident to the construction of an expressway known as Project No. 1005, being part of an entire tract of property situate in the NW1/4SE1/4 of Section 5, T.3S., R.1W., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 5; thence West (highway bearing N. 89°24'59" W.) 280.50 feet along the north line of said Southeast Quarter, to a northwesterly corner of said entire tract; thence South (highway bearing S. 0°00'38" E.) 14.79 feet along a west boundary line of said entire tract, to the present southerly right of way line of said 9000 South Street; thence S. 89°56' E. (highway bearing S. 89°58'39" E.) 38.73 feet along said right of way line, to a point of tangency with a 2831.93-foot radius curve to the right; thence Easterly 242.05 feet along the arc of said curve and southerly right of way line, to an east boundary line of said entire tract; thence North (highway bearing N. 0°00'38" W.) 22.38 feet along said east boundary line to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

The above described parcel of land contains 0.105 acre, of which 0.105 acre is now occupied by the existing 9000 South Street. Balance 0 square feet in area or 0.000 acre.

Together with any and all abutters rights of underlying fee to the center of the existing right of way appurtenant to this conveyance.

Note(s): Less and Excepting Document.

Grantor(s): Salt Lake Community College, a body corporate and politic of the State of Utah

Grantee(s): Utah Department of Transportation, at 4501 South 2700 West, Salt Lake City, Utah, 84119

PIN No: 19750
Project No: F-R299(428)
Parcel No: R299:122

LESS:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
5673779	6818	1348	Warranty Deed	10/27/ NA	12/03/1993

Deed Description (verbatim):

A parcel of land in fee for the construction of an expressway and the widening of 9000 South Street, known as Project No. 1005, being part of an entire tract of property situate in the NW1/4SE1/4 of Section 5, T.3S., R.1W., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest Corner of the Southeast Quarter of said Section 5; thence East (highway bearing S. 89°24'59" E.) 720.23 feet along the north line of said Southeast Quarter, to a northeasterly corner of said entire tract; thence South (highway bearing S. 0°00'38" E.) 18.02 feet along an easterly boundary line of said entire tract, to the present right of way line of said 9000 South Street; thence N. 89°56' W. (highway bearing N. 89°58'39" W.) 243.33 feet along said right of way line, to a point 58.50 feet perpendicularly distant southerly from the centerline of said 9000 South Street; thence S. 88°27'39" W. (highway bearing S. 88°25'00" W.) 250.48 feet along a line parallel to said centerline, to a point herein designated as Point "A"; thence S. 88°27'39" W. (highway bearing S. 88°25'00" W.) 183.02 feet along a line parallel to said centerline; thence S. 45°18'06" W. (highway bearing S. 45°15'27" W.) 61.17 feet, to the west line of said Southeast Quarter; thence South (highway bearing S. 0°03'39" E.) 1243.87 feet along said west line of the Southeast Quarter, to the southwest corner of said entire tract, herein designated as Point "B"; thence North (highway bearing N. 0°03'39" W.) 1324.17 feet along said west line of the Southeast Quarter to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

The above described parcel of land contains 0.450 acre, of which 0.356 acre is now occupied by the existing 9000 South Street. Balance 4087 square feet in area or 0.094 acre.

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the Owner_ of said entire tract of property hereby release_ and relinquish_ to said Utah Department of Transportation any and all rights or easements appurtenant to the remaining property of said owner by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands conveyed, over and across the easterly right of way line of said highway and the northerly right of way line of said 9000 South Street, between herein designated points "A" and "B".

Note: Less and Excepting Document

Grantor(s): Salt Lake Community College, a body corporate and politic of the State of Utah

Grantee(s): Utah Department of Transportation, at 4501 South 2700 West, Salt Lake City, Utah, 84119

PIN No: 19750
Project No: F-R299(428)
Parcel No: R299.122

LESS:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
8207133	8588	3159	Special Warranty Deed	11/30/2001	04/17/2002

Deed Description (verbatim):

PARCEL 1

BEGINNING AT A POINT WHICH IS NORTH 00°08'32" EAST 1324.05 FEET ALONG QUARTER SECTION LINE AND SOUTH 89°15'18" EAST 1329.52 FEET ALONG QUARTER QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 00°11'28" EAST 446.45 FEET ALONG QUARTER QUARTER SECTION LINE; THENCE WEST 45.67 FEET; THENCE SOUTH 30°00'00" WEST 26.67 FEET; THENCE NORTH 60°0'00" WEST 60.69 FEET TO A POINT ON THE ARC OF A 568.21 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE 173.62 FEET (CHORD BEARS: SOUTH 39°38'20" WEST 172.95 FEET) TO THE POINT OF REVERSE CURVATURE OF A 295.50 FOOT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE 65.90 FEET (CHORD BEARS: SOUTH 42°00'15" WEST 65.76 FEET) TO A POINT ON THE ARC OF 293.68 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE 189.62 FEET (CHORD BEARS: SOUTH 16°49'02" WEST 186.35 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 43.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE 34.26 FEET (CHORD BEARS: SOUTH 24°14'43" EAST 33.38 FEET) TO THE POINT OF REVERSE CURVATURE OF A 98.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID CURVE 83.83 FEET (CHORD BEARS: SOUTH 22°25'47" EAST 81.32 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 112.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID CURVE 85.01 FEET (CHORD BEARS: SOUTH 23°35'54" WEST 83.00 FEET); THENCE SOUTH 44°45'14" EAST 80.03 FEET; THENCE NORTH 00°11'28" EAST 148.49 FEET TO QUARTER QUARTER SECTION LINE; THENCE SOUTH 89°15'18" EAST 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.698 ACRES (117,526 SQUARE FEET)

Note(s): Less and Excepting Document.

Grantor(s): Salt Lake Community College, who also acquired title as The State of Utah, Salt Lake Community College of 4600 South Redwood Road, Salt Lake City, Utah 84130

Grantee(s): Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, with its principal office located at 50 East North Temple, Salt Lake City, Utah 84150

PIN No: 19750
Project No: F-R299(428)
Parcel No: R299:122

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
8207135	8588	3163	Special Warranty Deed	11/08/2001	04/17/2002

Deed Description (verbatim):

PARCEL A,

BEGINNING AT A POINT WHICH IS SOUTH 89°17'04" EAST 1110.00 FEET ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 89°17'04" EAST 218.38 FEET ALONG SAID SECTION LINE TO QUARTER QUARTER SECTION LINE; THENCE NORTH 00°11'28" EAST 100.00 FEET ALONG SAID QUARTER QUARTER SECTION LINE; THENCE NORTH 89°17'04" WEST 217.47 FEET; THENCE SOUTH 00°42'56" WEST 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL B

BEGINNING AT A POINT WHICH IS SOUTH 89°17'04" EAST 1328.38 FEET ALONG SECTION LINE AND NORTH 00°11'28" EAST 850.00 FEET ALONG QUARTER QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 00°11'28" EAST 100.00 FEET ALONG SAID QUARTER QUARTER SECTION LINE; THENCE NORTH 89°17'04" WEST 217.80 FEET; THENCE SOUTH 00°11'28" WEST 100.00 FEET; THENCE SOUTH 89°17'04" EAST 217.80 FEET TO THE POINT OF BEGINNING.

PARCEL C

BEGINNING AT A POINT WHICH IS SOUTH 89°17'04" EAST 1328.38 FEET ALONG SECTION LINE AND NORTH 00°11'28" EAST 1050.00 FEET ALONG QUARTER QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 00°11'28" EAST 125.00 FEET ALONG SAID QUARTER QUARTER SECTION LINE; THENCE NORTH 89°17'04" WEST 250.00 FEET; THENCE SOUTH 00°11'28" WEST 125.00 FEET; THENCE SOUTH 89°17'04" EAST 250.00 FEET TO THE POINT OF BEGINNING.

Note(s): Vesting Document.

Grantor(s): Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, with its principal office located at 50 East North Temple, Salt Lake City, Utah 84150

Grantee(s): Salt Lake Community College, of 4600 South Redwood Road, Salt Lake City, UT 84130

PIN No: 19750
 Project No: F-R299(428)
 Parcel No: R299:122

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
5579048	6731	677	Special Warranty Deed	08/13/1993	08/13/1993

Deed Description (verbatim):

LEGAL DESCRIPTION OF PARCEL TO BE CONVEYED
 [DIMOND FAMILY MEMBERS PARCEL---PARCEL "B"]

Beginning at a point which is North 00°08'32" East 1020.00 feet [previous deeds call North 1020 feet] along Quarter Section Line from the South Quarter Corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°08'32" East 304.05 feet [North 300 feet] to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 5; thence South 89°15'18" East 1079.52 feet [East 1070 feet] along the North Line of the Southwest Quarter of the Southeast Quarter of the said Section 5; thence South 00°11'28" West 273.49 feet [South 270 feet]; thence South 89°17'04" East 32.20 feet [East 32.2 feet]; thence South 00°11'28" West 30.00 feet [South 30 feet]; thence North 89°17'04" West 1111.45 feet [West 1102.2 feet] to the point of beginning. [Contains approximately 7.5490 acres.]

SUBJECT TO all matters of record or enforceable at law or in equity.

Note(s): Vesting Document.

Grantor(s): The City of West Jordan, Utah, a municipal corporation and political subdivision of the State of Utah

Grantee(s): The State of Utah, Salt Lake Community College

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
5579049	6731	679	Special Warranty Deed	08/13/1993	08/13/1993

Deed Description (verbatim):

LEGAL DESCRIPTION OF PARCEL TO BE CONVEYED
 [STANLEY DIMOND PARCEL---PARCEL "C"]

Beginning at the South Quarter Corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°08'32" East 1020.00 feet [previous deeds call North 1020 feet] along the Quarter Section Line; thence South 89°17'04" East 1111.45 feet [East 1102.2 feet]; thence South 00°11'28" West 170 feet [South 170 feet]; thence South 89°17'04" East 217.80 feet [East 217.8 feet] to the East Line of the Southwest Quarter of the Southeast Quarter of said Section 5; thence South 00°11'28" West 750.00 feet [South 750 feet] along said East Line; thence North 89°17'04" West 217.47 feet [North 89°31'50" West 217.80 feet]; thence South 00°42'56" West 100.00 feet [South 00°28'10" West 100.00 feet] to a point which is South 89°17'04" East 1110.00 feet

PIN No: 19750
Project No: F-R299(428)
Parcel No: R299:122

[South 89°31'50" East 1110.00 feet] along Section Line from the South Quarter Corner of said Section 5; thence South 89°47'04" East 218.38 feet [South 89°31'50" East 217.80 feet] along said Section line to the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 8, Township 3 South, Range 1 West, Salt Lake Base and Meridian; Thence South 00°13'14" West 900.00 feet [South 900 feet] along the East line of the Northwest Quarter of the Northeast Quarter of said Section 8; thence North 89°46'46" West 403.00 feet [West 403 feet]; thence South 76°31'19" West 51.00 feet [South 76°18'05" West 51 feet]; thence South 87°29'39" West 210.00 feet [South 87°16'25" West 210 feet]; thence North 74°34'17" West 210.00 feet [North 74°47'31" West 210 feet]; thence South 50°21'25" West 240.00 feet [South 50°08'11" West 240 feet]; thence South 07°36'52" West 299.28 feet [South 07°23'38" West 301.7 feet] to the South Line of the Northwest Quarter of the Northeast Quarter of said Section 8; thence North 89°21'47" West 239.88 feet [West 232 feet, more or less] to the Southwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 8; thence North 00°11'14" East 1327.37 feet [North 1320 feet] along Quarter Section Line to the point of beginning [Contains Approximately 60.1619 acres.]

SUBJECT TO all matters of record or enforceable at law or in equity.

Note(s): Vesting Document.

Grantor(s): The City of West Jordan, Utah a municipal corporation and political subdivision of the State of Utah

Grantee(s): The State of Utah, Salt Lake Community College

LESS:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
8207134	8588	3160	Quit-Claim Deed	11/30/2001	04/17/2002

Deed Description (verbatim):

PARCEL 2

BEGINNING AT A POINT WHICH IS NORTH 00°08'32" EAST 1324.05 FEET ALONG QUARTER SECTION LINE AND SOUTH 89°15'18" EAST 1329.52 FEET ALONG QUARTER QUARTER SECTION FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°11'28" EAST 446.45 FEET ALONG QUARTER QUARTER SECTION LINE; THENCE EAST 99.49 FEET TO THE WEST RIGHT OF WAY LINE OF THE UTAH LAKE IRRIGATION COMPANY CANAL; THENCE SOUTH 05°42'15" EAST 362.12 FEET ALONG SAID WEST LINE TO THE POINT OF CURVATURE OF A 983.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND SAID WEST LINE 88.12 FEET (CHORD BEARS: SOUTH 03°08'14" EAST 88.09 FEET) TO QUARTER QUARTER SECTION LINE; THENCE NORTH 89°15'18" WEST 141.80 FEET TO THE POINT OF BEGINNING. CONTAINS 1.256 ACRES

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 06/30/2022

Page 7 of 9

Ownership Record RW-51

PIN No: 19750
Project No: F-R299(428)
Parcel No: R299:122

(54,723 SQUARE FEET).

Note(s): Less and Excepting Document.

Grantor(s): Salt Lake Community College, of 4600 South Redwood Road, Salt Lake City, Utah 84130
Grantee(s): Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation Sole, with its principal office located at 50 East North Temple, Salt Lake City, Utah 84150

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
13111687	10852	9367	Special Warranty Deed	10/30/2019	10/30/2019

Deed Description (verbatim):

Beginning at a point 2334.09 feet North 0°14'32" East and 1533.25 feet West from the Southeast corner of Section 5, Township 3 South, Range 1 West of the Salt Lake Base and Meridian; thence North 0°08'50" East 315.46 feet to the Southerly right of way line of 9000 South Street; thence North 88°50'23" West 37.41 feet along said right of way line; thence North 89°47'46" West 38.73 feet along said right of way line to the Easterly line of that certain tract of land conveyed to the Town of West Jordan on February 24, 1941, by deed filed in the office of the Salt Lake County Recorder under Entry No. 898932, in Book 253, at Page 386; thence South 0°08'50" West 315.23 feet along the Easterly line of said West Jordan tract to the Southeast corner thereof; thence South 89°09'13" East 76.13 feet to the point of beginning.

The above described tract of land contains 24,019 square feet, or 0.551 acres, more or less.

Note: Less and Excepting Document.

Grantor(s): Salt Lake Community College, a body politic and Utah State Institution of Higher Education, who acquired title as The State of Utah, Salt Lake Community College

Grantee(s): City of West Jordan, a municipal corporation and political subdivision of the State of Utah

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
5899989	7001	784	Warranty Deed	08/11/1994	08/16/1994

Deed Description (verbatim):

Beginning 1320 feet East and North 950 feet from the South quarter corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence West 217.8 feet; thence North 100 feet; thence East 217.8 feet; thence South 100 feet to point of beginning.

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 06/30/2022

Page 8 of 9

Ownership Record RW-51

PIN No: 19750
Project No: F-R299(428)
Parcel No: R299:122

Situate in Salt Lake County, State of Utah.

Subject to easement, restrictions and rights-of-way currently of record and general property taxes for the year 1994 and thereafter.

Note: Vesting Document.

Grantor(s): Kevin H. Gust and Joan M. Gust, Husband and Wife as joint tenants

Grantee(s): Salt Lake Community College

LESS:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
13038085	10808	1282	Warranty Deed	07/25/2019	07/26/2019

Deed Description (verbatim):

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 89°31'50" EAST ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 1328.42 FEET TO THE CENTERLINE OF 3400 WEST; THENCE SOUTH 00°01'50" EAST ALONG SAID CENTERLINE A DISTANCE OF 1325.47 FEET TO THE NORTH LINE OF GARDEN GROVE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 93-11 AT PAGE 296 OF PLATS; THENCE NORTH 89°36'56" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 1327.60 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 00°03'55" WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1327.44 FEET TO THE POINT OF BEGINNING.

TAX ID NUMBER FOR PROPERTY: 27-05-400-039-4002 and 27-08-200-002-8001

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2019 and thereafter.

Note: Less and Excepting Document.

Grantor(s): Salt Lake Community College, who also acquired title as The State of Utah, Salt Lake Community College

Grantee(s): Chatham Strait, LLC, a Utah limited liability company

General Note(s):

1. The area of the property by calculation is 3,227,253 square feet or 74.086 acres.

PARCEL NO.	OWNER
121, 1212, 1213, 1214 (T.C.E.)	MPT OF WEST JORDAN STEWARD
122, 122E (T.C.E.)	SALT LAKE COMMUNITY COLLEGE

PARCEL NO.	OWNER
121, 1212, 1213, 1214 (T.C.E.)	MPT OF WEST JORDAN STEWARD
122, 122E (T.C.E.)	SALT LAKE COMMUNITY COLLEGE

FOUND N 14° 00' 00" E
N 30° 59' 00" E
E 50° 52' 00" N
E 50° 52' 00" N
E 50° 52' 00" N

WEST JORDAN CITY
(INCORPORATED)

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R. 1W.
SLB.
& M.

SE 1/4 NW 1/4
SEC. 5

SW 1/4 NE 1/4
SEC. 5

SE 1/4 NE 1/4
SEC. 5

121

122

123

REVISIONS

APPROVED	DRAWN BY	REVISIONS
PROFESSIONAL LAND SURVEYOR	DATE	
DATE	DC CHECKED BY	TJD NO. DATE APPROVED BY

UTAH DEPARTMENT OF TRANSPORTATION

REGION 2 - MERIDIAN ENGINEERING, INC.

PROJECT	PEDESTRIAN RAMP PROJECT	
PROJECT NUMBER	(VARIOUS ROUTES)	
F-R299(428)	PIN	19750
RIGHT-OF-WAY TOTAL TRACT		

SEE SHEET RWT1-02B

SCALE IN FEET
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SALT LAKE
COUNTY
TEMP. 01P
SHEET NO. RWT1-02

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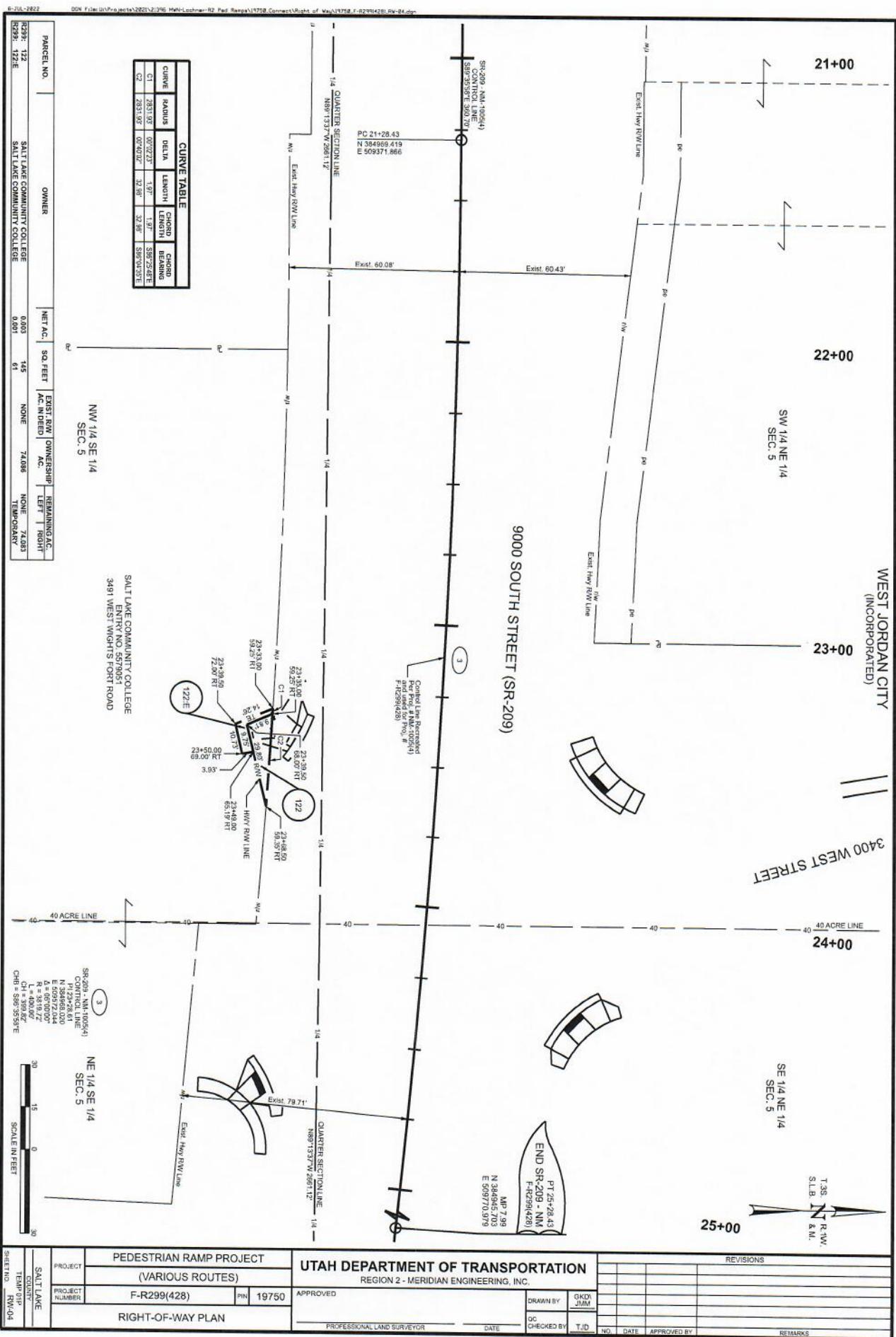
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State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

TERIANNE S. NEWELL, P.E.
Deputy Director of Planning and Investment

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

January 23, 2023

Salt Lake Community College
4600 South Redwood Road
Taylorsville, UT 84123

Dear Salt Lake Community College:

The Utah Department of Transportation (UDOT) has prepared an offer to purchase your property, which is located at 1639 South State Street, Salt Lake City, UT 84115 and has assigned parcel number(s) 141 to help identify your property during this process. The property has been valued using standard valuation methods. Based on those methods, UDOT hereby makes an offer to purchase your property for \$11,400.00.

Although this letter is provided as part of an attempt to negotiate with you for the sale of your property or an interest in your property without using the power of eminent domain, UDOT may use that power if it is not able to acquire the property by negotiation. Because of that potential, the person negotiating on behalf of UDOT is required to provide the following disclosures to you:

- * You are entitled to receive just compensation for your property.
- * You are entitled to an opportunity to negotiate with UDOT over the amount of just compensation before any legal action will be filed.
- * You are entitled to an explanation of how the compensation offered for your property was calculated.
- * If an appraiser is asked to value your property, you are entitled to accompany the appraiser during an inspection of the property.
- * You are entitled to discuss this case with the attorneys at the Office of the Property Rights Ombudsman. The office may be reached at 801-530-6391, or at Heber M. Wells Building, 160 East 300 South, Salt Lake City, UT, 84111.
 - * The Office of the Property Rights Ombudsman is a neutral state office staffed by attorneys experienced in eminent domain. Their purpose is to assist citizens in understanding and protecting their property rights. You are entitled to ask questions and request an explanation of your legal options.
- * If you have a dispute with UDOT over the amount of just compensation due to you, you are entitled to request free mediation or arbitration of the dispute from the Office of the Property Rights Ombudsman. As part of mediation or arbitration, you are entitled to request a free independent valuation of the property.
- * Oral representations or promises made during the negotiation process are not binding upon the entity seeking to acquire the property by eminent domain.



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

TERIANNE S. NEWELL, P.E.
Deputy Director of Planning and Investment

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

I will be pleased to visit with you or your representative to discuss this offer and to answer any questions you might have about the acquisition process. Please review all the enclosed documents:

- * Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
- * Offer to Purchase
- * Statement of Just Compensation
- * Right of Way Contract
- * Deed(s) and/or Easement(s)
- * Map and legal description

I will be calling you to discuss the enclosed documents and to answer any questions you may have regarding this UDOT Project. If you don't hear from me in the next couple of days it might mean that I have been unable to locate a good telephone number for you. As that may be the case, please give me a call and leave your contact phone number and best time for me to contact you. My contact information is on my business card and also printed below. For your records please make yourself a copy of the documents you are signing before sending them back.

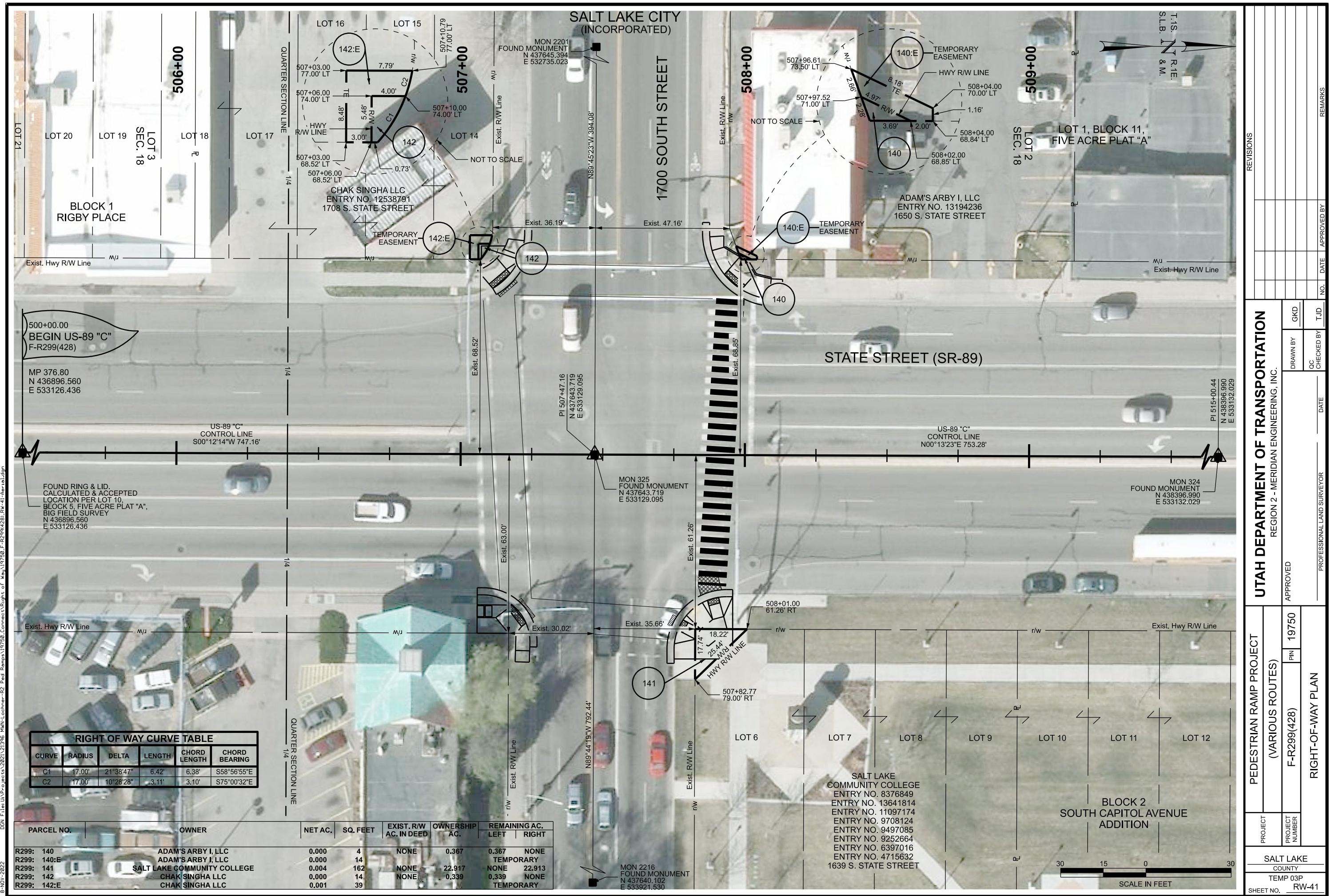
If you are in agreement with our offer, please sign and initial the contract, offer to purchase, all deed(s) and/or easement(s). All deed(s) and/or easement(s) must be signed and notarized. Once all of the required documents have been signed and approved by UDOT, closing documents will be prepared. Please note the signed documents must be approved by the UDOT Director of Right of Way before they will be a final enforceable contract. Upon receipt of the signed documents, a check will be issued payable to you after all applicable liens have been paid. This payment along with a copy of the fully executed contract will be returned to you in approximately six weeks. If you have any questions about the closing or acquisition process, please contact me at your earliest convenience.

On behalf of UDOT, I look forward to working with you.

Sincerely,

Ashley Barreras

Ashley Barreras (Consultant/Realtor)
435-849-7060 ashley_homes@mail.com
Acquisition Agent / Right of Way Division
Utah Department of Transportation





Utah Department of Transportation Right of Way Division Statement of Just Compensation

Project No: F-R299(428) Parcel No.(s): 141

Pin No: 19750 Job/Proj No: 55939 Project Location: Pedestrian Ramp Project (Various Routes)
County of Property: SALT LAKE Tax ID / Sidwell No: 16-18-158-010
Property Address: 1639 South State Street SALT LAKE CITY UT, 84115
Owner's Address: 4600 South Redwood Road, TAYLORSVILLE, UT, 84123
Owner's Home Phone: (801)957-5134 Owner's Work Phone:
Owner / Grantor (s): Salt Lake Community College, A Utah non-profit corporation
Grantee: Utah Department of Transportation (UDOT)/The Department

The following information is the basis for the amount estimated by Utah Department of Transportation to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
141	Land	162 SQFT	\$70	100 School	SALT LAKE

VALUE OF THE TAKING						
141	----->	162 SQFT	\$70	100 x	1 =	\$11,340.00

OTHER COSTS

141	Rounding	\$60.00
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NET AMOUNT: \$11,400.00

Utah Department of Transportation declares that this offer is the amount that has been established by UDOT as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE:

01/23/2023

Ashley Barreras

Ashley Barreras (Consultant/Realtor) / Acquisition Agent

OFFER TO PURCHASE RIGHT OF WAY

Pin: 19750 **Project No:** F-R299(428)

Owner Name: Salt Lake Community College, A Utah non-profit corporation

Property Address: 1639 South State Street, SALT LAKE CITY, UT 84115

Parcel No: 141

Authority No: 55939

Tax Id: 16-18-158-010

Project Location: Pedestrian Ramp Project (Various Routes)

The Utah Department of Transportation hereby makes you an offer of \$11,400.00 as Just Compensation for your property and/or easement(s) on your property.

This is the approved value for the parcel of land described in the Project shown above.

Utah Department of Transportation declares that this offer has been established by the Department as Just Compensation and is in accordance with applicable State laws and requirements. Just Compensation is defined as the fair market value of the property acquired. This amount is based on the land, improvements and any fixtures considered to be real property.

The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, and other related transportation uses.

This letter is not a contract to purchase your property. It is merely an offer to purchase the property and/or purchase easement(s) on your property for \$11,400.00. Along with this Offer attached are the Statement of Just Compensation, Executive Summary of Property Owner's Rights, and the Agency's Brochure. Your signature is for the purpose of verifying that you have actually received these items. Signing this document does not prejudice your right to have the final amount determined through Condemnation proceedings in the event you do not accept this Offer. Information regarding your rights is explained in the agency's brochure.

Information about the acquiring process and procedures is included in the Agency's Brochure, which has been given to you. Other information regarding your rights as a property owner was also given to you with this offer. If you have questions regarding this offer or information given to you, please contact me, Ashley Barreras (Consultant/Realtor). I can be reached at 435-849-7060.

Receipt: Please sign below to indicate you have received the following documents:

Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
Offer to Purchase & Offer Letter
Statement of Just Compensation
Right of Way Contract
Deed(s) and/or Easement(s)
Map and legal description

Date: _____ By: _____
Signature of Grantor/Owner

Date: _____ By: _____
Signature of Grantor/Owner

Date: 01/23/2023 By: *Ashley Barreras*
Ashley Barreras (Consultant/Realtor) / Acquisition Agent



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-R299(428) Parcel No.(s): 141

Pin No: 19750 Job/Proj No: 55939 Project Location: Pedestrian Ramp Project (Various Routes)
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 16-18-158-010
Property Address: 1639 South State Street SALT LAKE CITY UT, 84115
Owner's Address: 4600 South Redwood Road, TAYLORSVILLE, UT, 84123
Primary Phone: 801-957-5134 Owner's Home Phone: (801)957-5134 Owner's Work Phone:
Owner / Grantor (s): Salt Lake Community College, A Utah non-profit corporation

IN CONSIDERATION of the mutual promises herein and subject to approval of the UDOT Director of Right of Way, Salt Lake Community College, A Utah non-profit corporation ("Owner") agrees to sell to the Utah Department of Transportation ("UDOT") the Subject Property described below for Transportation Purposes,¹ and UDOT and Owner agree as follows:

1. SUBJECT PROPERTY. The Subject Property referred to in this Contract is identified as parcel numbers 141, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. UDOT shall pay and Owner accepts \$11,400 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): N/A

3. SETTLEMENT AND CLOSING.

3.1 Settlement. "Settlement" shall mean that Owner and UDOT have signed and delivered to each other or to the escrow/closing office all documents required by this Contract or by the escrow/closing office, and that all monies required to be paid by Owner or UDOT under this Contract have been delivered to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. "Closing" shall mean that: (a) Settlement has been completed; (b) the amounts owing to Owner for the sale of the Subject Property have been paid to Owner, and (c) the applicable closing documents have been recorded in the office of the county recorder ("Recording"). Settlement and Closing shall be completed at the earliest time convenient to the parties and the closing office.

3.3 Possession. Upon signing of this Contract by Owner and the UDOT Director of Right of Way, Owner grants UDOT, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of utilities or other work as required in furtherance of the above referenced project.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including but not limited to, homeowner's association dues, property taxes for the current year and rents shall be made as of the time of Settlement.

1. "Transportation Purposes" is defined as all current or future transportation uses authorized by law, including, without limitation, the widening, expansion, and/or construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio-fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, statutory relocations caused by the project, and other related transportation uses.



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-R299(428) Parcel No.(s): 141

Pin No: 19750 Job/Proj No: 55939 Project Location: Pedestrian Ramp Project (Various Routes)
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 16-18-158-010
Property Address: 1639 South State Street SALT LAKE CITY UT, 84115
Owner's Address: 4600 South Redwood Road, TAYLORSVILLE, UT, 84123
Primary Phone: 801-957-5134 Owner's Home Phone: (801)957-5134 Owner's Work Phone:
Owner / Grantor (s): Salt Lake Community College, A Utah non-profit corporation

4.2 Fees/Costs.

(a) Escrow Fees. UDOT agrees to pay the fees charged by the escrow/closing office for its services in the settlement/closing process.

(b) Title Insurance. If UDOT elects to purchase title insurance, it will pay the cost thereof.

5. TITLE TO PROPERTY. Owner represents and warrants that Owner has fee title to the Subject Property. Owner shall indemnify and hold UDOT harmless from all claims, demands and actions from lien holders, lessees or third parties claiming an interest in the Subject Property or the amount paid hereunder. Owner will convey marketable title to the Subject Property to the Grantee shown on Exhibit A at Closing by deed(s) in the form shown on Exhibit A, except for easements which Owner will convey in the form also shown on Exhibit A. The provisions of this Section 5 shall survive Closing.

6. OWNER DISCLOSURES CONCERNING ENVIRONMENTAL HAZARDS. Owner represents and warrants that there are no claims and/or conditions known to Owner relating to environmental hazards, contamination or related problems affecting the Subject Property. Owner agrees to transfer the Subject Property free of all hazardous materials including paint, oil and chemicals. The provisions of this Section 6 shall survive Closing.

7. CONDITION OF SUBJECT PROPERTY AND CHANGES DURING TRANSACTION. Owner agrees to deliver the Subject Property to UDOT in substantially the same general condition as it was on the date that Owner signed this Contract.

8. AUTHORITY OF SIGNER(S). If Owner is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing this Contract on its behalf warrants his or her authority to do so and to bind the Owner.

9. COMPLETE CONTRACT. This Contract, together with any attached addendum and exhibits, (collectively referred to as the "Contract"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The Contract cannot be changed except by written agreement of the parties.

10. ELECTRONIC TRANSMISSION AND COUNTERPARTS. This Contract may be executed in counterparts. Signatures on any of the documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

11. ADDITIONAL TERMS (IF APPLICABLE):



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-R299(428) Parcel No.(s): 141

Pin No: 19750 Job/Proj No: 55939 Project Location: Pedestrian Ramp Project (Various Routes)

County of Property: SALT LAKE Tax ID(s) / Sidwell No: 16-18-158-010

Property Address: 1639 South State Street SALT LAKE CITY UT, 84115

Owner's Address: 4600 South Redwood Road, TAYLORSVILLE, UT, 84123

Primary Phone: 801-957-5134 Owner's Home Phone: (801)957-5134

Owner / Grantor (s): Salt Lake Community College, A Utah non-profit corporation Owner's Work Phone:

SIGNATURE PAGE TO UTAH DEPARTMENT OF TRANSPORTATION REAL ESTATE PURCHASE CONTRACT

CONFIRMATION OF AGENCY DISCLOSURE. Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the Purchase Contract;

Buyer's Agent / Company, Ashley Barreras / AJG, represents purchaser.

Authorized Signature(s):

100% Salt Lake Community College - OWNER(s)

Date

Date

UTAH DEPARTMENT OF TRANSPORTATION

Charles A. Stormont

Date

UDOT Director of Right of Way

Grantor's Initials



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-R299(428) Parcel No.(s): 141

Pin No: 19750 Job/Proj No: 55939 Project Location: Pedestrian Ramp Project (Various Routes)

County of Property: SALT LAKE Tax ID(s) / Sidwell No: 16-18-158-010

Property Address: 1639 South State Street SALT LAKE CITY UT, 84115

Owner's Address: 4600 South Redwood Road, TAYLORSVILLE, UT, 84123

Primary Phone: 801-957-5134 Owner's Home Phone: (801)957-5134

Owner / Grantor (s): Salt Lake Community College, A Utah non-profit corporation Owner's Work Phone:

Exhibit A

(Attach conveyance documents)

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed

(University)

Salt Lake County	Tax ID No.	16-18-158-010
	PIN No.	19750
	Project No.	F-R299(428)
	Parcel No.	R299:141

Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as
Salt Lake Community College, a Utah non-profit corporation, a University of the State of Utah,
Grantor(s), hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF
TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah
84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the
following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the improvements of the existing US-89 known as Project No. F-R299(428) upon part of an entire tract of property, situate in Block 2, South Avenue Addition Book of Plats "B", Page 105 and in Lot 2 of Section 18, T. 1.S., R. 1.E., S.L.B.&M., in Salt Lake County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing easterly right of way line of US-89 and the existing northerly right of way line of 1700 South Street which intersection is 61.26 feet S.89°44'19"E. and 35.66 feet N.00°13'23"E. from a found monument at the intersection of US-89 and 1700 South Street; and running thence N.00°13'23"E. 18.22 feet along said existing easterly right of way line to a point 61.26 feet perpendicularly distant easterly from the US-89 "C" Control Line opposite engineer station 508+01.00; thence S.43°59'52"E. 25.44 feet to said existing northerly right of way line to a point 79.00 feet perpendicularly distant easterly from the US-89 "C" Control Line opposite engineer station 507+82.77; thence N.89°44'19"W. 17.74 feet along said existing northerly right of way line to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 162 square feet or 0.004 acre, in area more or less.

PIN No. 19750
Project No. F-R299(428)
Parcel No. R299:141

STATE OF _____)
) ss.
)
COUNTY OF _____)

Salt Lake Community College
University

Signature

Print Name and Title

On this _____ day of _____, in the year 20____, before me personally appeared, _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Salt Lake Community College, a Utah State Institution of Higher Education, a University of the State of Utah and that said document was signed by him/her on behalf of said Salt Lake Community College, a Utah State Institution of Higher Education, a University of the State of Utah by Authority of its _____.

Notary Public

OWNERSHIP RECORD

Deed Search By:	TJD	County:	Salt Lake	PIN No.	19750
Date:	10/11/2022			Project No.	F-R299(428)
				Parcel No.	R299:141
Property Address:	1639 S. State Street, Salt Lake City, 84115			Tax ID No.	16-18-158-010
					16-18-153-004
					16-18-153-005
					16-18-153-006
					16-18-158-009
					16-18-158-011
					16-18-158-012
					16-18-158-013
					16-18-158-014
					16-18-176-001
					16-18-176-002
					16-18-176-003
					16-18-176-004
					16-18-181-024

Record Owners: Salt Lake Community College, A Utah non-profit corporation

Owners Address: 4600 South Redwood Road, Taylorsville, Utah 84123

Type of Ownership: School

Percent Owned: 100

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
8376849	8660	8210	Warranty Deed	9/27/2002	10/04/2002

Deed Description (verbatim):

All of Lots 6, 7, 8, and 9, Block 2, SOUTH AVENUE ADDITION, according to the official plat thereof, filed in Book "D" of Plats at Page 62 of the official Records of the Salt Lake County Recorder.

Note(s): Vesting Document.

Grantor(s): Towler Investment Company, a corporation organized and existing under the laws of the State of Utah

Grantee(s): Salt Lake Community College, A Utah non-profit corporation

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
13641814	11162	9362	Special Warranty Deed	04/23/2021	04/23/2021

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 10/11/2022

Page 1 of 7

Ownership Record RW-51

Deed Description (verbatim):

EXHIBIT A

Parcel 1:

Lots 10 and 11, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East.

(For information purposes only: known as Tax ID No. 16-18-176-001)

Parcel 2:

Lots 8 and 9, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East.

(For information purposes only: known as Tax ID No. 16-18-176-002)

Parcel 3:

Lots 5, 6 and 7, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East and one-half of the vacated street abutting on the West.

(For information purposes only: known as Tax ID No. 16-18-176-003)

Parcel 4:

Lots 2, 3 and 4, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East and one-half of the vacated street abutting on the West.

(For information purposes only: known as Tax ID No. 16-18-176-004)

PIN No. 19750
Project No. F-R299(428)
Parcel No. R299:141

Overall Parcel Description:

Lots 2 through 11, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East and one-half of the vacated street abutting on the West of Lots 2 through 7.

More particularly described as follows:

Beginning at the Northwest corner of Lot 11, said Block 3, Capitol Avenue Addition and running thence North 89°54'32" East 149.54 feet along the north line of said Lot 11 to the center line of the vacated alley abutting on the East; thence South 0°02'26" East 252.10 feet along the centerline of the alley abutting on the East to the extended south line of Lot 2, said Capitol Avenue Addition; thence South 89°54'32" West 186.11 feet along the south line of said Lot 2 to the centerline of the vacated street abutting on the West; thence North 0°01'29" West 150.00 feet along the centerline of the vacated street abutting on the West to the north line of Lot 7, said Capitol Avenue Addition; thence North 89°54'32" East 36.50 feet to the West line of Lot 8, said Capitol Avenue Addition; thence North 0°01'29" West 102.10 feet along the west line of said Block 3 to the point of beginning.

Note(s): Vesting document

Grantor(s): The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, f/k/a corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints

Grantee(s): Salt Lake Community College, a body corporate and politic of the State of Utah

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
11097174	9889	1588	Warranty Deed	12/15/2010	12/15/2010

Deed Description (verbatim):

The North on-half of Lot 15 and all of Lot 16, Block 2, South Capitol Avenue Addition, a subdivision of Lot 2, Block 12, Five Acre Plat "A", Big Field Survey, according to the official plat thereof, filed in Book "D" of Plats at Page 62 of the Official Records of the Salt Lake County Recorder.

The following is shown for information purposes only: 16-18-158-001

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2010 and thereafter.

Note(s): Vesting Document.

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 10/11/2022

Page 3 of 7

Ownership Record RW-51

PIN No. 19750
Project No. F-R299(428)
Parcel No. R299:141

Grantor(s): John C. Baxter and Dorothy J. Baxter
Grantor(s): Salt Lake Community College

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
9708124	9286	9606	Warranty Deed	04/27/2006	04/28/2006

Deed Description (verbatim):

West 64 feet of Lot 12 and 13, Block 4, CAPITOL AVENUE ADDITION, according to the official plat thereof recorded in the office of the satl Lake County Recorder Utah Together with on-half vacated alley abutting on the West.

Sidwell No. 16-18-153-004

Also known by street and number as: 124-126 EAST KENSINGTON AVENUE, SALT LAKE, UT

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

Note(s): Vesting Document

Grantor(s): Frank W. Snow

Grantee(s): Salt Lake Community College

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
9497085	9191	1244	Warranty Deed	09/20/2005	09/21/2005

Deed Description (verbatim):

LOT 14 AND THE NORTH 15 FEET OF LOT 15, BLOCK 4, CAPITOL AVENUE ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2005 and thereafter.

PIN No. 19750
Project No. F-R299(428)
Parcel No. R299:141

Note(s): Vesting Document
Grantor(s): Gary B. Howard, an unmarried man
Grantee(s): Salt Lake Community College

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
9252664	9074	3806	Warranty Deed	12/16/2004	12/17/2004

Deed Description (verbatim):

The East 78 feet of Lots 12 and 13, Block 4, Capitol Avenue Addition, according to the official plat thereof, recorded in Book B of Plats at Page 105, records of Salt Lake County, Utah.

Parcel No.: 16-18-153-005

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

Note(s): Vesting Document
Grantor(s): M. Dean Anderson and Kathryn H. Anderson
Grantee(s): Salt Lake Community College, a political subdivision of the State of Utah

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
6397016	7435	2163	Warranty Deed	06/28/1996	07/01/1996

Deed Description (verbatim):

PARCEL 1:

The West 9 feet of Lot 1 and all of Lot 2, Block 2, SOUTH CAPITOL AVENUE ADDITION, according to the official plat thereof recorded in the office of the County Recorder at said County.

PARCEL 2:

All of Lot 3 and the west one half of Lot 4, Block 2, SOUTH CAPITOL AVENUE ADDITION, a subdivision of Lot 2, Block 12, Five Acre Plat "A", Big Field Survey.

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 10/11/2022

Page 5 of 7

Ownership Record RW-51

PIN No. 19750
Project No. F-R299(428)
Parcel No. R299:141

PARCEL 3.

The West one-half of Lot 4, all of lots 5, 10, 11, 12, 13, and 14 and the South one half of Lot 15, Block 2, SOUTH CAPITOL AVENUE ADDITION, according to the official plat thereof.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights of Way, Easements, and Reservations now of Record.

Note(s): Vesting Document

Grantor(s): D. Ray Hult Family Limited Partnership

Grantee(s): Salt Lake Community College, a body Politic

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
4715632	6090	1060	Special Warranty Deed	12/13/1988	12/19/1988

Deed Description (verbatim):

Beginning at the Northwest Corner of Lot 17, Block 2 of South Capitol Avenue Addition, a Subdivision in Lot 2, Block 12, 5 Acre Plat "A", big Field Survey; thence South 89°59'30" West 165.0 feet to the Easterly right of way line of State Street; thence North 0°02'11" West 578.93 feet along said right of way line; thence North 89°54'32" East 127.5 feet; thence North 0°02'11" West 85.0 feet; thence North 17°00'28" East 78.47 feet; thence North 89°54'32" East 194.75 feet; thence South 0°02'11" East 160.0 feet; thence North 89°54'32" East 187.75 feet; thence North 0°02'11" West 50.0 feet; thence North 89°54'32" East 388.17 feet; thence South 0°02'11" East 50.0 feet; thence North 89°54'32" East 179.94 feet; thence South 0°04'01" East along a fence line 580.12 feet to a fence corner; thence South 89°57'05" East along a fence line 383.62 feet to the West line of 300 East Street; thence South 0°01'32" East along said West line 56.38 feet; thence South 89°59'39" West 151.25 feet; thence South 89°59'39" West 151.25 feet; thence South 0°01'30" East 44.0 feet; thence North 89°59'39" East 151.25 feet; to the West line of 300 East Street; thence North 0°01'32" East along said West line 44.0 feet; thence South 89°59'39" West 151.25 feet; thence North 0°01'30" West 26.0 feet; thence South 89°59'39" West 467.5 feet; thence South 0°01'32" East 170.1 feet to the North line of 1700 South Street; thence South 89°59'39" West along said North line 135.25 feet; thence North 0°01'32" West 160.3 feet; thence South 89°59'39" West 45.01 feet; thence South 0°02'11" East 26.95 feet; thence South 89°59'30" West 299.0 feet; thence North 0°02'11" West 5.05 feet; thence South 89°59'30" West 222.0 feet; thence North 0°02'11" West 150.0 to the point of beginning. The above described parcel of land contains 20.3594 acres.

Including all buildings located thereon.

This Deed corrects that certain Special Warranty Deed recorded November 8, 1988 as Entry No. 4699340, in Book 6079 at page 2277 in the office of the Salt Lake County Recorder.

PIN No. 19750
Project No. F-R299(428)
Parcel No. R299:141

Note(s): Vesting Document
Grantor(s): Board of Education of Salt Lake City, a corporation organized and existing under the laws of the State of Utah
Grantee(s): Salt Lake Community College, a political subdivision of the State of Utah

General Note(s):

1. The area of the property according to the Salt Lake County Assessor is 23.29 acres
The area of the property by calculation is 998,281 square feet or 22.917 acres.
2. South Capitol Avenue Addition, Book D, Page 62, Also in the Capitol Avenue Addition, Book B, Page 105

When recorded mail to:
SALT LAKE COMMUNITY COLLEGE
Attn: Gordon Stores
4600 SOUTH REDWOOD ROAD
SALT LAKE CITY, UT 84130

8376849
10/04/2002 03:28 PM 13.00
Book - 8660 Pg - 8210
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
BY: RDJ, DEPUTY - WI 1 P.

WARRANTY DEED
(CORPORATE FORM)

TOWLER INVESTMENT COMPANY

, a corporation organized and existing under the laws of the State of UTAH, with its principal office at SALT LAKE CITY, County of SALT LAKE, State of UTAH
Grantor hereby CONVEYS AND WARRANTS to

SALT LAKE COMMUNITY COLLEGE, a Utah non-profit corporation

Grantee of SALT LAKE CITY, County of SALT LAKE, State of UTAH, for the sum of TEN DOLLARS AND NO/100-----DOLLARS,
And other Good and Valuable consideration

the following described tract of land in SALT LAKE County,
State of Utah:

All of Lots 6, 7, 8 and 9, Block 2, SOUTH AVENUE ADDITION, according to the official plat thereof, filed in Book "D" of Plats at Page 62 of the Official Records of the Salt Lake County Recorder.

FOR INFORMATION PURPOSES ONLY: Tax Sidwell No. 16-18-158-003

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 27th day of September, A.D. 2002

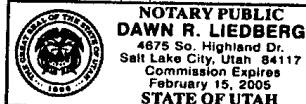
TOWLER INVESTMENT COMPANY

By: *Thomas B. Edman*
Thomas B. Edman, President

By: *W. Brent Edman*
W. Brent Edman, Vice President

STATE OF UTAH

) ss:



COUNTY OF SALT LAKE

On the 27th day of September, 2002, personally appeared before me THOMAS B. EDMAN AND W. BRENT EDMAN, who being by me duly sworn did say, each for himself, that he, the said Thomas B. Edman is the President, and he the said W. Brent Edman is the Vice President of TOWLER INVESTMENT COMPANY, and that the within and foregoing instrument was signed in behalf of said corporation by authority of resolution of its board of directors and said Thomas B. Edman and W. Brent Edman each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

My Commission Expires: 2/15/05
NOTARY PUBLIC
Residing at: Salt Lake

POOR COPY
CO. RECORDER

8660p8210

RECORDING REQUESTED BY
& WHEN RECORDED, MAIL TO:

Salt Lake Community College
Attn: Jeffrey West
4600 S. Redwood Road
AAB-301-EA
Taylorsville, UT 84123

With a copy to:

The Church of Jesus Christ of Latter-day Saints
Attention: Ric Horgan
50 East North Temple, 12th Floor
Salt Lake City, Utah 84150

Tax Parcel Nos.: 16-18-176-001, 16-18-176-002, 16-18-176-003 and 16-18-176-004

~~507-9195~~

(space above reserved for Recorder's use only)

SPECIAL WARRANTY DEED
[Property No. 507-9195]

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, f/k/a Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints ("Grantor"), whose address is 50 East North Temple, 12th Floor, Salt Lake City, Utah 84150, hereby conveys and warrants against all claiming by, through or under Grantor only, to SALT LAKE COMMUNITY COLLEGE, a body corporate and politic of the State of Utah ("Grantee"), whose address is 4600 South Redwood Road, Taylorsville, Utah 84123, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake City, Salt Lake County, Utah (the "Property"):

See legal description on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, and subject to all easements, claims of easements, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other matters appearing of record (but excluding any mortgages, trust deeds, or other liens securing monetary obligations).

GRANTEE ACKNOWLEDGES that Grantor has informed Grantee that the Property and structures located thereon have not been tested for and thus cannot be confirmed to be free from asbestos. Grantee releases Grantor from any liability to Grantee with regard to asbestos found on the Property and/or structures and Grantee further agrees that Grantee will indemnify and save and hold Grantor harmless from any injury or damage to persons or property caused by or resulting from contact, directly or indirectly, with asbestos on the Property and/or structures. In the case of renovation, demolition or other occurrence requiring handling, repair or removal of asbestos or materials containing asbestos, Grantee agrees to remove, cover or repair said materials at Grantee's own expense and to comply with the requirements pertaining to asbestos on the Property and any structures thereon as law may from time to time require.

[Signatures and acknowledgements to Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 23rd day of April, 2021.

GRANTOR:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: Terry F. Rudd

Name: TERRY F. RUDD

Its: Authorized Agent

BKD

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this 23rd day of April, 2021, personally appeared before me Terry F. Rudd, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.

Lori Guerrero
Notary Public for the State of Utah



EXHIBIT A

Parcel 1:

Lots 10 and 11, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East.

(For information purposes only: known as Tax ID No. 16-18-176-001)

Parcel 2:

Lots 8 and 9, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East.

(For information purposes only: known as Tax ID No. 16-18-176-002)

Parcel 3:

Lots 5, 6 and 7, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East and one-half of the vacated street abutting on the West.

(For information purposes only: known as Tax ID No. 16-18-176-003)

Parcel 4:

Lots 2, 3 and 4, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East and one-half of the vacated street abutting on the West.

(For information purposes only: known as Tax ID No. 16-18-176-004)

Overall Parcel Description:

Lots 2 through 11, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East and one-half of the vacated street abutting on the West of Lots 2 through 7.

More particularly described as follows:

Beginning at the Northwest corner of Lot 11, said Block 3, Capitol Avenue Addition and running thence North 89°54'32" East 149.54 feet along the north line of said Lot 11 to the center line of the vacated alley abutting on the East; thence South 0°02'26" East 252.10 feet along the centerline of the alley abutting on the East to the extended south line of Lot 2, said Capitol Avenue Addition; thence South 89°54'32" West 186.11 feet along the south line of said Lot 2 to the centerline of the vacated street abutting on the West; thence North 0°01'29" West 150.00 feet along the centerline of the vacated street abutting on the West to

the north line of Lot 7, said Capitol Avenue Addition; thence North 89°54'32" East 36.50 feet to the West line of Lot 8, said Capitol Avenue Addition; thence North 0°01'29" West 102.10 feet along the west line of said Block 3 to the point of beginning.

Founders Title Company 00081223

**MAIL TAX NOTICE TO
Salt Lake Community College**

11097174
12/15/2010 10:45:00 AM \$11.00
Book - 9889 Pg - 1588
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 1 P.

Warranty Deed

JOHN C. BAXTER AND DOROTHY J. BAXTER . GRANTOR

of Salt Lake City, County of Salt Lake, State of UTAH, hereby CONVEY and WARRANT to
SALT LAKE COMMUNITY COLLEGE

GRANTEE of 1615 South State Street Salt Lake City, UT 84115 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----
the following described tract(s) of land in SALT LAKE County, State of UTAH:

The North one-half of Lot 15 and all of Lot 16, Block 2, South Capitol Avenue Addition, a subdivision of Lot 2, Block 12, Five Acre Plat "A", Big Field Survey, according to the official plat thereof, filed in Book "D" of Plats at Page 62 of the Official Records of the Salt Lake County Recorder.

The following is shown for information purposes only: 16-18-158-001

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2010 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 15th of December, A.D., 2010.

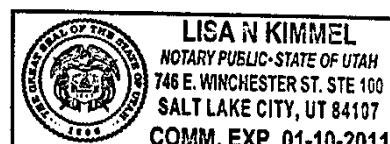
Signed in the Presence of:

John C. Baxter
Dorothy J. Baxter

STATE OF UTAH
COUNTY OF Salt Lake)

On the 15th of December, A.D., 2010, Personally appeared before me John C. Baxter and Dorothy J. Baxter, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC
Residing at: Salt Lake City, Utah
My Commission Expires: 1-10-2011



9708124
 4/28/2006 12:00:00 PM \$12.00
 Book - 9286 Pg - 9606
 Gary W. Ott
 Recorder, Salt Lake County, UT
 SURETY TITLE
 BY: eCASH, DEPUTY - EF 1 P.

WHEN RECORDED RETURN TO:

Name: SALT LAKE COMMUNITY COLLEGE
Address: 124-126 EAST KENSINGTON AVENUE
 SALT LAKE, UT
 File # 91103 *HL*

Sidwell # 16-18-153-004

WARRANTY DEED

(Individual Form)

FRANK W. SNOW, GRANTOR of Salt Lake County, State of Utah, hereby CONVEY(S) AND WARRANT(S) to

SALT LAKE COMMUNITY COLLEGE

GRANTEE of Salt Lake County, State of Utah for the sum of Ten dollars and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

West 64 feet of Lot 12 and 13, Block 4, CAPITOL AVENUE ADDITION, according to the official plat thereof recorded in the office of the Salt Lake County Recorder Utah
 Together with one-half vacated alley abutting on the West.

Sidwell No. 16-18-153-004

also known by street and number as: 124-126 EAST KENSINGTON AVENUE, SALT LAKE, UT

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

WITNESS, the hand of said grantor this 27th day of April, 2006.


 FRANK W. SNOW

STATE OF Utah)
) ss.
 COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 27th day of April, 2006, by FRANK W. SNOW the signer of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

My commission expires August 21, 2006. Witness my hand and official seal.


 Notary Public:



9497085

9497085
9/21/2005 11:13:00 AM \$13.00
Book - 9191 Pg - 1244-1245
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Agency, LLC
6955 South Union Park Center, Suite 140
Midvale, UT 84047
(801)562-2212

AFTER RECORDING RETURN TO:
Salt Lake Community College
4600 South Redwood Road
Salt Lake City, UT 84130

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **301-4553707 (js)**
A.P.N.: **16-18-153-006-0000**

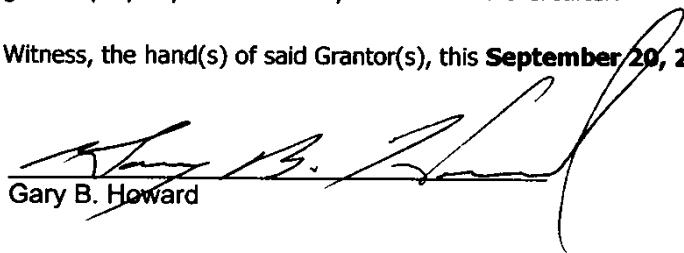
Gary B. Howard, an unmarried man, Grantor, of **Salt Lake City, Salt Lake County, State of UT**, hereby CONVEY AND WARRANT to

Salt Lake Community College, Grantee, of **Salt Lake City, Salt Lake County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

LOT 14 AND THE NORTH 15 FEET OF LOT 15, BLOCK 4, CAPITOL AVENUE ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2005** and thereafter.

Witness, the hand(s) of said Grantor(s), this **September 20, 2005**.


Gary B. Howard

STATE OF **UT**)
COUNTY OF **Salt Lake**)

On September 20, 2005, personally appeared before me, **Gary B. Howard, an unmarried man** the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Traci L. Christiansen
Notary Public
Traci L. Christiansen
(Printed Name)
My Commission expires: 11/16/06



9252664

9252664
12/17/2004 04:31 PM \$11.00
Book - 9074 Pg - 3806
GARY W. OTT
RECODER, SALT LAKE COUNTY, UTAH
BACKMAN-STEWART TITLE SERVICES
BY: SBM, DEPUTY - WI 1 P.

MAIL TAX NOTICE TO
Salt Lake Community College, a political subdivision of the State of Utah
4600 South Redwood Road AD115A
UT 84130-0808

Warranty Deed

Order No. 5-007436

M. Dean Anderson and Kathryn H. Anderson

of Salt Lake City, County of Salt Lake, State of UTAH, hereby CONVEY and WARRANT to

Salt Lake Community College, a political subdivision of the State of Utah

of Salt Lake City, County of Salt Lake, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Salt Lake County, State of UTAH:

The East 78 feet of Lots 12 and 13, Block 4, Capitol Avenue Addition, according to the official plat thereof, recorded in Book B of Plats at Page 105, records of Salt Lake County, Utah.

Parcel No.: 16-18-153-005

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

WITNESS, the hand(s) of said Grantor(s), this 16th of December AD., 2004

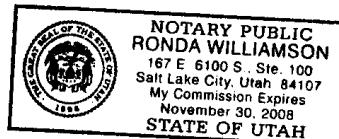
Signed in the Presence of:

M. Dean Anderson
M. Dean Anderson
Kathryn H. Anderson
Kathryn H. Anderson

STATE OF Utah)
County of Salt Lake) SS.

The foregoing instrument was acknowledged before me this 16th day of December, 2004
By M. Dean Anderson and Kathryn H. Anderson

Ronda Williamson
NOTARY PUBLIC
Commission Expires: _____
Residing at: _____



BACKMAN-STEWART
Title Services LTD.

95057114

THIS SPACE PROVIDED FOR RECODER'S USE

6397016

07/01/96 4:55 PM 21-00
NANCY WORKMAN
RECODER, SALT LAKE COUNTY, UTAH
BACKMAN-STEWART TITLE SERVICES
REC BY:V ASHBY ,DEPUTY - WI

91067016
91067039

RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name SALT LAKE COMMUNITY COLLEGE, A BODY POLITIC

Address 4600 SOUTH REDWOOD ROAD

City, State, Zip SALT LAKE CITY, UTAH 84130

Warranty Deed

DO. RAY HULT FAMILY LIMITED PARTNERSHIP

of
CONVEY and WARRANT to County of Salt Lake, State of Utah, hereby grantor
SALT LAKE COMMUNITY COLLEGE, A BODY POLITIC grantee

of 4600 SOUTH REDWOOD ROAD SALT LAKE CITY, UTAH 84130 for the sum of
100.00/00 AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS,
the following tract of land in County, State, Utah

PARCEL 1:

The West 9 feet of Lot 1 and all of Lot 2, Block 7, SOUTH
CAPITOL AVENUE ADDITION, according to the official plat thereof
recorded in the office of the County Recorder of said County.

PARCEL 2:

All of Lot 3 and the east one half of Lot 4, Block 7, SOUTH
CAPITOL AVENUE ADDITION, a subdivision of Lot 2, Block 12, Five
Acre Plat "A", Big Field Survey.

PARCEL 3:

The West one-half of Lot 4, all of Lots 5, 10, 11, 12, 13, and
14 and the South one half of Lot 15, Block 2, SOUTH CAPITOL
AVENUE ADDITION, according to the official plat thereof.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds,
and/or Special Assessments not delinquent and Covenants,
Conditions, Restrictions, Rights of Way, Easements, and
Reservations now or Record

Dated June 28, 1996

Do. Ray Hult General Partner
DO. RAY HULT FAMILY LIMITED PARTNERSHIP

STATE OF UTAH
COUNTY OF Salt Lake) ss.

On June 28, 1996 personally
appeared before me

Do. Ray Hult General Partner
who being by me sworn did say that they are the Partners of the firm
of Do. Ray Hult Family Limited Partnership, a Limited Partnership by
authority of said Partnership, and said

Do. Ray Hult General Partner
acknowledged to me that said Partnership executed the same.

My commission Expires:

Jeffrey J. Key
NOTARY PUBLIC

OK 743572163

WHEN RECORDED, MAIL TO:

Salt Lake City School District
440 East 100 South
Salt Lake City, UT 84111

4715632

4715632
19 DECEMBER 82 10:02 AM
KATIE L. DIXON
RECORDED, SALT LAKE COUNTY, UTAH
SALT LAKE CITY SCHOOL DISTRICT
RE BY: D DANGEFIELD - DEPUTY

110 Fel

CORRECTION

SPECIAL WARRANTY DEED

BOARD OF EDUCATION OF SALT LAKE CITY, a corporation organized and existing under the laws of the State of Utah, with its principal office at 440 East 100 South, Salt Lake City, UT 84111, Grantor, hereby conveys and warrants to SALT LAKE COMMUNITY COLLEGE, a political subdivision of the State of Utah, whose address is 4600 South Redwood Road, Salt Lake City, UT 84119, Grantee, against all claiming by, through or under Grantor, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land situate in Lots 1, 2, 3, 4, 5, 18, 19 and 20 in Block 12, 5 Acres Plat "A", Big Field Survey in Salt Lake County, State of Utah:

beginning at the Northwest Corner of Lot 17, Block 2 of South Capitol Avenue Addition, a subdivision in Lot 2, Block 12, 5 Acres Plat "A", Big Field Survey; thence South 89° 59' 30" West 165.0 feet to the Easterly right of way line of State Street; thence North 0° 02' 11" West 578.93 feet along said right of way line; thence North 89° 54' 32" East 127.5 feet; thence North 0° 02' 11" West 85.0 feet; thence North 17° 00' 00" East 70.47 feet; thence North 89° 54' 32" East 194.75 feet; thence South 0° 02' 11" East 160.0 feet; thence North 89° 54' 32" East 107.75 feet; thence North 0° 02' 11" West 50.0 feet; thence North 89° 54' 32" East 388.17 feet; thence South 0° 02' 11" East 50.0 feet; thence North 89° 54' 32" East 179.94 feet; thence South 0° 04' 01" East along a fence line 580.12 feet to a fence corner; thence North 89° 57' 05" East along a fence line 383.62 feet to the West line of 300 East Street; thence South 0° 01' 32" East along said West line 26.38 feet; thence South 89° 59' 39" West 131.25 feet; thence South 0° 01' 30" East 44.0 feet; thence North 89° 59' 39" East 151.25 feet; to the West line of 300 East Street; thence South 0° 01' 32" East along said West line 44.0 feet; thence South 89° 59' 39" West 151.25 feet; thence North 0° 01' 30" West 26.0 feet; thence South 89° 59' 39" West 467.5 feet; thence South 0° 01' 32" East 170.1 feet; to the North line of 1700 South Street; thence South 89° 59' 39" West along said North line 135.25 feet; thence North 0° 01' 32" West 180.3 feet; thence South 89° 59' 39" West 45.01 feet; thence South 0° 02' 11" East 26.93 feet; thence South 89° 59' 39" West 299.0 feet; thence North 0° 02' 11" West 5.05 feet; thence South 89° 59' 39" West 222.0 feet; thence North 0° 02' 11" West 150.0

4715632

feet to the point of beginning. The above described parcel of land contains 20.3594 acres.

Including all buildings located thereon.

This Deed corrects that certain Special Warranty Deed recorded November 8, 1988 as Entry No. 4699340, in Book 6079 at page 2277 in the office of the Salt Lake County Recorder.

WITNESS, the hand of said Grantor, this 13th day of December, 1988.

BOARD OF EDUCATION OF SALT
LAKE CITY

By F. Keith Stephan
F. Keith Stephan
President of the Board

Signed in the Presence of:

Richard James

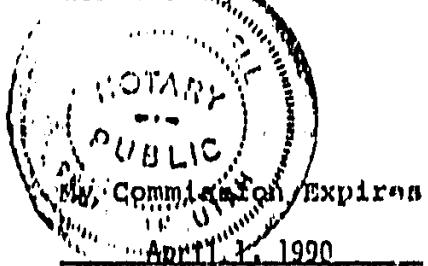
and

By W. Gary Harmer
W. Gary Harmer
Business Administrator

STATE OF UTAH)

COUNTY OF SALT LAKE)

On this 13th day of December, 1988, personally appeared before me F. Keith Stephan and W. Gary Harmer, whose identities are personally known to or proved to me on the basis of satisfactory evidence, and who, being by duly sworn, did say that Mr. Stephan is the President and Mr. Harmer is the Business Administrator of BOARD OF EDUCATION OF SALT LAKE CITY, and that said document was signed by them in behalf of said corporation by authority of its bylaws, and said Mr. Stephan and Mr. Harmer acknowledged to me that said corporation executed the same.



J. Claude Kroll
Notary Public
Residing at:

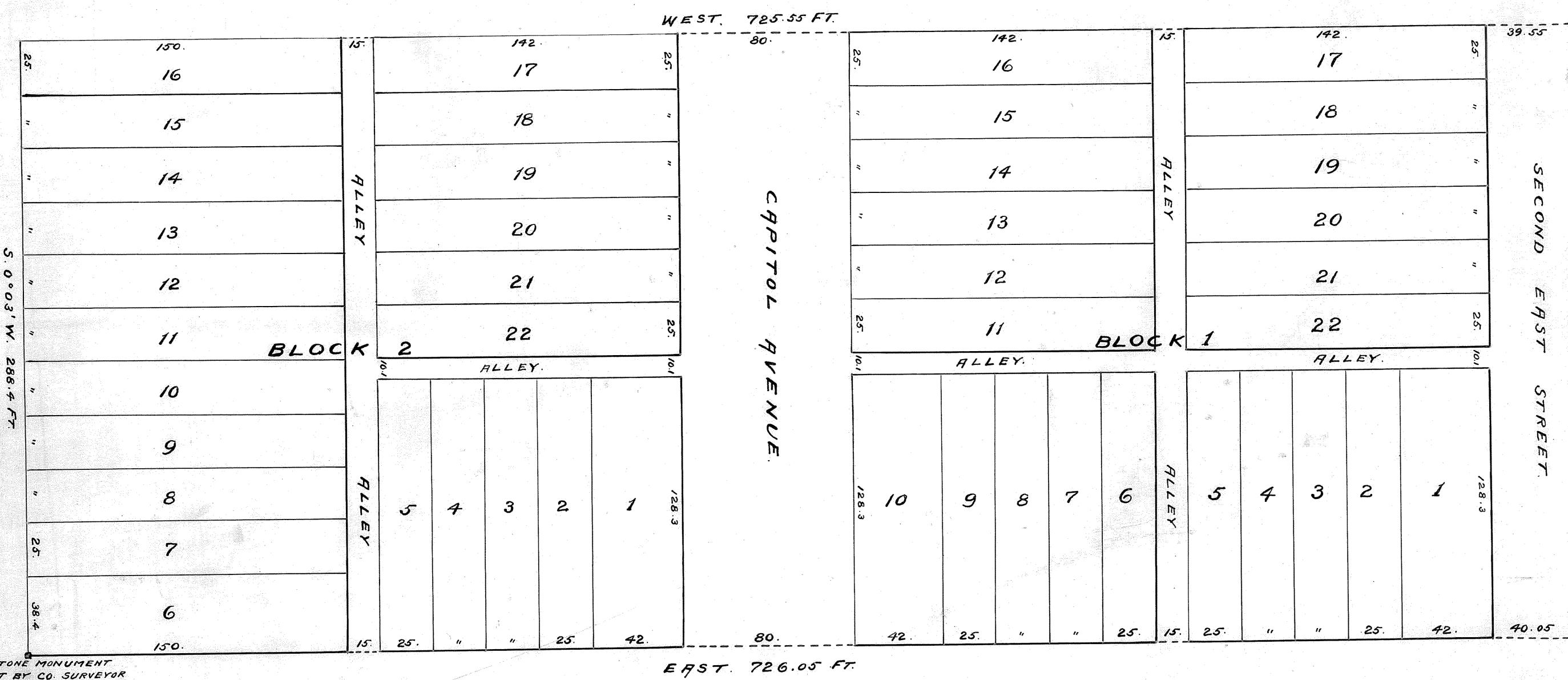
GDM:120988A

1901-140806-25

SOUTH CAPITOL AVENUE ADDITION

A SUBDIVISION OF LOT 2 BLOCK 12 FIVE ACRE PLAT 'A'
BIG FIELD SURVEY.

STATE STREET

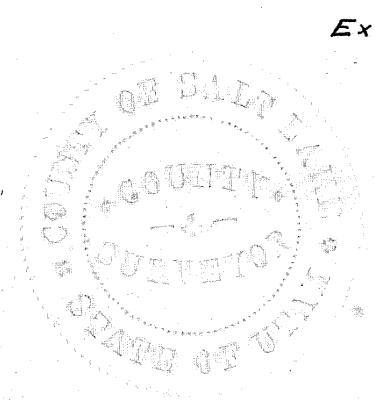


STONE MONUMENT
SET BY CO. SURVEYOR
FOR SW. COR. BL. 12, FPL. 'A'

Pr. & Ch.
#141694 84 67
11/17

RECORDED at request of
John A. Trittsch
NOV 5 1900 at Miss A
D. of Plats

62 J. C. Jensen
Linn County, Utah
By A. Clark
Deputy
Fee paid \$6 10



Examined and found correct.
Geo. D. Nielsen,
COUNTY SURVEYOR.

APPROVED THIS FIFTH DAY OF NOVEMBER 1900.
BY THE BOARD OF COUNTY COMMISSIONERS.

David C. Durbar
COUNTY CLERK
By Albert J. Scaro
Deputy



I hereby certify that the tract of land shown on this map, and owned by Glenn R. Bothwell and Jessie E. Bothwell, his wife, consists of Lot 2 Block 12 Five Acre Plat 'A' Big Field Survey and is bounded as follows: Beginning at the South West corner of said Block 12, thence East 726.05 Feet, thence N. 0° 03' W. 288.40 feet, thence West 725.55 feet, thence S. 0° 03' W. 288.40 feet to the place of beginning; that I have by authority of said owners thereof subdivided the same into Lots, Streets and Alleys to be known as South Capitol Avenue Addition; that the same has been correctly staked on the ground as represented herein and that the dimensions of said Lots, Streets and Alleys are as herein set forth.

This map is accurately drawn to a scale of 50 Feet to one inch.
Salt Lake City, Utah.

Edward Nielsen
Surveyor.

Know all men by these presents, that we Glenn R. Bothwell and Jessie E. Bothwell, his wife, the owners of the land included in the Subdivision of Lot 2 Block 12 Five Acre Plat 'A' Big Field Survey, herein annexed, do hereby dedicate to the use and benefit of the public all Streets and Alleys in said Subdivision shown on this map as intended for public use.

In witness whereof we have hereunto set our hands and seals this 3rd day of November A.D. 1900.

In presence of: E. J. Willis

Glenn R. Bothwell
Jessie E. Bothwell

State of Utah. } S.S.
County of Salt Lake. }

On this 3rd day of November A.D. 1900, personally appeared before me Glenn R. Bothwell and Jessie E. Bothwell, his wife, personally known to me to be the same persons who signed the foregoing instrument, and duly acknowledged to me that they executed the same freely and voluntarily for the uses and purposes herein set forth.

Witness my hand and official seal the day and year above written.

E. J. Willis
Notary Public.

D-62

2018

B 105



DHgroup

**AN APPRAISAL REPORT OF
A PARTIAL FEE ACQUISITION**



**WITHIN PROPERTY OWNED BY
SALT LAKE COMMUNITY COLLEGE**

LOCATED AT
1639 SOUTH STATE STREET,
SALT LAKE CITY, UTAH 84115

PREPARED FOR
UTAH DEPARTMENT OF TRANSPORTATION
ATTN: Ms. Amy McKennon, SR/WA
Right-of-Way Lead Agent

PROJECT IDENTIFICATION
PROJECT: F-R299(428)
PROJECT PARCEL ID. 141
PIN No. 19750

PREPARED BY
DAVID P. HOLTBY, MAI
CERTIFIED GENERAL APPRAISER

DATE OF VALUATION
JANUARY 19, 2023

DATE OF REPORT
JANUARY 20, 2023



DHgroup

January 20, 2023

Project No. F-R299(428)
Pin No. 19750 / Parcel No. 141
Ownership: Salt Lake Community College

Ms. Amy McKennon, SR/WA
Right-of-Way Lead Agent
Utah Department of Transportation
4501 South 2700 West
Box 148420
Salt Lake City, Utah 84114-8420

Re: An Appraisal Report of a partial fee acquisition within property under the ownership of Salt Lake Community College located at 1639 South State Street, Salt Lake City, Utah 84115. Project: F-R299(428); Parcel No.: 141, Project Pin No.: 19750. Appraisal file #3458dh0123.

Dear Ms. McKennon, SR/WA:

At your request I have inspected the property owned by Salt Lake Community College located at 1639 South State Street, Salt Lake City, Utah 84115. The purpose of the inspection and subsequent investigation and analysis is to formulate an opinion of the market value of a partial fee acquisition. The partial fee acquisition is to be acquired by the Utah Department of Transportation through negotiation and/or condemnation proceedings incident to the Pedestrian Ramp Project; known as project number F-R299(428).

The defined larger parcel is identified as Salt Lake County parcel numbers 16-18-153-004, -005, -006, 16-18-158-009, -010, -011, -012, -013, -014, 16-18-176-001, -002, -003, -004, and 16-18-181-024. The larger parcel as determined herein contains a total land size of 998,281 square feet, or 22.917 acres. The owner of record is Salt Lake Community College, a Utah non-profit corporation. For simplification, the ownership is referred to as Salt Lake Community College throughout the report. The property is currently improved with a school and a church constructed in 1930, 1990, and 1997. The improvement structures (excluding site improvements) will not be adversely impacted by the project, and they are excluded from this analysis and have not been inspected, appraised or otherwise considered herein. The values contained herein are for the underlying land only.

The partial fee acquisition is located near the southwest corner of the subject property. The acquisition is to be utilized for the Pedestrian Ramp Project; known as project number F-R299(428). According to the instruments provided by the client, the partial fee acquisition, identified as parcel no. R299:141, contains a total area of 162 square feet, or



DHgroup

0.004 acre. The parcel size indications as noted on the instruments are utilized herein. No other proposed acquisitions are planned to impact the subject property and the area of the remainder in the after condition is 998,119 square feet, or 22.913 acres.

Meeting with the Property Owner:

I attempted to contact property contact Peta Owens-Liston, Media/Public Relations with Salt Lake Community College, office: (801)957-5099 cell: (801)414-5652, on January 17, 2023, but was not able to reach her and left a voicemail. I have additionally sent Ms. Owens-Liston a letter asking her to contact me (see attached copy in the addendum). I have not had a response as of the date of this report.

If I have any contact with the property contact subsequent to the completion of this report, I will notify the client.

After analyzing all of the data presented in the report, I am of the opinion that the market value "as is" of the partial fee acquisition, as of January 19, 2023, is:

**ELEVEN THOUSAND FOUR HUNDRED DOLLARS
(\$11,400)**

The results of the appraisal have been prepared and communicated in an Appraisal Report format, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. As is typical with right-of-way assignment, this report presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of market value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. Supporting documentation is retained in the appraiser's work file. This appraisal report conforms with, and is subject to, the Uniform Standards of Professional Appraisal Practice (USPAP), the Uniform Act, C.F.R. 24.103, the Utah Relocation Assistance Act, Utah Code Section 57-12, Utah State Code Title 78B-6-522, the Code of Professional Ethics, and the Utah Department of Transportation (UDOT) FHWA-approved Right-of-Way or Appraisal Manual. The use of this appraisal report, by the client or by a third party, will mean acceptance of all assumptions and limiting conditions contained in the Letter of Transmittal, Preface, and attached report. The appraiser is not responsible for unauthorized use of this report.

The analysis and valuation opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analysis or opinions contained in this appraisal should be construed as predictions of future market conditions or value. Current rising inflation, gas prices and



DHgroup

increasing interest rates are causing some uncertainty within the subject market. However, record low unemployment is still seen as a positive.

The value given is subject to the general assumptions and limiting conditions, and specific extraordinary assumptions stated in the addenda of the report. It is important that the reader of this report review and understand all general and specific assumptions and limiting conditions. The effective date of value is January 19, 2023. The date of the report is January 20, 2023.

Your attention is invited to the attached appraisal report, which outlines the data collected and the methods used to formulate an opinion of the market value of the subject property and the partial fee acquisition. If you have any questions, please contact me at (801) 290-2369.

Respectfully submitted,

David P. Holtby, MAI
Certified General Appraiser

Utah State Certified General Appraiser
License No. 5503226-CG00, Expires 3-31-23

Enc.

TABLE OF CONTENTS

Certification	6
Executive Summary	7
Subject Photographs	10
Introduction	13
Scope of Work.....	13
Identification of the Larger Parcel.....	15
Meeting with the Property Owner.....	17
Purpose of the Appraisal	18
Intended Users of the Appraisal	18
Intended Use of the Appraisal	18
Property Rights Appraised	18
Effective Dates	18
Factual Data-Before Acquisition.....	20
Summary of Area Information	21
Neighborhood Description.....	27
Market Overview	29
Site Description	35
Improvement Description	39
Recent History of the Property	40
Real Estate Taxes & Assessments	41
Highest and Best Use – Before Acquisition.....	42
Land Valuation – Before.....	45
Description of Proposed Project.....	54
Project Maps & Exhibits	55
Data Analysis and Conclusions-After Acquisition.....	59
Damages to the Remainder	60
Special Benefits	62
Summary Of Values	62
Reconciliation and Final Estimate of Value	64
Addenda.....	65
Location Map	
Parcel Map	
Plat Map	
Flood Map	
Zoning Map	
General Plan Map	
Comparable Land Sales Data Sheets	
Zoning Information	
Acquisition Deeds/Maps	
County Legal Description	
Letter to the Property Owner	
Assumptions and Limiting Conditions	
Appraiser Qualifications	

CERTIFICATION

Re: An Appraisal Report of a partial fee acquisition within property under the ownership of Salt Lake Community College located at 1639 South State Street, Salt Lake City, Utah 84115. Project: F-R299(428); Parcel No.: 141, Project Pin No.: 19750. Appraisal file #3458dh0123.

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property appraised that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice* (USPAP).
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
10. I have made a personal inspection of the exterior of the property that is the subject of this report.
11. No other individuals provided real property appraisal assistance to the person(s) signing this report.
12. I have complied with the Appraisal Standards of USPAP and the Appraisal Institute in conducting the research and analysis, and in formulating the value conclusion(s) contained in this report.
13. The Ethics Rule of the Uniform Standards shall be enforced solely by enforcement of the Code of Professional Ethics under the existing enforcement procedures of the Appraisal Institute.
14. As of the date of this report, I am licensed by the State of Utah, Department of Commerce, Division of Real Estate. Under the state's licensing regulations, I am a Certified General Appraiser, and my license has not been revoked, suspended, canceled, or restricted.
15. The undersigned hereby acknowledge that he has the appropriate education and experience to complete the assignment in a competent manner. The reader is referred to the appraiser's statement of qualifications found in the addenda of this report.
16. I have not performed appraisal services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.
17. As of the date of this report, David Holtby, MAI has completed the continuing education requirements for Designated Member of the Appraisal Institute.

Dated: January 20, 2023



David P. Holtby, MAI

Utah State Certified General Appraiser
License No. 55503226-CG00, Expires 3-31-23

EXECUTIVE SUMMARY

TYPE OF PROPERTY APPRAISED:	A 22.917 acre tract of land.
ADDRESS:	1639 South State Street, Salt Lake City, Utah 84115.
PURPOSE OF THE APPRAISAL:	To formulate an opinion of the market value of a partial fee acquisition.
PROPERTY RIGHTS APPRAISED:	Fee simple
OWNER OF RECORD:	Salt Lake Community College
COUNTY PARCEL NUMBER(S):	16-18-153-004, -005, -006, 16-18-158-009, -010, -011, -012, -013, -014, 16-18-176-001, -002, -003, -004, and 16-18-181-024
SITE/IMPROVEMENT SUMMARY (BEFORE):	
<i>Gross Land Size:</i>	998,281 square feet, or 22.917 acres
<i>Area within Existing ROW</i>	-0- square feet, or -0- acre
<i>Land Size: (Net of Existing ROW)</i>	998,281 square feet, or 22.917 acres
<i>Larger Parcel Size:</i>	998,281 square feet, or 22.917 acres (see narrative)
<i>Zoning:</i>	CC, I, and R-1/5,000 (Corridor Commercial District, Institutional District, and single family residential)
<i>Improvements:</i>	A school and a church.
HIGHEST AND BEST USE (BEFORE):	
<i>As Vacant</i>	Mixed use development.
<i>As Improved</i>	N/A, the subject improvements are not appraised herein.
PROJECT No:	F-R299(428)
PIN No.	19750
AUTHORITY No.	N/A
DESCRIPTION OF ACQUISITION(S):	A partial fee acquisition.
AREA OF ACQUISITION(S):	
<i>Fee Acquisition (R299:141)</i>	162 square feet, or 0.004 acre

SITE/IMPROVEMENT SUMMARY (AFTER):

Land Size: ±998,119 square feet, or 22.913 acres
Improvements: A school and a church.

HIGHEST AND BEST USE (AFTER):

As Vacant Mixed use development.
As Improved N/A, the subject improvements are not appraised herein.

TOTAL AWARD ROUNDED:**\$11,400****DATE OF VALUATION:****“As Is”** January 19, 2023**Date of Inspection:**

January 19, 2023

DATE OF THE REPORT:

January 20, 2023

EPM

Pedestrian Ramp Project Project No. F-R299(428), PIN No. 19750									
Land Acquisitions	Parcel ID	Owner(s)	Fee Acquisition (SF)	Easement (SF)	\$/SF/Unit	Factor	Factor	Totals	TOTAL(\$)
	141	Salt Lake Community College	162		\$70.00	1.00	1.00	\$11,340	
Improvements Acquired	Parcel #	Improvements Acquired	Unit	Quantity	Unit Price	Deprec.	Adj. \$/Unit	Totals	TOTAL(\$)
	141	None						\$0	
Cost To Cure	Parcel #	Cost-to-Cure	Unit	Quantity	Unit Price	Factor		Totals	TOTAL(\$)
	141	None						\$0	
Damages	Parcel #	Damages						Totals	TOTAL(\$)
	141	None						\$0	
Special Benefits	Parcel #	Special Benefits						Totals	TOTAL(\$)
	141	None						\$0	
Total Award	Total Award								
		Total Total, Rounded Off/Up +	\$60						\$11,340 \$11,400

SUBJECT PHOTOGRAPHS





State Street Looking North



State Street Looking South



1700 South Looking East



1700 South Looking West



300 East Looking North



300 East Looking South



Kensington Avenue Looking East



Kensington Avenue Looking West

INTRODUCTION

CLIENT: Ms. Amy McKennon, SR/WA
 Right-of-Way Lead Agent
 Utah Department of Transportation
 4501 South 2700 West
 Box 148420
 Salt Lake City, Utah 84114-8420

APPRAISER: David P. Holtby, MAI
 Certified General Appraiser
 DH Group, LLC
 6040 South Fashion Blvd, Suite 201
 Murray, Utah 84107

SUBJECT: A partial fee acquisition located within Salt Lake County Assessor's Parcel Number(s) 16-18-153-004, -005, -006, 16-18-158-009, -010, -011, -012, -013, -014, 16-18-176-001, -002, -003, -004, and 16-18-181-024.

SCOPE OF WORK

The purpose of the appraisal is to formulate an opinion of the market value of a partial fee acquisition. The subject property is comprised of a 22.917 acre tract of land. As previously indicated the subject property is improved with a school and a church. The subject structures will not be adversely impacted by the proposed acquisitions and the improvements have not been inspected, appraised or otherwise considered in this appraisal analysis. The values contained herein are for the underlying land only. The market value estimate of the appraised property is based on the traditional approach to land value, namely the sales comparison approach. The cost and income approaches to value are not applicable to the appraisal assignment and thus, are not employed. In preparing this appraisal, the following steps were taken:

- Inspected the subject neighborhood, site, and site improvements;
- Gathered information on comparable land sales, and improvement and site improvement costs;
- Completed a highest and best use analysis on the land;
- Confirmed and analyzed the data and applied the Sales Comparison Approach in estimating land value before the acquisition;
- Reconciled the value of the partial fee acquisition;

- Estimated any contributory value of site improvements acquired; and
- Examined potential severance damage to the remainder, special benefits, and costs to cure if applicable.

To formulate the opinion of value, the appraiser performed an appraisal as defined by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.¹ This appraisal report conforms with, and is subject to, the Uniform Standards of Professional Appraisal Practice (USPAP), the Uniform Act, C.F.R. 24.103, the Utah Relocation Assistance Act, Utah Code Section 57-12, Utah State Code Title 78B-6-522, the Code of Professional Ethics, and the Utah Department of Transportation (UDOT) FHWA-approved Right-of-Way or Appraisal Manual. The results of the appraisal have been prepared and communicated in an Appraisal Report format, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. As is typical with right-of-way assignment, this report presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of market value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. Supporting documentation is retained in the appraiser's work file.

Items considered to be furniture, fixtures and equipment (FF&E), and/or personal property are excluded from the scope of this appraisal and have not been appraised.

¹ Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, 2022-2023 Edition.

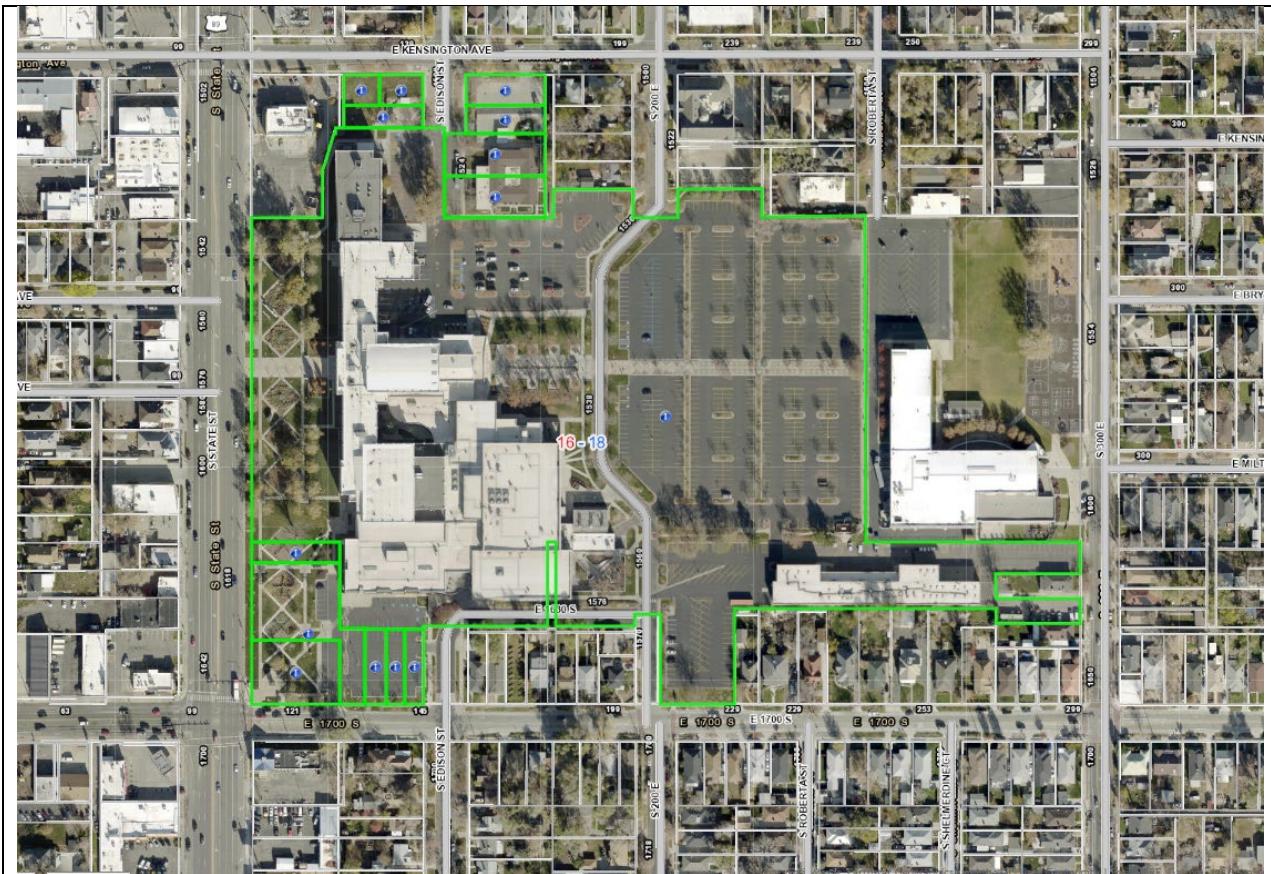
IDENTIFICATION OF THE LARGER PARCEL

In typical right-of-way appraisal assignments, it is necessary to determine the larger parcel of which the acquisition(s) are a part of. The definition of larger parcel as per the Dictionary of Real Estate Appraisal, fifth edition (2010) is as follows:

- **Larger Parcel**

In governmental land acquisitions, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.

The main areas of consideration for determination of the larger parcel include contiguity, unity of ownership and unity of use (highest and best use). The subject parcel is identified as Salt Lake County parcel number(s) 16-18-153-004, -005, -006, 16-18-158-009, -010, -011, -012, -013, -014, 16-18-176-001, -002, -003, -004, and 16-18-181-024 containing a total area of 998,281 square feet, or 22.917 acres. The property is identified in the Salt Lake County parcel map on the following page:



The subject parcels are owned by Salt Lake Community College and meet the test of unity of title/ownership. As illustrated the subject property is one contiguous parcel and meets the test of contiguity. The subject property is utilized as a school and a church and meets the test of unity of use. Therefore, the larger parcel as defined herein is comprised of Salt Lake County parcel numbers 16-18-153-004, -005, -006, 16-18-158-009, -010, -011, -012, -013, -014, 16-18-176-001, -002, -003, -004, and 16-18-181-024 which total 998,281 square feet, or 22.917 acres.

MEETING WITH THE PROPERTY OWNER

I attempted to contact property contact Peta Owens-Liston, Media/Public Relations with Salt Lake Community College, office: (801)957-5099 cell: (801)414-5652, on January 17, 2023, but was not able to reach her and left a voicemail. I have additionally sent Ms. Owens-Liston a letter asking her to contact me (see attached copy in the addendum). I have not had a response as of the date of this report.

If I have any contact with the property contact subsequent to the completion of this report, I will notify the client.

PURPOSE OF THE APPRAISAL: The purpose of this appraisal is to formulate an opinion of the market value of a partial fee acquisition as of the effective valuation date. As this appraisal assignment involves a partial acquisition, an opinion of the market value of the subject property was developed as a whole property before the acquisition and the market value of the remaining property after the acquisition. The "State Rule" is applied in determining the value of the remainder by deducting the value of the acquisition(s), including any site improvements acquired and/or impacted, from the value of the whole before the acquisition.

INTENDED USERS OF THE APPRAISAL: The intended user(s) of this appraisal report is/are the Utah Department of Transportation (UDOT), as well as their agents and/or assignees. It is noted that the property owner is not the defined user of this report.

INTENDED USE OF THE APPRAISAL: Reportedly, this appraisal will be used by the Client to assist in the potential negotiation and/or condemnation proceedings incident to the Pedestrian Ramp Project known as F-R299(428). Use of this appraisal by the property owners or any other persons not named in the report for mortgage financing purposes, internal partnership negotiations or any other use as defined by State and Federal law are strictly prohibited.

CLIENT: The Client of this report is Utah Department of Transportation, c/o Ms. Amy McKennon, SR/WA, Right-of-Way Lead Agent.

PROPERTY RIGHTS/INTEREST(S) APPRAISED: Fee simple

PERSONAL PROPERTY, FIXTURES, AND INTANGIBLE ITEMS: No personal property, equipment, fixtures, or intangible items are included in the appraised values.

EFFECTIVE DATE(S) OF VALUATION: The property was last inspected January 19, 2023. The effective date of value "As Is" is as of the date of inspection or January 19, 2023. The date of the report is January 20, 2023.

SUBJECT STATUS APPRAISED: As per the client's request, the larger parcel of the subject is valued in its "As Is" condition as of the effective date of value.

DEFINITIONS:

- DEFINITION OF MARKET VALUE

Fair market value means the amount at which property would change hands between a willing buyer and seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts.²

- DEFINITION OF FEE SIMPLE

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.³

- DEFINITION OF VALUE "As Is"

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.⁴

- DEFINITION OF JURISDICTIONAL EXCEPTION

An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.⁵

² Utah Code Title 59-2-102(13).

³ The Dictionary of Real Estate Appraisal, (Fifth Edition) The Appraisal Institute, Chicago, Illinois, 2010.

⁴ The Dictionary of Real Estate Appraisal, (Fifth Edition) The Appraisal Institute, Chicago, Illinois, 2010.

⁵ The Dictionary of Real Estate Appraisal, (Fifth Edition) The Appraisal Institute, Chicago, Illinois, 2010.

FACTUAL DATA – BEFORE ACQUISITION

Address: 1639 South State Street, Salt Lake City, Utah 84115

Location: Northeast corner of State Street and 1700 South, on the west side of 300 East, and on the south side of Kensington Avenue.

County Parcel Number(s): 16-18-153-004, -005, -006, 16-18-158-009, -010, -011, -012, -013, -014, 16-18-176-001, -002, -003, -004, and 16-18-181-024

Owner(s) of Record: Salt Lake Community College

Legal Description: The legal descriptions used in this report were obtained from the Salt Lake County Recorder's Office and the Client. For purposes of this appraisal the descriptions as provided by the Client are utilized. The provided descriptions are assumed to be accurate and correct. No responsibility is assumed for any inaccuracies that may exist. A copy of both the County and Client legal descriptions are located in the addendum of this report. Review of an A.L.T.A. Survey for the subject property is recommended.

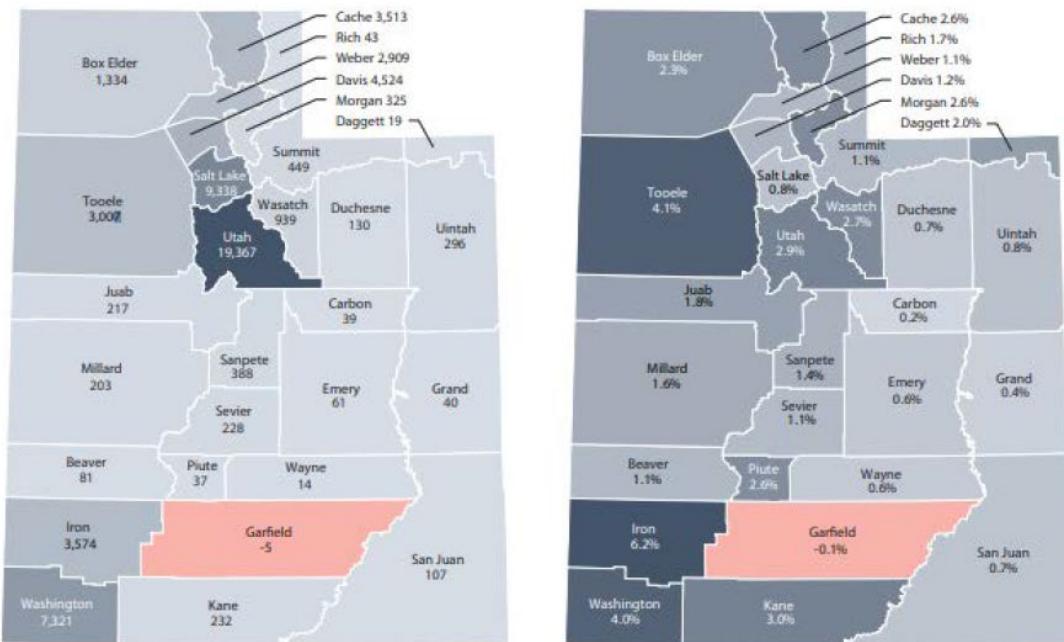
SUMMARY OF AREA INFORMATION

There are social, economic, governmental, and environmental forces, which influence the value and marketability of the subject of this report. A synopsis of the State of Utah and Wasatch Front markets are analyzed below. A more specific analysis of the subject neighborhood of Salt Lake City and surrounding areas in Salt Lake County will follow in the summary of neighborhood information section.

Population/Growth:

According to the *2022 Economic Report to the Governor*, Utah's estimated official July 1, 2021 population was 3,343,552 an increase of 1.8 percent from 2020 to 2021. The following graphic shows the population changes to the individual counties within the state of Utah and was obtained from the *2022 Economic Report to the Governor*.

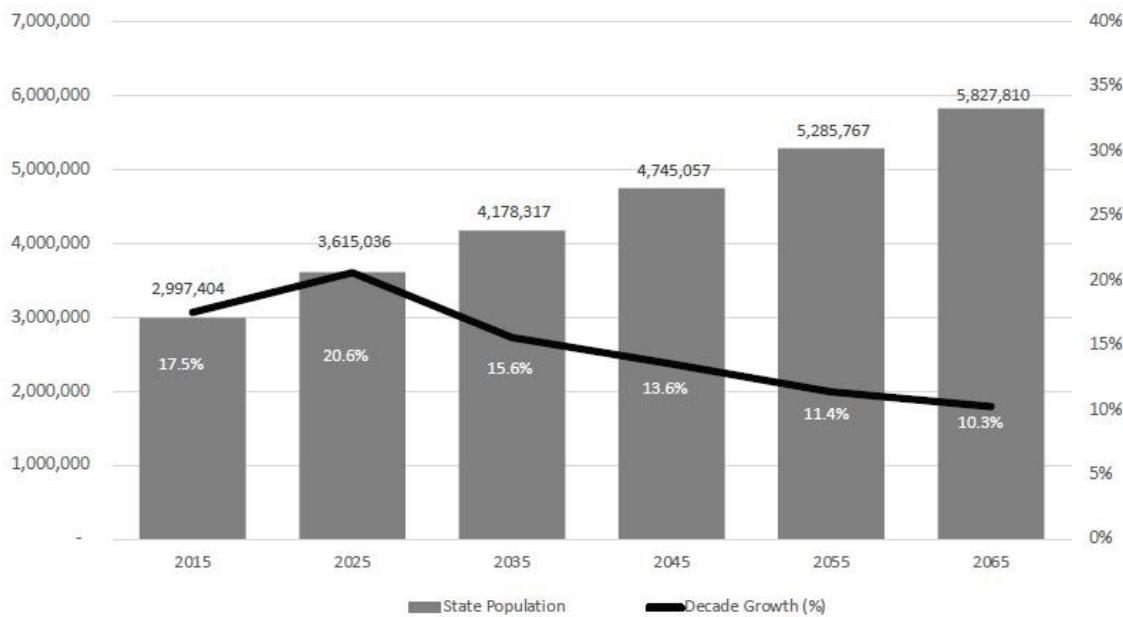
Figure 1.3: Absolute and Percentage Changes in County Population, 2020-2021



Source: Utah Population Estimates Committee and Utah Population Committee

The demographic projections for Utah appear to be favorable. The following is the projected population growth through 2065 as reported by the Kem C. Gardner Policy Institute. Utah appears to continue to outpace the United States over the projection period.

Figure 1.5: Utah Population and Growth Projections by Decade: 2015-2065

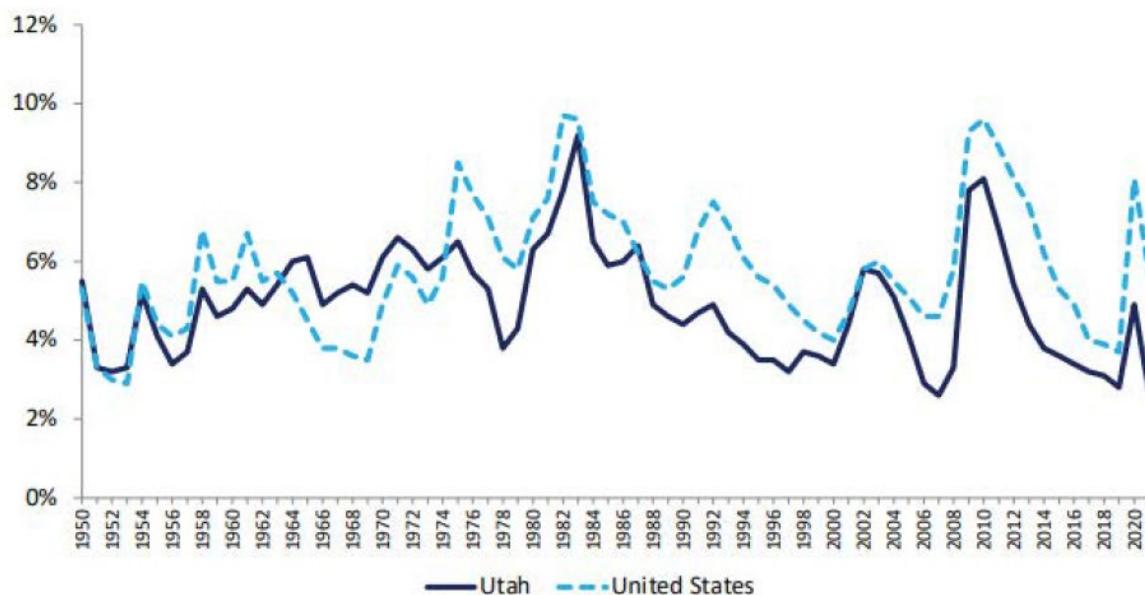


Source: Kem C. Gardner Policy Institute 2015-2065 State and County Projections

Economy:

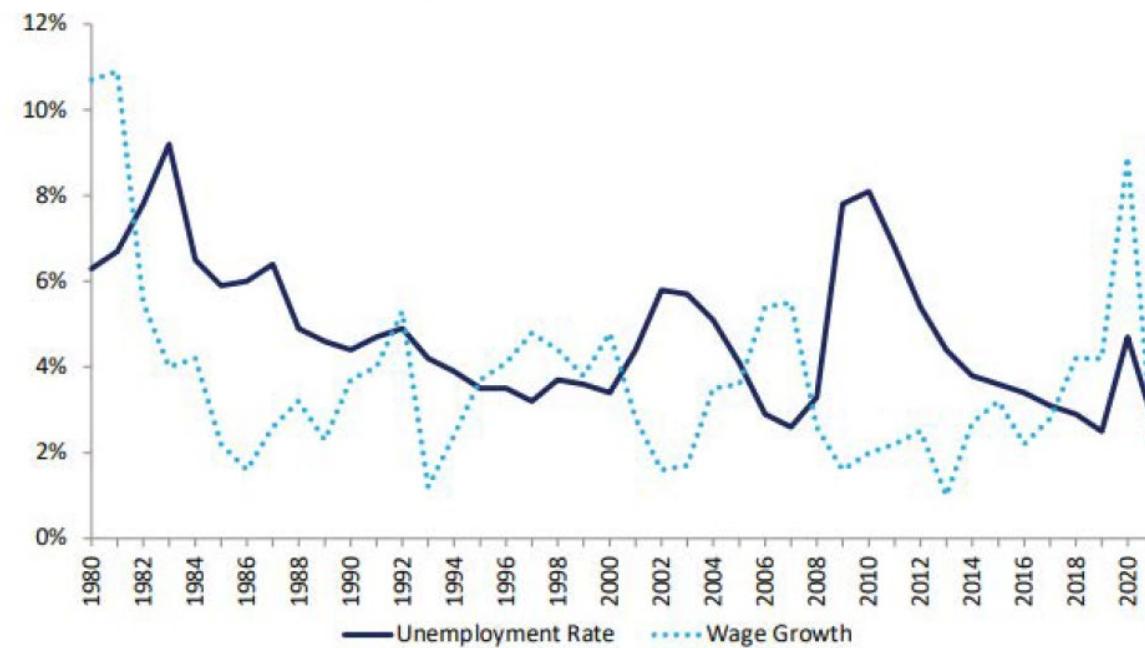
Utah has bounced back and recovered from the 2020-1 pandemic recession. This past year the state has added 72,500 jobs over the year. This accounts for the 20,900 jobs lost in 2020 and an additional 51,600 new jobs, which makes Utah one of two states that had more jobs in 2021 than in 2019. Net-migration saw an 16-year high in 2021 with 35,000 new residents moving in from out of state. Population, job, and wage growth have combined to fuel the continued construction and real estate expansion. With the influx of new jobs and population migration, the strong demand has continued to boost home prices through the year to reach and all-time high at 23.5% increase over the year. In all, it is forecasted that 2022 will be another year of substantial economic expansion for Utah.

Figure 2.2: Annual Unemployment Rate for Utah and the United States



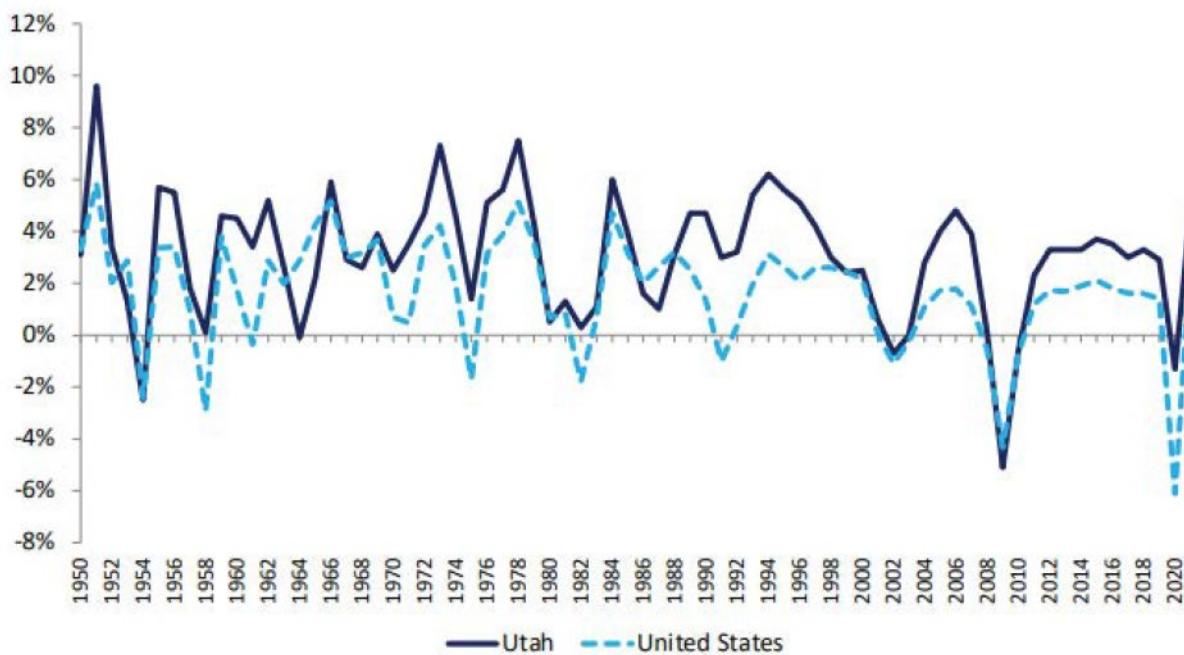
Source: U.S. Bureau of Labor Statistics

Figure 2.3: Annual Average Unemployment Rate and Wage Growth



Source: U.S. Bureau of Labor Statistics

Figure 2.1: Annual Average Job Growth Rate for Utah and the United States



Source: U.S. Bureau of Labor Statistics

Construction:

The value of residential construction will hold steady at around \$8 billion, which is an increase of 1% from the prior year, while the value of nonresidential construction and additions, alterations, and repairs will likely stay the same as 2021. Nonresidential construction value is forecast at \$2.7 billion, holding steady from 2021.

The following graphs show the “Utah Residential and Nonresidential Construction Activity” since 1970 through 2020, followed by the “Value of New Construction in Utah” forecasted for 2022.

Table 23.1: Residential and Nonresidential Construction Activity

Year	Single-Family Units	Multi-Family Units	Mobile Homes/ Cabins	Total Units	Value (nominal millions)			
					Residential	Nonresidential	Add., Alt., and Repairs	Total
1970	5,962	3,108	na	9,070	\$117.0	\$87.3	\$18.0	\$222.3
1971	6,768	6,009	na	12,777	176.8	121.6	23.9	322.3
1972	8,807	8,513	na	17,320	256.5	99.0	31.8	387.3
1973	7,546	5,904	na	13,450	240.9	150.3	36.3	427.5
1974	8,284	3,217	na	11,501	237.9	174.2	52.3	464.4
1975	10,912	2,800	na	13,712	330.6	196.5	50.0	577.1
1976	13,546	5,075	na	18,621	507.0	216.8	49.4	773.2
1977	17,424	5,856	na	23,280	728.0	327.1	61.7	1,116.8
1978	15,618	5,646	na	21,264	734.0	338.6	70.8	1,143.4
1979	12,570	4,179	na	16,749	645.8	490.3	96.0	1,232.1
1980	7,760	3,141	na	10,901	408.3	430.0	83.7	922.0
1981	5,413	3,840	na	9,253	451.5	378.2	101.6	931.3
1982	4,767	2,904	na	7,671	347.6	440.1	175.7	963.4
1983	8,806	5,858	na	14,664	657.8	321.0	136.3	1,115.1
1984	7,496	11,327	na	18,823	786.7	535.2	172.9	1,494.8
1985	7,403	7,844	na	15,247	706.2	567.7	167.6	1,441.5
1986	8,512	4,932	na	13,444	715.5	439.9	164.1	1,319.5
1987	6,530	755	na	7,285	495.2	413.4	166.4	1,075.0
1988	5,297	418	na	5,715	413.0	272.1	161.5	846.6
1989	5,197	453	na	5,650	447.8	389.6	171.1	1,008.5
1990	6,099	910	na	7,009	579.4	422.9	243.4	1,245.7
1991	7,911	958	572	9,441	791.0	342.6	186.9	1,320.5
1992	10,375	1,722	904	13,001	1,113.6	396.9	234.8	1,745.3
1993	12,929	3,865	1,010	17,804	1,504.4	463.7	337.3	2,305.4
1994	13,947	4,646	1,154	19,747	1,730.1	772.2	341.9	2,844.2
1995	13,904	6,425	1,229	21,558	1,854.6	832.7	409.0	3,096.3
1996	15,139	7,190	1,408	23,737	2,104.5	951.8	386.3	3,442.6
1997	14,079	5,265	1,343	20,687	1,943.5	1,370.9	407.1	3,721.5
1998	14,476	5,762	1,505	21,743	2,188.7	1,148.4	461.3	3,798.4
1999	14,561	4,443	1,346	20,350	2,238.0	1,195.0	537.0	3,970.0
2000	13,463	3,629	1,062	18,154	2,140.1	1,213.0	583.3	3,936.4
2001	13,851	5,089	735	19,675	2,352.7	969.8	562.8	3,885.3
2002	14,466	4,149	926	19,541	2,491.0	897.2	393.0	3,781.2
2003	16,515	5,555	766	22,836	3,046.4	1,017.5	497.0	4,560.9
2004	17,724	5,853	716	24,293	3,552.6	1,089.9	476.0	5,118.5
2005	20,912	6,562	811	28,285	4,662.6	1,217.8	707.6	6,588.0
2006	19,888	5,658	776	26,322	4,955.5	1,588.4	865.3	7,409.2
2007	13,510	6,290	739	20,539	3,963.2	2,051.4	979.7	6,994.3
2008	5,513	4,544	546	10,603	1,877.0	1,919.1	781.2	4,577.3
2009	5,217	4,951	320	10,488	1,674.0	1,056.1	660.1	3,390.2
2010	5,936	2,890	240	9,066	1,667.0	925.1	672.0	3,264.1
2011	5,391	3,518	176	9,085	1,769.7	1,456.5	846.4	4,072.5
2012	7,655	4,108	156	11,919	2,205.0	1,020.2	728.9	3,954.0
2013	9,858	5,008	143	15,009	3,087.1	1,106.0	785.1	4,978.2
2014	8,715	9,864	231	18,810	3,390.4	1,475.9	1,034.5	5,900.8
2015	9,940	7,143	211	17,294	3,819.2	2,076.5	1,006.4	6,902.1
2016	10,692	9,170	202	20,064	4,082.0	2,680.1	1,624.2	8,386.2
2017	12,146	10,530	326	23,002	4,696.1	2,280.6	1,214.6	8,191.3
2018	12,947	11,059	239	24,245	5,153.0	2,166.5	1,136.0	8,455.5
2019	11,985	15,365	260	27,610	5,800.2	2,595.9	1,413.7	9,809.8
2020	15,919	16,002	316	32,237	6,785.2	2,567.3	1,876.7	11,229.2
2021e	16,700	18,500	300	35,500	7,700.0	2,700.0	1,850.0	12,250.0
2022f	17,150	18,500	350	36,000	8,000.0	2,700.0	1,800.0	12,500.0

Notes: e = estimate, f = forecast. Beginning in 2011, single-family counts include other residential units; beginning in 2016, multi-family counts include group quarters units.

Source: Ivory-Boyer Construction Database, Kem C. Gardner Policy Institute, University of Utah

The outlook for 2022 for permit authorized construction is forecast at \$12.5 billion which is an all-time high, in both current and inflation-adjusted dollars. Total residential units increased 12.8% higher than the previous year. The number of residential permits increased to 35,500 from 32,237. Historic low interest rates and new job growth, combined to make 2021 one of the strongest housing markets on record. The value of residential construction is expected to hold steady at \$8.0 billion while nonresidential construction will likely see continued activity close to 2021.

Outlook:

Utah's unemployment rate is expected to stay at an historic low, around 2.0%. However, it is forecast that Utah's employment growth rate will continue to set pace between 2.5 and 3.0%. The availability of labor market in Utah is lower than pre-pandemic level of 68.5%. With a lower level of labor participants, Utah could likely see a stall in in the labor force.

Utah, as well as the United States, will likely see continued slowing in the personal income growth during 2022. Utah's personal income growth is likely to decline to 1.8% in 2022. The economy in Utah is strong, however labor constraints and inflation may impact the personal income outlook. While some industries may be affected, other industries within Utah's vibrant economy are still quite strong, which propels Utah's economy to be projected as one of the top performing economies in the nation during 2022.

No analysis or opinions contained in this appraisal should be construed as predictions of future market conditions or value. Current rising inflation, gas prices and increasing interest rates are causing some uncertainty within the subject market. However, record low unemployment is still seen as a positive within the market.

NEIGHBORHOOD DESCRIPTION

Neighborhood characteristics impact the value of real estate. Therefore, an overview of the subject neighborhood is presented below.

The subject is located on the northeast corner of State Street and 1700 South, on the west side of 300 East, and on the south side of Kensington Avenue in the Salt Lake City limits. The specific subject neighborhood can be described as an area including Salt Lake City, South Salt Lake City and other surrounding communities. Within the neighborhood, the major thoroughfares are State Street, 700 East, I-15, and 2100 South, along with multiple other smaller collector rights-of-way. All roads are publicly maintained, either asphalt or concrete paved, and are generally kept in good condition. Overall, the accessibility of the neighborhood is rated as average.

The immediate subject neighborhood falls within the jurisdiction of the Salt Lake City. The City and County provide all major services and control development within their borders. Development within the neighborhood near the subject consists of a mixture of mixed use, commercial, multi-family, vocational, and residential uses.

The subject neighborhood is about 95% developed. The potential for additional growth will be dependent on future demand and economic conditions. All typical utilities are available in the area including culinary water, electricity, sewer, and phone services. At present, supply and demand patterns pertaining to all types of real estate (commercial, industrial, residential, etc.) appear to be in balance.

Neighborhood Life Stage

According to *The Appraisal of Real Estate*, neighborhoods evolve through four stages. These stages are as follows:

1. Growth- a period during which the neighborhood gains public favor and acceptance.
2. Stability- a period of equilibrium without gains or losses.
3. Decline- a period of diminishing demand.

4. Revitalization- a period of renewal, development, modernization, and increasing demand.

The immediate neighborhood is in the revitalization life stage.

Detrimental Influences:

In general, the real estate in the neighborhood does not appear to be adversely affected by any known detrimental influences. No significant detrimental influences were noted.

Market Overview:

The subject property's highest and best use is for mixed use development, therefore an overview of both the multi-family market and the retail market are included herein. CoStar produces comprehensive overviews and reports addressing the local multi-family and retail market. Much of the following information was obtained from the west Salt Lake City multi-family and the Sugarhouse retail market reports.

Multi-Family Key Performance Indicators

The key performance indicators produced within the COSTAR report provides a concise overview of units, vacancy, rental rates, absorption units, delivered units, and under construction units for the indicated submarket. This information is provided in the following graphic:

Overview

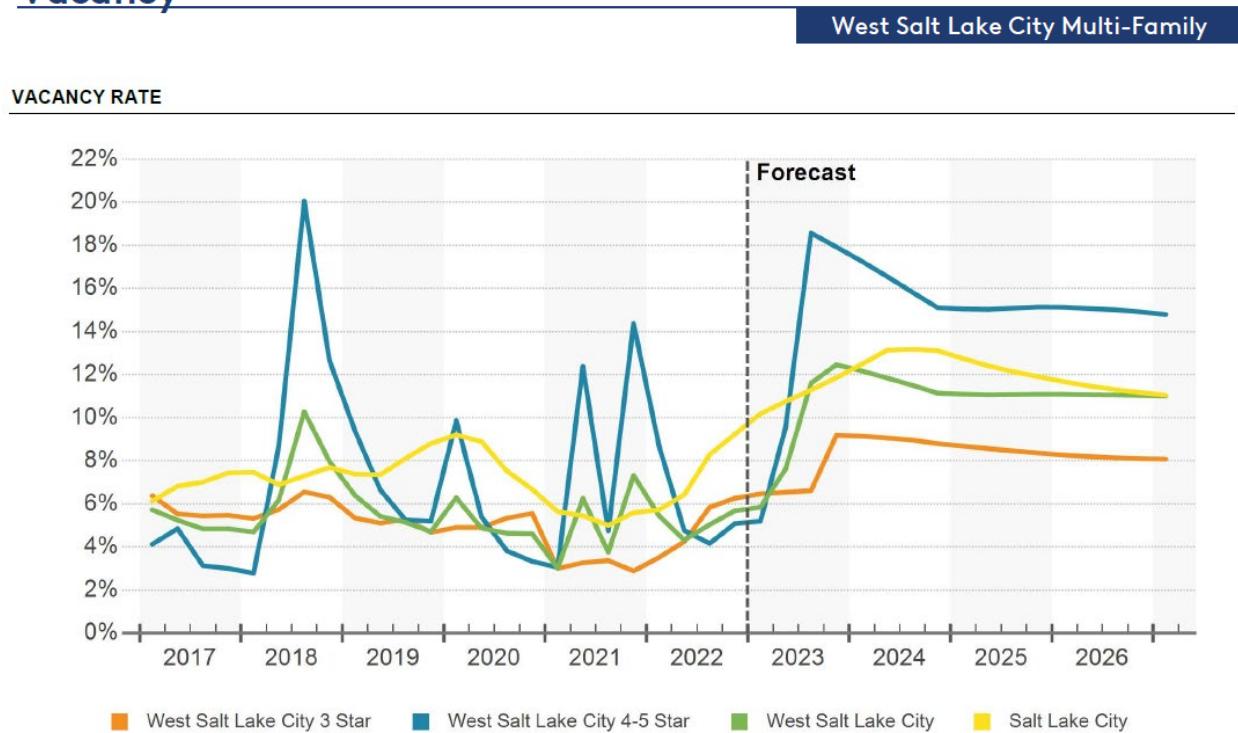
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The subject submarket contains around 5,510 multi-family units. Vacancy currently stands at 5.8% and has dropped over the past year. Rents have increased by 2.4 % over the past year. Renters pay \$1,285 on average per month in the submarket.

Multi-Family Vacancy

The following graph illustrates the vacancy within the market since 2017 to the present with projections going forward until 2026.

Vacancy



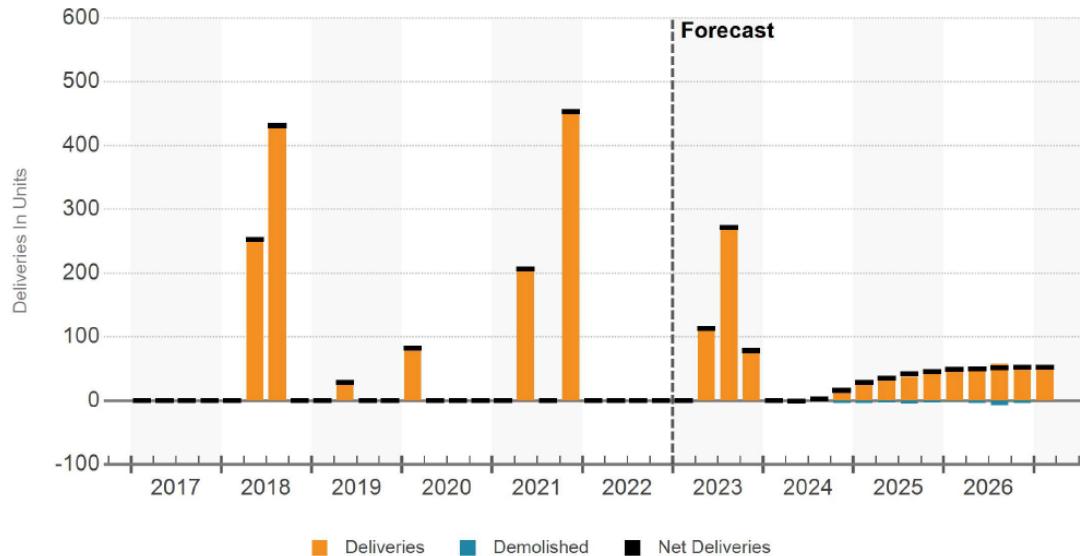
Multi-Family Construction

The following graph indicates historical and projected construction deliveries and demolition within the submarket.

Construction

West Salt Lake City Multi-Family

DELIVERIES & DEMOLITIONS



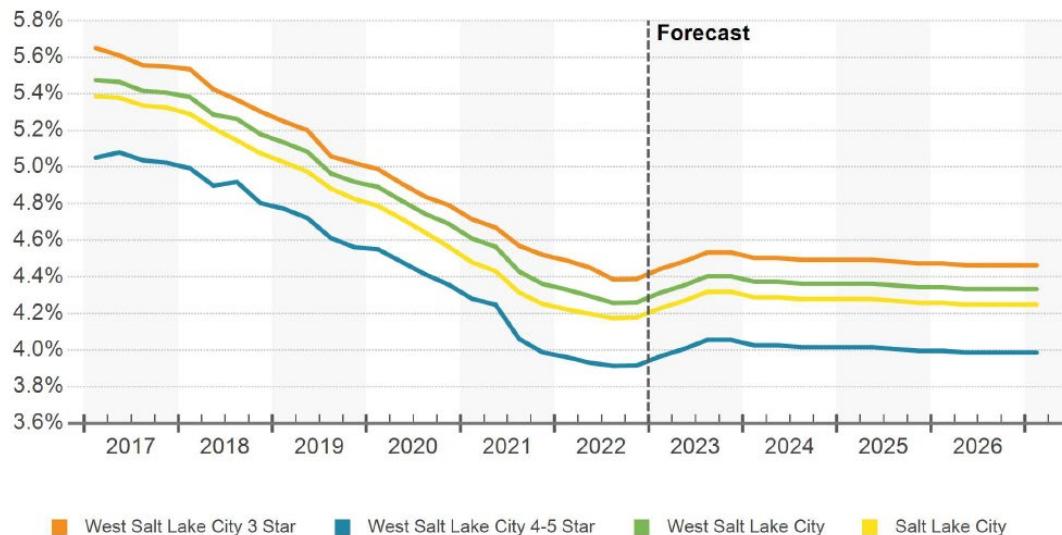
Cap Rates

Cap rates for the subject submarket have stabilized over the recent past. The following graph indicates historical and projected cap rates within the submarket.

Sales

West Salt Lake City Multi-Family

MARKET CAP RATE



Overall, the subject submarket is healthy and is anticipated to continue as such over the coming year

Retail Key Performance Indicators

The key performance indicators produced within the COSTAR report provides a concise overview of vacancy change, net absorption, deliveries, rent growth, and sales volume for the indicated submarket. This information is provided in the following graphic:

Overview

Sugarhouse Retail							
12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth	KEY INDICATORS			
13.8K	25.2K	0.9%	8.8%				
Current Quarter							
Malls	0	-	-	-	0	0	0
Power Center	0	-	-	-	0	0	0
Neighborhood Center	548,172	0%	\$32.47	1.7%	0	0	0
Strip Center	189,521	1.7%	\$23.98	0.8%	1,869	0	0
General Retail	1,453,955	1.1%	\$24.98	2.0%	(6,144)	0	0
Other	0	-	-	-	0	0	0
Submarket	2,191,648	0.9%	\$26.77	1.8%	(4,275)	0	0
Annual Trends							
Vacancy Change (YOY)	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
-0.5%	-0.5%	3.7%	1.0%	10.5%	2009 Q3	0.5%	2022 Q3
Net Absorption SF	25.2K	(9,374)	5,080	115,874	2011 Q2	(162,626)	2017 Q3
Deliveries SF	13.8K	6,827	9,910	85,771	2015 Q4	0	2022 Q3
Rent Growth	8.8%	2.0%	2.9%	10.3%	2022 Q3	-2.9%	2009 Q4
Sales Volume	\$0	\$1.9M	N/A	\$14.9M	2021 Q2	\$0	2022 Q4

The subject submarket has around 2.2 million square feet of retail space. The vacancy rate has been essentially unchanged over the past year and now stands at 0.9%. Rents grew by an impressive 8.8% over the past year

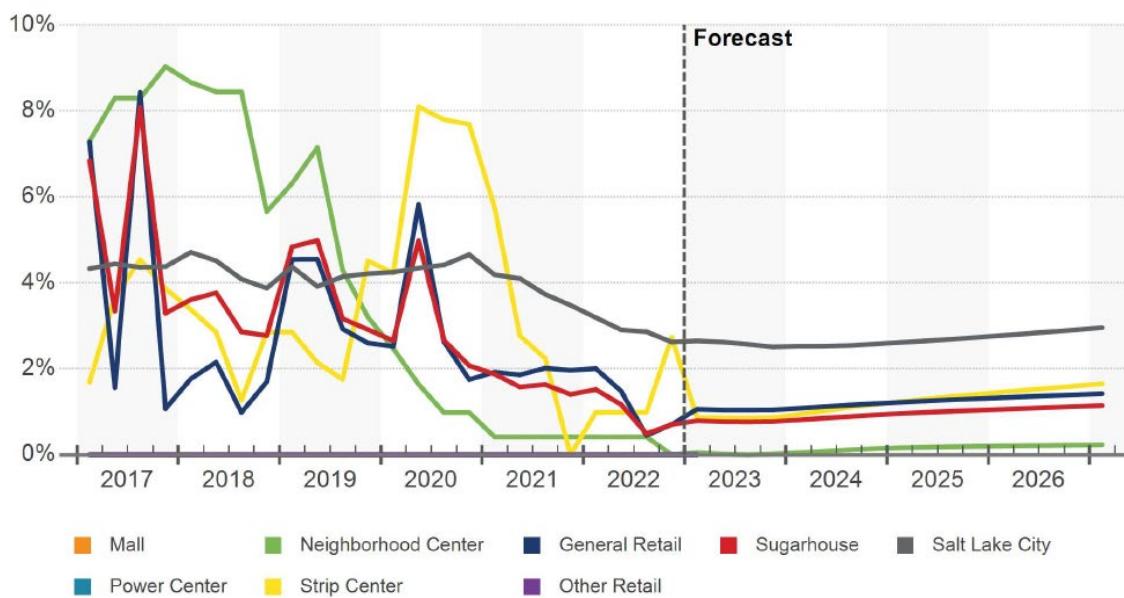
Retail Vacancy

The following graph illustrates the vacancy within the market since 2017 to the present with projections going forward until 2026.

Leasing

Sugarhouse Retail

VACANCY RATE



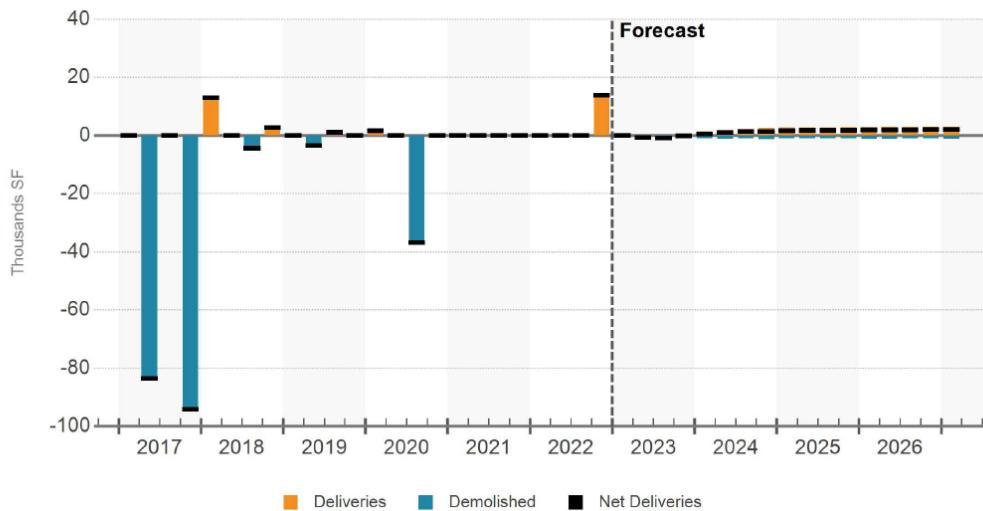
Retail Construction

The following graph indicates historical and projected construction deliveries and demolition within the submarket.

Construction

Sugarhouse Retail

DELIVERIES & DEMOLITIONS



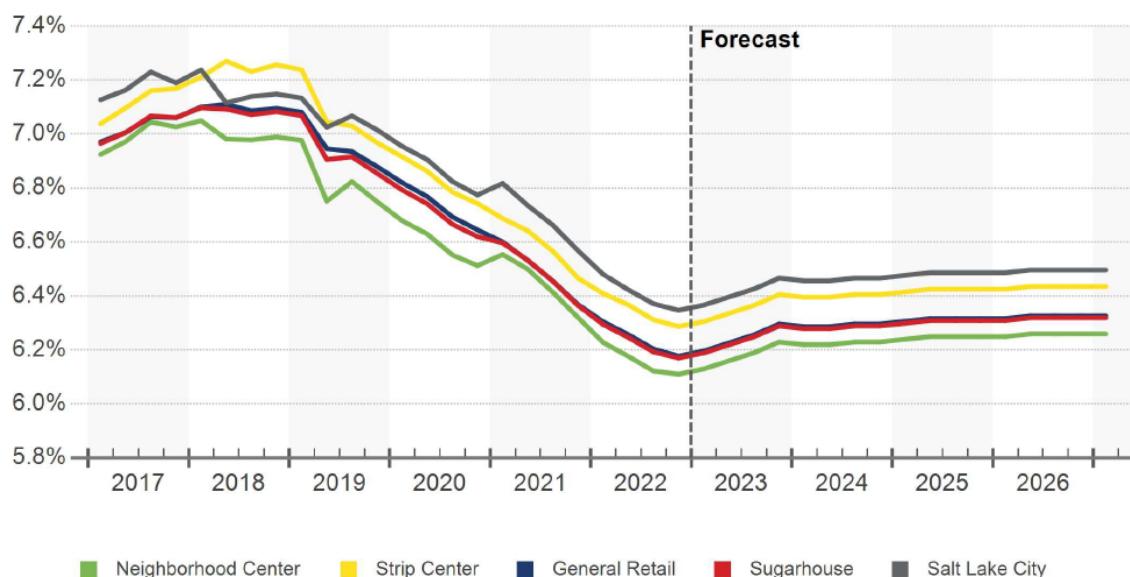
Cap Rates

Cap rates for the subject submarket have been decreasing over the recent past. The following graph indicates historical and projected cap rates within the submarket.

Sales

Sugarhouse Retail

MARKET CAP RATE



Overall, the subject submarket is healthy and is anticipated to continue as such over the coming year.

SITE DESCRIPTION

The larger subject parcel comprises Salt Lake County parcel numbers 16-18-153-004, -005, -006, 16-18-158-009, -010, -011, -012, -013, -014, 16-18-176-001, -002, -003, -004, and 16-18-181-024, totaling 998,281 square feet, or 22.917 acres. Review of an A.L.T.A. Survey of the subject property is recommended. Please see the property plat attached to the addenda of the report.

General Site Data:

-Land Area:

<i>Gross:</i>	998,281 square feet, or 22.917 acres
<i>Area within existing Right of way:</i>	± 0 - square feet, or -0- acre
<i>Land Size (Net of Existing ROW)</i>	998,281 square feet, or 22.917 acres (Larger Parcel)

-County Parcel No(s). 16-18-153-004, -005, -006, 16-18-158-009, -010, -011, -012, -013, -014, 16-18-176-001, -002, -003, -004, and 16-18-181-024

-Street Orientation Corner parcel with exposure and frontage along State Street and exposure, frontage, and access along 1700 South, 300 East, and Kensington Avenue.

-Shape Irregular.

-Frontage 862.60 linear frontage feet along State Street, 442.25 linear frontage feet along 1700 South, 100.38 linear frontage feet along 300 East, and 299.00 linear frontage feet along Kensington Avenue.

-Access Legal controlled access is reportedly available via 1700 South, 300 East, and Kensington Avenue.

-Depth (See plat map).

<i>-Topography</i>	Level; at street grade with State Street, 1700 South, 300 East, and Kensington Avenue.
<i>-Drainage</i>	Natural drainage is westerly.
<i>-Soil</i>	Soil studies have not been made available to the appraiser. Soil stability is assumed to be adequate for slab on grade construction. Review of a geo-technical investigation prepared by a qualified engineer/firm is recommended.
<i>-Wetland Areas</i>	A GIS aerial overlay and wetland study indicating the existence of wetlands was not provided. There is no evidence of wetland areas contained within the subject site. This analysis assumes that there are no wetland areas contained within the subject. Review of a wetlands investigation by a qualified firm is recommended.
<i>-Adjacent Properties</i>	Adjacent properties are as follows: <i>North:</i> Commercial/Vocational/Residential <i>South:</i> Residential/Commercial/Vocational <i>East:</i> Vocational/Residential/Commercial <i>West:</i> Commercial/Residential/Multi-family
<i>-Street Improvements</i>	State Street is a six-lane (three lanes per direction of travel with a cement median and intermittent turning lanes) asphalt paved roadway. 1700 South, 300 East, and Kensington Avenue are two-lane (one lane per direction of travel) asphalt paved roadways. All of the roadways are improved with concrete curb, gutter, and sidewalk.
<i>-Traffic Counts (AADT)</i>	24,000, 10,000 and 4,200 along State Street, 1700 South, and 300 East in 2020. Traffic counts for Kensington Avenue are not available.

-Utilities All available and adequate.

-Abutting Rights-of-Way State Street, 1700 South, 300 East, and Kensington Avenue.

-Easements, Restrictions and Encroachments A title report was not provided, with regard to determining any easements that might affect the subject property. No unusual easements or encumbrances were noted. It is assumed that typical public utility easements (P.U.E.'s), drainage, and/or public street easements exist along one or more of the site's borders and/or traverse portions of the site. Other than those previously mentioned, no unusual easements, restrictions and/or encroachments were noted at the time of inspection or on either the plat map or the respective legal description(s). It is assumed that any typical easements, restrictions and/or encroachment would not adversely impact the development potential of the subject property. Review of an A.L.T.A. Survey is recommended.

-Special Hazards

Flood Zone: X (areas of minimal flooding); Community Panel #s 49035C0282H; dated August 2, 2012. The applicable section of the flood zone map is attached in the addenda.

Environmental: No environmental study was provided to the appraiser. This analysis assumes that no hazardous materials exist on site. If hazardous materials were found onsite, the value estimate may be subject to change. Review of a Phase I environmental assessment specific to the subject property, prepared by a qualified engineer/firm is recommended.

Liquefaction Zone: The subject is in a high⁶ liquefaction zone. This is a typical zone for properties in the north central portion of Salt Lake County. It is not unusual with regard to development.

-Zoning: The subject is zoned CC, I, and R-1/5,000, under the jurisdiction of Salt Lake City. The CC, I, and R-1/5,000 zones are classified as Corridor Commercial District, Institutional District, and single family residential by the Salt Lake City zoning ordinance. The purpose of the CC, Corridor Commercial District zone as defined by Salt Lake City (section 21A.26.050) is as follows:

21A.26.050: CC CORRIDOR COMMERCIAL DISTRICT:

A. Purpose Statement: The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

Salt Lake City's table of permitted uses (section 21A.33.030) indicates the Corridor Commercial District allows for mixed use, multifamily, restaurants, retail, office, and schools. There is a minimum lot area requirement of 10,000 square feet and a 15' minimum setback from the street requirement.

The purpose of the I, Institutional District zone as defined by Salt Lake City (section 21A.32.080) is as follows:

21A.32.080: I INSTITUTIONAL DISTRICT:

A. Purpose Statement: The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campuslike setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

Salt Lake City's table of permitted uses (section 21A.33.070) indicates the Institutional District allows for schools, government offices, offices, meeting halls, libraries and nursing

⁶ Utah Geological Survey: <http://geology.utah.gov/utahgeo/hazards/liquefy.htm>

homes. There is a minimum lot area requirement of 20,000 square feet and a 20' minimum setback from the street requirement.

The purpose of the R-1/5000, single family residential zone as defined by Salt Lake City (section 21A.24.070) is as follows:

21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Salt Lake City's table of permitted uses (section 21A.33.020) indicates the R-1/5000 zone allows for residential uses. Schools, seminary, and religious institutes are a conditional use within the zone. There is a minimum lot area requirement of 5,000 square feet, and the minimum setback requirement is equal to the average of the front yards of existing buildings within the block face.

The subject improvements, a school and a church, are legally conforming uses in the zonings. Salt Lake City's Central Community master plan indicates the subject property is planned mostly for institutional use, community commercial use along State Street, and low density residential in small areas. The applicable section of the Salt Lake City zoning map, general plan map, and zoning code are reproduced in the addenda.

IMPROVEMENT DESCRIPTION

As previously indicated the subject property is improved with a school and a church. The subject structures will not be adversely impacted by the proposed acquisitions and the improvements have not been inspected, appraised or otherwise considered in this appraisal analysis.

RECENT HISTORY OF THE PROPERTY:

As of the effective date of value, the recorded owner of the subject property is Salt Lake Community College. According to the Salt Lake County recorder's office, most of the subject property has been under the same ownership in excess of five years. However there is a transfer recorded for parcels 16-18-176-001, -002, -003, and -004 from grantor the Church of Jesus Christ of Latter-Day Saints Corporation of the Presiding Bishop of the Church of Jesus Christ on April 23, 2021 to grantee Salt Lake Community College. This sale has not been located on the WFRMLS or LoopNet. I have not been able to get in touch with property contact Peta Owens-Liston, Media/Public Relations with Salt Lake Community College, to ask for details of this transaction. There are no other recorded transfers within the past five years.

A search of the WFRMLS and CoStar did not return any listings or sales of the subject property. I am unaware of any other historical information regarding the subject property within the last five (5) years.

REAL ESTATE TAXES & ASSESSMENTS: Tax and assessment data of the appraised property is under the jurisdiction of Salt Lake County. The tax and assessment information is applicable for 2022 and has been obtained from the Salt Lake County Treasurer's and Assessor's Office. The taxes for 2022 is indicated in the following table.

2022 Assessment and Tax Information							
Parcel	Assessed Value			Total Taxes			
	Land & Improvements	Exemptions	Taxable Value	Tax rate	Ad Valorem Tax ¹	Special Assessments ²	Total Tax
16-18-153-004	\$25,100	(\$25,100)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-153-005	\$28,300	(\$28,300)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-153-006	\$44,000	(\$44,000)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-158-009	\$89,600	(\$89,600)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-158-010	\$262,500	(\$262,500)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-158-011	\$37,700	(\$37,700)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-158-012	\$40,800	(\$40,800)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-158-013	\$34,500	(\$34,500)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-158-014	\$422,600	(\$422,600)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-176-001	\$53,400	(\$53,400)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-176-002	\$53,400	(\$53,400)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-176-003	\$823,490	(\$823,490)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-176-004	\$103,600	(\$103,600)	\$0	0.0105370	\$0.00	\$0.00	\$0.00
16-18-181-024	\$48,450,500	(\$48,450,500)	\$0	0.0105370	\$0.00	\$0.00	\$0.00

¹Applies to real estate only. Taxes on personal property, improvement fixtures, etc., if any are excluded.
²Special assessments include bond payments and/or other taxes that do not vary according to assessed value.
Source: Salt Lake County

As shown above, the subject property is tax exempt. The assessed value is typically computer generated and is not specific in adjustments. Thus, limited weight is placed on the assessed value as a market value indicator.

HIGHEST AND BEST USE – BEFORE ACQUISITION

A market value estimate requires a highest and best use analysis of the subject site. The definition of highest and best use is:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.⁷

Highest and best use refers to a determined use for the land that develops the highest return over a prolonged period of time. Highest and best use does not necessarily refer to the size of a building, where it is located on the site, or its amenities.

Permitted uses, as designated by zoning or detailed by deed restrictions, are very important. Building and economic trends, location, neighborhood conditions, and maintenance are all important characteristics that should be considered. Zoning is a determinant of use, but it is not necessarily final. Variances may be granted, or a zoning may be changed; however, a planned use likely would need to be in accordance with the master plans, trends, and established patterns of development for an area.

The use(s) concluded in the analyses to be highest and best must meet the criteria of being 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive.

Two procedures are typically used to determine a property's highest and best use. The first is an analysis of the site as if it were vacant. The second is an analysis of any existing and/or proposed improvements and their influence upon the sites highest and best use.

⁷ The Appraisal of Real Estate, (Thirteenth edition) The Appraisal Institute, Chicago, Illinois, 2008.

Highest and Best Use of the Subject As Vacant

- **Physically Possible**

The defined larger parcel contains 998,281 square feet, or 22.917 acres. The site is an irregular shaped corner parcel with exposure and frontage along State Street and exposure, frontage, and access along 1700 South, 300 East, and Kensington Avenue. The topography is level and is generally at street grade with State Street, 1700 South, 300 East, and Kensington Avenue. All utilities are available and are adequate for development of the site. The subject is adequately sized and shaped to accommodate a variety of development options. No physical limitations to development are apparent. The most likely development option is to divide the subject parcel into smaller developmental parcels.

- **Legally Permitted**

The property is zoned within CC, I, and R-1/5,000 under the jurisdiction of Salt Lake City. The CC, I, and R-1/5,000 zoning is defined as a Corridor Commercial District, Institutional District, and single family residential classification. The CC zoning designation allows for mixed use development. Given surrounding developments it is likely that the subject property would be developed with some sort of mixed use development.

- **Financial Feasibility**

A financially feasible use must be one that can provide the highest return on an improvement over a prolonged period of time. The use will be constrained by zone restrictions and the physical characteristics of the land. Also considered are current economic trends, neighborhood influences, and existing supply/demand characteristics, as they pertain to real estate.

Location has a significant impact on the potential uses that are financially feasible. The subject property is located on the northeast corner of State Street and 1700 South, on the west side of 300 East, and on the south side of Kensington Avenue in Salt Lake City. The site has average visibility and is located in an area that is utilized for mixed use, vocational, retail, office, commercial, and multi-family uses. The outlook for the subject

area in general is one of optimism as most market indicators indicate continued growth for years to come. Interest rate increases have slowed some residential growth in the market but low unemployment continues to help spur the economy. The site has average visibility with fronting traffic counts averaging 24,000, 10,000 and 4,200 cars per day along the fronting roadways, State Street, 1700 South, and 300 East.

Use as a public facility building or a school does not represent the highest and best use of the land as vacant. Given the preceding trends well-conceived projects would likely be a financially feasible use for the subject property given current market conditions. Given the uses in the immediate area of the subject property, it is anticipated that the most financially feasible use of the subject property would be for a mixed use development.

- Maximally Productive.

Based on the foregoing analysis, the highest present land value, as if vacant, is obtained by a mixed use development, as justified by demand, most likely in the form of smaller developmental parcels. The most likely user would be the owner or developer intending to develop the site. Given the amount of suitable land in the area timing for development is determined to be the present time.

Highest and Best Use of the Site As Improved

As previously indicated the subject property is improved with a school and a church. The subject structures will not be adversely impacted by the proposed acquisitions and the improvements have not been inspected, appraised or otherwise considered in this appraisal analysis. Therefore, this area of analysis does not apply

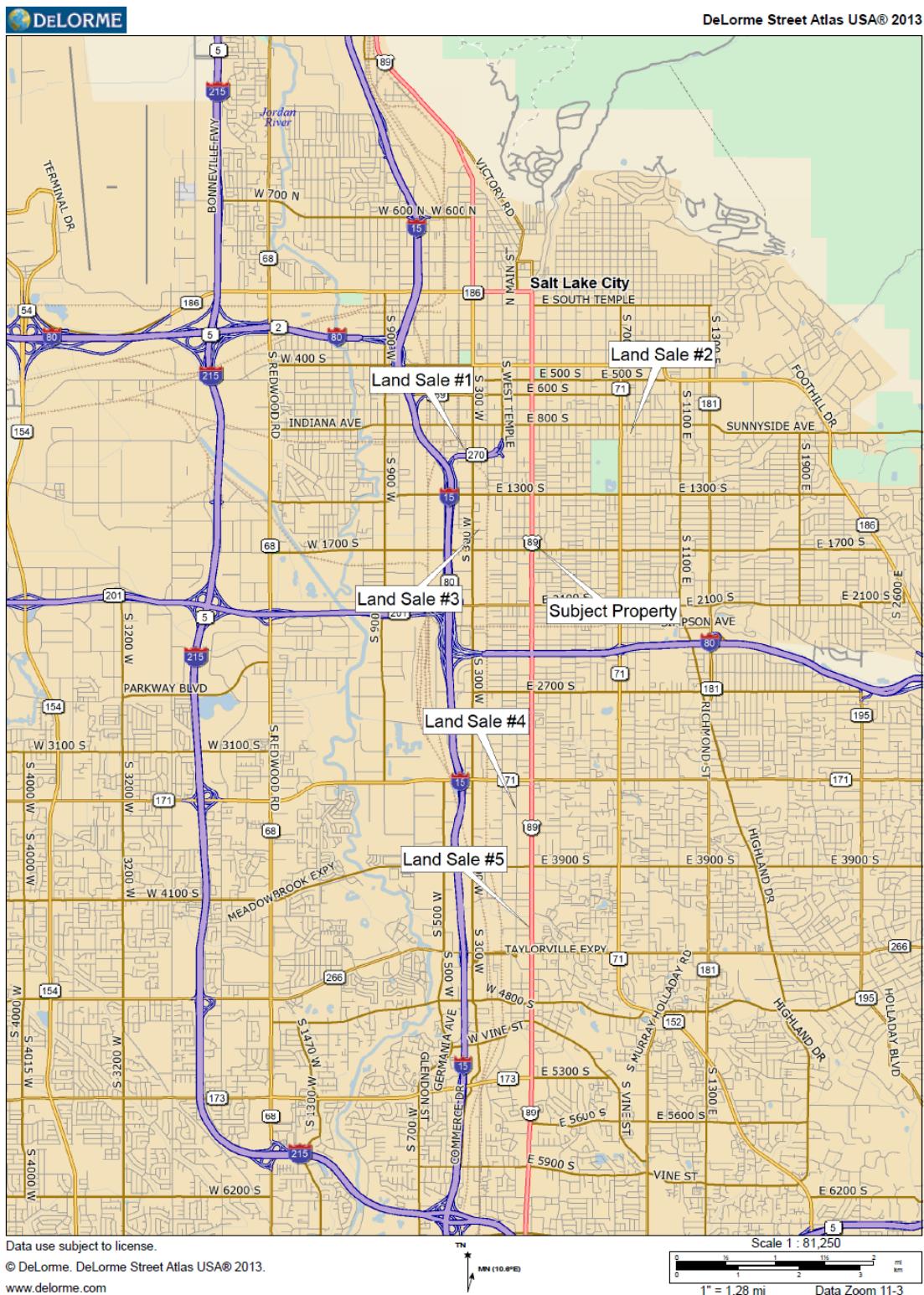
LAND VALUATION - BEFORE

The sales comparison approach forms the basis for this method of land valuation. The Sales Comparison method of valuation is completed to provide an estimate of the property's As Is market value through a comparative analysis of land sales. This involves obtaining land sales with similar characteristics and comparing those sales to the subject site. Adjustments are made to the comparables for differing features. The adjusted values of the comparables are then reconciled into a single estimate of value for the subject land. The unit of comparison is the price per square foot.

The following table is a summary of the land sales used in this report. Complete data sheets are located within the addenda of the report. It is noted that smaller sales are utilized as comparables which is in accordance with the highest and best use as vacant and the most common approach to development within the subject market.

Summary of Comparable Land Sales (Before Adjustments)						
Comp. #	Subject	1	2	3	4	5
Address	1639 S State St.	372 W American Ave.	839 S Mendon Ct.	238 W Paramount Ave	3562 S Main St.	4344 S Main St.
City/Utah	Salt Lake City	Salt Lake City	Salt Lake City	Salt Lake City	South Salt Lake	Murray
County	Salt Lake	Salt Lake	Salt Lake	Salt Lake	Salt Lake	Salt Lake
Parcel No.	16-18-153-004, -005, -006, -158-009, -010, -011, 012, -013, -014, -176-001, -002, -003, -004, -181-024	15-12-180-022, -024	16-08-153-052, -024	15-13-213-011	15-36-278-039	21-01-278-007
Land						
Size (SF)	998,281	28,750	19,602	12,197	43,996	9,583
Acres	22.917	0.66	0.45	0.28	1.01	0.22
Topography	Level	Level	Level	Level	Level	Level
Configuration	Irregular	Irregular	Irregular	Rectangular	Rectangular	Rectangular
Orientation	Corner	Interior	Interior	Interior	Interior	Secondary corner
Street	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt
Utilities	All available	All available	All available	All available	All available	All available
Zoning	CC, I, R-1/5000	CG	SR-3, RMF-35	CG	TOD	TOD
HBU	Mixed Use	Mixed Use	Multi-family	Mixed Use	Mixed use	Mixed use
Sales Date	N/A	Aug-22	May-21	Aug-21	Jul-22	Apr-22
Rights Trans.	N/A	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Terms	N/A	Cash or Equiv.	Cash or Equiv.	Cash or Equiv.	Cash or Equiv.	Cash or Equiv.
C.E. Sales Price	N/A	\$2,150,000	\$975,000	\$700,000	\$2,550,000	\$660,000
\$/Sq.Ft.	N/A	\$74.78	\$49.74	\$57.39	\$57.96	\$68.87
\$/Acre	N/A	\$3,257,576	\$2,166,667	\$2,500,000	\$2,524,752	\$3,000,000

COMPARABLE SALES MAP



ANALYSIS AND RECONCILIATION OF LAND SALES

Market evidence and appraiser judgment determined the degree of adjustment made to each sale. The adjustments are largely subjective. However, each adjustment made reflects careful consideration and analysis of various factors. The factors considered in any adjustment include an analysis of paired sales data, when they are available, and information acquired from market participants. Also considered are the costs associated with bringing a site to a developable condition. It is believed that the adjustments made correspond closely with the thinking of market participants and allow for a tighter frame of reference when comparing sales data to the subject site. The unit of comparison for each sale is the price per square foot.

If needed, dollar adjustments were made in the areas of property rights conveyed, conditions of sale, and financing. The resulting value reflects the “normal sales price” of the comparable. Percentage adjustments were then made to account for market conditions that change over time. Thereafter, additive percentage adjustments were made in each of the remaining areas of analysis. This is described in detail below.

PROPERTY RIGHTS CONVEYED: Each sale reportedly included the transfer of a fee simple title to the buyer(s). The property rights conveyed were the same to those appraised. Therefore, none of the comparables require an adjustment for property rights.

FINANCING TERMS: The value shown for a comparable is a cash-equivalent value. When a seller writes a contract with a buyer and the seller has financing terms better than those available in the market, the seller is often paid a higher price for the property. These circumstances require an adjustment to the sale. All sales were sold on a cash-to-seller basis or similar terms and no adjustments are necessary.

CONDITIONS OF THE SALE: Conditions of sale refer to influences surrounding the sale process, which result in less than an arm’s length transaction. All of the sales were reported as arm’s length transactions and no adjustments are applied.

EXPENDITURES AFTER PURCHASE: Expenditures made immediately after purchase may include the cost to demolish and remove any buildings, cost to petition for a zoning change, or cost to remediate environmental contamination. Comparable 2 sold with a

building that needed to be razed. Razing costs for this sale are estimated at \$20,000 and this sale has been adjusted upward as the net effective sales price to the buyer is increased. Comparables 1 and 4 have buildings to be razed, however interim rental income offsets razing costs. None of the other comparable sales have expenditures requiring adjustment after purchase and no other adjustments were applied.

MARKET CONDITIONS: Market conditions refer to price changes occurring over time due to various market forces. The outlook for the subject area in general is one of optimism as most market indicators indicate continued growth for years to come. Interest rate increases have slowed some residential growth in the market but low unemployment continues to help spur the economy. Thus, each of the comparable sales warrant an upward adjustment to account for the market upward trend. The applied adjustment is based on a six percent annual appreciation rate from the date of sale to the effective date herein.

LOCATION FACTORS: Location refers to access, exposure, attractiveness of surrounding properties, and proximity to surrounding support services. The subject is located on the northeast corner of State Street and 1700 South, on the west side of 300 East, and on the south side of Kensington Avenue, Salt Lake City, Utah 84115. Access to transportation routes is considered good. Proximity to surrounding support services is rated average.

All of the comparables are considered inferior to the subject in terms of overall desirability and are adjusted upward.

PHYSICAL CHARACTERISTICS: The physical characteristics of the subject property are similar to many of the physical features of the comparables. Adjustments were made in the following areas:

Size: Small land parcels often sell for a higher unit price than do large ones, as they are less risky to develop. Development risk increases in proportion to the difficulty of maximizing the development potential of a parcel of land. Larger tracts of land often require the construction of a larger building or even multiple structures in order to maximize development potential. Also, the time frame for construction generally

increases, which often puts the developer at a greater risk. Consequently, developers are often willing to pay a higher unit price for smaller, less risky parcels of land.

Although the highest and best use is for development of the subject property into smaller developmental parcels, time and effort would be incurred in order to obtain appropriate approvals and engineering to develop as such. Therefore, all of the comparables are significantly smaller in size than the subject property and have been adjusted downward accordingly.

Topography/Developability: Adjustments made for this area of adjustment recognize those differences in a site's topography and/or need of fill in order to accommodate development. Typically, sites that are relatively level with stable and adequate fill conditions, sell for a higher per unit basis. The reason is that there is less site work cost incurred on a buyer's part in bringing these sites into a developable condition versus a site that has a sloping or undulating terrain and/or one that is in need of fill. The topography of the subject is level and is not restrictive from a developmental standpoint. The same is true for the comparable sales in that they are not restrictive for development based on this category of analysis and no adjustments are applied for topography/developability.

Configuration/Shape: Configuration/shape refers to the physical shape or layout of a site or parcel of raw land. Typically, rectangular, square, or even moderately irregular configurations are more desirable than severely irregular configurations because they allow the developer to maximize the potential development of the land with the least amount of wasted or excess land. The subject parcel is irregular in shape and the shape/configuration is not restrictive in terms of development. Comparable 1 has a highly irregular shape and has been adjusted upward. All of the other comparables have shapes/configurations that are not restrictive to development and no additional adjustments are applied under this area of analysis.

Street Orientation: This factor refers to interior versus corner parcels. Corner parcels typically command lower prices due to exposure for single family residential users. The

opposite is true for commercial users. The subject property is a corner parcel with exposure and frontage along State Street and exposure, frontage, and access along 1700 South, 300 East, and Kensington Avenue. Comparables 1, 2, and 3 have interior orientations and are adjusted upward. Comparable 5 is a secondary corner and is inferior and has been adjusted upward.

Street Improvements: Street improvements refers to the fronting street type as well as curb, gutter and/or sidewalk. All of the comparable sales are all fronted by asphalt-paved streets with intermittent curb, gutter and sidewalk and no adjustments are applied.

Utilities: The subject property has direct access to all utilities, as do all of the comparables. Therefore, no adjustment is applied under this area of analysis.

Zoning: One other factor that can have an effect on value is the allowable density of development. The subject is currently zoned CC, I, and R-1/5,000 under jurisdiction of Salt Lake City. The highest and best use of the subject is for mixed use development. Comparable 2's highest and best use is for multi-family development which is inferior to the subject and has been adjusted upward. The remaining comparable's highest and best use is for mixed use development and no additional adjustments are warranted under this area of analysis.

Other: Comparable 3 sold with fully permitted plans for a 10 unit townhome development with all of the City fees paid and has been adjusted downward. There are no other applicable adjustments needed under this category. The adjustment table illustrating the previously detailed adjustments is located as follows.

LAND ADJUSTMENT GRID						
Subject Location: Size: (Square Feet)	1639 South State Street, Salt Lake City, Utah 998,281					
COMPARABLE SALES						
Sales Price Adjustments:	Subject	1	2	3	4	5
		\$2,150,000	\$975,000	\$700,000	\$2,550,000	\$660,000
Property Rights Adjusted Price		\$0 \$2,150,000	\$0 \$975,000	\$0 \$700,000	\$0 \$2,550,000	\$0 \$660,000
Financing Terms Condition of Sale Expenditures Adjusted Price		\$0 \$0 \$0 \$2,150,000	\$0 \$0 \$20,000 \$995,000	\$0 \$0 \$0 \$700,000	\$0 \$0 \$0 \$2,550,000	\$0 \$0 \$0 \$660,000
Date of Sale Market Conditions Adjusted Price		Aug-22 \$52,675 \$2,202,675	May-21 \$102,485 \$1,097,485	Aug-21 \$59,383 \$759,383	Jul-22 \$78,200 \$2,628,200	Apr-22 \$29,480 \$689,480
Unit of Comparison Square Foot Price Per Square Foot	998,281	28,750 \$76.62	19,602 \$55.99	12,197 \$62.26	43,996 \$59.74	9,583 \$71.95
Location		10%	10%	10%	15%	15%
Physical Characteristics						
Size	998,281	-15%	-15%	-15%	-10%	-15%
Topography/Developability	<i>Level</i>	0%	0%	0%	0%	0%
Configuration	<i>Irregular</i>	5%	0%	0%	0%	0%
Utilities	<i>All available</i>	0%	0%	0%	0%	0%
Street Orientation	<i>Corner</i>	10%	10%	10%	10%	5%
Street Improvements	<i>Asphalt</i>	0%	0%	0%	0%	0%
Zoning/HBU	<i>CC, I, R-1/5000</i>	0%	10%	0%	0%	0%
Other		0%	0%	-10%	0%	0%
Adjusted Price Per Sq.Ft.		\$84.28	\$64.39	\$59.15	\$68.70	\$75.54
Gross % Change		42%	55%	53%	38%	39%
		Low	High	Median	Mean	
Adjusted Value Range		\$59.15	\$84.28	\$68.70	\$70.41	

RECONCILIATION OF LAND VALUE – BEFORE ACQUISITION

After making adjustments, the adjusted sales range from \$59.15 to \$84.28 per square foot. The value range is typical of the periphery downtown CBD market. The indicated average for the comparable sales is \$70.41 per square foot. All of the sales indicate a median value of \$68.70 per square foot. Sales 3 and 1 represent the low and high extremes of the comparables but are similar to the other adjusted values. The mean excluding the high and low sales is \$69.54 per square foot. After reviewing characteristics of the subject and the comparable sales, a concluded market value at \$70.00 is concluded. Based on previously discussed information, the concluded unit value appears to be reasonable and market-supported. The concluded value of subject is as follows:

Subject Land -- 998,281 SF x \$70.00 = \$69,879,670

LAND VALUE BEFORE ACQUISITION = \$69,879,670

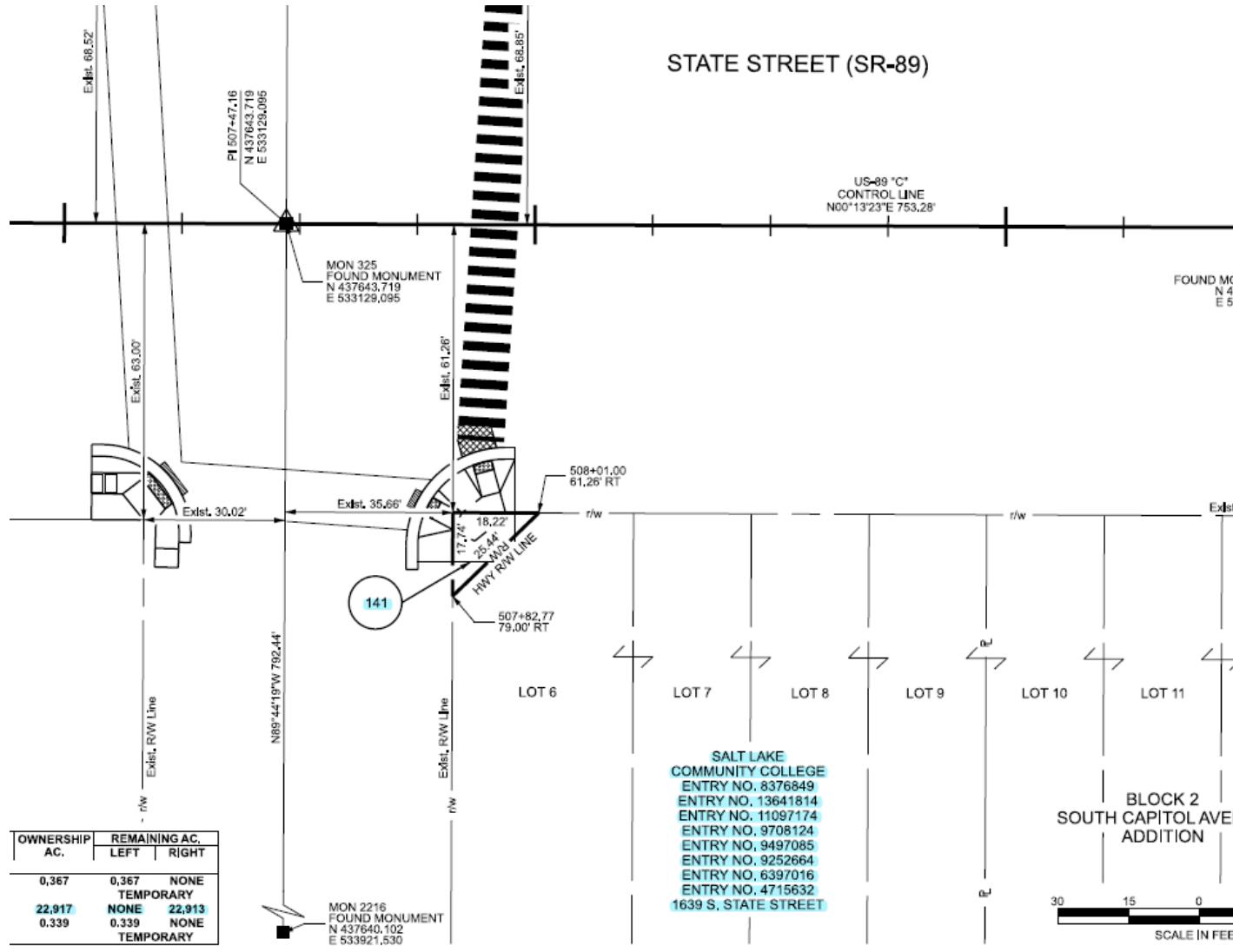
DESCRIPTION OF PROPOSED PROJECT

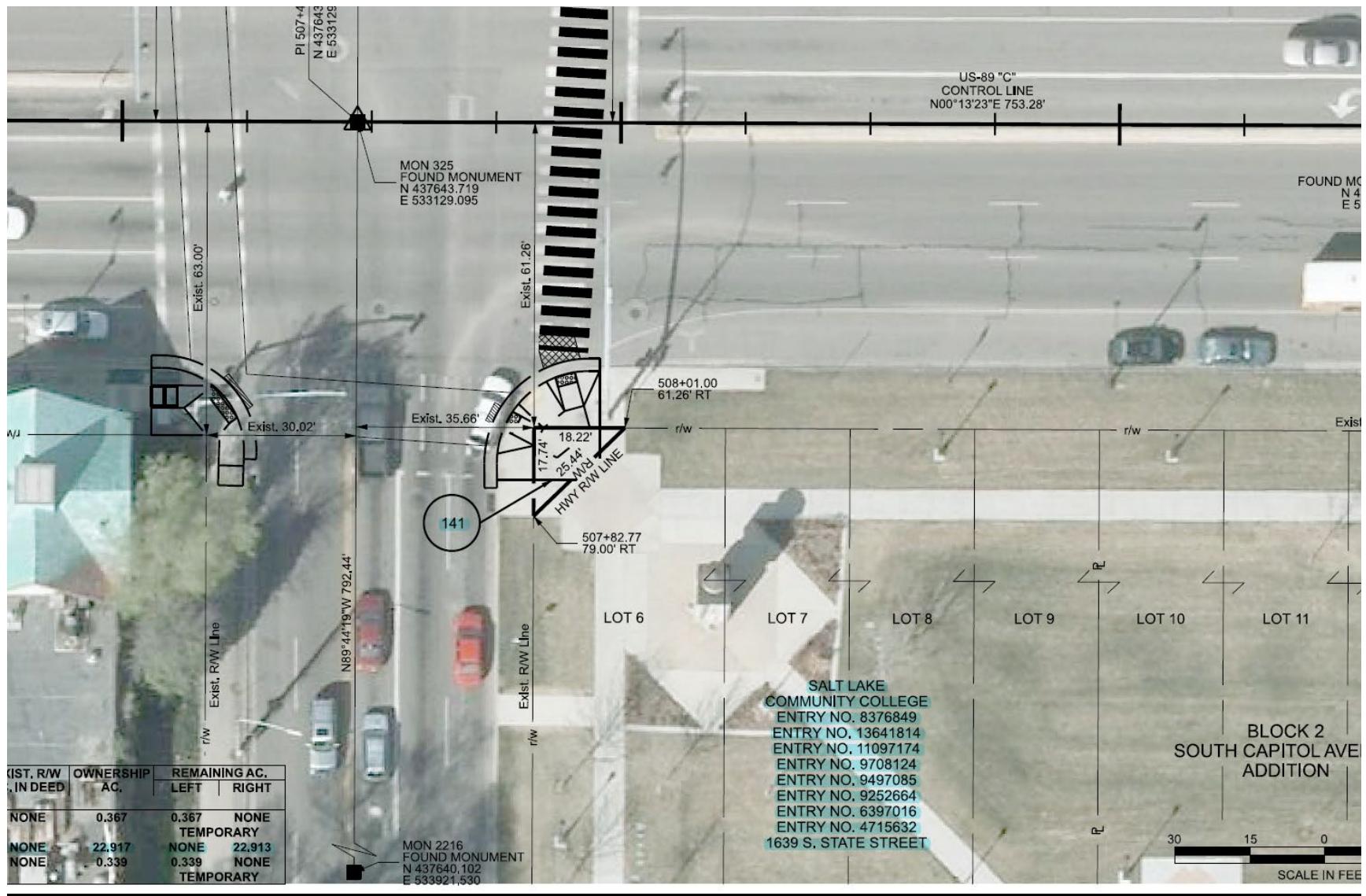
DESCRIPTION OF PROPOSED PROJECT: The objective of the Pedestrian Ramp Project is to improve sidewalks along major corridors and bring them into current ADA compliance standards.

DESCRIPTION OF ACQUISITION(S): As part of the project, a partial fee acquisition is necessary within the subject property. The partial fee acquisition is located near the southwest corner of the subject property. According to the instruments provided by the client, the area of the partial fee acquisition, identified as Parcel No. R299:141, contains an area of 162 square feet, or 0.004 acre.

Refer to the project map on the following page for additional information.

PROJECT MAPS & EXHIBITS





DESCRIPTION OF PROPERTY – AFTER ACQUISITION: After the acquisition, the subject remainder will total 998,119 square feet, or 22.913 acres, and is of adequate size and shape for numerous types of development in accordance with the concluded highest and best use. The proposed acquisition will not detrimentally impact the developability of the subject property. Although portions of a new right-of-way line will be re-located, the new line will not be detrimental to the subject.

The overall remainder parcel is of adequate size to accommodate development in accordance with the highest and best use conclusion. The subject property will reportedly have the same access as the “before” condition.

SITE AREA: Before the acquisition, the subject parcel contains 998,281 square feet, or 22.917 acres. The total area of the acquisition is 162 square feet, or 0.004 acre, leaving an area of the remainder of approximately 998,119 square feet, or 22.913 acres.

SHAPE: The shape will not alter significantly as a result of the acquisition. The shape is not considered a detriment in the after condition.

FRONTAGE: The subject frontage along 1700 South, 300 East, and Kensington Avenue will not be detrimentally altered

ACCESS: Legal access is to the remainder is to be unchanged from 1700 South, 300 East, and Kensington Avenue.

STREET IMPROVEMENTS: In the after condition, street improvements along the fronting roadway will not be detrimentally altered and will add an ADA compliant sidewalk corner on the northeast corner of State Street and 1700 South.

PARKING: No parking will be impacted as a result of the proposed acquisitions.

DESCRIPTION OF IMPROVEMENTS – AFTER ACQUISITION:

As noted throughout the report the subject property is improved with a school and a church. According to Amy McKennon, SR/WA, Right-of-Way Lead Agent with the Utah Department of Transportation all hardscaping and utilities will be construction items and included in the project. Site improvements within the area of the acquisition are considered to be lost to the project and the property owner is compensated for these items. Any concrete curb, gutter and sidewalk will be replaced in kind and is not compensated for.

HIGHEST AND BEST USE – AFTER ACQUISITION:

Highest and best use as if vacant is not changed from the before condition.

DATA ANALYSIS AND CONCLUSIONS – AFTER ACQUISITION

VALUATION OF THE PARTIAL FEE ACQUISITION: As indicated previously, the partial fee acquisition is located near the southwest corner of the subject property. The area of the acquisition is 162 square feet, or 0.004 acre. The method used to arrive at a value for the partial fee acquisition was to first appraise the property as a whole. As indicated, the land value of the subject as a whole is estimated at \$70.00. The value of the partial fee acquisition is calculated based on a pro-rata breakdown of the land value per square foot. The partial fee acquisition is calculated as follows:

Parcel ID	Acquisition Size (SF)	\$/SF/Unit	Factor	Factor	Totals
141	162	\$70.00	1.00	1.00	\$11,340

DESCRIPTION AND VALUATION OF THE IMPROVEMENTS ACQUIRED/IMPACTED: As previously indicated the subject property is improved with a school and a church. The subject structures will not be adversely impacted by the proposed acquisitions and the improvements have not been inspected, appraised or otherwise considered in this appraisal analysis. The highest and best use of the subject as vacant is for mixed use development. There are no site improvements located within the area of the fee acquisition that are lost to the project. It is noted that at the time of inspection the project boundaries had not been staked and the site improvements impacted here are based on measurements taken at the time of inspection and from Google aerial images.

In order to determine the contributory value of the impacted improvements several contractors and suppliers of such materials were contacted. A few of the individuals contacted include Mark Simpson a landscaper, All States Landscaping and Property Maintenance, Millcreek Gardens, Home Depot, Lowe's Home Improvement and the Marshall-Swift Valuation Service. Additionally, Morgan Asphalt and Visibility Signs and

Graphics provided cost estimates. Based on the information provided by these sources the estimated contributory value of the site improvements acquired is indicated in the following table.

Improvements Acquired	Parcel #	Improvements Acquired	Unit	Quantity	Unit Price	Deprec.	Adj. \$/Unit	Totals	TOTAL(S)
	141	None						\$0	\$0

VALUE OF THE REMAINDER AS PART OF THE WHOLE: The value of the remainder as part of the whole is calculated by deducting the value of the acquisitions and/or pertinent site improvements acquired from the market value of the subject as a whole or the value in the before condition. Since the vertical building improvements are not appraised, this calculation is for the land value only. This calculation is made prior to measuring any damages to the remainder, temporary easements or cost to cure. This is calculated as follows:

Value of the Subject As a Whole Property	\$69,879,670
Less: Fee Acquisitions	(\$11,340)
Less: Perpetual Easement	\$0
Value of the Remainder as Part of the Whole	\$69,868,330

DAMAGES TO THE REMAINDER: In cases involving a partial acquisition, an analysis of damages and special benefits is necessary for the remaining portion of the parcel to determine if there is any loss in value to the remainder of the subject property in the after condition as a result of the partial acquisition, and/or if there are any special benefits resulting from the partial acquisition that may be used to offset damages.

The International Right of Way Association defines damages as: "In condemnation, the loss in value to the remainder in a partial taking of a property. Generally, the difference between the value of the whole property before the taking and the value of the remainder

after the taking is the measure of value of the part taken and the damages to the remainder.⁸ Damages are typically classified as either consequential damages, or severance damages. Consequential damages and severance damages are defined as follows:

Consequential damages are defined as a “loss in value of a parcel of land, no portion of which is acquired, resulting from a public improvement.”⁹

Severance damages are defined as a “loss in value of the remainder of a parcel resulting from an acquisition, sometimes called indirect damages.”

Severance damages are also defined as “the diminution of the market value of the remainder area, in the case of a partial taking, which arises (a) by reason of the taking (severance), and/or (b) the construction of the improvement in the manner proposed.”¹⁰

The remainder parcel will retain access similar to that of the before condition. The subject fronting roadway(s) will not be detrimentally altered significantly as a result of the proposed acquisition, and the access to the subject property will remain reasonable for the concluded highest and best use. The remainder will be in excess of the minimum lot size and the setback from the road will be compliant. Highest and best use as if vacant is unchanged from the before condition to the after condition. The parcel of land is made smaller by the acquisition; however, the remainder size is still adequate for development in accordance with the highest and best conclusion. The total remainder size is 998,119 square feet, or 22.913 acres.

In summary, no loss in value or additional damages appears warranted in the after condition. The proposed partial fee acquisition within the subject tract does not detrimentally alter the shape or configuration of the remainder of subject in the after condition relative to the before condition, with regard to the concluded highest and best use. Therefore, no severance damages are warranted.

⁸ Principles of Right of Way, International Right of Way Association, Torrance, California, 2001, pg.208

⁹ IBID, pg.207

¹⁰ IBID, pg.216, 222

COST TO CURE: As discussed previously, According to Amy McKennon, SR/WA, Right-of-Way Lead Agent with the Utah Department of Transportation all hardscaping and utilities will be construction items and included in the project. Site improvements within the area of the acquisition are considered to be lost to the project and the property owner is compensated for these items. Any concrete curb, gutter and sidewalk will be replaced in kind and is not compensated for.

Parcel #	Cost-to-Cure	Unit	Quantity	Unit Price	Factor	Totals	TOTAL(S)
Cost To Cure	141	None				\$0	\$0

SPECIAL BENEFITS: In the subject jurisdiction, special benefits are generally used to offset severance damages resulting from a partial acquisition. The International Right of Way Association defines special benefits as “advantages accruing from a given highway improvement to a specific property and not to others generally.”¹¹

The proposed acquisitions do not materially affect the highest and best use of the site or continued use of the improvements. No special benefits are warranted with regard to the remainder of the subject property. There will be no additional loss in value to the remainder of the subject in the after condition resulting from the proposed acquisition. No offsetting special benefits are likely realized to the remaindered portion of the subject.

SPECIAL BENEFITS

None = \$ 0

¹¹ Principles of Right of Way, International Right of Way Association, Torrance, California, 2001, pg.216

Summary of Values				
Value of the Subject As a Whole Property				
Subject Land:	998,281	SF x	\$70.00 =	\$69,879,670
Contributory Value of Improvements:				\$0
Total:				\$69,879,670
Value of the Acquisitions				
Fee Acquisition:	141	162	SF x \$70.00 =	\$11,340
Site Improvements Acquired:				\$0
Total:				\$11,340
Value of the Remainder as Part of the Whole				
Land less Acquisitions:				\$69,868,330
Improvements:				\$0
Total:				\$69,868,330
Value of the Remainder After the Acquisition				
Remainder as part of the whole:				\$69,868,330
Less: Damages, Cost to Cure & Temporary Easement				\$0
Value of the Remainder Parcel:				\$69,868,330
Damages				
Severance Damages:				\$0
Cost to Cure:				\$0
Total:				\$0
Special Benefits				
Special Benefits:				\$0
Total Award				
Fee Acquisitions:				\$11,340
Perpetual Easements:				\$0
Improvements Acquired:				\$0
Temp. Construction Easements:				\$0
Severance Damages:				\$0
Less: Special Benefits				\$0
Cost to Cure				\$0
Total				\$11,340
Total (Rounded)				\$11,400

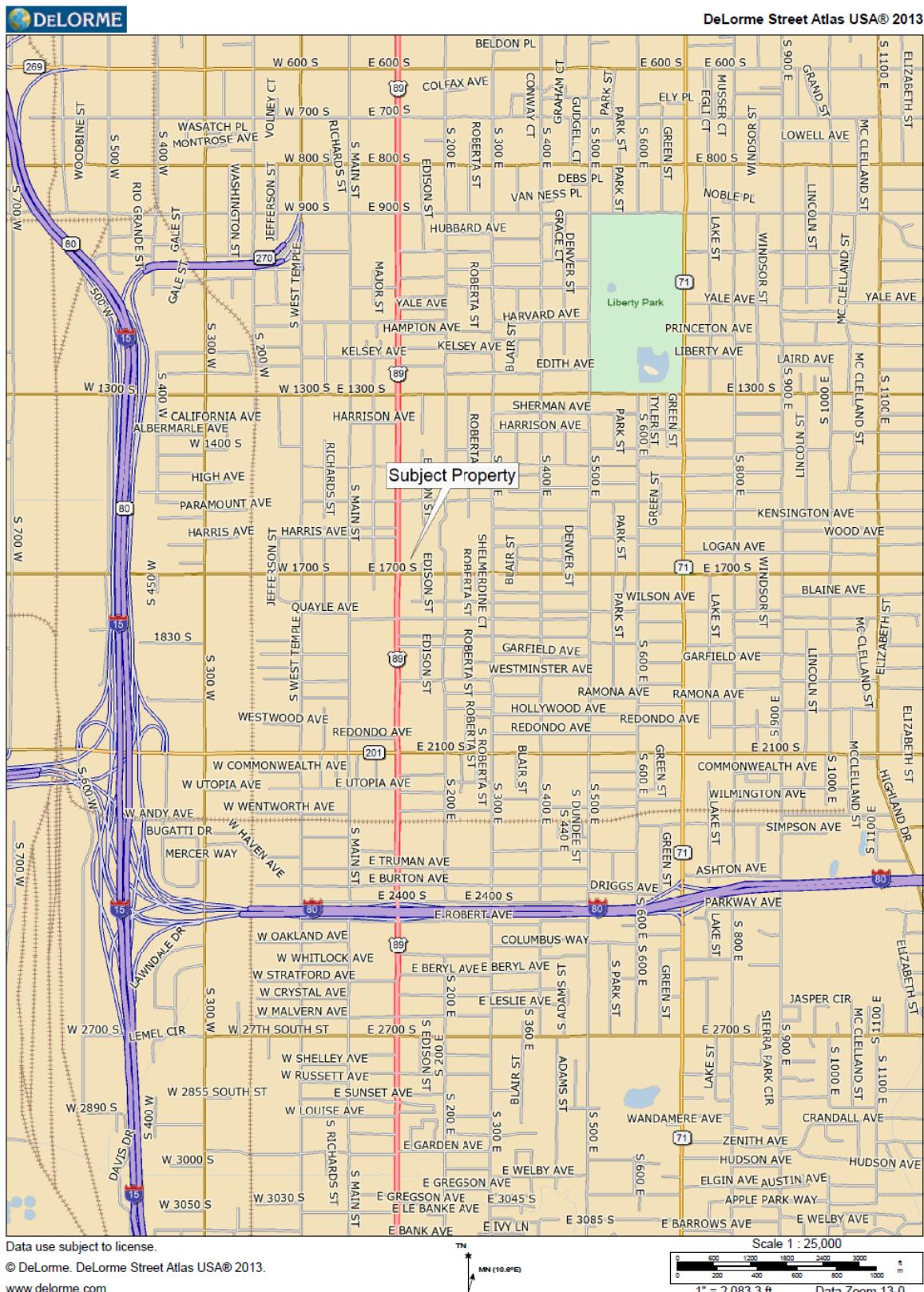
RECONCILIATION AND FINAL ESTIMATE OF VALUE

The Sales Comparison Approach was used to formulate an opinion of the market value of the subject land. This method adequately accounts for investor motivation, which is directly tied to the principle of substitution, which states that a potential buyer will pay no more for a property than he or she would for a similar property with comparable characteristics and utility.

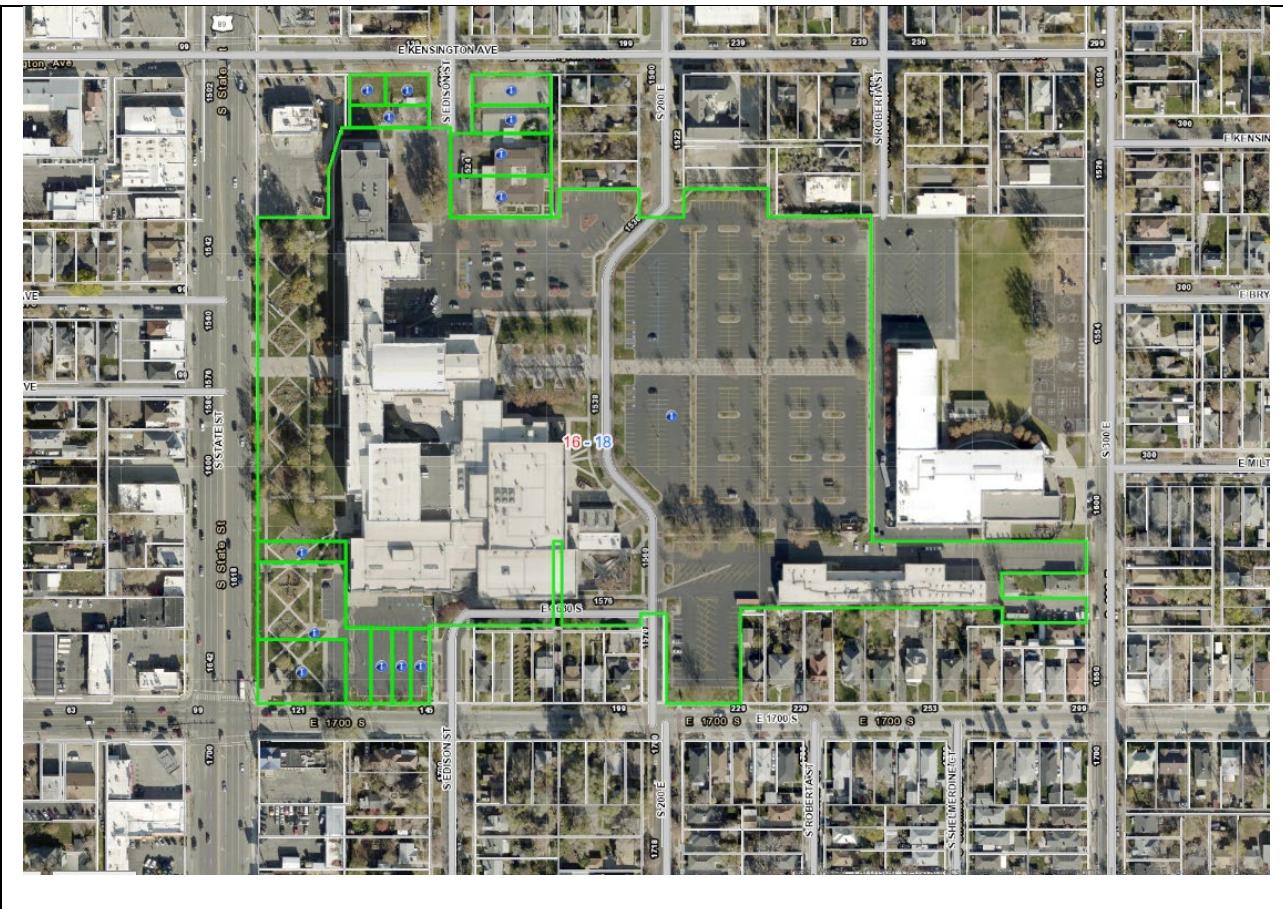
After analyzing all of the data presented in the report, I am of the opinion that the market value of the partial fee acquisition, as of January 19, 2023, is:

**ELEVEN THOUSAND FOUR HUNDRED DOLLARS
(\$11,400)**

Addenda

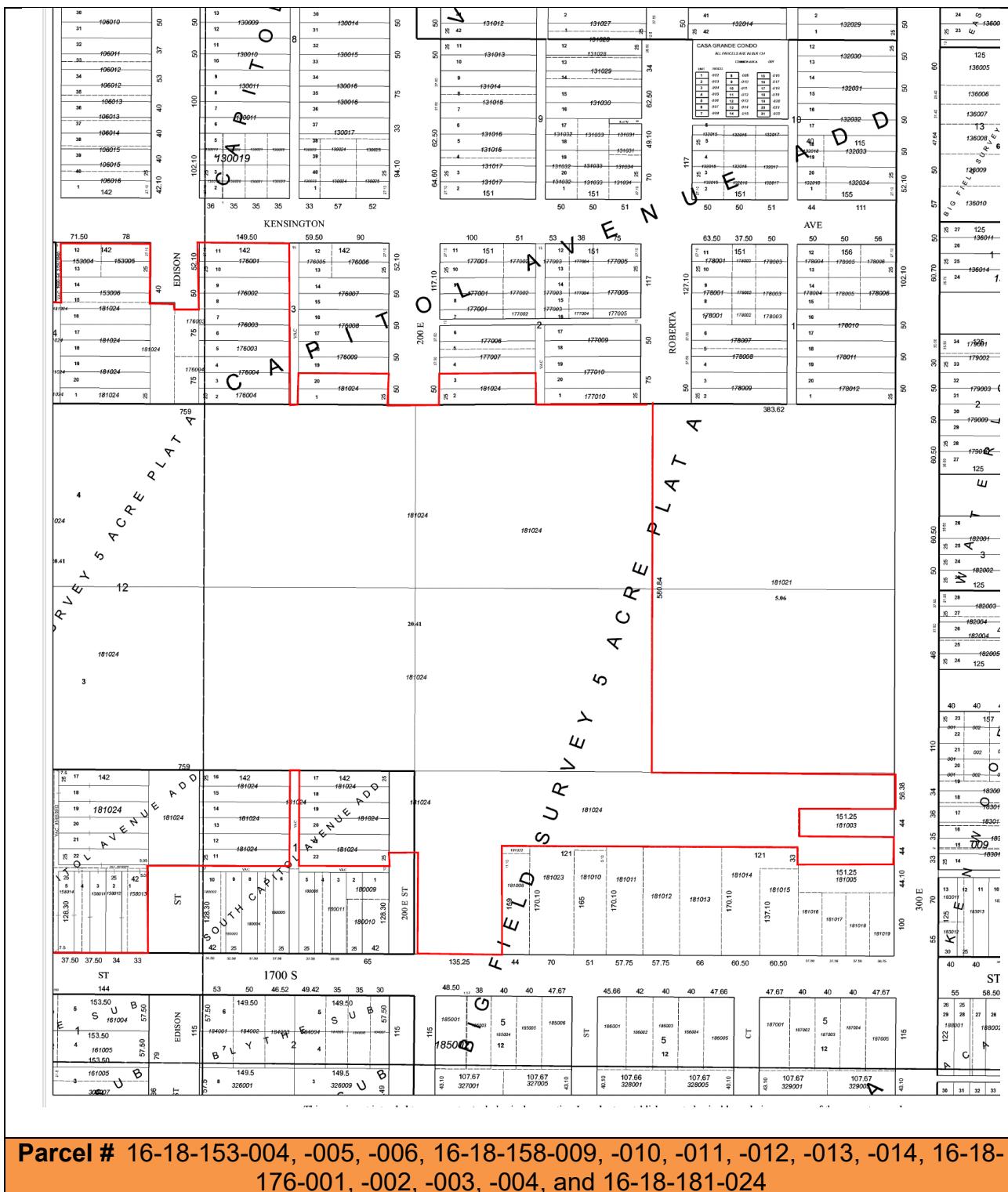
LOCATION MAP

PARCEL MAP

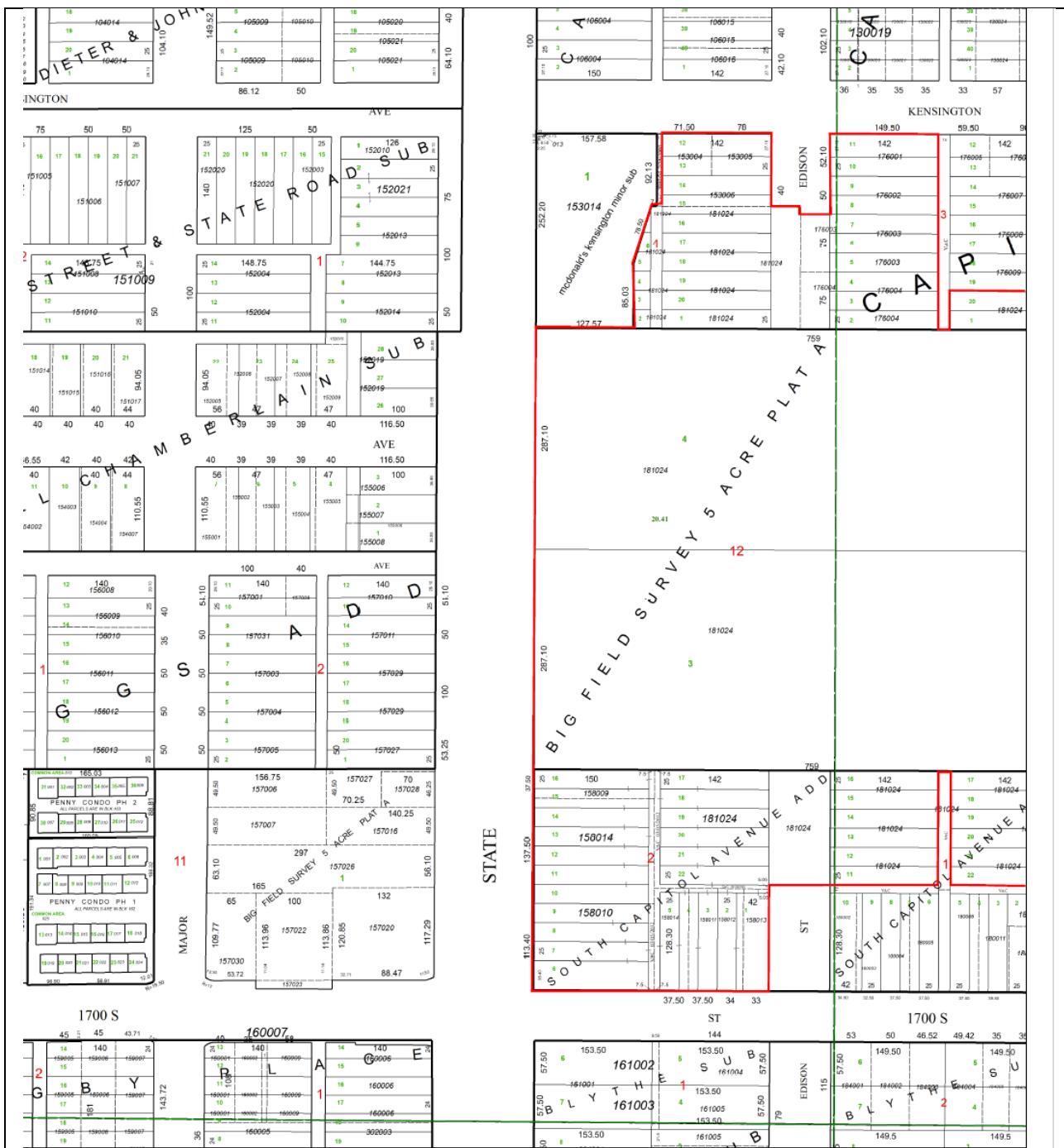


Parcel # 16-18-153-004, -005, -006, 16-18-158-009, -010, -011, -012, -013, -014, 16-18-176-001, -002, -003, -004, and 16-18-181-024

EAST PLAT MAP



WEST PLAT MAP



Parcel # 16-18-153-004, -005, -006, 16-18-158-009, -010, -011, -012, -013, -014, 16-18-176-001, -002, -003, -004, and 16-18-181-024

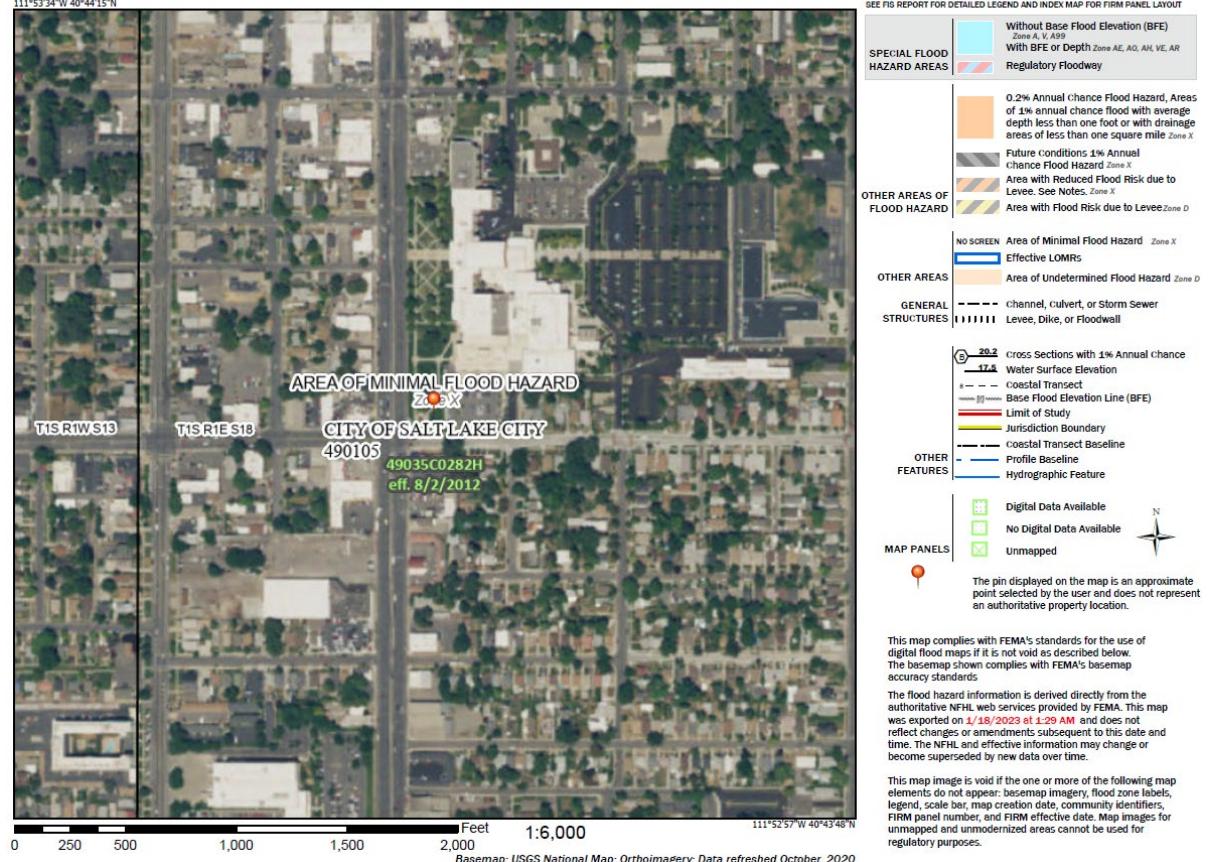
FLOOD MAP

National Flood Hazard Layer FIRMette



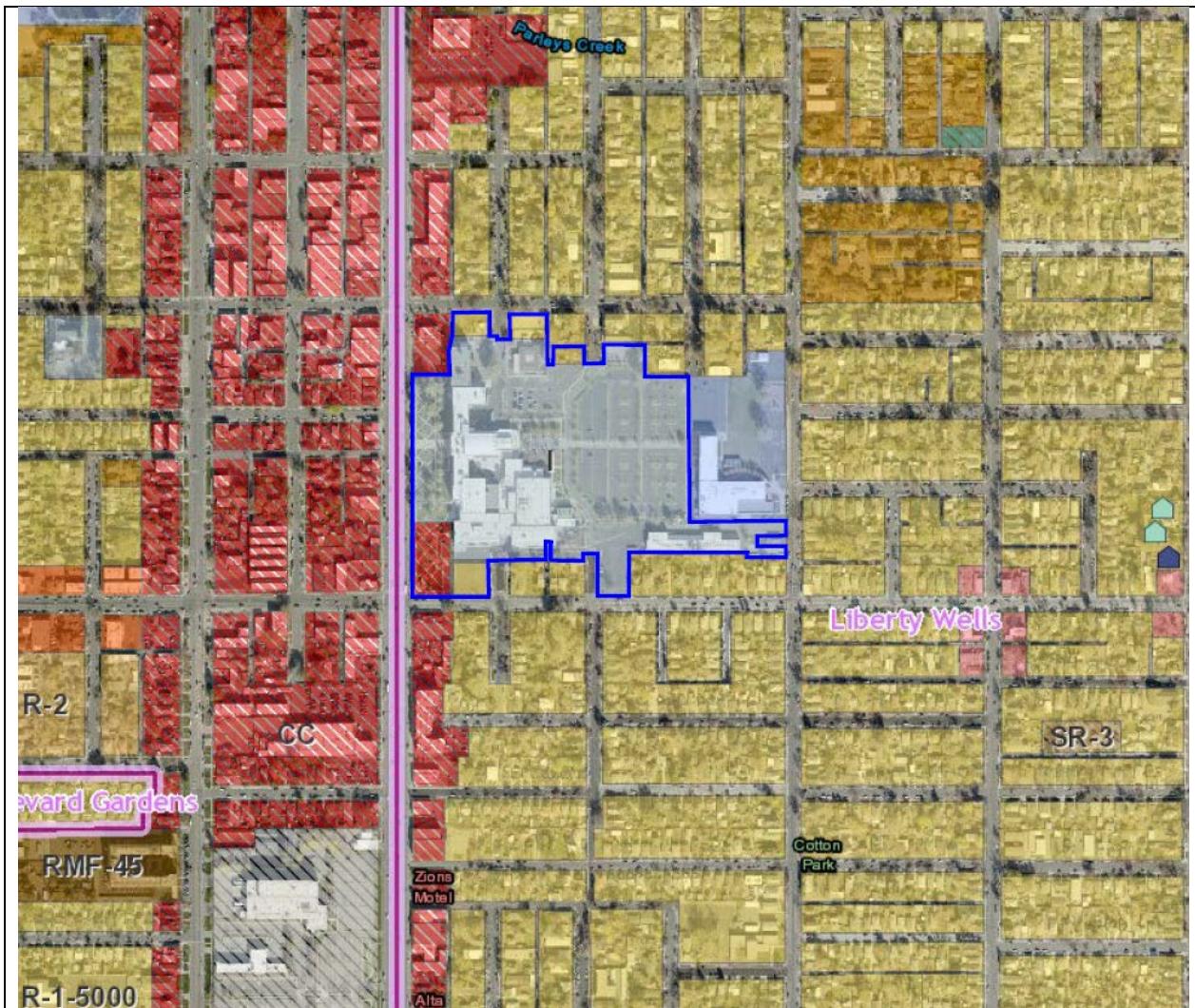
Legend

SEE FG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

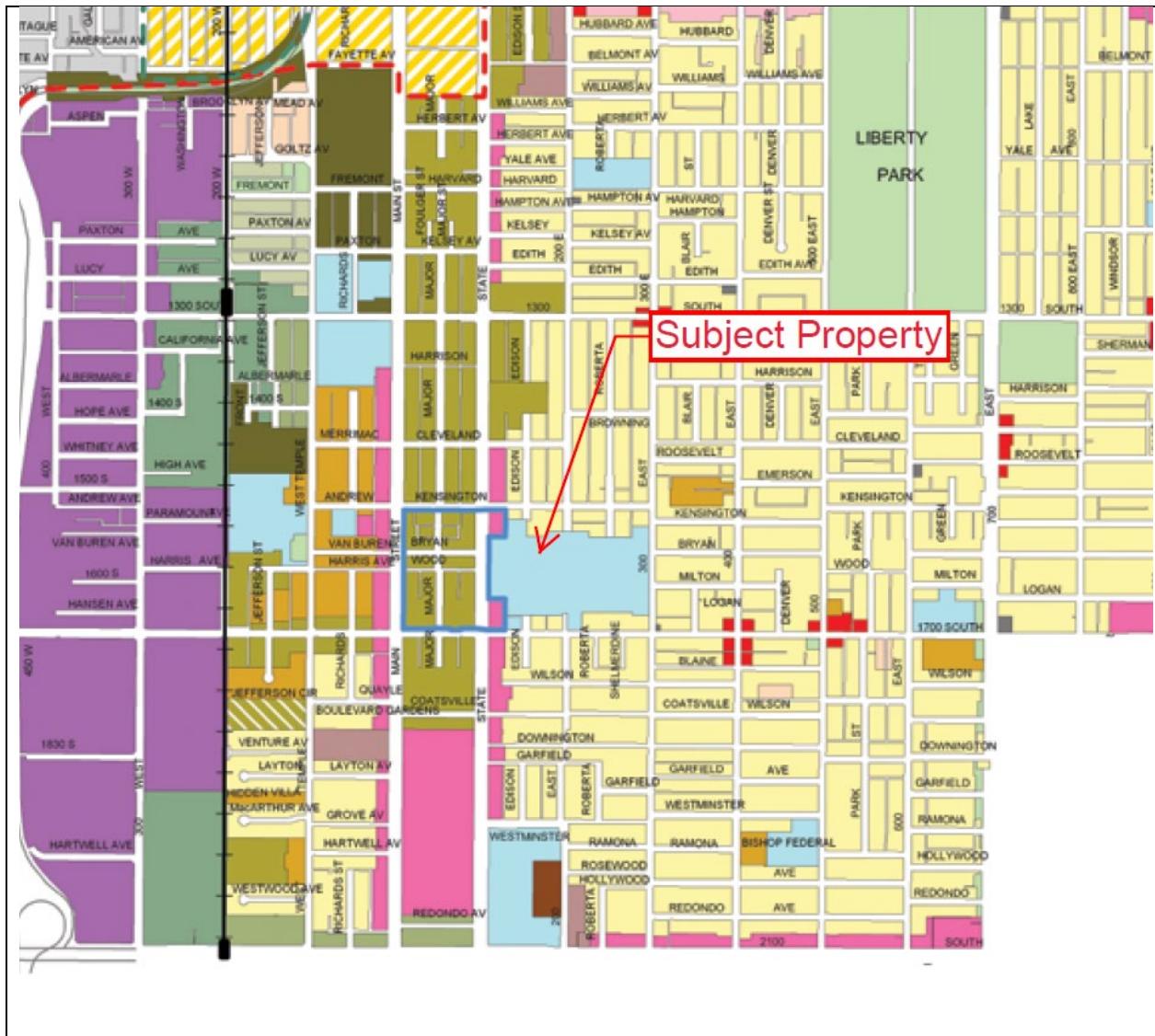


Flood Zone: X
Community Panel: #49035C0282H
Date: August 2, 2012
Source: Federal Emergency Management Agency (FEMA)

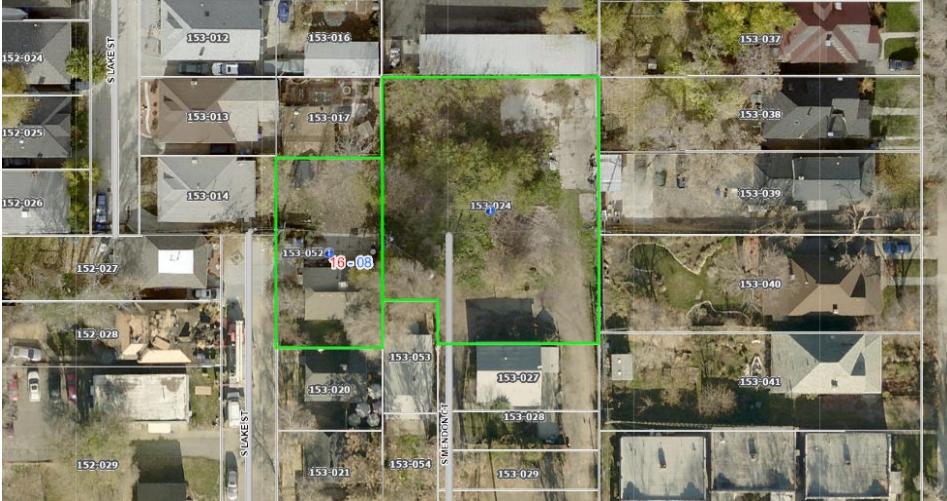
ZONING MAP



GENERAL PLAN MAP



COMPARABLE LAND DATA SHEETS

LAND SALE COMPARABLE #		1	PRICE AND TERMS			
IDENTIFICATION		PRICE AND TERMS				
Type:	Mixed Use Land	Sale Date:	Aug-22			
Address:	372 W American Ave.	Sale Price:	\$2,150,000			
City:	Salt Lake City	\$/SF	\$74.78	\$/Acre	\$3,257,576	
County:	Salt Lake	Terms:	Cash or Equivalent			
State:	Utah	Condition:	Arm's Length			
Tax ID#:	15-12-180-022, -024	CONFIRMATION				
Rights Transferred:	Fee Simple	With: Alex Jimenez, Agent				
PARTIES		COMMENTS				
Seller:	BM & V Enterprises, LC	Sold for the land value. Currently operating as an autobody shop. Interim rental income offsets razing costs. MLS# 1821569				
Buyer:	American Phoenix, LLC					
LAND DESCRIPTION						
Area (Square Foot)	28,750					
Area (Acre)	0.66					
Frontage:	Asphalt					
Zoning:	CG					
Topography:	Level					
Shape:	Irregular					
Utilities:	All available					
						

LAND SALE COMPARABLE # 3		PRICE AND TERMS		
IDENTIFICATION		PRICE AND TERMS		
Type:	Mixed Use Land	Sale Date:	Aug-21	
Address:	238 W Paramount Ave	Sale Price:	\$700,000	
City:	Salt Lake City	\$/SF	\$57.39	\$/Acre \$2,500,000
County:	Salt Lake	Terms:	Cash or Equivalent	
State:	Utah	Condition:	Arm's Length	
Tax ID#:	15-13-213-011	CONFIRMATION		
Rights Transferred:	Fee Simple			
PARTIES		With: Samantha Stechschulte, Agent		
Seller:	TAG SLC, LLC			
Buyer:	Milcreek Homes, Inc			
LAND DESCRIPTION		COMMENTS		
Area (Square Foot)	12,197	Sold with fully permitted plans for a 10 unit townhome development. City fees had been paid. MLS #1743213		
Area (Acre)	0.28			
Frontage:	Asphalt			
Zoning:	CG			
Topography:	Level			
Shape:	Rectangular			
Utilities:	All available			
				

LAND SALE COMPARABLE # 4		PRICE AND TERMS			
IDENTIFICATION		PRICE AND TERMS			
Type:	Mixed Use Land	Sale Date:	Jul-22		
Address:	3562 S Main St.	Sale Price:	\$2,550,000		
City:	South Salt Lake	\$/SF	\$57.96	\$/Acre	\$2,500,000
County:	Salt Lake	Terms:	Cash or Equivalent		
State:	Utah	Condition:	Arm's Length		
Tax ID#:	15-36-278-039	CONFIRMATION			
Rights Transferred:	Fee Simple	With: Chad Thomas, Agent			
PARTIES		COMMENTS			
Seller:	Jim and Loralee Hanson	The buyers agent would not confirm nor deny if the improvements were to be razed. However, the sales comparable was listed on the WFRMLS as a land sale which implies that it was purchased for land value. The interim use and rental income for the property offsets any razing costs.			
Buyer:	A&J 3562 South, LLC				
LAND DESCRIPTION					
Area (Square Foot)	43,996				
Area (Acre)	1.01				
Frontage:	Asphalt				
Zoning:	TOD				
Topography:	Level				
Shape:	Rectangular				
Utilities:	All available				
					

LAND SALE COMPARABLE #		5	PRICE AND TERMS						
IDENTIFICATION			PRICE AND TERMS						
Type:	Mixed Use Land		Sale Date:	Apr-22					
Address:	4344 S Main St.		Sale Price:	\$660,000					
City:	Murray		\$/SF	\$68.87	\$/Acre	\$3,000,000			
County:	Salt Lake		Terms:	Cash or Equivalent					
State:	Utah		Condition:	Arm's Length					
Tax ID#:	21-01-278-007		CONFIRMATION						
Rights Transferred:	Fee Simple								
PARTIES			With: Mark Ryan, Agent						
Seller:	RJH Holdings, LLC								
Buyer:	4344 Murray Lofts, LLC		COMMENTS						
LAND DESCRIPTION			The building shown in the parcel map had been razed at the time of sale.						
Area (Square Foot)	9,583								
Area (Acre)	0.22								
Frontage:	Asphalt								
Zoning:	TOD								
Topography:	Level								
Shape:	Rectangular								
Utilities:	All available								
									

ZONING ORDINANCE

21A.26.050: CC CORRIDOR COMMERCIAL DISTRICT:

A. Purpose Statement: The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

B. Uses: Uses in the CC Corridor Commercial District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title, are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Minimum Lot Size:

1. Minimum lot area: Ten thousand (10,000) square feet.
2. Minimum lot width: Seventy five feet (75').

D. Minimum Yard Requirements:

1. Front And Corner Side Yards: Fifteen feet (15').
2. Interior Side Yards: None required.
3. Rear Yards: Ten feet (10').

4. Buffer Yards: All lots abutting property in a Residential District shall conform to the buffer yard requirement of chapter 21A.48 of this title.

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

E. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of section 21A.48.090 and subsection 21A.48.100C of this title.

F. Maximum Height: No building shall exceed thirty feet (30'). Buildings higher than thirty feet (30') may be allowed in accordance with the provisions of subsections F1 and F3 of this section.

1. Procedure For Modification: A modification to the height regulations in this subsection F may be granted through the design review process in conformance with the provisions of chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the Planning Commission shall find that the increased height will result in improved site layout and amenities.

2. Landscaping: If an additional floor is approved, increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the additional floor.

3. Maximum Additional Height: Additional height shall be limited to fifteen feet (15'). (Ord. 14-19, 2019: Ord. 66-13, 2013: Ord. 15-13, 2013: Ord. 12-11, 2011: Ord. 61-09 § 17, 2009: Ord. 3-01 § 1, 2001: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-4), 1995)

21A.32.080: I INSTITUTIONAL DISTRICT:

A. Purpose Statement: The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campuslike setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

B. Uses: Uses in the I Institutional District as specified in section 21A.33.070, "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in section 21A.32.010 of this chapter and this section.

C. Minimum Lot Size: The following minimum lot size requirements shall apply to authorized permitted uses. Lot size requirements for conditional uses shall be determined for each conditional use.

Land Use	Minimum Lot Area	Minimum Lot Width
Places of worship	2 acres	100 feet
Other uses	20,000 square feet	100 feet

D. Maximum Building Height: Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved through the design review process; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').

E. Minimum Open Space Area: The minimum open space area for any use shall not be less than forty percent (40%) of the lot area.

F. Minimum Yard Requirements:

1. Front Yard: Twenty feet (20').
2. Corner Side Yard: Twenty feet (20').
3. Interior Side Yard: Twenty feet (20').
4. Rear Yard: Twenty five feet (25').

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section 21A.36.020, table 21A.36.020B of this title.

G. Landscape Yard Requirements: Landscape yards, as specified below, shall be required for each use in the I Institutional District and shall be improved in conformance with the requirements of chapter 21A.48 of this title.

1. Front Yard: Twenty feet (20').
2. Corner Side Yard: Twenty feet (20').
3. Interior Side Yard: Eight feet (8').
4. Rear Yard: Eight feet (8').

H. Landscape Buffers: Landscape buffers shall be provided where a use in the I Institutional District abuts a lot in a Residential District, as specified in chapter 21A.48 of this title.

I. Traffic And Parking Impact: The traffic and parking characteristics of institutional uses can have a significant impact on the nearby residential neighborhoods. To ensure that these characteristics do not impair the safety or enjoyment of property in nearby areas, a traffic and parking study shall be submitted to the City in conjunction with the site plan review provisions of this title whenever an expansion of an existing use or an expansion of the mapped district is proposed. New institutional uses or expansions/intensifications of existing institutional uses shall not be permitted unless the traffic and parking study provides clear and convincing evidence that no significant impacts will occur. The Zoning Administrator may, upon recommendation of the development review team waive the requirement for a traffic and parking study if site conditions clearly indicate that no impact would result from the proposed development.

J. Lighting: All uses and developments shall provide adequate lighting so as to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to minimize light spillover onto adjacent properties. (Ord. 14-19, 2019: Ord. 13-19, 2019: Ord. 66-13, 2013: Ord. 15-13, 2013: Ord. 12-11, 2011: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(16-7), 1995)

21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

B. Uses: Uses in the R-1/5,000 Single-Family Residential District, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family detached dwellings	5,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

D. Maximum Building Height:

1. The maximum height of buildings with pitched roofs shall be:

- a. Twenty eight feet (28') measured to the ridge of the roof; or
- b. The average height of other principal buildings on the block face.

2. The maximum height of a flat roof building shall be twenty feet (20').

3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

b. Exceptions:

(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:

(A) The width of a dormer is ten feet (10') or less; and

(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and

(C) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Principal Building Height: Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the historic landmark commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.

E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

2. Corner Side Yard: Ten feet (10').

3. Interior Side Yard:

a. Corner lots: Four feet (4').

b. Interior lots: Four feet (4') on one side and ten feet (10') on the other.

4. Rear Yard: Twenty five percent (25%) of the lot depth, or twenty feet (20'), whichever is less.

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.

G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed seven thousand five hundred (7,500) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;

2. The configuration of the lot is compatible with other lots on the same block face; and

3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. Standards For Attached Garages:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced;

b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or

c. The garage doors will face a corner side lot line. (Ord. 64-21, 2021: Ord. 46-17, 2017: Ord. 59-16, 2016: Ord. 7-14, 2014: Ord. 66-13, 2013: Ord. 73-11, 2011: Ord. 12-11, 2011: Ord. 90-05 § 2 (Exh. B), 2005: Ord. 26-95 § 2(12-6), 1995)

ACQUISITION DEEDS

OWNERSHIP RECORD

Deed Search By:	TJD	County: Salt Lake	PIN No.	19750
Date:	10/11/2022		Project No.	F-R299(428)
			Parcel No.	R299:141
Property Address:	1639 S. State Street, Salt Lake City, 84115		Tax ID No.	16-18-158-010
				16-18-153-004
				16-18-153-005
				16-18-153-006
				16-18-158-009
				16-18-158-011
				16-18-158-012
				16-18-158-013
				16-18-158-014
				16-18-176-001
				16-18-176-002
				16-18-176-003
				16-18-176-004
				16-18-181-024

Record Owners: Salt Lake Community College, A Utah non-profit corporation

Owners Address: 4600 South Redwood Road, Taylorsville, Utah 84123

Type of Ownership: School

Percent Owned: 100

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
8376849	8660	8210	Warranty Deed	9/27/2002	10/04/2002

Deed Description (verbatim):

All of Lots 6, 7, 8, and 9, Block 2, SOUTH AVENUE ADDITION, according to the official plat thereof, filed in Book "D" of Plats at Page 62 of the official Records of the Salt Lake County Recorder.

Note(s): Vesting Document.

Grantor(s): Towler Investment Company, a corporation organized and existing under the laws of the State of Utah

Grantee(s): Salt Lake Community College, A Utah non-profit corporation

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
13641814	11162	9362	Special Warranty Deed	04/23/2021	04/23/2021

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 10/11/2022

Page 1 of 7

Ownership Record RW-51

PIN No. 19750
Project No. F-R299(428)
Parcel No. R299:141

Deed Description (verbatim):

EXHIBIT A

Parcel 1:

Lots 10 and 11, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East.

(For information purposes only: known as Tax ID No. 16-18-176-001)

Parcel 2:

Lots 8 and 9, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East.

(For information purposes only: known as Tax ID No. 16-18-176-002)

Parcel 3:

Lots 5, 6 and 7, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East and one-half of the vacated street abutting on the West.

(For information purposes only: known as Tax ID No. 16-18-176-003)

Parcel 4:

Lots 2, 3 and 4, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East and one-half of the vacated street abutting on the West.

(For information purposes only: known as Tax ID No. 16-18-176-004)

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 10/11/2022

Page 2 of 7

Ownership Record RW-51

PIN No. 19750
 Project No. F-R299(428)
 Parcel No. R299:141

Overall Parcel Description:

Lots 2 through 11, Block 3, Capitol Avenue Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

Together with one-half of the vacated alley abutting on the East and one-half of the vacated street abutting on the West of Lots 2 through 7.

More particularly described as follows:

Beginning at the Northwest corner of Lot 11, said Block 3, Capitol Avenue Addition and running thence North 89°54'32" East 149.54 feet along the north line of said Lot 11 to the center line of the vacated alley abutting on the East; thence South 0°02'26" East 252.10 feet along the centerline of the alley abutting on the East to the extended south line of Lot 2, said Capitol Avenue Addition; thence South 89°54'32" West 186.11 feet along the south line of said Lot 2 to the centerline of the vacated street abutting on the West; thence North 0°01'29" West 150.00 feet along the centerline of the vacated street abutting on the West to the north line of Lot 7, said Capitol Avenue Addition; thence North 89°54'32" East 36.50 feet to the West line of Lot 8, said Capitol Avenue Addition; thence North 0°01'29" West 102.10 feet along the west line of said Block 3 to the point of beginning.

Note(s): Vesting document
 Grantor(s): The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, f/k/a corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints
 Grantee(s): Salt Lake Community College, a body corporate and politic of the State of Utah

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
11097174	9889	1588	Warranty Deed	12/15/2010	12/15/2010

Deed Description (verbatim):

The North on-half of Lot 15 and all of Lot 16, Block 2, South Capitol Avenue Addition, a subdivision of Lot 2, Block 12, Five Acre Plat "A", Big Field Survey, according to the official plat thereof, filed in Book "D" of Plats at Page 62 of the Official Records of the Salt Lake County Recorder.

The following is shown for information purposes only: 16-18-158-001

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2010 and thereafter.

Note(s): Vesting Document.

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 10/11/2022

Page 3 of 7

Ownership Record RW-51

PIN No. 19750
 Project No. F-R299(428)
 Parcel No. R299:141

Grantor(s): John C. Baxter and Dorothy J. Baxter
 Grantor(s): Salt Lake Community College

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
9708124	9286	9606	Warranty Deed	04/27/2006	04/28/2006

Deed Description (verbatim):

West 64 feet of Lot 12 and 13, Block 4, CAPITOL AVENUE ADDITION, according to the official plat thereof recorded in the office of the satl Lake County Recorder Utah Together with on-half vacated alley abutting on the West.

Sidwell No. 16-18-153-004

Also known by street and number as: 124-126 EAST KENSINGTON AVENUE, SALT LAKE, UT

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

Note(s): Vesting Document

Grantor(s): Frank W. Snow

Grantee(s): Salt Lake Community College

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
9497085	9191	1244	Warranty Deed	09/20/2005	09/21/2005

Deed Description (verbatim):

LOT 14 AND THE NORTH 15 FEET OF LOT 15, BLOCK 4, CAPITOL AVENUE ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2005 and thereafter.

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 10/11/2022

Page 4 of 7

Ownership Record RW-51

PIN No. 19750
 Project No. F-R299(428)
 Parcel No. R299:141

Note(s): Vesting Document
 Grantor(s): Gary B. Howard, an unmarried man
 Grantee(s): Salt Lake Community College

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
9252664	9074	3806	Warranty Deed	12/16/2004	12/17/2004

Deed Description (verbatim):

The East 78 feet of Lots 12 and 13, Block 4, Capitol Avenue Addition, according to the official plat thereof, recorded in Book B of Plats at Page 105, records of Salt Lake County, Utah.

Parcel No.; 16-18-153-005

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

Note(s): Vesting Document
 Grantor(s): M. Dean Anderson and Kathryn H. Anderson
 Grantee(s): Salt Lake Community College, a political subdivision of the State of Utah

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
6397016	7435	2163	Warranty Deed	06/28/1996	07/01/1996

Deed Description (verbatim):

PARCEL 1:

The West 9 feet of Lot 1 and all of Lot 2, Block 2, SOUTH CAPITOL AVENUE ADDITION, according to the official plat thereof recorded in the office of the County Recorder at said County.

PARCEL 2:

All of Lot 3 and the west one half of Lot 4, Block 2, SOUTH CAPITOL AVENUE ADDITION, a subdivision of Lot 2, Block 12, Five Acre Plat "A", Big Field Survey.

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 10/11/2022

Page 5 of 7

Ownership Record RW-51

PIN No. 19750
 Project No. F-R299(428)
 Parcel No. R299:141

PARCEL 3.

The West one-half of Lot 4, all of lots 5, 10, 11, 12, 13, and 14 and the South one half of Lot 15, Block 2, SOUTH CAPITOL AVENUE ADDITION, according to the official plat thereof.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights of Way, Easements, and Reservations now of Record.

Note(s): Vesting Document
 Grantor(s): D. Ray Hult Family Limited Partnership
 Grantee(s): Salt Lake Community College, a body Politic

ALSO:

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
4715632	6090	1060	Special Warranty Deed	12/13/1988	12/19/1988

Deed Description (verbatim):

Beginning at the Northwest Corner of Lot 17, Block 2 of South Capitol Avenue Addition, a Subdivision in Lot 2, Block 12, 5 Acre Plat "A", big Field Survey; thence South 89°59'30" West 165.0 feet to the Easterly right of way line of State Street; thence North 0°02'11" West 578.93 feet along said right of way line; thence North 89°54'32" East 127.5 feet; thence North 0°02'11" West 85.0 feet; thence North 17°00'28" East 78.47 feet; thence North 89°54'32" East 194.75 feet; thence South 0°02'11" East 160.0 feet; thence North 89°54'32" East 187.75 feet; thence North 0°02'11" West 50.0 feet; thence North 89°54'32" East 388.17 feet; thence South 0°02'11" East 50.0 feet; thence North 89°54'32" East 179.94 feet; thence South 0°04'01" East along a fence line 580.12 feet to a fence corner; thence South 89°57'05" East along a fence line 383.62 feet to the West line of 300 East Street; thence South 0°01'32" East along said West line 56.38 feet; thence South 89°59'39" West 151.25 feet; thence South 89°59'39" West 151.25 feet; thence South 0°01'30" East 44.0 feet; thence North 89°59'39" East 151.25 feet; to the West line of 300 East Street; thence North 0°01'32" East along said West line 44.0 feet; thence South 89°59'39" West 151.25 feet; thence North 0°01'30" West 26.0 feet; thence South 89°59'39" West 467.5 feet; thence South 0°01'32" East 170.1 feet to the North line of 1700 South Street; thence South 89°59'39" West along said North line 135.25 feet; thence North 0°01'32" West 160.3 feet; thence South 89°59'39" West 45.01 feet; thence South 0°02'11" East 26.95 feet; thence South 89°59'30" West 299.0 feet; thence North 0°02'11" West 5.05 feet; thence South 89°59'30" West 222.0 feet; thence North 0°02'11" West 150.0 to the point of beginning. The above described parcel of land contains 20.3594 acres.

Including all buildings located thereon.

This Deed corrects that certain Special Warranty Deed recorded November 8, 1988 as Entry No. 4699340, in Book 6079 at page 2277 in the office of the Salt Lake County Recorder.

Prepared By: Meridian Engineering, Inc. (TJD)

Date: 10/11/2022

Page 6 of 7

Ownership Record RW-51

ADDENDA

PIN No. 19750
Project No. F-R299(428)
Parcel No. R299:141

Note(s): Vesting Document

Grantor(s): Board of Education of Salt Lake City, a corporation organized and existing under the laws of the State of Utah

Grantee(s): Salt Lake Community College, a political subdivision of the State of Utah

General Note(s):

1. The area of the property according to the Salt Lake County Assessor is 23.29 acres
The area of the property by calculation is 998,281 square feet or 22.917 acres.
2. South Capitol Avenue Addition, Book D, Page 62, Also in the Capitol Avenue Addition, Book B, Page 105

Prepared By: Meridian Engineering, Inc. (TJD) 03P
Date: 10/11/2022 Page 7 of 7

Ownership Record RW-51

WHEN RECORDED, MAIL TO:
 Utah Department of Transportation
 Right of Way, Fourth Floor
 Box 148420
 Salt Lake City, Utah 84114-8420

Warranty Deed

(University)

Salt Lake County	Tax ID No. 16-18-158-010
	PIN No. 19750
	Project No. F-R299(428)
	Parcel No. R299:141

Salt Lake Community College, a Utah State Institution of Higher Education, who acquired title as
Salt Lake Community College, a Utah non-profit corporation, a University of the State of Utah,
 Grantor(s), hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF
 TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah
 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the
 following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the improvements of the existing US-89 known as Project No. F-R299(428) upon
 part of an entire tract of property, situate in Block 2, South Avenue Addition Book of Plats "B", Page 105
 and in Lot 2 of Section 18, T. 1.S., R. 1.E., S.L.B.&M., in Salt Lake County, State of Utah. The boundaries
 of said parcel of land are described as follows:

Beginning at the intersection of the existing easterly right of way line of US-89 and the existing northerly
 right of way line of 1700 South Street which intersection is 61.26 feet S.89°44'19"E. and 35.66 feet
 N.00°13'23"E. from a found monument at the intersection of US-89 and 1700 South Street; and running
 thence N.00°13'23"E. 18.22 feet along said existing easterly right of way line to a point 61.26 feet
 perpendicularly distant easterly from the US-89 "C" Control Line opposite engineer station 508+01.00;
 thence S.43°59'52"E. 25.44 feet to said existing northerly right of way line to a point 79.00 feet
 perpendicularly distant easterly from the US-89 "C" Control Line opposite engineer station 507+82.77;
 thence N.89°44'19"W. 17.74 feet along said existing northerly right of way line to the point of beginning as
 shown on the official map of said project on file at the office of the Utah Department of Transportation. The
 above described parcel of land contains 162 square feet or 0.004 acre, in area more or less.

Continued on Page 2
 UNIVERSITY RW-09U (11-01-03)

PAGE 2

PIN No. 19750
Project No. F-R299(428)
Parcel No. R299:141

STATE OF _____)
) ss.
)
COUNTY OF _____)

Salt Lake Community College
University

Signature

Print Name and Title

On this _____ day of _____, in the year 20____, before me personally appeared, _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Salt Lake Community College, a Utah State Institution of Higher Education, a University of the State of Utah and that said document was signed by him/her on behalf of said Salt Lake Community College, a Utah State Institution of Higher Education, a University of the State of Utah by Authority of its _____.

Notary Public

Prepared by: (TJD) Meridian Engineering, Inc.

03P - 11/07/2022

UNIVERSITY RW-09U (11-01-03)

COUNTY LEGAL DESCRIPTIONS

1/17/23, 2:59 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-153-004-0000**

Active Parcel Number**Legal Description:**

W 64 FT OF LOTS 12 & 13, BLK 4, CAPITAL AVE ADD, TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON W. 3915-497 3915-0498 6702-1145

Acreage:	City:	Address:
0.0800	SALT LAKE CITY	124 E KENSINGTON AVE

Land Value:	Bldg Value:	Total Value:
12,800.00	0.00	12,800.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:00 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-153-005-0000**

Active Parcel Number**Legal Description:**

THE E 78 FT LOTS 12 & 13, BLK 4, CAPITOL AVENUE ADDITION 4862-1423 5346-0804 6889-0283 THRU 0291 7608-2148 8307-1634 8450-8354

Acreage:	City:	Address:
0.0900	SALT LAKE CITY	132 E KENSINGTON AVE

Land Value:	Bldg Value:	Total Value:
14,400.00	0.00	14,400.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:01 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-153-006-0000**

Active Parcel Number**Legal Description:**

LOT 14, & N 15 FT LOT 15, BLK 4, CAPITOL AVENUE ADDITION, TOGETHER WITH 1/2 VACATED ALLEY ABUTTING W. 4631-1099 5692-0998 5975-1524 6875-2829

Acreage: 0.1400 **City:** SALT LAKE CITY **Address:** 1520 S EDISON ST

Land Value: 22,400.00 **Bldg Value:** 0.00 **Total Value:** 22,400.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:02 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-158-009-0000**

Active Parcel Number**Legal Description:**

N 1/2 OF LOT 15, & ALL LOT 16, BLK 2, SOUTH CAPITOL AVENUE ADD. TOG W/ 1/2 VACATED ALLEY ON E. 4951-0194 7583-1727 9405-6993 9889-1588

Acreage: 0.1400 **City:** SALT LAKE CITY **Address:** 1615 S STATE ST

Land Value: 85,400.00 **Bldg Value:** 0.00 **Total Value:** 85,400.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:03 PM

Salt Lake County Recorder - Printer Friendly Version



Parcel Data And Documents
For Parcel Number • 16-18-158-010-0000

Active Parcel Number**Legal Description:**

LOTS 6 TO 9, BLK 2, SOUTH CAPITOL AVE ADD. TOG W/ 1/2 VACATED ALLEY ON E. 8660-8210

Acreage:	City:	Address:
0.4100	SALT LAKE CITY	1639 S STATE ST

Land Value:	Bldg Value:	Total Value:
250,000.00	0.00	250,000.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:04 PM

Salt Lake County Recorder - Printer Friendly Version



Parcel Data And Documents
For Parcel Number • 16-18-158-011-0000

Active Parcel Number**Legal Description:**

LOT 3 & E 1/2 OF LOT 4, BLK 2, SOUTH CAPITOL AVE ADD. TOG W/ 1/2 VACATED ALLEY ON N. 4213-0363 6341-0670 7435-2163

Acreage:	City:	Address:
0.1200	SALT LAKE CITY	127 E 1700 S

Land Value:	Bldg Value:	Total Value:
19,200.00	0.00	19,200.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:04 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-158-012-0000**

Active Parcel Number**Legal Description:**

W 9 FT OF LOT 1 & ALL LOT 2, BLK 2, SOUTH CAPITOL AVENUE ADD. TOG W/ 1/2 VACATED ALLEY ON N. 6133-2120 6341-0672 7435-2163

Acreage:	City:	Address:
0.1300	SALT LAKE CITY	133 E 1700 S

Land Value:	Bldg Value:	Total Value:
20,800.00	0.00	20,800.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:05 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-158-013-0000**

Active Parcel Number**Legal Description:**

E 33 FT OF LOT 1, BLK 2, SOUTH CAPITOL AVENUE ADD. TOG W/ 1/2 VACATED ALLEY ON N. 5419-1305 6449-1977

Acreage:	City:	Address:
0.1100	SALT LAKE CITY	135 E 1700 S

Land Value:	Bldg Value:	Total Value:
17,600.00	0.00	17,600.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:05 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-158-014-0000**

Active Parcel Number**Legal Description:**

W 1/2 OF LOT 4, ALL LOTS 5, 10, 11, 12, 13, 14 & S 1/2 OF LOT 15, BLK 2, SOUTH CAPITOL AVE ADD. TOG W/ 1/2 VACATED ALLEY ON W, E & N. 3848-0284 5878-0847 6341-0671 7435-2163 9996-5865

Acreage: 0.6600 **City:** SALT LAKE CITY **Address:** 1631 S STATE ST

Land Value: 402,500.00 **Bldg Value:** 0.00 **Total Value:** 402,500.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:06 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-176-001-0000**

Active Parcel Number**Legal Description:**

LOTS 10 & 11 BLK 3 CAPITOL AVENUE ADD TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON E 6609-2070

Acreage: 0.1700 **City:** SALT LAKE CITY **Address:** 1515 S EDISON ST

Land Value: 27,200.00 **Bldg Value:** 0.00 **Total Value:** 27,200.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:07 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-176-002-0000**

Active Parcel Number**Legal Description:**

LOTS 8 & 9 BLK 3 CAPITOL AVENUE ADD TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON E 6441-1328 6609-2069

Acreage:	City:	Address:
0.1700	SALT LAKE CITY	1519 S EDISON ST

Land Value:	Bldg Value:	Total Value:
27,200.00	0.00	27,200.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:07 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-176-003-0000**

Active Parcel Number**Legal Description:**

LOTS 5 6 & 7 BLK 3 CAPITOL AVENUE ADD TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON E & 1/2 VACATED STREET ABUTTING ON W

Acreage:	City:	Address:
0.3300	SALT LAKE CITY	1535 S EDISON ST

Land Value:	Bldg Value:	Total Value:
52,800.00	541,800.00	594,600.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:08 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-176-004-0000**

Active Parcel Number**Legal Description:**

LOTS 2 3 & 4 BLK 3 CAPITOL AVENUE ADD TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON E & 1/2 VACATED STREET ABUTTING ON W

Acreage: 0.3300 **City:** SALT LAKE CITY **Address:** 1535 S EDISON ST

Land Value: 52,800.00 **Bldg Value:** 0.00 **Total Value:** 52,800.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

1/17/23, 3:09 PM

Salt Lake County Recorder - Printer Friendly Version



**Parcel Data And Documents
For Parcel Number • 16-18-181-024-0000**

Active Parcel Number**Legal Description:**

BEG AT NW COR OF LOT 17, BLK 2, SOUTH CAPITOL AVE ADDITION; S 89°59'30" W 165 FT; N 0°02'11" W 578.93 FT; N 89°54'32" E 127.5 FT; N 0°02'11" W 85 FT; N 17°00'28" E 78.47 FT; N 89°54'32" E 194.75 FT; S 0°02'11" E 160 FT; N 89°54'32" E 187.75 FT; N 0°02'11" W 50 FT; N 89°54'32" E 388.17 FT; S 0°02'11" E 50 FT; N 89°54'32" E 179.94 FT; S 0°04'01" E 580.12 FT; S 89°57'05" E 383.62 FT; S 0°01'32" E 56.38 FT; S 89°59'39" W 151.25 FT; S 0°01'30" E 44 FT; N 89°59'39" E 151.25 FT; S 0°01'32" E 44 FT; S 89°59'39" W 151.25 FT; N 0°01'30" W 26 FT; S 89°59'39" W 467.5 FT; S 0°01'32" E 170.1 FT; S 89°59'39" W 135.25 FT; N 0°01'32" W 160.3 FT; S 89°59'39" W 45.01 FT; S 0°02'11" E 26.95 FT; S 89°59'30" W 299 FT; N 0°02'11" W 5.05 FT; S 89°59'30" W 222 FT; N 0°02'11" W 150 FT TO BEG. TOG W/ 1/2 VACATED ALLEY ON W & S. 20.41 AC M OR L. 6090-1060 9996-5865

Acreage: 20.4100 **City:** SALT LAKE CITY **Address:** 1575 S STATE ST

Land Value: 17,781,200.00 **Bldg Value:** 25,966,500.00 **Total Value:** 43,747,700.00

Owner of Records Found: 1

SALT LAKE COMMUNITY COLLEGE

LETTER TO THE PROPERTY OWNER



January 18, 2023

Salt Lake Community College
c/o Peta Owens-Liston
Media/Public Relations Office
4600 South Redwood Road
Taylorsville, Utah 84123

Salt Lake Community College:

This letter is to inform you that our firm has been hired by the Utah Department of Transportation to appraise a property under your ownership located at 1639 South State Street, Salt Lake City, Utah. The reason for this is due to the wishes of the Utah Department of Transportation to acquire a potential partial fee acquisition of your property for the construction of the Pedestrian Ramp Sidewalk Project. I would like the opportunity to discuss with you the proposed acquisition as well as the subject property. Please contact me so we can meet at the property, do an inspection, discuss the project, and I can provide you with maps and deeds. Please contact my office at (801)290-2369, to discuss the aforementioned project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "David Holtby".

David Holtby, MAI
Certified General Appraiser
DH Group, LLC
6040 South Fashion Boulevard Suite 201
Murray, UT 84107

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As is typical with right-of-way assignment, this report presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of market value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. Supporting documentation is retained in the appraiser's work file.
2. For purposes of this appraisal, any marketing program for the sale of the property would assume cash or its equivalent.
3. No detailed soil studies covering the subject property were available for this appraisal. It is therefore assumed that soil conditions are adequate to support standard construction consistent with highest and best use.
4. The date of value to which the conclusions and opinions expressed in this report apply, is set forth in the letter of transmittal. Further, the dollar amount of any value opinion rendered in this report is based upon the purchasing power of the American dollar existing on that date.
5. The appraiser assumes no responsibility for economic or physical factors, which may affect the opinions in this report that occur after the valuation date.
6. The appraiser reserves the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
7. No opinion as to title is rendered. Data relating to ownership and legal description was obtained from the client or public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.
8. If no title policy was made available to the appraisers, they assume no responsibility for such items of record not disclosed by customary investigation.
9. The appraiser assumes no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.
10. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.
11. The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.

12. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.
13. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separated allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachment of real property improvements is considered to exist.
15. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.
16. Maps, plats and exhibits included in this report are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report.
17. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by the real estate appraiser.
18. Possession of this report, or copy of it, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
19. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance.
20. The appraiser has personally inspected the subject property and found no obvious evidence of structural deficiencies, except as may be stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or government inspections.

21. Unless otherwise noted, no consideration has been given in this appraisal to the value of the property located on the premises which is considered by the appraisers to be personal property, nor has consideration been given to the cost of moving or relocating such personal property; only the real property has been considered.
22. Information obtained for use in this appraisal is believed to be true and correct to the best of my ability; however, no responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the valuation estimate.
23. Unless otherwise stated in this report, the appraisers signing this report have no knowledge concerning the presence or absence of toxic materials in the improvements and/or hazardous waste on the land. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.
24. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.
25. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.

CONSIDERATION OF HAZARDOUS SUBSTANCES IN THE APPRAISAL

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

SPECIFIC LIMITING CONDITIONS, EXTRAORDINARY ASSUMPTIONS & Hypothetical Conditions

1. An extraordinary assumption is made that the information received from the client, property owners, county, and city that was relied upon to formulate an opinion of value is correct and reliable.
2. As of the effective date of value, which is the date of inspection the area of the acquisitions had not been staked. The indicated inventory of any site improvements impacted and/or cost to cure considerations is based on my visual inspection and the right of way documents provided by the Client. An extraordinary assumption is made that the inventory of such items is correct.
3. A hypothetical condition is made herein that there is no proposed project in the before condition. This condition exists in that the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (P.L. 91-646) 42.11(c)(1) states that "the appraiser shall disregard any decrease or increase in the fair market value of real property, prior to the date of valuation, caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project other than that due to physical deterioration within the reasonable control of the owner."

APPRAISER QUALIFICATIONS

QUALIFICATIONS, EDUCATION & EXPERIENCE OF DAVID P. HOLTBY, MAI
Dave@dhgrouputah.com

EDUCATION

- Bachelor of Science, University of Utah, Major: Finance

PROFESSIONAL MEMBERSHIPS & LICENSES

- Designated Member (MAI) Appraisal Institute
- IRWA- Member No. 7912737
- Utah State- Certified General Appraiser, #5503226-CG00, Expires 03/31/23
- Idaho Certified General Appraiser #CGA-4729, Ex. 07/28/23

WORK EXPERIENCE

- January 2012 to Present-Owner/Principal commercial & residential real estate appraiser/consultant, DH Group, LLC, Salt Lake City, Utah
- September 1998 to January 2012- Full time commercial real estate appraiser/consultant/researcher with Van Drimmelen & Associates, Inc., Salt Lake City, Utah
- August 1995 to September 1998 – Residential Home Designer & Draftsman with KM Designs, Inc., Salt Lake City, Utah

SPECIALIZED COURSES COMPLETED

- IRWA 421 - Valuation of Partial Acquisitions
- IRWA 603 – Understanding Environmental Contamination
- IRWA 410 – Reviewing Appraisals in Eminent Domain
- IRWA 403 – Easement Valuation
- 65th Annual IRWA International Education Conf.
- Advanced Concepts & Case Studies, Appraisal Institute
- Advanced Income Capitalization, Appraisal Institute
- Reviewing Appraisals in Eminent Domain, IRWA
- Supervisory Appraiser & Appraiser Trainee, Utah Division of Real Estate
- Rates & Ratios, Appraisal Institute
- National USPAP Update, VanEd
- St. George Symposium, Appraisal Institute
- What Clients Would Like Their Appraisers to Know, Appraisal Institute
- Business Practices and Ethics, Appraisal Institute
- USPAP Update, Appraisal Institute
- Utah Law of Eminent Domain, Utah Land Use Institute
- Small Hotel/Motel Valuation, Appraisal Institute
- USPAP Update (400), Appraisal Institute
- Appraiser Expectation Meeting, UDOT
- Feasibility Analysis, Market Value and investment, Appraisal Institute
- Eminent Domain Update, Utah Land Use Institute
- USPAP Update (400), Appraisal Institute
- Eminent Domain Training for Attorneys and Appraisers, NHI Course No. 141036, The National Highway Institute & UDOT
- Report Writing (540), Appraisal Institute
- Highest and Best Use (520), Appraisal Institute
- Eminent Domain Seminar, Utah State Capitol
- Real Estate Appraisal Principles, University of Utah
- Real Estate Law, University of Utah
- Standards of Professional Practice (USPAP)
- Appraising Residences, O'Brien Schools
- Fundamental Appraisal, O'Brien Schools

APPRAISAL/CONSULTING ASSIGNMENTS

Airports/Hangars	Raw Land
Church/Public Buildings	Office
Food Processing Facilities	Retail
Schools	Industrial
Restaurants	C-Stores
Apartment	Golf Courses
Eminent Domain	Subdivisions
Farm/Ranch	Lodging
Single Family Residential	Multi-Family
RV Park/Mobile Home	Theatres
Parks	Self-Storage
Wetlands	Ski-Resorts
Estates	
Litigation	

CLIENTS (Partial List)

America First Credit Union
Bureau of Land Management
Burbidge Mitchell & Gross
Celtic Bank
Davis County
Davis County School District
Draper City
Durham Jones & Pinegar
First Community Bank
First Fidelity Investment
First National Bank of Layton
First Utah Bank
Granite Federal Credit Union
Granite School District
Helgesen Waterfall & Jones
Herriman City
Highland City
Holladay Bank & Trust
Hoole & King
Jones Waldo
Key Bank
Layton City
Logan City
Ogden City
Private Property Rights Ombudsman
Property Reserve Inc.
Parsons Behle & Latimer
Rock Canyon Bank
Sandy City
Salt Lake City
Salt Lake Community College
SITLA
Snell & Wilmer LP
South Jordan City
South Salt Lake City
State of Utah
Syracuse City
Tooele County
US Bank
Utah County
Utah Department of Transportation
Utah Transit Authority
Wells Fargo
Weber Basin Water
West Jordan City
West Valley City
Weber County
Zions First National Bank

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 03/04/2021

EXPIRATION DATE: 03/31/2023

LICENSE NUMBER: 5503226-CG00

LICENSE TYPE: Certified General Appraiser

ISSUED TO: DAVID P HOLTBY
4020 SOUTH 700 EAST STE 2
MURRAY UT 84107



SIGNATURE OF HOLDER

REAL ESTATE DIVISION DIRECTOR

Form #2

I. POLICY

Salt Lake Community College departments must receive authorization and employees responsible for handling cash receipts shall be properly trained before accepting cash, checks or payment cards. The college has established controls and procedures to ensure money is properly received, accounted for, safeguarded, and deposited on a timely basis. Further, the college requires strong internal cash receipting controls to ensure that all funds received are properly received, accounted for, safeguarded, and deposited on a timely basis.

II. REFERENCES

- A. Utah Code, Title 51, Chapter 4, "Deposit of Funds"

III. DEFINITIONS

- A. **Cash:** Currency such as coins, checks, payment card transactions, money orders and traveler's checks.
- B. **Cash Change Fund:** A fund of money consisting of small currency bills and coins used to make change for larger currency bills tendered by a customer. The dollar value of a change fund always remains intact. This may also be referred to as a "beginning cash drawer fund."
- C. **Cash Receipting Center:** A college department or office that is authorized to accept or take in cash receipts.
- D. **Cash Receipts:** All payment forms, including cash, checks and payment cards.
- E. **Cashier:** An individual whose job duties include the receiving, handling, and processing of cash receipts.
- F. **Deposit Transmittal Form:** A form approved by the Bursar's Office for each cash receipting center that is used to record all the revenue transactions into the college's accounting system. This form documents the cash balancing and deposit preparation steps outlined in this policy, shows the cash and check amounts that are to be deposited, and shows the payment card transactions that are electronically credited to the college's bank account.

Date of last cabinet review: November 7, 2022

The originator of this policy is the Controller's Office. Questions regarding this policy may be directed to the originator by calling 801-957-4048.

G. **Payment Card:** A bank issued debit or credit card (e.g., Visa, MasterCard, American Express, Discover) and the college OneCard including contactless payment apps, such as Apple Pay.

IV. PROCEDURES

A. Responsibility and Internal Controls

1. All employees involved with cash receipting must follow the procedures outlined in this policy and any associated department rules.
2. Departments must assign cash receipting roles and clearly define all cash receipting role responsibilities and procedures.
3. Budget center managers, direct supervisors and cashiers are responsible for compliance with these procedures if their department accepts cash receipts.

B. Authorizing and Establishing a Cash Receipting Center

1. Departments must obtain the Controller's Office pre-authorization before collecting any cash receipts.
2. Departments that wish to be a cash receipting center must submit a written request to the Controller's Office prior to accepting money. The request must include:
 - a. reason(s) why collecting cash receipts is needed;
 - b. a list of individuals or positions that will be involved with the cash receipting process;
 - c. whether the department requests a cash change fund, and if so, the requested dollar amount; and
 - d. whether the department needs or expects to accept credit and debit cards.
3. For payment card receipt guidelines, please see the Payment Card Acceptance Policy. Only the Controller's Office is authorized to establish new credit card merchant accounts. Departments must be willing to accept costs associated with accepting payment cards.
4. After the Controller's Office has received and approved the request, the Bursar's Office will assist the department in establishing proper segregation of duties and procedures to help ensure money is accounted for, safeguarded, and deposited on a timely basis.

5. All employees authorized for cash receipting must receive annual cash handling training administered by the Bursar's Office.
6. Departments approved for cash receipting must use credit card devices approved and provided by the Bursar's Office and cash registers provided by the OneCard office.

C. Operating Procedures for College Cash Receipting Centers

1. Departments must record every cash receipt transaction through a cash register system or use of pre-numbered manual receipts. In each case, the department must produce a receipt and present it to the customer at the conclusion of the transaction. Approved pre-numbered receipt booklets are available at the Bursar's Office.
2. Employees must validate all "void, refund, cleared, or no-sale" transactions. A second employee, such as another cashier or supervisor, whenever possible, should approve the transaction at the time it occurs.
3. When employees issue pre-numbered manual receipts, they must always secure the unused inventory of receipts. Copies of the used receipts, including those which are voided, and the unused receipts must be always accounted for and are subject to audit by the Cashier's Office.
4. Departments must always maintain separation of employee duties within the cash receipting operation, as established with assistance from the Controller's Office or Bursar's Office.
 - a. As part of the deposit preparation process, departments must reconcile all funds received to the cash register summary totals, such as the transaction summary, or to the pre-numbered receipts daily.
 - b. Cash, checks, and payment cards must be accounted for and reconciled separately.
 - c. All void, refund, cleared, or no sale transactions should be highlighted and accounted for with each deposit.
 - d. For ease in completing and documenting this reconciling process, a deposit transmittal or recap form should be utilized for each deposit (see also F. "Cash Receipt Balancing" and H. "Preparation of Deposits").
 - e. The Bursar's Office is responsible for approving the deposit transmittal form that may be unique for each department.

5. For each deposit, a cashier must reconcile the bank or cashier deposit amount to the original cash register transaction summary or other receipt summaries to help ensure that all funds that should have been received are actually deposited. This reconciliation must be performed by another employee in the same job function when physically available.
 - a. Any void, refund, cleared, or no sale transactions noted in the deposit backup should be reviewed for reasonableness.
 - b. The person performing this reconciliation must sign on the deposit backup to indicate this step has been completed.
6. All checks, cash, and payment card receipts must be physically protected during the day by using a cash register or locking drawer; and if kept overnight, in a safe or other secure place until the money is deposited.
7. Cash should only be kept in cash registers during hours of operation.
8. Cash registers or other cash drawers should be locked when not attended, even if the cashier only leaves the station for a brief period.
9. Money is not to be counted in public view. A secure area for counting and preparing the deposit must be provided and restricted to authorized personnel.
10. Checks should be made payable to "Salt Lake Community College" or "SLCC" and must be endorsed promptly with a restrictive endorsement stamp payable to Salt Lake Community College. The endorsement stamps must be ordered through the Bursar's Office.
11. Checks or payment card transactions are not to be written or entered for more than the amount of purchase for the customer to get cash back.
12. All cash receipts should be deposited at the Cashier's Office window within 24 hours of receipt, but no longer than every three banking days as required by state law.
 - a. A college cashier window receipt shall be considered the same as a bank deposit receipt for the purpose of the independent reconciliation of the amount deposited back to the original supporting receipt documentation.
 - b. Under no circumstances may departments, employees, or any other entity make purchases directly from cash receipts.

13. When an employee who has a key or safe combination to where money is held terminates employment, the key must be collected, and the safe combination changed.
14. Any employee designated to be a cashier should receive training provided by the Cashier's Office before working independently as a cashier and receive on-going training on an annual basis.
15. The college must request and complete a background check prior to hiring a person for any full-time cashier position whether they may perform cashiering duties on an occasional or regular basis.

D. In-Person Cash Receipting Procedures

1. A receipt must be created and presented to the customer for each payment received at any cash receipting center.
 - a. At a minimum, manual pre-numbered receipts must include the date, mode of payment (cash, check, or payment card), and the identification of the department and the person issuing the receipt.
 - b. A cash register receipt should also have similar information except for the cashier's name.
2. Only one cashier is allowed access to a cash register or cash drawer during a single shift.
3. The cash drawer should be closed out at the end of every shift so that only one person is responsible for the transactions and related cash receipts.
4. All checks, cash and payment card receipts must be physically protected during the day by using a cash register or locking drawer and if kept overnight, in a safe or other secure place until the money is deposited.
 - a. Safes or other secure places should not be left unlocked during operating hours. Related keys should also be kept in a secure location out of public view.
5. All checks received must have additional identification written on the check such as the S number or driver's license number if not a student.
 - a. All checks received should be made payable to "Salt Lake Community College" or "SLCC" and must be endorsed promptly with a restrictive endorsement stamp payable to Salt Lake Community College.

- b. Checks or debit card transactions are not to be written or entered for more than the amount of purchase for the customer to get cash back.

E. Cash Receipts Received by Mail

1. Departments must open the mail, endorse all checks immediately with a restrictive endorsement stamp, and enter checks on a check log to establish receipt and fiscal tracking accountability/responsibility. The opening of checks must be performed by two employees in the same job function when physically available.
 - a. The log should subsequently show the disposition of the checks, whether delivered to the Controller's Office or deposited at the Bursar's Office.
2. Departments must identify and officially receive cash receipts received in the mail as quickly as possible and deposit promptly according to these procedures.
3. Departments must immediately forward unidentified and foreign checks to the Controller's Office for research and deposit.

F. Cash Receipt Balancing

1. At the end of each day or cashier shift, the cashier must close the batch or session and balance the money collected to the cash register or manual receipts.
 - a. This is done by physically counting and comparing the total of the cash, checks and payment card transactions on hand (net of the change fund amount) to the cash register summary or transaction summary information, or to the pre-numbered receipts used during the session.
 - b. Any dollar difference must be accounted for separately as an "overage" or "shortage" on the deposit transmittal or recap and must be investigated and resolved to the extent possible.
2. All voided, refunded, cleared, or no-sale transactions should be approved by another person. Otherwise, these transactions in addition to overages and shortages should be accounted for on the deposit transmittal to be reviewed by a supervisor for validity, reasonableness, and appropriateness.

G. International Checks and Foreign Currency

1. Departments must not accept foreign currency. All international cash receipts must be coordinated with the Controller's Office.

2. Generally, all international funds should be received in the form of a wire transfer.
3. The college accepts checks drawn on Canadian Banks denominated in Canadian Dollars (CAD) or United States Dollars (USD). The college does not accept any other foreign checks.
4. Any bank fees associated with the acceptance of foreign currency will be passed through to the student or department.
5. If a student presents a check, the receiving department must issue the student a manual receipt indicating the check was received and the dollar value (CAD or USD) of the check.
 - a. The student's account will not be credited until the bank has provided an estimated exchange rate.
 - b. Canadian checks received via mail must be sent directly to the Controller's Office for deposit.
 - i. Canadian checks cannot be processed in the daily deposit and must be provided to the Controller's Office for deposit at the local bank branch.
 - ii. The bank will credit the college's account using an estimate based on the current exchange rate. The Bursar's office will provisionally credit the student's account this same amount. The final credit amount will be adjusted when the bank has collected the funds. This can take 8 to 12 weeks.

H. Preparation of Deposits

1. Cash receipts collected must be properly accounted for and entered in the college's accounting system. Departments must deliver money to the Cashier's Office.
2. College cash deposits are only made to the bank through the Bursar's Office by means of lockbox services, remote deposit, and armored car pick up by the following positions:
 - a. the Treasurer;
 - b. the Controller, or
 - c. the Vice President of Finance and Administration.
3. Deposits made at a Cashier's Office Window

- a. The department's deposit transmittal form takes the place of a bank deposit slip when money is deposited at a cashier's window.
- b. Each department must work with the Bursar's Office in designing a unique deposit transmittal report to meet the requirements of both the department and the Bursar's Office.
- c. Departments must record cash, check, and payment card transactions on the transmittal report in the appropriate spaces.
- d. Once a deposit is final, the completed deposit transmittal report, cash, checks and copy of the payment card batch summary information must be put in a sealable or locked deposit bag to prevent tampering.
- e. When transporting deposit bags to the Cashier's Office window, employees must exercise care to make sure that the bags are inconspicuous during transit. When possible, two employees must transport the deposit together or a Parking and Security Services escort should be requested.
- f. A deposit transmittal report must be completed for every deposit taken to the Cashier's Office window to document the deposit amount and to record all the revenue transactions into the college's accounting system.
 - i. The transmittal report must show the cash and checks amount that was deposited and separately show the payment card transactions that were electronically credited to the college's bank account.
 - ii. A copy of the payment card batch summary must be attached to the transmittal.
 - iii. The transmittal must have a line for each type of revenue received that contains a description of the type of transaction, the dollar amount, and the appropriate index and account numbers.
 - iv. The official cashier's receipt must be filed with a copy of the transmittal and cash receipts backup for subsequent audit purposes.

I. Reconciliation of Cash Collected and Deposited

1. For each cash receipting center, an employee must compare the total receipts to the deposit amount to ensure that all funds that should have been received are deposited into a college bank account or at the cashier's window.

2. This reconciliation must be performed by another employee in the same job function when physically available. This person's duties include:
 - a. reviewing the cash register transactions summaries or manual pre-numbered receipts and comparing the total sales amounts that should have been collected to the deposit amount recorded on the copy of the deposit transmittal report;
 - b. comparing the transmittal deposit total to the actual bank deposit receipt or the cashier's receipt; and
 - c. signing off on the transmittal copy or otherwise documenting that the above tasks were accomplished without exception. Any significant and/or consistent differences must be immediately reported to the Controller's Office.

J. Procedures When Using Pre-Numbered Manual Receipts

1. In situations, such as special events, where cash registers are not available or practical, a pre-numbered receipt system must be used to document each sales transaction.
2. Pre-numbered paper receipts may be obtained from the Bursar's Office which will maintain a log that records the number(s) of the receipts issued, the date issued, and the name of the person receiving the receipts.
3. The receiving department is responsible and accountable to the Bursar's Office for the disposition of all the receipts (used and not used receipts).
4. The department must take steps to safeguard and protect the blank receipts from theft.
5. As receipts are issued to customers for payment received, a receipt copy must be retained for end-of-day balancing, deposit preparation and subsequent independent audit purposes.

K. Special Event Cash Receipting

1. Generally, departments must work with the Bursar's Office to use portable payment card terminals and establish cash receipting procedures for special events.
2. There may be certain temporary special events where the use of cash registers or pre-numbered receipts is not practical. For such an event, the organizing department must work with the Bursar's Office to establish appropriate cash receipting methods that incorporate the principles covered in these procedures.

L. Change Fund Procedures

1. A change fund (sometimes referred to as beginning cash drawer funds) usually consists of small currency bills and coins used to make change for larger currency bills tendered by a customer.
2. The dollar amount of granted change funds will be determined jointly by the department and Bursar's Office.
 - a. The exact amount of the change fund must always remain in place. It cannot be used to "cover" any cash shortages or overages. Therefore, at the end of each day or cashier session, the exact amount of the change fund must be counted and set aside before other cash receipts are counted and balanced for deposit purposes.
 - b. Departments may exchange large currency bills for smaller bills and coins at any Cashier's Office window or bank.
 - c. Change funds are subject to unannounced audits by representatives of the Bursar's Office.
 - d. When a change fund custodian is replaced and responsibility is given to another person, both persons should count the fund together to ensure the full fund amount is present before the new person accepts responsibility for the change fund. The Bursar's Office must be notified of all new fund custodians.

M. Petty Cash Procedures

1. Departments are not permitted to establish a petty cash fund unless specifically granted and issued by the Bursar's Office.
2. Departments granted a petty cash fund must agree to follow specific instructions and procedures given when the fund is received and are subject to unannounced audits by representatives of Bursar's Office.
3. In general, rather than using petty cash, departments are expected to use one of the other small dollar purchase tools the college has made available.

PAYMENT CARD INDUSTRY DATA SECURITY

I. POLICY

Salt Lake Community College complies with established Payment Card Industry Data Security Standards (PCI DSS) when accepting payments by payment card. PCI DSS standards include requirements for security management, policies, procedures, network architecture, software design, and other critical protective measures. The following procedures establish internal controls for maintaining these standards.

II. REFERENCES

Payment Card Industry Security Council – [Current Data Security Standards](#).

III. DEFINITIONS

- A. Cardholder Data (CHD): Data that contains the full card account number, expiration date, and cardholder name.
- B. Information Security Office (ISO): An office within the Office of Information Technology responsible for the security of sensitive data. ISO employees are designated as information security officers and assist college departments, safeguard data systems, and otherwise comply with data security standards and practices.
- C. Payment Card: A bank-issued debit or credit card (e.g., Visa, MasterCard, American Express, or Discover) and the college One-Card, including contactless payment apps such as Apple Pay.
- D. Payment Card Industry Data Security Standards (PCI DSS): These are standards established by the Payment Card Industry Security Standards Council. Any business or organization that accepts payment cards must comply with these standards.
- E. Payment Card Industry Security Team (PCI Team): A group of college employees responsible for compliance with payment card industry data security standards.

IV. PROCEDURES

A. General Procedures

- 1. The college strictly forbids the storage of sensitive authentication data including the contents of the magnetic stripe, the card validation or security code and PIN, or block.

Date of last cabinet review: August 2, 2022

The originator of this policy & procedure is (office, not individual). Questions regarding this policy may be directed to the originator by calling 801-957-4084.

2. The college prohibits the storage of cardholder data (CHD).
3. Employees must not transmit CHD without an approved PCI policy compliant device or technology.
4. OIT is responsible for maintaining secure college networks, systems, and applications involving payment card transactions and monitoring and testing systems following the PCI data security standards.
5. Vendors must provide documentation that the system or device complies with current PCI standards before a college department is authorized to use a service provider or third-party point-of-sale software system that accepts payment cards or uses a vendor's credit card reader device,
6. Documentation must be submitted to the ISO before the system or device is used.
7. Employees must report a suspected data security breach immediately to the PCI Team. The team is responsible for investigating and informing the vice president for Finance and Administration of any potential or confirmed data breaches.

B. PCI Security Team

1. The college must establish a PCI Team comprising, at minimum, a representative from the Controller's Office, the Chief Information Security Officer (CISO), the information Security Officer (ISO), and bursar or bursar's designee.
2. The team will be exclusively responsible for:
 - a. implementing a security awareness program to educate all employees regarding the importance of cardholder data security;
 - b. establishing, documenting and distributing security procedures and related updates;
 - c. monitoring ongoing security compliance and making updates to the procedures as the environment changes;
 - d. providing input and grant approval for the adoption of or changes in critical information technologies that could impact data security;
 - e. being first responders in the event of a system breach; and analyzing security alerts, documenting, and coordinating security incident responses to ensure situations are handled in a timely and effective manner.

C. PCI Data Security Procedures

1. Network Diagrams

- a. OIT will create and access network diagrams.
- b. Network diagrams must be reviewed by OIT when there is a system change and at least annually to ensure that CHD is secure.
- c. Current, accurate network diagrams should be maintained by OIT to ensure that all the appropriate firewalls and segmentation are enforced.

2. Third Party Software

- a. College departments that use third-party software must ensure that CHD is secure at every point as it is transmitted across college networks to outside networks.
- b. Any changes that occur with third-party software upgrades, changes in college devices, or relocation of college devices, must be documented by the bursar's office immediately.

3. Password Protection and Vendor Defaults

- a. College system administrators and the bursar's office payment system specialist must always change, remove, or disable vendor-supplied defaults or accounts before installing the following on the college network:
 - i. operating systems;
 - ii. software that provides security services;
 - iii. point-of-sale devices and terminals; and
 - iv. third-party payment application data security standard (PA-DSS) software.
- b. Wireless Networks (Wi-Fi)

College departments must not use the college's wireless network for any PCI system that processes or transmits CHD.

4. System-hardening

All PCI system components must be configured according to industry-accepted system-hardening standards including:

- a. Center for Internet Security (CIS);

- b. International Organization for Standardization (ISO); and
 - c. National Institute of Standards Technology (NIST).
- 5. Approved Devices
 - a. The bursar's office must approve all devices used to process CHD.
 - b. Only mobile devices approved by the bursar's office can be used to process CHD.
 - c. All mobile devices must have an automatic disconnect of the session after a designated period of inactivity, usually 30 minutes.
 - d. Single Purpose Devices
 - i. PCI devices such as desktops, web servers, database servers, and DNS servers must be configured by OIT to prevent operations that require different security levels from co-existing on the same device.
 - ii. Desktops with card processing software or web access to a third-party vendor must not have other programs or web-surfing capabilities. Only necessary services, protocols, daemons, etc. required for the system's function will be enabled.
- 6. Secure Cryptography and Transport Layer Security (TLS)
 - a. Additional security features for required services, protocols, or daemons, such as NetBIOS, file-sharing, Telnet, file transfer protocol (FTP), etc., must be secured with the most recent version of TLS.
 - b. Secure shell (SSH), secure file transfer protocol (S-FTP), or internet protocol security virtual private network (IPsec VPN) are also allowed.
 - c. Secure sockets layer (SSL) is not secure encryption.
- 7. Preventing System Misuse
 - a. All college systems components will have only the necessary configuration to support payment processing functionality.
 - b. All unnecessary functions must be removed by OIT to prevent misuse and reduce risk to the PCI environment.
- 8. Maintain System Component Inventory

- a. The bursar will keep an inventory of all PCI devices and components, including:
 - i. hardware serial numbers, model names, and locations;
 - ii. IP addresses, DNS, VLANs, and operating systems;
 - iii. the purpose of the components; and
 - iv. the owners.

9. CHD Retention and Storage

- a. CHD on Paper
 - i. CHD taken by phone for payments must be processed immediately.
 - ii. Only the cardholder's name, address, card number, and expiration date should be put on paper.
 - iii. Once processed, the paper containing the CHD should be immediately destroyed using a crosscut shredder.
 - iv. The college forbids any other form of storage and acceptance of CHD by facsimile (fax) or email.
- b. Sensitive Card Holder Data
 - i. All department points of contact shall sign an annual document which states they are not storing sensitive data.
 - ii. Sensitive authentication data, including CVV or CVC, PIN or PIN blocks, or full track data (from a magnetic stripe or a chip), must never be stored.
 - c. CHD should never be recorded or stored anywhere digitally or physically including removable media or spreadsheets.

10. Encrypt Transmission of CHD Across Open, Public Networks

- a. Strong cryptography and security protocols must be used to safeguard CHD during transmission over open, public networks.
- b. OIT only accepts trusted keys or certificates and employs industry best practices to implement strong encryption for wireless networks authenticating and transmitting CHD or connected to the CHD environment.

11. Vulnerability Management

- a. The college uses anti-virus software on all applicable PCI devices, including those system types that are most affected by malicious software.
- b. OIT regularly evaluates all systems with anti-virus to ensure they can remove malware threats.

12. Maintaining Anti-virus Mechanisms

OIT updates anti-virus software to ensure that the anti-virus:

- a. is kept current;
- b. can be scanned;
- c. can be logged as per PCI DSS Requirement 10.7.; and
- d. has not been removed, altered, or disabled.

13. Change Control Procedures

- a. To make changes to PCI equipment, departments must complete a request for change through the bursar's office and include all applicable documentation.
- b. When a security patch is applied, or there are software modifications, OIT and the bursar's office must coordinate to document and permanently retain:
 - i. the impact of the change; and
 - ii. the approvals that are required from all parties.
- c. For any changes, the vendor must provide documentation to prove a PCI assessment that shows compliance after the change was made.
- d. All documentation changes should be sent to the bursar.

14. Access Controls

- a. The college assigns a unique ID to each person with computer access
- b. Only personnel with a legitimate business need may access CHD or other sensitive data.

- c. The bursar's office must create a list of roles according to the position and duties of an employee.
 - i. The bursar's office must assign and document the level of access to each role.
 - ii. The bursar's office must assign each employee the least amount of privileges necessary to perform their duties.
- d. For automated systems and manual processes, access controls must be implemented by the bursar's office as soon as they are created.
 - i. Every component must have the required access controls implemented.
 - ii. Department documentation must include:
 - (A) dates of creation and implementation of each access control;
 - (B) each component that requires access control; and
 - (C) a description of the access, which roles need the access, and the position within the role.
 - iii. Users must be informed regarding their degree of access and the required security responsibilities.
 - iv. Roles for access controls shall be reviewed when changes are made and at least annually.
 - v. The bursar's office must approve documentation.
 - vi. All access control documentation shall be completed and maintained within the bursar's office.
- e. Departments will have risk assessments performed annually.

15. Regularly Monitor and Test Networks

OIT will:

- a. monitor and test networks;
- b. perform audits of individual access to CHD; and
- c. implement an audit trail.

16. Regular Testing of Security Systems and Processes

a. Internal and External Network Vulnerability Scans

- i. OIT will scan all third-party software system components or desktop computers that access a third-party vendor's hosted web service for processing payment cards weekly.
- ii. Any discovered vulnerabilities will be remediated within 30 days.
- iii. Scans will be rerun until all high-risk vulnerabilities are resolved.
- iv. OIT must perform internal scans as patches and updates are made to their CHD environment.
- v. External Network Vulnerability Scans will be run quarterly on all public facing PCI systems.

b. Penetration Testing

- i. A qualified internal or external entity designated by OIT will perform penetration testing on the applicable PCI systems.
- ii. OIT will ensure that the designated entity uses testing methodology outlined in PCI DSS Requirement 11.3.
- iii. Penetration testing will be completed by OIT whenever system changes have been made to the PCI environment and at least annually.
- iv. System changes are defined as well documented, low risk, and proven
- v. Standard changes are done regularly according to industry best practice recommendations.
- vi. Instances of a standard change to 'primary systems' need to be submitted to and reviewed by OIT through Change Control Team Meeting before implementation.
- vii. Instances of a standard change to 'non-primary systems' need to be submitted to and reviewed by OIT through Change Control Team Meeting before implementation.
- viii. Coordination activities can be done at the discretion of the Information Security Office.

c. Change Classifications

- i. Minor Change: a change that has a low impact on the number of users affected or the service's criticality, a low risk of failure, and a required lead-time with change notification made through standard methods
 - (A) Minor changes are reviewed at the Change Control Team Meeting and approved by OIT.
 - (B) Coordination activities can be done at the discretion of the Information Security Office.
- ii. Major Change: a change that has a significant impact on users or services, a high risk of failure, or is complex and requires multiple teams to implement. This change may also include new, high-profile applications used in production for the first time or changes to applications requiring a high degree of coordination between multiple organizations.
 - (A) Coordination activities can be done at the discretion of all the groups/individuals involved.
- iii. Emergency Change: a change that must occur immediately to fix severe loss in service capability.
 - (A) Communication and updates will be performed through standard notification methods.
- iv. Significant Change: a change that may include standard, minor, major, or emergency changes and is highly dependent on the configuration of a given environment.
 - (A) If an upgrade or modification could allow access to CHD or affect the security of the CHD environment, then it could be considered significant. Refer to Significant Change Requirements.

d. Intrusion Detection

- i. OIT monitors all traffic and notifies departments of any suspected threats or compromises.
- ii. Departments must respond immediately following notification of a suspected threat or compromise.

e. Change Detection

- i. College-approved endpoint protection software must be used on all systems using third-party vendors to detect changes, additions, and deletions of critical system files, configuration files, or content files, including operating system programs and application executables.
- ii. OIT monitors endpoint protection for alerts and unauthorized changes.
- iii. When the third-party vendor does not support college-approved endpoint protection, documentation must be provided from the vendor that the system is security hardened and meets OIT requirements.

17. Daily Operational Security Procedures

- a. Each department must maintain daily operational procedures to ensure that its operations are secure and meet each PCI Standard.
- b. Security procedures must:
 - i. include all technical and administrative functions;
 - ii. be in place, and logs should be kept for user account additions, changes, and deletions;.
 - iii. be reviewed by employees at least annually.
- c. The bursar's office and OIT must date, document, and maintain any system changes or incidents.

18. Usage Policies and Procedures

- a. OIT implements procedures that secure usage of remote access technologies, wireless technologies, removable electronic media, laptops, tablets, PDS's, email, fax, and internet.
- b. OIT's Procedures require, and departments must enforce, any third-party software or CHD system be authenticated by a user ID and password and two-factor authentication.
- c. OIT's Procedures include formal written authorization approving access to each CHD technology and documentation listing all devices and the employees that use each device.
- d. Documentation must be kept and updated.
- e. Vendors and third parties may have limited access to college systems.
 - i. Prior arrangements should be made to allow access.

- ii. Access should be granted for only the required amount of time.
- iii. Departments must require the vendor or third party to use the college's two-factor authentication solution.
- iv. The college must ensure through internal procedures that employees are informed that no CHD is be copied, moved, or stored on local hard drives and removable electronic media.

19. Security Responsibilities for Personnel

- a. Security for each responsibility must be defined and distributed to employees.
- b. Documentation demonstrating that each employee understands their security responsibility shall be maintained and updated by the department.

20. Assignment of Security Management Responsibilities

- a. The chief information security officer and the PCI Team share the responsibility of security management.
- b. The chief information security officer is responsible for establishing, documenting, and distributing security incident responses.
- c. The PCI Team is responsible for:
 - i. establishing, documenting, and distributing security policies and procedures;
 - ii. suggesting policy updates when there is a change in procedure; and
 - iii. creating, maintaining, and executing escalation procedures and processes.
- d. Departments are responsible for:
 - i. monitoring and controlling access to data;
 - ii. administering, adding, deleting, and modifying user access, and informing the bursar; and
 - iii. distributing security incident procedures to employees.

21. Formal Security Awareness Program

- a. OIT provides formal training for every employee who has access to CHD.

- b. Departments must provide a list of employees with CHD access at least annually or when there is a new hire, change in duties, or termination.
- c. The bursar will send a notification to an employee when it is time for that employee's annual training.
- d. The bursar will maintain a database of employees authorized to access CHD and update it as employees complete training.
- e. The bursar will email updates to PCI information or changes in procedures to the employees in the database.

22. Background Checks

PCI DDS standards require background checks are performed on all college employees who have access to CHD.

23. Incident Response Plan

- a. Departments must maintain an internal incident response plan to report incidents to the Controller's Office and the chief information security officer.
- b. Anyone who identifies an incident must immediately report it to the department manager or director.
- c. The director or manager must document events in a report and forward the report to the Controller's Office and the chief information security officer. The report must include:
 - i. the date incident was found;
 - ii. the type of incident;
 - iii. how the department became aware of the incident; and
 - iv. whether or not the department disabled the breached device or system.

I. POLICY

Salt Lake Community College keeps personal information about its students, employees, and others, as well as proprietary institutional data essential to its mission and effective operation. This policy sets requirements for all employees, students, and college administrative units to comply with applicable laws and provide necessary security standards to protect the privacy rights of college community members and ensure the integrity of college information assets, systems, and resources.

II. REFERENCES

- A. Family Educational Rights and Privacy Act of 1974 (FERPA), [20 U.S.C. § 1232g](#)
- B. [45 C.F.R. 164](#): Health Insurance Portability and Accountability Act (HIPAA): Security and Privacy
- C. [16 C.F.R. 313](#)- Graham-Leach-Bliley Act
- D. Utah System of Higher Education Information Technology Resource Security [R 345](#)

III. DEFINITIONS

- A. **Audit Log:** a chronological sequence of audit records that provide documentary evidence of a sequence of activities from the execution of a business process or system function.
- B. **Authentication Credentials:** user identification (ID) and personal identification number (PIN), username and password, or other secrets or keys used to gain access to a restricted resource.
- C. **College Entity:** any administrative unit of the college including school, department, or division.
- D. **Computer Asset:** any college-owned information asset or IT resource that is a part of college business processes.
- E. **Computer Resource:** any electronic hardware or software that makes the storage or use of information possible.
- F. **Electronic Resource:** any resource used for electronic communication, including but not limited to the internet, e-mail, and social media.

- G. **Encryption:** information altered using a code or mathematical algorithm to make it unintelligible to unauthorized persons.
- H. **Firewall:** a device or program that controls network traffic flow between networks or hosts that employ disparate security policies.
- I. **Information Asset:** data or knowledge stored in any electronic manner and recognized as having value for the purpose of enabling the college to perform its business functions.
- J. **Information Security Incident:** an event or weakness that jeopardizes the confidentiality, integrity, and availability of the college's information assets, IT resources, and information systems.
- K. **Information Systems:** an application or group of servers used for electronic storing, processing, or transmitting any college data or information asset.
- L. **IT Resource:** Any computer resource used to perform college business operations including, but not limited to, the creation, access, storage, processing, and transmission of information assets. (i.e., server, workstation, mobile device, networking device, web camera, etc.).
- M. **IT Technician:** a college employee who uses industry best practices to develop, administer, manage, and monitor computer resources and assets that support the college's IT infrastructure and ensure compliant IT system security.
- N. **Office of Information Technology ("OIT"):** College department responsible for all management of college computer assets and security of information assets.
- O. **Remote Access:** access to information assets from any location outside of the college's network or physical boundaries.
- P. **Restricted Resource:** a resource available only to individuals in particular roles within the college community who handle critical data.
- Q. **User (Authorized User):** Any person, including students, staff, faculty, permanent and temporary employees, contractors, vendors, research collaborators, and third-party agents, who accesses any college electronic resources, information systems, or IT resources.
- R. **Vulnerability:** an asset weakness that can be exploited to allow unauthorized access and cause harm to the asset.

IV. PROCEDURES

- A. General

1. User Responsibilities

a. All college entities and users must:

- (1) implement reasonable practices to identify and protect information assets, information systems, and IT resources;
- (2) maintain an inventory of all IT resources that store, process, and transmit information assets;
- (3) follow the Risk Management department's contract review process, including information security evaluation of a third-party vendor's information resources;
- (4) only install properly licensed and approved software on IT resources;
- (5) follow the security controls, access restrictions, data handling procedures, and security plans for each work area;
- (6) take reasonable precautions to reduce the risk of loss of college resources on personal electronic resources.

b. Users who use a cloud computing service must follow all security controls, access restrictions, data handling procedures, and security plans as all other college computer systems.

B. Enforcement

1. If any user violates this policy, other information technology policy, or department rule, the College's Information Security Office (ISO) may:
 - a. discontinue user service or revoke user access; and
 - b. contact Employee Relations and the user's supervisor about the policy violation which may result in corrective action.

C. Authentication Credentials

1. Only authorized users may physically, electronically, or otherwise access computer assets.
2. Users must:
 - a. create strong credentials;
 - b. protect credentials from use by others;
 - c. never share credentials with others;
 - d. provide authentication credentials to access any computer resource that stores, processes, or transmits any college information asset; and
 - e. use multi-factor authentication credentials for initial access to all IT resources and after a period of inactivity.
3. Users with restricted resource access authorization must use additional authentication credentials.

4. OIT limits each user's resource access to the lowest privilege principle necessary for the user's job function.
5. OIT monitors and audits access to college resources to prevent unauthorized access through the access requirements on the [Credentials Rule Requirements](#) webpage.
6. OIT may revoke credentials from users who violate access control requirements.

D. Security Controls

1. General

- a. All users must:
 - (1) use OIT approved functioning and up-to-date antivirus and anti-malware programs on resources;
 - (2) install all relevant security patches;
 - (3) enable resources' firewalls prior to accessing the internet;
 - (4) store personally identifiable information only on college-approved and encrypted resources; and
 - (5) follow reasonable security measures to prevent resource theft.

2. Physical and Facility Security

- a. OIT assesses resources and information systems risk and imposes safeguard requirements in the [Physical and Facility Security Rule](#).
- b. OIT must align physical and facility safety requirements with current [Center for Internet Security industry standards](#).

3. Digital Security

- a. OIT imposes baseline security settings for IT resources and information systems based on the OIT malware risk assessment per the [IT Resource and Information Security System Security and Vulnerability Management Rule](#).
- b. Users managing any college computer assets must:
 - (1) protect any computer assets under their management from compromise;
 - (2) configure the computer assets to reduce vulnerabilities to a minimum;
 - (3) periodically:
 - i. verify audit and activity logs;
 - ii. examine performance data; and
 - iii. check for evidence of unauthorized access, the presence of viruses or other malicious code;
- (4) cooperate with ISO by:
 - i. providing support for review of administrative activities; and

- ii. performing penetration testing and real-time intrusion detection.

4. Remote Access

Users with remote access privileges to the college's network are required to maintain access and security levels equivalent to the users' on-site connection per the [Remote Access Rule](#).

5. Security Incident Response and Handling

- a. Users must immediately report any suspected resource theft to the college's Department of Public Safety and OIT.
- b. Users must report any suspect college resource loss to their supervisor and OIT within 24 hours.
- c. Users must immediately report any suspected or actual information security incident to the college's Information Security Officer.
- d. ISO will consult with the Office of Risk Management if any suspected or actual breach involving personal or financial information occurs.
- e. If unauthorized release of private information occurs, the college will comply with reporting and disclosure requirements as required by law or industry standards in addition to the procedures set forth in the [Information Security Incident Response Management Rule](#).

E. Change Management

OIT must authorize, test, document, and approve all changes to computer assets that store, process, transmit, or maintain critical data before implementation per the [Change Management Requirements](#) Rule.

F. Data Classification, Handling, and Encryption

1. The Office of Institutional Effectiveness and the Data Governance Council (DGC) establishes and maintains data classifications in the [Data Governance Policy](#).
2. OIT establishes and regularly reviews data handling and encryption requirements outlined in [DGC's Data Classification Guidelines](#).
3. IT Technicians must establish, document, implement, and manage data handling and management procedures for the IT Resources and Information Systems they administer.

G. Critical Data and Personally Identifiable Information

1. Users must not knowingly keep personally identifiable information on resources, including, but not limited to:
 - a. social security numbers;
 - b. financial information such as credit card numbers;
 - c. protected health information such as medical records; and

- d. other types of personally identifiable information as set forth in USHE Information Technology Resource Security [Rule 345](#).
2. Users must use established departmental procedures to transmit, exchange, or destroy personally identifiable information on computer resources when the information is no longer needed to conduct college business.
3. Only authorized users who have legitimate business may collect or access critical data.
4. Authorized users who access critical data must:
 - a. sign a confidentiality agreement before OIT grants access; and
 - b. complete confidentiality training.

H. Log Management and Monitoring

OIT configures all college computer assets to record and monitor information security incidents, events, and weaknesses in audit logs per the requirements forth in the Log Management and Monitoring Rule.

I. Backup and Recovery

OIT establishes routine backup procedures which provide for timely restoration and recoverability of information assets per the Data Classification and Encryption Rule and [the Backup and Recovery Rule](#).

J. Business Continuity and Disaster Recovery Planning

1. The OIT must develop and periodically review, test, and update:
 - a. a formal, documented, business-continuity and disaster recovery plan that incorporates information security requirements; and
 - b. formal, documented procedures to facilitate the implementation of the contingency plans.
 - c. OIT must base information security requirements on business impact analysis that addresses purpose, scope, roles, responsibilities, management commitment, coordination among college administrative units and entities, escalation procedures and compliance, per the requirements in the set forth in [the Business Continuity and Disaster Recovery Rule](#).

K. Information Security Awareness Training

1. All college employees must annually complete information security awareness training per [the Security Awareness and Training Rule](#).
2. College employees with significant Information System security roles must complete additional security training.
3. OIT will not issue initial restricted resource authorization until employees have completes the initial additional training.

4. The Information Security Director must develop and employ the Information Security Awareness Training to identify information system vulnerabilities and address threats to the information system and ensure it is current and compliant with:
 - a. legal requirements;
 - b. security industry standards and best practices regarding practices;
 - c. data management techniques; and
 - d. emerging technologies.

Backup and Recovery Rule

I. PURPOSE AND SCOPE

The serves to protect the college's information systems and information assets by establishing requirements for backup and recovery.

II. DEFINITIONS

- A. **Information Asset:** data or knowledge stored in any electronic manner and recognized as having value for the purpose of enabling the college to perform its business functions.
- B. **Information System:** an application or group of servers used for the electronic storage, processing, or transmitting of any College data or Information Asset.
- C. **Information System Media:** physical media on which an information system's information asset are stored for backup and recovery purposes, e.g., backup tapes, backup disks, NAS/SAN drives, magnetic media, etc.
- D. **Server:** hardware and software, and/or a workstation used to provide information and/or services to multiple users.

III. PROCEDURES

- A. To ensure that all sensitive college information assets are available in the event of a disruption, error, or disaster, the Office of Information Security (OIT) must:
 1. define the required level of backup for each information system or server that stores data;
 2. define the frequency of backups for each information system or server;
 3. establish an off-site storage location for backups at a sufficient distance to ensure separation from the primary college data center for where the data is housed;
 4. ensure the security controls implemented at the off-site backup storage location are appropriate to the criticality and the classification of the data;

5. ensure that appropriate security controls are implemented on the information system media itself in accordance with data handling requirements;
6. retain information system data backups in accordance with regulatory and contractual requirements; and
7. test and update as necessary all backup procedures to ensure all security requirements have been met;
8. test backup Information system media regularly to ensure reliability, if applicable; and
9. test and update as necessary any recovery procedures to ensure timeliness and effectiveness of recovery.

Change Management Rule

I. PURPOSE AND SCOPE

This rule lays out Office of Information Technology's (OIT) required steps for any change to an IT resource or information systems.

II. DEFINITIONS

- A. **Change:** an event or action which modifies the configuration of any component, Application, Information System, or Service.
- B. **Emergency Change:** an event or action which modifies the configuration of any component, Application, Information System, or Service that is made outside the Change Management process with CISO approval.
- C. **Information Asset:** data or knowledge stored in any electronic manner and recognized as having value for the purpose of enabling the college to perform its business functions.
- D. **Information System:** an application or group of servers used for electronic storing, processing, or transmitting any college data or information asset.
- E. **IT Technician:** a college employee who uses industry best practices to develop, administer, manage, and monitor computer resources and assets that support the college's IT infrastructure and ensure compliant IT system security.

III. PROCEDURES

A. Change Execution

1. Prior to executing a change in the production environment, IT Technicians must:
 - a. capture the business requirement for the change;
 - b. identify the change activity via a unique identifier that will be logged and recorded;
 - c. plan and test the change as appropriate;

- d. assess the potential impacts to the confidentiality, integrity, and availability of the information system and information assets;
- e. communicate the change details to key stakeholders and other appropriate personnel;
- f. capture change rollback requirements to recover from an unsuccessful change;
- g. receive approval from the Change Management Board as appropriate; and
- h. make change during approved outage window.

B. Post Change Execution

- 1. After executing a change, IT Technicians must:
 - a. log the successful or unsuccessful change status; and
 - b. in the event of an unsuccessful change, document the issue and the lessons learned.

C. Segregation of Duties

- 1. The college must ensure users cannot access, modify, or use information systems without authorization or detection.
- 2. OIT must physically, logically, or virtually separate test, development, and production environments.

D. Resources

- 1. Requesting Changes
 - a. Users may submit change requests through the Change Management SharePoint Site.
 - b. The Change Management Committee will consider requests added at least 24 hours prior to the scheduled change control meeting.
- 2. Change Control Meeting

- a.** The Change Control Meeting is scheduled weekly and the schedule is accessible on the Change Management SharePoint Site.
 - b.** The Director of Technology is responsible for managing meetings and the importable meeting invitation. Users may attend by invitation only.
 - 3. The Director of Technology will invite users responsible for changes attend scheduled meetings to describe purpose, duration, and planned change schedule.
- E.** Users responsible for changes must notify their supervisor or CISO once a change has been implemented.
- F.** Emergency Changes
 - 1. Emergency Change items are logged when approved by the CISO or post execution if time to execute is a consideration.
 - 2. IT Technician or representative responsible for making the Change will attend the next scheduled Change Management meeting to describe purpose, duration, and details of the unplanned Change.

Data Classification and Encryption Rule

I. PURPOSE AND SCOPE

This rule describes requirements for managing college electronic data and information assets and supports the [Data Classification Guidelines](#) of the college's Data Governance Committee.

II. DEFINITIONS

- A. **Electronic Resource:** any resource used for electronic communication, including but not limited to internet, e-mail, and social media.
- B. **Information Asset:** data or knowledge stored in any electronic manner and recognized as having value for the purpose of enabling college to perform its business functions.
- C. **Information System:** an application or group of servers used for electronic storing, processing, or transmitting any college data or information asset.
- D. **IT Resource:** any computer resource used to perform college business operations including, but not limited to, the creation, access, storage, processing, and transmission of information assets. (i.e., server, workstation, mobile device, networking device, web camara, etc.).
- E. **IT Technician:** a college employee who uses industry best practices to develop, administer, manage, and monitor computer resources and assets that support the college's IT infrastructure and ensure compliant IT system security.
- F. **Sensitive Data:** any data whose release could have a material adverse effect on the college's interest or on personal privacy rights. This data type is in the Data Classification and Encryption Rule.

III. PROCEDURES

A. Data Classification Guidelines

1. College electronic data must be classified and continually evaluated to determine the appropriate classification according to the Data Classification Guidelines. These data classification guidelines in no way supersede any state or federal government classifications.
2. These data classifications apply to all electronic data that the college owns or has custody of, wherever it may be stored, including:

- a. data stored at data center;
 - b. data accessed by or stored remotely on IT resources; and
 - c. college data that is stored with contracted third parties including Business Associates, cloud service providers, vendors, contractors, and temporary staff.
3. When a specific set of data is classified as fitting within a combination of two or more of the data classifications, that data shall be managed according to the most restrictive/secure applicable data classification.

B. Data Encryption

1. All data encryption decisions must be formally documented and shall be considered in the context of the data at rest and data in motion.
2. IT technicians must work in cooperation with the Information Security Office (ISO) to determine encryption requirements, as these requirements may change due to the college's technology equipment, an emerging threat, and/or in response to regulatory requirements.

C. Data At Rest Requirements

1. College data stored outside the college:
 - a. Critical data: encryption is required in a manner that supports the burden of proof in accordance with applicable state or federal safe harbor guidance.
 - b. Restricted data: encryption is strongly recommended and should be in accordance with the Data Steward's requirements.
 - c. College Internal and Public data: encryption is encouraged and should be in accordance with the Data Steward's requirements.
2. College data stored within the college:
 - a. Critical data on all mobile devices and laptops must be encrypted in a manner that supports the burden of proof in accordance with applicable state or federal safe harbor guidance.
 - b. Critical data on Servers and Information Systems will be encrypted as directed by risk analysis in a manner that supports the burden of proof in accordance with applicable state or federal safe harbor guidance.

- c. Restricted data: encryption is strongly recommended and should be in accordance with the data steward requirements.
- d. College Internal and Public data: encryption is encouraged and should be in accordance with the Data Steward's requirements.

D. Data In Motion Requirements

1. College data transmitted outside of the college's network:
 - a. Critical data: encryption is required in a manner that supports the burden of proof in accordance with applicable state or federal safe harbor guidance
 - b. Restricted data: encryption is strongly recommended and should be in accordance with the Data Steward's requirements.
 - c. College Internal and Public Data: encryption is optional and should be in accordance with the Data Steward's requirements.
2. College data transmitted within the college network
 - a. Critical data: encryption is recommended in a manner that supports the burden of proof in accordance with applicable state or federal safe harbor guidance.
 - b. Restricted data: encryption is strongly recommended and should be in accordance with the Data Steward's requirements.
 - c. College Internal and Public data: encryption is encouraged and should be in accordance with the Data Steward's requirements.

E. Information Security Program Documentation

1. The Chief Information Security Officer must maintain all information security program documentation and make it available for all college workforce members and Users.
2. The Chief Information Security Officer must ensure that any action, activity, or designation required by the information security program documentation is maintained in paper and/or electronic form. All such documentation must be maintained as specifically required.
3. Employees must not destroy any information security program documentation destroyed before consulting with the Chief Information Security Officer.

IT Resource & Information System Security & Vulnerability Management

I. PURPOSE AND SCOPE

The purpose of rule is to protect the college's IT resources and information systems, detect and remediate security vulnerabilities, and ensure that IT resources and information systems are available for authorized use.

II. DEFINITIONS

- A. **Information Asset:** data or knowledge stored in any electronic manner and recognized as having value for the purpose of enabling the college to perform its business functions.
- B. **Information System:** an application or group of servers used for the electronic storage, processing, or transmitting of any College data or Information Asset.
- C. **IT Technician:** a college employee who uses industry best practices to develop, administer, manage, and monitor computer resources and assets that support the college's IT infrastructure and ensure compliant IT system security.
- D. **IT Resource:** any computer resource used to perform college business operations including, but not limited to, the creation, access, storage, processing, and transmission of information assets. (i.e., server, workstation, mobile device, networking device, web camera, etc.).
- E. **User:** any person, including students, staff, faculty, temporary employees, contractors, vendors, research collaborators, and third-party agents, who accesses any college electronic resources, information systems, and/or IT resources.

III. PROCEDURES

A. IT Resource Classifications

1. The Office of Information Technology (OIT) categorizes IT resources by type based on the ownership, function, and physical location.

2. The college analyzes the physical surroundings of IT resources to prevent and preclude unauthorized access and limit the ability of unauthorized persons to view sensitive information.

B. Anti-Virus and Endpoint Security

1. OIT conducts information asset monitoring is conducted on college-owned assets to detect the presence of unapproved files and unauthorized software installations.
2. OIT must configure anti-malware and/or endpoint security scanning to run automatically on college-owned assets.
3. IT Technicians will subscribe to reputable sources to receive notifications for warning bulletins, and notifications to differentiate between hoaxes and verifiable malicious codes.

C. Vulnerability Management

1. The College must monitor vendor and third-party sources for updated vulnerability information and distribute pertinent patch information to responsible parties without unreasonable delay.
2. OIT categorizes vulnerabilities according to the following severity levels, and align these classifications with proprietary vulnerability management tool scores as appropriate:
 - a. Critical: vulnerabilities involving a potential leak of sensitive information and local exploits where the risk of compromise is not as high as a critical vulnerability. These include vulnerabilities that may allow an intruder to:
 - i. gain control of one or more information systems; or
 - ii. gain full read access to files, potential backdoors, or a listing of all the users on the host.
 - b. High: vulnerabilities that may allow an intruder to gain access to specific information stored on the host, including security settings or potentially misuse the host, such as:
 - i. access to a partial disclosure of file contents;
 - ii. access to certain files on the host, directory browsing, disclosure of filtering rules and security mechanisms; or

- iii. denial of service attacks, and unauthorized use of services, such as mail-relaying.
- c. Medium: vulnerabilities that may allow an intruder to easily exploit known vulnerabilities specific to software versions, such as:
 - i. information assets stored on an information system; or
 - ii. sensitive information from the host, such as the precise version of software installed.
- d. Low / Informational: vulnerabilities that do not pose an immediate threat to the college information systems. Intruders can collect information about the host (open ports, services, etc.) and may be able to use this information to find other vulnerabilities.

3. When a patch cannot be installed due to incompatibility with an IT resource or information system, testing requirements, or other pertinent patching limitations, an exception must be recorded within a risk register by the Information Security Office and periodically reviewed for potential recategorization and/or remediation.

D. Patch Management

1. OIT must take mitigation measures when a vendor releases a patch or update to repair a security-related control, if the release is categorized as a critical vulnerability
2. All patch and update procedures shall be conducted in accordance with the College's Change Management Rule and Procedures.
3. Where available, IT Technicians should install patches on a non-production (or lower impact) system, if available, to verify that the security patch will not adversely impact system functionality.
4. OIT must ensure IT Resources and Information Systems are hardened according to applicable industry best security practices prior to release into the production environments.
5. OIT must implement mitigation procedures must if vulnerabilities are exploitable and/or exploited before they can be removed from the environment.
6. When appropriate, OIT shall conduct security monitoring and scanning with vulnerability scanning tools to verify that remediation activities have been performed.

E. Operating System Access Controls

1. OIT requires the following secured log-on procedures:
 - a. provide appropriate means for authenticating authorized users;
 - b. limit the number of unsuccessful log-on attempts;
 - c. record unsuccessful log-on attempts;
 - d. auto-lock and/or auto-logoff sessions due to inactivity; and
 - e. issue alarms when security requirements are breached.

Information Security Incident Response Management Rule

I. PURPOSE AND SCOPE

This rule ensures information security incidents are reported in a timely manner to the appropriate personnel and the personnel responsible for responding to and mitigating information security incidents follow consistent and effective processes and procedures.

II. DEFINITIONS

- A. Information Security Incident (ISI):** events or vulnerabilities that jeopardize the confidentiality, integrity, and availability of the college's information assets, IT resources, and information systems.
- B. User (Authorized User):** any person, including students, staff, faculty, permanent and temporary employees, contractors, vendors, research collaborators, and third-party agents, who accesses any college electronic resources, information systems, or IT resources.

III. PROCEDURES

- A. Information Security Incident Identification and Reporting**
 - 1. Users must report any observed or suspected information security incidents (ISI) upon discovery as quickly as possible to the Helpdesk via phone call, email, or other automated method. The college develops and implements ISI response procedures including:
 - a. examples of information security events or incidents;
 - b. ISI reporting forms in an easily accessible format to assist the reporter with capturing all pertinent details of the incident;
 - c. feedback processes to notify ISI reporters of the ISI investigation status and investigation results as appropriate; and
 - d. ISI Management.
 - 2. The college establishes and implements procedures for effectively managing ISI once they have been reported. These procedures must include:

- a. clearly defined roles and responsibilities for management and response personnel;
- b. methods for detecting ISI;
- c. collection, retention and presentation of evidence procedures;
- d. mechanisms for monitoring and quantifying the impact of ISI; and
- e. documenting lessons learned to report on the effectiveness of current incident management procedures and identify improvements to existing security controls and practices.

Log Management and Monitoring

I. PURPOSE AND SCOPE

This rule protects the college's information systems by establishing requirements for the configuration of and the review of information system activities through audit log and security information and event management and monitoring.

II. DEFINITIONS

- A. **Application:** any individual or standalone piece of software that is used to provide a specific service to a community of users or is used as an interface to an information system.
- B. **Information System:** an application or group of servers used for the electronic storage, processing, or transmitting of any college data or information asset.
- C. **Server:** hardware and software, and/or workstations used to provide information and/or services to multiple users.

III. PROCEDURES

A. Audit Logging

1. Audit logs must record user activities, password events, and information security events, commensurate with the assessed level of risk.
2. Audit logs must capture the following information:
 - a. user ID
 - b. user login and logoff dates and times
 - c. successful and unsuccessful login attempts
 - d. successful and unsuccessful data permission changes and/or access attempts and type of access, including read, write, modify or update, and delete;
 - e. system configuration changes; and
 - f. system utility use.

- g. activation and de-activation of security mechanisms such as audit logging, anti-malware, and/or management agents.

B. Log Review

Logs for information systems that create, store, process or maintain confidential information shall be reviewed periodically in accordance with published procedures, and at a minimum on a quarterly basis.

C. Log Information Protection

1. The following controls must be implemented:
 - a. control read/write access to the log files to a limited group of authorized personnel; and
 - b. monitor read/write access of the log files by authorized personnel.

D. Clock Synchronization

The clocks of all college information systems and servers capable of creating logs must be synchronized to an authoritative Coordinated Universal Time source.

Physical and Facility Security Rule

I. PURPOSE AND SCOPE

This rule supplements the college's information security policy requirements and establish requirements for secure operations.

II. REFERENCES

- A. [Data Classification Roles Guide](#).
- B. [Data Classification Guide](#).

III. PROCEDURES

A. Physical Security Perimeters

1. Security perimeter zones will be clearly defined, and the controls applied to each zone should be commensurate with the security requirements of the Information Systems contained within.
2. The security perimeters of a building must be physically sound and include the following protections:
 - a. the external walls must be of solid construction;
 - b. the external doors must be protected against unauthorized access with appropriate control mechanisms including locks and/or alarms;
 - c. doors and windows must be locked when unattended;
 - d. only authorized personnel may access security zones and buildings;
 - e. where appropriate and feasible, offices must use staffed reception areas to control building access; and
 - f. fire doors on a security perimeter must be alarmed and monitored.

B. Physical Entry Controls

1. The Office of Information Technology (OIT) must provide visitor logs to record the following visitor activities when deemed necessary:
 - a. visitor name;

- b. date and time of entry;
 - c. visitor's organization;
 - d. the employee accountable for visitors;
 - e. purpose of visit; and
 - f. time of departure.
- 2. All college employees, contractors, vendors, and visitors are encouraged to wear a form of visible identification.
- 3. Access to security zones storing or processing Critical, Restricted or college internal data, such as access cards or control code panels, will have additional controls to authenticate and validate authorized personnel.
 - a. OIT logs and monitors all authorized access.
 - b. OIT reviews authorized access and regularly reviews, updates, and revokes as appropriate.
 - c. Unauthorized photographic, video, audio or other recording equipment are not allowed.
- 4. Data centers, data closets, and other points of access to data equipment should not have doors propped open and left unattended.

C. Protecting Against Natural and Facility Threats

- 1. Storage of hazardous or combustible materials must be maintained at a safe distance from secure areas.
- 2. Fire-fighting equipment appropriate to the area must be provided and suitably placed.
- 3. Back-up utilities, equipment and media must be maintained at a safe distance from secure areas to avoid damage from a disaster.

D. Information System Location and Protection

- 1. OIT or Facilities will assign equipment location to minimize unnecessary access into work areas.

2. OIT will position equipment storing or processing Critical, Restricted or College Internal data to minimize the line-of-sight viewing angle of unauthorized personnel.
3. OIT or Facilities will isolate equipment that requires special and/or elevated protection.
4. OIT or Facilities will adopt controls to monitor and minimize the risk of the following physical threats as appropriate:
 - a. theft;
 - b. fire and smoke;
 - c. water and humidity;
 - d. temperature fluctuations;
 - e. vibration; and
 - f. electrical supply or other electrical interference.
5. OIT and Facilities will ensure that the following supporting utilities are adequate for the information systems they are supporting:
 - a. electricity;
 - b. water supply;
 - c. HVAC;
 - d. back-up UPS;
6. OIT ensures only college information systems are plugged in to power outlets and/or network and communications ports in college data centers or other data access equipment.

E. Cabling Security

1. OIT will ensure:
 - a. power and telecommunication lines into the college's facilities are placed underground;

- b. network cabling are protected using utilizing conduit or avoiding routing network cabling through public areas;
- c. power cables are segregated from network cabling to prevent interference;
- d. all cables are labeled; and
- e. open switchports are not utilized without OIT authorization.

F. Information System Maintenance

- 1. The college entity responsible for a computer asset or computer resource must:
 - a. maintain equipment in accordance with the manufacturer's specifications;
 - b. confirm that maintenance personnel are authorized to conduct repairs and servicing of identified equipment;
 - c. require authorized maintenance personnel to fill out an entry and exit log for the facility when on-site repairs are conducted; and
 - d. keep records and/or logs of equipment faults and the resulting preventative and corrective maintenance.

IV. GUIDELINES, FORMS AND OTHER RELATED RESOURCES

A. Reserved.

Remote Access Rule

I. PURPOSE AND SCOPE

This rule helps protect college IT resources, Information Systems, and Information Assets when accessed remotely. This Rule applies to remote access connections used to perform work for or on behalf of SLCC. This Rule supports Procedures section J, titled Remote Access, of SLCC Information Security Policy.

II. DEFINITIONS

- A. **Authentication Credentials (credentials):** user identification (ID) and personal identification number (PIN), username and password, or other secrets or keys used to gain access to a restricted resource.
- B. **Remote Access:** access to information assets from any location outside of the college's network or physical boundaries.
- C. **User (Authorized User):** any person, including students, staff, faculty, permanent and temporary employees, contractors, vendors, research collaborators, and third-party agents, who accesses any college electronic resources, information systems, or IT resources.
- D. **VPN:** a virtual private network that uses a public telecommunication infrastructure, such as the internet, to provide remote offices or individual users with secure access to the college's network.

III. PROCEDURES

A. Remote User Access Methods

All remote access methods are covered by this rule, including but are not limited to Citrix, Remote Desktop Protocol (RDP), Secure Shell (SSH), and VPN.

B. Remote Access Requirements

Prior to issuing access to the college's remote access technologies, OIT controls remote access requires the use of unique user authentication credentials and authentication.

Business Continuity and Disaster Recovery Rule

I. PURPOSE AND SCOPE

This rule supports the Information Security Policy Section IV.J: "Business Continuity and Disaster Recovery Planning."

II. DEFINITIONS

- A. **Information Asset:** data or knowledge stored in any electronic manner and recognized as having value for the purpose of enabling the college to perform its business functions.
- B. **Information System:** an application or group of servers used for electronic storing, processing, or transmitting any college data or information asset.

III. PROCEDURES

- A. The Office of Information Technology (OIT) will ensure the Business Continuity and Disaster Recovery plans (the plan) include the following information security requirements:
 1. identification and prioritization of college essential business processes;
 2. inventory of personnel, information assets and information systems involved in essential business processes;
 3. understanding of impact of natural and facility threats on the safety of users and essential business processes
 4. understanding of impact of information security incidents on essential business processes;
 5. identification of resources required to address any identified information security requirements to mitigate the impact of information security incidents on essential business processes;
 6. identification of personnel roles and responsibilities with regards to business continuity and disaster recovery procedures; and
 7. implementation of business continuity and disaster recovery procedures that support the safe and timely recovery and restoration of essential business processes.

B. Business Continuity and Disaster Recovery Supporting Procedures must include the following information security requirements:

1. conditions for activating the business continuity and/or disaster recovery plans;
2. plan roles and responsibilities for execution;
3. actions to be taken under the following conditions:
 - a. Emergency: following a disaster or security incident which interrupts or jeopardizes business operations.
 - b. Failover: temporarily moving essential business processes to pre-established alternative locations and restoring operations in the required time frames.
 - c. Resumption: returning to normal business operations.

C. The college will, with full involvement of business process owners, complete a business impact analysis, including:

1. identifying events that interrupt essential business processes;
2. formally capturing the likelihood and impact of these interruptions and their consequences to information security; and
3. assigning criticality tiers for applications and information systems that support associated business processes.

D. OIT will test and update the plan biannually using a variety of the following techniques:

1. table-top discussions and hypothetical testing of likely scenarios;
2. scenario simulation;
3. technical recovery testing with actual shutdowns;
4. alternate site activation testing; and
5. complete biannual rehearsals.

E. OIT will update revisions to the plan from lessons learned.



Abby Kaplan | Nov. 2022

DATA SCIENCE & ANALYTICS

FALL 2022 ENROLLMENT ANALYSIS

SUMMARY OF FINDINGS

Introduction and methods

Each term, Data Science & Analytics prepares a report on demographic trends in the student body, compared to previous years. This report is our analysis for Fall 2022. All headcount and FTE totals are based on official third-week budget-related numbers reported to USHE. All figures include SAT students; because self-supporting enrollments were excluded, the figures do not include concurrent students. We explored the following student characteristics:

- Gender
- Race
- Hispanic origin
- Pell eligibility (in the term in question)
- First-generation status
- New/transfer or returning status
- Degree sought
- Full-time status
- High school diploma type
- Time since graduation from high school

Race, Hispanic origin, first-generation status, diploma type, and time since high school graduation were taken from SLCC's data warehouse; all other variables are presented here as reported to USHE in the third-week submission.

The graphs below show 10-year trends with a dashed line. We highlight groups whose outcomes in Fall 2022 seem to be different from expected based on those 10-year trends. These results come from a series of very simple models predicting some outcome (e.g., headcount) by group and year. We do *not* make causal claims about why some groups' enrollment is increasing or decreasing; most notably, our models do not account for interactions among different student characteristics. For example, first-generation students are more likely to be Pell-eligible; our analysis *does not* explore whether an apparent trend in one of those groups could be a side effect of a real trend in the other. Rather, these basic statistical tests are intended to draw our attention to enrollment patterns that are less likely to be random noise, and therefore are worth taking a closer look at.

Composition of the student body

We begin by exploring the makeup of the student body. Each of the following graphs shows headcount by some student characteristic. There were very few cases where we can be confident that some group had a higher or lower headcount in Fall 2022 than expected; this is partly because, for mathematical reasons, statistical analyses of headcount are far less able to detect changes than analyses of retention or credit load. Therefore, although some graphs below show suggestive differences in Fall 2022, we cannot be certain whether those differences are real or just noise.

COMPOSITION OF THE STUDENT BODY BY RACE, HISPANIC ORIGIN, AND GENDER

From an equity standpoint, it is heartening to observe that enrollment of Black students has not declined as much as enrollment of White students; the difference is statistically reliable. (In fact, Black students are the only group – other than students who identify as belonging to more than one race – for whom we don't see a significant decline in enrollment.) Less encouraging is the fact that enrollment by Asian, American Indian or Alaskan Native, and Native Hawaiian or Pacific Islander students has declined substantially, a decrease comparable to the decline in White students.

SLCC has seen a large increase in enrollment by students who identify as belonging to more than one race. This increase could be due to an increase in the population of Salt Lake County residents of mixed heritage; to persons of mixed heritage becoming more likely to attend SLCC; to students becoming more likely to identify as belonging to more than one race; or to some combination of these factors. Unfortunately, this increase appears to have leveled off over the past two years (although the effect is not statistically significant).

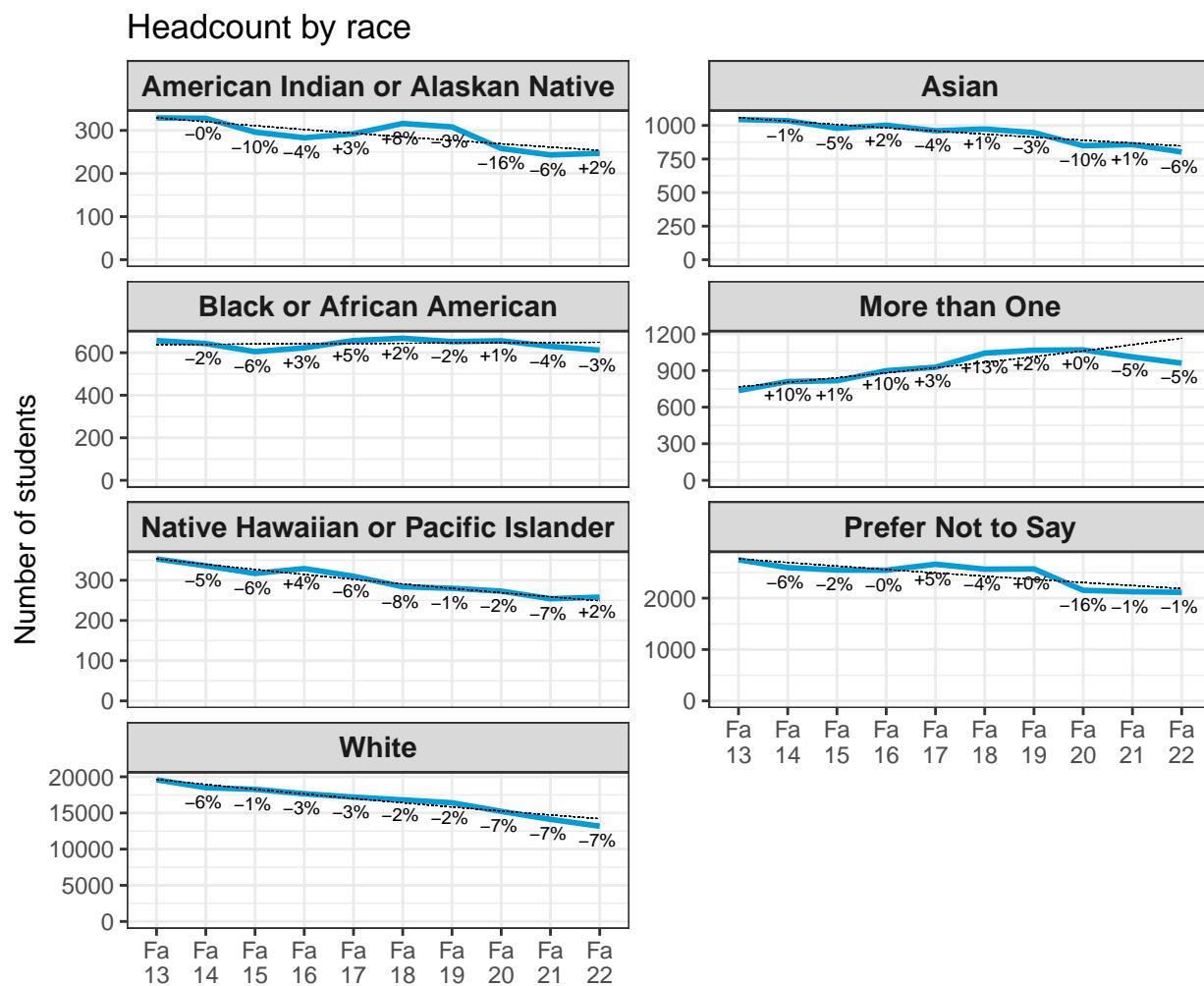


Figure 1: Headcount by race. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

SLCC is well aware that the number of Hispanic students has increased substantially over the last decade. There was a sharp drop in Fall 2020, likely due to the COVID-19 pandemic, but the increase has since resumed.

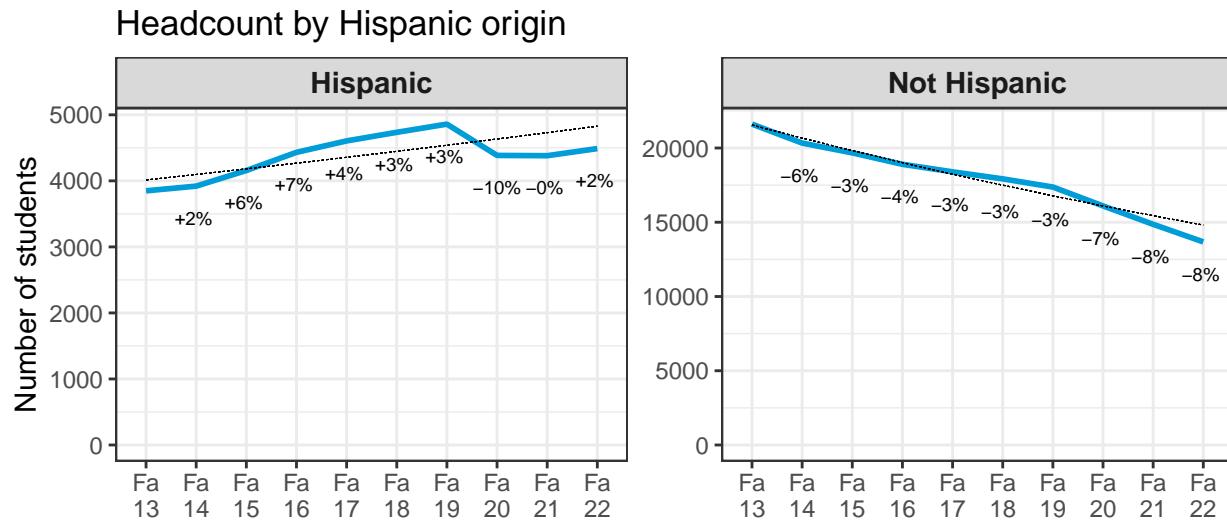


Figure 2: Headcount by Hispanic origin. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

In line with national trends, women constitute an increasing proportion of SLCC's student body: enrollment by women has declined less than enrollment by men. Enrollment by women was lower than expected in Fall 2022, even given the overall declining trend.

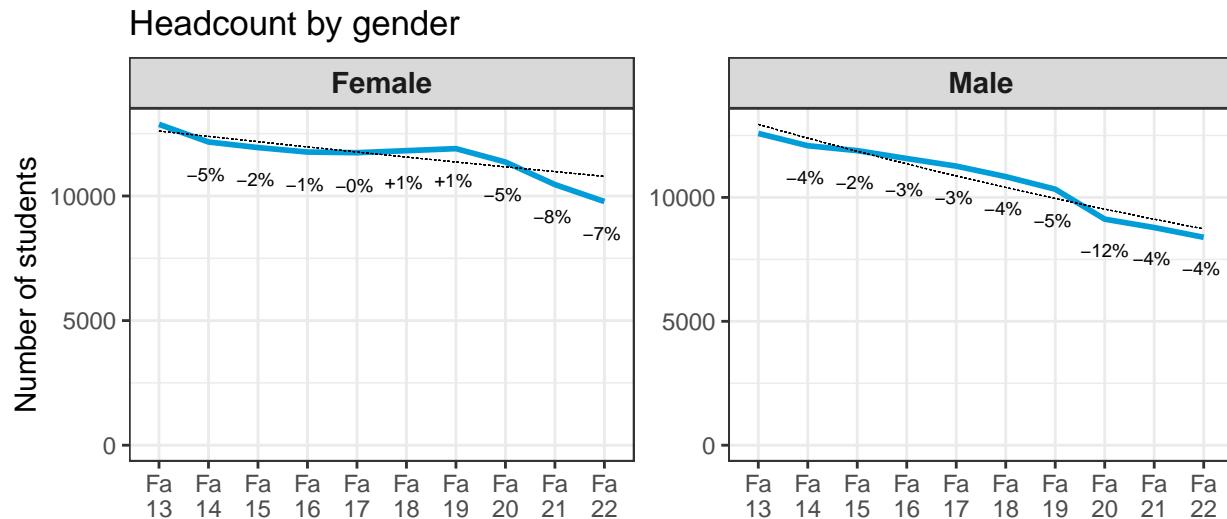


Figure 3: Headcount by gender. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

COMPOSITION OF THE STUDENT BODY BY PELL ELIGIBILITY AND FIRST-GEN STATUS

We did not observe any differences in enrollment by Pell eligibility in Fall 2022 compared to previous years.

We were unable to identify reliable enrollment trends for first-generation students. The number of students whose first-gen status is unknown has decreased dramatically over the last 10 years; this is excellent news for our data quality going forward, but it means that for now we cannot distinguish between changes in the composition of the student body and changes in our data collection processes.

COMPOSITION OF THE STUDENT BODY BY ENROLLMENT STATUS AND DEGREE SOUGHT

We did not observe any differences in enrollment by new vs. continuing status, by full- or part-time status, or by degree sought in Fall 2022 compared to previous years.

FTE by school and department

Figure 4 shows total FTE by school over the last 10 years. Only one school has a significantly different FTE in Fall 2022, compared to what we would expect based on the 10-year trend: Health Sciences, which is the only school with an overall positive trend, but which exhibits a decrease in Fall 2021 and Fall 2022.

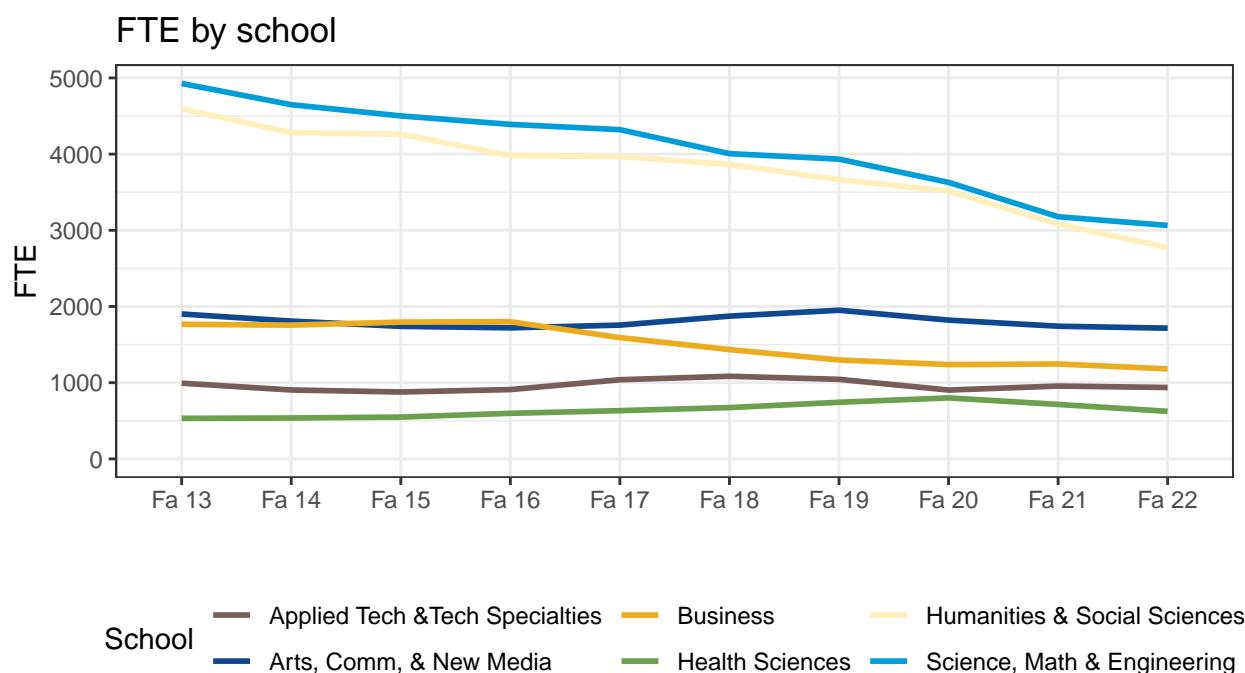


Figure 4: FTE by school.

We observed only two departments had an FTE in Fall 2022 that was reliably different from what we would expect based on their 10-year trends: Automotive Technology (with a lower FTE than expected), and English as a Second Language (with a higher FTE than expected). The changes are not large; both departments have relatively low FTE overall. Figures 19 – 24 in the appendix show FTE by department over the last 10 years; the two departments with notable differences in Fall 2022 are marked with arrows.

Credit load

Although we do see some long-term trends in credit load, as well as a few Spring 2022 anomalies (described below), none are anywhere near as substantial as the trends observed for overall headcount. It is changes in headcount, rather than changes in credit load, that are responsible for the bulk of the enrollment changes observed at SLCC. Overall, a student's typical credit load has declined *very* slightly over the last 10 years, by around 0.01 credits per year.

CREDIT LOAD BY RACE, HISPANIC ORIGIN, AND GENDER

We did not observe any groups of students based on race or Hispanic origin who had surprisingly high or low credit loads in Spring 2022.

Female students have a slightly increasing 10-year trend in credit load, and a Fall 2022 credit load about 0.12 credits lower than expected based on this trend. Male students have a slightly *decreasing* 10-year trend.

Average credit load by gender

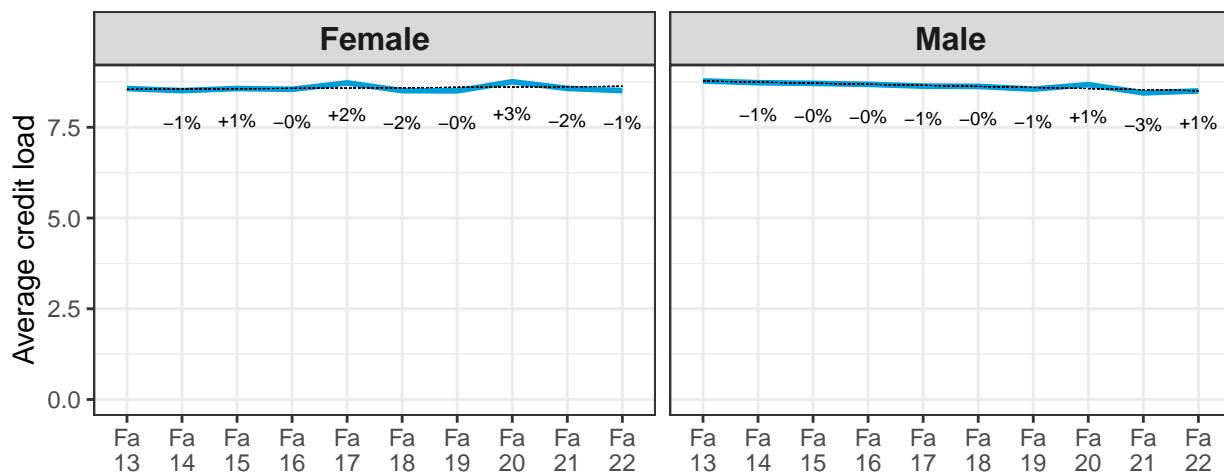


Figure 5: Credit load by gender. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

CREDIT LOAD BY PELL ELIGIBILITY AND FIRST-GEN STATUS

Pell-eligible students have a slightly decreasing 10-year trend. Students who are not Pell-eligible have a slightly *increasing* trend, but have a Fall 2022 credit load about 0.09 credits lower than expected given this trend.

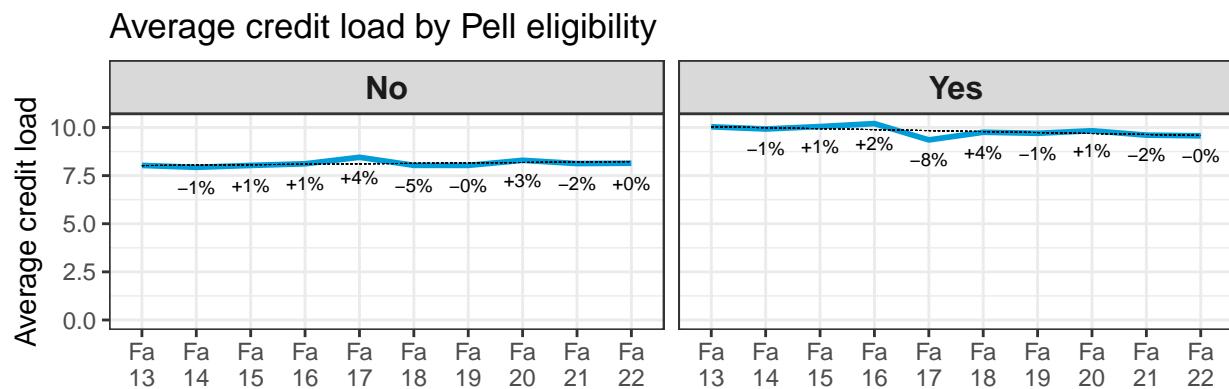


Figure 6: Credit load by Pell eligibility. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

For the reasons described above, we were unable to identify reliable trends in average credit load for first-generation students.

CREDIT LOAD BY ENROLLMENT STATUS AND DEGREE SOUGHT

We see a slightly increasing trend in the number of credits taken by students in their first term at SLCC; however, average credit load for first-time students in Fall 2022 was about 0.21 credits lower than expected given this trend. For returning students, we see a slightly decreasing trend in credit load.

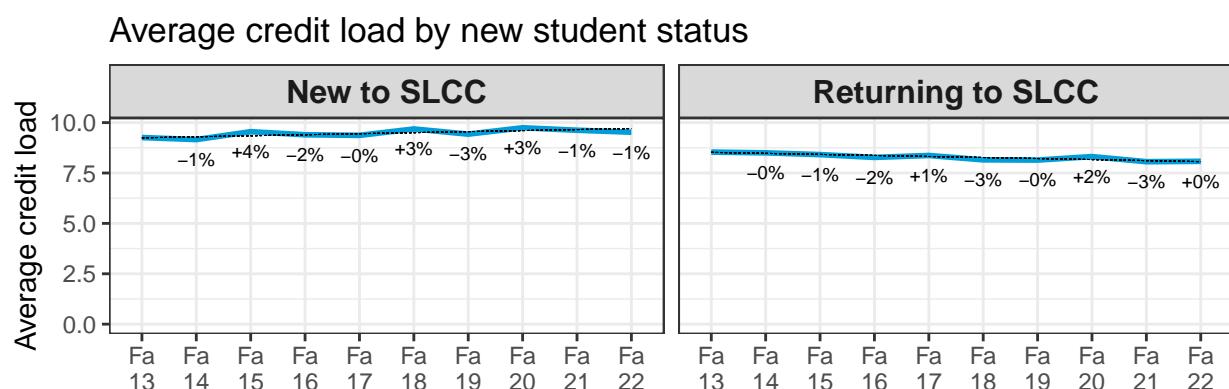


Figure 7: Credit load by new student status. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

We did not observe higher or lower credit loads than expected in Fall 2022 for full- or part-time students.

We did not observe higher or lower credit loads in Spring 2022 for students seeking 1- or 2-year degrees. (Although the average credit load for students seeking 1-year degrees appears to change substantially from year to year, there are relatively few students in this group, and so statistical significance is difficult to establish.) Students seeking some other degree, or no degree, had an average credit load about 0.31 credits lower than expected.

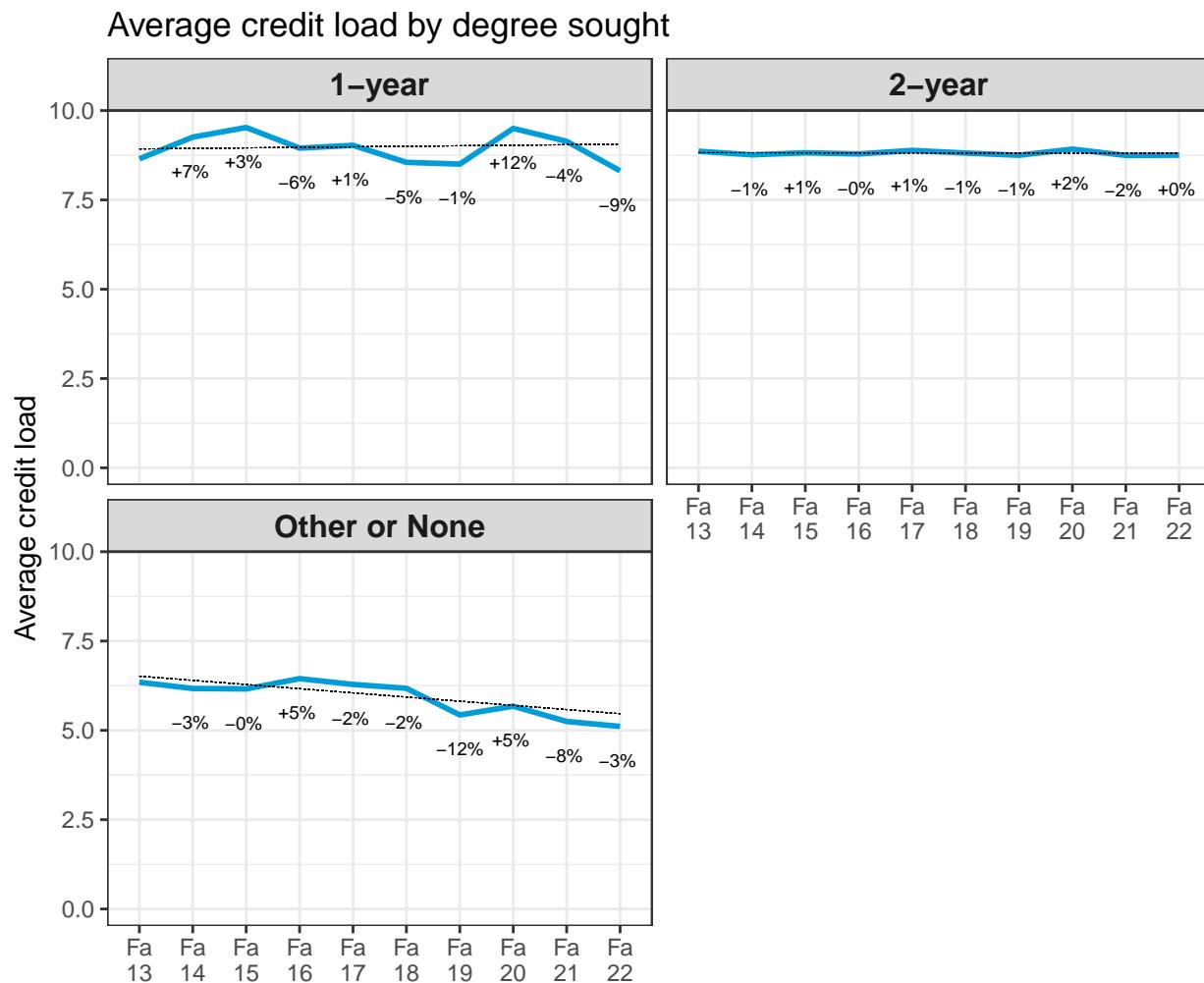


Figure 8: Credit load by degree sought. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

Terms skipped

Figure 9 shows the headcount of students by the number of terms they had “skipped” between their previous term at SLCC and their return in Fall 2022. We see that the vast majority of students enrolled at SLCC are new students, have been enrolled continuously, or are returning after just one skipped term; few students return after missing multiple terms. Moreover, the number of students who are enrolled continuously or return after missing just one term has been declining; this pattern is partly a natural consequence of declining enrollment and partly reflects declining retention rates.

Headcount by terms skipped since student's previous term

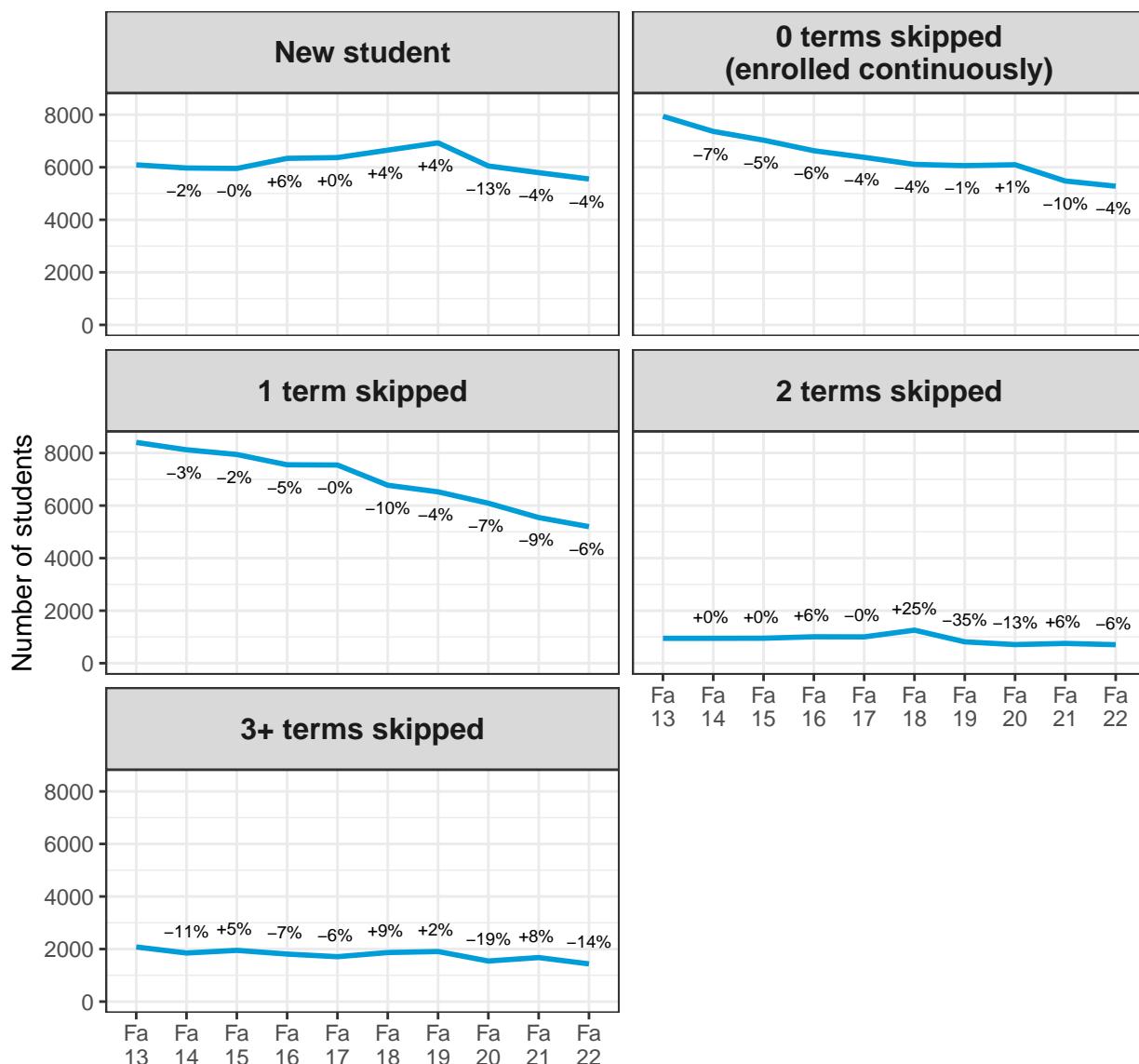


Figure 9: Terms skipped.

Composition of the population of new students

In addition to the student body as a whole, we also looked at the composition of the population of new and transfer students (that is, students who are new to SLCC). For every student characteristic we explored, we did not find sufficient evidence that particular groups of students had higher or lower headcount than expected in Fall 2022, or even in Fall 2022 and Fall 2021 together. This non-finding held true when we looked at students by race, Hispanic origin, gender, Pell eligibility, first-gen status, high school diploma type, recency of high school graduation, full-time status, or degree sought.

Fall-to-fall retention

Finally, we explored whether there are any patterns related to which students retain at SLCC. Each graph below divides students into three groups: those who graduated within the next year, those who returned to SLCC one year later (i.e., the next fall), and those who did not return to SLCC one year later (a few of whom may have eventually returned after more than a year). Figure 10 shows graduation and retention rates for the student body as a whole. Note that the years are forward-looking: retention for Fall 2021 is determined by how many students returned in Fall 2022.

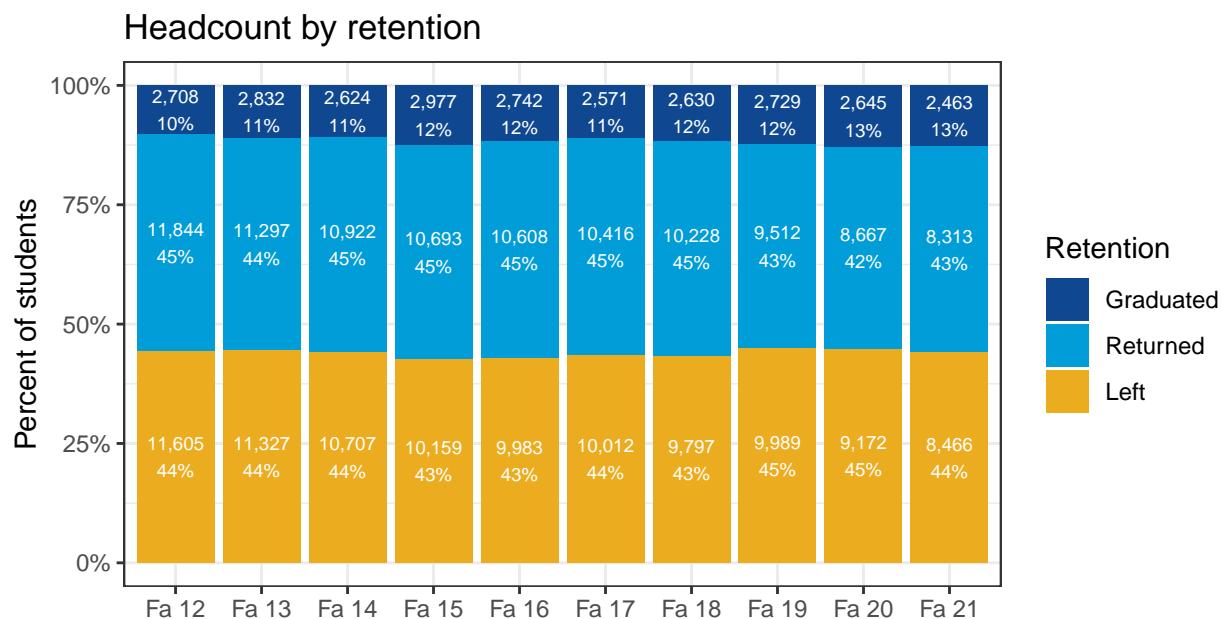


Figure 10: Fall-to-fall retention status of students.

Our consistent overall observation is that retention + graduation rates have been *increasing* over the last 10 years, but that when we exclude graduates, retention rates for the remaining students have been *decreasing*.

FALL-TO-FALL RETENTION BY RACE, HISPANIC ORIGIN, AND GENDER

We observe declining retention rates for White, Black, and Asian students over the last 10 years. No groups based on race had lower retention than expected after Fall 2021.

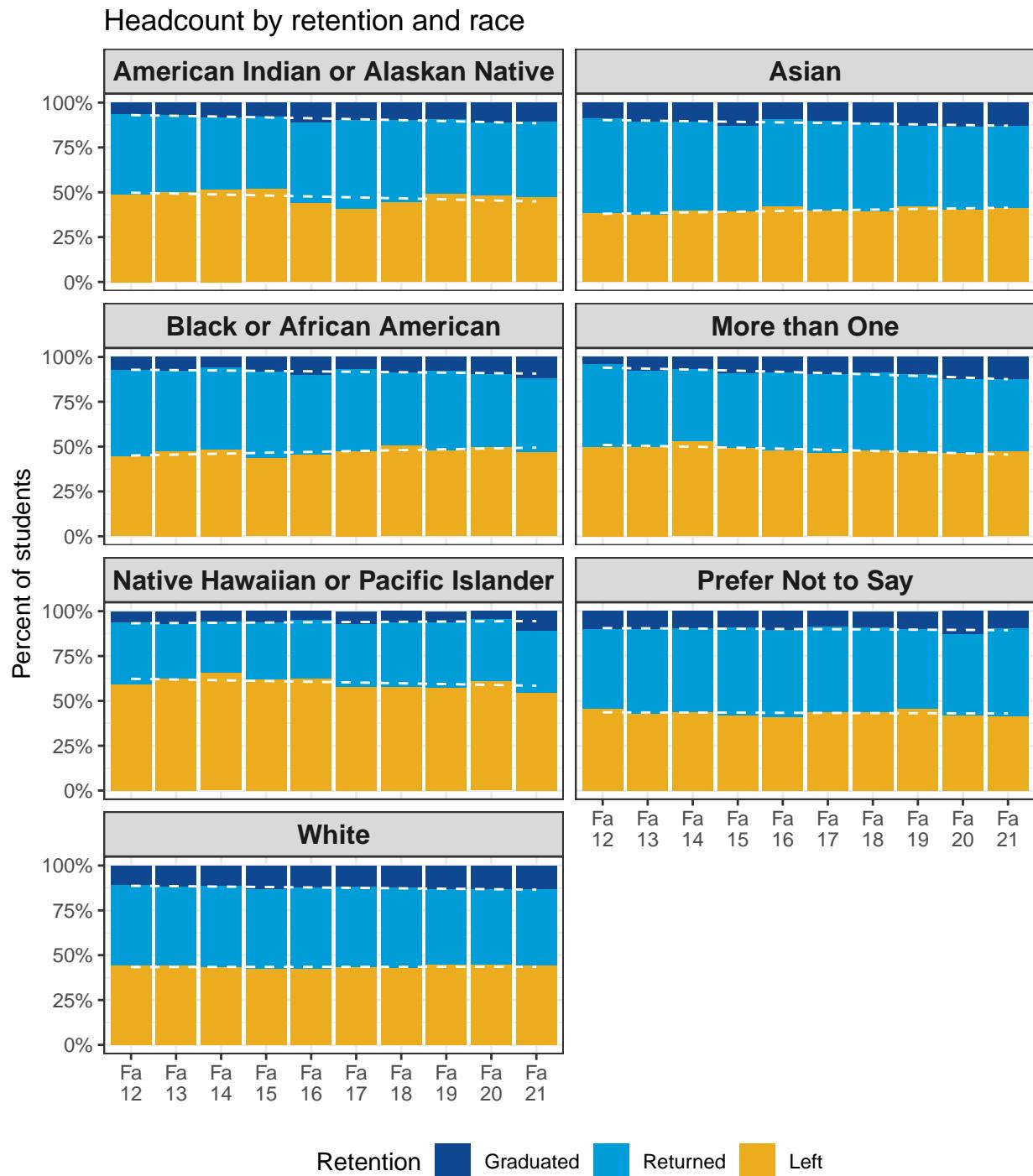


Figure 11: Fall-to-fall retention of students by race.

We did not observe unexpectedly high or low retention rates after Fall 2021 for any groups based on Hispanic origin or gender.

FALL-TO-FALL RETENTION BY PELL ELIGIBILITY AND FIRST-GEN STATUS

For the reasons described above, we were unable to identify analyze retention for first-generation students.

We did not observe unexpectedly high or low retention rates after Fall 2021 for any groups based on Pell eligibility.

FALL-TO-FALL RETENTION BY ENROLLMENT STATUS AND DEGREE SOUGHT

We did not observe unexpectedly high or low retention rates after Fall 2021 for either new or returning students.

Part-time students, but not full-time students, had higher retention than expected after Fall 2021.

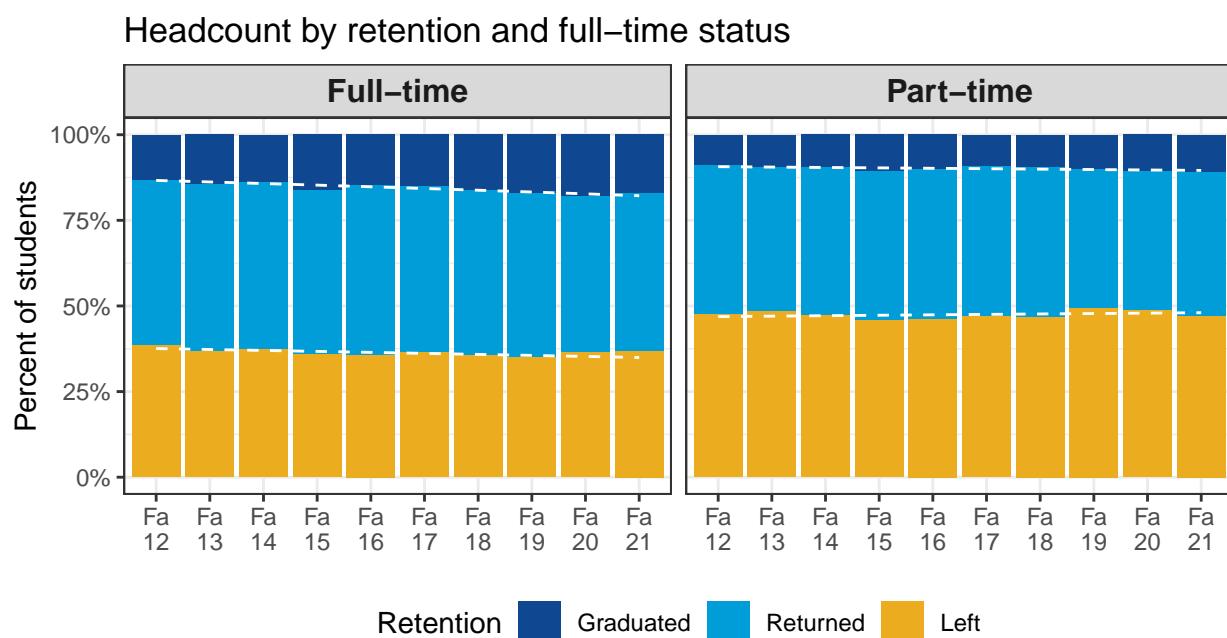


Figure 12: Fall-to-fall retention of students by full-time status.

Retention was higher than expected after Fall 2021 for students seeking 1-year degrees, but not for students seeking other kinds of degrees or no degree. Note that there are substantially fewer students seeking 1-year degrees than in the other two groups; small changes therefore have a proportionately larger impact on the 1-year group.

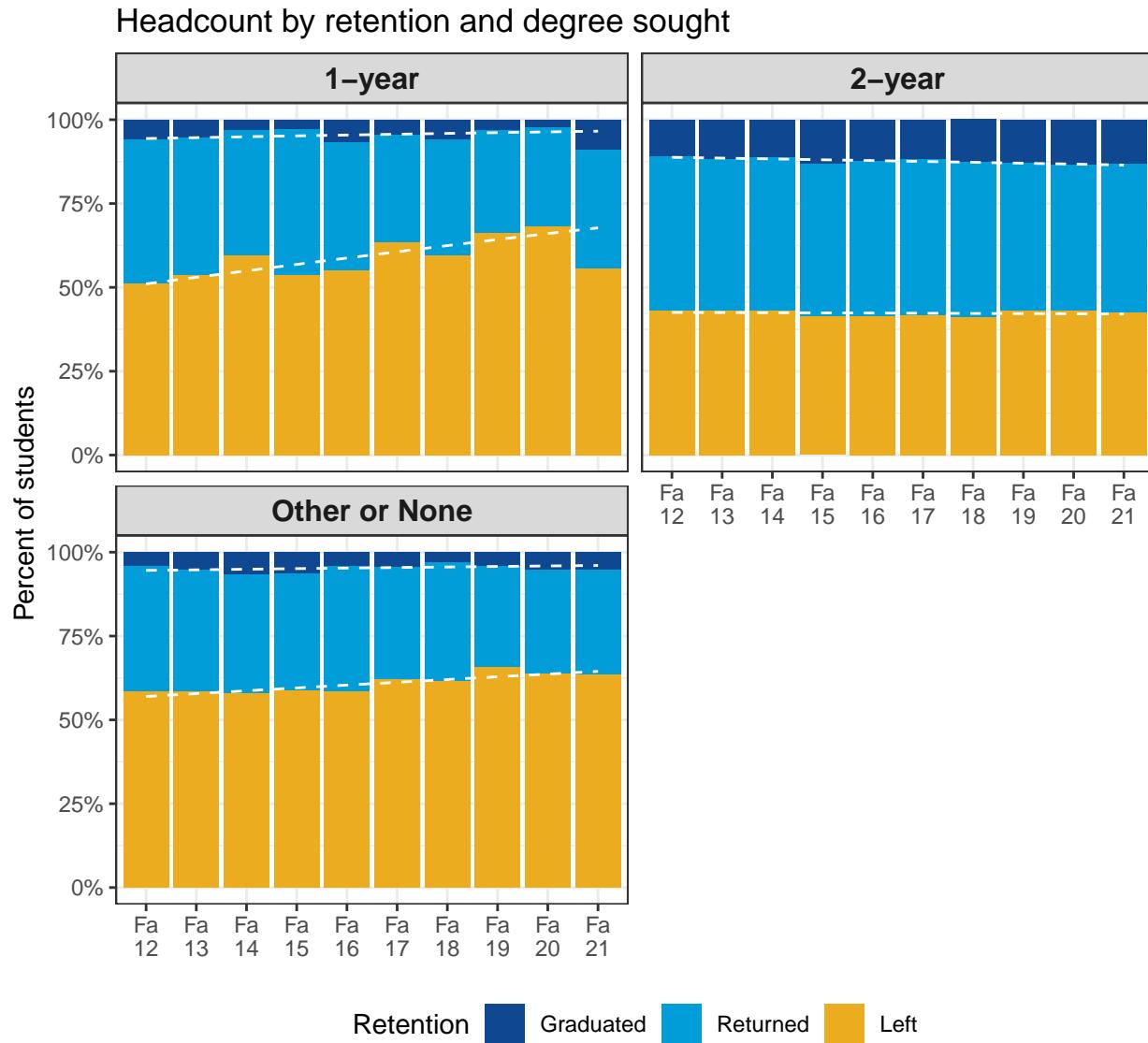


Figure 13: Fall-to-fall retention of students by degree sought.

Conclusions

Many colleges have seen a decrease in enrollment as a result of the COVID-19 pandemic. At SLCC, only for women we have enough evidence to be certain that the decline in Fall 2022 was larger than usual. It is possible that other groups of students experienced declines as well which we do not have sufficient statistical power to detect.

We observed very few patterns related to credit load in Fall 2022, and those that we did see were quite small in magnitude. Changes in FTE at SLCC are overwhelmingly driven by changes in the number of students who enroll, not by changes in how many credits those students choose to take.

The vast majority of students who return to SLCC after skipping a term do so after just one term. Very few students return after skipping two or more terms.

Graduation rates at SLCC appear to be increasing, which is an excellent trend. However, retention rates for the remaining students who do not graduate are decreasing. One interpretation of this pattern is that the additional students who graduate tend to be stronger students who otherwise would have stuck around for another term or two to finish their degrees; in other words, it is possible that the additional graduates are low-hanging fruit, and the remaining non-graduates have more serious obstacles to completion. Retention rates were higher than expected after Fall 2021 for part-time students and students seeking 1-year degrees.

Appendix: Other graphs

This section presents graphs for groups that were not shown above, either because there appear to be no relevant differences by group or because the differences that we do see are likely to be an artifact of data collection practices rather than a change in the student population.

COMPOSITION OF THE STUDENT BODY

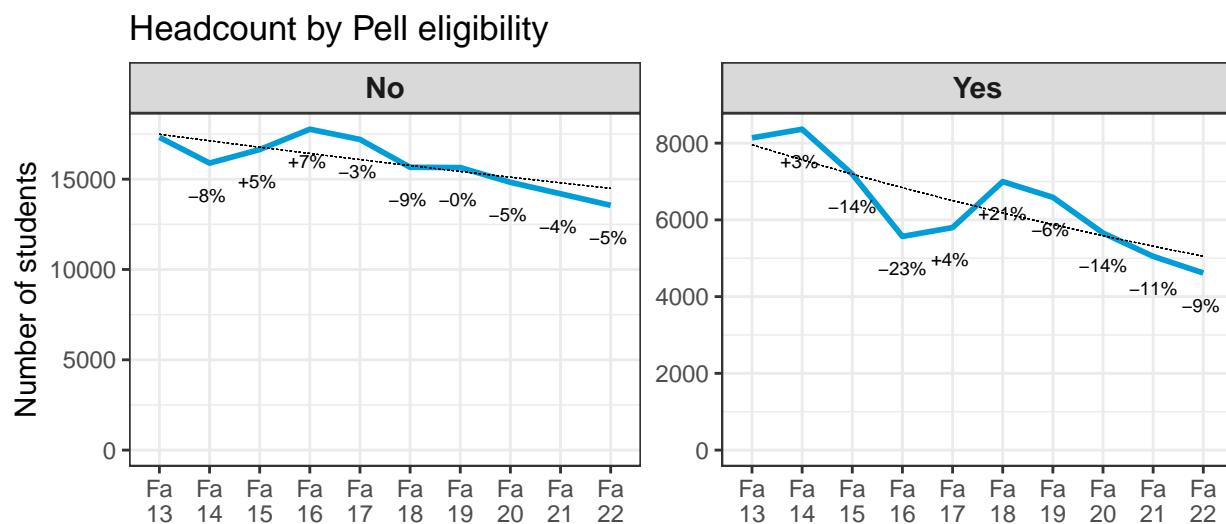


Figure 14: Headcount by Pell eligibility. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

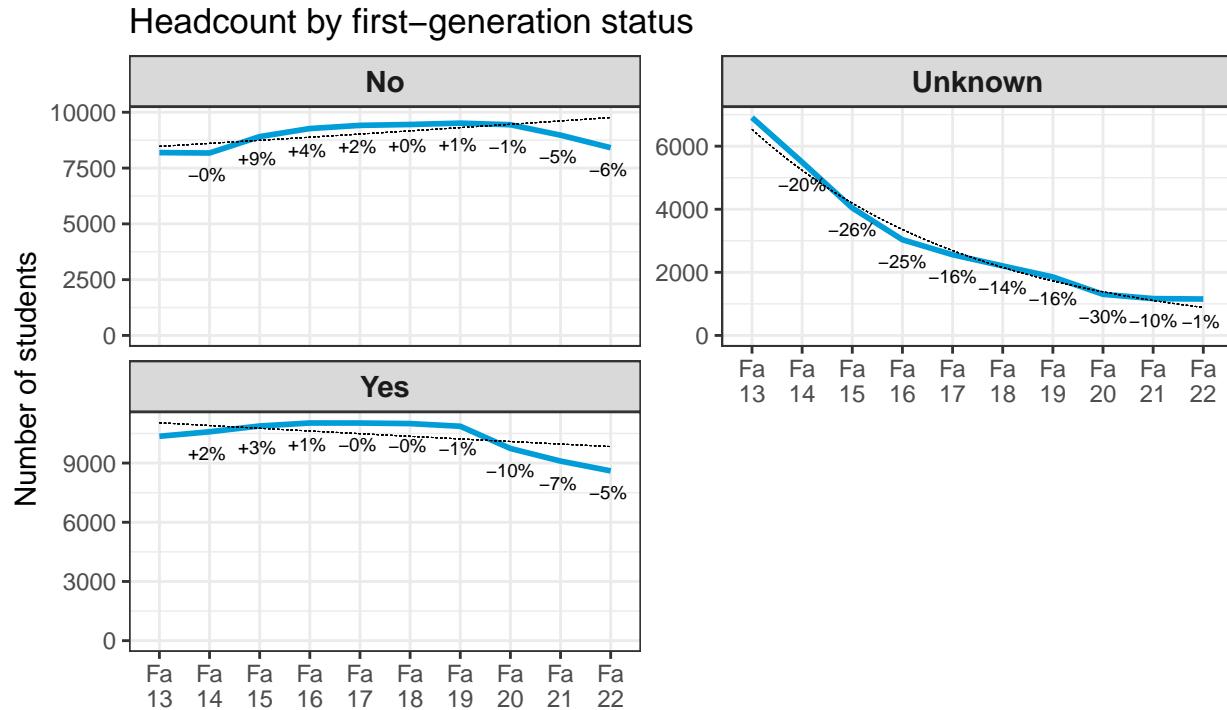


Figure 15: Headcount by first-generation status. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

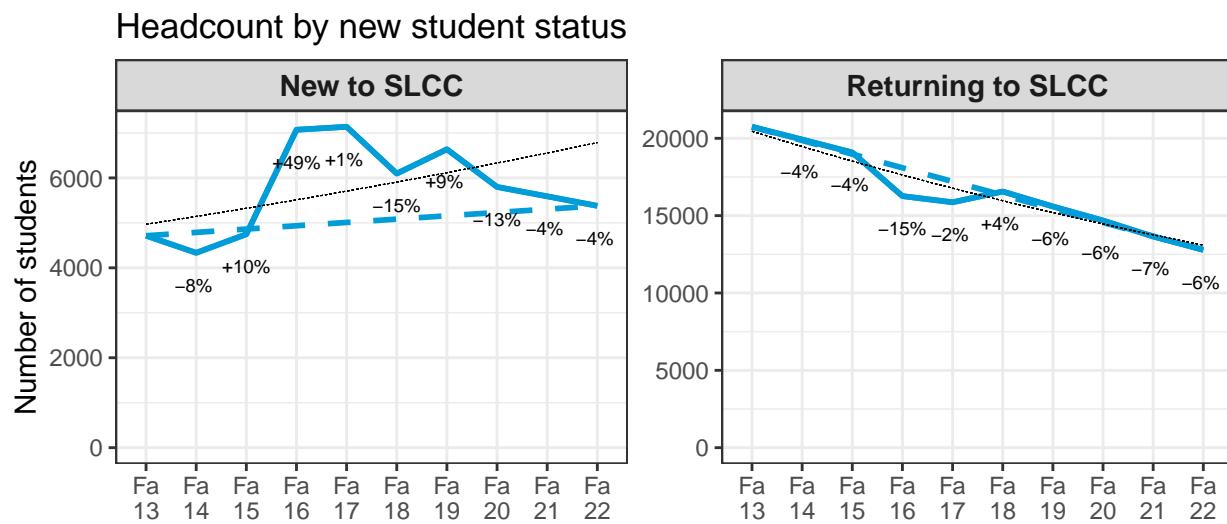


Figure 16: Headcount by new student status. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend. Totals from Fall 2016 and Fall 2017 are not shown due to uncertainty about the accuracy of our data from those years.

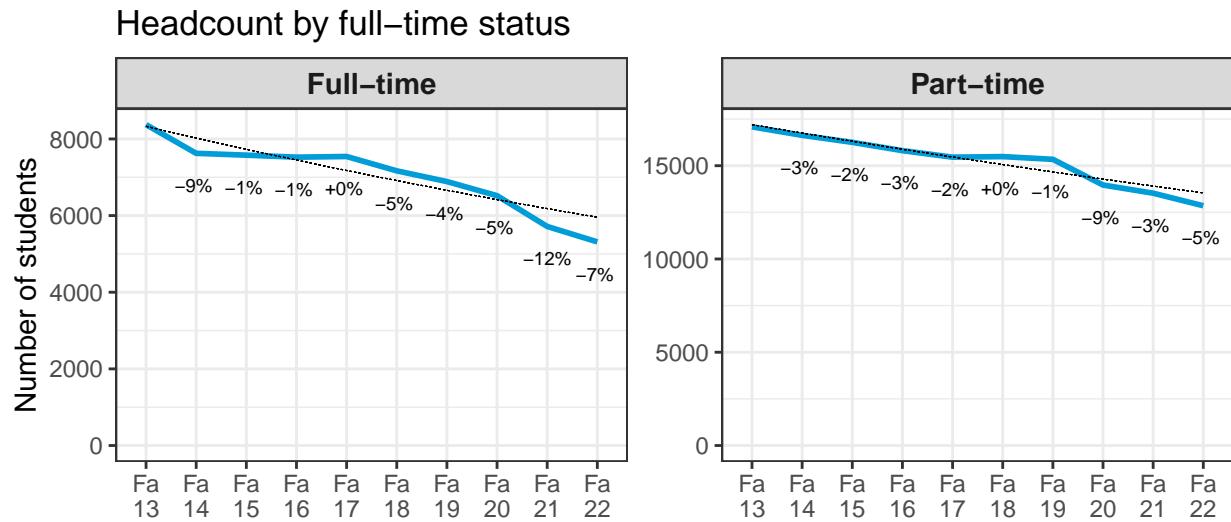


Figure 17: Headcount by full-time status. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

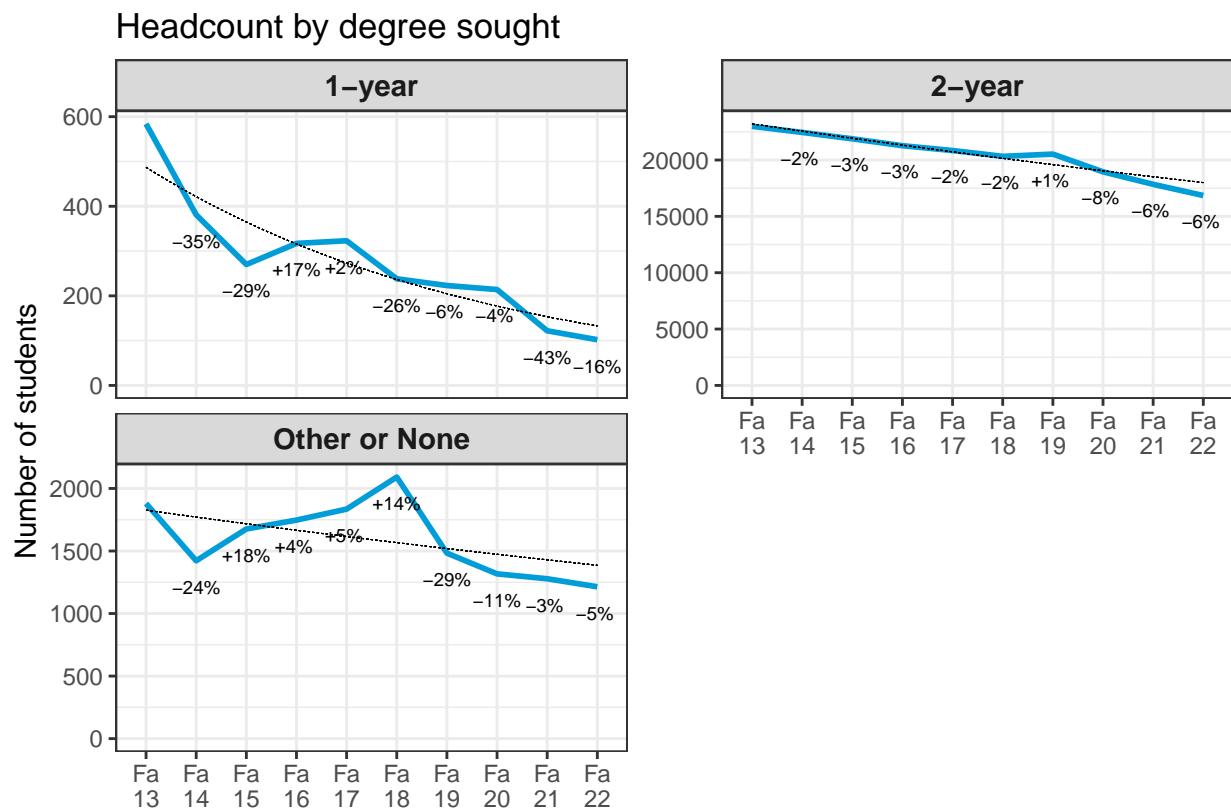


Figure 18: Headcount by degree sought. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

FTE BY DEPARTMENT

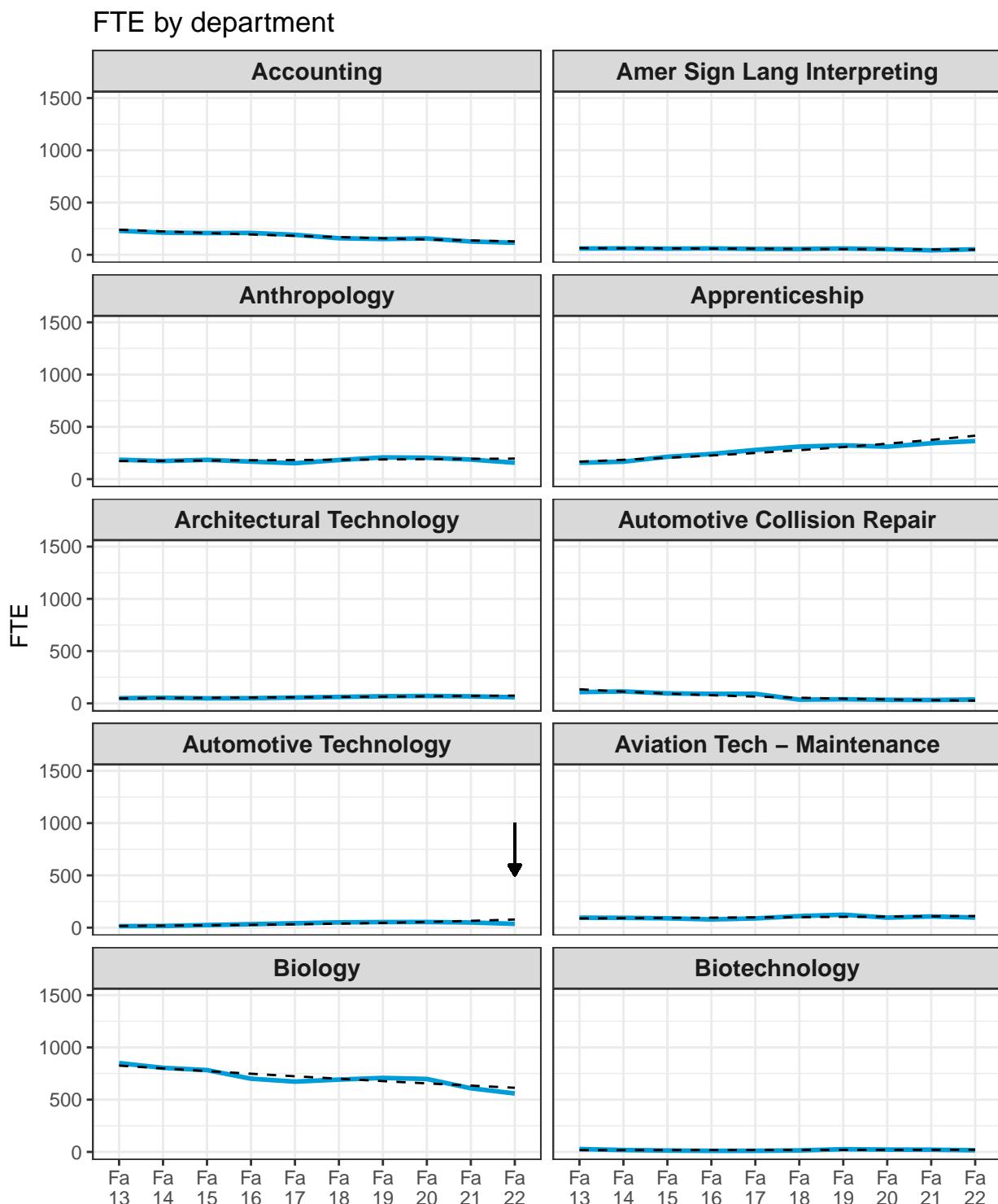


Figure 19: FTE by department. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend. Arrows show departments with a significantly higher or lower FTE in Fall 2022 than expected.

FTE by department

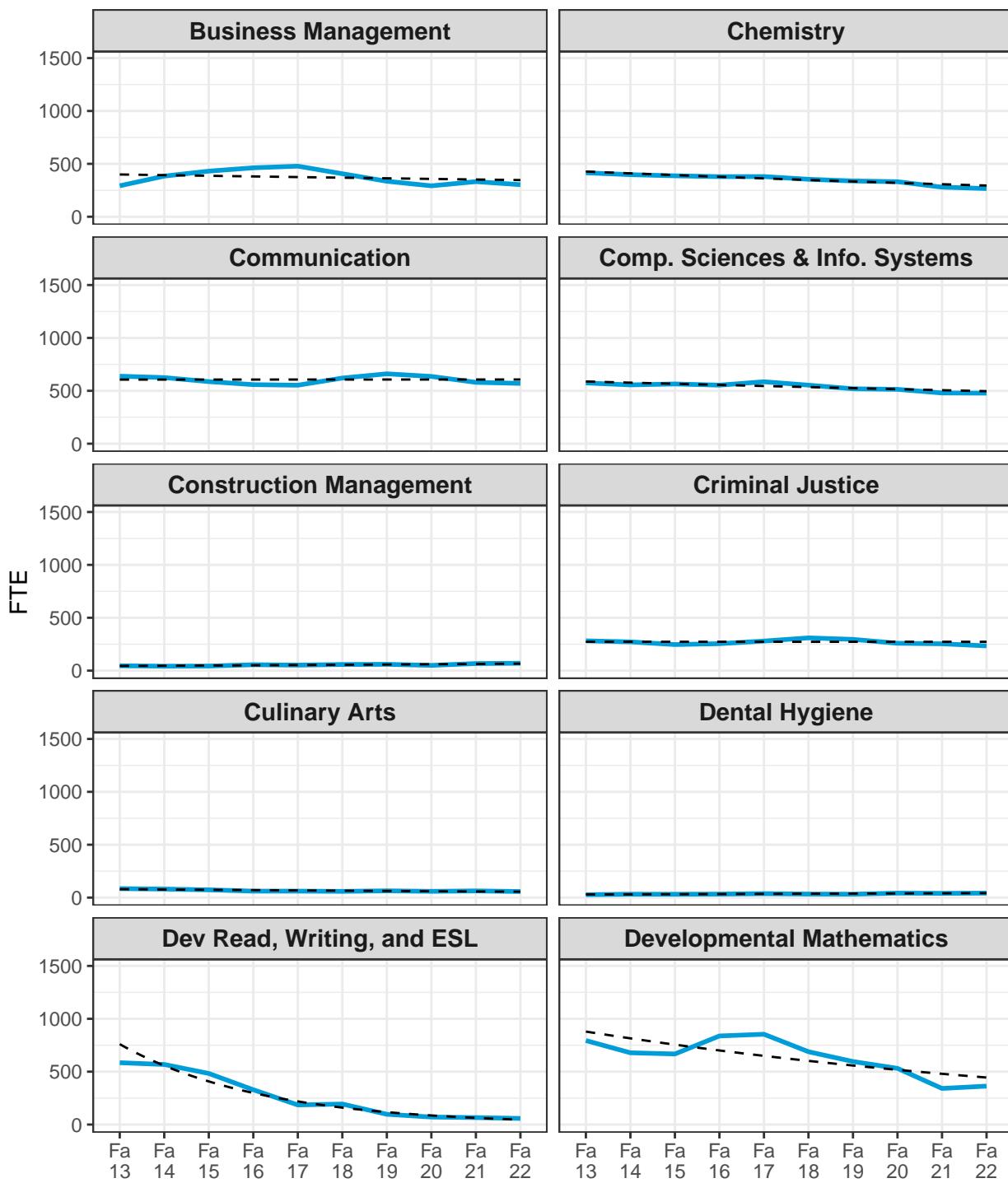


Figure 20: FTE by department. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend. Arrows show departments with a significantly higher or lower FTE in Fall 2022 than expected.

FTE by department

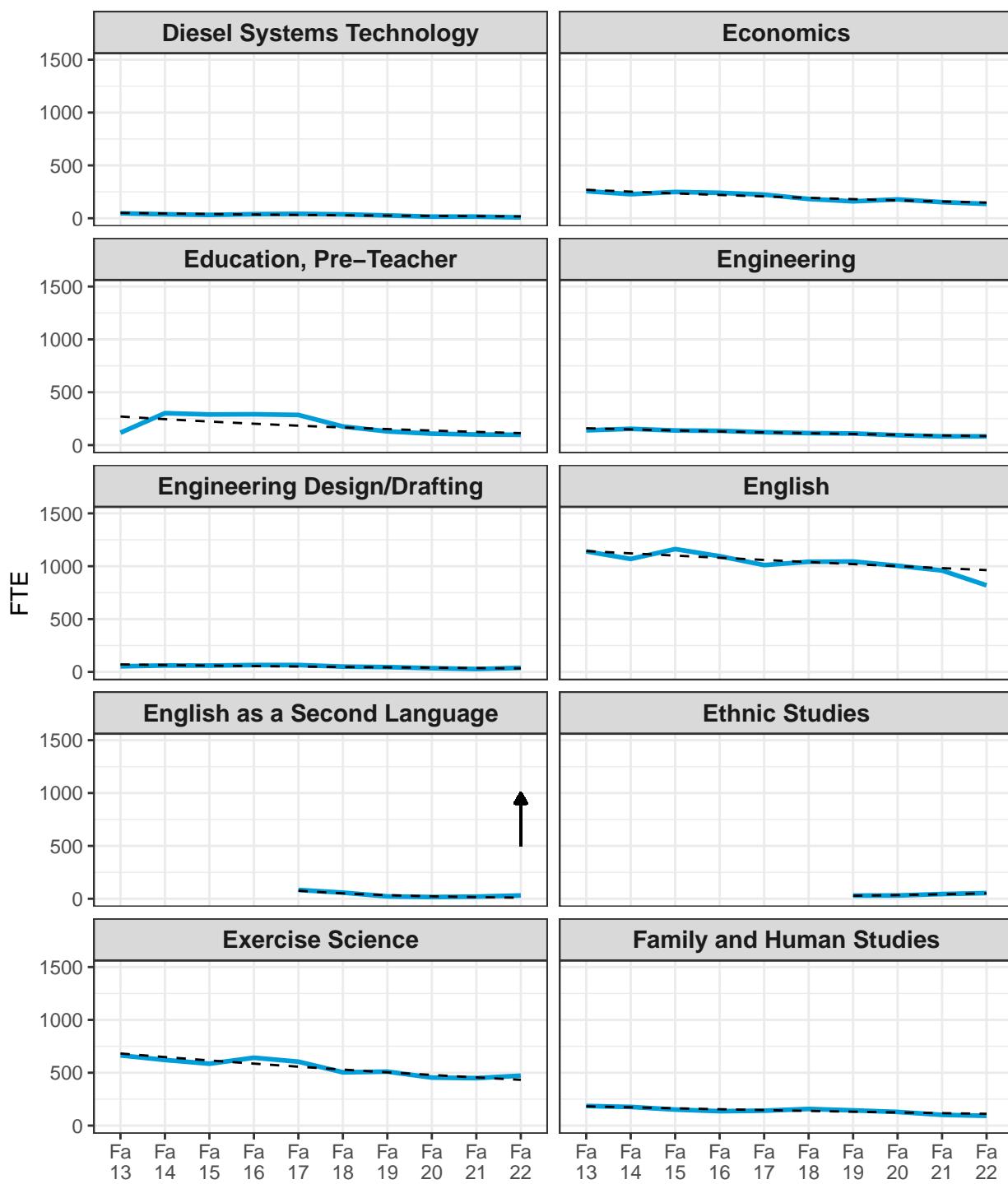


Figure 21: FTE by department. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend. Arrows show departments with a significantly higher or lower FTE in Fall 2022 than expected.

FTE by department

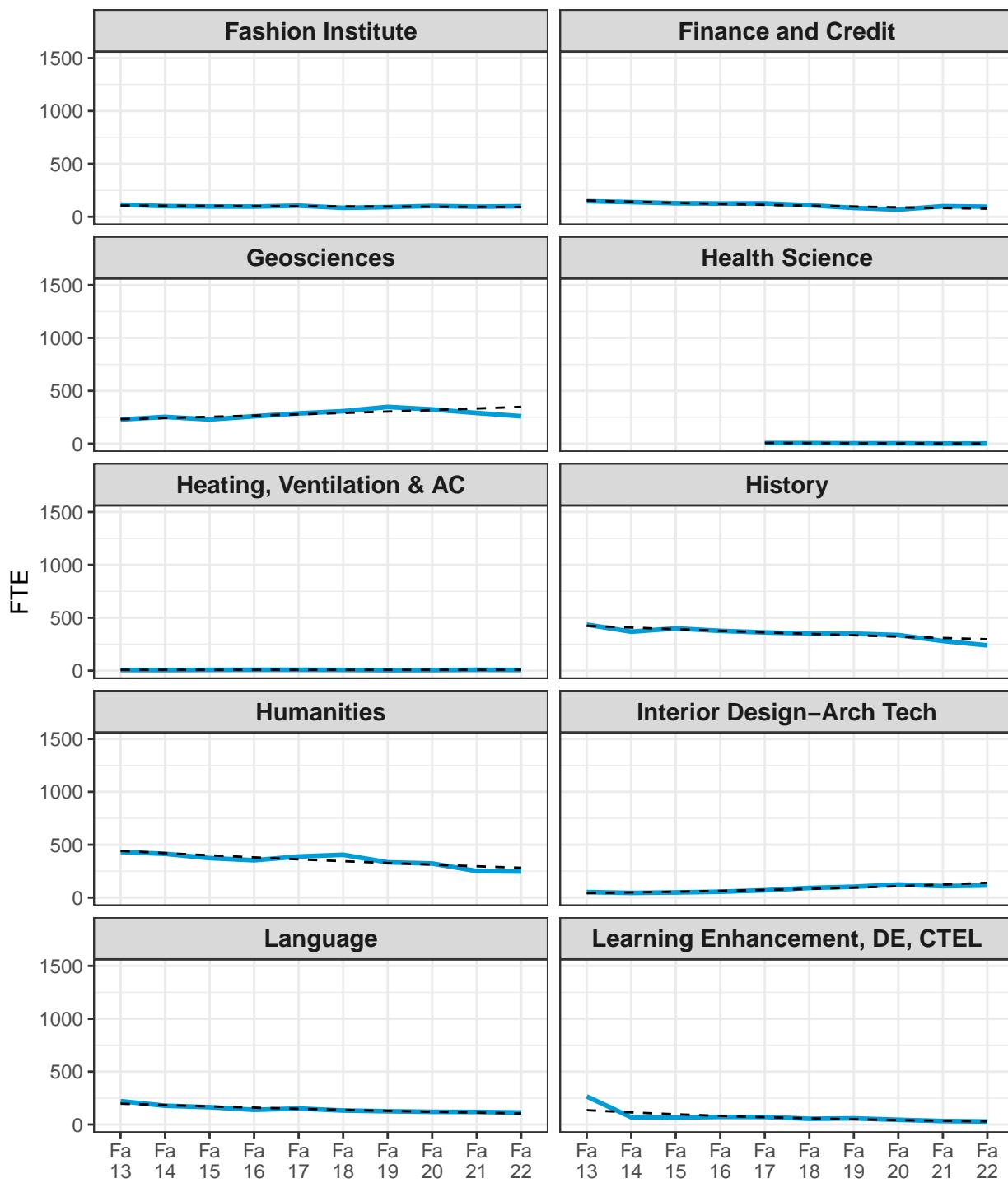


Figure 22: FTE by department. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend. Arrows show departments with a significantly higher or lower FTE in Fall 2022 than expected.

FTE by department

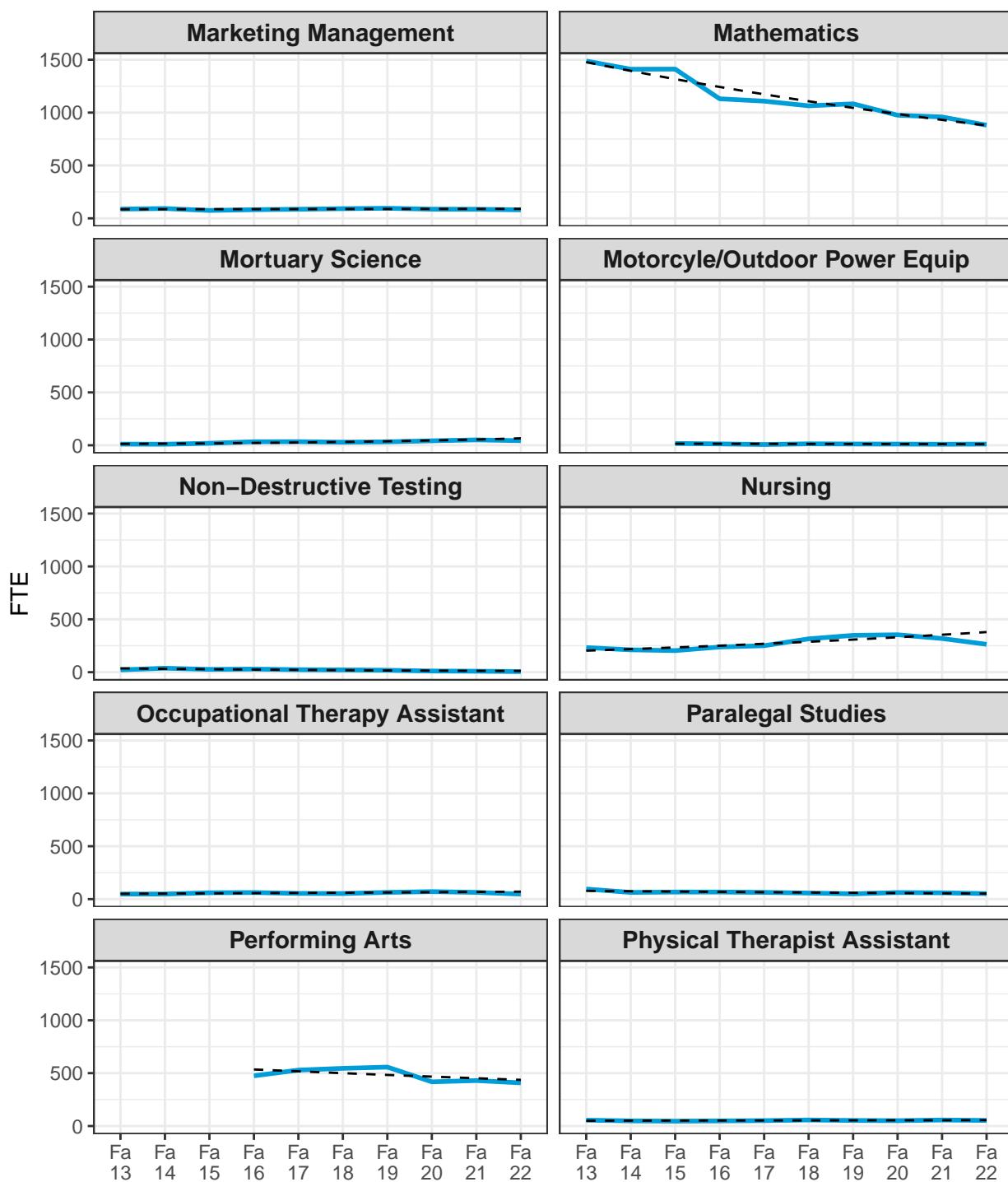


Figure 23: FTE by department. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend. Arrows show departments with a significantly higher or lower FTE in Fall 2022 than expected.

FTE by department

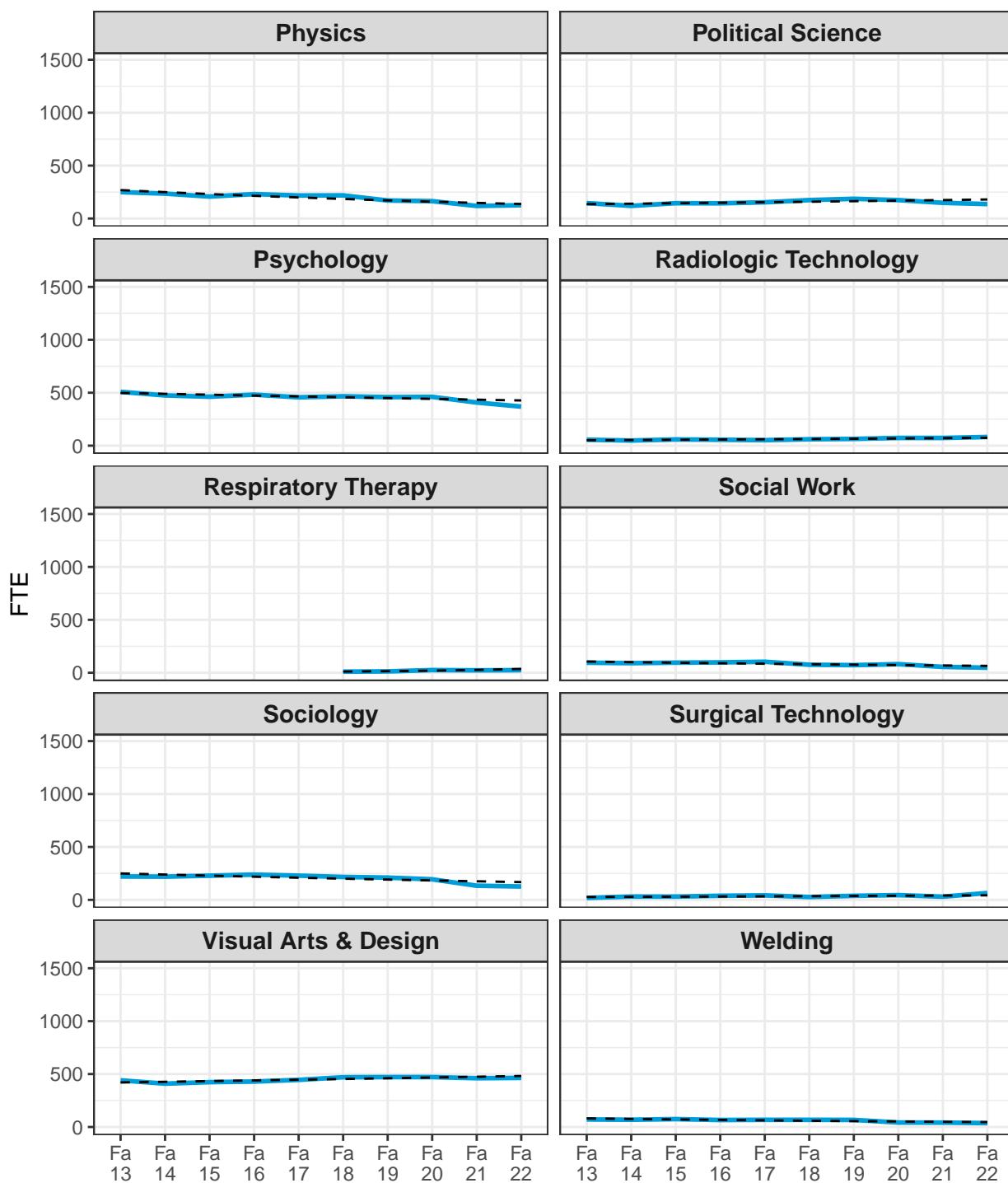


Figure 24: FTE by department. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend. Arrows show departments with a significantly higher or lower FTE in Fall 2022 than expected.

CREDIT LOAD

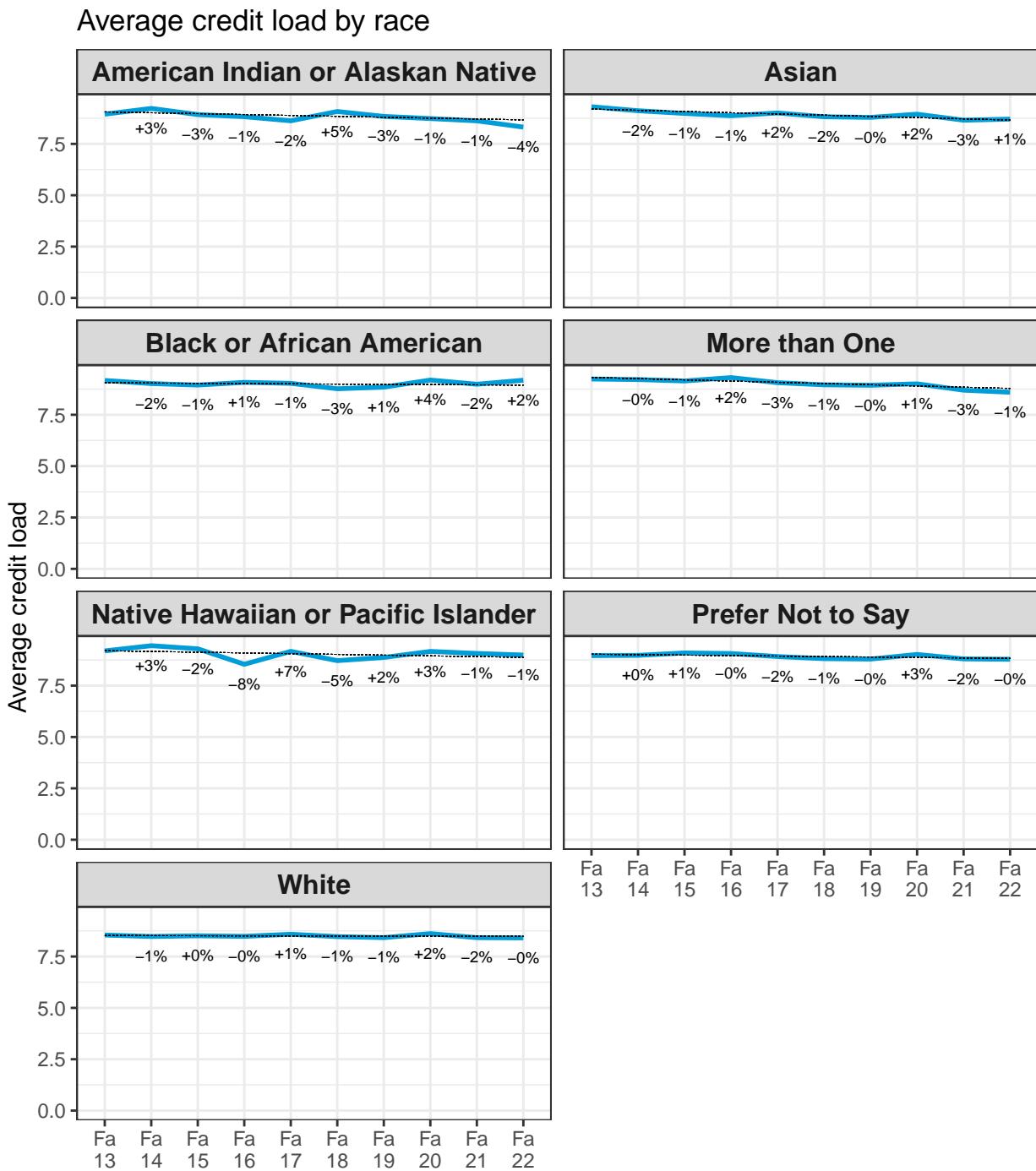


Figure 25: Credit load by race. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

Average credit load by Hispanic origin

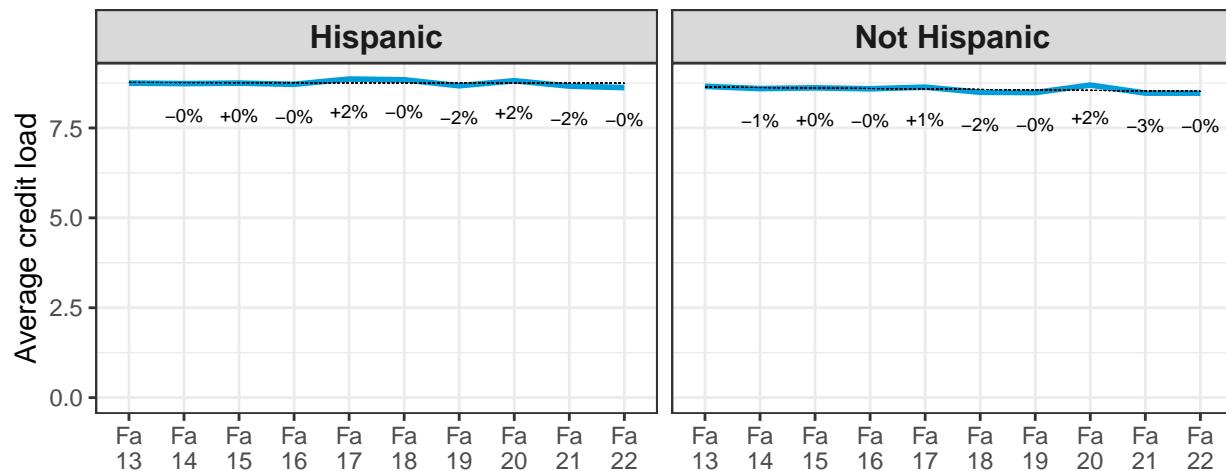


Figure 26: Credit load by Hispanic origin. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

Average credit load by first-generation status

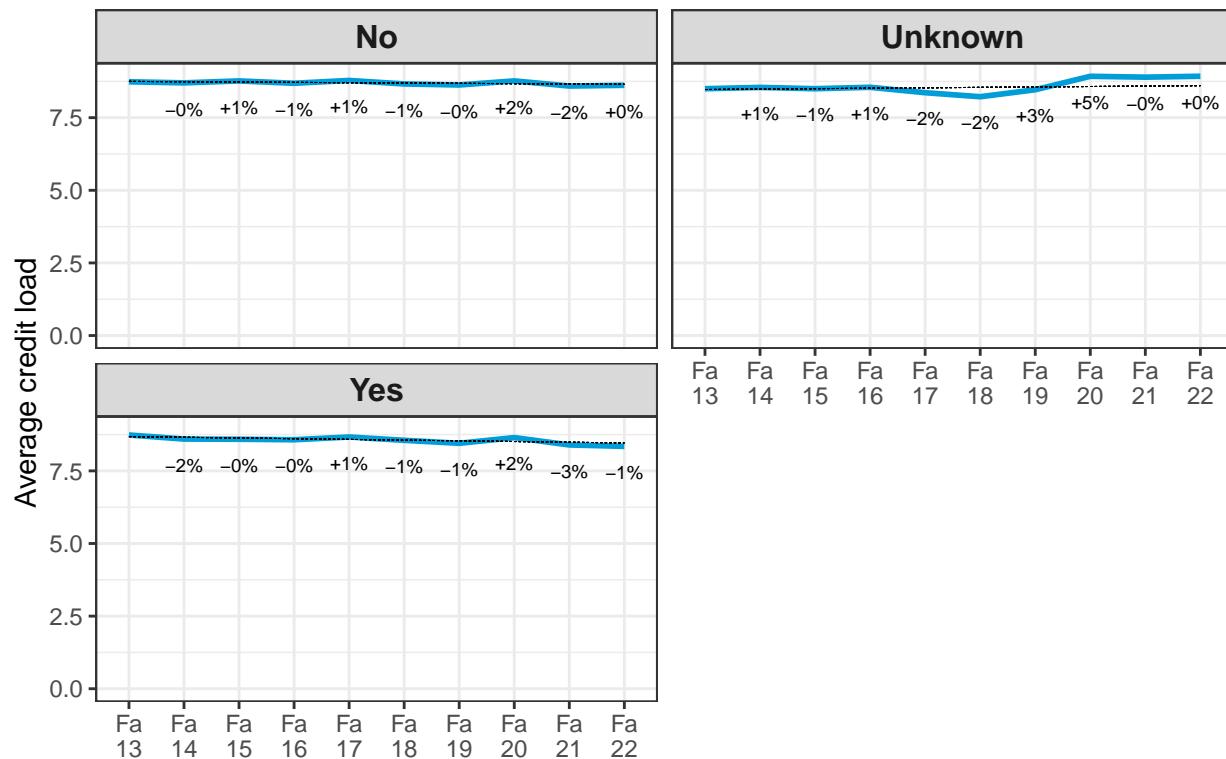


Figure 27: Credit load by first-generation status. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

Average credit load by full-time status

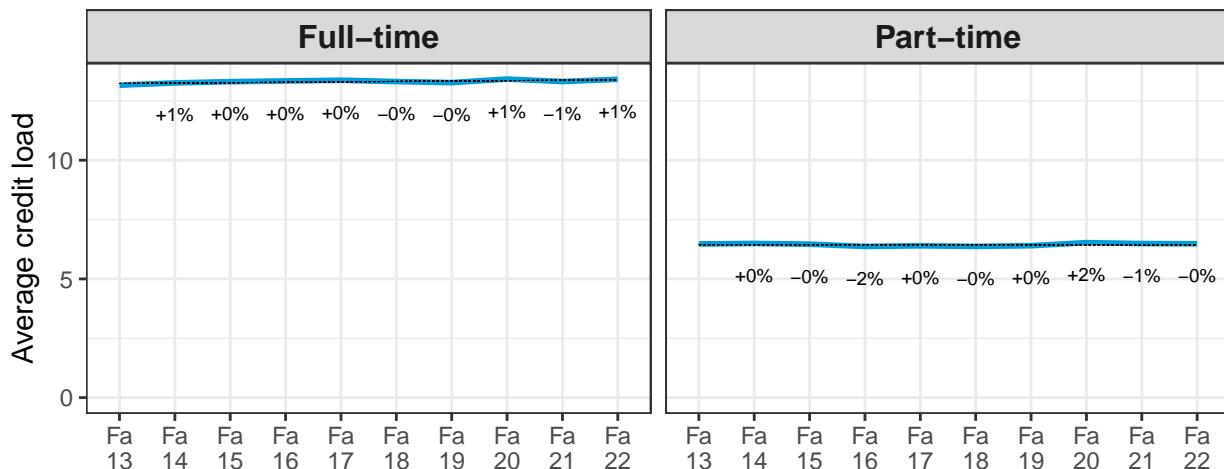


Figure 28: Credit load by full-time status. Blue lines show actual enrollment; dashed black lines show a simple 10-year trend.

FALL-TO-FALL RETENTION

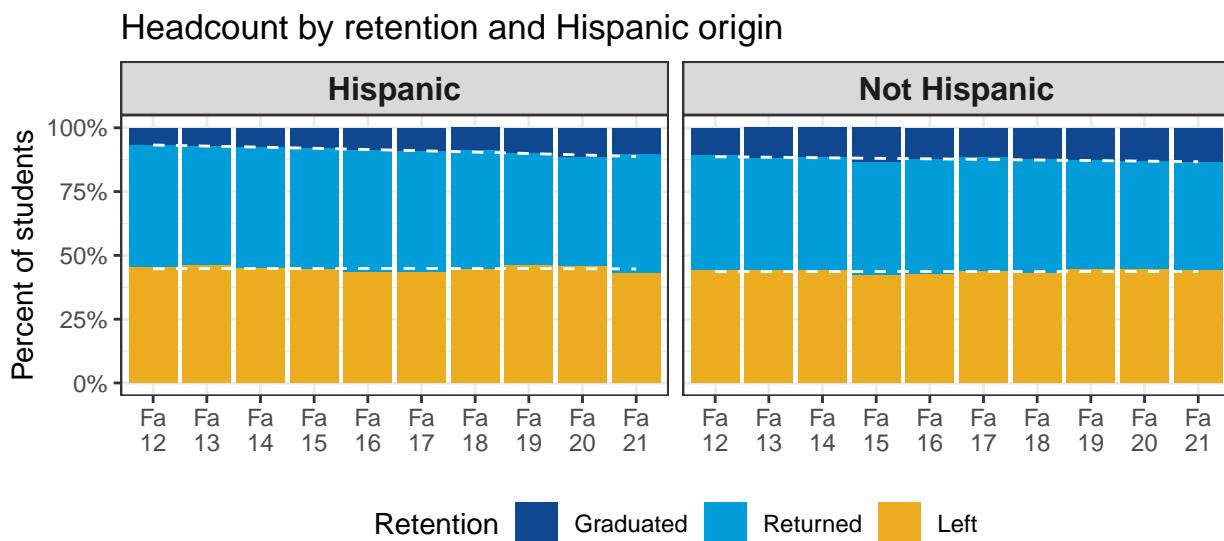


Figure 29: Fall-to-fall retention of students by Hispanic origin.

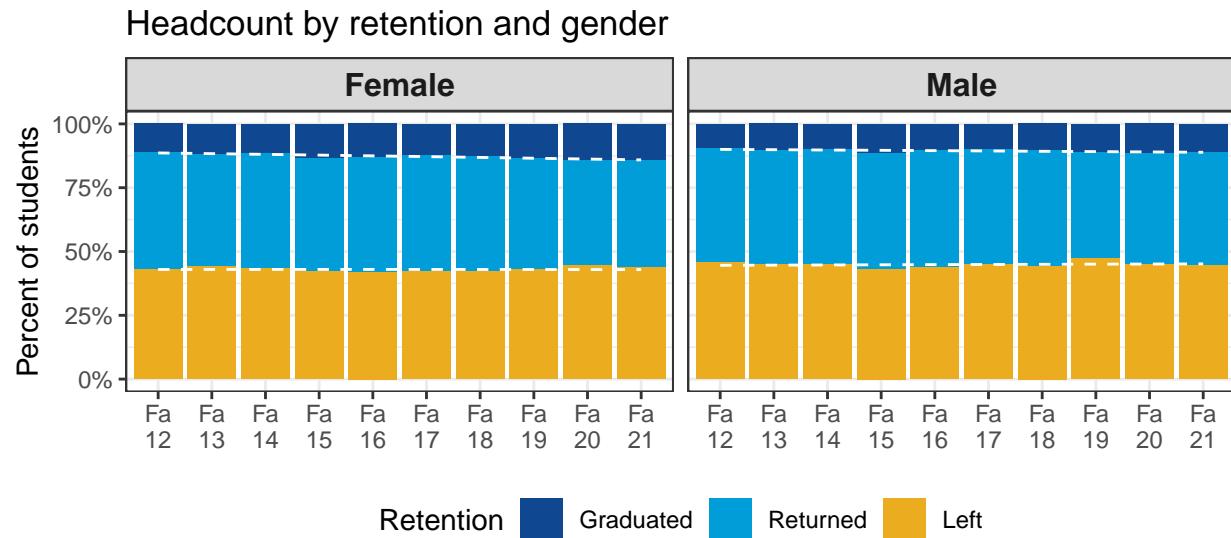


Figure 30: Fall-to-fall retention of students by gender.

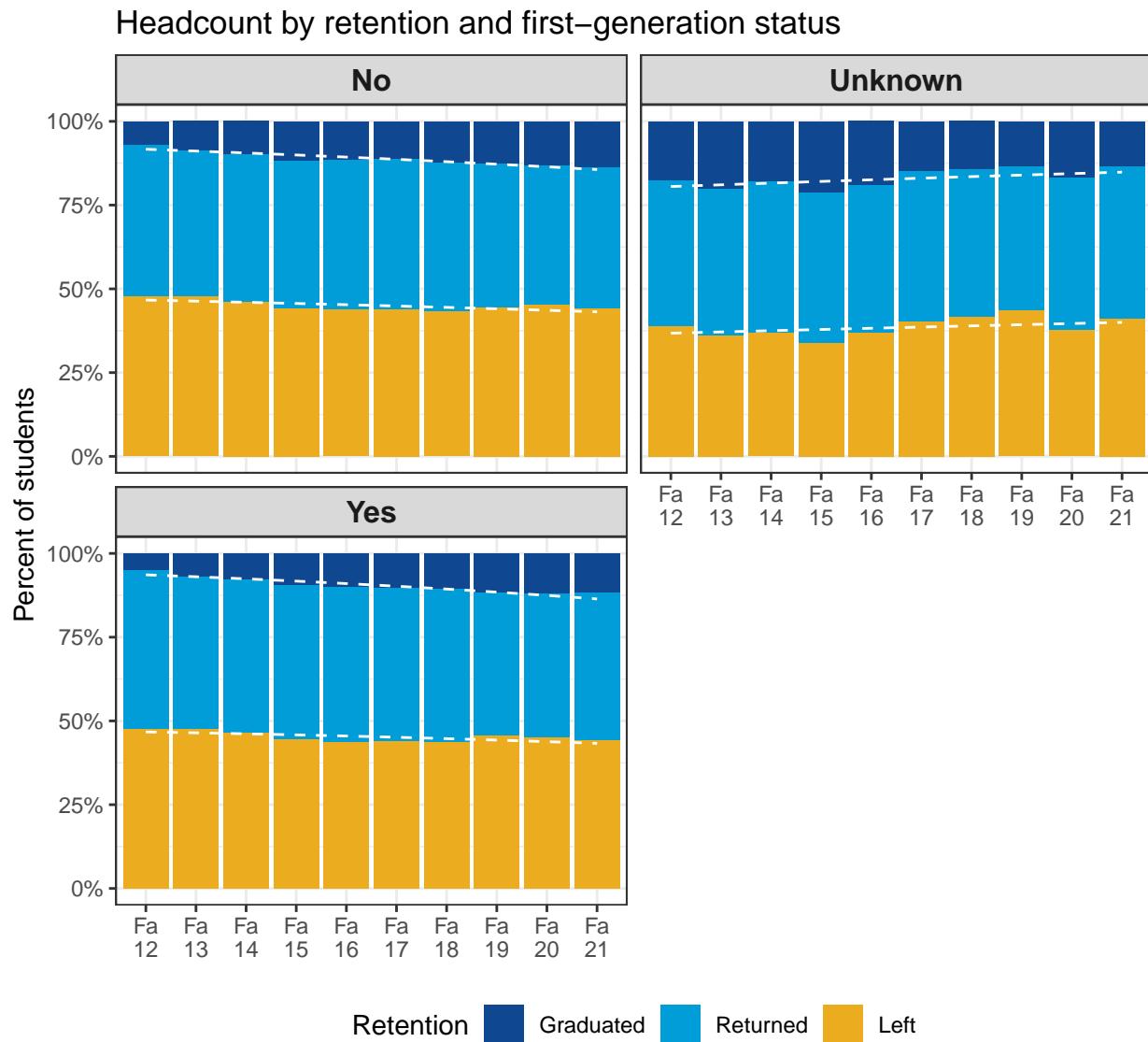


Figure 31: Fall-to-fall retention of students by first-generation status.

Headcount by retention and Pell eligibility

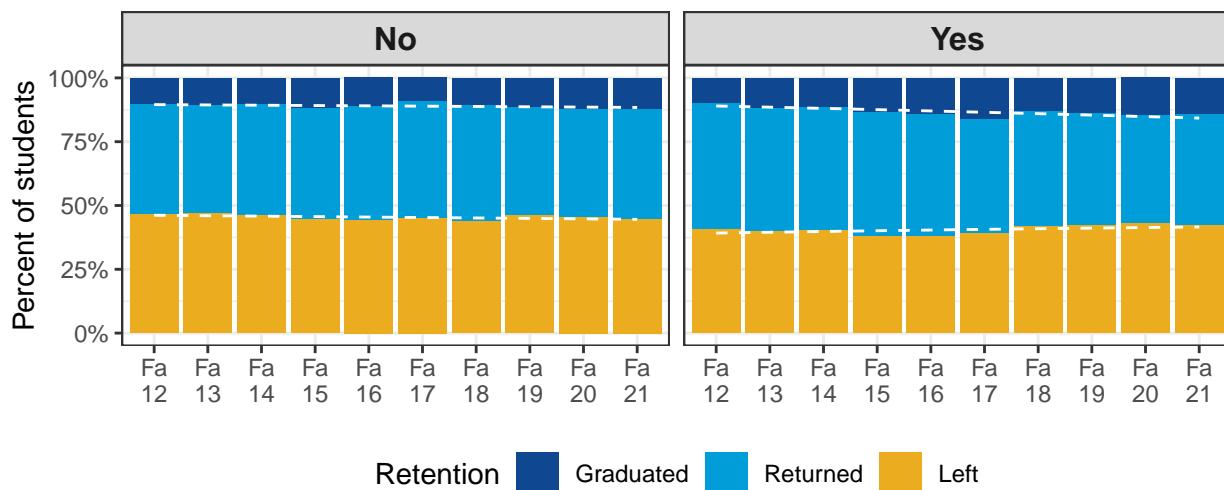


Figure 32: Fall-to-fall retention of students by Pell eligibility.

Headcount by retention and new student status

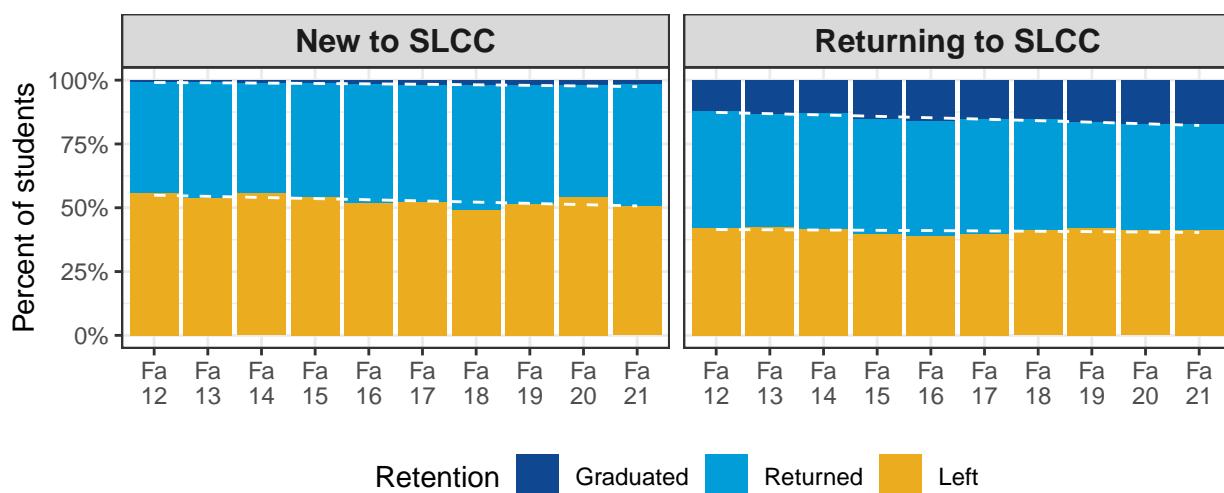


Figure 33: Fall-to-fall retention of students by new student status.