

APPENDIX C: PROJECT NARRATIVE

General Project Information

1. Project name: Citizens West 3
2. Project site address: 509 W 300 N, Salt Lake City, UT 84116
3. Applicant/Organization: Giv Communities
4. Applicant’s address (include city, state, and ZIP): 50 N 600 W, Unit D, Salt Lake City, UT 84116
5. Federal Employee Identification Number (EIN): 61-1652183
6. Do you agree to get a Unique Entity ID through sam.gov if project is awarded RFA funding? Yes No
7. Name of contact person: Amanda Dillon
8. Phone number: (626)353-4997
9. Email: adillon@givgroup.org
10. Project start date: 10/1/2022
11. Anticipated completion date: 5/31/2025
12. Total square feet of the project: 44,876
13. Total number of units: 30
14. Total number of affordable units in project: 30
15. Percent of affordable units in the project: 100%
16. Provide a breakdown of the number of units and monthly rents that will be provided at various AMI levels:

Unit Type	Total Number of Units in Project	Number of Affordable Units (sum for all AMI %)	Detail on AMI Level(s) Served by the Affordable Units		
			AMI %	Number of Units at the AMI %	Maximum Rent
Micro	0	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Studio	21	21	25%	4	\$448
			45%	16	\$806
			50%	1	\$896
1-Bedroom	0	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

2-Bedroom	0	Click or tap here to enter text.			
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
3+ Bedroom	9	9	25-39%	2	\$666-1,158
			45%	2	\$1198-1337
			50%	5	\$1331-1485

17. How does the project support the local jurisdiction’s Moderate Income Housing Plan?

The city’s housing plan states that it “imagines a city where all residents, current and prospective, regardless of race, age, economic status, or physical ability can find a place to call home”. Their housing policy “seeks to address issues of affordability...expanding housing opportunities throughout the city”. It also seeks to focus on innovative design and partnerships in housing. Citizens West 3 is exactly the place that SLC’s housing plan imagines. It is a place that all people will be able to affordably call home, regardless of race, age, economic status, or physical ability. It is a project that addresses the issue of affordability and expands housing opportunities by creating housing near transportation access and opportunity. Not only that, it provides housing for a diverse array of household types from the 4-bedroom, 3-bedroom, and studio unit options. The project also innovates by building with high-efficiency, all-electric systems. This helps reduce the property’s energy consumption, the resident’s utility bills, and works to improve the region’s air quality and environmental issues. Lastly, the project supports the city’s housing plan by partnering directly with the city as a funding partner. This allows the city to allocate its resources to ensure that all residents can find a safe, decent, affordable place to call home.

18. If the project is targeting one or more priority populations (65 and older, people with mental and/or physical disabilities, veterans), please provide that information.

The project will have 7 set-aside units for people with physical disabilities. This means everything in this unit type will be accessible using ADA standards including a roll-in shower, lower kitchen and bath counters, and hallways/corridors wide enough for wheelchair access. While not targeting populations 65 and older, 24 of the units are set aside for people 55 and older and their families. This means spaces and amenities throughout the project will be designed to ensure they are family friendly and accessible to this demographic.

19. Which approval permits have been secured to date? Which approval permits are still needed?

The architecture and engineering team will be starting construction documents this month, with an anticipated timeline of 4 months to complete. Therefore, we expect to apply to Salt Lake City for building permits in early August of this year. We expect to have approved permits from the City by early Winter 2023.

Project Summary

20. Project site address: 509 W 300 N, Salt Lake City, UT 84116
21. Current Property Owner: Attuned Development LLC
22. Status of Site Control: The site is currently owned by a related entity to the project developer and will be purchased at the time of construction closing documents. The REPC which will be used for this transaction is included in this application.
23. [SLCo County Council District](#): District 1
24. Parcel number(s): 08363050790000
25. Acreage: 0.409
26. Zoning: TSA-UC-T
27. Is a zoning change required? Yes No

If a zoning change is required, describe where you are in the process of changing zoning.

[Click or tap here to enter text.](#)

28. Provide a detailed description of the project, including information on exterior materials, unit finishes, and common spaces and amenities. Include how your project will be accessible.
- Citizens West 3 is the third phase of a transit-oriented, carbon-neutral, mixed-use development in Salt Lake City's rapidly gentrifying North Temple Corridor, just minutes from downtown Salt Lake City. This phase looks to build on the success of phase 1, completed in 2021, by producing additional homes for large-household, multigenerational, refugee, and unhoused populations that have a particularly difficult time finding adequate housing in our state. It will be part of the same building that gets constructed during phase 2 of this project. It will benefit greatly from being part of the overall Citizens West development and will have access to the collective amenities (clubhouses, gym, outdoor patio spaces, vegetable/herb garden boxes, sports court, and bike amenities) and social supports added in each phase. Furthermore, the site's location and quick access to transit, food, employment, and schools is almost unheard of for an affordable family product. It is located within ¼ mile of the North Temple Station with access to Front Runner and Trax. It is also located within ¼ mile of office and employment sites. It scores a total of 20 points on the County's opportunity map: Childcare (3), Grocery (5), UTA Stop (5), K-12 (4), and Public Facilities (3).

Beyond the site's valuable characteristics, the design of the housing aims to create a building and environment that feels livable, urban, inviting, and sustainable. The project will build to an Enterprise Green Communities 2020 standard, which is like a LEED certification without the high fees. The architectural design of the project will play off the successful design of the first phase of Citizens West by incorporating brick, concrete, and darker

metal cladding. These materials are elevated through careful attention to details on the elevations. All units will have large living room windows to allow residents to experience the nice views the area has to offer of either the foothills, downtown Salt Lake City, or the Wasatch and Oquirrh Mountains. The double high ground floor is designed with tall storefront glass windows that welcome passerbyers and help add to the imageability and urban design of this once industrial area. A large mural will adorn one of the outside walls of the building because we find adding public art helps add imageability and character to the neighborhood.

There are two large outdoor common areas for residents to use as places of gathering or respite. One is a large internal patio courtyard that extends off the gym and clubhouse. This space will be filled with lounging furniture and trees and plants. The second outdoor space is on the top floor of the building and has direct views east to downtown Salt Lake City and the Wasatch Mountains beyond that. This space will be covered so users can enjoy it in all seasons, and will also have access to a shared indoor common space to allow for indoor/outdoor entertaining. Residents will also have access to a large clubhouse with a full kitchen, television viewing area, free wifi, and comfortable seating areas. A double height gym will provide both aerobic and weight machinery. In surveying residents on past projects, we find access to a free gym is one of the top requested amenities.

Our design team spends a lot of time thinking about the best design and layout for our residential units. In fact, a member of our team lives in each of our housing projects to truly experience the units first hand and help us continually improve and iterate on subsequent designs. Units are layed out to minimize inefficient square footage, improve flow, and maximize space and light in common living areas. Unit finishes are selected to both be timeless and durable. Kitchen countertops are quartz, high-end fixtures are low-flow, LED lighting conserves energy, and all units have expansive windows to provide lots of natural light.

29. Explain why you believe the project meets the allowable uses of SLFRF (ARPA) funds a described in the

[Treasury's Final Rule](#).

Citizens West 3 serves to promote long-term housing security and it meets all ARPA requirements. The project is affordable to those making 50% AMI or below, well under ARPA's threshold of 65% AMI. The County funds will be used on direct hard construction costs. That funding will benefit the portion of Salt Lake County's population that was disproportionately impacted by the negative economic impacts of the pandemic by creating high-quality, affordable housing units.

30. Add any additional relevant project details.

As previously written, Citizens West 3 is part of the same overall building as Citizens West 2, which is also seeking ARPA funding from the County. Together, both phases will create a cohesive building of 80 total

affordable housing units under one roof. The project was broken into two phases for LIHTC financing reasons that complied with Utah Housing Corporation requirements.

The development team brought together to build Citizens West 3 is made of high quality organizations with over a decade of experience providing exceptional affordable and attainable housing developments to Utah. Together, Giv Communities and Giv Development has successfully completed over 1,100 units of mixed-income housing along the Wasatch Front, from Ogden to Provo. The other consultants selected for the project have been hand-picked through a competitive bidding process to ensure everything runs smoothly in this constantly changing construction environment. The development team has partnered with Architecture Belgique and its subconsultants on previous projects and is confident in each company’s ability to perform well above expectations.

In summary, Citizens West 3 is poised to be an example of how groups can successfully bring affordability, sustainability, housing for those who are elderly or with impairments, and healthy living for all income levels to the most sought-after locations of a city core. It will serve as a demonstration project for the County of how its ARPA funding has been well spent to provide much-needed deeply affordable housing in the areas of the County that need it most. Its successful completion will be a model for what truly accessible housing can look like throughout the country.

Project Financial Information

- 31. Total amount requested as a grant: \$475,020
- 32. Total amount requested as a loan: \$0

Unit Type	Number of units	Grant amount requested	Loan amount requested	Max allowed per affordable unit
Micro Unit	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	\$4,200.00
Studio	21	\$142,380	Click or tap here to enter text.	\$6,780.00
1-Bedroom	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	\$15,072.00
2-Bedroom	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	\$28,080.00
3+ Bedroom	9	\$110,880	Click or tap here to enter text.	\$36,960.00
Total	30	\$475,020	Click or tap here to enter text.	

33. If applying for a loan, describe the payment terms requested to accommodate the project's financing needs.

[Click or tap here to enter text.](#)

34. What percentage of funding is being sought in relation to the total project cost?

4%

35. How do you intend to use funds provided by the SLC Housing Trust Fund?

The SLC Housing Trust Fund grant will be used to pay for direct construction hard costs.

36. What alternative funding sources does the project have access to if rental income, grants, or loan funding are reduced or lost?

The project currently has a LIHTC allocation, awards from Olene Walker Housing Loan Fund and SLC RDA loan in place. It also has a commitment for permanent loan financing to take out the construction loan upon project completion. If grants, loans, or tax credits available to the project are reduced, the development team will have to determine what other funding sources may be available at that time. There are currently no other sources committed to the project and, as is typical with affordable housing, the sources it could apply for, that it hasn't already, are fairly limited. With regards to operations, the budget assumes an operating deficit reserve to ensure that reduced rental income does not put the project in jeopardy. The required DCR limits, together with this deficit reserve, allow the project to weather downturns in rental revenue.

37. How will the project be accomplished if the SLC Housing Trust Fund is unable to fund this request?

If the SLC Housing Trust Fund grant is not able to fund the project's request, the development team will need to find ways to reduce construction costs or determine what other funding sources may be available at that time. Funding sources are limited. In this case, the most likely scenario involves working with current lenders and tax credit investors to find financial solutions. Having to reduce hard costs further would impact the livability of the housing by limiting the amenities, finishes, and other resources available to create an enjoyable living environment for these residents. The development team is keenly aware of the need to efficiently utilize the limited resources available to affordable housing projects. At the same time, all people deserve to live in a place that provides not just a roof over their heads, but also the opportunity to create a home wherever they live. Balancing these two needs is something that the development team strives for on each project. The County resources are important to ensuring that this project can make a positive impact on resident's lives, regardless of their current economic situation.

38. Identify uncertainties that could impact your ability to obligate and/or spend funds, if awarded, by the ARPA deadlines.

The project team has continuously worked for more than a year to ensure that the project is able to overcome any uncertainties it faces. To date, the team has received tax credit allocations, low-interest financing sources from the state and city, and committed private funding sources to keep the project moving forward. Design has proceeded to ensure savings as well, with the project team working to create an efficient use of space that also provides high-quality livability for residents of the property. Discussions have been ongoing with the city to work through any questions specific to our unique site. Although every project has moving targets and potential concerns, the greatest uncertainties on this project have been resolved by ensuring that the largest funding sources are in place, the development team is experienced in this type of project, and the design and city review teams have been working closely to answer questions along the way. The biggest uncertainties that remain are mainly market-driven. Should interest rates take a sharper climb than currently expected, or should construction costs suddenly increase to a degree beyond what is anticipated, the development team would work to find solutions to bring the project to fruition. The County's funding of the project would provide even more assurance that any of those potential issues could be overcome to facilitate the creation of this much-needed affordable family housing.

39. What will the value of the project be at the time of completion?

\$2,708,724 is the value of phase 3 by itself. Together as part of the same building as phase 2, the value is \$8,329,177 at completion at a 5% cap rate.

40. List any projects where your organization has previously received Salt Lake County funding.

n/a

APPENDIX D: PROJECT BUDGET

Property Acquisition	
Purchase Price	\$673,125.00
Closing Costs	
Other	
	\$673,125.00
	5%
Site Work	
Offsite Costs	
On Site Costs	\$170,566.00
Environmental Remediation	
Landscaping, Signage, Lighting	
Other:	
	\$170,566.00
	1%
New Construction and/or Rehabilitation	
General Requirements	\$275,419.00
Construction/Rehab Hard Costs	\$8,246,856.79
Parking	\$1,023,471.38
Furniture and Equipment	\$100,000.00
Other:	
	\$9,645,747.17
	74%
Development Costs	
Architectural Design	\$100,000.00
Engineering (Civil, Geo, etc.)	
Other Consultants	
Construction Management	
Survey	\$5,625.00
Legal	
Accounting	
Finance Fee	
Advertising/Marketing	
Inspections/Testing	
Insurance	
Rezoning	
Impact Fees	
Building Permits	
Utilities during Construction	
Security during Construction	
Property Taxes	
Other: Market Study, Appraisal, UH	\$206,748.00
	\$312,373.00
	2%
Profit and Overhead	
Builder Profit	
Builder Overhead	

Developer Fee

\$1,365,820.00

Other:

\$1,365,820.00

10%

Interest and Financing Costs

Interest Cost, Equity Investment			
Interest Cost, Land Financing			
Interest Cost, Construction Financing	\$484,305.00		
Sydcation Costs	\$182,186.00		
Other: Perm Financing Fees	\$31,595.00		
		\$698,086.00	5%

Project Reserves

Operating Reserve	\$137,474.00		
Debt Service Reserve			
Rent-Up Reserve	\$33,953.00		
Replacement Reserve			
Other:			
		\$171,427.00	1%

TOTAL Project Cost		\$13,037,144.17	
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Expected Value upon Completion	\$2,708,724.23		
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List all fees charged (or expected to be charged) to tenants. Indicate if the fee is monthly or one-time.

	Monthly or One-Time	Average Amt per unit
Water	Included	\$0.00
Sewer	Included	\$0.00
Gas	NA	
Electric	Utility Allowance	\$40.00
Internet/Cable	Monthly	\$50.00
Parking	Included	\$0.00
Trash Removal	Included	\$0.00
Application Fee	One-Time	\$35.00
Security Deposit	One-Time	\$400.00
Lease Origination Fee	NA	
Late Fee	One-Time	\$75.00
Month-to-Month Fee	NA	
Move In-Move Out Fee	NA	
Lease Modification	NA	
Service of Notice Fee	One-Time	\$5.00
Administrative Fee	NA	
Pet Fees	Monthly	\$35.00
Renters Insurance	NA	
Inspection Fee	NA	
Re-Key Fee	One-Time	\$35.00
Replacement Key	NA	
Other:	Monthly	\$35.00
Other:		
Other:		
Other:		

Are all units charged the same fees? If not, please provide an explanation.

Yes, since all units are affordable, they all have the same fees.

APPENDIX E: MARKETING, OUTREACH, AND/OR SERVICE PLAN

Marketing and Outreach

1. What marketing strategies and techniques will be used to attract income-eligible tenants?

Utah, and Salt Lake County in particular, suffers from a shortage of affordable housing. Because of that need, occupancy rates are high during economic growth as well as recession. Also due to that need, the majority of residents at these properties come from word of mouth. This can be from residents already living there or from service partners in the area. The property management team and the development team have combined decades of experience in affordable housing, which has allowed the group to build strong relationships with organizations that work with individuals whose income qualifies them to live in Section 42 housing. Organizations such as Housing Connect, The Road Home, International Rescue Committee, and others are contacted to be notified of any upcoming vacant apartments. Tenants are often referring friends to live at the property because they recognize the need for affordable housing and the quality of housing, and location, provided by the development team. If there is a need to advertise properties, Rentler.com is the main advertising source used in the area. However, it is rare that there is a need to advertise the rent-restricted units.

2. What marketing strategies and techniques will be used to attract priority populations (if applicable)?

What UHC refers to as “special needs set-aside units” always include outreach marketing on the part of the property management team. This includes individuals who are part of specific populations that the project is working to house. In the case of this project, that includes refugees, individuals experiencing homelessness, and individuals with mobility impairments. The management team maintains an updated list of organizations, including the Road Home, Housing Connect, IRC, YWCA, UILC, as well as case workers, and have built a relationship with each of these groups throughout the many years of operating Section 42 housing in the state. Emails are sent to all of these organizations with any availability listed with priority availability for individuals in these populations. The property will hold that unit for 60 days, to market it to those organizations and caseworkers, prior to reaching out to any other income-qualified applicant.

3. Describe your policies and practices for tenant selection, including screening criteria, the application process, and waitlist management.

Availability of apartments is first come, first serve with a deposit and application fee paid to hold the unit.

Notification lists are used to notify interested individuals that a unit is, or is becoming, available. Minimum income of two times the monthly rent is required. Background and credit checks are performed. Income restrictions apply to all Section 42 units, including 100% of the units in this property.

Management of affordable units

4. Who will manage the property once it has been acquired/developed?

EMG Property Management

5. Describe how restrictive covenants related to tenant income eligibility and maximum rent limitations will be verified throughout the affordability period.

Prior to obtaining funding sources for construction, the property records a UHC-approved Land Use Restriction Agreement, specifying the income restrictions and restricting the property to affordable use for the UHC minimum of 50 years. During operations, the property manager has an experienced compliance team that approves all resident files prior to move-in. Compliance follows LIHTC and HUD regulations to ensure the income, asset, student, and set-aside qualification of each household. HUD releases new income limits annually. These are updated at each property at that time. Utility allowances are also reviewed every 90 days and updated to ensure households are not overcharged rent. Compliance is reviewed for each tenant upon lease renewal.

Service Plan

6. Provide information on proposed resident services.

- a. What services will be provided?

The International Rescue Committee who provides opportunities for refugees, asylees, and other immigrants to thrive in America, is a partner on this project. In addition to providing resettlement services in this building, each refugee works with a case worker for at least a year to navigate other challenging resettlement and immigration barriers and has access to other free classes. In addition to their offerings, life

skill classes will be provided on-site where different nonprofit agencies and experts will teach classes free of charge to residents. These classes may include ESL, Financial Literacy/Coaching, Parenting Education, Nutrition, Job Readiness, and Digital Literacy. In addition to the services provided by these nonprofit groups, residents of the property will have access to a fully furnished club house with a full kitchen, an entertainment space, and two large outdoor decks, one with views of downtown Salt Lake City. Residents will also have a designated bike storage room. There will be an on-site bike repair and maintenance station as well. There will be a large fully furnished gym with aerobic and weight machines. There is also direct access to a structured parking.

b. Who will provide the proposed services?

International Rescue Committee of Utah (based in SLC), other relevant nonprofits, and the property and property managers.

c. What is the source of funding for resident services?

All of these services are provided for free through the partner nonprofits or are calculated into ongoing operational expenses.

Relocation Plan

7. Is the proposed project currently occupied? Yes No

8. Will relocation services be used? Yes No

9. Who will provide relocation services? Provide a relocation plan, if applicable.

N/A

APPENDIX F: COMPLETED AFFORDABLE HOUSING PROJECTS

Use this form as a template to list your references. Include all affordable housing projects completed within the last seven (7) years. **Submit 1 reference form per project** (i.e., use multiple copies of this form if you have multiple projects).

Project information

1. Completed project name: Avia
2. Project address: 330 East 400 South Salt Lake City Utah
3. Project owner (of record). Downtown SLC A Owner LLC
4. Were there additional partners? Yes No
 If yes, provide contact information:
 - a. Contact person name: Giv Development – Chris Parker; The Domain Companies-
Christian Brierre
 - b. Phone: Chris Parker 801-427-0844
 - c. Email: chris@givgroup.org
5. Total number of units: 286
6. Total number of affordable units in the project: 57
7. Percent of affordable units in the project: 20%
8. Provide a breakdown of the number of units provided for the various AMI percentages:

Unit Type	Total Number of Units in Project	Number of Affordable Units (sum for all AMI %)	Detail on AMI Level(s) Served by the Affordable Units		
			AMI %	Number of Units at the AMI %	Maximum Rent
Micro	0	0	0	0	0
			0	0	0
			0	0	0
Studio	31	6	50%	6	\$770
			0	0	0
			0	0	0
1-Bedroom	172	34	50%	34	\$825
			0	0	0
			0	0	0
2-Bedroom	64	13	50%	13	\$990
			0	0	0
			0	0	0

			50%	4	\$1,143
3+ Bedroom	19	4	0	0	0
			0	0	0

9. What kind of municipal support did the project receive, if any?

Salt Lake City Land Subsidy

10. When did the project start? 7/1/2019

11. When did the project end? (i.e., first occupants) 8/25/2021

12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

LIHTC, SLC RDA, Seller Carryback, Owner loan

13. Total Project budget: \$19,558,860 - Affordable housing units only

14. Construction costs: \$ 13,373,280

15. Cost per unit: \$343,138

16. Cost per square foot: \$448

17. Any other relevant information you want to share:

The Exchange, which includes the Avia and Mya properties, serves as an example of how projects can include affordable housing in a city’s most sought-after locations without having to utilize the scarce 9% LIHTC resource. Without taking those resources from other projects, Avia was able to combine some of SLC’s highest market luxury housing with a significant number of apartments capped at rents affordable to those making no more than 50% of the area’s median income. This all started with the successful award of a competitive Salt Lake City RFP for the redevelopment of an RDA property, showcasing how cities can effectively utilize their resources to ensure that the same incredible housing opportunities, and locations, are available to those at the top of the income ladder as well as those with fewer resources. Avia is a mixed-use, mixed-income project featuring luxury amenities available to residents of all income levels. The community includes on-site structured parking, mountain views, an international food hall, accessibility to transit less than a block away, great downtown SLC amenities on all sides including the public library across the street, a large fully furnished gym, yoga room, clubhouse with full kitchen, media room for movies and other entertainment, outdoor workout area, large patio with grills and plenty of seating, and so much more. The Exchange is part of a new way to live and work in the heart of SLC. One that combines residences, shared workspace, and retailers to serve as a cornerstone of the area’s ongoing growth. This convenient, comprehensive, energy-efficient, and exceptionally-designed community is capable of supporting a wide range of residents with new apartment communities and businesses.

APPENDIX F: COMPLETED AFFORDABLE HOUSING PROJECTS

Use this form as a template to list your references. Include all affordable housing projects completed within the last seven (7) years. **Submit 1 reference form per project** (i.e., use multiple copies of this form if you have multiple projects).

Project information

1. Completed project name: Diamond Rail Apartments (dba Citizens West)
2. Project address: 535 W 300 N, Salt Lake City, UT 84116
3. Project owner (of record): Diamond Rail Apartments
4. Were there additional partners? Yes No
 If yes, provide contact information:
 - a. Contact person name: Click or tap here to enter text.
 - b. Phone: Click or tap here to enter text.
 - c. Email: Click or tap here to enter text.
5. Total number of units: 80
6. Total number of affordable units in the project: Click or tap here to enter text.
7. Percent of affordable units in the project: Click or tap here to enter text.
8. Provide a breakdown of the number of units provided for the various AMI percentages:

Unit Type	Total Number of Units in Project	Number of Affordable Units (sum for all AMI %)	Detail on AMI Level(s) Served by the Affordable Units		
			AMI %	Number of Units at the AMI %	Maximum Rent
Micro	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Studio	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
1-Bedroom	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

2-Bedroom	Click or tap here to enter text.				
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
3+ Bedroom	Click or tap here to enter text.				
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

9. What kind of municipal support did the project receive, if any?

Click or tap here to enter text.

10. When did the project start?

Click or tap to enter a date.

11. When did the project end? (i.e., first occupants)

Click or tap to enter a date.

12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

Click or tap here to enter text.

13. Total Project budget:

Click or tap here to enter text.

14. Construction costs:

Click or tap here to enter text.

15. Cost per unit:

Click or tap here to enter text.

16. Cost per square foot:

Click or tap here to enter text.

17. Any other relevant information you want to share:

Click or tap here to enter text.

APPENDIX F: COMPLETED AFFORDABLE HOUSING PROJECTS

Use this form as a template to list your references. Include all affordable housing projects completed within the last seven (7) years. **Submit 1 reference form per project** (i.e., use multiple copies of this form if you have multiple projects).

Project information

1. Completed project name: Citizens West Phase 1
2. Project address: 535 W 300 N, Salt Lake City Utah
3. Project owner (of record). Diamond Rail Apartments LLC DBA Citizens West
4. Were there additional partners? Yes No

If yes, provide contact information:

- a. Contact person name: Giv Development LLC- Chris Parker, BAM Development LLC- Beau Ogzewalla, CIA Development LLC- Amanda Bearden, MLRE, LLC- Michael Lim
- b. Phone: Amanda- 801-520-8430
- c. Email: amanda@givgroup.org
5. Total number of units: 80
6. Total number of affordable units in the project: 55
7. Percent of affordable units in the project: 69%
8. Provide a breakdown of the number of units provided for the various AMI percentages:

Unit Type	Total Number of Units in Project	Number of Affordable Units (sum for all AMI %)	Detail on AMI Level(s) Served by the Affordable Units		
			AMI %	Number of Units at the AMI %	Maximum Rent
Micro	0	0	0	0	0
			0	0	0
			0	0	0
Studio	65	40	25%	5	\$409
			39%	5	\$660
			45-50%	30	\$767-857
1-Bedroom	0	0	0	0	0
			0	0	0
			0	0	0
2-Bedroom	0	0	0	0	0
			0	0	0
			0	0	0

			45-50%	15	\$975-1,268
3+ Bedroom	15	15	0	0	0
			0	0	0

9. What kind of municipal support did the project receive, if any?

Salt Lake City Housing Trust Fund Loan

10. When did the project start? 4/1/2020

11. When did the project end? (i.e., first occupants) 5/27/2021

12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

LIHTC, SLC RDA, owner equity, utility rebates

13. Total Project budget: \$17,197,980

14. Construction costs: \$13,132,942

15. Cost per unit: \$214,975

16. Cost per square foot: \$339

17. Any other relevant information you want to share:

Citizens West is located in the center of what is rapidly becoming an unreachable housing destination for many of the county’s residents. Anchoring this property with mixed-income housing, high quality and renewably-powered construction, and accessible commercial amenities at this point in time has been crucial to helping preserve the affordability of west downtown. The project is a continuation of the development team’s focus on all-electric construction, with an emphasis on helping improve the surrounding air quality. It includes many energy efficient upgrades while costing less money than it would have to build a traditional gas/electric building. The property also boasts an underground water storage tank that collects rainwater to be used in the high-efficiency irrigation system. Combined with native and adaptive low-water landscaping, the property seeks to provide a beautiful place to live while preserving the limited water resource available in the area. An outdoor play area and basketball court provide a great amenity for the many families, including a significant number of refugee families, living in the large 3-bedroom apartments. The on-site clubhouse, EV charging, and other amenities provide an enjoyable place to live near downtown SLC. The affordability provided in the neighborhood helps temper the gentrification that continues to move into the west side of SLC, leaving some who have lived in the area for many years no option but to move elsewhere.

APPENDIX F: COMPLETED AFFORDABLE HOUSING PROJECTS

Use this form as a template to list your references. Include all affordable housing projects completed within the last seven (7) years. **Submit 1 reference form per project** (i.e., use multiple copies of this form if you have multiple projects).

Project information

1. Completed project name: Denver Apartments
2. Project address: 770 S Denver Street, Salt Lake City Utah
3. Project owner (of record). Denver Apartments LLC
4. Were there additional partners? Yes No
 If yes, provide contact information:
 - a. Contact person name: Volunteers of America, Utah- Kathy Bray; Giv Communities- Chris Parker; HAME- Daniel Nackerman
 - b. Phone: Kathy- 801-363-9414 X 579
 - c. Email: Kathy.bray@voaut.org
5. Total number of units: 22
6. Total number of affordable units in the project: 22
7. Percent of affordable units in the project: 100%
8. Provide a breakdown of the number of units provided for the various AMI percentages:

Unit Type	Total Number of Units in Project	Number of Affordable Units (sum for all AMI %)	Detail on AMI Level(s) Served by the Affordable Units		
			AMI %	Number of Units at the AMI %	Maximum Rent
Micro	0	0	0	0	0
			0	0	0
			0	0	0
Studio	10	10	53%	10	\$767
			0	0	0
			0	0	0
1-Bedroom	12	12	53%	12	\$864
			0	0	0
			0	0	0
2-Bedroom	0	0	0	0	0
			0	0	0
			0	0	0

			0	0	0
3+ Bedroom	0	0	0	0	0
			0	0	0

9. What kind of municipal support did the project receive, if any?

Salt Lake City Housing Trust Fund Loan

10. When did the project start? 4/1/2018

11. When did the project end? (i.e., first occupants) 11/1/2019

12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

LIHTC, SLC RDA, Seller Carryback, Owner loan

13. Total Project budget: \$3,901,809

14. Construction costs: \$2,114,230

15. Cost per unit: \$177,355

16. Cost per square foot: \$418

17. Any other relevant information you want to share:

Denver Apartments brought three of Utah’s preeminent affordable housing and services non-profits together to work on some of the most desperately needed housing: affordable, permanent housing for individuals with severe and persistent mental illness. Working together, this team was able to obtain a special, off-cycle, allocation of 9% LIHTC as well as funding from Federal Home Loan Bank. The reuse of the existing property allowed an increase in density without impacting the livability of the surrounding single-family residences. Throughout design and construction, the unique needs of the population who would live at Denver Apartments was the guiding principle behind all decisions. The end product was one of the most impactful projects Salt Lake City has seen: a community of 22 apartments where some of our state’s most special, yet underprivileged, individuals have their own homes, can access on-site services, and enjoy a sense of belonging. The work and sacrifice required to accomplish this goal can not be overstated, and neither can the gratification of seeing this community fulfill the mission that was its driving force.

APPENDIX F: COMPLETED AFFORDABLE HOUSING PROJECTS

Use this form as a template to list your references. Include all affordable housing projects completed within the last seven (7) years. **Submit 1 reference form per project** (i.e., use multiple copies of this form if you have multiple projects).

Project information

1. Completed project name: Imagine Jefferson Phase 2
2. Project address: 510 E 25th Street, Ogden Utah
3. Project owner (of record). Imagine Jefferson 2 LLC
4. Were there additional partners? Yes No
 If yes, provide contact information:
 - a. Contact person name: Giv Development LLC- Chris Parker, OCIG 2 LLC- Derrick Porter
 - b. Phone: Chris 801-427-0844
 - c. Email: chris@givgroup.org
5. Total number of units: 113
6. Total number of affordable units in the project: 83
7. Percent of affordable units in the project: 73%
8. Provide a breakdown of the number of units provided for the various AMI percentages:

Unit Type	Total Number of Units in Project	Number of Affordable Units (sum for all AMI %)	Detail on AMI Level(s) Served by the Affordable Units		
			AMI %	Number of Units at the AMI %	Maximum Rent
Micro	0	0	0	0	0
			0	0	0
			0	0	0
Studio	5	5	25%	5	\$400
			0	0	0
			0	0	0
1-Bedroom	104	76	39%	11	\$683
			45%	50	\$796
			50%	15	\$890
2-Bedroom	4	2	50%	2	\$1,068
			0	0	0
			0	0	0
3+ Bedroom	0	0	0	0	0

	0	0	0
	0	0	0

9. What kind of municipal support did the project receive, if any?

None

10. When did the project start? 8/1/2015

11. When did the project end? (i.e., first occupants) 9/30/2016

12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

LIHTC, HOME, owner equity, utility rebates

13. Total Project budget: \$15,716,821

14. Construction costs: \$11,901,778

15. Cost per unit: \$139,098

16. Cost per square foot: \$201

17. Any other relevant information you want to share:

Phase 2 of Imagine Jefferson was a continuation of the development team’s effort to breathe new life into one of the most amazing areas of one of Utah’s most amazing cities. Ogden had struggled to bring new housing, especially new affordable housing, to this part of the city. The revitalization of such a core area has allowed other properties around it to come back to life since that time. This project included 113 new apartments between a brand-new building and the preservation and conversion of a historic building from Weber State’s original campus. Imagine Jefferson 2 is Energy Star and Enterprise Green Communities certified. A number of the apartments are set aside for those with physical disabilities and maturing foster children.

APPENDIX F: COMPLETED AFFORDABLE HOUSING PROJECTS

Use this form as a template to list your references. Include all affordable housing projects completed within the last seven (7) years. **Submit 1 reference form per project** (i.e., use multiple copies of this form if you have multiple projects).

Project information

1. Completed project name: Mya
2. Project address: 447 South Blair St, Salt Lake City Utah
3. Project owner (of record). Downtown SLC B Owner LLC
4. Were there additional partners? Yes No
 If yes, provide contact information:
 - a. Contact person name: Giv Development – Chris Parker; The Domain Companies-
Christian Brierre
 - b. Phone: Chris Parker 801-427-0844
 - c. Email: chris@givgroup.com
5. Total number of units: 126
6. Total number of affordable units in the project: 80
7. Percent of affordable units in the project: 63%
8. Provide a breakdown of the number of units provided for the various AMI percentages:

Unit Type	Total Number of Units in Project	Number of Affordable Units (sum for all AMI %)	Detail on AMI Level(s) Served by the Affordable Units		
			AMI %	Number of Units at the AMI %	Maximum Rent
Micro	2	2	40%	1	\$623
			80%	1	\$1,340
			0	0	0
Studio	0	0	0	0	0
			0	0	0
			0	0	0
1-Bedroom	124	78	40%	39	\$663
			80%	39	\$1,432
			0	0	0
2-Bedroom	0	0	0	0	0
			0	0	0
			0	0	0

			0	0	0
3+ Bedroom	0	0	0	0	0
			0	0	0

9. What kind of municipal support did the project receive, if any?

Salt Lake City Land Subsidy as well as an low-interest RDA loan

10. When did the project start? 7/1/2019

11. When did the project end? (i.e., first occupants) 2/28/2021

12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

LIHTC, SLC RDA loan, Olene Walker Housing Loan Fund, Deferred Developer Fee

13. Total Project budget: \$21,176,773

14. Construction costs: \$ 14,902,165

15. Cost per unit: \$168,070

16. Cost per square foot: \$436

17. Any other relevant information you want to share:

The Exchange, which includes the Avia and Mya properties, serves as an example of how projects can include affordable housing in a city’s most sought-after locations without having to utilize the scarce 9% LIHTC resource. In particular, Mya shows how even units at a very low 40% AMI can be combined with luxury housing and amenities and still make financial sense for developers. This all started with the successful award of a competitive Salt Lake City RFP for the redevelopment of an RDA property, showcasing how cities can effectively utilize their resources to ensure that the same incredible housing opportunities, and locations, are available to those at the top of the income ladder as well as those with fewer resources. Mya is a mixed-use, mixed-income project featuring luxury amenities available to residents of all income levels. The community includes on-site structured parking, mountain views, an international food hall next door, accessibility to transit less than a block away, great downtown SLC amenities on all sides including the public library across the street, a large fully furnished gym, clubhouse with full kitchen, and so much more. The Exchange is part of a new way to live and work in the heart of SLC. One that combines residences, shared workspace, and retailers to serve as a cornerstone of the area’s ongoing growth. This convenient, comprehensive, energy-efficient, and exceptionally-designed community is capable of supporting a wide range of residents with new apartment communities and businesses.

APPENDIX F: COMPLETED AFFORDABLE HOUSING PROJECTS

Use this form as a template to list your references. Include all affordable housing projects completed within the last seven (7) years. **Submit 1 reference form per project** (i.e., use multiple copies of this form if you have multiple projects).

Project information

1. Completed project name: Pamela’s Place
2. Project address: 252 S 500 W, Salt Lake City Utah
3. Project owner (of record). Ribbon Properties, LLC
4. Were there additional partners? Yes No
 If yes, provide contact information:
 - a. Contact person name: HAME- Daniel Nackerman and Giv Communities-Chris Parker
 - b. Phone: Daniel- 801-487-2161
 - c. Email: dnackerman@haslcutah.org
5. Total number of units: 100
6. Total number of affordable units in the project: 100
7. Percent of affordable units in the project: 100%
8. Provide a breakdown of the number of units provided for the various AMI percentages:

Unit Type	Total Number of Units in Project	Number of Affordable Units (sum for all AMI %)	Detail on AMI Level(s) Served by the Affordable Units		
			AMI %	Number of Units at the AMI %	Maximum Rent
Micro	0	0	0	0	0
			0	0	0
			0	0	0
Studio	100	100	25%	5	\$404
			54%	95	\$872
			0	0	0
1-Bedroom	0	0	0	0	0
			0	0	0
			0	0	0
2-Bedroom	0	0	0	0	0
			0	0	0
			0	0	0
3+ Bedroom	0	0	0	0	0

	0	0	0
	0	0	0

9. What kind of municipal support did the project receive, if any?

Salt Lake City RDA loan

10. When did the project start? 3/15/2019

11. When did the project end? (i.e., first occupants) 8/3/2020

12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

LIHTC, SLC RDA forgivable loan, Seller Carryback, Owner equity

13. Total Project budget: \$13,453,791

14. Construction costs: \$10,724,128

15. Cost per unit: \$134,538

16. Cost per square foot: \$364

17. Any other relevant information you want to share:

Pamela’s Place Apartments blends 100 studio apartment units with over 10,000 square feet of supportive amenity and administrative space. The entirety of the project is reserved for those facing homelessness and needing permanent supportive services, making it one of the largest projects of its kind in Utah. Housing Assistance Management Enterprise (HAME), the owner, administers this special collaboration of city funds, public housing authority, and nonprofit (Giv Communities) to create a home for over 100 of the county’s most vulnerable people. All units were designed in a trauma-informed manner and are accessible for those with mobility impairments. The project is also all-electric, helping to provide efficient operations and reduce the impacts to air quality. Residents have on-site access to 24-hour staff, a medical clinic, a fully-furnished gym, a large clubhouse and meeting area with a kitchen, an outdoor garden area, and more.

APPENDIX F: COMPLETED AFFORDABLE HOUSING PROJECTS

Use this form as a template to list your references. Include all affordable housing projects completed within the last seven (7) years. **Submit 1 reference form per project** (i.e., use multiple copies of this form if you have multiple projects).

Project information

1. Completed project name: Project Open Phase 1
2. Project address: 355 N 500 W, Salt Lake City Utah
3. Project owner (of record). North 4th Apartments LLC, DBA Project Open
4. Were there additional partners? Yes No
 If yes, provide contact information:
 - a. Contact person name: Giv Development LLC- Chris Parker and BAM Development LLC- Beau Ogzewalla
 - b. Phone: Chris- 801-427-0844
 - c. Email: chris@givgroup.org
5. Total number of units: 112
6. Total number of affordable units in the project: 81
7. Percent of affordable units in the project: 72%
8. Provide a breakdown of the number of units provided for the various AMI percentages:

Unit Type	Total Number of Units in Project	Number of Affordable Units (sum for all AMI %)	Detail on AMI Level(s) Served by the Affordable Units		
			AMI %	Number of Units at the AMI %	Maximum Rent
Micro	0	0	0	0	0
			0	0	0
			0	0	0
Studio	0	0	0	0	0
			0	0	0
			0	0	0
1-Bedroom	111	80	25%	5	\$480
			39%	11	\$749
			45-50%	64	\$864-\$960
2-Bedroom	1	1	45%	1	\$1,037
			0	0	0
			0	0	0

			0	0	0
3+ Bedroom	0	0	0	0	0
			0	0	0

9. What kind of municipal support did the project receive, if any?

None

10. When did the project start? 8/1/2016

11. When did the project end? (i.e., first occupants) 11/30/2017

12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

LIHTC, OWHLF, utility rebates

13. Total Project budget: \$17,102,166

14. Construction costs: \$13,697,094

15. Cost per unit: \$152,698

16. Cost per square foot: \$241

17. Any other relevant information you want to share:

Project Open proves that renewable energy can power even the densest properties in a city that desperately needs to clean its air. This was the development team’s first attempt at all-electric construction, proving that it is more cost effective than traditional gas/electric construction while providing the same, or better, operational efficiency and comfort. The property goes further by being connected to Rocky Mountain Power’s off-site solar program, Subscriber Solar. The goal is to have 100% of the building’s operations powered by solar, with well over 70% currently so. Project Open is Energy Star and Enterprise Green Communities certified and has received numerous awards for both green building design and affordable housing. The project included new construction housing combined with the preservation of a historic building into a community clubhouse, fully-furnished gym, conference room, and affordable art studios.

APPENDIX F: COMPLETED AFFORDABLE HOUSING PROJECTS

Use this form as a template to list your references. Include all affordable housing projects completed within the last seven (7) years. **Submit 1 reference form per project** (i.e., use multiple copies of this form if you have multiple projects).

Project information

1. Completed project name: Project Open Phase 2
2. Project address: 511 N 400 W, Salt Lake City Utah
3. Project owner (of record): Project Open 2 LLC
4. Were there additional partners? Yes No
 If yes, provide contact information:
 - a. Contact person name: Giv Development LLC- Chris Parker and BAM Development LLC- Beau Ogzewalla, Ivan Carroll
 - b. Phone: Ivan - 801-471-5055
 - c. Email: ivan@givgroup.org
5. Total number of units: 95
6. Total number of affordable units in the project: 74
7. Percent of affordable units in the project: 78%
8. Provide a breakdown of the number of units provided for the various AMI percentages:

Unit Type	Total Number of Units in Project	Number of Affordable Units (sum for all AMI %)	Detail on AMI Level(s) Served by the Affordable Units		
			AMI %	Number of Units at the AMI %	Maximum Rent
Micro	0	0	0	0	0
			0	0	0
			0	0	0
Studio	65	51	25%	5	\$448
			39%	9	\$699
			45-50%	37	\$806-\$896
1-Bedroom	4	1	50%	1	\$960
			0	0	0
			0	0	0
2-Bedroom	4	1	50%	1	\$1,152
			0	0	0
			0	0	0

			45-50%	21	\$1,198-\$1,485
3+ Bedroom	22	21	0	0	0
			0	0	0

9. What kind of municipal support did the project receive, if any?

Salt Lake City Housing Trust Fund Loan (which has since been paid back in full)

10. When did the project start? 4/1/2019

11. When did the project end? (i.e., first occupants) 2/28/2020

12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

LIHTC, OWHLF, utility rebates

13. Total Project budget: \$17,135,190

14. Construction costs: \$12,926,237

15. Cost per unit: \$180,370

16. Cost per square foot: \$239

17. Any other relevant information you want to share:

Project Open 2 is a continuation of the development team’s proof of concept, showing that all-electric construction is more cost effective than traditional gas/electric construction while providing the same, or better, operational efficiency and comfort. The savings on phase 2, compared to traditional construction, were about \$250,000. That is five times more than what was seen in savings for phase 1, thanks to newer technology and improved engineering. The property goes further by being connected to Rocky Mountain Power’s off-site solar program, Subscriber Solar. The goal is to have 100% of the building’s operations powered by solar. Project Open 2 is Energy Star and Enterprise Green Communities certified and has received numerous awards for both green building design and affordable housing. The project includes two buildings with units ranging from studios to 3- and 4-bedroom apartments. There are live-work units on the main street face, allowing residents to live and work from one place, reducing travel and air pollution further. An on-site clubhouse and conference room, as well as access to all of phase 1’s amenities, make for a comfortable, enjoyable place to call home.

The project understands and will comply with all environmentally responsible procurement practices and non-debarment certification requirements as implemented by Salt Lake County and discussed in Appendix G of RFA #HTF2023FRF1

APPENDIX G: ENVIRONMENTAL COMPLIANCE PRACTICES VENDOR COMPLIANCE STATEMENT AND NON-DEBARMENT CERTIFICATION

Environmental Compliance Practices Vendor Compliance Statement and Non-Debarment Certification

1. Salt Lake County has implemented environmentally responsible procurement practices. The County requires all persons, businesses, corporations and other entities doing business or entering into a contract with the County to comply with all federal, state and local environmental laws, rules and regulations. Compliance with environmental laws, rules and regulations is a relevant factor in evaluating the integrity and responsibility of a business. The county, in its sole discretion, may not solicit proposals from, award contracts to, procure, or otherwise enter into business arrangements with any person, business, corporation or other organization that is noncompliant. If a vendor is suspended, proposed for debarment, debarred, ineligible or excluded from contracting with another government entity due to environmental non-compliance, the County in its sole discretion, may deem the vendor non-responsible and decline to award a contract.

2. Based on the foregoing, the vendor certifies, to the best of its knowledge, that neither the vendor nor any owner, officer or agent of the vendor:

2.1 is presently debarred, suspended, proposed for debarment, declared ineligible, or excluded from the award of a contract or purchase by any federal, state or local agency based on a finding, determination, notice of violation or order of environmental non-compliance;

2.2 is presently indicted or charged by a government entity in a criminal, civil or administrative proceeding with the commission of any offense, violation, or failure to comply with any federal, state, or local environmental law, rule or regulation, indicating a lack of business integrity or business honesty affecting its responsibility as a county vendor;

2.3 has, within the last three (3) years, been convicted, or had a civil judgment or administrative order rendered against it for any offense or violation, including but not limited to environmental non-compliance, indicating a lack of business integrity or business honesty affecting its responsibility as a county vendor;

2.4 has, within the last three (3) years, had a contract/purchase terminated due to an act or omission, including but not limited to environmental non-compliance, demonstrating a lack of business integrity or business honesty affecting its responsibility as a county vendor.

3. Vendor shall require any sub-vendor to disclose in writing, whether at the time of the award of the subcontract, the sub-vendor complies with the certification requirements in subparagraphs 2.1, 2.2, 2.3 and 2.4 above.

4. Vendor shall immediately notify the county in writing if, at any time before the award, the vendor learns that its certification was erroneous when submitted or has since become erroneous because of changed circumstances.

5. If it is later determined that vendor knowingly rendered an erroneous certification under this provision, in addition to other available remedies, the county in its sole discretion, may terminate the contract/purchase for default.

CLAIM OF BUSINESS CONFIDENTIALITY REQUEST

Business Name: Giv Communities
Street Address: 50 North 600 West, Unit D
City, State, Zip Code: Salt Lake City, Utah 84116
Representative Making Request: Christopher Alden Parker
Title: Project Owner
Telephone Number: (801) 427-0844
Email Address: chris@givgroup.org
Name of Record: Citizens West (Phase 3) SLCO ARPA Application
Description of Record: Application for SLCO SLFRF ARPA Affordable Housing ARPA Funds

Pursuant to Utah Code Ann. §§ 63G-2-305 and in accordance with Utah Code Ann. §§ 63G-2-309, the undersigned asserts a claim of business confidentiality to protect the attached information submitted.

The following Reasons support this claim for business confidentiality as it includes:

Reason 1: Trade secrets as defined in Utah Code Ann. §§ 13-24-2 and referenced in Utah Code Ann. §§ 63G-2-305(1).

Reason 2: Commercial information or non-individual financial information as defined in Utah Code Ann. §§ 63G-2-305(2) and (4).

Complete the following information listing the individual document(s) name, tab, page, and paragraph numbers. The document must be identified as specifically as possible. Provide the reason (1 or 2) and an explanation that supports the claim of business confidentiality as it applies to the above-named record.

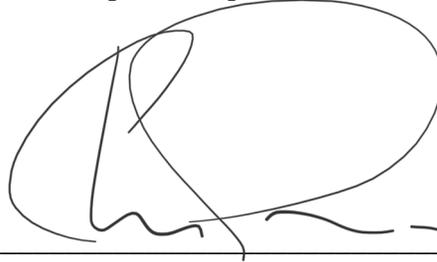
Description of Document:	Reason for Protection (1 or 2 above, with explanation):
Operating Agreement of Citizens West 3 LLC, Entire Document	Reason 2. The disclosure of the Operating Agreement of Citizens West 3 LLC would result unfair competitive injury to Citizens West 3 LLC and its members. Specifically, making Citizens West 3 LLC's Operating Agreement public could provide an unfair competitive advantage to individuals and business transacting business with and/or competing against Citizens West 3 LLC by revealing non-public details regarding its membership, management, and compensation structure.

<p>Bylaws of Giv Communities, Entire Document</p>	<p>Reason 2. The disclosure of the Bylaws of Giv Communities would result unfair competitive injury to Giv Communities and its board members/officers. Specifically, making Giv Communities’, bylaws public could provide an unfair competitive advantage to individuals and business transacting business with and/or competing against Giv Communities, by revealing non-public details regarding its membership, management, and compensation structure.</p>
<p>Real Estate Purchase Contract, Entire Document</p>	<p>Reason 2. The disclosure of the Real Estate Purchase Contract between Citizens West 3 LLC, on the one hand, and Attuned Development LLC, on the other hand, would result in unfair competitive injury to Citizens West 3 LLC (and all sub-entities and persons associated with this application). Specifically, making the REPC public would provide an unfair competitive advance to individuals and business transacting business with Citizens West 3 LLC (and all sub-entities and persons associated with this application) in competitive bidding and contractual negotiations.</p>
<p>Letters of Intent from Rocky Mountain Community Reinvestment Corporation and Goldman Sachs Bank, All Letters</p>	<p>Reason 2. The disclosure of the letters of intent and loan commitment contained in Tab 26 of the application would cause unfair competitive injury to both Citizens West 3 LLC and the investors/lenders identified therein. Specifically, making the terms of such letters of intent available for public review would result in other lenders, investors, or developers, as the case may be, gaining an unfair competitive advantage in negotiations with either Citizens West 3 LLC or the investors/lenders identified in the letters of intent/loan commitment.</p>

[Remainder of Page Intentionally Left Blank—Signature Page to Follow]

[Signature Page to Claim of Business Confidentiality]

GIV COMMUNITIES,
a Utah nonprofit corporation,

A handwritten signature in black ink, appearing to be 'CP', written over a horizontal line.

By: Chris Parker
Its: Executive Director

REAL ESTATE PURCHASE CONTRACT

This is a legally binding Real Estate Purchase Contract ("REPC"). Utah law requires real estate licensees to use this form. Buyer and Seller, however, may agree to alter or delete its provisions or to use a different form. If you desire legal or tax advice, consult your attorney or tax advisor.

EARNEST MONEY DEPOSIT

On this 09 day of June, 20 22 ("Offer Reference Date") Citizens West 3 LLC ("Buyer") offers to purchase from Attuned Development LLC ("Seller") the Property described below and **agrees to deliver no later than four (4) calendar days after Acceptance (as defined in Section 23)**, an Earnest Money Deposit in the amount of \$ 0.00 in the form of N/A. After Acceptance of the REPC by Buyer and Seller, and receipt of the Earnest Money by the Brokerage, the Brokerage shall have four (4) calendar days in which to deposit the Earnest Money into the Brokerage Real Estate Trust Account.

OFFER TO PURCHASE

1. PROPERTY: 509 W 300 N (see Add #1 for full legal description)

City of Salt Lake City, County of Salt Lake, State of Utah, Zip 84116 Tax ID No. 08-36-305-079 (the "Property"). Any reference below to the term "Property" shall include the Property described above, together with the Included Items and water rights/water shares, if any, referenced in Sections 1.1, 1.2 and 1.4.

1.1 Included Items. Unless excluded herein, this sale includes the following items if presently owned and in place on the Property: plumbing, heating, air conditioning fixtures and equipment; solar panels; ovens, ranges and hoods; cook tops; dishwashers; ceiling fans; water heaters; water softeners; light fixtures and bulbs; bathroom fixtures and bathroom mirrors; all window coverings including curtains, draperies, rods, window blinds and shutters; window and door screens; storm doors and windows; awnings; satellite dishes; all installed TV mounting brackets; all wall and ceiling mounted speakers; affixed carpets; automatic garage door openers and accompanying transmitters; security system; fencing and any landscaping.

1.2 Other Included Items. The following items that are presently owned and in place on the Property have been left for the convenience of the parties and are also included in this sale (**check applicable box**): washers dryers refrigerators microwave ovens other (**specify**) All items at the property.

The above checked items shall be conveyed to Buyer under separate bill of sale with warranties as to title. In addition to any boxes checked in this Section 1.2 above, there ARE ARE NOT additional items of personal property Buyer intends to acquire from Seller at Closing by separate written agreement.

1.3 Excluded Items. The following items are excluded from this sale: None.

1.4 Water Service. The Purchase Price for the Property shall include all water rights/water shares, if any, that are the legal source for Seller's current culinary water service and irrigation water service, if any, to the Property. The water rights/water shares will be conveyed or otherwise transferred to Buyer at Closing by applicable deed or legal instruments. The following water rights/water shares, if applicable, are specifically excluded from this sale: No water rights are conveyed.

2. PURCHASE PRICE.

2.1 Payment of Purchase Price. The Purchase Price for the Property is \$ 673,125.00. Except as provided in this Section, the Purchase Price shall be paid as provided in Sections 2.1(a) through 2.1(e) below. Any amounts shown in Sections 2.1(c) and 2.1(e) may be adjusted as deemed necessary by Buyer and the Lender (the "Lender").

- \$ 0.00 (a) **Earnest Money Deposit.** Under certain conditions described in the REPC, this deposit may become totally non-refundable.
 - \$ _____ (b) **Additional Earnest Money Deposit** (see Section 8.4 if applicable)
 - \$ _____ (c) **New Loan.** Buyer may apply for mortgage loan financing (the "Loan") on terms acceptable to Buyer: If an FHA/VA loan applies, see attached FHA/VA Loan Addendum.
 - \$ _____ (d) **Seller Financing** (see attached Seller Financing Addendum)
 - \$ 673,125.00 (e) **Balance of Purchase Price in Cash at Settlement**
- \$ 673,125.00 **PURCHASE PRICE. Total of lines (a) through (e)**

2.2 Sale of Buyer's Property. Buyer's ability to purchase the Property, to obtain the Loan referenced in Section 2.1(c) above, and/or any portion of the cash referenced in Section 2.1(e) above IS IS NOT conditioned upon the sale of real estate owned by Buyer. If checked in the affirmative, the terms of the attached subject to sale of Buyer's property addendum apply.

3. SETTLEMENT AND CLOSING.

3.1 Settlement. Settlement shall take place no later than the Settlement Deadline referenced in Section 24(d), or as otherwise mutually agreed by Buyer and Seller in writing. "Settlement" shall occur only when all of the following have been completed: (a) Buyer and Seller have signed

Page 1 of 6 pages Buyer's Initials [Signature] Date 6/10/22 Seller's Initials [Signature] Date 6/10/22

and delivered to each other or to the escrow/closing office all documents required by the REPC, by the Lender, by the title insurance and escrow/closing offices, by written escrow instructions (including any split closing instructions, if applicable), or by applicable law; (b) any monies required to be paid by Buyer or Seller under these documents (except for the proceeds of any Loan) have been delivered by Buyer or Seller to the other party, or 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. For purposes of the REPC, "Closing" means that: (a) Settlement has been completed; (b) the proceeds of any new Loan have been delivered by the Lender to Seller or to the escrow/closing office; and (c) the applicable Closing documents have been recorded in the office of the county recorder ("Recording"). The actions described in 3.2 (b) and (c) shall be completed no later than four calendar days after Settlement.

3.3 Possession. Except as provided in Section 6.1(a) and (b), Seller shall deliver physical possession of the Property to Buyer as follows: [] **Upon Recording;** [✓] **2 Hours after Recording;** [] **Calendar Days after Recording.** Any contracted rental of the Property prior to or after Closing, between Buyer and Seller, shall be by separate written agreement. Seller and Buyer shall each be responsible for any insurance coverage each party deems necessary for the Property including any personal property and belongings. The provisions of this Section 3.3 shall survive Closing.

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, rents, and interest on assumed obligations, if any, shall be made as of the Settlement Deadline referenced in Section 24(d), unless otherwise agreed to in writing by the parties. Such writing could include the settlement statement. The provisions of this Section 4.1 shall survive Closing.

4.2 Special Assessments. Any assessments for capital improvements as approved by the homeowner's association ("HOA") (pursuant to HOA governing documents) or as assessed by a municipality or special improvement district, prior to the Settlement Deadline shall be paid for by: [✓] **Seller** [] **Buyer** [] **Split Equally Between Buyer and Seller** [] **Other (explain)** _____ . The provisions of this Section 4.2 shall survive Closing.

4.3 Fees/Costs/Payment Obligations.

(a) Escrow Fees. Unless otherwise agreed to in writing, Seller and Buyer shall each pay their respective fees charged by the escrow/closing office for its services in the settlement/closing process. The provisions of this Section 4.3(a) shall survive Closing.

(b) Rental Deposits/Prepaid Rents. Rental deposits (including, but not limited to, security deposits, cleaning deposits and prepaid rents) for long term lease or rental agreements, as defined in Section 6.1(a), and short-term rental bookings, as defined in Section 6.1(b), not expiring prior to Closing, shall be paid or credited by Seller to Buyer at Settlement. The provisions of this Section 4.3(b) shall survive Closing.

(c) HOA/Other Entity Fees Due Upon Change of Ownership. Some HOA's, special improvement districts and/or other specially planned areas, under their governing documents charge a fee that is due to such entity as a result of the transfer of title to the Property from Seller to Buyer. Such fees are sometimes referred to as transfer fees, community enhancement fees, HOA reinvestment fees, etc. (collectively referred to in this section as "change of ownership fees"). Regardless of how the change of ownership fee is titled in the applicable governing documents, if a change of ownership fee is due upon the transfer of title to the Property from Seller to Buyer, that change of ownership fee shall, at Settlement, be paid for by: [✓] **Seller** [] **Buyer** [] **Split Equally Between Buyer and Seller** [] **Other (explain)** _____ . The provisions of this Section 4.3(c) shall survive Closing.

(d) Utility Services. Buyer agrees to be responsible for all utilities and other services provided to the Property after the Settlement Deadline. The provisions of this Section 4.3(d) shall survive Closing.

(e) Sales Proceeds Withholding. The escrow/closing office is authorized and directed to withhold from Seller's proceeds at Closing, sufficient funds to pay off on Seller's behalf all mortgages, trust deeds, judgments, mechanic's liens, tax liens and warrants. The provisions of this Section 4.3(e) shall survive Closing.

5. 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 REPC:

Seller's Agent(s) NA, represent(s) [] **Seller** [] **both Buyer and Seller as Limited Agent(s);**

Seller's Agent(s) Utah Real Estate License Number(s): _____.

Seller's Brokerage N / A, represents [] **Seller** [] **both Buyer and Seller as Limited Agent;**

Seller's Brokerage Utah Real Estate License Number: _____.

Buyer's Agent(s) N / A, represent(s) [] **Buyer** [] **both Buyer and Seller as Limited Agent(s);**

Buyer's Agent(s) Utah Real Estate License Number(s): _____.

Buyer's Brokerage N / A, represents [] **Buyer** [] **both Buyer and Seller as a Limited Agent.**

Buyer's Brokerage Utah Real Estate License Number: _____.

6. TITLE & TITLE INSURANCE.

6.1 Title to Property. Seller represents that Seller has fee title to the Property and will convey marketable title to the Property to Buyer at Closing by general warranty deed. Buyer does agree to accept title to the Property subject to the contents of the Commitment for Title Insurance (the "Commitment") provided by Seller under Section 7, and as reviewed and approved by Buyer under Section 8.

(a) Long-Term Lease or Rental Agreements. Buyer agrees to accept title to the Property subject to any long-term tenant lease or rental agreements (meaning for periods of thirty (30) or more consecutive days) affecting the Property not expiring prior to Closing. Buyer also agrees to accept title to the Property subject to any existing rental and property management agreements affecting the Property not expiring prior to Closing.

The provisions of this Section 6.1(a) shall survive Closing.

(b) Short-Term Rental Bookings. Buyer agrees to accept title to the Property subject to any short-term rental bookings (meaning for periods of less than thirty (30) consecutive days) affecting the Property not expiring prior to Closing. The provisions of this Section 6.1(b) shall survive Closing.

6.2 Title Insurance. At Settlement, Seller agrees to pay for and cause to be issued in favor of Buyer, through the title insurance agency that issued the Commitment (the "Issuing Agent"), the most current version of the *ALTA Homeowner's Policy of Title Insurance* (the "*Homeowner's Policy*"). If the *Homeowner's Policy* is not available through the Issuing Agent, Buyer and Seller further agree as follows: (a) Seller agrees to pay for the *Homeowner's Policy* if available through any other title insurance agency selected by Buyer; (b) if the *Homeowner's Policy* is not available either through the Issuing Agent or any other title insurance agency, then Seller agrees to pay for, and Buyer agrees to accept, the most current available version of an *ALTA Owner's Policy of Title Insurance* ("*Owner's Policy*") available through the Issuing Agent.

7. SELLER DISCLOSURES. No later than the Seller Disclosure Deadline referenced in Section 24(a), Seller shall provide to Buyer the following documents in hard copy or electronic format which are collectively referred to as the "Seller Disclosures":

- (a) a written Seller property condition disclosure for the Property, completed, signed and dated by Seller as provided in Section 10.3;
- (b) a *Lead-Based Paint Disclosure & Acknowledgement* for the Property, completed, signed and dated by Seller (only if the Property was built prior to 1978);
- (c) a Commitment for Title Insurance as referenced in Section 6.1;
- (d) a copy of any restrictive covenants (CC&R's), rules and regulations affecting the Property;
- (e) a copy of the most recent minutes, budget and financial statement for the homeowners' association, if any;
- (f) a copy of any long-term tenant lease or rental agreements affecting the Property not expiring prior to Closing;
- (g) a copy of any short-term rental booking schedule (as of the Seller Disclosure Deadline) for guest use of the Property after Closing;
- (h) a copy of any existing property management agreements affecting the Property;
- (i) evidence of any water rights and/or water shares referenced in Section 1.4;
- (j) written notice of any claims and/or conditions known to Seller relating to environmental problems and building or zoning code violations;
- (k) In general, the sale or other disposition of a U.S. real property interest by a foreign person is subject to income tax withholding under the *Foreign Investment in Real Property Tax Act of 1980* (FIRPTA). A "foreign person" includes a non-resident alien individual, foreign corporation, partnership, trust or estate. If FIRPTA applies to Seller, Seller is advised that Buyer or other qualified substitute may be legally required to withhold this tax at Closing. In order to avoid closing delays, if Seller is a foreign person under FIRPTA, Seller shall advise Buyer in writing; and
- (l) Other (specify) NA

8. BUYER'S CONDITIONS OF PURCHASE.

8.1 DUE DILIGENCE CONDITION. Buyer's obligation to purchase the Property: IS IS NOT conditioned upon Buyer's Due Diligence as defined in this Section 8.1(a) below. This condition is referred to as the "Due Diligence Condition." If checked in the affirmative, Sections 8.1(a) through 8.1(c) apply; otherwise they do not.

(a) Due Diligence Items. Buyer's Due Diligence shall consist of Buyer's review and approval of the contents of the Seller Disclosures referenced in Section 7, and any other tests, evaluations and verifications of the Property deemed necessary or appropriate by Buyer, such as: the physical condition of the Property; the existence of any hazardous substances, environmental issues or geologic conditions; the square footage or acreage of the land and/or improvements; the condition of the roof, walls, and foundation; the condition of the plumbing, electrical, mechanical, heating and air conditioning systems and fixtures; the condition of all appliances; the costs and availability of homeowners' insurance and flood insurance, if applicable; water source, availability and quality; the location of property lines; regulatory use restrictions or violations; fees for services such as HOA dues, municipal services, and utility costs; convicted sex offenders residing in proximity to the Property; and any other matters deemed material to Buyer in making a decision to purchase the Property. Unless otherwise provided in the REPC, all of Buyer's Due Diligence shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Seller agrees to cooperate with Buyer's Due Diligence. Buyer agrees to pay for any damage to the Property resulting from any such inspections or tests during the Due Diligence.

(b) Buyer's Right to Cancel or Resolve Objections. If Buyer determines, in Buyer's sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline referenced in Section 24(b), cancel the REPC by providing written notice to Seller, whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 24(b), resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence.

(c) Failure to Cancel or Resolve Objections. If Buyer fails to cancel the REPC or fails to resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence, as provided in Section 8.1(b), Buyer shall be deemed to have waived the Due Diligence Condition, and except as provided in Sections 8.2(a) and 8.3(b)(i), the Earnest Money Deposit shall become non-refundable.

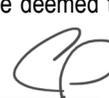
8.2 APPRAISAL CONDITION. Buyer's obligation to purchase the Property: IS IS NOT conditioned upon the Property appraising for not less than the Purchase Price. This condition is referred to as the "Appraisal Condition." If checked in the affirmative, Sections 8.2(a) and 8.2(b) apply; otherwise they do not.

(a) Buyer's Right to Cancel. If after completion of an appraisal by a licensed appraiser, Buyer receives written notice from the Lender or the appraiser that the Property has appraised for less than the Purchase Price (a "Notice of Appraised Value"), Buyer may cancel the REPC by providing written notice to Seller (with a copy of the Notice of Appraised Value) no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.

(b) Failure to Cancel. If the REPC is not cancelled as provided in this section 8.2, Buyer shall be deemed to have waived the Appraisal



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Condition, and except as provided in Sections 8.1(b) and 8.3(b)(i), the Earnest Money Deposit shall become non-refundable.

8.3 FINANCING CONDITION. (Check Applicable Box)

(a) **No Financing Required.** Buyer's obligation to purchase the Property **IS NOT** conditioned upon Buyer obtaining financing. If checked, Section 8.3(b) below does NOT apply.

(b) **Financing Required.** Buyer's obligation to purchase the Property **IS** conditioned upon Buyer obtaining the Loan referenced in Section 2.1(c). This Condition is referred to as the "Financing Condition." If checked, Sections 8.3(b)(i), (ii) and (iii) apply; otherwise they do not. If the REPC is not cancelled by Buyer as provided in Sections 8.1(b) or 8.2(a), then Buyer agrees to work diligently and in good faith to obtain the Loan.

(i) **Buyer's Right to Cancel Before the Financing & Appraisal Deadline.** If Buyer, in Buyer's sole discretion, is not satisfied with the terms and conditions of the Loan, Buyer may, after the Due Diligence Deadline referenced in Section 24(b), if applicable, cancel the REPC by providing written notice to Seller no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon \$ 0.00 of Buyer's Earnest Money Deposit shall be released to Seller without the requirement of further written authorization from Buyer, and the remainder of Buyer's Earnest Money Deposit shall be released to Buyer without further written authorization from Seller.

(ii) **Buyer's Right to Cancel After the Financing & Appraisal Deadline.** If after expiration of the Financing & Appraisal Deadline referenced in Section 24(c), Buyer fails to obtain the Loan, meaning that the proceeds of the Loan have not been delivered by the Lender to the escrow/closing office as required under Section 3.2, then Buyer shall not be obligated to purchase the Property and Buyer or Seller may cancel the REPC by providing written notice to the other party.

(iii) **Earnest Money Deposit(s) Released to Seller.** If the REPC is cancelled as provided in Section 8.3(b)(ii), Buyer agrees that all of Buyer's Earnest Money Deposit, or Deposits, if applicable (see Section 8.4 below), shall be released to Seller without the requirement of further written authorization from Buyer. Seller agrees to accept, as Seller's exclusive remedy, the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages. Buyer and Seller agree that liquidated damages would be difficult and impractical to calculate, and the Earnest Money Deposit, or Deposits, if applicable, is a fair and reasonable estimate of Seller's damages in the event Buyer fails to obtain the Loan.

8.4 ADDITIONAL EARNEST MONEY DEPOSIT. If the REPC has not been previously canceled by Buyer as provided in Sections 8.1, 8.2 or 8.3, as applicable, then no later than the Due Diligence Deadline, or the Financing & Appraisal Deadline, whichever is later, Buyer: **WILL** **WILL NOT** deliver to the Buyer's Brokerage, an Additional Earnest Money Deposit in the amount of \$ _____. The Earnest Money Deposit and the Additional Earnest Money Deposit, if applicable, are sometimes referred to herein as the "Deposits". The Earnest Money Deposit, or Deposits, if applicable, shall be credited toward the Purchase Price at Closing.

9. ADDENDA. There **ARE** **ARE NOT** addenda to the REPC containing additional terms. If there are, the terms of the following addenda are incorporated into the REPC by this reference: **Addendum No. 1** _____ **Seller Financing Addendum** **FHA/VA Loan Addendum** **Other (specify)** LBP Addendum.

10. HOME WARRANTY PLAN / AS-IS CONDITION OF PROPERTY.

10.1 Home Warranty Plan. A one-year Home Warranty Plan **WILL** **WILL NOT** be included in this transaction. If included, the Home Warranty Plan shall be ordered by **Buyer** **Seller** and shall be issued by a company selected by **Buyer** **Seller**. The cost of the Home Warranty Plan shall not exceed \$ _____ and shall be paid for at Settlement by **Buyer** **Seller**.

10.2 Condition of Property/Buyer Acknowledgements. Buyer acknowledges and agrees that in reference to the physical condition of the Property: (a) Buyer is purchasing the Property in its "As-Is" condition without expressed or implied warranties of any kind; (b) Buyer shall have, during Buyer's Due Diligence as referenced in Section 8.1, an opportunity to completely inspect and evaluate the condition of the Property; and (c) if based on the Buyer's Due Diligence, Buyer elects to proceed with the purchase of the Property, Buyer is relying wholly on Buyer's own judgment and that of any contractors or inspectors engaged by Buyer to review, evaluate and inspect the Property. The provisions of Section 10.2 shall survive Closing.

10.3 Condition of Property/Seller Acknowledgements. Seller acknowledges and agrees that in reference to the physical condition of the Property, Seller agrees to: (a) disclose in writing to Buyer defects in the Property known to Seller that materially affect the value of the Property that cannot be discovered by a reasonable inspection by an ordinary prudent Buyer; (b) carefully review, complete, and provide to Buyer a written Seller property condition disclosure as stated in Section 7(a); (c) deliver the Property to Buyer in substantially the same general condition as it was on the date of Acceptance, as defined in Section 23, ordinary wear and tear excepted; (d) deliver the Property to Buyer in broom-clean condition and free of debris and personal belongings; and (e) repair any Seller or tenant moving-related damage to the Property at Seller's expense. The provisions of Section 10.3 shall survive Closing.

11. FINAL PRE-SETTLEMENT WALK-THROUGH INSPECTION. No earlier than seven (7) calendar days prior to Settlement, and upon reasonable notice and at a reasonable time, Buyer may conduct a final pre-Settlement walk-through inspection of the Property to determine only that the Property is "as represented," meaning that the items referenced in Sections 1.1, 1.2 and 8.1(b)(ii) ("the items") are respectively present, repaired or corrected as agreed. The failure to conduct a walk-through inspection or to claim that an item is not as represented shall not constitute a waiver by Buyer of the right to receive, on the date of possession, the items as represented.

12. CHANGES DURING TRANSACTION. Seller agrees that except as provided in Section 12.5 below, from the date of Acceptance until the date of Closing the following additional items apply:

12.1 Alterations/Improvements to the Property. No substantial alterations or improvements to the Property shall be made or undertaken without prior written consent of Buyer.

12.2 Financial Encumbrances/Changes to Legal Title. No further financial encumbrances to the Property shall be made, and no changes in

Page 4 of 6 pages Buyer's Initials  Date 6/10/22 Seller's Initials  Date 6/10/22

the legal title to the Property shall be made without the prior written consent of Buyer.

12.3 Property Management Agreements. No changes to any existing property management agreements shall be made and no new property management agreements may be entered into without the prior written consent of Buyer.

12.4 Long-Term Lease or Rental Agreements. No changes to any existing tenant lease or rental agreements shall be made and no new long-term lease or rental agreements, as defined in Section 6.1(a), may be entered into without the prior written consent of Buyer.

12.5 Short-Term Rental Bookings. If the Property is made available for short-term rental bookings as defined in Section 6.1(b), Seller **MAY NOT** after the Seller Disclosure Deadline continue to accept short-term rental bookings for guest use of the property without the prior written consent of Buyer.

13. AUTHORITY OF SIGNERS. If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing the REPC on its behalf warrants his or her authority to do so and to bind Buyer and Seller.

14. COMPLETE CONTRACT. The REPC together with its addenda, any attached exhibits, and Seller Disclosures (collectively referred to as the "REPC"), 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 REPC cannot be changed except by written agreement of the parties.

15. MEDIATION. Any dispute relating to the REPC arising prior to or after Closing: **SHALL** **MAY AT THE OPTION OF THE PARTIES** first be submitted to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree before any settlement is binding. The parties will jointly appoint an acceptable mediator and share equally in the cost of such mediation. If mediation fails, the other procedures and remedies available under the REPC shall apply. Nothing in this Section 15 prohibits any party from seeking emergency legal or equitable relief, pending mediation. The provisions of this Section 15 shall survive Closing.

16. DEFAULT.

16.1 Buyer Default. If Buyer defaults, Seller may elect one of the following remedies: (a) cancel the REPC and retain the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages; (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Buyer to specifically enforce the REPC; or (c) return the Earnest Money Deposit, or Deposits, if applicable, to Buyer and pursue any other remedies available at law.

16.2 Seller Default. If Seller defaults, Buyer may elect one of the following remedies: (a) cancel the REPC, and in addition to the return of the Earnest Money Deposit, or Deposits, if applicable, Buyer may elect to accept from Seller, as liquidated damages, a sum equal to the Earnest Money Deposit, or Deposits, if applicable; or (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Seller to specifically enforce the REPC; or (c) accept a return of the Earnest Money Deposit, or Deposits, if applicable, and pursue any other remedies available at law. If Buyer elects to accept liquidated damages, Seller agrees to pay the liquidated damages to Buyer upon demand.

17. ATTORNEY FEES AND COSTS/GOVERNING LAW. In the event of litigation or binding arbitration arising out of the transaction contemplated by the REPC, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation under Section 15. This contract shall be governed by and construed in accordance with the laws of the State of Utah. The provisions of this Section 17 shall survive Closing.

18. NOTICES. Except as provided in Section 23, all notices required under the REPC must be: (a) in writing; (b) signed by the Buyer or Seller giving notice; and (c) received by the Buyer or the Seller, or their respective agent, or by the brokerage firm representing the Buyer or Seller, no later than the applicable date referenced in the REPC.

19. NO ASSIGNMENT. The REPC and the rights and obligations of Buyer hereunder, are personal to Buyer. The REPC may not be assigned by Buyer without the prior written consent of Seller. Provided, however, the transfer of Buyer's interest in the REPC to any business entity in which Buyer holds a legal interest, including, but not limited to, a family partnership, family trust, limited liability company, partnership, or corporation (collectively referred to as a "Permissible Transfer"), shall not be treated as an assignment by Buyer that requires Seller's prior written consent. Furthermore, the inclusion of "and/or assigns" or similar language on the line identifying Buyer on the first page of the REPC shall constitute Seller's written consent only to a Permissible Transfer.

20. INSURANCE & RISK OF LOSS.

20.1 Insurance Coverage. As of Closing, Buyer shall be responsible to obtain casualty and liability insurance coverage on the Property in amounts acceptable to Buyer and Buyer's Lender, if applicable.

20.2 Risk of Loss. If prior to Closing, any part of the Property is damaged or destroyed by fire, vandalism, flood, earthquake, or act of God, the risk of such loss or damage shall be borne by Seller; provided however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the Purchase Price referenced in Section 2, either Seller or Buyer may elect to cancel the REPC by providing written notice to the other party, in which instance the Earnest Money Deposit, or Deposits, if applicable, shall be returned to Buyer.

21. TIME IS OF THE ESSENCE. Time is of the essence regarding the dates set forth in the REPC. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in the REPC: (a) performance under each Section of the REPC which references a date shall absolutely be required by 5:00 PM Mountain Time on the stated date; and (b) the term "days" and "calendar days" shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement (e.g. Acceptance). Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others not parties to the REPC, except as otherwise agreed to in writing by such non-party.

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22. ELECTRONIC TRANSMISSION AND COUNTERPARTS. The REPC 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.

23. ACCEPTANCE. "Acceptance" occurs **only** when **all** of the following have occurred: (a) Seller or Buyer has signed the offer or counteroffer where noted to indicate acceptance; and (b) Seller or Buyer or their agent has communicated to the other party or to the other party's agent that the offer or counteroffer has been signed as required.

24. CONTRACT DEADLINES. Buyer and Seller agree that the following deadlines shall apply to the REPC:

- (a) Seller Disclosure Deadline 09/30/2022 (Date)
- (b) Due Diligence Deadline 01/31/2023 (Date)
- (c) Financing & Appraisal Deadline _____ (Date)
- (d) Settlement Deadline 05/31/2023 (Date)

25. OFFER AND TIME FOR ACCEPTANCE. Buyer offers to purchase the Property on the above terms and conditions. If Seller does not accept this offer by: 5:00 [] AM [x] PM Mountain Time on June 13, 2022 (Date), this offer shall lapse; and the Brokerage shall return any Earnest Money Deposit to Buyer.

[Signature] 6/10/22 (Buyer's Signature) (Date) _____ (Buyer's Signature) (Date)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

- ACCEPTANCE OF OFFER TO PURCHASE:** Seller Accepts the foregoing offer on the terms and conditions specified above.
- COUNTEROFFER:** Seller presents for Buyer's Acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached ADDENDUM NO. _____.
- REJECTION:** Seller rejects the foregoing offer.

[Signature] 6/10/22 (Seller's Signature) (Date) (Time) _____ (Seller's Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE SEPTEMBER 1, 2017. AS OF JANUARY 1, 2018, IT WILL REPLACE AND SUPERSEDE THE PREVIOUSLY APPROVED VERSION OF THIS FORM.

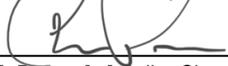
**ADDENDUM NO. 1
TO
REAL ESTATE PURCHASE CONTRACT**

THIS IS AN ADDENDUM COUNTEROFFER to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of 06/09/2022, including all prior addenda and counteroffers, between Citizens West 3 LLC as Buyer, and Attuned Development LLC as Seller, regarding the Property located at 509 W 300 N (see Add #1 for full legal description), Salt L. The following terms are hereby incorporated as part of the REPC:

(1) The legal description of the Property shall be as follows: A portion of the real property identified as Parcel No. 08-36-305-079 in the Salt Lake County records, which is sufficient to construct thirty (30) units of affordable housing and required parking stalls, together with associated common areas and amenity facilities, the exact location within Parcel No. 08-36-305-079 to be selected by Buyer (via written notification to Seller prior to the conclusion of the Due Diligence Deadline) in its sole and absolute discretion.

(2) Buyer and Seller agree that Buyer's obligations under this REPC shall be contingent upon Buyer receiving a allocation of nine percent low-income housing tax credits from Utah Housing Corporation in its 2022-2023 allocation round. If Buyer does not receive a full allocation of nine percent low-income housing tax credits from Utah Housing Corporation for its 2022-2023 allocation round, this REPC shall terminate and Buyer and Seller will have no further obligations hereunder.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. Seller Buyer shall have until 5:00 AM PM Mountain Time on 06/13/2022 (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

 6/13/22
 Buyer Seller Signature (Date) (Time) Buyer Seller Signature (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

ACCEPTANCE: Seller Buyer hereby accepts the terms of this ADDENDUM.

COUNTEROFFER: Seller Buyer presents as a counteroffer the terms of attached ADDENDUM NO. _____.

 6/13/22
 (Signature) (Date) (Time) (Signature) (Date) (Time)

REJECTION: Seller Buyer rejects the foregoing ADDENDUM.

(Signature) (Date) (Time) (Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE JANUARY 1, 2020. IT REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED VERSIONS OF THIS FORM.

LEAD-BASED PAINT ADDENDUM TO REAL ESTATE PURCHASE CONTRACT

THIS IS AN ADDENDUM to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of 06/09/2022, including all prior addenda and counteroffers, between Citizens West 3 LLC as Buyer, and Attuned Development LLC as Seller, regarding the Property located at 509 W 300 N (see Add #1 for full legal description), Salt Lake City, UT 84116. The following terms are hereby incorporated as part of the REPC.

1. OPPORTUNITY TO CONDUCT A RISK ASSESSMENT OR INSPECTION. (Check applicable boxes)

1.1 Buyer's obligation to purchase the Property is conditioned upon Buyer's approval of a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards.

1.2 The risk assessment or inspection ("Risk Assessment") of the Property shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Seller shall cooperate in making the Property available for the Risk Assessment. The deadline for Buyer to complete and review the Risk Assessment ("Risk Assessment Deadline") shall be: **(Check one box)**

Ten calendar days after acceptance of this ADDENDUM or ten calendar days after Buyer's receipt of Seller's Disclosure, Acknowledgement & Certification Regarding Lead-Based Paint and/or Lead-Based Paint Hazards, whichever is later; **OR**

180 calendar days after acceptance of this ADDENDUM.

1.3 If the results of the Risk Assessment are not acceptable to Buyer, Buyer may either (a) provide written objections to Seller as provided in Section 1.4 of this ADDENDUM; or (b) immediately cancel the REPC by providing written notice of cancellation to Seller by the Risk Assessment Deadline referenced in Section 1.2 above, together with a copy of the Risk Assessment report. The Brokerage, upon receipt of a copy of Buyer's written notice of cancellation, shall return the Earnest Money Deposit to Buyer.

1.4 If Buyer does not immediately cancel the REPC as provided above, Buyer may, by the Risk Assessment Deadline referenced in Section 1.2 above, provide Seller with written objections and a copy of the Risk Assessment report. Buyer and Seller shall have seven calendar days after Seller's receipt of the objections (the "Response Period") in which to agree in writing upon a manner of resolving Buyer's objections. Seller may, but shall not be required to, resolve Buyer's objections. If Buyer and Seller have not agreed in writing upon the manner of resolving Buyer's objections, Buyer may cancel the REPC by providing written notice to Seller no later than three calendar days after expiration of the Response Period. The Brokerage, upon receipt of a copy of Buyer's written notice of cancellation, shall return the Earnest Money Deposit to Buyer.

1.5 If Buyer does not deliver a written objection to Seller regarding the results of the Risk Assessment as provided in Section 1.4 above, or cancel the REPC as provided in Sections 1.3 or 1.4 above, any objections to the results of the Risk Assessment shall be deemed waived by Buyer and Buyer shall take the Property "as is" with regard to any lead-based paint or lead-based paint hazards that may be present in the Property.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. Seller Buyer shall have until 5:00 AM PM Mountain Time on 06/13/2022 (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

 6/10/22
 Buyer Seller Signature (Date) (Time) Buyer Seller Signature (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

ACCEPTANCE: Seller Buyer hereby accepts the terms of this ADDENDUM.

COUNTEROFFER: Seller Buyer presents as a counteroffer the terms of attached ADDENDUM NO. _____.

 6/10/22
(Signature) (Date) (Time) (Signature) (Date) (Time)

REJECTION: Seller Buyer rejects the foregoing ADDENDUM.

(Signature) (Date) (Time) (Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE AUGUST 1, 2018. IT REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED VERSIONS OF THIS FORM.



International Rescue Committee
221 South 400 West
P.O. Box 3988
Salt Lake City, Utah 84110
TEL +1 801 328 1091
FAX +1 801 328 1094
Rescue.org/SaltLakeCity

May 23, 2022

Claudia O'Grady
V.P. Multifamily Finance
Utah Housing Corporation
2479 S. Lake Park Boulevard
West Valley City, UT 84120

RE: Citizens West 3
Salt Lake City, UT
Citizens West 3 LLC

Dear Ms. O'Grady:

This letter is in support of the Citizens West (Phase 3) affordable housing project located at 509 W 300 N in Salt Lake City, Utah. International Rescue Committee (IRC) understands the project will target refugees in need of affordable housing, through the IRS Section 42 Low-Income Housing Tax Credit Program. We support the set-aside of 3 units at or below 50% AMI specifically for refugees.

Our organization understands the need for affordable housing for refugees. We possess the experience and capacity to provide services to this population during their tenancy at Citizens West. IRC came to be over 80 years ago before there were any official refugee services available in the United States and has continually been involved in assisting those fleeing or suffering from war, calamities, and persecution. Since 1994, the IRC has resettled over 12,000 refugees in Salt Lake City. In Utah, IRC resettles more than 300 refugees each year. Since October 2021, the IRC in Salt Lake City has resettled over 800 refugees to Utah, including 612 Afghan evacuees who arrived to the U.S. as part of one of the largest evacuation efforts of ally forces in the history of this country. During fiscal year 2022 from October 1, 2021 through September 30, 2022, we anticipate resettling nearly 1,000 refugees while continuing services for hundreds of other refugees, asylees and immigrants living in Salt Lake County and surrounding areas. Looking ahead, we anticipate resettling over 600 individuals during fiscal year 2023. As Utah continues its long tradition of welcoming refugees to safety, the IRC in Salt Lake City will continue invaluable partnerships to ensure affordable housing is available for all Utahns, including our newest neighbors.

Starting with case workers and volunteers meeting refugees at the airport, International Rescue Committee works to ensure the refugees' transition is as comfortable as possible. Throughout the duration of a referral's tenancy, IRC can offer the residents of the project a number of services including assisting with furnishings, aiding with rent and health care, providing opportunities for English-language learning, and in helping toward the ultimate goal of each refugee becoming self-sufficient and beneficial members of their new communities. Please refer to the attached narrative for a more detailed description of our experience, the services we provide, and marketing strategies we anticipate utilizing in conjunction with the owners and managers of the project.

We have sufficient clients to fulfill the needs of the requested set aside units as well as all previously committed set aside units. IRC has the capacity to provide services for the duration of a referral's tenancy. We will work closely with the project owner and its management to refer, market to, and serve refugees.

In conclusion, we fully support Citizens West 3 in its endeavor to assist refugees. We are looking forward to close collaboration with the project owner, its staff and management in working towards a successful project.

Sincerely,

A handwritten signature in black ink that reads "Patrick Poulin". The signature is written in a cursive, slightly slanted style.

Patrick Poulin, LCSW
Acting Executive Director
International Rescue Committee in Salt Lake City
Regional Director, Mountain West Region
Patrick.Poulin@rescue.org



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V.P. Multifamily Finance
Utah Housing Corporation
2479 S. Lake Park Boulevard
West Valley City, UT 84120

RE: Citizens West 3
Salt Lake City, UT
Citizens West 3 LLC

Dear Ms. O'Grady:

This letter is in support of the Citizens West (Phase 3) affordable housing project located at 509 W 300 N in Salt Lake City, Utah. International Rescue Committee (IRC) understands the project will target homeless individuals and families in need of affordable housing, through the IRS Section 42 Low-Income Housing Tax Credit Program. We support the set-aside of 5 units at or below 25% AMI specifically for those experiencing homelessness.

Our organization understands the need for affordable housing for individuals experiencing homelessness. We possess the experience and capacity to provide services to this population during their tenancy at Project Open. For over 80 years, IRC has been involved in assisting those fleeing or suffering from war, calamities, and persecution. These people are the definition of homeless. They have been forced to abandon their homes and flee to a new and unknown place where they have nothing. In particular, when refugees are met at the airport by an IRC volunteer or case worker, they are still undergoing the process of receiving aid and benefits from the United States government and are often left with no consistent place to sleep at night while the process of their refugee benefits is completed. Having these homeless set-aside units available to those who quite literally do not have a home will allow IRC to provide them with a safe, clean, secure, and steady roof over their heads while they establish a new life.

Throughout the duration of a referral's tenancy, IRC can offer the residents of the project a number of services including assisting with furnishings, aiding with rent and health care, providing opportunities for English-language learning, and in helping toward the ultimate goal of each individual becoming self-sufficient and beneficial members of their new communities. Please refer to the attached narrative for a more detailed description of our experience, the services we provide, and marketing strategies we anticipate utilizing in conjunction with the owners and managers of the project.

We have sufficient clients to fulfill the needs of the requested set aside units as well as all previously committed set aside units, including refugee set-aside units outside of these homeless set-aside units. IRC has the capacity to provide services for the duration of a referral's tenancy. We will work closely with the project owner and its management to refer, market to, and serve homeless individuals. In conclusion, we fully support Citizens West 3 in its endeavor to provide assistance to homeless individuals. We are looking

forward to close collaboration with the project owner, its staff and management in working towards a successful project.

Sincerely,

A handwritten signature in black ink that reads "Patrick Poulin". The signature is written in a cursive, slightly slanted style.

Patrick Poulin, LCSW
Acting Executive Director
International Rescue Committee in Salt Lake City
Regional Director, Mountain West Region
Patrick.Poulin@rescue.org

International Rescue Committee
Salt Lake City Office
Patrick Poulin, LCSW
Acting Executive Director
Regional Director, Mountain West Region
221 S 400 W P.O. Box 3988
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Patrick.Poulin@rescue.org

REFUGEES MARKETING AND SERVICE PROVIDER NARRATIVE

SERVICE PROVIDER BACKGROUND

International Rescue Committee (IRC) has been providing services to refugee individuals and families since 1933 and, in Utah, since 1994. IRC's Salt Lake City office helps to resettle an average of 320 refugees over the past three years and has helped resettle over 12,000 refugees over the last decade-and-a-half. Since October 2021, the IRC in Salt Lake City has resettled over 800 refugees to Utah, including 612 Afghan evacuees who arrived to the U.S. as part of one of the largest evacuation efforts of ally forces in the history of this country. During fiscal year 2022 from October 1, 2021 through September 30, 2022, we anticipate resettling nearly 1,000 refugees while continuing services for hundreds of other refugees, asylees and immigrants living in Salt Lake County and surrounding areas. Looking ahead, we anticipate resettling over 600 individuals during fiscal year 2023. As Utah continues its long tradition of welcoming refugees to safety, the IRC in Salt Lake City will continue invaluable partnerships to ensure affordable housing is available for all Utahns, including our newest neighbors.

It also provides ongoing case management and assistance to hundreds more. They provide assistance through resettlement services, economic empowerment, community integration and development, health and wellness, education, and working with youth and children.

There are currently an estimated 65,000 refugees in the state of Utah. In Salt Lake County, a conservative estimate of the number of refugees is 40,000 to 45,000 refugees.

IRC offers several different programs and services to refugees. Whether it be assistance with housing, job training skills, English-language classes, ongoing case management, learning how to use public transit, or free counseling, all members of IRC are working together to provide a place of safety, shelter and support.

PROJECT OVERVIEW

Citizens West Phase 3 is well located to serve refugee individuals and families. Its position next to employment centers, shopping districts, entertainment, numerous transit stops, as well as its proximity to IRC's Salt Lake City office will provide essential economic and social opportunities to individuals having to start their lives all over again in a new country and home.

For refugees who may not have many resources available, transportation is essential to stability, growth, and opportunity. Within a few blocks of the project site is one of the premier TRAX/Frontrunner intersections in the state, providing quick access to nearly every mode of transportation found in Utah, including FrontRunner, TRAX, UTA bus routes, and a direct line to the airport.

By having immediate access to this transit hotspot, residents can travel to virtually any transit-accessible location in the Salt Lake Valley with ease. This high level of mobility increases the job pool in which these individuals can apply, makes accessibility of social services, like IRC, easier and more likely to get used, and generally opens up possibilities for those that need it.

The multi-bedroom layouts of the apartments at Citizens West 3 will allow refugees to transition comfortably into their new communities. In particular, the affordable 3-bedroom and 4-bedroom residences will provide ample space for refugee families who may otherwise not be able to find a large enough, and affordable enough, space to comfortably fit all members of their family. There are shared amenities with the first 2 phases of Citizens West, such as a large clubhouse, a well-equipped gym, a bike repair station, and outdoor areas such as tot-lots, garden boxes, and space to spend lots of time enjoying the outdoors. Also, with many refugees needing wheelchair accessible housing, the accessible construction of the apartments will enable those individuals to be more self-sufficient.

SERVICES

Throughout the duration of a referral's tenancy, International Rescue Committee can offer the residents of Citizens West 3 a number of services. The IRC receives refugees through the State Department's Reception and Placement program, places households in housing, provides cultural orientations, enrolls households in benefits (health insurance, food stamps), establishes a medical home for clients, enrolls adults in language classes and pre-school and school for children, assists securing employment, provides health promotion classes, financial literacy, and teaches households to use the public transportation system. The IRC also provides supportive services through extended case management to all newly arrived refugees for 24 months upon arrivals. The IRC conducts quarterly assessments, home visits, assists in problem solving and helps refugees learn how to navigate systems. The IRC also has a family mentor program to assist families in their adjustment to their new lives in Utah. Refugees are referred into other supportive programs in the community and can also participate in an array of economic

development programs operated by the IRC, including the SPICE Kitchen Incubator program, the New Roots Refugee Farm, community gardening, and Individual Development Account (IDA) program. The overall outcome goal for the IRC's work with refugees is to provide the necessary support for refugees to become self-sufficient and integrated within the community.

MARKETING

Due to the unique nature of the refugee resettlement program, the majority of the marketing used to reach this population will occur through community contacts, in particular through IRC and other organizations that serve refugees in Salt Lake City. The management team will also utilize virtual advertisements in order to reach refugees who may be more established and no longer using services such as those provided by IRC.

- Virtual -

Most individuals frequently interact with virtual media. Many are able to access the Internet through a variety of free sources. The project will provide a varied, and up-to-date online marketing strategy including social media sites, apartment listing websites, and online advertisements. Management will actively maintain and utilize pages on some of the most popular social media sites as well as online apartment listings. It is anticipated that this method of advertising will reach refugees who may no longer be in contact with organizations such as International Rescue Committee.

- Personal -

The most direct and effective marketing strategy will occur on a personal level between direct service providers and caseworkers. The majority of the set-aside units will be filled through the combined efforts of the project management and the International Rescue Committee team. This partnership will include phone, email, and in-person communication between the teams as well as an offering of printed materials and on-site visits.

When a set-aside unit becomes available or notice that a unit will become available is received, the property manager will inform personnel of IRC, and other care providers, immediately of its availability. If there is a change in personnel in the IRC program or in the property management team, the property management company will take steps to ensure that each party understands the processes necessary to place eligible residents in the project. The project owner will insist that the management team work very closely with IRC and other organizations that serve refugees in finding and serving these people.

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Salt Lake City Office
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HOMELESS PERSONS MARKETING AND SERVICE PROVIDER NARRATIVE

SERVICE PROVIDER BACKGROUND

A refugee is an individual who has been forced out of their home due to war, calamity, or political upheaval. They are often uprooted with little warning and must leave behind the place that they once called home. They are the very definition of a homeless individual.

International Rescue Committee (IRC) has been providing services to refugee individuals and families since 1933 and, in Utah, since 1994. IRC's Salt Lake City office helps to resettle more than 500 refugees each year and has helped resettle more than 12,000 refugees over the last two-and-a-half decades. Since October 2021, the IRC in Salt Lake City has resettled over 800 refugees to Utah, including 612 Afghan evacuees who arrived to the U.S. as part of one of the largest evacuation efforts of ally forces in the history of this country. During fiscal year 2022 from October 1, 2021 through September 30, 2022, we anticipate resettling nearly 1,000 refugees while continuing services for hundreds of other refugees, asylees and immigrants living in Salt Lake County and surrounding areas. Looking ahead, we anticipate resettling over 600 individuals during fiscal year 2023. As Utah continues its long tradition of welcoming refugees to safety, the IRC in Salt Lake City will continue invaluable partnerships to ensure affordable housing is available for all Utahns, including our newest neighbors. SLC's IRC office also provides ongoing case management and assistance to hundreds more. They provide assistance through resettlement services, economic empowerment, community integration and development, health and wellness, education, and working with youth and children.

There are currently an estimated 65,000 refugees in the state of Utah. In Salt Lake County, a conservative estimate of the number of refugees is 40,000-45,000. Each of these individuals begins their new life in the United States facing homelessness.

IRC offers several different programs and services to individuals and families facing homelessness. Whether it be assistance with housing, job training skills, English-language classes, ongoing case management, learning how to use public transit, or free counseling, all members of IRC are working together to provide a place of safety, shelter and support.

PROJECT OVERVIEW

Citizens West 3 is well located to serve homeless individuals. Its position next to employment centers, shopping districts, entertainment, and numerous transit stops will provide essential economic and social opportunities to individuals that very often do not own a car.

For those experiencing homelessness, transportation is essential to stability, growth, and opportunity. The premier TRAX/Frontrunner intersection in the state is located a few blocks from the property, providing quick access to nearly every mode of transportation found in Utah, including FrontRunner, TRAX, UTA bus routes, and a direct line to the airport.

By having immediate access to this transit hotspot, residents can travel to virtually any transit-accessible location in the Salt Lake Valley with ease. This high level of mobility increases the job pool in which homeless individuals can apply, makes accessibility of social services, like IRC, easier and more likely to get used, and generally opens up possibilities for those that need it.

SERVICES

Throughout the duration of a referral's tenancy, IRC can offer the residents of Citizens West 3 a number of services. The IRC receives refugees through the State Department's Reception and Placement program, places households in housing, provides cultural orientations, enrolls households in benefits (health insurance, food stamps), establishes a medical home for clients, enrolls adults in language classes and pre-school and school for children, assists securing employment, provides health promotion classes, financial literacy, and teaches households to use the public transportation system. The IRC also provides supportive services through extended case management to all newly arrived refugees for 24 months upon arrivals. The IRC conducts quarterly assessments, home visits, assists in problem solving and help refugees learn how to navigate systems. The IRC also has a family mentor program to assist families in their adjustment to their new lives in Utah. Refugees are referred into other supportive programs in the community and can also participate in an array of economic development programs operated by the IRC, including the SPICE Kitchen Incubator program, the New Roots Refugee Farm, community gardening, and Individual Development Account (IDA) program. The overall outcome goal for the IRC's work with refugee is to provide the necessary support for refugees to become self-sufficient and integrated within the community.

MARKETING

The marketing strategies for homeless individuals in the project will occur in two main forms: virtual advertisements and community contacts.

Due to the unique nature of the refugee resettlement program, the majority of the marketing used to reach this population will occur through community contacts, in particular through IRC and other organizations that serve refugees in Salt Lake City. The management team will also use virtual advertising to reach the largest population base possible.

- Virtual -

Most individuals frequently interact with virtual media. Many are able to access the Internet through a variety of free sources. Even if the direct homeless refugee population is not accessing these online resources, it is still the best way to reach them through friends or service providers who do have access. The project will provide a varied, and up-to-date online marketing strategy including social media sites, apartment listing websites, and online advertisements. Management will actively maintain and utilize pages on some of the most popular social media sites as well as online apartment listings.

- Personal -

The most direct and effective marketing strategy will occur on a personal level between direct service providers and caseworkers. Especially since these set-aside units will be focused at meeting the needs of recently arrived refugees who are still homeless, the set-aside units will be filled through the combined efforts of the project management and the International Rescue Committee team. This partnership will include phone, email, and in-person communication between the teams as well as offering on-site visits.

When a set-aside unit becomes available, or notice that a unit will become available is received, the property manager will inform personnel of IRC, and other care providers, immediately of its availability. If there is a change in personnel in the IRC program or in the property management team, the property management company will take steps to ensure that each party understands the processes necessary to place eligible residents in the project. The project owner will insist that the management team work very closely with IRC and other organizations serving homeless individuals in finding and serving these people.

Citizens West 3 30 units
Executive Summary

Total Sources

RMCRC	\$	727,774
OWHLF	\$	710,000
SLC RDA HTF	\$	1,200,000
LIHTC Investor	\$	9,599,040
Utility Rebates	\$	18,000
Deferred Developer Fee	\$	307,310
SL County Grant	\$	475,020.00
Total Sources	\$	13,037,144

Income Summary

Rental Income (PGI)	\$	295,922
Other Income	\$	12,960
Total Potential Income	\$	308,882
Residential Vacancy 7%	\$	(21,622)
Stabilized Income	\$	287,261
Operating Expense	\$	(141,324)
Capital Reserve	\$	(10,500)
NOI	\$	135,436
Debt Service	\$	117,051
Net Cash Flow	\$	18,385
DCR (1st Loan)		2.72
DCR All Loans		1.16

Project Valuation

Valuation Scenario 1	4.75%	\$	2,851,288.56
Valuation Scenario 2	5.00%	\$	2,708,724.13
Valuation Scenario 3	5.50%	\$	2,462,476.49

Structure & Site

Total Common Area	26,216
Total Structures	44,876
Existing Parking Footage	0
Rentable	18,660
Number of Elevators	2
Construction	5 Stick Over 2

Parking Breakdown

Parking Stalls	0
Parking Ratio	-

Permanent Loans

Lender	Rate	Type	Term	Source	CLTV	Loan Amount	Annual Pmt	Aggregate Pmt	Agg. DCR
RMCRC	6.29%	Hard, Amortizing	40	Private Funds	27%	\$ 727,774	49,828.00	49,828.00	2.72
OWHLF	1.50%	Hard, Amortizing	40	HOME	53%	\$ 710,000	23,615.10	73,443.10	1.84
SLC RDA HTF	2.00%	Hard, Amortizing	40	City	97%	\$ 1,200,000	43,606.89	117,049.99	1.16

Construction Loan

Construction Loan Amount	\$	3,682,493
Construction Loan Rate		8.00%
Total C Loan Interest	\$	333,518

Total Uses

		per foot*	per door	% of Costs	
Land	\$	673,125	\$15	\$22,438	5.16%
Hard Costs	\$	8,972,156	\$200	\$299,072	68.82%
Soft Costs	\$	381,961	\$9	\$12,732	2.93%
Developer Fee	\$	1,365,820	\$30	\$45,527	10.48%
Financing Expense	\$	515,901	\$11	\$17,197	3.96%
Contingency	\$	956,754	\$21	\$31,892	7.34%
Reserves	\$	171,427	\$4	\$5,714	1.31%
Total Uses	\$	13,037,144	\$291	\$434,571	100.00%

Credit & Equity

Total Qualified Basis	\$	10,647,056
(x) Basis Boost 130%	\$	13,841,173
(x) Floating Rate 9.00%	\$	1,245,706
UHC Max and Adjustment	\$	245,706
Awarded Credits	\$	1,000,000
(x) Investor-Member %		99.99%
Total Credits to Investor	\$	999,900
(x) Syndication Rate	\$	0.960
Net Proceeds to Project	\$	9,599,040

Investor Equity Schedule

Closing	15%	\$	1,439,856
25% Complete	15%	\$	1,439,856
50% Complete	15%	\$	1,439,856
75% Complete	15%	\$	1,439,856
Cert. of Occupancy/Com	15%	\$	1,439,856
Stabilization	20%	\$	1,919,808
IRS Form 8609	5%	\$	479,952
100%		\$	9,599,040

Developer Fee Schedule

Closing	50%	\$	529,255
Stabilization	25%	\$	264,628
IRS Form 8609	25%	\$	264,628
Deferred Fee	0%	\$	307,310
100%		\$	1,365,820

Ownership - LIHTC 2023

Giv D	50%	Jarantor, Developer
BAM	30%	
CIA	20%	

Amenities

- Zero Emission Building - Fully I
- T.O.D. Location
- Bike Racks
- Parking Garage
- Close to Park and Schools
- Large Gym
- Raised Garden Beds
- Electric Vehicle Charging
- Mixed-use

Finishes

- Quartz Countertops
- Super Efficient Hot Water System
- Ample Storage
- Walk-in Closets
- Low-Flow Fixtures
- LED Lighting
- Expansive Windows

Unit Summary

Unit Breakdown	#	Percentage by Unit	nsf	% by footage	LIHTC/Mark.	Applicable %
25% Studio	4	13.33%	420	9.00%	L	100.00%
39% Studio	0	0.00%	420	0.00%	L	
45% Studio	16	53.33%	420	36.01%	L	
50% Studio	1	3.33%	420	2.25%	L	
25% 1 bed	0	0.00%	660	0.00%	L	
39% 1 bed	0	0.00%	660	0.00%	L	
45% 1 bed	0	0.00%	660	0.00%	L	
50% 1 bed	0	0.00%	660	0.00%	L	
25% 2 bed	0	0.00%	800	0.00%	L	
39% 2 bed	0	0.00%	800	0.00%	L	
45% 2 bed	0	0.00%	800	0.00%	L	
50% 2 bed	0	0.00%	800	0.00%	L	
25% 3 bed	1	3.33%	1000	5.36%	L	
39% 3 bed	0	0.00%	1000	0.00%	L	
45% 3 bed	1	3.33%	1000	5.36%	L	
50% 3 bed	4	13.33%	1000	21.44%	L	
25% 4 bed	0	0.00%	1280	0.00%	L	
39% 4 bed	1	3.33%	1280	6.86%	L	
45% 4 bed	1	3.33%	1280	6.86%	L	
50% 4 bed	1	3.33%	1280	6.86%	L	
Market Studio	0	0.00%	420	0.00%	M	
Market 1 bed	0	0.00%	660	0.00%	M	0.00%
Market 2 bed	0	0.00%	800	0.00%	M	
Market 3 bed	0	0.00%	1000	0.00%	M	
Market 4 bed	0	0.00%	1280	0.00%	M	
Total	30	100%		100%		100.00%



June 9, 2022

Ivan Carroll
GIV Communities
50 N 600 W, Unit D
Salt Lake City, UT 84116

Subject: Letter of Interest. Term financing for the proposed LIHTC multifamily housing 30-unit rent and income restricted Citizens West Apartments (the "Project"), located at:

509 W 300 N Salt Lake City, Salt Lake County, Utah 84116

Dear Ivan,

Rocky Mountain Community Reinvestment Corporation ("RMCRC") is pleased to provide this Letter of Interest ("Letter") in connection with your Low Income Housing Tax Credit Application for the Project.

Based on RMCRC's current understanding of the Project from the preliminary information provided by you, the general terms, assumptions, conditions, and requirements of the proposed financing being sought are summarized as follows:

Purpose of Loan:	Provide a 24-month forward commitment and term financing for residential rental property restricted to serve low or moderate-income tenants with incomes ranging from 25% to 50% of AMI.
Affordability Requirements:	LIHTC Program restrictions as determined by the State Allocating Agency.
Projected Total Project Cost:	\$12,510,990
Estimated Annual Debt Service:	RMCRC Debt: \$ 94,663 Subordinate "hard" debt: <u>\$ 36,339</u> Total: \$ 131,002
Proposed Borrower:	Citizens West 3 LLC, single asset entity ("Borrower").
Projected Loan Amount:	\$1,413,990
Loan Maturity:	16 Years
Initial Fixed Rate Period:	16 Years
Loan Amortization:	40 Years

Projected Maximum Loan Rate:

Approximately 6.110%. The Projected Maximum Loan Rate is equal to the current Base Rate, plus the Spread, plus the applicable Forward Lock Margin. The Base Rate is equivalent to the corresponding Constant Maturity Treasury (Daily Treasury Yield Curve) rate (interpolated as required) as published by the U.S. Department of the Treasury, with a floor of 1%.

Loan Fees and Costs:

Origination Fee of 1.25% of Loan Amount. Borrower acknowledges that it is responsible for all applicable fees and Lender's fees and expenses (including attorneys' fees) incurred in connection with loan origination, negotiation, documentation and enforcement, including but not limited to the Origination Fee set forth above, tri-party processing fee of \$1,500 (only applicable if a tri-party agreement is required by construction lender), Appraisal fee, Appraisal review fee of \$1,500 and all other third-party fees and Lender's expenses. Legal fees are estimated at \$7,500.

Loan-To-Value (LTV):

Not to exceed 80% based upon a current appraisal acceptable to RMCRC.

Minimum Debt Coverage Ratio:

RMCRC debt 1.20:1
All RMCRC and subordinate "hard" debt 1.15:1

Capital Replacement Reserve:

To be held and controlled by RMCRC in an amount determined by RMCRC at time of underwriting.

Debt Service and Operating Reserve:

To be held and controlled by RMCRC and capitalized in the amount equal to the greater of \$25,000 or 6 months of Debt Service. The Debt Service and Operating Reserve held by RMCRC will be waived as long as the Borrower certifies in writing to RMCRC annually, that the investor member is holding at least the same amount for the same purposes as required hereby. RMCRC may require additional reserves depending on market conditions and transaction features.

General Requirements: Security:

First lien position on all real estate taken as collateral for the loan; assignment of rents; leases and contracts; security interest in all required reserves.

Recourse:

Non-recourse, except for certain "carve out" provisions.

Pre-payment:

Yield maintenance. Open prepayment occurring within 6 months prior to the scheduled Loan Maturity.

Subordinate Financing:

Allowed, subject to minimum debt service coverage requirements.

Underwriting Assumptions:

- Minimum underwriting vacancy assumption of 5.0% to 7.0%.
- Underwritten rents for restricted units shall not exceed the restricted rent revenues.

Stabilization Condition:

For not less than 3 consecutive months the Project has been physically occupied at 90% or more and the Minimum Debt Coverage Ratio (DCR) has been achieved.

This Letter shall not constitute a commitment to lend, but rather is an indication of RMCRC's general interest in providing financing for the Project. Accordingly, the terms indicated herein, while reflecting RMCRC's current practices and policies, are not binding upon RMCRC and are subject to change. Further consideration of Project financing is subject to, without limitation, receipt and analysis of the market study, appraisal, environmental report, environmental questionnaire, zoning and municipal approvals, title report, survey, pro-forma development and operating budgets, additional requested due diligence, approval of RMCRC's loan committee and payment of applicable fees. The Projected Maximum Loan Rate above is subject to changes in market conditions or other factors, and is not established until the execution of a loan commitment between RMCRC and the Borrower.

Please contact Natasha Pfeiffer at (801) 335-5401 or npfeiffer@rmcrg.org if you have any questions or comments.

Sincerely,



Natasha Pfeiffer
Loan Officer



June 10, 2022

Mr. Chris Parker
Managing Member
Giv Development LLC
50 N 600 W Unit D,
Salt Lake City, UT 84116

Re: Citizens West Phase 3 (Salt Lake City, Utah)

Dear Mr. Parker:

We write in connection with the potential investment in the Citizens West Phase 3 development located at 509 W 300 N Salt Lake City, UT 84116 (the "Project"). We believe your vision for the Project will have a positive impact in Salt Lake City and offer important affordable housing for its residents.

As the firm's impact investing business, the Urban Investment Group within Goldman Sachs Asset Management ("UIG") deploys capital to address critical social and civic challenges and catalyze economic opportunity for all. Since its inception in 2001, UIG has committed over \$12.1 billion in loan and investment capital to revitalize and rebuild the urban fabric in underserved neighborhoods, including through affordable housing, small business lending and quality educational and healthcare facilities. To date, UIG has financed the creation and preservation of over 44,200 housing units - the majority of which are affordable to low-, moderate- and middle-income families - as well as over 2.8 million square feet of community facility space and over 11.6 million square feet of office, retail and industrial space. UIG also has a longstanding commitment to supporting entrepreneurs in underserved areas, deploying over \$1.6 billion to facilitate loans to more than 37,000 small businesses across all 50 states.

While UIG has not performed its final due diligence on the Project or received approval from its internal investment committee, we believe that the potential size of the investment and financing, the nature and location of the Project, and the market and financial projections, will meet our internal criteria for making an investment and/or providing financing. Moreover, we believe the Project represents a unique opportunity to create and preserve much-needed affordable housing that will contribute to the economic health of the greater Salt Lake City region.

Goldman Sachs has been part of the urban fabric of the Salt Lake City region since the opening of its regional office there, in 2000. Today the firm employs over 2,900 people in the Salt Lake City region and continues to grow. As a stakeholder in the community, Goldman Sachs has a strong interest in participating in and adding value to innovative programs, such as the Project, that will benefit the local community and the broader metropolitan area. Goldman Sachs has committed approximately \$1.3 billion across over 61 projects in Utah, financing early childhood education services, hundreds of new jobs, and education and capital for local small businesses, and nearly 7,600 units of housing, many of which are designated for low income families, homeless persons, veterans, and individuals with disabilities.

This letter is being provided to demonstrate the interest of Goldman Sachs in providing a limited partner equity contribution of approximately \$1.00 per Federal Tax Credit dollar, assuming an annual



tax credit allocation of \$1,000,000, resulting in an equity investment of up to \$9,999,000 in net equity to the Project.

Goldman Sachs would likely require: (i) an operating reserve at an amount equal to six months of operating expenses and debt service; (ii) a replacement reserve in the amount of \$300/unit/year, increasing annually at the rate of inflation or 3%, whichever is greater; (iii) a lease-up reserve at an amount equal to three months of operating expenses; and (iv) a minimum debt service coverage ratio of 1.15.

In addition, this letter is to demonstrate interest in providing a construction loan of up to \$3,310,420 at an interest rate equal to 300 basis points floating over SOFR or similar replacement index chosen by Lender (which shall have a floor of 1.00%) plus an origination fee. At a minimum, Goldman Sachs would require a senior mortgage and assignment of leases, rents, construction contract, architect's agreement, and developer fees as collateral for the construction loan.

Notwithstanding any terms in this letter to the contrary, this letter is not a binding commitment of GS to make an investment, provide financing or enter into any other transaction. Any investment, financing, tax credit equity, or other transaction with Giv Development LLC would be based on GS' investment and financing needs, tax credit considerations, and market conditions at the time of a transaction and would be subject to internal investment committee approval and any necessary regulatory approvals. In addition, any investment or financing provided by GS would be conditioned upon completion of underwriting, due diligence, and definitive legal documentation that includes detailed terms for the transaction.

We are providing this letter with the understanding that you shall not, and you are not authorized to, disclose either its existence or any of its terms or substance except to your legal, accounting and financial advisors who are directly involved with this matter and are advised of its confidential nature and agree similarly to maintain it as confidential, except to the extent the same are disclosed by us or as otherwise required by law. Notwithstanding the foregoing, we hereby authorize you to disclose this letter to the Utah Housing Corporation, solely in connection with your application for Low Income Housing Tax Credits.

Please keep me informed as you progress and let me know if there is additional information we can provide you. I can be reached at 212-357-0390 if you have any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to be "ML", written over a light blue horizontal line.

Michael Lohr
Managing Director

OWHLF MULTIFAMILY CONDITIONAL PROJECT COMMITMENT AGREEMENT

Notwithstanding any provision of this Agreement, the parties hereto agree and acknowledge that this Agreement does not constitute a commitment of Federal funds or site approval, and the commitment or approval may occur only upon satisfactory completion and approval of an environmental review and receipt by the State of Utah, Department of Workforce Services, Housing and Community Development Division of an approval of the request for release of funds and certification from the U.S. Department of Housing and Urban Development under 24 CFR Part 58. The provision of any Federal funds to the project is conditioned on HCDD's determination to proceed with, modify or cancel the project based on the results of the environmental review. Other applicable Federal requirements such as the Fair Housing requirements as outlined in the Civil Rights Acts of 1964 and 1968, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990; Section 3 of the Housing and Urban Development Act of 1968; the Uniform Relocation Act of 1970 and/or Section 104(d) of the Housing and Community Development Act of 1974; and the Davis-Bacon Act of 1931 also apply. These environmental and other Federal requirements apply to any Federal HOME, NHTF or Rural Development funds, or any State funds that are going to be used as match for the HOME program. DEVELOPER MAY NOT UNDERTAKE OR COMMIT ANY FUNDS TO PHYSICAL, OR CHOICE-LIMITING ACTIONS, INCLUDING PROPERTY ACQUISITION, DEMOLITION, MOVEMENT, REHABILITATION, CONVERSION, REPAIR OR CONSTRUCTION PRIOR TO THE ENVIRONMENTAL CLEARANCE. This signed Agreement is good for one (1) year from date of award as outlined in the 2022 Program Guidelines & Rules. If no funds have been drawn down within one (1) year of award, funds will be deobligated and returned to the general pool, and the applicant will need to reapply for OWHLF funds.

VIOLATION OF THIS PROVISION MAY RESULT IN THE DENIAL AND/OR DEOBLIGATION OF FUNDS UNDER THIS AGREEMENT.

PROJECT INFORMATION		Project Total Costs-HCD Funds Requested- Type of Project			Project Aggregate AMI	DATE OF BOARD MEETING		Thursday, October 20, 2022		SOURCES OF FUNDING					
Project Name Address/City/County Developer		\$12,412,936			42.47%	Total Units- LI Units- App Fraction	New Const OW 5-Year Project Avgs	Total \$/Unit- OW \$/LI Unit- Land \$/Unit-	LIHTC? Price/\$1 TC Investor	LIHTC Equity & Owner Equity/Funding					
OWHLF? NHTF? PAB?		Yes No No				OW Total	30	\$191,380	\$413,765	Yes	Fed: 9%	\$9,999,000	\$0	4%	
Citizens West (Phase III) 509 West 300 North Salt Lake City Salt Lake GIV Group Chris Parker		New Construction			Leveraging	30	\$16,394	\$23,667	\$1.000	Lender/Position/Amount/Rate/Term (yrs)					
Multifamily Program Specialist Daniel Herbert-Voss		Total Assisted Units			17.48	Total Cost/Ft²	\$168.97	\$362.04	Dev Fee	HOME	Second	\$710,000	1.50%	40	
AS REQUESTED/SUBMITTED BY DEVELOPER/APPLICANT		HOME	NHTF	St LIH		Scores	HCC/Ft²	\$111.13	\$247.29	\$1,365,820	None				
FUNDING/TERMS RECOMMENDED BY STAFF		4	0	0	68	MF Op \$/Unit	\$4,653	\$4,150	% of TDC	Rocky Mt CRC	First	\$1,605,937	6.11%	40	
CONST LOAN/TYPE?		Loan Type	Loan Amounts	Amort (years)	Int Rate	Total Debt Svc	DCR (all loans)	CF Per Unit	11.00%						
RECOMMENDED BY STAFF		F-A	\$710,000	40	1.50%	\$131,130	1.167	\$729.87	\$367.50	City					
DEVELOPER/APPLICANT		LIH	\$0							County					
DEVELOPER/APPLICANT		HTF	\$0			\$131,130	1.167	\$729.87	\$735.00	Grants	No				
DEVELOPER/APPLICANT		F-A	\$710,000	40	1.50%					Utility Rebates	Yes	\$18,000	Rocky Mt Power		
DEVELOPER/APPLICANT		LIH	\$0							No					
DEVELOPER/APPLICANT		HTF	\$0							Def'd Dev Fee	Yes	5.86%	\$80,000		
CONST LOAN/TYPE?		Yes	\$3,310,420	Goldman Sachs	Const-Only	SN/Type?	Yes	Elderly	Total \$:	\$12,412,937	\$1	Gap?	No		
PROJECT DESCRIPTION		Project is new construction of 30 units - 21 studios, 6 3BR, 3 4BR, all affordable - in a single 5-story building as the third phase of a three-phase project totaling 160 units at the western edge of the Guadalupe neighborhood of SLC. Phase III will be constructed on 0.409 acres of land immediately south and east of Phase I (80 units located at 535 West 300 North), which currently has structures that will be demolished. Project located north and west of downtown SLC adjacent to UTA FrontRunner and Union Pacific tracks. Building will be all-electric zero-emissions with EV charging and ground-floor parking. Amenities will include an on-site clubhouse and lobby, 1,500 sq ft of non-residential space for further expansion, and access to amenities in Phase I, and project will have 7 Type A fully-accessible units. Zoning is presently TSA-UC-T - Transit Station Area Urban Center-Transition, for which multifamily residential is a permitted use. Developer applied for \$1M of 9% Federal LIHTC from UHC for the 2023 round and was awarded the full amount.													
STAFF COMMENTS (Project-Specific)		Project is eligible for the funds requested under the OW PG&R subsidy limits. Construction costs per-unit are fairly high, although project does contain about 30% larger 3- and 4BR units; sq-ft costs are in line with most other multifamily projects in the current Utah construction market. Building will be podium construction, which is also more expensive, to incorporate covered/indoor parking. Immediate area is undergoing high volumes of new construction, especially multifamily residential, including a pedestrian bridge currently being built that will pass over the Union Pacific/UTA tracks. Location next to rail corridor will require additional sound insulation in building to meet HUD environmental sound requirements. 80% (24 units) of the units will be set aside for elderly 62 and older. GIV Group has developed over a dozen unique affordable-housing projects along the Wasatch Front area since their first project (Imagine Jefferson in Ogden) in 2012, and has also partnered with numerous other organizations such as housing authorities.													
STAFF RECOMMENDATION		Fund \$710,000 for 40 years at 1.5% as a fully-amortizing loan as requested. OWHLF loan in second lien position after the Rocky Mt CRC first mortgage. Funding contingent on all other funding sources as listed in the application, and construction to Energy Star 3.0/minimum HERS standards. Source of funding determined at discretion of HCD/OWHLF staff as needed. Deed restriction will show 4 OW-assisted units restricted for 40 years minimum.													
DEVELOPER/PROJECT REPRESENTATION		Amanda Bearden, development director; Chris Parker, executive director - GIV Group													

BOARD MOTION	As recommended by staff.
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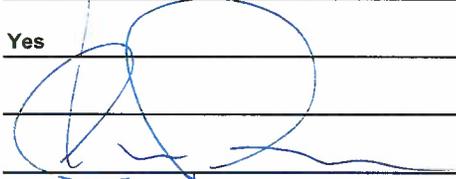
BOARD MOTION BY: John Lindsay

SECONDED BY: Kip Paul

APPROVED: Yes

CHANGES: None

NOT APPROVED BECAUSE OF: _____

DEVELOPER/ SIGNATURE: 

DATE: 1/1/22

OWHLF BOARD CHAIR, MARTY HENRIE: _____

DATE: _____

MAYOR ERIN MENDENHALL
Executive Director



DANNY WALZ
Director

REDEVELOPMENT AGENCY *of* SALT LAKE CITY

March 6, 2023

Chris Parker
Giv Development
50 North 600 West, Unit D
Salt Lake City, UT 84116

RE: Notice of RDA Funding Allocation of up to \$1,200,000 for Citizens West 3

Dear Chris,

The Redevelopment Agency of Salt Lake City ("RDA") has provided a funding allocation to develop the Citizens West 3 project, an affordable housing new construction project to be located at approximately 509 West 300 North ("Project"). During the January 10, 2023 meeting of the RDA Board of Directors ("Board"), the Board approved to allocate up to \$1,200,000 for gap financing for the Project.

The RDA understands that the Project will feature 30 residential units. Of these residential units, 24 units will be affordable to households at 41-60% AMI, and 6 units will be affordable to households making 40% AMI or less. While final terms have yet to be negotiated, it is anticipated that funding be provided as a subordinated loan to be repaid back with cash flow repayments at a 1% interest rate with a 40-year term and 40-year amortization.

A letter of conditional commitment that lays out the preliminary terms will be sent in upcoming weeks. Final terms shall comply with the requirements, standard loan terms and conditions, interest-rate reductions, and all other details laid out within the 2022 Housing Development Loan Program (HDLP) Guidelines. Changes to repayment type may occur (hard repayment versus cash flow repayment) and shall be based on requirements listed in the HDLP Guidelines or if required by a senior lender. Changes in repayment type will cause a change in the base interest rate. Repayment priority and lien position shall be based on the size of the loans.

The RDA looks forward to the completion of this important housing development.

Sincerely,

A handwritten signature in black ink, appearing to read "Danny Walz", with a long horizontal flourish extending to the right.

Danny Walz
Director
Redevelopment Agency of Salt Lake City

Note about LOIs from funding sources. These LOIs were received at different periods of time over the past 9-10 months. For that reason, some of the information such as interest rates and equity credit rates have shifted. Therefore, some of the information may be outdated in the letters of interest, however project budgets contain the most up to date pricing information. Part of the shifts have made the projects harder to complete due to rising interest rates and falling equity credit rates. That has made the need to go after additional County funding all the more necessary.

Citizens West 2/3 Development Schedule

Event	Date
Phase 1 Environmental	October 2022 - Completed
OWHLF Commitment Award	October 2022 - Completed
Conceptual Design	October 2022 - Completed
SLC RDA Funding Commitment	January 2023 - Completed
9% LIHTC Reservation Agreement	January 2023 - Completed
Schematic Design	March 2023 - Completed
Vendor/Sub Selection	March 2023 - Completed
Phase 2 Environmental	April 2023
Design Development	April 2023
Construction Documents	July 2023
Finalize financing commitments	September 2023
Plans and Specs (Final) Approved by City	November 2023
Closing/Site Transfer	November 2023
Building Permit	November 2023
Construction Begins	December 2023
Marketing/Outreach	November 2024
Construction Complete/Occupancy Certificates	March 2025
Open House/Ribbon Cutting	April 2025
Lease Up	May 2025

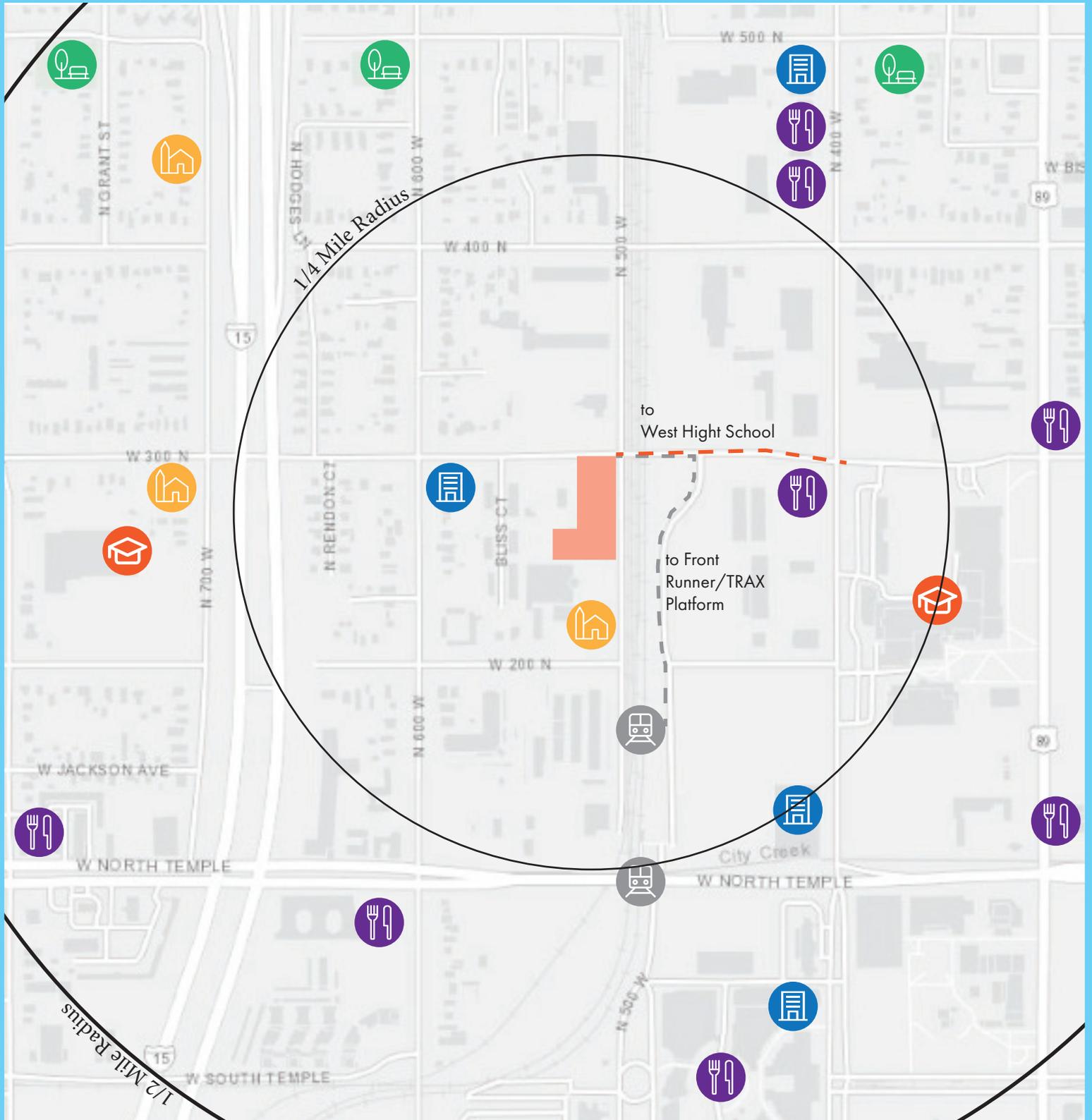
Citizens West 3

Net Operating Income - proforma

Escalator	Year																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Rental Income	1.0%	\$ 295,922	\$ 298,882	\$ 301,870	\$ 304,889	\$ 307,938	\$ 311,017	\$ 314,128	\$ 317,269	\$ 320,442	\$ 323,646	\$ 326,882	\$ 330,151	\$ 333,453	\$ 336,787	\$ 340,155	\$ 343,557	\$ 346,992	\$ 350,462	\$ 353,967	\$ 357,507
Other Income	1.0%	12,960	13,090	13,220	13,353	13,486	13,621	13,757	13,895	14,034	14,174	14,316	14,459	14,604	14,750	14,897	15,046	15,197	15,349	15,502	15,657
Vacancy	1.0%	(21,622)	(21,838)	(22,056)	(22,277)	(22,500)	(22,725)	(22,952)	(23,181)	(23,413)	(23,647)	(23,884)	(24,123)	(24,364)	(24,608)	(24,854)	(25,102)	(25,353)	(25,607)	(25,863)	(26,121)
Operating Expenses	2.0%	(141,324)	(144,151)	(147,034)	(149,975)	(152,974)	(156,034)	(159,154)	(162,337)	(165,584)	(168,896)	(172,274)	(175,719)	(179,234)	(182,818)	(186,475)	(190,204)	(194,008)	(197,888)	(201,846)	(205,883)
Cap. Reserve	3.0%	(10,500)	(10,815)	(11,139)	(11,474)	(11,818)	(12,172)	(12,538)	(12,914)	(13,301)	(13,700)	(14,111)	(14,534)	(14,970)	(15,420)	(15,882)	(16,359)	(16,849)	(17,355)	(17,876)	(18,412)
NOI		135,436	135,167	134,861	134,517	134,133	133,708	133,241	132,731	132,177	131,577	130,930	130,234	129,488	128,692	127,842	126,938	125,978	124,961	123,884	122,747
Debt Service																					
RMCRC		49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828	49,828
OWHLF		23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615	23,615
RDA		43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607	43,607
		117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050	117,050
Net Cash Flow		\$ 18,386	\$ 18,117	\$ 17,811	\$ 17,467	\$ 17,083	\$ 16,658	\$ 16,191	\$ 15,681	\$ 15,127	\$ 14,527	\$ 13,880	\$ 13,184	\$ 12,438	\$ 11,642	\$ 10,792	\$ 9,888	\$ 8,928	\$ 7,911	\$ 6,834	\$ 5,697
DCR (aggregate)		1.16	1.15	1.15	1.15	1.15	1.14	1.14	1.13	1.13	1.12	1.12	1.11	1.11	1.10	1.09	1.08	1.08	1.07	1.06	1.05

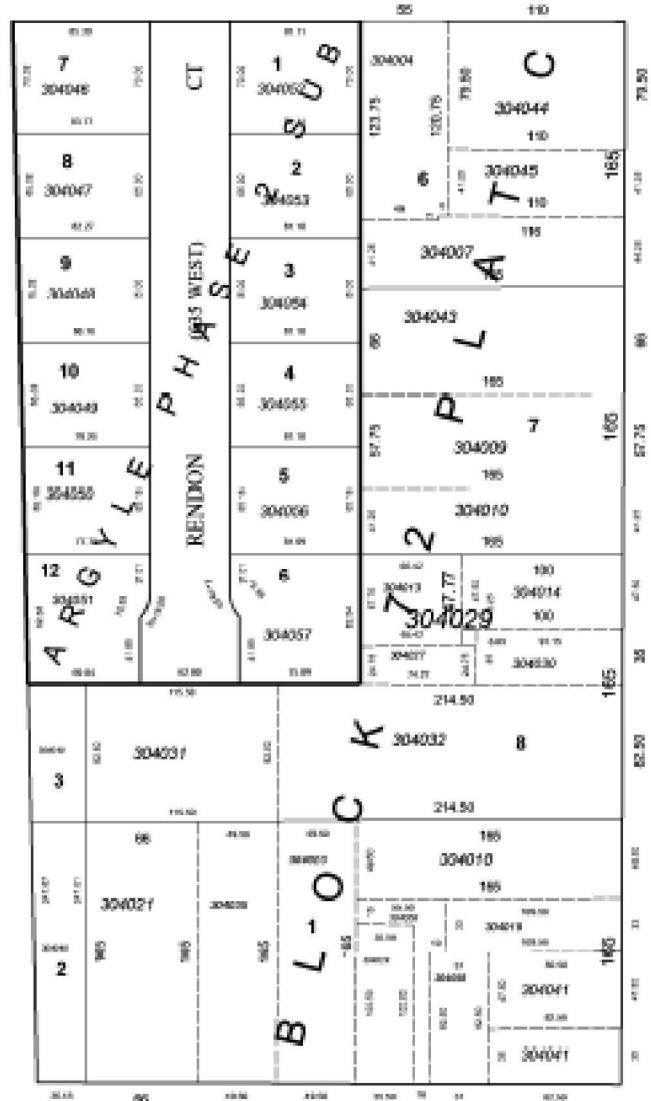
CITIZENS WEST 3

SITE LOCATION MAP



-  Citizens West Site
-  Religious
-  Office/ Employment
-  Park
-  Restaurant/ Cafe/ Food
-  Education
-  Transit Stop

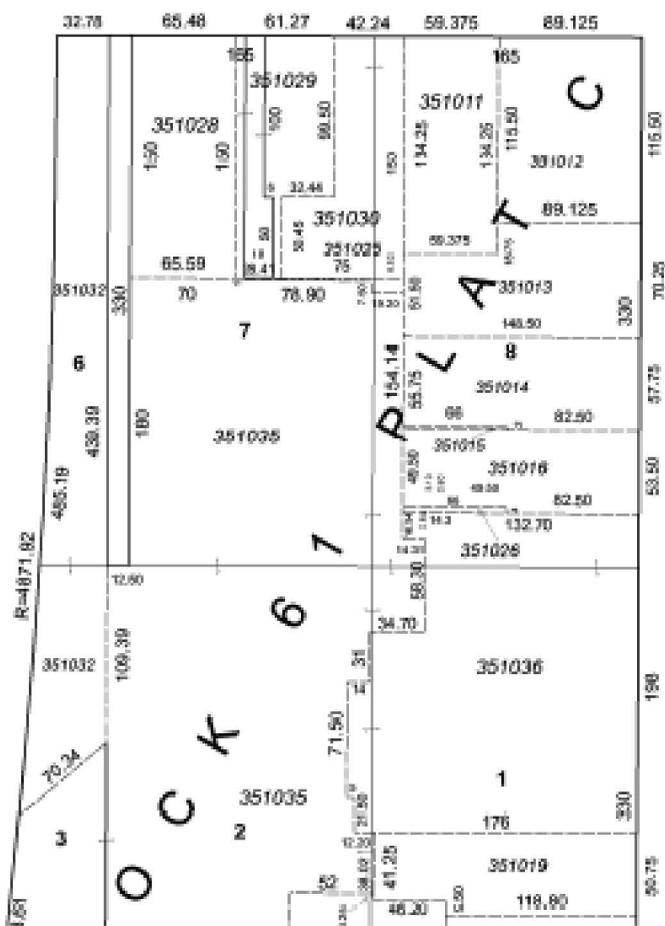
I-15



300 N

ST

I-15



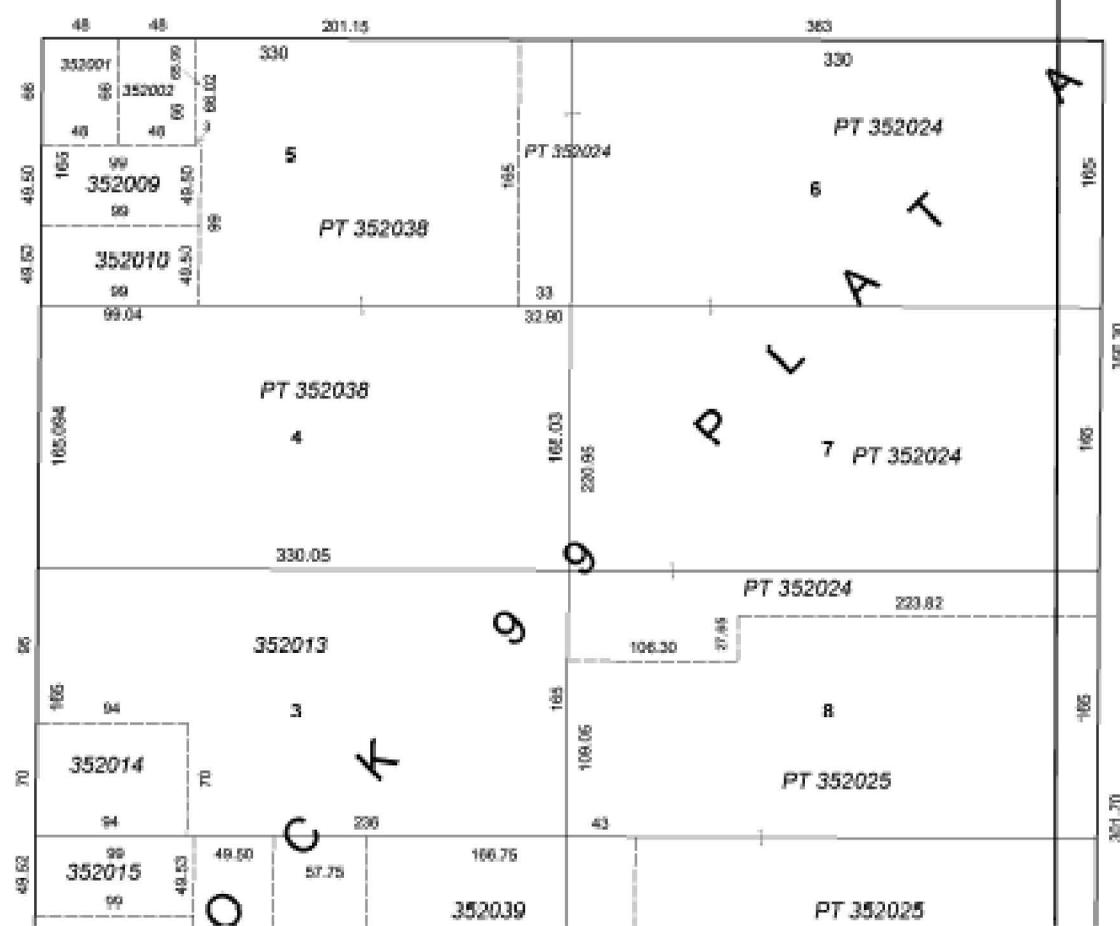
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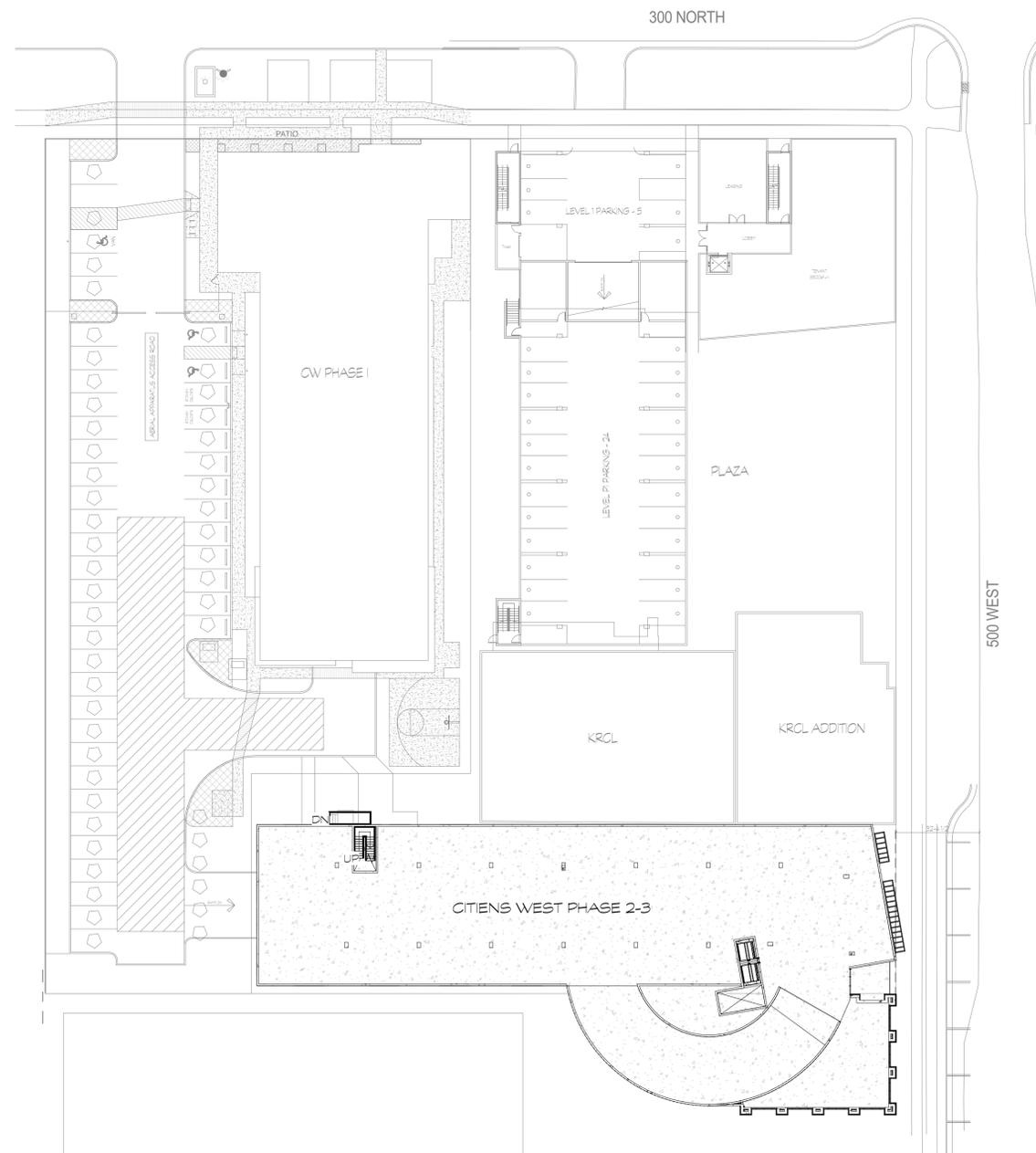
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500 W



PARKING COUNT

Level	Type	Count
Level 1	8'-3" x 18'	10
Level 1	9'-3" x 18'	24
Level 2	8'-3" x 18'	13
Level 2	9'-3" x 18'	29

Grand total: 76

PARKING REQUIRED

3BED - 1.0 X 25 = 25 STALLS
 4BED - 1.0 X 10 = 10 STALLS
 STUDIO - .5 X 45 = 22.5 STALLS

 COMMERCIAL - 31,000SF X 2,814SF = 8.4 STALLS
 LEASING - 31,000SF X 515SF = 1.5 STALLS

68 TOTAL STALLS REQUIRED

SITE INFORMATION

500 W 300 N
 TSA TRANSITION ZONE

UNIT SCHEDULE

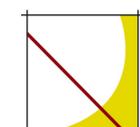
Name	Count
Unit 3B	18
Unit 3C	7
Unit 4B	10
Unit 5B	45

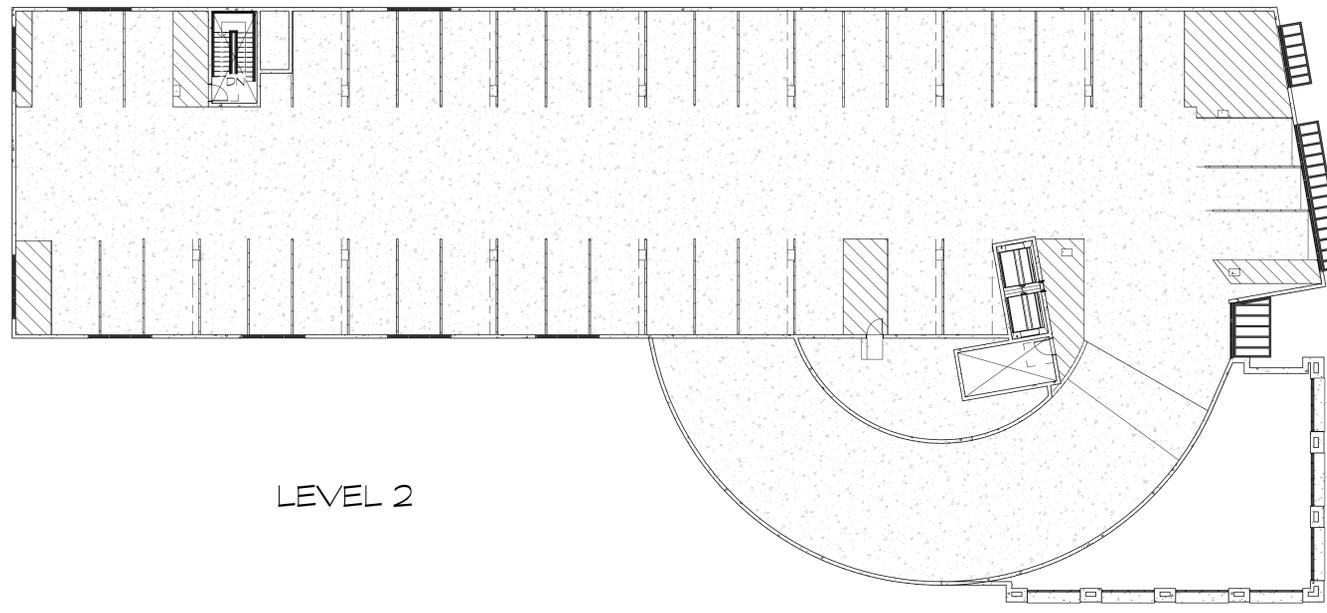
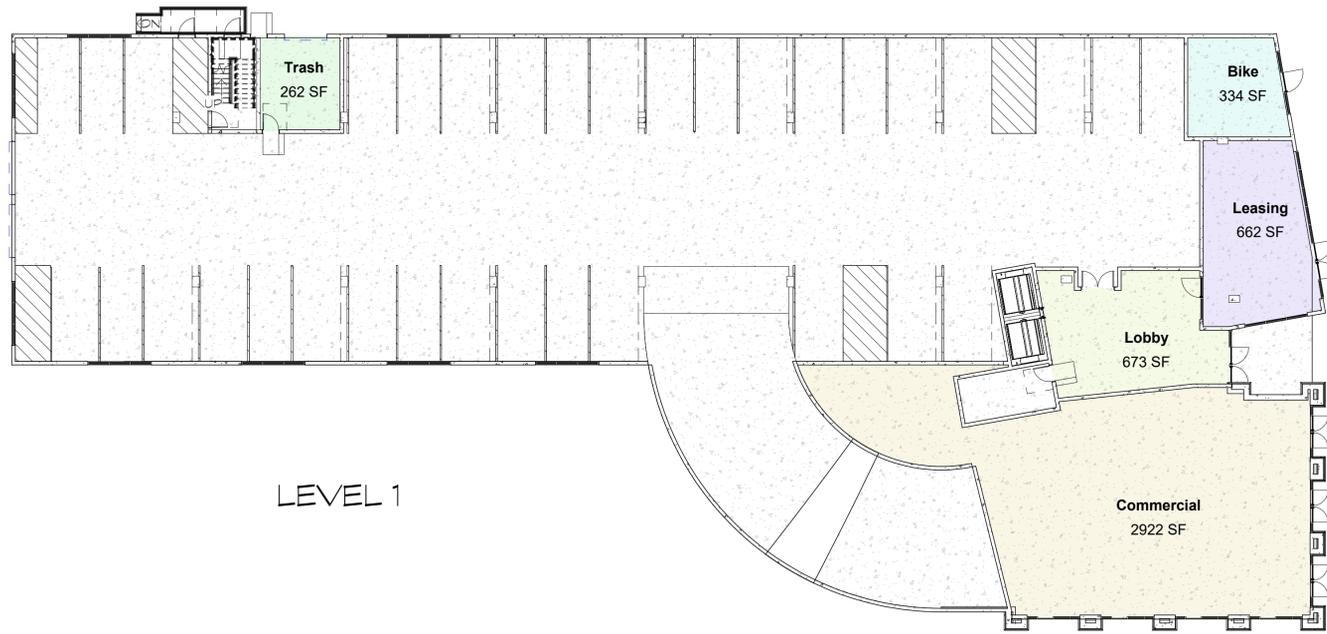
Grand total: 80

Citizens West Phases 2 & 3 will be co-located in the same apartment building. There are a total of 80 units in the apartment building, 50 of those units are attributed to phase 2 and 30 units are part of phase 3. Therefore, the same design/floorplans are being submitted for both phases because they will be constructed simultaneously.



SCALE 1" = 30'





PARKING COUNT		
Level	Type	Count
Level 1	8'-3" x 18'	10
Level 1	9'-3" x 18'	24
Level 2	8'-3" x 18'	13
Level 2	9'-3" x 18'	29
Grand total:		76

UNIT SCHEDULE	
Name	Count
Unit 3B	18
Unit 3C	7
Unit 4B	10
Unit 5B	45
Grand total: 80	

PARKING REQUIRED	
3BED - 1.0 X 25 = 25 STALLS	
4BED - 1.0 X 10 = 10 STALLS	
STUDIO - .5 X 45 = 22.5 STALLS	
COMMERCIAL - 31,000SF X 2,814SF = 8.4 STALLS	
LEASING - 31,000SF X 515SF = 1.5 STALLS	
68 TOTAL STALLS REQUIRED	



UNIT SCHEDULE	
Name	Count
Unit 3B	18
Unit 3C	7
Unit 4B	10
Unit 5B	45
Grand total: 80	



LEVEL 3



LEVEL 4



UNIT SCHEDULE	
Name	Count
Unit 3B	18
Unit 3C	7
Unit 4B	10
Unit SB	45
Grand total: 80	

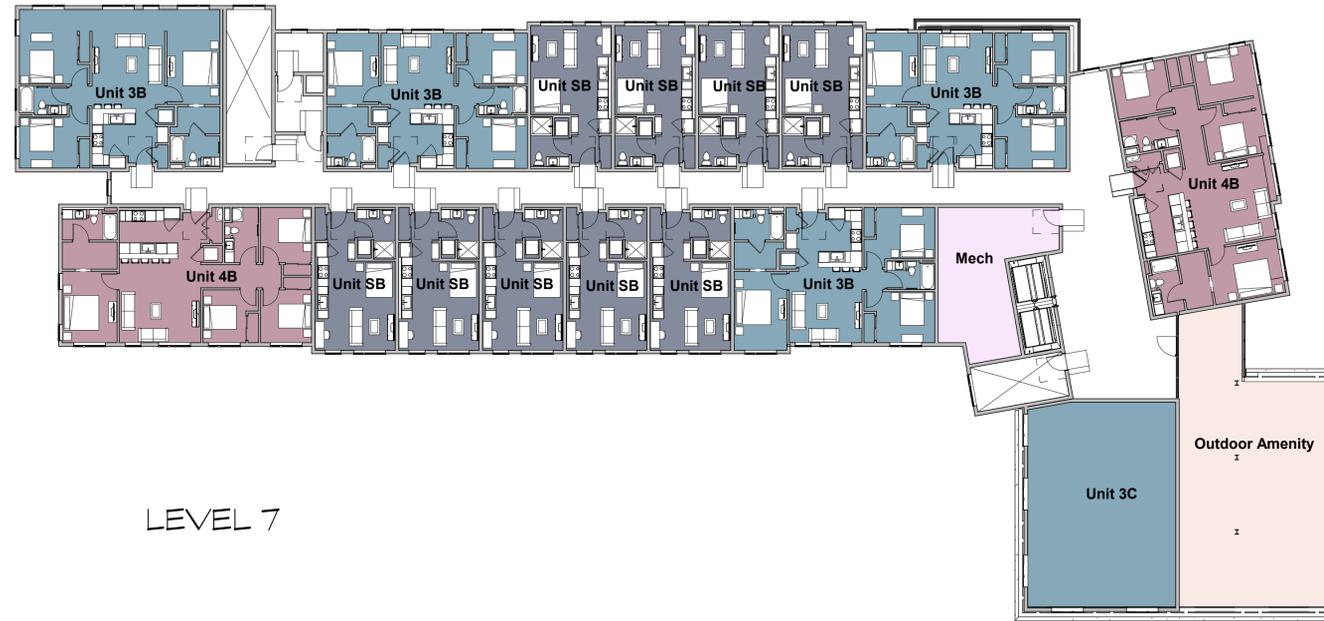


LEVEL 5



LEVEL 6





LEVEL 7

UNIT SCHEDULE	
Name	Count
Unit 3B	18
Unit 3C	7
Unit 4B	10
Unit SB	45
Grand total: 80	

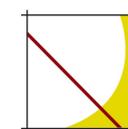




EAST ELEVATION



SOUTH ELEVATION





NORTH ELEVATION



WEST ELEVATION



500 WEST LOOKING NORTH



500 WEST LOOKING SOUTH



UNION PLAZA



PARKING LOT



AERIAL



AERIAL

**APPRAISAL REPORT
A 0.409-ACRE PARCEL OF LAND**

**LOCATED AT
509 WEST 300 NORTH
SALT LAKE CITY, UTAH 84116**

**WESTERN STATES
MULTIFAMILY**



6440 Wasatch Blvd., Suite 215
Salt Lake City, Utah
84121

Phone: 801-278-4796
Email: jeff@wsmultifamily.com

FILE #2205-04s

**JEFF NEESE, MAI
APPRAISER**

**PREPARED FOR
GIV DEVELOPMENT AND GIV COMMUNITIES**

**DATE OF VALUATION:
MAY 31, 2022**

**DATE OF THE REPORT:
JUNE 7, 2022**



western states
multifamily
appraisers & consultants

June 7, 2022

Ms. Amanda Dillon
Giv Development and Giv Communities
50 North 600 West
Salt Lake City, UT 84116

Ms. Claudia O'Grady
Vice President Multifamily Finance
Utah Housing Corporation
2479 South Lake Park Boulevard
West Valley City, Utah 84120

Description:	<i>A 0.409-acre parcel of land planned for development with an 80-unit LIHTC apartment project.</i>
Address:	<i>509 West 300 North</i>
Municipality:	<i>Salt Lake City, Utah 84116</i>
Tax Identification Number:	<i>08-36-305-079 (part)</i>
Owner of Record:	<i>Attuned Development, LLC</i>
Client:	<i>Giv Development and Giv Communities</i>
Intended Users:	<i>Giv Development and Giv Communities</i> <i>Utah Housing Corporation</i>
Western States File No:	<i>2205-04s</i>

Dear Ms. Dillon and Ms. O'Grady:

At your request, an Appraisal Report has been completed on a parcel of land located at 509 West 300 North, Salt Lake City, Utah. An investigation of current data, as well as a complete analysis, has been conducted in order to form an opinion of value. The data, analyses, and conclusions are presented in a narrative format within the body of the report.

The analyses, opinions, and conclusions, as well as the preparation of this report, have been in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute. The value of the property has been determined in accordance with requirements of the current Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation.

Therefore, after analyzing and reconciling all of the data presented in the report, I am of the opinion that the market value of the fee simple interest in the subject property, located at 509 West 300 North, Salt Lake City, Utah, as of the date of inspection, May 31, 2022, is:

**ONE MILLION SEVEN HUNDRED NINETY-FIVE THOUSAND DOLLARS
(\$1,795,000).**

The value reflects the rights associated with fee simple title and is subject to the assumptions and limiting conditions as stated in this report.

No value has been assigned to any personal property, furniture, fixtures, or goodwill.

The undersigned hereby acknowledges 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.

Your attention is invited to the attached appraisal report, which outlines in detail the data collected and used to form an opinion of value for the above described property.

Respectfully submitted,



Jeff Neese, MAI

Utah State Certified General Appraiser
License #5451871-CG00 (Exp. 6/30/23)

JN/cj
Enc.

APPRAISAL REPORT PREFACE

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CERTIFICATION OF APPRAISER

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property appraised that is the subject of this report and have no personal interest with respect to the parties involved.
- I completed a market study for use in a LIHTC application in conjunction with this appraisal. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- Scott Rojahn, a trainee appraiser, provided professional assistance for this report. No other persons provided significant real property appraisal assistance to the person signing this certification.

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 and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute. Additionally, 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.

The undersigned hereby acknowledges 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. No further steps were necessary to comply with the Competency Provisions of the USPAP.

6/7/2022

Date signed



Jeff Neese, MAI

Utah State Certified General Appraiser License #5451871-CG00 (Exp. 6/30/23)
--

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

No responsibility is assumed for the legal description or for matters included in legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in the report.

The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated in report.

Responsible ownership and competent property management are assumed.

The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

It is assumed that there are no hidden or unapparent conditions of the property or its subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government, or from any private entity or organization, has been or can be obtained or renewed for any use on which the value opinion contained in this report is based.

It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

ASSUMPTIONS AND LIMITING CONDITIONS (CONT'D)

This appraisal report has also been made with the following general limiting conditions:

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.

Possession of this report, or a copy thereof, 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.

The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

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 the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

EXECUTIVE SUMMARY

Property Appraised	A 0.409-acre parcel of land, planned for development of an 80-unit LIHTC apartment project.
Location:	South side of 300 North, between 500 West and 600 West
Address:	509 West 300 North Salt Lake City, Utah 84116
Purpose of the Appraisal	Form an opinion of market value for the site.
Use and Users of the Appraisal	For use by Giv Development and Giv Communities, for use in conjunction with an application for Low-Income Housing Tax Credits.
Property Rights Appraised	Fee Simple
Tax I.D. Numbers:	08-36-305-079 (part)
Owner of Record:	Attuned Development, LLC
Land Size:	0.409 acres (17,800 square feet)
Zoning:	TSA-UC-T
Jurisdiction	Salt Lake City
Existing Improvements	None
Highest and Best Use	Multifamily residential development
Final Market Value Opinion "As Is"	\$1,795,000
Date of Inspection and Date of Valuation	May 31, 2022
Date of the Report	June 2, 2022
Projected Marketing Time	One year or less
Projected Exposure Time	One year or less

FACTUAL DESCRIPTION

IDENTIFICATION OF PROPERTY AND STATEMENT OF OWNERSHIP

Property Appraised	A 0.409-acre parcel of land intended for multifamily development.
Location:	South side of 300 North, between 500 West and 600 West.
Address:	509 West 300 North Salt Lake City, Utah 84116
Jurisdiction	Salt Lake City
Tax I.D. Numbers:	08-36-305-079 (part)
Owner of Record:	Attuned Development, LLC
Legal Description	
<p>BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 100, PLAT A, SALT LAKE CITY SURVEY; 00^00'59" EAST 330.23 FEET TO THE SOUTHEAST CORNER OF LOT 8 (RECORD 330 FT); S 89^59'34" WEST 250.12 FEET; NORTH 00^00'47" WEST 85.05 FEET; NORTH 89^59'27" EAST 85.04 FEET; NORTH 00^00'51" WEST 245.15 FEET; NORTH 89^59'08" EAST 165.06 FEET (RECORD 165 FEET) TO BEGINNING. (BEING PART OF LOT 7 AND ALL OF LOT 8 OF SD SUB). (PART)</p>	

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of market value of the fee simple interest in a 0.409-acre parcel of land, as of the date of inspection, May 31, 2022. This report presents the data and reasoning used in forming an opinion of value.

USE AND INTENDED USERS OF THE APPRAISAL

The appraisal report is intended for use by Giv Development and Giv Communities and Utah Housing Corporation for use in conjunction with an application for Low-Income Housing Tax Credits.

EFFECTIVE DATE OF THE APPRAISAL, DATE OF INSPECTION AND DATE OF THE REPORT

The effective date of the appraisal is as of the date of inspection, May 31, 2022. The date of the report is June 2, 2022.

PROPERTY RIGHTS APPRAISED

The property rights appraised include those associated with the fee simple interest. The appraisal is made under the assumption that the present ownership of the subject includes all of the rights that may be lawfully owned, subject to easements of record.

DEFINITIONS

FEE SIMPLE ESTATE

"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."¹

MARKET VALUE

"Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from the seller to buyer under conditions whereby:

- *buyer and seller are typically motivated;*
- *both parties are well informed or well advised, and acting in what they consider their own best interest;*
- *a reasonable time is allowed for exposure in the open market;*
- *payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."²*

"AS IS" PREMISE

"Market Value 'as is' on appraisal date means an estimate of the market value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date the appraisal is prepared."³

¹The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, 2022. p. 73.

² Definition of "Market" Value - "Market Value" as defined in the Rules and Regulations, Federal Register, Vol. 55, No. 165, page 34696, as of Friday, December 44, 1990, 12 CFR Part 34.42(f).

³Appraisal Policies and Practices of Insured Institutions and Service Corporations, Federal Home Loan Bank Board, "Final Rule", 12 CFR Parts 563 and 571, December 21, 1987.

PERSONAL PROPERTY, FF & E, AND INTANGIBLES

No personal property, furniture, fixtures and equipment, or intangibles are included among the assets being valued in this report.

MARKETABILITY

Rick Davidson of Newmark Grubb ACRES, Greg Barratt of Berkadia, and Kip Paul of Cushman & Wakefield were all contacted regarding the likely exposure and marketing time for projects similar to the subject. They are all actively involved in selling multifamily sites similar to the subject. These experts all indicated that reasonably priced multifamily sites are typically available for only a short period. Many buyers are active in the market and there are relatively few sites for sale at any given time.

Marketing Time

Marketing Time is defined as: “An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal⁴”.

Currently, there is little demand for development of “for sale” multifamily housing. However, the rental market is fairly strong and financing is available for development of apartments. However, there are a limited number of potential buyers for any multifamily site. Therefore, the marketing time is projected at one year or less.

Exposure Time

Exposure Time is defined as the “estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.”⁵

There is demand for apartment sites at the present time. Most sites are only on the market for only a short period prior to a sale being negotiated. However, as a buyer must generally design a project and obtain financing prior to closing, the exposure time is projected at one year or less.

⁴ The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, 2022. p.116.

⁵ The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, 2022, p. 68.

RECENT HISTORY OF THE APPRAISED PROPERTY

The site is part of a larger tract of land being developed with several apartment projects. The site is currently improved with a warehouse building and planned for development of an 80-unit LIHTC apartment project.

There are known sales or listings of the property over the past three years.

SCOPE OF WORK

The local real estate market was studied and analyzed in order to develop an opinion of value for the subject property. Conversations and interviews took place with various government staff employees regarding zoning, flood plain, ownership, etc. Several discussions with local Realtors and other market participants were conducted.

The site was inspected on May 31, 2022.

Thereafter, comparable data were collected and analyzed using the appropriate accepted approaches to estimating value. The market research and analysis of the data are considered complete and are described in the following pages. The property was valued using the Sales Comparison approach to value.

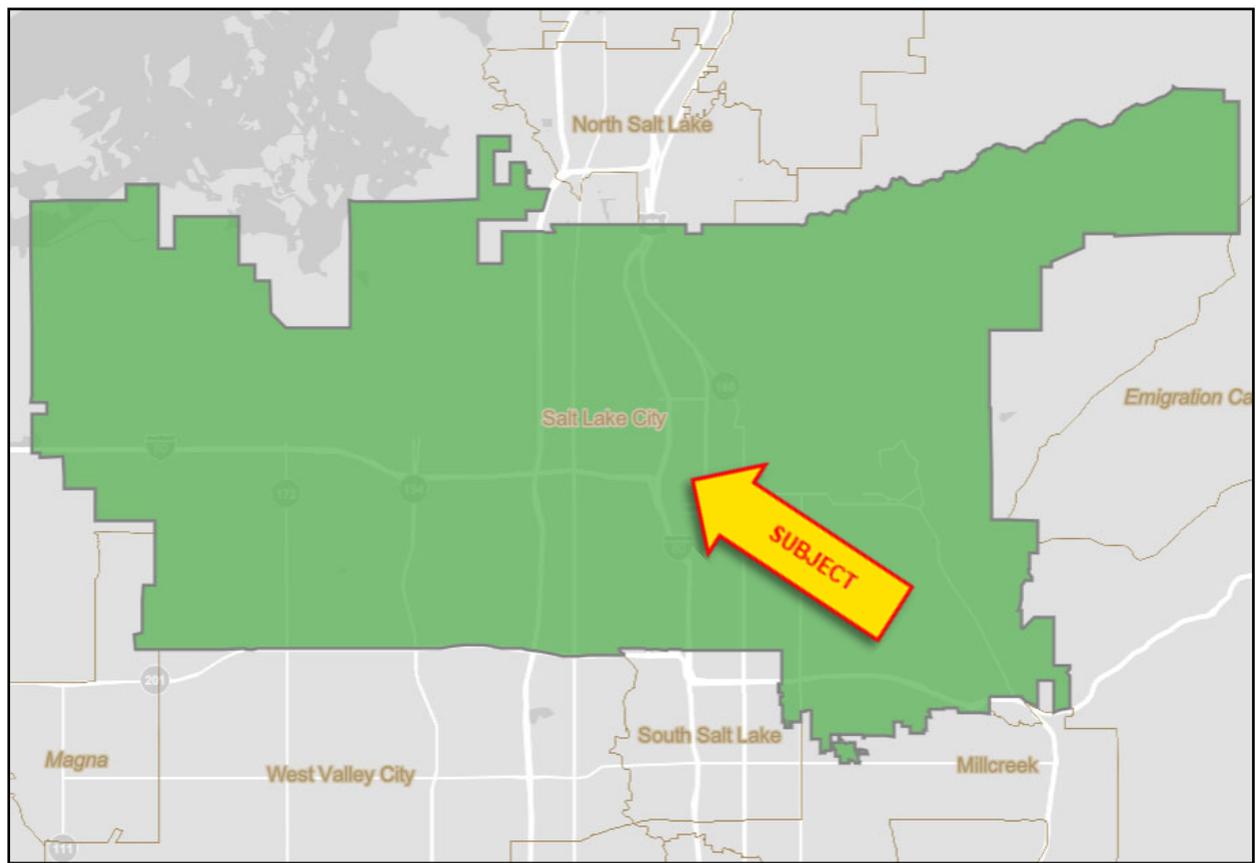
Utah is a nondisclosure state, meaning that when a property sells; neither the seller nor the buyer is required to divulge the sales price. Therefore, to locate recent sales, I contacted many owners and brokers active in the local market. The reporting of the descriptive data is included in full detail in this report. The analysis and reporting of the market data are complete and conform to the requirements adopted by the Appraisal Institute.

I completed a market study for use in an application for Low-Income Housing Tax Credits in conjunction with this appraisal. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

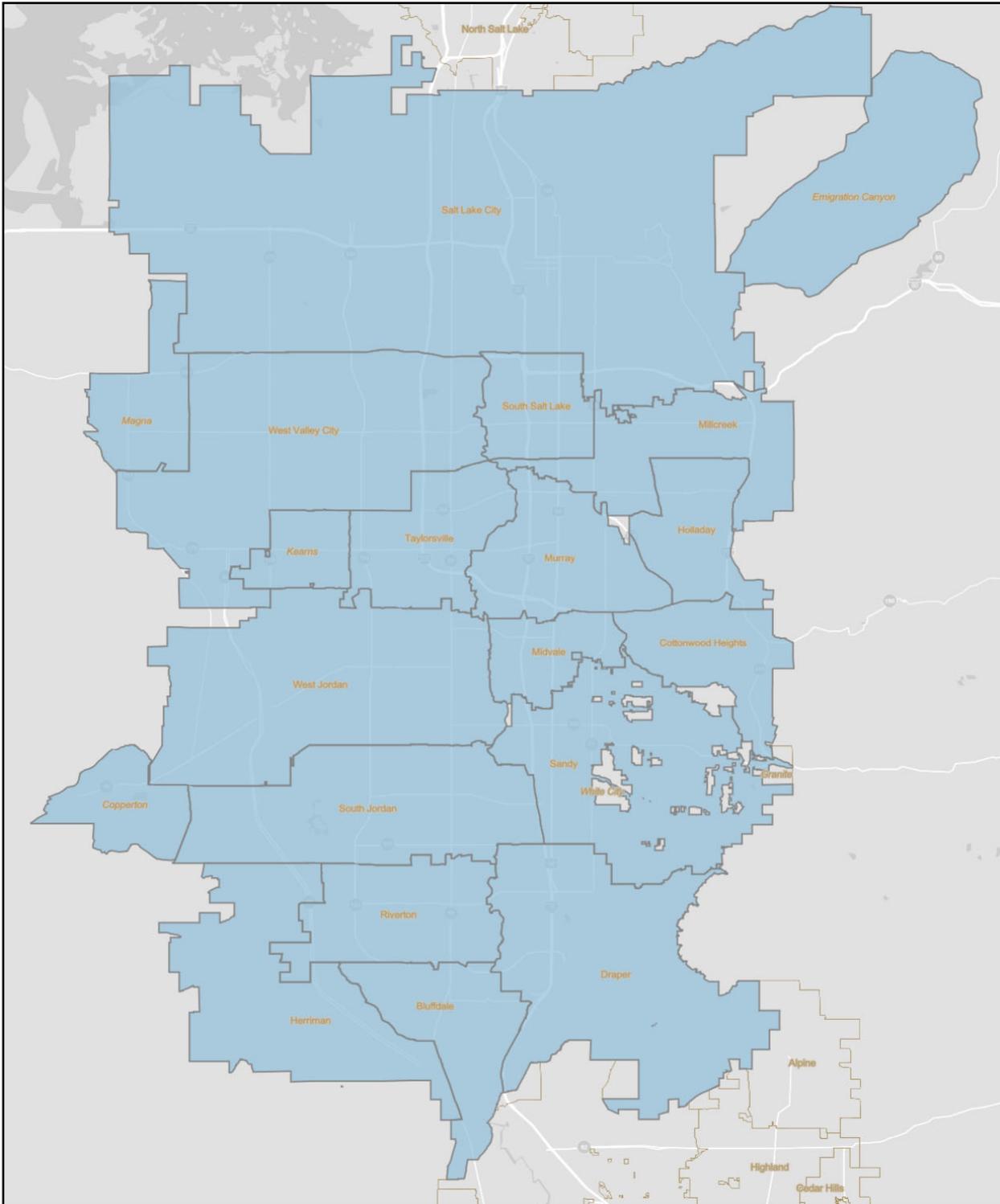
MARKET / SUBMARKET DEFINITION

The Primary Market Area is considered to be Salt Lake City. The Secondary Market Area is Salt Lake County.

PRIMARY MARKET AREA MAP (SALT LAKE CITY)



SECONDARY MARKET AREA MAP (SALT LAKE COUNTY)



SALT LAKE COUNTY AREA DESCRIPTION

The site is located in Salt Lake City. Salt Lake City is the financial, governmental and cultural hub of the State of Utah. An overview of demographic and economic conditions in Salt Lake County is presented below.

Population

According to the US Census Bureau, the population of Salt Lake County was 1,029,665 as of 2010. Between 2000 and 2010, the population of the county grew by 14.6%, an average of about 1.35% per year. As of 2020, the population is estimated at 1,185,238, which is an increase of 15.1% since 2010.

Both Salt Lake County and Utah's percentage population growth has outpaced the national average each of the last seven decades.

Salt Lake City is the largest city in Salt Lake County, making up 16.9% of the total population. The second largest city in the county is West Valley City, making up 11.9% of the total population. Between 2010 and 2020, the trends in population for Salt Lake County's cities were as follows:

SALT LAKE COUNTY AND CITY POPULATION FIGURES 2010 & 2020			
	2010	2020	Increase
Salt Lake County	1,029,655	1,185,238	15.1%
Salt Lake City	186,440	199,723	7.1%
West Valley City	129,480	140,230	8.3%
West Jordan	103,712	116,961	12.8%
Sandy	87,461	96,904	10.8%
South Jordan	50,418	77,487	53.7%
Millcreek	62,139	63,380	2.0%
Taylorsville	58,652	60,448	3.1%
Herriman	21,875	55,144	152.1%
Draper	42,274	51,017	20.7%
Murray	46,746	50,637	8.3%
Riverton	38,753	45,285	16.9%
Midvale	27,964	36,028	28.8%
Cottonwood Heights	33,433	33,617	0.6%
Holladay	26,472	31,965	20.8%
South Salt Lake	23,617	26,777	13.4%
Bluffdale	7,598	17,014	123.9%

Source: U.S. Census Bureau

Although Salt Lake County benefits from net migration most years, natural increase has historically accounted for the greatest percentage of population increase. Over the past decade, about 87% of the county's population growth was due to natural increase.

Salt Lake County has shown strong population growth trends for the past 70 years. Since 1940, the average annual rate of growth has been 2.2%.

SALT LAKE COUNTY POPULATION TRENDS		
Year	Population	Percentage Increase
1940	213,700	-
1950	279,000	30.6%
1960	387,800	39.0%
1970	461,500	19.0%
1980	625,000	35.4%
1990	728,298	16.5%
2000	902,777	24.0%
2010	1,029,665	14.1%
2020	1,185,238	15.1%
2025 Projection	1,254,975	5.9% (5 years)

Sources:
Historical Figures - U.S. Census Bureau
Projection – The Kem C. Gardner Policy Institute (2018-2028 Short-Term State and County Projections) projects that the county's population will increase at an average annual rate of 1.18% between 2020 and 2025. Therefore, the actual 2020 U.S. Census population estimate has been trended forward at an annual rate of 1.15% to project the 2025 population.

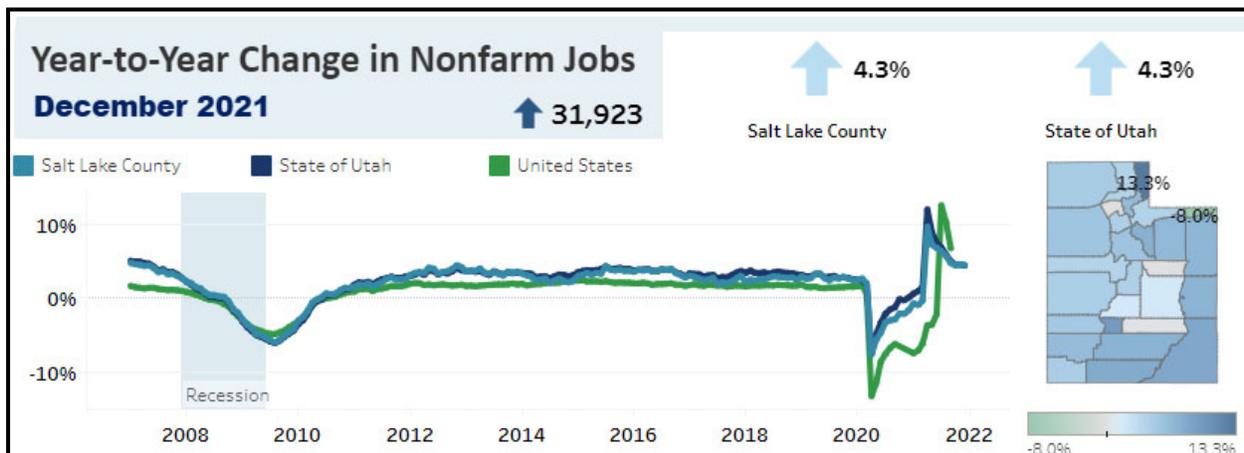
Employment

Employment in Salt Lake County increased every year from 2003 through 2008, before declining 2009 thru 2011. However, employment increased each year from 2012 to 2019. The unemployment rate steadily declined from 2010 to 2019, before increasing in 2020 due to the COVID-19 pandemic. The March 2022 unemployment rate was 2.1%, down from the 4.9% March 2020 figure. Total employment increased 6.8% from March 2020 to March 2022.

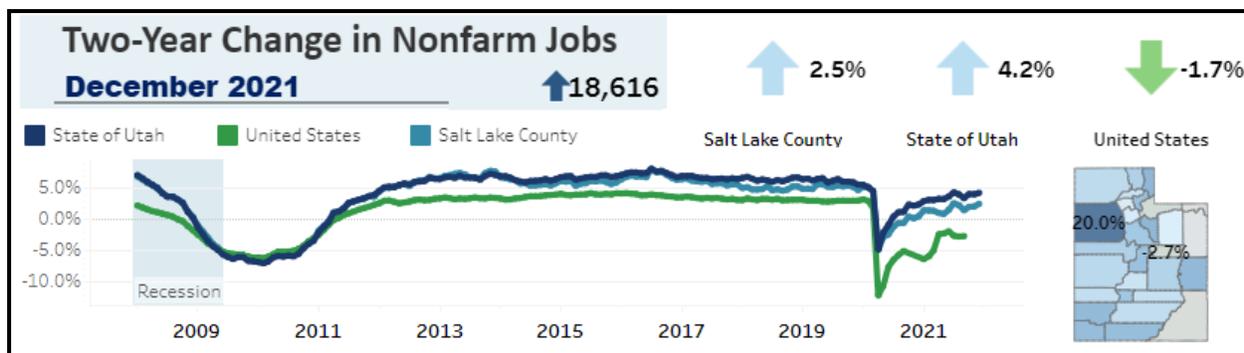
SALT LAKE COUNTY TREND IN EMPLOYMENT 2010 TO 2022 (MARCH OF EACH YEAR)				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	546,584	504,544	42,040	7.7%
2011	543,773	502,947	40,826	7.5%
2012	541,383	515,551	25,832	4.8%
2013	557,151	533,771	23,380	4.2%
2014	568,422	547,727	20,695	3.6%
2015	577,667	558,327	13,340	3.3%
2016	595,468	576,435	19,033	3.2%
2017	611,303	592,813	18,490	3.0%
2018	617,976	600,167	17,809	2.9%
2019	628,802	612,760	16,042	2.6%
2020	642,388	610,762	31,626	4.9%
2021	643,615	624,860	18,755	2.9%
2022	666,185	652,453	13,732	2.1%

Source: Utah Department of Workforce Services
Data Is Seasonally Adjusted

When compared to the relatively low levels of employment last spring and summer, all but one sector have added significant amounts of employment. Between December 2020 and December 2021, employment has increased 4.3%, or 31,923 jobs. The highest employment gains over December 2020 occurred in leisure/hospitality, construction and mining.



Note: Due to the extreme and rapid deterioration in nonfarm jobs during April 2020, year-over comparisons (shown above) do not accurately depict the current business cycle. Consequently, the chart below shows the two-year change in nonfarm employment.



Salt Lake County's largest civilian employers are:

<h1>MAJOR EMPLOYERS 2020</h1> 			
<h2>Salt Lake County</h2> 			
Rank	Company	Industry	Annual Average Employment
1	University of Utah	Higher Education	20,000 +
2	State of Utah	State Government	20,000 +
3	Intermountain Health Care	Health Care	15,000-19,999
4	United States Government	Federal Government	10,000-14,999
5	LDS Church Religious Agencies	Religious Organizations	7,000-9,999
6	Zions Bank	Financial Services	7,000-9,999
7	Wal-Mart	Warehouse Clubs/Supercenters	7,000-9,999
8	Granite School District	Public Education	7,000-9,999
9	Jordan School District	Public Education	5,000-6,999
10	Salt Lake County	Local Government	5,000-6,999
11	Amazon Fulfillment Services	Delivery Service	3,000-3,999
12	Canyons School District	Public Education	4,000-4,999
13	Delta Airlines	Transportation	4,000-4,999
14	ARUP Laboratories	Medical Research	3,000-3,999
15	United Parcel Service	Delivery Service	3,000-3,999
16	Smiths	Grocery Stores	3,000-3,999
17	Discover	Financial Services	3,000-3,999
18	Department of Veterans Affairs	Health Care	3,000-3,999
19	Salt Lake City School District	Public Education	3,000-3,999
20	Wells Fargo	Financial Services	3,000-3,999
21	Salt Lake Community College	Higher Education	3,000-3,999
22	U.S. Postal Service	Postal Service	2,000-2,999
23	Goldman Sachs	Financial Services	2,000-2,999
24	L3 Technologies	Manufacturing	3,000-3,999
25	McDonalds	Restaurants	2,000-2,999
26	Biofire Diagnostics	Medical Research	1,000-1,999
27	Utah Transit Authority	Public Transportation	2,000-2,999
28	Kennecott Utah Copper	Mining	2,000-2,999
29	Salt Lake City	Local Government	2,000-2,999
30	Merit Medical Systems	Manufacturing	2,000-2,999
31	Western Governors University	Higher Education	1,000-1,999
32	Skywest Airlines	Transportation	2,000-2,999
33	Costco	Warehouse Clubs/Supercenters	1,000-1,999
34	Mountain America Credit Union	Financial Services	1,000-1,999
35	Harmons	Grocery Stores	1,000-1,999

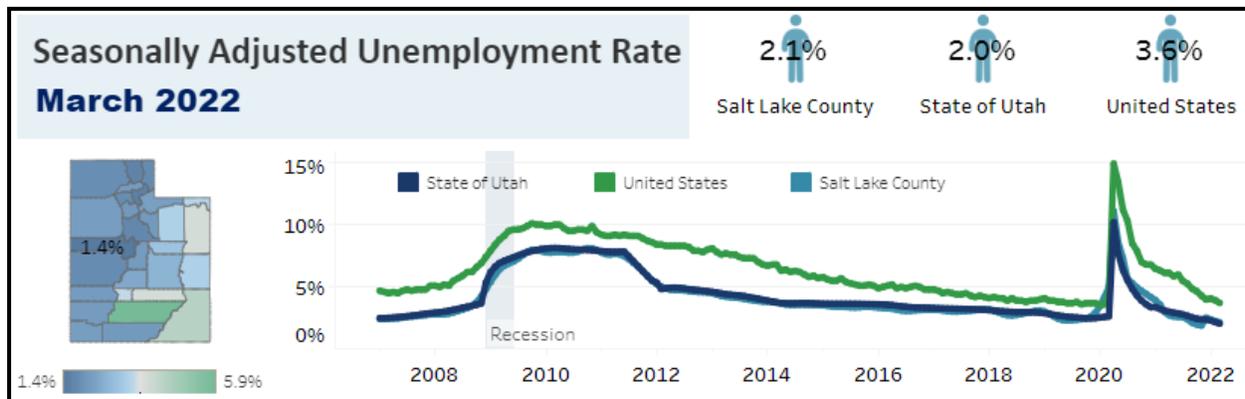
The largest employment sectors are trade, transportation and utilities, professional and business services, and government. The County is the center of Utah's financial activities and government services.

Nonfarm Jobs Two-Year Comparison Fourth Quarter 2021*									
	October 2021			November 2021			December 2021		
	Total Jobs	Numeric Change	Percent Change	Total Jobs	Numeric Change	Percent Change	Total Jobs	Numeric Change	Percent Change
TOTAL	762,307	14,917	2.0%	767,519	15,356	2.0%	770,156	18,616	2.5%
GOODS PRODUCTION	112,576	6,843	6.5%	112,679	6,868	6.5%	112,434	7,508	7.2%
Mining	2,858	163	6.0%	2,829	156	5.8%	2,808	191	7.3%
Construction	50,907	6,004	13.4%	50,718	5,706	12.7%	50,214	5,987	13.5%
Manufacturing	58,811	676	1.2%	59,132	1,006	1.7%	59,412	1,330	2.3%
SERVICE PRODUCTION	649,731	8,074	1.3%	654,840	8,488	1.3%	657,722	11,108	1.7%
Trade/Transport/Util	153,978	7,392	5.0%	157,362	6,795	4.5%	159,359	8,064	5.3%
Wholesale Trade	35,321	2,083	6.3%	35,536	2,218	6.7%	35,632	2,242	6.7%
Retail Trade	76,350	2,429	3.3%	78,509	2,660	3.5%	79,396	2,931	3.8%
Transportation/Warehousing	40,988	3,067	8.1%	42,016	2,139	5.4%	43,021	3,104	7.8%
Utilities	1,319	-187	-12.4%	1,301	-222	-14.6%	1,310	-213	-14.0%
Information	21,892	1,083	5.2%	22,151	1,164	5.5%	22,153	1,495	7.2%
Financial Activities	63,869	3,022	5.0%	64,086	2,985	4.9%	64,334	2,858	4.6%
Finance and Insurance	51,479	2,539	5.2%	51,710	2,487	5.1%	51,829	2,434	4.9%
Real Estate and Rental/Leasing	12,390	483	4.1%	12,376	498	4.2%	12,505	424	3.5%
Prof/Business Svcs	136,646	3,818	2.9%	137,019	4,434	3.3%	136,542	5,518	4.2%
Professional/Sci/Tech Svcs	68,862	7,261	11.8%	69,334	7,512	12.2%	69,714	7,789	12.6%
Management of Companies	16,065	-155	-1.0%	16,088	-144	-0.9%	16,202	-70	-0.4%
Admin Support/Waste Mgt	51,719	-3,288	-6.0%	51,597	-2,934	-5.4%	50,626	-2,201	-4.2%
Ed/Health/Social Svcs	87,990	1,764	2.0%	88,485	1,616	1.9%	88,040	1,626	1.9%
Educational Services	17,417	625	3.7%	17,528	573	3.4%	17,583	591	3.5%
Health Care/Social Services	70,573	1,139	1.6%	70,957	1,043	1.5%	70,457	1,035	1.5%
Leisure/Hospitality	59,331	-3,104	-5.0%	59,879	-2,891	-4.6%	61,912	-2,380	-3.7%
Arts/Entertainment/Recreation	9,196	-183	-2.0%	9,159	-710	-7.2%	9,830	-467	-4.5%
Accommodation/Food Services	50,135	-2,921	-5.5%	50,720	-2,181	-4.1%	52,082	-1,913	-3.5%
Other Services	21,881	-513	-2.3%	21,725	-515	-2.3%	21,731	-598	-2.7%
Government	104,051	-5,386	-4.9%	104,038	-5,100	-4.7%	103,553	-5,477	-5.0%
Federal	11,417	-215	-1.8%	11,387	-282	-2.4%	11,326	-408	-3.5%
Local	44,261	-2,022	-4.4%	44,303	-1,764	-3.8%	44,078	-1,848	-4.0%
State	48,373	-3,149	-6.1%	48,348	-3,054	-5.9%	48,149	-3,221	-6.3%
Unclassified	93	-2	-2.1%	95	0	0.0%	98	2	2.1%
Covered Agriculture*	610	276	82.6%	373	99	36.1%	453	200	79.1%

*Preliminary; Source: Utah Department of Workforce Services.

Unemployment

Salt Lake County's unemployment rate stands at 2.1% (March 2022), which is slightly above the statewide average of 2.0% and well below the national average of 3.6%.



The unemployment rate in Salt Lake County has historically mirrored the rate for the state as a whole. Employment increased by 108,216 or 21.4%, from March 2010 to March 2019. The unemployment rate increased to 11.2% in April 2020 due to the COVID-19 pandemic, but by March 2021, the unemployment fell back to 2.9%. As of March 2022, the unemployment rate for Salt Lake County is 2.1%.

Total employment in Utah increased by 25.5% between March 2010 and March 2019. Total employment in Salt Lake County increased by 6.8% from March 2020 to March 2022.

TRENDS IN EMPLOYMENT 2010 - 2022
SALT LAKE COUNTY AND STATE OF UTAH
(MARCH OF EACH YEAR)

Year	SALT LAKE COUNTY			STATE OF UTAH		
	Employment	Growth Rate	Unemployment Rate	Employment	Growth Rate	Unemployment Rate
2010	504,544	-	7.7%	1,245,524	-	8.0%
2011	502,947	-0.3%	7.5%	1,240,829	-0.4%	7.7%
2012	515,551	2.5%	4.8%	1,271,263	2.5%	4.8%
2013	533,771	3.5%	4.2%	1,314,333	3.4%	4.4%
2014	547,727	2.6%	3.6%	1,354,871	3.1%	3.7%
2015	558,327	1.9%	3.3%	1,390,696	2.6%	3.5%
2016	576,435	3.2%	3.2%	1,435,988	3.3%	3.5%
2017	592,813	2.8%	3.0%	1,494,287	4.1%	3.2%
2018	600,167	1.2%	2.9%	1,529,314	2.3%	3.0%
2019	612,760	2.1%	2.6%	1,563,707	2.2%	2.7%
2020	610,762	-0.3%	4.9%	1,589,690	1.7%	2.5%
2021	624,860	2.3%	2.9%	1,619,819	1.9%	3.0%
2022	652,453	4.4%	2.1%	1,672,123	3.3%	2.0%

Source: Utah Department of Workforce Services. Seasonally adjusted.

Incomes

The US Department of Housing and Urban Development indicates the median income for a 4-person household in Salt Lake County is \$102,400 for 2022. This represented a 10% increase from 2021, when the median income was \$92,200. Since 1999, the average annual increase has been 3.1%.

Wages

For the third quarter of 2021, the average monthly wage in the private sector in Salt Lake County was \$5,319. This is 113% of the state-wide average wage of \$4,689. Salt Lake County is the center of government and finance for the state of Utah.

AVERAGE WAGES FOR SALT LAKE COUNTY AND STATE OF UTAH (THIRD QUARTER 2021)		
	Salt Lake County	State of Utah
Total Private Sector	\$5,319	\$4,689
Agriculture	\$3,310	\$3,063
Mining	\$7,782	\$6,589
Utilities	\$8,356	\$8,474
Construction	\$5,362	\$4,858
Manufacturing	\$5,524	\$5,333
Wholesale Trade	\$6,852	\$6,325
Retail Trade	\$3,846	\$3,357
Transportation and Warehousing	\$4,870	\$4,667
Information	\$8,438	\$8,748
Finance & Insurance	\$7,431	\$6,965
Real Estate and Rental Leasing	\$5,449	\$4,832
Professional / Scientific & Technical Svs	\$7,883	\$7,178
Management of Companies / Enterprises	\$7,633	\$7,282
Admin, Support, Waste Mgt, Remediation	\$3,942	\$3,686
Education Services	\$4,324	\$3,455
Health Care & Social Assistance	\$4,808	\$4,299
Arts, Entertainment and Recreation	\$3,840	\$2,630
Accommodation and Food Services	\$2,048	\$1,882
Other Services	\$3,662	\$3,356
Unclassified Establishments	\$7,722	\$6,248
Total Public Sector	\$5,172	\$4,442
Federal Government	\$6,772	\$5,966
State Government	\$5,598	\$4,671
Local Government	\$4,240	\$3,795

Source: Utah Department of Workforce Services. 3rd Quarter 2021.

Commuting Patterns

The Interstate-15 corridor runs north/south through the Salt Lake Valley. Commuter rail and light rail lines generally follow the same corridor. Major employment centers are found in downtown Salt Lake City, the University of Utah, the Salt Lake International Airport and in the industrial corridor in the northwestern portion of Salt Lake County.

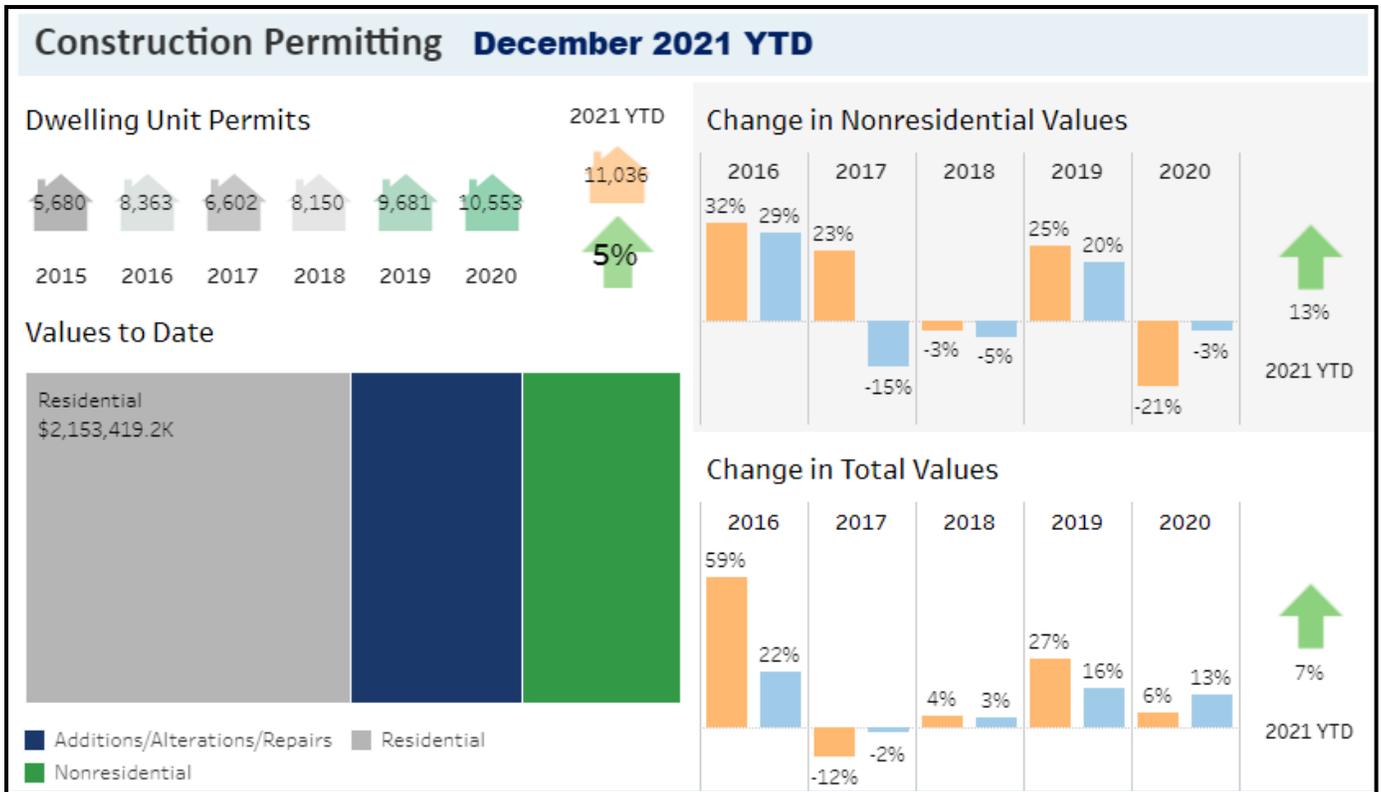
Proximity to freeways and public transportation are a major factor in the success of apartment projects.

Construction

Residential construction in Salt Lake County reached 7,746 new dwelling units in 2015. The number of new dwelling units declined to a low of only 2,193 units in 2010, before increasing each of the next four years. The number of new dwelling units has generally continued to increase, reaching 9,798 in 2019. This is a 19.9% increase over the 2018 figure. During 2015, residential construction value was up 5.0% compared to 2014. Residential construction value increased by 34.6% during 2016. Residential construction increased year-over-year from 2017 until 2021, reaching an all-time high of in 2021 at 11,037 units and nearly \$2.2 billion.

Nonresidential construction reached over \$848 million in 2007 but was only approximately \$308 million in 2010. Nonresidential construction value increased each year from 2013 to 2017, before declining slightly in 2018. However, nonresidential construction value peaked at \$1,188.5 million in 2019, a 18.8% increase over the 2018 figure.

Total construction value reached \$2.15 billion in 2007 and reached a low of \$1.04 billion 2010. In 2014, total construction value was about \$2.03 billion, which was a 27.2% increase from the 2013 figure. During 2015, total construction value was up 3.3% compared to 2014. Total construction value increased 55.8% in 2016, before declining 12.7% in 2017 and increasing 5.2% in 2018. Total construction value peaked at \$4.3 billion in 2021, a 0.2% increase over the 2020 figure.



PERMIT-AUTHORIZED CONSTRUCTION IN SALT LAKE COUNTY
(2000 TO MARCH 2022)

Year	Number of New Dwelling Units	% Chng from Previous Year	New Residential Construction	% Chng from Previous Year	New Nonresidential Construction*	% Chng from Previous Year	Total Construction* (Inc. Add., Alter., & Rep)	% Chng from Previous Year
2000	4,666	-11.7%	\$544.6	-6.0%	\$535.9	1.2%	\$1,421.2	1.2%
2001	5,429	16.4%	\$628.4	15.4%	\$438.5	-18.2%	\$1,389.8	-2.2%
2002	5,406	-0.4%	\$653.5	4.0%	\$292.6	-33.3%	\$1,142.0	-17.8%
2003	7,399	36.9%	\$899.0	37.6%	\$296.1	1.2%	\$1,430.8	25.3%
2004	6,491	-12.3%	\$918.7	2.2%	\$504.7	70.4%	\$1,673.0	16.9%
2005	7,746	19.3%	\$1,174.5	27.8%	\$496.3	-1.7%	\$2,073.6	23.9%
2006	6,200	-20.0%	\$1,087.5	-7.4%	\$621.9	25.3%	\$2,075.5	-0.1%
2007	4,512	-27.2%	\$820.0	-24.6%	\$848.7	36.5%	\$2,153.6	3.8%
2008	3,555	-21.2%	\$588.5	-28.2%	\$707.8	-16.6%	\$1,656.1	-23.1%
2009	4,586	29.0%	\$649.5	10.4%	\$564.4	-20.3%	\$1,545.1	-6.7%
2010	2,193	-52.2%	\$396.4	-39.0%	\$308.1	-45.4%	\$1,042.6	-32.5%
2011	2,399	9.4%	\$471.0	18.8%	\$726.0	135.2%	\$1,640.2	57.3%
2012	2,934	22.3%	\$634.6	34.7%	\$608.6	-16.2%	\$1,589.5	-3.1%
2013	5,153	75.6%	\$901.0	42.0%	\$432.4	-30.4%	\$1,595.9	0.4%
2014	6,529	26.7%	\$994.9	10.4%	\$518.0	19.8%	\$2,029.6	27.2%
2015	6,077	-6.9%	\$1,045.1	5.0%	\$602.6	16.3%	\$2,096.4	3.3%
2016	8,323	37.0%	\$1,406.2	34.6%	\$803.7	33.4%	\$3,266.9	55.8%
2017	6,567	-21.1%	\$1,255.7	-10.7%	\$976.4	21.5%	\$2,852.9	-12.7%
2018	8,150	24.1%	\$1,467.6	16.9%	\$941.4	-3.6%	\$3,001.2	5.2%
2019	9,798	20.2%	\$1,804.8	22.9%	\$1,188.5	18.8%	\$3,838.6	27.9%
2020	10,660	8.8%	\$1,964.2	8.8%	\$974.3	-18.0%	\$4,122.7	7.4%
2021	11,037	3.5%	\$2,153.8	9.7%	\$1,056.5	8.4%	\$4,343.6	5.4%
2022 (thru March)	2,941	52.2%	\$637.3	42.3%	\$178.8	-47.3%	\$998.8	-20.5%

- In millions of dollars
- 2022 figure is through March.
- For current year, % change from previous year was calculated as % change from previous year at the same time.
- Source: *Ivory-Boyer Construction Database*

Over the last several years, single family building permits peaked in 2005 at 5,401. However, only 1,018 permits were issued in 2009. Single family permits remained fairly flat during 2010 and 2011 but increased approximately 66% in 2012 and about 19% in 2013. During 2014, single family building permits decreased approximately 21% and increased 5% in 2015. Single family permits increased by 20% in 2016 before decreasing slightly in 2017. Single family permits increased 7.5% in 2018 before dipping down 25.2% in 2019. During 2020 single-family permits once jumped back up, increasing by 28.4% over the prior year.

SINGLE-FAMILY BUILDING PERMITS IN SALT LAKE COUNTY	
Year	Units Permitted
2001	3,558
2002	3,796
2003	4,992
2004	4,920
2005	5,401
2006	4,624
2007	2,562
2008	1,147
2009	1,018
2010	1,292
2011	1,258
2012	2,093
2013	2,485
2014	1,954
2015	2,058
2016	2,475
2017	2,455
2018	2,640
2019	1,976
2020	2,540
2021	2,261
2022 (thru March)	461
<i>Sources: Ivory-Boyer Construction Database</i>	

3,568 multi-family building permits were issued in 2009, the highest total of the decade. However, multi-family building permits decreased substantially in 2010, 2011 and 2012. Multi-family permits increased 217% from 2012 to 2013. 4,575 multi-family permits were issued during 2014, an approximately 71% increase over the 2013 figure and nearly a 28% increase over the previous peak year of 2009. Multi-family permits decreased 12% during 2015. However, multifamily permits reached 5,853 in 2016, a 46% increase over the 2015 figure. Multifamily permits declined 30% during 2017 before increasing by 42% during 2019 and again by 3.7% during 2020.

MULTI-FAMILY BUILDING PERMITS IN SALT LAKE COUNTY	
Year	Units Permitted
2001	1,871
2002	1,610
2003	2,407
2004	1,571
2005	2,345
2006	1,576
2007	1,950
2008	2,408
2009	3,568
2010	901
2011	1,146
2012	841
2013	2,668
2014	4,575
2015	4,019
2016	5,853
2017	4,112
2018	5,510
2019	7,822
2020	8,120
2021	8,776
2022 (thru March)	2,480
<i>Source: Ivory-Boyer Construction Database</i>	

Anticipated Future Economic Conditions

Construction activity has increased recently in Salt Lake County. Total construction value during 2016 increased by 55.8% compared to 2015, before declining 12.7% during 2017. Total construction value increased 5.2% during 2018, 27.9% during 2019 and 5.3% during 2020.

The county's unemployment rate was 2.6% in March 2019. However, due to the COVID-19 pandemic, the unemployment rate was as high as 11.2% in April 2020, before declining to 9.5% in May 2020, 6.0% in June 2020; and 5.2% in July 2020. The August 2021 unemployment rate increased to 5.6% but by March 2022 has dropped to 2.1% which was just above the statewide average of 2.0% and the national average of 3.6%.

An economy that is stronger than the rest of the nation continues to result in population increases in Salt Lake County. The county's population continues to grow at a strong pace. The population is expected to increase by another 1.18% per year through 2025.

The economy of Salt Lake County is closely tied to the economy of the state. By most accounts, Utah has the strongest economy in the United States.

CHARACTERISTICS OF THE PRIMARY MARKET AREA SALT LAKE CITY

The Primary Market Area is Salt Lake City. The boundaries of the Primary Market Area are the political boundaries of the city.

Accessibility

Interstate 15 is the major north/south freeway providing linkage to all the major population areas along the Wasatch Front. Freeway interchanges are located at 1300 South, 900 South, at 400 South, 500 South and 600 South.

Interstate-80 is the major east/west freeway in the area. Freeway Interchanges are located at Foothill Boulevard, 1300 East, 700 East, State Street, Redwood Road and Bangerter Highway.

Interstate-215 is a belt-route that passes through the western portion of the city. There are interchanges at 2100 South (U-201), Interstate-80 and 700 North.

Other major roadways in the city include 700 East, State Street, North Temple and Redwood Road.

All major roads are publicly maintained. The streets are either asphalt or concrete paved and generally kept in good condition. The accessibility of the neighborhood is superior to many other neighborhoods in Salt Lake County.

Proximity

Most of Salt Lake City's professional community and governmental agencies are in or near the CBD. Utah's State Capitol Building is along State Street at 300 North. The historic City and County Building is at 400 South State Street. Several other attractions and developments in the neighborhood include The Salt Palace Convention Center; Abravanel Hall, home of the Utah Symphony; Temple Square, headquarters of the LDS Church; The Gateway, a regional mall; and the Energy Solutions Arena, home of the Utah Jazz. These facilities and others attract and serve a large segment of Salt Lake City's populous, and they add to the economic stability of the city.

Supermarkets, banks, restaurants and other shopping areas are also located within the neighborhood.

Population

Salt Lake City is the hub of the Wasatch Front Region and the state of Utah as a whole. However, the geographic boundaries of the city force most of the area's population growth into suburbs or other cities. Between 2000 and 2019, the trend has been as follows:

TREND IN POPULATION AND HOUSEHOLD GROWTH 2000 TO 2019						
Year	Population	Growth Rate	Households	Growth Rate	Renter Households	Growth Rate
2000	181,743	-	71,461		34,869	
2010	186,440	2.6%	74,513	4.3%	38,440	10.2%
2019	200,546	7.6%	81,839	9.8%	44,081	14.7%

All of the household growth between 2000 and 2010 occurred in renter households.

Between 2000 and 2010, the population of Salt Lake City grew by 4.3%, an annual rate of about 0.4%. However, the number of renter households grew by 10.2%, an average annual rate of about 1%.

The number of homeowner households declined from 36,592 in 2000 to 36,073 between 2000 and 2010, a decline of 519 households. Over that same period, the number of renter households grew by 3,571, from 34,869 to 38,440.

Crime Statistics

The crime rate in Salt Lake City is much higher than for the State of Utah as a whole.

CRIMES PER 100,000 POPULATION (Neighborhood Scout)			
	Salt Lake City	Utah	United States
Total Crime	10,186	3,216	2,860
Violent Crime	855	236	373
Property Crime	9,331	2,980	2,487

Land Use Characteristics

The neighborhood contains a variety of commercial developments. These include high-rise office buildings, a regional shopping mall, low-rise office and retail buildings, convention and sports arenas, high-rise hotels, and a few high-density apartments or condominium projects.

Improvements in the neighborhood vary in age from the recently constructed to the historic buildings built over 100 years ago.

NEIGHBORHOOD LAND USES	
Type of Use	Percentage
Single Family	30%
Apartments	15%
Industrial	10%
Condominium	10%
Commercial	30%
Vacant Land	5%

Employment

The largest employers based in Salt Lake City are:

SALT LAKE CITY'S LARGEST EMPLOYERS		
Firm Name	Industry	Approximate Employment
University of Utah	Higher Education	15,000-19,999
Intermountain Health Care	Health Care	15,000-19,999
State of Utah	State Government	10,000-14,999
University of Utah Hospital	Health Care	5,000-6,999
Federal Government	Federal Government	5,000-6,999
Salt Lake City School District	Public Education	3,000-3,999
Delta Airlines	Air Transportation	3,000-3,999
Zions Bank Management Services	Banking	3,000-3,999
Salt Lake City	Local Government	3,000-3,999
<i>Source: Utah Dept. of Workforce Services, Annual Averages</i>		

Public Utilities

All utilities are available in the neighborhood. Listed below is the governing entity for each type of utility.

UTILITY SERVICES	
Service	Responsible Entity
Water	Salt Lake City
Sewer	Salt Lake City
Electricity	Rocky Mountain Power
Natural Gas	Dominion Energy

Public Transportation

The city is serviced by local bus lines, a light-rail system, and a commuter rail system. Bus lines connect other areas of the community with the rail stations.

The TRAX light rail system connects the downtown area with the city's southern suburbs, the University of Utah, West Valley City and South Jordan. The Green line connects downtown Salt Lake City to the Salt Lake International Airport and to West Valley City. Red Line connects the University of Utah with downtown Salt Lake City and then to Daybreak in the southwestern part of Salt Lake County. The Blue Line connects downtown Salt Lake City to Draper. The Green line connects downtown Salt Lake City to the Salt Lake International Airport and West Valley City.

The nearest TRAX station is the Guadalupe Bridge located on North Temple near the site. That station is on the Green Line.

Frontrunner, a commuter rail system, connects downtown Salt Lake City to Davis and Weber Counties to the north and Provo on the south, a distance of about 95 miles. The nearest commuter rail station is located at North Temple Station, about two blocks southeast of the site. It connects the light rail system, local bus lines, national bus service, and the commuter rail line.

The transportation system provides residents with very good public transportation access to other areas of the Salt Lake Valley.

CONCLUSIONS

Salt Lake City is the economic, social and government center for a region that includes Utah as well as portions of Idaho, Wyoming and Nevada.

The city is in a growth stage, with a large number of residential and commercial developments underway.

Renter households in the city tend to be younger and smaller than are found in Salt Lake County as a whole.

Recently, rental household growth has been strong. Since 2009, the number of homeowner households in Salt Lake City has increased by 1,584 or 4.3%, while the number of renter households has increased by 3,993, or 11.1%. Currently, about 51% of all households in Salt Lake City are renters.

SUMMARY OF NEIGHBORHOOD CHARACTERISTICS				
Characteristic	Good	Average	Fair	Poor
Employment Stability of Immediate Location	X			
Convenience to Employment Centers	X			
Protection from Detrimental Conditions	X			
Adequacy of Shopping Facilities	X			
Adequacy of Public Transportation	X			
Adequacy of Utilities	X			
Police and Fire Protection	X			
Recreational Facilities	X			
Property Compatibility	X			
General Appearance of Properties	X			
Appeal to Market	X			

SALT LAKE CITY APARTMENT MARKET CONDITIONS

The Salt Lake City apartment market is in a period of rapid growth.

There was little development of market-rent apartments in Salt Lake City between 1990 and 2010. A boom in construction began in 2011 and has continued to 2022. Only about 20% of the occupied rental housing units have been constructed since 2000. 29% of rental housing was built between 1970 and 1999. The median year built for all rental housing in Salt Lake City is 1969 (source 2019 American Community Survey - US Census Bureau).

Since 2011, 12,586 rental units have been added to the market. Another 8,999 units are under construction. When all of these units are completed, they will have added about 42% to the supply of rental housing in the city.

39 projects with 5,157 additional units are in the late-planning stages. 37 projects with 5,320 units in the earlier planning stages. If all of these projects were to be developed, they would add another 21.2% to the estimated 2021 rental housing supply.

Between 2013 and 2019, the number of renter households in Salt Lake City saw an 16.6% increase in renter households and a 11.4% overall household growth rate. Renter households accounted for 75% of the household growth in Salt Lake City over that period.

TREND IN HOUSEHOLD GROWTH	
- 2013 TO 2019 -	
2013 American Community Survey (1-Year Estimates)	
	Salt Lake City
Total Households	73,441
Homeowner Households	35,623
Renter Households	37,818
2019 American Community Survey (1-Year Estimates)	
	Salt Lake City
Total Households	81,839
6-Year Growth Rate	11.4%
Homeowner Households	37,758
6-Year Growth Rate	6.0%
Renter Households	44,081
6-Year Growth Rate	16.6%

The rapid growth rate in renter households is reflective of the fact that homeownership has become more difficult and less desirable over the past few years. Although interest rates remain at low levels, much of the population cannot qualify for a mortgage. In addition, after seeing the downturn in house prices several years ago, many people do not see the long-term benefit in owning a home.

Renter households now comprise about 54% of all households in Salt Lake City.

An average of 1,043 new renter households were added each year in Salt Lake City between 2013 and 2019.

In the 11.3-year period from 2011 through May 2022, 12,586 new apartment units were completed in Salt Lake City. The average annual supply of new units was 1,114 units. About 700 of those units were completed prior to 2013. Since January 2013, 11,886 new units have been added to the market, an average of over 1,278 units per year. Those new projects have all be absorbed or are absorbing at an acceptable pace.

Much of the increase in renter household growth can be attributed to the availability of modern rental housing in the city. The lack of modern rental housing has previously forced many renter households to commute to suburban areas for suitable rental housing.

New Apartment Development in Salt Lake City

There has been a surge of new apartment development in Salt Lake City since 2011. Projects completed, under construction and planned in Salt Lake City are summarized below.

SUMMARY OF APARTMENT CONSTRUCTION IN SALT LAKE CITY		
Period	Number of Projects	Total Units
Completed 2011 – Current	115	12,586
Under Construction	46	8,999
Likely Starts Next Six Months	39	5,157
Potential Starts – November 2022 or Later	37	5,320

There were 12,586 units completed in the past 11.3 years. All of those projects leased up quickly. Nearly all of the projects are now stabilized. Expected new supply includes 8,999 units under construction, 5,157 likely starts in the next six months and 5,320 units planned for November 2022 or later.

Historically, about 40% of all "proposed" apartment projects have begun construction within any 18-month period. A review of the proposed apartment projects slated for development in 2019 that were more than six months away from beginning construction revealed that only about 40% of those projects have begun construction.

In the analysis that follows, it has been estimated that all of the projects under construction and 80% of those listed as likely starts over the next six months will be developed. Given rising costs and considering the time required to obtain financing and entitlements, it is estimated that 40% of the remaining proposed projects will begin construction over the next 18 months. For apartment buildings constructed in Salt Lake City, typical construction period is 18 to 24 months. Therefore, it has been assumed that the new supply will enter the market within 42 months, or November 2025.

Therefore, it has been assumed that about 15,253 units will be added to the market by November 2025.

PROJECTED NEW APARTMENT SUPPLY	
Period	Number of Units
Under Construction	8,999
80% of Likely Starts – Next Six Months	4,126
40% of Possible November 2022 or Later Starts	2,128
Estimated New Deliveries by November 2025	15,253

Demand for New Apartment Development

Currently about 53.9% of all households in Salt Lake City are renters.

Between 2010 and 2019, renter household growth accounted for 92% of all household growth in Salt Lake City. This is due to the increasing urbanization of the area and the lack of land suitable for low-density residential development.

The rate of renter household growth in Salt Lake City averaged 1.9% annually between 2010 and 2019 while homeowner growth declined.

According to estimates provided by the State of Utah – Association of Governments, the population of Salt Lake City is projected at 210,592 in 2020 and 227,824 by 2030. The annual rate of increase from 2010 to 2020 is about 1.2%. The rate of growth from 2020 to 2030 is estimated at 0.8%.

POPULATION TRENDS						
- 2010 TO 2060 -						
Area	2010	2020	2030	2040	2050	2060
Salt Lake City	186,440	210,592	227,824	229,985	233,031	234,704
Salt Lake County	1,029,655	1,180,859	1,340,665	1,507,997	1,659,566	1,812,891
State of Utah	2,774,283	3,309,234	3,914,984	4,570,433	5,257,239	5,965,658
<i>Source: State of Utah – Association of Governments</i>						

Salt Lake City is projected to have added an average of 2,415 residents per year from 2010 to 2020, declining to 1,723 residents per year between 2020 and 2030. However, the pace of growth has accelerated recently, driven by job growth and the increase in the availability of modern rental housing.

- Salt Lake City represents only about 18% of the population of Salt Lake County.
- According to the American Community Survey, as of 2019, 33.4% (42,411 / 129,705) of all renter households in Salt Lake County reside in Salt Lake City.

The average household size as of 2019 was 2.42. The average household size of homeowner size was 2.62 residents per household. However, renter households are smaller than are homeowner households, averaging only 2.23 residents per households. Assuming that 100% of household growth is renters, the average size of new households is estimated at 2.21 persons. Based on those assumptions, the trend in population and household growth is as follows:

SALT LAKE CITY PROJECTED RENTER HOUSEHOLD GROWTH - - - 2019 TO 2025 -					
Year	Population	Households	Homeowner Households	Renter Households	Renter Household Growth
2019	200,567	81,839	37,758	44,081	-
2020	203,776	83,148	37,758	45,390	1,309
2021	207,036	84,479	37,758	46,721	1,330
2022	210,349	85,830	37,758	48,072	1,352
2023	213,715	87,204	37,758	49,446	1,373
2024	217,134	88,599	37,758	50,841	1,395
2025	220,608	90,017	37,758	52,259	1,418
<i>2019 Base Year figures derived from US Census Bureau, 2019 American Community Survey Population Growth Rate from State of Utah – Kem C. Gardner Policy Institute, Association of Governments</i>					

New demand for rental housing is projected at 4,185 units between 2022 and 2025, an average of 1,395 units per year.

Over the next three years, it is projected that new supply will exceed new demand by several thousand units. However, Salt Lake City is not an isolated market. The city is the urban core for the Wasatch Front Region, with a current population of over 2.7 million. Salt Lake City's population represents only about 7.5% of the region's population but is the most desired location for residents wishing to live in a vibrant urban community. For that reason, the city's occupancy rate for apartments should be expected to mirror that of Salt Lake County as a whole, reaching +/- 7.6% by November 2025.

A +/- 7% vacancy rate is reflective of a market that is in relative balance. However, this performance will depend on trends in job creation and mortgage interest rates.

Conclusion

The rental market in Salt Lake City is in a period of rapid growth. Prior to 2011, there was a shortage of modern rental housing in the city. Over the previous decades, few market-rent apartment projects were constructed. Many of the highest-quality apartment projects were converted for sale as condominiums.

Since 2011, there have been 115 apartment projects completed in the city, containing a total of 12,586 units. 46 projects with 8,999 units are under construction. There are another 76 projects, containing 10,477 units, in the planning stage.

The addition of 12,586 units to the rental housing market has eased the shortage.

Rental rates for modern market-rent apartments increased by about 20% during 2021. Average base market rental rates are about \$1,300 for a studio unit; \$1,800 for a one-bedroom unit and \$2,200 for a two-bedroom unit in the central business district of Salt Lake City.

Current occupancy rates in the area average about 96%. Given the expected level of new construction, occupancy rates should be expected to decrease over the next few years. The projected 2025 vacancy rate is 6% to 8%, mirroring that of Salt Lake County as a whole.

AERIAL PHOTOS OF SITE



Looking Northeasterly at the Site



Looking Easterly at the Site



Looking Southeasterly at the Site



Looking Southerly at the Site



Looking Southwesterly at the Site



Looking Westerly at the Site



Looking Northwesterly at the Site



Looking Northerly at the Site

PHOTOGRAPHS OF THE SITE



Looking Southerly Across the Site



Looking Northwesterly Across the Site



Looking Southeasterly Across the Site



Looking Southwesterly Across the Site



Looking Westerly Across the Site



Site Viewed from 500 West



Street Scene: 500 West, Looking Northerly (Subject is at Left)



Street Scene: 500 West, Looking Southerly (Subject is at Right)

300 NORTH

Drive Aisle Easement
10,600ft²

Citizen's
West
Apartments

ATTUNED
DEVELOPMENT

Project Parcel Area
17,800ft²

PROPOSED CW2/3

85'-0"

85'-0"

75'-0"

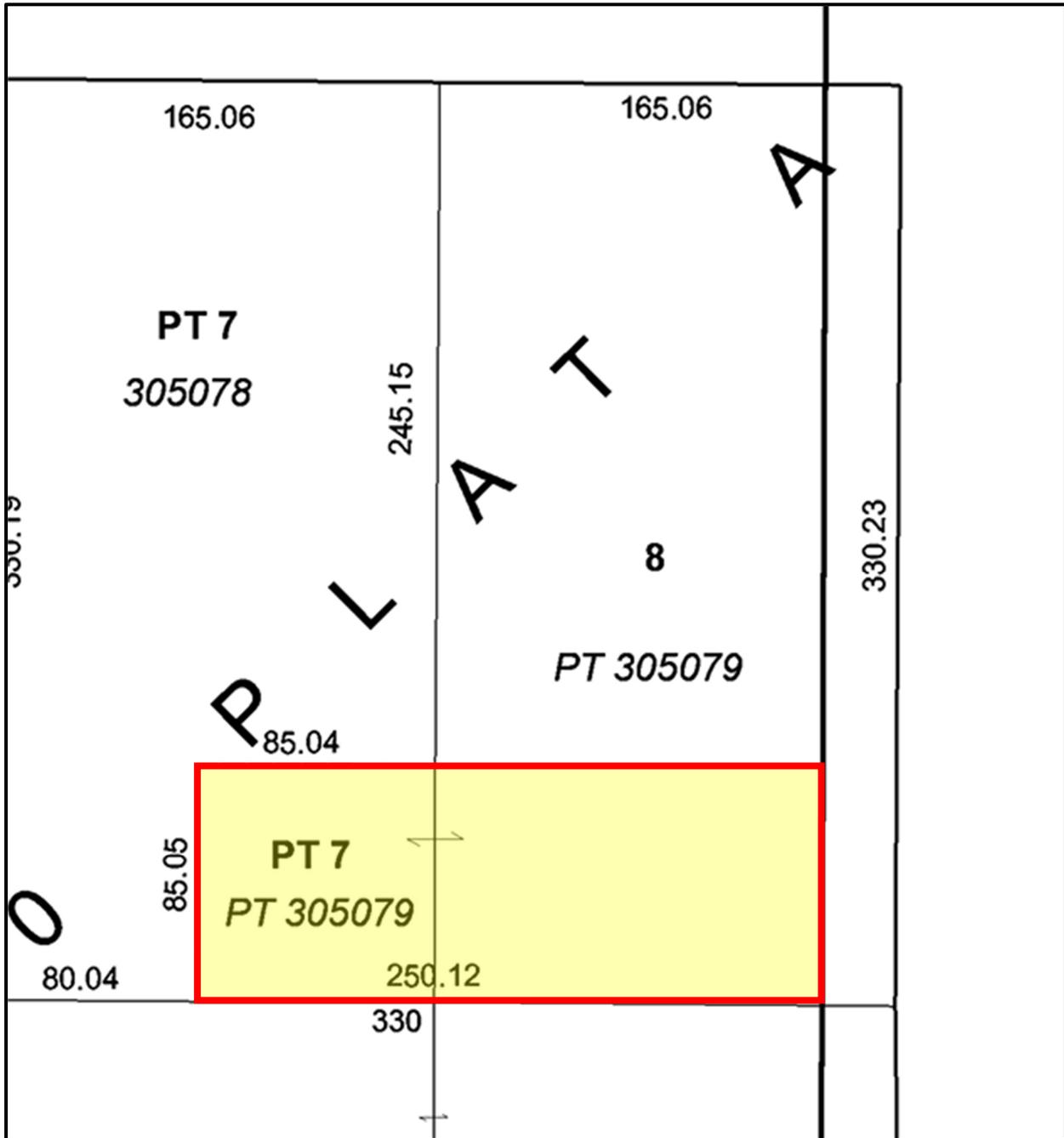
246'-0"



SITE DESCRIPTION

Address:	509 West 300 North Salt Lake City, Utah 84116
Street Orientation:	South side of 300 North, between 500 West and 600 West
Shape:	Rectangular
Frontage:	+/- 50 feet on 500 West
Size:	0.409 acres (17,800 square feet)
Topography:	Flat
Drainage:	Natural drainage is westerly
Soil:	No soil reports have been provided; however, the existence of other large structures in the vicinity seems to suggest that the soil is sufficient to support large structures.
Street Improvements:	500 West is a two lane public roadway with typical curb and gutter improvements. 300 North is four lanes with similar improvements.
Access:	The site's access is somewhat impeded by railroad tracks that border 500 West. These tracks make it difficult to access Downtown Salt Lake City. A pedestrian bridge is currently under construction across the tracks providing greater access east-west on 300 N and to the adjacent North Temple transit station
Public Transportation:	The site is easily accessible to public transportation. The North Temple light rail station is about three blocks from the site. Public bus routes run along 400 West.
Ingress and Egress:	Via both 300 North and 500 West
Visibility:	Good from surrounding roadways.

PLAT MAP

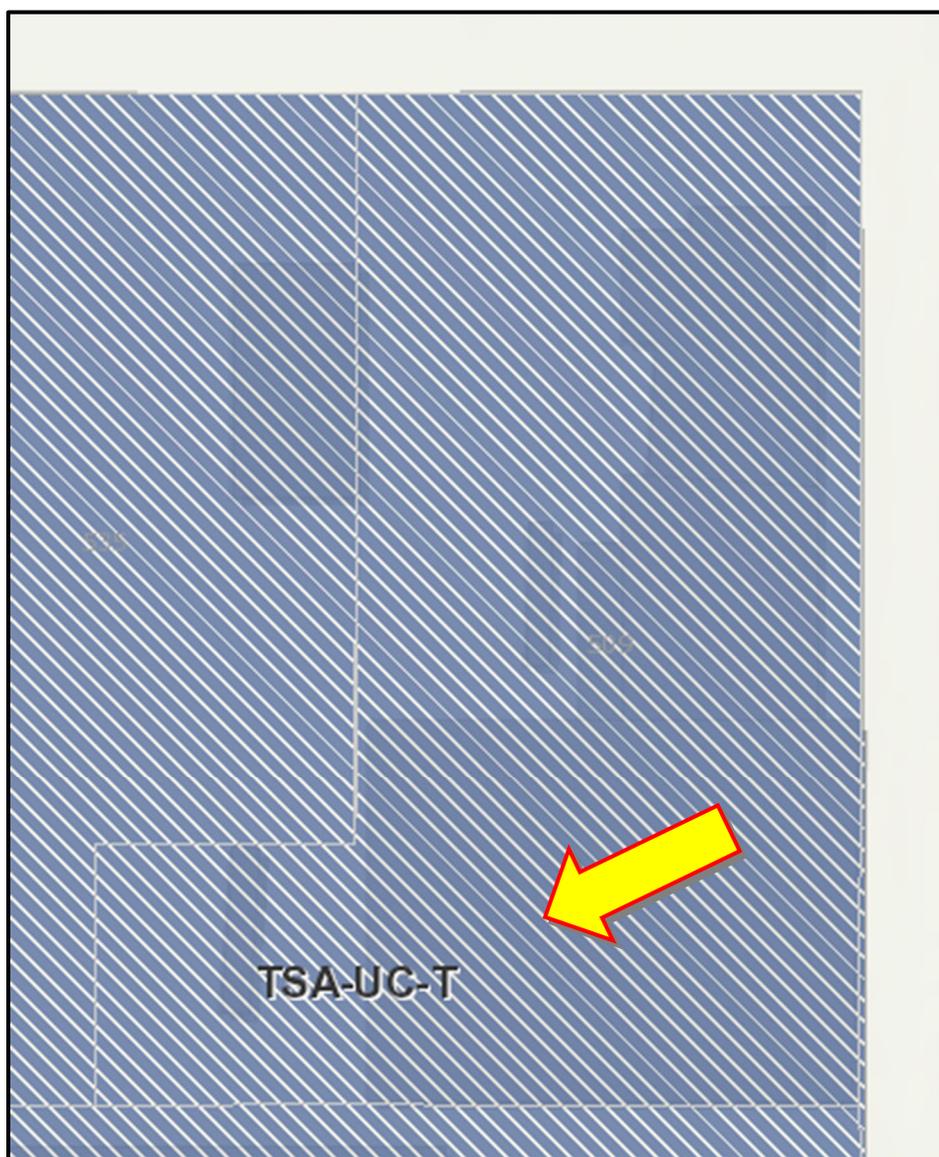


ZONING MAP

TSA-UC-T Purpose Statement:

An urban center station contains the highest relative intensity level and mix of uses. The type of station area is meant to support Downtown Salt Lake and not compete with it in terms of building scale and use. This is a mixed-use district that allows for a wide variety of uses.

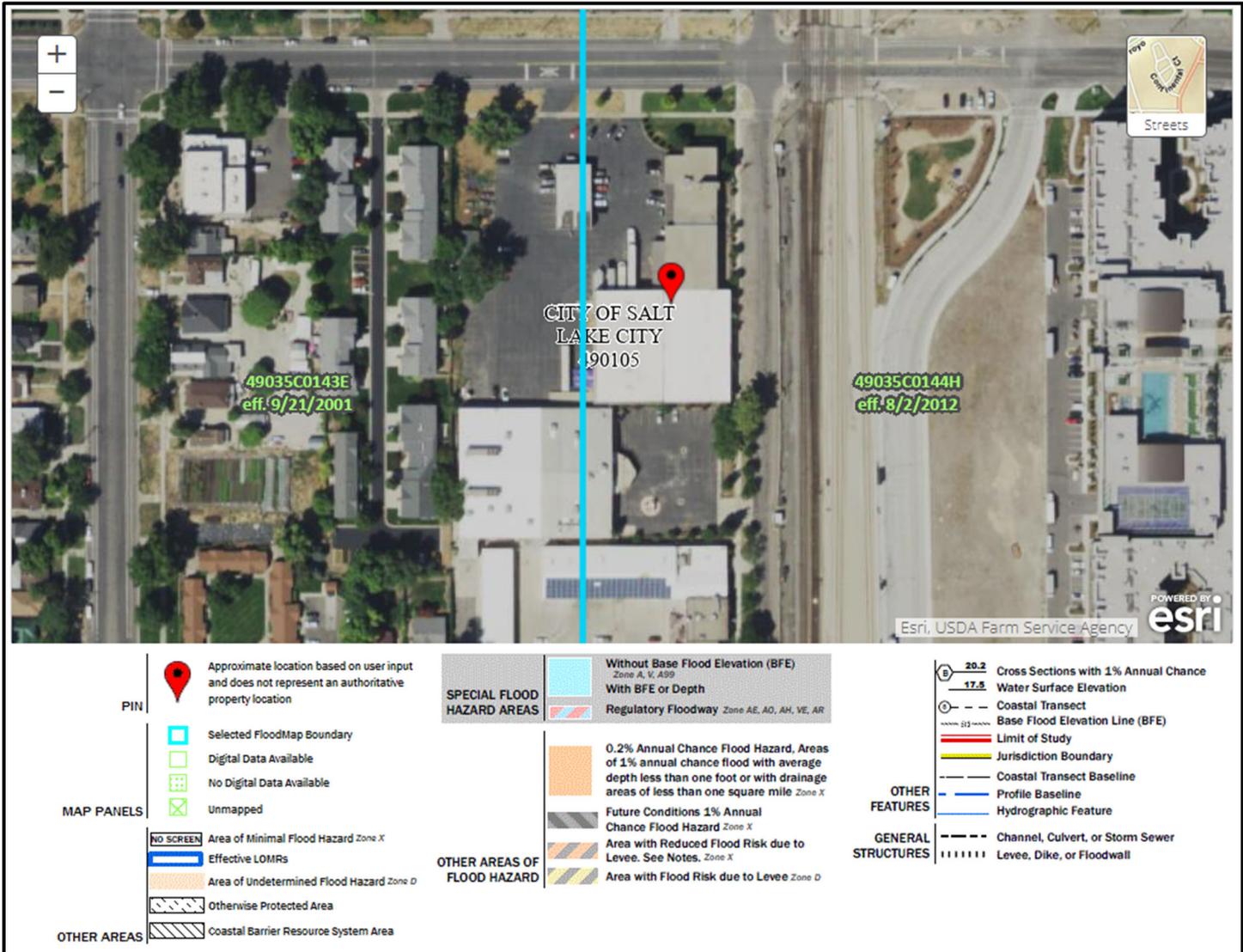
The proposed improvements are believed to be legally conforming to the zoning district.



FLOOD MAP

Flood features near 509 West 300 North, Salt Lake City, UT 84116

COMMUNITY	PANEL	ZONE	DATE
49035C	0144H	X	8/2/2012



ZONE	DEFINITION
Flood Zone X	Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.

HIGHEST AND BEST USE

The purpose of this report is to form an opinion of the value for a 0.409-acre parcel of vacant land located at 509 West 300 North, Salt Lake City, Utah. The highest and best use analysis identifies the most profitable, competitive use to which the property can be put.

Highest and best use is defined as:

"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."⁶

Two steps are involved in determining highest and best use. The site is first analyzed as if it were vacant and then analyzed considering the proposed improvements. The following criteria are used to determine highest and best use:

- ***Is the proposed use legally permissible.***
- ***Is the proposed use physically possible.***
- ***Is the proposed use economically and financially feasible under existing market conditions.***
- ***Is the proposed use estimated to result in the highest land value (maximally productive).***

Highest and best use refers to a determined use for the land that develops the highest return over a prolonged period of time. An analysis of the subject property was conducted based on the aforementioned criteria.

⁶ The Dictionary of Real Estate, Appraisal Institute, 7th Edition, 2022; p.88.

HIGHEST AND BEST USE OF THE SITE AS THOUGH VACANT

Legally Permissible

There are generally two areas of concern regarding legally allowable improvements to a property. The first is title or deed restrictions, which can limit the potential uses of a property. The second is zoning ordinances, which often limit both the type and size of development constructed on a site. No deed restrictions, easements, or right-of-ways are believed to exist that restrict the development of the parcel.

Potential uses are limited to permissible and legal uses allowed by the prevailing TSA-UC-T zoning. This zoning is intended to promote transit-oriented development including high density residential improvements.

Physically Possible

The land is suitable for the legally permissible uses. The parcel has adequate access along public roadways. In addition, the topography and configuration are adequate for multifamily residential development. Environmental and soil conditions appear to be adequate to support development.

Financially Feasible

The highest and best use is determined by the type of improvements capable of achieving the highest net return, or the most economically feasible development. For example, the value of vacant land generally increases as its density of use increases. It follows that the highest and best use of vacant land is generally for development of the highest density permitted and possible, subject to economic limitations.

Market trends would indicate that LIHTC multifamily residential development would be financially feasible at this time.

Maximally Productive Use Conclusion

The site is suitable for multifamily residential development. An 80-unit project is planned for the site, a density of 196 units per acre.

VALUATION SECTION

PROCEDURES USED TO FORM AN OPINION OF MARKET VALUE

The highest and best use of the site has been determined to be for multifamily residential development. As the subject is a vacant site, the Sales Comparison Approach has been utilized in order to form an opinion of market value.

LAND VALUATION

A search was conducted for market data pertaining to recent sales of land with utility similar to the subject. The areas focused upon in the analysis of the sales included the property rights transferred, the financing terms of each sale, any special conditions or restrictions of the sale and changing market conditions that result in an increase or decrease in value over time. After adjustments are made for those factors, other adjustments are made to reflect differences between the subject and the comparable for such factors as zoning restrictions, location and physical factors.

A search was conducted for market data pertaining to recent sales of land with utility similar to the subject. The areas focused upon in the analysis of the sales included the property rights transferred, the financing terms used in each sale, any special conditions or restrictions of the sale, changing market conditions that result in an increase or decrease in value over time, location features, zoning restrictions, and utility or the physical characteristics of each land sale.

The units of comparison will be the price per unit and price per square foot.

Land Sale 1

Identification

Location:	210 South Rio Grande Street
City/State:	Salt Lake City, Utah
A.P. Numbers:	15-01-178-002
Property Rights:	Fee simple
Proximity to Subject:	1.1 miles south

Land Description

Size:	±1.17 acres
Units Developable:	210
Planned Density:	179 units per acre
Configuration:	Rectangular
Frontage:	206.5 feet on the south side of 200 South
Zoning:	D-3
Jurisdiction:	Salt Lake City
Topography:	Generally level and at street grade.
Utilities:	All available and adequate.
Flood Plain:	No

Transaction

Date of Sale:	1/21
Sales Price:	\$6,370,000
Other Known Costs:	None
Terms:	Cash to seller
Cash Equivalent Sales Price:	\$6,370,000
Grantor:	State of Utah Division of Facilities Construction and Management
Grantee:	210 Rio, LLC

Units of Comparison

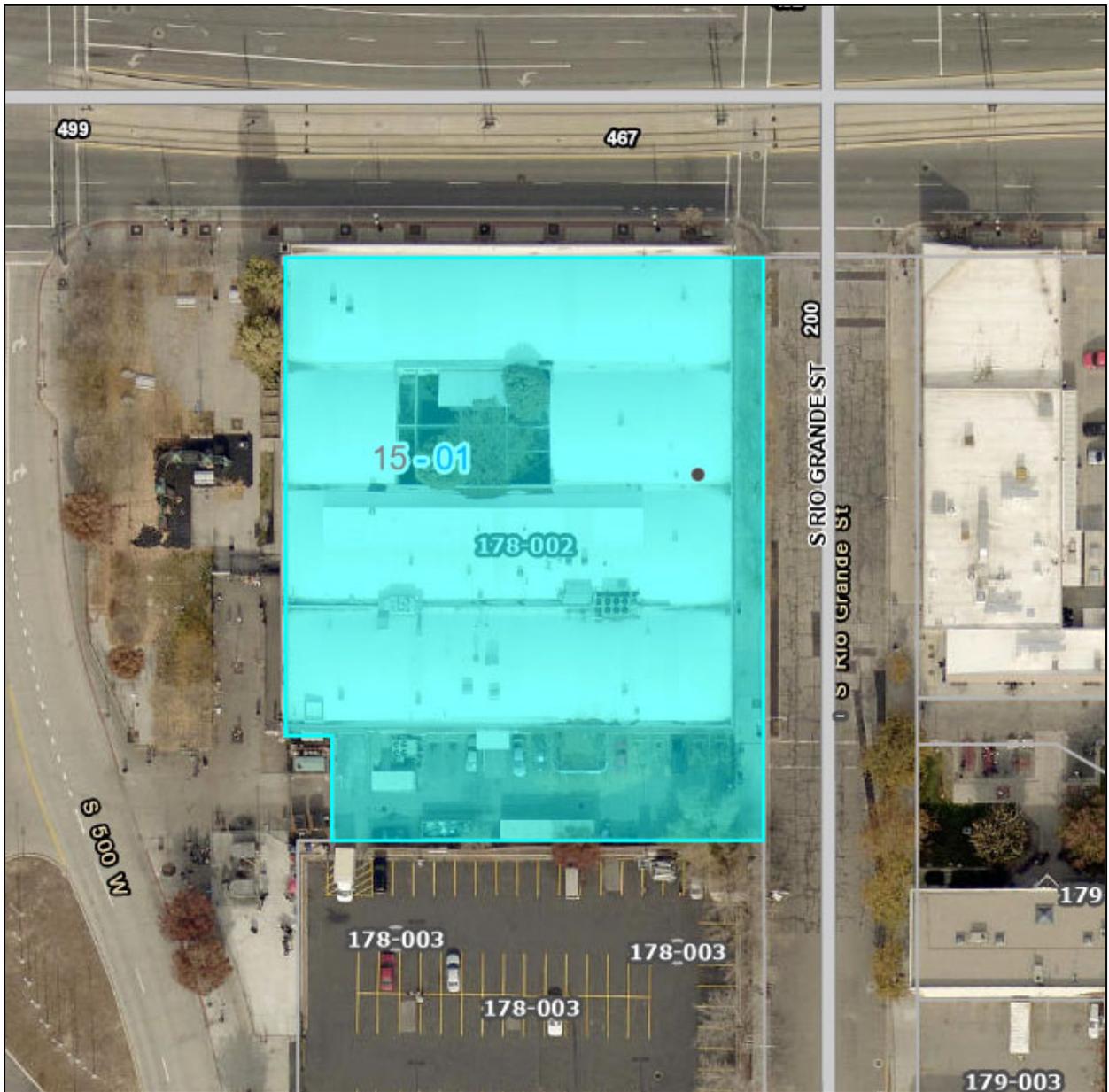
Price Per Sq.Ft.:	\$124.99
Price Per Unit:	\$30,333

Confirmation

Kip Paul, Broker

Remarks

Slated for development with a 210-unit apartment project.



Land Sale 2

Identification

Location:	443 West 400 North
City/State:	Salt Lake City, Utah
A.P. Numbers:	08-36-178-001; 004
Property Rights:	Fee simple
Proximity to Subject:	One block northeast

Land Description

Size:	±1.26 acres
Units Developable:	142
Planned Density:	113 units per acre
Configuration:	Irregular
Frontage:	122.53 feet on the south side of 400 North
Zoning:	TSA-UC-C
Jurisdiction:	Salt Lake City
Topography:	Generally level and at street grade.
Utilities:	All available and adequate.
Flood Plain:	No

Transaction

Date of Sale:	7/21
Sales Price:	\$4,000,000
Other Known Costs:	Demolition estimated at \$115,000
Terms:	Cash to seller
Cash Equivalent Sales Price:	\$4,115,000
Grantor:	Salt Lake Property, LLC and Horizon Snack Foods, Inc.
Grantee:	CW the IRIS, LLC

Units of Comparison

Price Per Sq.Ft.:	\$74.97
Price Per Unit:	\$28,978

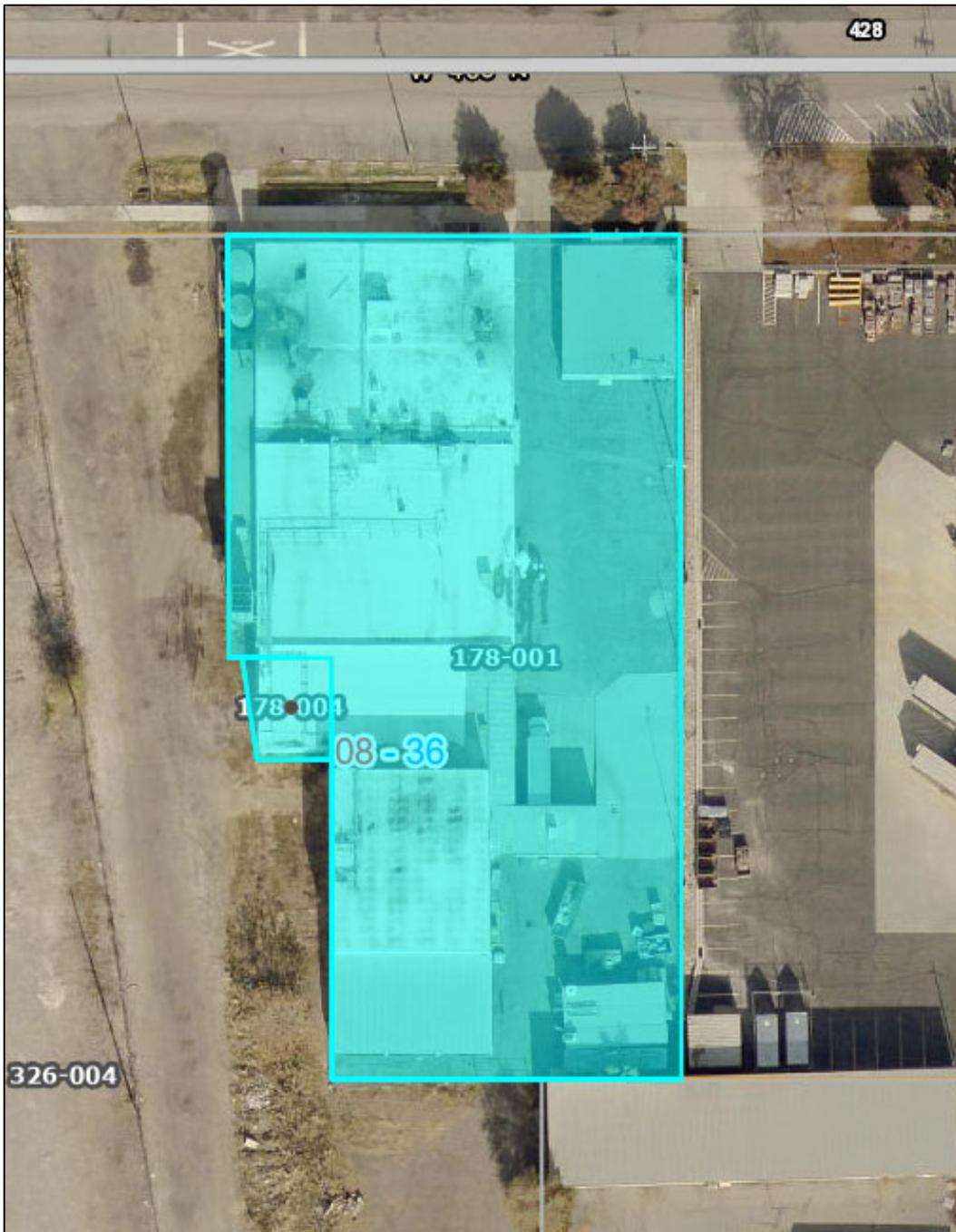
Confirmation

Josh Green, Buyer

Remarks

Slated for development with a 142-unit apartment project.

Demolition cost estimated by appraiser at \$115,000 (Marshall & Swift)



Land Sale 3

Identification

Location:	11, 19, & 27 North 800 West
City/State:	Salt Lake City, UT
A.P. Number	08-35-458-013; 021; 022
Property Rights:	Fee simple
Proximity to Subject:	0.8 miles southwest

Land Description

Size:	18,295 square feet, or 0.420 acres
Configuration:	L-Shaped
Frontage:	Adequate frontage on 800 West
Zoning:	TSA-UN-C
Units Planned:	114 (prorate portion)
Anticipated Density:	271 units per acre
Jurisdiction:	Salt Lake City
Topography:	Generally level and at street grade
Utilities:	All available and adequate.
Flood Plain:	No

Transaction

Date of Sale:	12/20
Listed Price:	\$975,000
Other Known Costs:	None
Terms:	None
Cash Equivalent Sales Price:	\$975,000
Grantor:	The Utah Property Trust
Grantee:	Powell Ventures, LLC

Units of Comparison

Price Per Unit Developable:	\$8,553
Price Per Sq.Ft.:	\$53.29

Confirmation

Jeff Coleman, Buyer

Remarks

This is a portion of a site that is under construction with a high-density apartment project.

Land Sale 3

Identification

Location:	157 South 900 West
City/State:	Salt Lake City
A.P. Numbers:	15-02-206-034
Property Rights:	Fee simple
Proximity to Subject:	One mile southwest

Land Description

Size:	1.18 acres
Configuration:	Irregular
Frontage:	355 feet on 900 West
Units Planned:	205
Anticipated Density:	171 units per acre
Jurisdiction:	Salt Lake City
Zoning:	TSA-UN-T (Urban Neighborhood Transit Station)
Topography:	Generally level and at street grade
Utilities:	All available and adequate
Flood Plain:	No

Transaction

Date of Sale:	12/21
Sale Price:	\$5,800,000
Other Known Costs:	None
Terms:	Cash to seller
Cash Equivalent Sales Price:	\$5,800,000
Grantor:	Crossing at 9 th , LLC
Grantee:	9 th West Opportunity Zone Fund, LLC

Units of Comparison

Price Per Sq.Ft.:	\$112.84
Price Per Unit:	\$28,293

Confirmation

Dan Allphin, broker, RE/MAX Results

Remarks

Purchased for development of The Crossing, a proposed 205-unit apartment project. Site was fully entitled at the time of the sale. This project is located in an Opportunity Zone.



Land Sale 4

Identification

Location:	820 West 200 South
City/State:	Salt Lake City, UT
A.P. Number	15-02-232-026; 034; 035; 036; 022; 021; 031; 038
Property Rights:	Fee simple
Proximity to Subject:	1.2 miles southwest

Land Description

Size:	67,518 square feet, or 1.55 acres
Configuration:	Irregular
Frontage:	Adequate frontage on 200 South and 800 West
Zoning:	TSA-UN-T
Units Planned:	207
Anticipated Density:	134 units per acre
Jurisdiction:	Salt Lake City
Topography:	Generally level and at street grade
Utilities:	All available and adequate.
Flood Plain:	No

Transaction

Date of Sale:	5/21
Listed Price:	\$4,161,600
Other Known Costs:	\$30,000 in demolition
Terms:	None
Cash Equivalent Sales Price:	\$4,191,600
Grantor:	Various
Grantee:	Alta Bay Capital

Units of Comparison

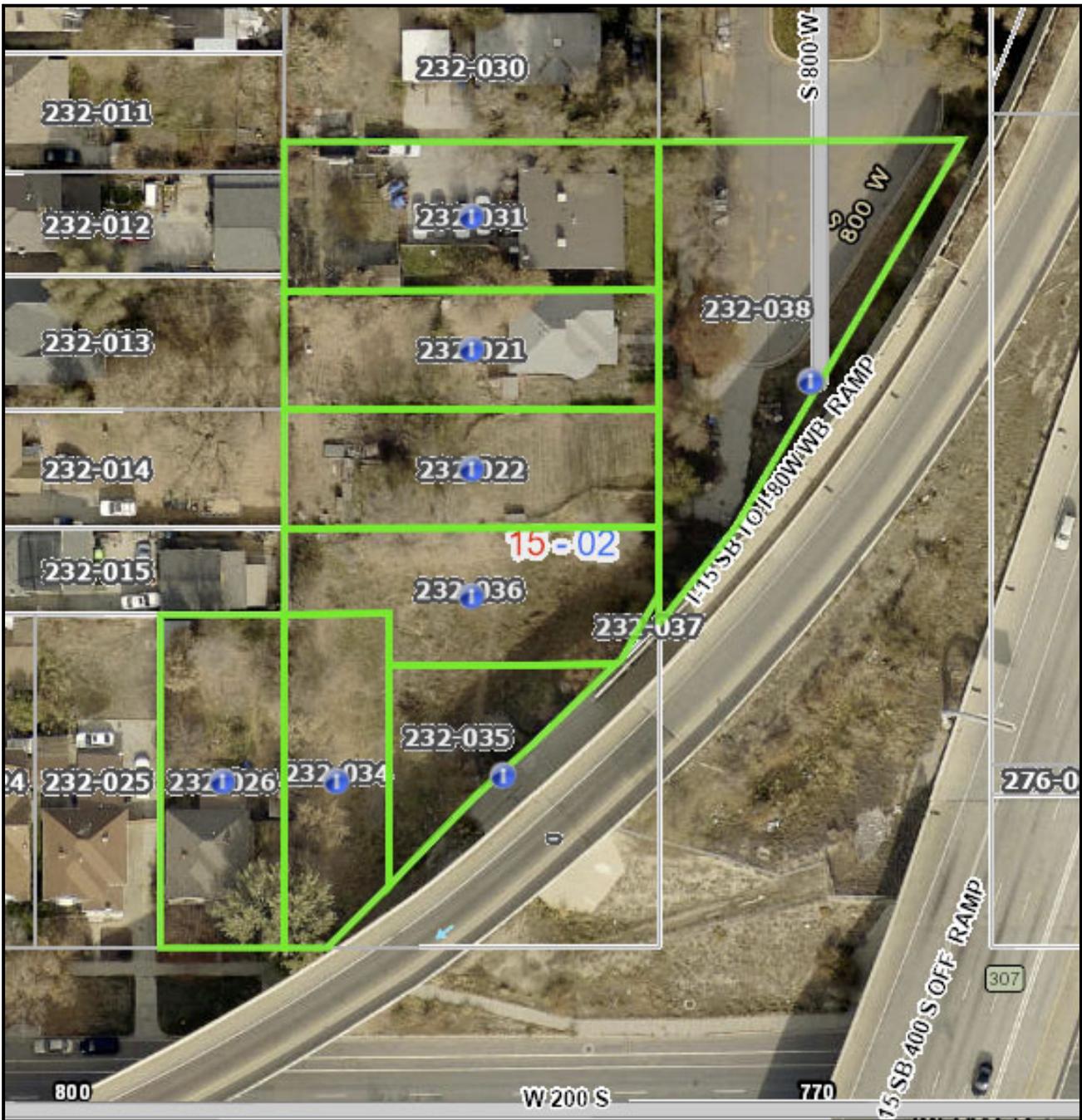
Price Per Unit Developable:	\$20,249
Price Per Sq.Ft.:	\$62.08

Confirmation

Jereme Thaxton, Buyer

Remarks

There is a development agreement in place with Salt Lake City to shorten 800 West, adding 0.28 acres to the subject site.
This project began construction in early 2022.



Land Sale 5

Identification

Location:	579 West 200 South
City/State:	Salt Lake City, Utah
A.P. Numbers:	15-01-151-015
Property Rights:	Fee simple
Proximity to Subject:	0.9 miles southwest

Land Description

Size:	0.460 acres
Units Developable:	65
Planned Density:	141 units per acre
Configuration:	Rectangular
Frontage:	120 feet along a public roadway
Zoning:	GMU (Gateway Mixed Use)
Jurisdiction:	Salt Lake City
Topography:	Generally level and at street grade.
Utilities:	All available and adequate.
Flood Plain:	No

Transaction

Date of Sale:	8/20
Sales Price:	\$1,800,000
Other Known Costs:	Estimated \$50,000 in demolition and asbestos removal.
Terms:	Cash to seller
Cash Equivalent Sales Price:	\$1,850,000
Grantor:	TJT Commercial Real Estate, LLC
Grantee:	Central West Apartments, LLC

Units of Comparison

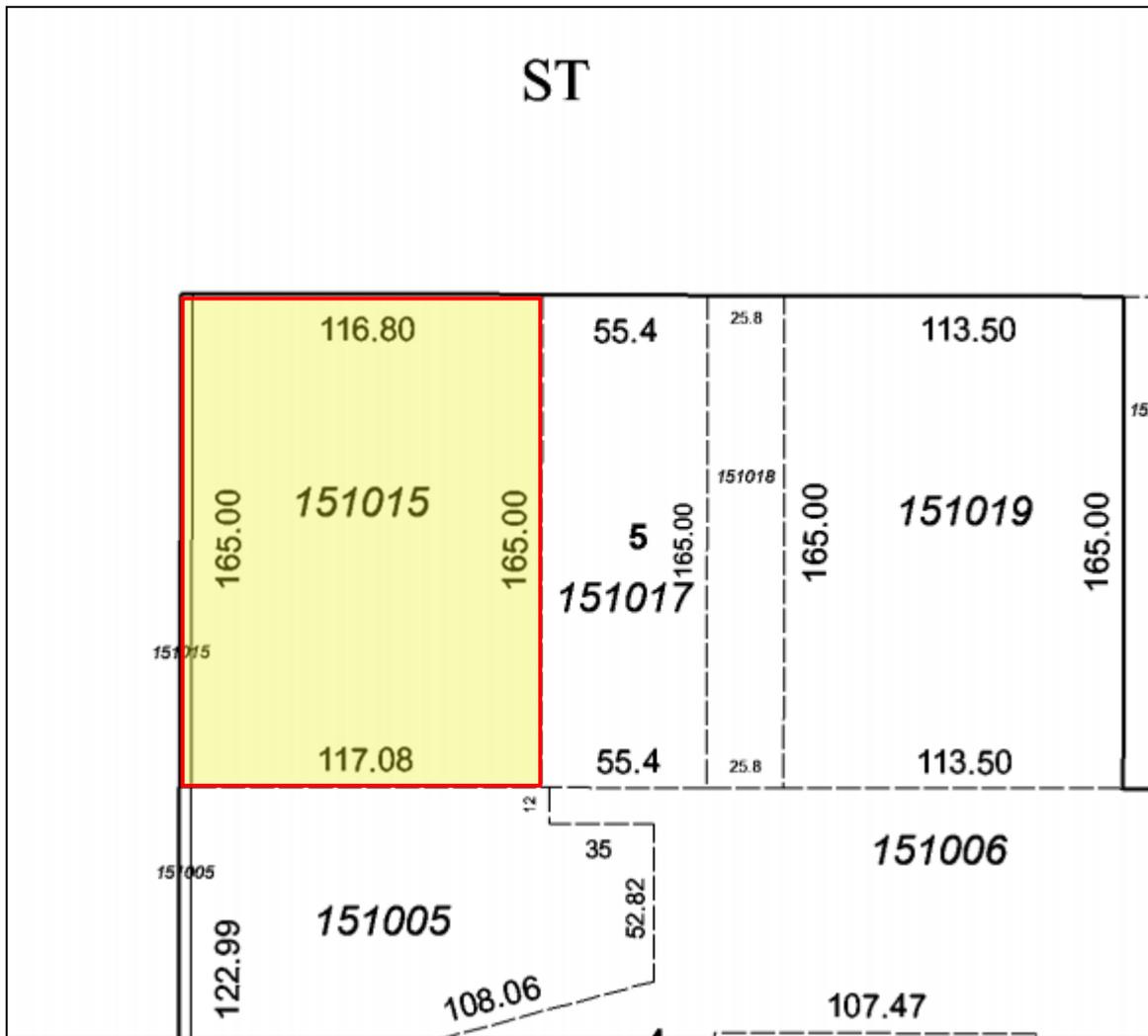
Price Per Sq.Ft.:	\$92.33
Price Per Unit:	\$28,462

Confirmation

Tammy Clark, Gardner Batt (buyer)

Remarks

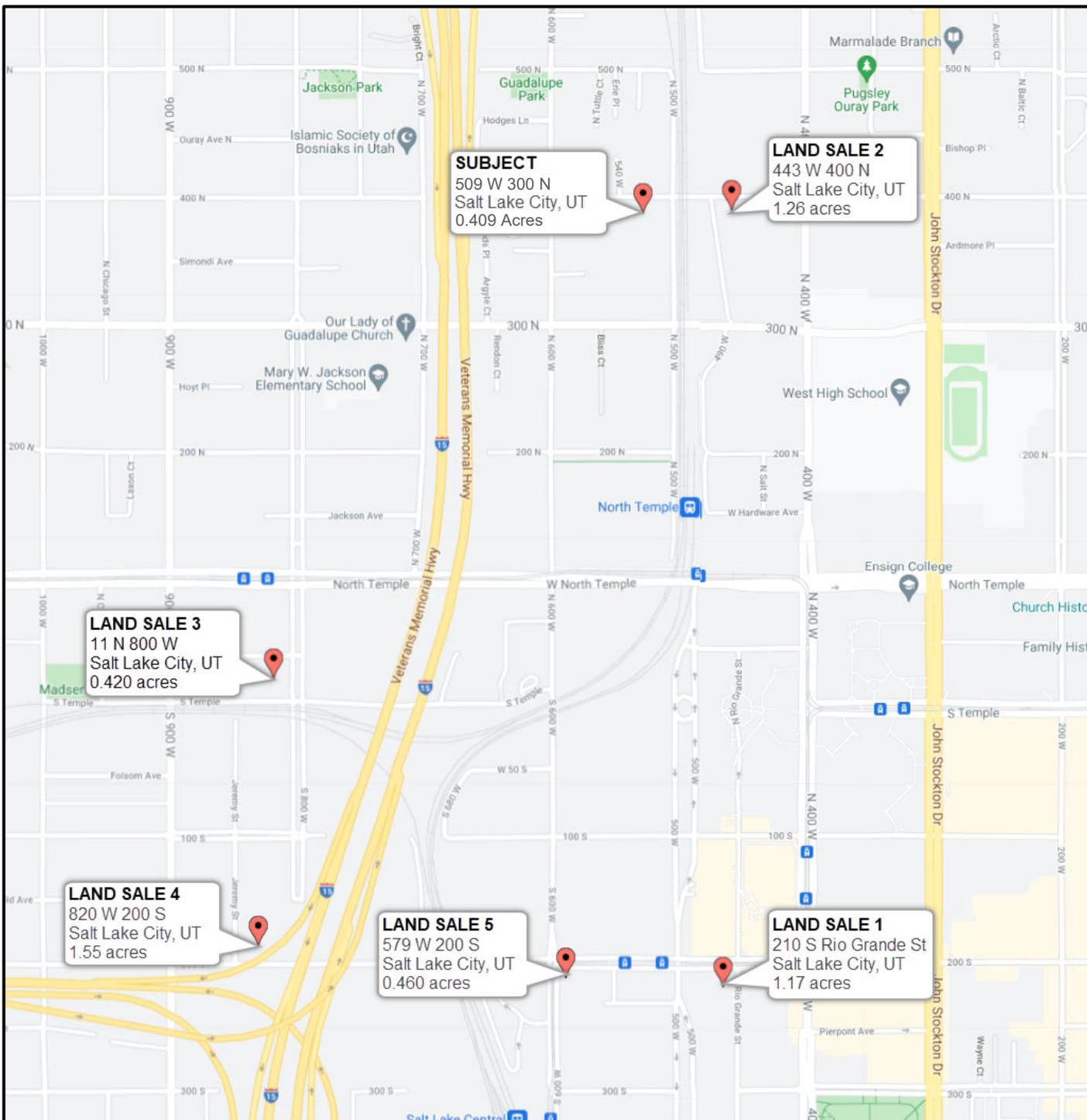
Planned for development of a 65-unit LIHTC apartment project. Existing structures on the property were razed at the expense of the buyer. The site is adjacent to a TRAX station.



SUMMARY OF THE LAND SALES

No.	Address	Date of Sale	Size/ Acres	Units/ Acre	Sales Price	Price / Sq.Ft.	Price / Unit
1	210 South Rio Grande Street	1/21	1.17	179	\$6,370,000	\$124.99	\$30,333
2	443 West 400 North	7/21	1.26	113	\$4,115,000	\$74.97	\$28,978
3	157 South 900 West	12/21	1.18	174	\$5,800,000	\$112.84	\$28,293
4	820 West 200 South	5/21	1.55	134	\$4,191,600	\$62.08	\$20,249
5	579 West 200 South	8/20	0.46	65	\$1,850,000	\$92.33	\$28,462

COMPARABLE LAND SALES MAP



Citizens West 2 & 3 Site

PRICE PER UNIT DEVELOPABLE

Sale Number	SUBJECT	1	2	3	4	5
Address	509 West 300 North	210 South Rio Grande Street	443 West 400 North	157 South 900 West	820 West 200 South	579 West 200 South
Selling Price		\$6,370,000	\$4,115,000	\$5,800,000	\$4,191,600	\$1,850,000
Date of Sale		Jan-21	Jul-21	Dec-21	May-21	Aug-20
Size / Acres	0.409	1.170	1.26	1.18	1.55	0.460
Units Developable	80	210	142	205	207	65
Price Per Unit		\$30,333	\$28,979	\$28,293	\$20,249	\$28,462
Adjustments						
Property Rights		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$30,333	\$28,979	\$28,293	\$20,249	\$28,462
Financing Terms		\$0	\$0	\$0	\$0	\$0
Condition of Sale		\$0	\$0	\$0	\$0	\$0
Normal Sales Price		\$30,333	\$28,979	\$28,293	\$20,249	\$28,462
Market Conditions (Time)		13%	8%	4%	10%	18%
Time Adjusted Price		\$34,378	\$31,394	\$29,472	\$22,274	\$33,442
Comparison to the Subject						
Zoning	TSA-UC-T	D-3	TSA-UC-C	TSA-UN-T	TSA-UN-T	GMU
Density Per Acre	196	179	113	174	134	141
Location	Good	Superior	Superior	Equal	Equal	Superior
Topography / Configuration	Flat / Rectangular	Equal	Equal	Equal	Equal	Equal
Utilities / Improvements	All	Equal	Equal	Equal	Equal	Equal
Entitlements / Zoning	All	Equal	Equal	Equal	Equal	Equal
Other Factors	None	Equal	Equal	Equal	Equal	Equal
Adjustments						
Density		-4%	-23%	-6%	-17%	-15%
Physical Factors						
Location		-30%	-10%	0%	0%	-30%
Size		0%	0%	0%	0%	0%
Topography / Configuration		0%	0%	0%	0%	0%
Utilities / Improvements		0%	0%	0%	0%	0%
Entitlements / Zoning		0%	0%	0%	0%	0%
Other Factors		0%	0%	0%	0%	0%
Adjusted Price Per Unit		\$22,689	\$21,034	\$27,703	\$18,488	\$18,393
Total Percentage Change		-25.20%	-27.42%	-2.08%	-8.70%	-35.38%
Adjusted Value Range	Low	\$18,393			High	\$27,703
Relative Weight		10%	30%	30%	20%	10%
Indicated Value	\$22,427	Per Unit			Rounded	\$22,400

Citizens West 2 & 3 Site

PRICE PER SQUARE FOOT

Sale Number	SUBJECT	1	2	3	4	5
Address	509 West 300 North	210 South Rio Grande Street	443 West 400 North	157 South 900 West	820 West 200 South	579 West 200 South
Selling Price		\$6,370,000	\$4,115,000	\$5,800,000	\$4,191,600	\$1,850,000
Date of Sale		Jan-21	Jul-21	Dec-21	May-21	Aug-20
Size / Acres	0.409	1.17	1.260	1.18	1.55	0.460
Units Developable	80	210	142	205	207	65
Price Per Acre		\$124.99	\$74.97	\$112.84	\$62.08	\$92.33
Adjustments						
Property Rights		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Price		\$124.99	\$74.97	\$112.84	\$62.08	\$92.33
Financing Terms		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Condition of Sale		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Normal Sales Price		\$124.99	\$74.97	\$112.84	\$62.08	\$92.33
Market Conditions (Time)		13%	8%	4%	10%	18%
Time Adjusted Price		\$141.65	\$81.22	\$117.54	\$68.29	\$108.48
Comparison to the Subject						
Zoning	TSA-UC-T	D-3	TSA-UC-C	TSA-UN-T	TSA-UN-T	GMU
Density Per Acre	196	179	113	174	134	141
Location	Good	Superior	Superior	Equal	Equal	Superior
Topography / Configuration	Flat / Rectangular	Equal	Equal	Equal	Equal	Equal
Utilities / Improvements	All	Equal	Equal	Equal	Equal	Equal
Entitlements	All	Equal	Equal	Equal	Equal	Equal
Other Factors	None	Equal	Equal	Equal	Equal	Equal
Adjustments						
Density		4%	23%	6%	17%	15%
Physical Factors						
Location		-30%	-10%	0%	5%	-30%
Size		0%	0%	0%	0%	0%
Topography / Configuration		0%	0%	0%	0%	0%
Utilities / Improvements		0%	0%	0%	0%	0%
Entitlements		0%	0%	0%	0%	0%
Other Factors		0%	0%	0%	0%	0%
Adjusted Price Per Acre		\$104.82	\$91.78	\$124.59	\$83.31	\$92.21
Total Percentage Change		-16.13%	22.42%	10.42%	34.20%	-0.13%
Adjusted Value Range	Low	\$83.31			High	\$124.59
Relative Weight		10%	30%	30%	20%	10%
Indicated Value	\$101.28	Per Sq.Ft.			Rounded	\$101

CORRELATION AND ADJUSTMENT OF LAND SALES

Correlation

Each of the sales listed above was made for cash or equivalent terms and the property rights transferred were those associated with the fee simple interest. Each was an arms-length transaction between a willing buyer and seller. Adjustments were made as indicated in the grid on the previous page. The adjustments are explained as follows:

Property Rights Conveyed

Each of the sales included the transfer of a fee simple title. No adjustments were made for this factor.

Financing Terms and Conditions of Sale

Each of the sales was an arms-length transaction between a willing buyer and seller. No adjustments were required for this factor.

Market Conditions

Considering recent market trends, a 10% annual adjustment has been made to the sales for market conditions.

ADDITIVE ADJUSTMENTS

Zoning / Density

The sales were purchased for development at a density of between 113 and 179 units per acre. Sites with higher densities typically sell for more per square foot than do sites with lower densities.

The subject has a density of 196 units per acre. Adjustments were made as indicated in the grids.

Physical Factors

Location

The subject is located northwest of the CBD of Salt Lake City, convenient to TRAX and commuter rail. However, the site is west of railroad tracks, which can impede access.

Sale 1

Sale 1 is located southeast of the subject in a more heavily-developed area. It is east of the railroad tracks, so its access cannot be obstructed by trains. It is superior to the subject in location.

Sales 2

This parcel is located one block east of the subject and is superior to the subject in location, as it lies on the east side of the tracks.

Sale 3

This site is located on 900 West, about three blocks from a light rail station. Is is considered to be equal to the subject in location.

Sale 4

This parcel is located west of an Interstate-15 offramp. It is farther from public transit than the subject, but closer to the Central Business District. It is equal in location to the subject.

Sale 5

This parcel is located west of the CBD of Salt Lake City. It is convenient to light rail and the city's transit hub. It is superior to the subject in location.

Site Accessibility

Differences in site accessibility have been considered in the location adjustments.

Size

The subject contains 0.409 acres. The sold properties ranged from 0.42 to 1.55 acres in size. Due to the difficulty in assembling large parcels for development in the neighborhood, no adjustments were required for this factor.

Topography / Configuration

The subject is nearly level, and rectangular. It and all of the comparables are considered to be easily developable. No adjustments were required.

Utilities / Improvements

Each of the sales had all utilities and street improvements to the site. No adjustments were required for this factor.

Entitlements

All of the sales were zoned for the intended use. No adjustments were required.

Other Factors

None.

LAND VALUE CONCLUSION

Prior to adjustment, the range of selling prices per unit was \$20,249 to \$30,333. After making the necessary adjustments, the range of values per unit is \$18,393 to \$27,703.

Prior to adjustment, the range of selling prices per square foot was \$62.08 to \$124.99. After making the necessary adjustments, the range of values per square foot is \$83.31 to \$124.59.

The most weight was assigned to Sale 2 and 3, as they are the most similar to the subject in location. After assigning weight to each sale as indicated in the grids, the indicated value is \$22,400 per unit and \$101 per square foot.

Land Value

80	Units	X	\$22,400	=	\$1,792,000
17,816	Square Feet	X	\$101	=	\$1,799,416
			Rounded To:		\$1,795,000

RECONCILIATION AND FINAL OPINION OF VALUE

Reconciliation is the final step in the valuation process at which the different value conclusions are analyzed and a final value opinion is selected from among the different indications of value. Each value indication is weighed according to its significance, applicability, and defensibility, and the most weight is given to that approach which is most appropriate to the appraisal's purpose.

The Sales Comparison Approach was utilized to form an opinion of market value for the site.

Therefore, after analyzing and reconciling all of the data presented in the report, I am of the opinion that the market value of the fee simple interest in the subject property, located at 509 West 300 North, Salt Lake City, Utah, as of the date of inspection, May 31, 2022, is:

<p>ONE MILLION SEVEN HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$1,795,000).</p>

The value reflects the rights associated with fee simple title and is subject to the assumptions and limiting conditions as stated in this report.

No value has been assigned to any personal property, furniture, fixtures, or goodwill.

The projected marketing time for the property is one year or less. The projected exposure time is one year or less.

ADDENDUM

QUALIFICATIONS OF APPRAISER JEFF NEESE, MAI

Educational Background and Training

**Bachelor of Science Degree, Business
Real Estate Principles
Real Estate Appraisal and Investment
Advanced Principles of Urban Real Estate
Real Estate Appraisal Principles
Basic Valuation Procedures, Exam
Capitalization Theory & Techniques, Parts A & B
Analyzing Distressed Real Estate
Case Studies in Real Estate Valuation
Analyzing Operating Statements
Forecasting Revenue
Report Writing and Valuation Analysis
Uniform Standards of Professional Appraisal Practice
The Appraiser as Expert Witness
Reviewing Appraisals
Subdivision Analysis
Money and Markets
FIRREA - - Overview and Practical Application
Understanding Limited Appraisals
Environmental Risk and the Appraisal Process
Appraisal of Retail Properties
Apartment Appraisal, Concepts & Applications
Fair Housing
Real Estate Ethics
Misrepresentations and Case Studies
Business Practices and Ethics
Dozens of other classes and seminars**

Professional Experience

**1986 to Present Independent Fee Appraiser & Consultant
Specialization in multifamily residential properties
Experience in appraising student housing, elderly housing, Low-Income
Housing Tax Credits and government-subsidized apartment projects.
Appraisals completed under Fannie Mae, Freddie Mac and HUD
requirements
Extensive experience in performing market and financial feasibility studies
for proposed apartment and planned unit developments**

QUALIFICATIONS OF MARKET ANALYST (CONT'D)

Professional Affiliations

Member of the Appraisal Institute	(MAI #8708)
Former Salt Lake Sub-Chapter Chairman	
Former Member of Board of Directors of the Utah Chapter	
Utah State Certified General Appraiser	(#5451871-CG00)
Idaho State Certified General Appraiser	(#CGA-2404)
Licensed Utah Real Estate Broker	(#5451871-PB00)
Member Salt Lake Board of Realtors	

Significant Market Studies and Appraisals

Market Studies

Proposed 186-unit apartment project, partially rent-restricted
Proposed 332-unit market-rent apartment project
Proposed 300-unit market-rent apartment project
Existing 292-unit apartment and 96-unit addition, with Low-Income Housing Tax Credits
Proposed 240-unit luxury high-rise apartment

Appraisals

Proposed 493-unit apartment project
Proposed 271-unit Class-A, Urban Mid-Rise, transit-oriented
Existing apartment project proposed for renovation with tax credits, bond financing and Rural Development Subsidy
Proposed urban high-rise mixed-use projects including apartments and retail space

Partial List of Current Clients

Bank of Utah	Zions Bank
Bonneville Multifamily Capital	HomeStreet Bank
Wells Fargo Multifamily Capital	NorthMarq
KeyBank	Rocky Mountain Community Investment
Wells Fargo Bank	University Federal Credit Union
Ally Bank	Dwight Capital
Greystone	Prudential Multifamily Mortgage
Redevelopment Agency of SLC	Hunt Mortgage Capital, LLC
Pacific Western Bank	Banner Bank
Fieldstone Homes	America First Credit Union
Sunwest Bank	Hilltop Bank
Brighton Bank	Dougherty Mortgage
Bonneville Mortgage	Goldman Sachs
PGIM	Pacific Premier Bank
Walker & Dunlop, LLC	

**APARTMENT PROJECTS APPRAISED BY JEFF NEESE, MAI
(PARTIAL LIST)**

4TH WEST	Salt Lake City, Utah	493 Units
THE MORTON	Salt Lake City, Utah	137 Units
ICON 9700	Sandy, Utah	264 Units
FALLS AT MESA POINT	St. George, Utah	199 Units
ICO FAIRBOURNE STATION	West Valley City, Utah	225 Units
AXIO 8400	Sandy, Utah	332 Units
MOUNTAIN VIEW TOWNHOMES	Ogden, Utah	145 Units
EAGLEWOOD LOFTS - PHASE 1	North Salt Lake, Utah	214 Units
THE ASTON AT UNIVERSITY PLACE	Provo, Utah	237 Units
FLATS AT RIVERWOOD	Provo, Utah	218 Units
2100 LOFTS	Salt Lake City, Utah	206 Units
PARK AT CITY CENTER	Sandy, Utah	330 Units
MEADOWS AT AMERICAN FORK	American Fork, Utah	252 Units
STATION AT GARDNER MILL	West Jordan, Utah	272 Units
PARK LANE VILLAGE	Farmington, Utah	324 Units
MILLPOND	American Fork, Utah	214 Units
CLEARFIELD STATION	Clearfield, Utah	216 Units
CLAREDON VILLAGE PHASE I AND II	West Haven, Utah	300 Units
TRITON POINT OF VIEW	Draper, Utah	324 Units
THE SPRINGS AT LOGAN RIVER	Logan, Utah	188 Units
HUB OF OPPORTUNITY	South Salt Lake, Utah	156 Units
LIBERTY BOULEVARD	Salt Lake City, Utah	266 Units
PORTER RANCH TOWNHOMES	Eagle Mountain, Utah	128 Units
ICO SOUTH TEMPLE	Salt Lake City, Utah	118 Units
FALLS AT RIVERWOOD	Logan, Utah	314 Units
EAGLEWOOD LOFTS - PHASE 2	North Salt Lake, Utah	196 Units
EXCHANGE A & B	Salt Lake City, Utah	403 Units
STATION AT MIDVALE PHASE I AND II	Midvale, Utah	186 Units
MILL POINT	Vineyard, Utah	413 Units
STATION PARKWAY	Farmington, Utah	267 Units
HAWTHORNE TOWNHOMES	South Salt Lake, Utah	218 Units
GREENPRINT AT THE TRAX	Salt Lake City, Utah	60 Units
MILLCREEK STATION	South Salt Lake, Utah	70 Units
MURRAY DEPOT	Murray, Utah	93 Units

Hundreds of other projects ranging from 50 to over 600 units

Experience in appraising market-rent apartments, student housing, elderly housing, government-subsidized housing.

Expertise in HUD, Fannie Mae, Freddie Mac, Low-Income Housing Tax Credits and other programs.

ENGAGEMENT LETTER



DATE OF AGREEMENT: APRIL 27, 2022

PARTIES TO AGREEMENT:

CLIENT

Ms. Amanda Dillon
GIV Group
50 North 600 West
Salt Lake City, UT 84116
E-mail: adillon@givgroup.org

APPRAISER

Jeff Neese, MAI
Western States Multifamily
6440 S. Wasatch Boulevard, Suite 215
Salt Lake City, Utah 84121
E-mail: jeff@wsmultifamily.com
Phone: (801) 278-4796

CLIENT HEREBY ENGAGES APPRAISER TO COMPLETE APPRAISAL ASSIGNMENT AS FOLLOWS:

PROPERTY IDENTIFICATION

A parcel of land intended for development with an LIHTC apartment project.

Citizens West, Phase 2 Site

500 West, 300 North
Salt Lake City, UT

INTENDED USERS

Client
Utah Housing Corporation
Potential Investors
Potential lenders

INTENDED USE

For use in submitting an application for Low-Income Housing Tax Credits

SCOPE OF WORK

- TO CONFORM TO THE SCOPE OF WORK OUTLINED IN THE 2022-2023 FEDERAL HOUSING CREDIT PROGRAM ALLOCATION PLAN ADOPTED BY UTAH HOUSING CORPORATION.

APPLICABLE REQUIREMENTS OTHER THAN THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)

The Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute

FORM OR FORMAT:

Narrative appraisal report.

DELIVERY DATE

NO LATER THAN JUNE 6, 2022 (ASSUMING ALL REQUIRED DOCUMENTS PROVIDED BY CLIENT PRIOR TO MAY 6, 2022)

DELIVERY METHOD

PDF via e-mail

NUMBER OF COPIES

3 printed copies of appraisal report (if requested)

PAYMENT TO APPRAISER

\$3,000.

CONFIDENTIALITY

Appraiser shall not provide a copy of the written report to, or disclose the results of the appraisal report prepared in accordance with this Agreement with, any party other than Client, unless Client authorizes, except as stipulated in the Confidentiality Section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP).

**PROFESSIONAL SERVICES AGREEMENT
APPRAISAL ASSIGNMENT
PAGE 2**

CHANGES TO AGREEMENT

Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the client, intended users, or intended use; the date of value; type of value; or property appraised cannot be changed without a new Agreement.

CANCELLATION

Client may cancel this Agreement at any time prior to the Appraiser's delivery of the Appraisal Report upon written notification to the Appraiser. Client shall pay Appraiser for work completed on assignment prior to Appraiser's receipt of written cancellation notice, unless otherwise agreed upon by Appraiser and Client in writing.

NO THIRD PARTY BENEFICIARIES

Nothing in this Agreement shall create a contractual relationship between the Appraiser or the Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third party beneficiary of this Agreement, including, but not limited to, any third parties identified herein.

USE OF EMPLOYEES OR INDEPENDENT CONTRACTORS

Appraiser may use employees or independent contractors at Appraiser's discretion to complete the assignment, unless otherwise agreed by the parties. Notwithstanding, Appraiser shall sign the written Appraisal Report and take full responsibility for the services provided as a result of this Agreement.

TESTIMONY AT COURT OR OTHER PROCEEDINGS

In the event that the Appraiser is required, whether voluntarily or pursuant to subpoena, to participate in or prepare for, any oral or written discovery, sworn testimony in a judicial, arbitration or administrative proceeding, or attendance at any judicial, arbitration, or administrative proceeding relating to this assignment, the appraiser's time will be billed to the client at an hourly rate of \$250.

APPRAISER INDEPENDENCE

Appraiser cannot agree to provide a value opinion that is contingent on a predetermined amount. Appraiser cannot guarantee the outcome of the assignment in advance. Appraiser cannot ensure that the opinion of value developed as a result of this Assignment will serve to facilitate any specific objective by Client or others or advance any particular cause. Appraiser's opinion of value will be developed competently and with independence, impartiality, and objectivity.

EXPIRATION OF AGREEMENT

This Agreement is valid only if signed by both Appraiser and Client within 5 days of the Date of Agreement specified.

GOVERNING LAW & JURISDICTION

The interpretation and enforcement of this Agreement shall be governed by the laws of the state in which the Appraiser's principal place of business is located, exclusive of any choice of law rules

BY MARKET ANALYST:


Digitally signed
by Jeff Neese
Date: 2022.04.27
11:25:41 -06'00'

(Signature)

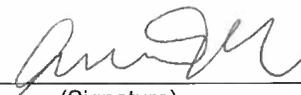
JEFF NEESE, MAI

(Printed Name)

APRIL 27, 2022

(Date)

BY CLIENT:



(Signature)

Amanda Dillon

(Printed Name)

April 28, 2022

(Date)

APPRAISER'S LICENSE

**STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE**

ACTIVE LICENSE

DATE ISSUED: 06/22/2021

EXPIRATION DATE: 06/30/2023

LICENSE NUMBER: 5451871-CG00

LICENSE TYPE: Certified General Appraiser

ISSUED TO: JEFFREY L NEESE
824 TAVIAWK DRIVE
IVINS UT 84738



SIGNATURE OF HOLDER

REAL ESTATE DIVISION DIRECTOR

Phase I Environmental Site Assessment

Citizens West

509 West 300 North

Salt Lake City, Salt Lake County, Utah

September 29, 2022

Terracon Project No. 61217496 Task 3.16

EPA Cooperative Agreement #95811800

EPA ACRES Property ID #253591

Salt Lake County Brownfield Assessment Grant

This report covers both
Citizens West phase 2 & 3.



Prepared for:

Salt Lake County UT
Salt Lake City, Utah

Prepared by:

Terracon Consultants, Inc.
Midvale, Utah

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

September 29, 2022



Salt Lake County UT
2001 S. State St. Suite S2-100
P.O. Box 144575
Salt Lake City, Utah 84114-4575

Attn: Kersten Swinyard
P: (385) 468-4869
E: KSwinyard@slco.org

Re: Phase I Environmental Site Assessment
Citizens West
509 West 300 North
Salt Lake City, Salt Lake County, Utah
Terracon Project No. 61217496 Task 3.16
EPA Cooperative Agreement #95811800
EPA ACRES Property ID #253591
Salt Lake County Brownfield Assessment Grant

Dear Ms. Swinyard:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced subject property (hereinafter known as the 'site'). This assessment was performed in accordance with the Salt Lake County Brownfield Assessment Coalition Grant Bid Award, dated August 17, 2021, and Contract for Environmental Engineering Services No. ORD81668, dated November 22, 2021. This assessment was conducted under EPA Cooperative Agreement #95811800 for the Salt Lake County Brownfield Assessment Grant.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

Kelly M. Shaw
Assistant Project Manager

Tina Cheney
ESA Group Manager

Attachments

Terracon Consultants Inc. 6949 S High Tech Dr Ste 100 Midvale, UT 84047-3707

P 801-545-8500 F 801-545-8600 terracon.com



Environmental

Facilities

Geotechnical

Materials

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APPENDIX B	Site Photographs
APPENDIX C	Historical Documentation and User Questionnaire
APPENDIX D	Environmental Database Information
APPENDIX E	Credentials
APPENDIX F	Description of Terms and Acronyms

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with the Salt Lake County Brownfield Assessment Coalition Grant Bid Award, dated August 17, 2021, and Contract for Environmental Engineering Services No. ORD81668, dated November 22, 2021. This assessment was conducted under EPA Cooperative Agreement #95811800 for the Salt Lake County Brownfield Assessment Grant. This assessment was conducted consistent with the procedures included in ASTM E1527-13 & 21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Tina Cheney, Environmental Professional. Tina Cheney performed the site reconnaissance on September 14, 2022.

The Salt Lake County Brownfield Assessment Grant is funded with U.S. Environmental Protection Agency, Region 8 (EPA) Brownfields Hazardous Substances and Petroleum Assessment Cooperative Agreement #95811800.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is an approximately 1.42-acre parcel (Salt Lake County parcel 08-36-305-079) with a warehouse and offices totaling approximately 30,298 square-feet.

Historical Information

The site was vacant land as early as 1898. During the mid to late 1960's the north portion of the present-day building was constructed. The building was occupied by Diamond Mattress and Elliott Stage Draperies. The southeast portion of the building was added in the early 1990's and the southwest section of the present-day building was constructed by 2002.

Second Street North adjoined the site to the north with residential properties beyond as early as 1898. By 1962 the residences were demolished, and a truck maintenance shop appeared on the property by 1965 and was later occupied by the Union Pacific Maintenance shop. The building is currently vacant. Adjoining to the east was 4th West followed by railroad tracks with Morris and Merrill Lumberyard and residential properties beyond in 1898. By 1911 the lumberyard and residences were demolished, and railroad tracks were expanded. By 1937 an industrial complex and lumberyard was constructed beyond the railroad tracks. A portion of the railroad tracks were removed by 2002 and by 2013 North 490 West was constructed with the 4th West Apartments built in 2016. Residences adjoined the site to the south as early as 1898. The residences were demolished by 1937 and a building was constructed by 1958 with another

Phase I Environmental Site Assessment

Citizens West ■ Salt Lake City, Utah

September 29, 2022 ■ Terracon Project No. 61217496 Task 3.16



building added by 1977. All buildings were demolished by 1986 and the present-day Union Event Center was constructed by 1993. Adjoining to the west was vacant land as early as 1898. A gas/service station was built by 1952. All buildings on the property were demolished by 2020 and the Citizen West Apartment complex was completed in 2022. A Controlled Recognized Environmental Condition (CREC) was identified with the historical use of the west adjoining facility. Additionally, the site adjoins historical and present-day railroad tracks which have been associated with impacts to soil with heavy metal and polycyclic aromatic hydrocarbons (PAHs). Due to the redevelopment planned for the southern portion of the site, and the proximity to a large railyard, the potential impacts from the railroad represents a REC.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. The site was identified on the SPILLS, underground storage tank (UST) and leaking UST (LUST) regulatory databases. After a review of the Department of Environmental Quality records, USTs were located on the west-adjoining parcel. Several investigations took place, and the LUST case was reopened with the proposed land use was to change from industrial to residential. Soil and groundwater impacts were identified on the site and the west adjoining property above unrestricted land use standards. Environmental Covenants were placed on both parcels with groundwater use limitations, construction limitations, and construction requirements for the site. Therefore, the listings represent a CREC to the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Site Reconnaissance

During the site reconnaissance heating and cooling systems, 5-gallon containers of epoxy resins and Metcor, transformers, trash, debris, and trash dumpsters were observed. RECs were not observed during the site reconnaissance.

Adjoining Properties

North of the site is 300 North Street followed by a vacant building, that appeared to be used for a shop. East of the site is 500 West Street, followed by a rail yard, and then a road and apartments. South of the site is The Union Event Center and west of the site is Citizens West Apartments. RECs were not observed with the adjoining properties.

Significant Data Gaps

No significant data gaps were identified.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E1527-13 & -21 at 509 West 300 North, Salt Lake City, Salt Lake County, Utah, the site. The

Phase I Environmental Site Assessment

Citizens West ■ Salt Lake City, Utah

September 29, 2022 ■ Terracon Project No. 61217496 Task 3.16



following RECs, CRECs and/or Significant Data Gaps (SDGs) were identified in connection with the site:

- **Soil and groundwater impacts from adjoining closed LUST facility:** the west-adjoining UST release has impacted groundwater and soil that extends onto the site with Total Petroleum Hydrocarbons for diesel (TPH-DRO) concentrations above Initial Screening Levels (ISLs). Soil impacts are present at depths greater than 8 feet below ground surface (bgs). Based on the EC on the site, the soil and groundwater impacts represent a CREC to the site.
- **Soil impacts from adjoining historic industrial uses:** The site adjoins historical and present-day railroad tracks which have been associated with impacts to soil with heavy metal and PAHs. Due to the redevelopment planned for the southern portion of the site, and the proximity to a large railyard, the potential impacts from the railroad represents a REC.

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon recommends the following additional actions.

- **Additional Investigation:** Terracon recommends conducting additional investigation to evaluate subsurface conditions where ground disturbances will occur.

1.0 INTRODUCTION

1.1 Site Description

Site Name	Citizens West
Site Location/Address	509 West 300 North, Salt Lake City, Salt Lake County, Utah
Land Area	Approximately 1.42-acres
Site Improvements	An approximately 30,298 square foot building and parking lot
Anticipated Future Site Use	The southern portion will be redeveloped for multi-family residential use
Reason for the ESA	Brownfields assessment

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with the Salt Lake County Brownfield Assessment Coalition Grant Bid Award, dated August 17, 2021, and Contract for Environmental Engineering Services No. ORD81668, dated November 21, 2021. This assessment was conducted under EPA Cooperative Agreement #95811800 for the Salt Lake County Brownfield Assessment Grant and was conducted consistent with the procedures included in ASTM E1527-13 & -21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. Recognized environmental conditions are defined by ASTM E1527-21 as “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.” A de minimis condition is not a recognized environmental condition.

This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- Areas of the warehouse were locked, as they are occupied by individual art studios. Additionally, due to the amount of storage in the warehouse, much of the flooring could not be observed. Based on the historical and current use of the site, this is not anticipated to be a significant data gap.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances, petroleum products or PFAS compounds may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Salt Lake County. Use or reliance by any other party is prohibited without the written authorization of Salt Lake County and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Master Services Agreement. The limitation of liability defined in the Master Services Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-21 Sections 4.6. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-21.

1.6 Client Provided Information

Prior to the site visit, Amanda Dillon, from Giv Development, and Kersten Swinyard, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-21 Section 6.

Giv Development Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.		X	
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.		X	
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.		X	
Obvious Indicators of Releases at the site.			X

Ms. Dillon stated there is a lien on the title, there are restrictions, and is aware of conditions indicative of a release. She noted the site formerly contained a leaky underground storage tank (LUST) for a previous gas station. The tanks were located on the adjoining parcel, which was once part of a larger parcel that included the site. A copy of the questionnaire is included in Appendix C.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			NA
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Releases at the site.			X

Ms. Swinyard stated that a lien and title search had not been completed, and she was not aware of commonly known or reasonably ascertainable information that is material to a REC in connection with the site. A copy of the questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 4,240 feet above sea level	USGS Topographic Map, Salt Lake City North, Utah Quadrangle, 1998 (Appendix A)
Topographic Gradient	Gently sloping towards the northwest	
Closest Surface Water	City Creek, approximately one mile east of the site.	
Soil Characteristics		
Soil Type	Urban Land	Web Soil Survey https://websoilsurvey.sc.egov.usda.gov/
Description	Urban land consists of soils that have been so altered by human development that the original soil characteristics are no longer distinguishable.	
Geology/Hydrogeology		
Formation	Quaternary alluvium (Qal)	Interactive Geologic Map Portal https://geology.utah.gov/
Description	Boulder to pebble gravel, sand, silt, and clay deposited in channels and flood plains of streams.	
Estimated Depth to First Occurrence of Groundwater	Approximately 11 to 12 feet below ground surface (bgs)	Limited Site Investigation Terracon Consultants, September 11, 2020
*Hydrogeologic Gradient	West	

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15-year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR to evaluate past uses and relevant characteristics of the site and surrounding properties. EDR provided Sanborn maps as summarized below.

- Topographic maps: Salt Lake City North, Utah, **1951, 1963, 1969, 1975, 1998, 2014, 2017 and 2020** (1:24,000)
- Aerial photographs:
 - EDR, **1937, 1946, 1952, 1958, 1962, 1965, 1971, 1977, 1981, 1987, 1993, 1997, 2006, 2011 and 2016**, 1"=500'
 - Google Earth Pro, various years 1993 – 2022, varying scales
- Sanborn Fire Insurance Map(s): **1889** (provided, no coverage), **1898, 1911, 1949, 1950, and 1986**

Historical Maps and Aerial Photographs

Direction	Description
Site	Vacant (1898-1946); portion of land graded, vehicles parked from west adjoining lot (1952); remainder of site graded and trucks or trailers are parked on the east side of the site (1958); vacant (1962); building on the north side of the site (1965); building extended to the south, southwest side is a labor storage yard (1971-1987); building added on again to the south (1993-1997); building added on to the southwest portion (2006-2022)
North	Second Street North followed by residences (1898-1958) residences demolished, land graded (1962); apparent truck/trailer storage yard with a building (1965-1981), Sanborn Map depicts <u>Truck & Trailer repair</u> (1986); truck trailers no longer in the yard, building remains and smaller vehicles and equipment visible (1987-2022)
East	Fourth West followed by <u>railroad tracks</u> , residential properties and Morrison Merrill and Co. lumber yard (1898); residences and lumber yard demolished, railroad tracks expanded east (1911); industrial facility or lumber yard beyond tracks (1937-1997); east portion of the tracks removed, vacant land (2002-2009); roadway under construction beyond the railroad tracks (2011); roadway complete (2013); Apartment building under construction beyond the roadway and completed by 2017 (2015-2022)
South	Residences (1898-1911); residences demolished, vacant land (1937-1952); land graded building constructed (1958-1971); additional building constructed (1977-1981); buildings demolished, vacant land (1986); commercial building constructed (1993-2022)
West	Vacant (1898-1946); <u>Truck repair</u> depicted on the Sanborn Map and a tire storage building on the center portion (1949-1952); dispenser island observed east of the formerly depicted tire storage building with staining observed(1958-1981); Sanborn Map depicts a building "M" and the former tire storage is depicted as a warehouse, no gas tanks are depicted (1986); poor photo quality buildings are not distinguishable (1987); tire storage building appears to be demolished (1993-2019); northern building demolished, land under construction (2020); apartment building completed (2021-2022)

The site adjoins historical and present-day railroad tracks which have been associated with impacts to soil with heavy metal and PAHs. Due to the redevelopment planned for the southern

portion of the site, and the proximity to a large railyard, the potential impacts from the railroad represents a REC.

The north and west truck repair facilities are discussed in Section 4.1.

3.2 Historical City Directories

The city directories used in this study were made available through EDR (selected years reviewed: 1926-2017) and were reviewed at approximate five-year intervals, if readily available. City directories were not available prior to 1926. The current street address for the site was identified as 509 West 300 North.

Historical City Directories

Direction	Description
Site	<p>501 West 2nd Street North: No listings (1926-2017)</p> <p>509 West 2nd Street North: No listing (1926-1971); Evans Supply Inc Bldg Sups (1976-1985); Diamond Mattress, Evans Supply Inc. Building Sups (1990); Diamond Mattress, Elliott Stage Draperies (1994-2001); Diamond Mattress (2004-2017)</p> <p>501 West 300 North: No listings (1926-2017)</p>
North	<p>504 West 2nd Street North: No listings (1926-2017)</p> <p>516 West 2nd Street North: No listings (1926-2017)</p> <p>520 West 2nd Street North: No listings (1926-2017)</p> <p>504 West 300 North: No listings (1926-2017)</p> <p>510 West 300 North: No listings (1926-2017)</p> <p>300 North 500 West: No listings (1926-2017)</p> <p>315 North 4th Street West: No listing (1926); Residential (1936); No listing (1941-2017)</p> <p>317 North 4th Street West: No listings (1926-2017)</p> <p>315 North 500 West: No listings (1926-2017)</p> <p>317 North 500 West: No listings (1926-2017)</p>
East	<p>495 West 300 North: No listings (1926-2017)</p> <p>264 North 4th Street West: No listing (1926); Residential (1936); No listings (1941-2017)</p> <p>470 West 200 North: No listings (1926-2017)</p> <p>473 West 2nd North: No listings (1926-2017)</p>
South	<p>235 North 500 West: No listings (1926-2009); The Rail Center (2014); Mikado, Budget (2017)</p> <p>235 North 4th Street West: Residential (1926-1936); No listings (1941-1985); Residential (1994); No listings (1999-2017)</p> <p>237 North 4th Street West: No listings (1926-2017)</p>

Direction	Description
West	<p>509 West 300 North: No listing (1926-1971); Evans Supply Inc Bldg Sups (1976-1985); Diamond Mattress, Evans Supply Inc. Building Sups (1990); Diamond Mattress, Elliott Stage Draperies (1994-2001); Diamond Mattress (2004-2017)</p> <p>535 West 300 North: No listings (1926-2017)</p> <p>537 West 300 North: No listings (1926-1971); <u>Crazier Pete Repairs</u> (1976-1981); Apco Pallets Manuf pallets, Leduc Torn (1985); Apco Pallets Manuf pallets (1990); No listing (1995-2017)</p> <p>539 West 300 North: No listing (1926-1971); Vacant (1976); No listing (1981-1985); Rear Dowse Cabinets cabinetmaking, Robert Stubblefied (1990); No listing (1994-2017)525 West 2nd Street North: No listings (1926-2017)</p>

The north and west truck repair facilities are discussed in Section 4.1.

3.3 Site Ownership

Based on a review of information obtained from the Salt Lake County assessor’s records, the current site owner is Attuned Development LLC.

3.4 Title Search

At the direction of the client, a title search was included as part of the scope of services. County deed records were reviewed by Texas Environmental Research of Rockwall, Texas, to obtain a chain-of-title for the site. Ownership records were reviewed back to 1935 and are included in Appendix C.

Based on a review of the title provider’s research, the current site owner is the Attuned Development L.L.C., who obtained title on February 8, 2022 from B & E Properties L.L.C. Previous site owners include Fox Bunk & Ernest, Valley Bank & Trust Company, Trustee, and private individuals and their spouses. Obvious suspect owners were not identified in the warranty deed data reviewed.

A utility easement was identified on the site during the title search by the abstractor; however, the abstractor did not identify environmentally significant easements (i.e., pipelines, mineral leases, etc.) during the title search.

3.5 Environmental Liens and Activity and Use Limitations

The EDR regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client.

At the direction of the client, performance of a review of environmental liens and activity and use limitations was included as part of the scope of services for which Terracon engaged Texas Environmental Research of Rockwall, Texas. Based on a review of the title provider’s research, environmental liens or activity and use limitations were not identified for the site. However, based on Terracon’s investigation of an underground storage tank on the west adjoining property that leaked and impacted the site, an Environmental Covenant for was found for the site at Salt Lake County Recorder’s Office for the site. See Appendix C for a copy of the Environmental Covenant, and Section 4.1 for additional information on the leaking underground storage tank case.

3.6 Interviews Regarding Current and Historical Site Uses

The following individual was interviewed regarding the current and historical use of the site.

Interviews

Interviewer	Name / Phone #	Title	Date
Tina Cheney	Amanda Dillion / (626) 353-4997	Owner representative	September 14, 2022

Terracon interviewed Ms. Dillion, during the site reconnaissance. She stated that Giv Development owns 70% of Attuned Development LLC. The space is leased out to several individuals for art studios and a portion is leased to KRCL, a Radio Station. The plan is to extend KRCL space to the east, and the space south of that will be demolished and a new apartment will be built in the southern portion of the parcel. The northern portion of the building will remain. The previous owner/occupant was a Mattress Warehouse, and Giv has been associated with the property for approximately 7 years. The property was once a larger parcel, which included the west-adjoining property, which they developed into apartments. A Phase I and Phase II were conducted on the larger parcel. A copy of the reports was provided to Terracon and discussed in Section 3.7.

3.7 Prior Report Review

Terracon requested the client provide any previous environmental reports they are aware of for the site. Previous reports were provided by the client to Terracon for review.

- Phase I Environmental Site Assessment
535 West 300 North, Salt Lake City
Dated: February 27, 2019
Prepared by: AEI Consultants
For: Diamond Rail Apartments, Goldman Sachs Bank, and Rocky Mountain Reinvestment Corporation

The AEI February 27, 2019 Phase I Environmental Site Assessment included the southwest portion of the site. The AEI identify a CREC for the 535 West 300 North property. The ESA referenced a Terracon LSI from 2017 which reported that impacts to the soil and groundwater remained on the property in the vicinity of the former UST system and additional sampling may be warranted to determine if soil vapor intrusion was a concern for future development. The ESA report did not indicate concerns at the southern portion of the site.

- Limited Site Investigation
509 West 300 North, Salt Lake City
Dated: September 11, 2020
Prepared by: Terracon Consultants, Inc
For: Diamond Rail Apartments, LLC

The Terracon September 11, 2020 Limited Site Investigation (LSI) reported the site to consist of an approximately 1.42-acre parcel with a former mattress factory. The LSI findings include soil samples from two borings (TER-5 and TER-7) with total hydrocarbons (diesel) (TPH-DRO) above Initial Screening Levels (ISLs) of 500 mg/kg. TPH-DRO in TER-5 was detected at 945 milligrams per kilogram (mg/kg) and in TER-7 at 2,410 mg/kg. TPH-DRO was reported in one groundwater sample (TER-7) at 1.9 milligrams per liter (mg/L), which exceeds the ISL limit of 1 mg/L. Naphthalene was detected on in soil samples on the site below ISLs. Terracon concluded that while soil and groundwater impacts remain at the site, soil impacts are present at depths greater than 8 feet bgs. and groundwater is not likely to be encountered by future residents if the property were developed with apartments. Terracon recommended the implementation of institutional controls to ensure that the groundwater is properly handled if it is encountered in the future. It was stated that a vapor mitigation system was incorporated into the building construction plans for the west-adjointing property. Terracon believed it was appropriate to allow residential development on the property with controls in place to manage the low levels of remaining impacts on the site and supported a No Further Action status for the site.

4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company in a report dated September 7, 2022. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the

benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Distance (miles)	Listings
CERCLIS / SEMS	Comprehensive Environmental Response, Compensation, & Liability Information System	0.5	1
CERCLIS / NFRAP / SEMS ARCHIVE	Comprehensive Environmental Response, Compensation, & Liability Information System/No Further Remedial Action Planned	0.5	2
ERNS	Emergency Response Notification System	Site	0
IC / EC	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1	1
NPL (Delisted)	National Priorities Delisted List	0.5	0
RCRA CORRACTS/ TSD	RCRA Corrective Action Activity	1	2
RCRA Generators	Resource Conservation and Recovery Act	Site and adjoining properties	0
RCRA Non-CORRACTS/ TSD	RCRA Non-Corrective Action Activity	0.5	0

State/Tribal Databases

Database	Description	Distance (miles)	Listings
Brownfields	Brownfields Assessment Sites	0.5	2
IC	Institutional Controls Sites	Site	0
LUST	Leaking Underground Storage Tanks	0.5	18
SWF/LF	Solid Waste Facilities/Landfills	0.5	0
UST	Underground Storage Tanks	Site and adjoining properties	2
VCP	Voluntary Cleanup Program	0.5	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities within the ASTM search radius that have been deemed by the Environmental Professional to have the potential to impact the site based on type of facility, distance, and anticipated gradient relative to the site. Based on physical setting of site and adjoining area (gradient and depth to groundwater) the table below is limited to ASTM-required listings located within 500 feet of the site. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name and Location	Estimated Distance / Direction/Gradient	Database Listings	Findings Summary
Unnamed 509 West 300 North	Site	SPILLS	CREC
Diamond Mattress 537 West 300 North / 509 West 300 North	Adjoining west / downgradient	LUST UST	CREC
Salt Lake City Maintenance Shop 300 N 500 W	Adjoining north / cross-gradient	LUST UST	No, based on discussion below

509 West 300 North

The site is listed on SPILLS database and was reported when free product was observed in the bottom of an underground storage tank (UST) excavation. However, after reviewing documents on the DEQ website, it is understood that this release occurred prior to the parcel being split and the spill occurred at the west adjoining property during UST removal. Strong odors, soil staining and free product were reported during the removal of the USTs. Contaminated soil was excavated and removed from the site. This SPILLS report correlates with the Diamond Mattress LUST and is discussed below.

Diamond Mattress (Facility ID # 4001974)

The west adjoining facility is listed on the LUST and UST databases. Release JSB was reported during tank closure and removal operations. Two 5,000-gallon gas and two 5,000-gallon diesel tanks, all reported to be more than 50 years old, were removed on September 3, 1996. Over excavation of the UST excavation site was performed to remove approximately 670 cubic yards of contaminated soil and approximately 100-gallons of hydrocarbon-impacted groundwater was pumped from the excavation. A Geoprobe investigation followed to determine the extent of contaminated soil and evaluate potential hydrocarbon impacts to the groundwater. Three probe holes were converted to monitoring wells. Samples from the monitoring wells were below Tier 1 Screening Levels with the exception of one sample. A “No Further Action” letter was issued by

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the Department of Environmental Response and Remediation (DERR) on December 30, 1996. The NFA indicated that while impacts remained in place at the facility, the current land usage did not allow for a pathway to exposure.

Terracon performed a Limited Site Inspection (LSI) at the facility in 2017. The LUST case was reopened based on the proposed change in land use and in September of 2020 Terracon performed another LSI to determine current contamination levels at the facility. While most sampling was performed on the west adjoining parcel, five Geoprobe borings were advanced on the site. Total hydrocarbons -diesel (TPH-DRO) was reported in two soil samples on the site (TER-5 and TER-7) at 945 milligrams per kilogram (mg/kg) and 2,410 mg/kg respectively, which is above the Initial Screening Level (ISL) of 500 mg/kg, and below the Tier 1 Screening level of 5,000 mg/kg. TPH-DRO exceeded the ISL of 1 milligrams per liter (mg/L) in boring TER-7 with a concentration of 1.9 mg/L. Terracon concluded that based on the depth of soil impacts (greater than 8 feet bgs) and the unlikelihood of future residents coming into contact with contaminated groundwater, that it would be appropriate to allow residential development of the property with controls in place to manage the low levels of remaining impacts. On February 9, 2022 the DERR issued an NFA for the facility under the conditions specified in the Environmental Covenants entered for the facility and stated that if in the future changes occur to create a threat to human health or the environment, additional corrective action may be taken. The Environmental Covenants states there are groundwater use limitations, construction limitations, and construction requirements for the site. A copy of the Environmental Covenant is included in Appendix C. This facility is considered a CREC to the site based on the known impacts at the site, and the Environmental Covenant in place for the site and the west-adjoining property.

Salt Lake City Maintenance Shop (Facility ID# 4001814)

The north-adjoining, cross-gradient facility is listed on the LUST and UST databases. Release INE was reported in 1994 after a non-compliance letter was issued to the Union Pacific Railroad. One 8,000-gallon diesel tank was removed from the facility on August 9, 1991. Impacts to the soil were identified during the removal and a subsurface investigation was performed in March 1995. Soil and groundwater samples were collected during the investigation. TPH, Benzene, Xylene and Naphthalene were not detected in soil samples above laboratory screening levels. Toluene was detected in one sample at 9 feet bgs. with a concentration of 6.2 micrograms/kilogram (ug/kg), which is below Tier 1 Screening Levels. The DERR issued an NFA for the facility on December 13, 1995. Based on closure status and gradient from the site, this facility does not represent a REC to the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed 11 facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this

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assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Salt Lake County Health Department / support@nextrequest.com	A response was received from the health department on September 9, 2022. According to the records received, any complaints associated with the site were related to noise ordinances and loud music.
Salt Lake City Fire Department / saltlakecityut@mycusthelp.net	A response was received from the Salt Lake City Corporation on September 9, 2022. According to the response received, no records were found for the site.
Department of Environmental Quality Interactive Map / http://enviro.deq.utah.gov/	The site was listed on the DEQ LUST database and is discussed in Section 4.1.
Environmental Data Resources / https://www.web.edrnet.com/	Building permit records were searched on the EDR website. Permits found for the site were for electrical and fire systems. No records were found that would indicate potential for impacts to the site.

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance	
Field Personnel	Tina Cheney
Reconnaissance Date	September 14, 2022
Weather Conditions	Cloudy, overcast, raining 60s
Site Contact/Title	Amanda Dillon / Giv Development

Building Description				
Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft ²)
509 West 300 North	Art studios (90%), Storage (5%), KRCL (5%)	1960, 1989 and 2001	1 with a mezzanine	30,298
Site Utilities				
Drinking Water	Salt Lake City			
Wastewater	Salt Lake City			
Electric	Rocky Mountain Power			
Natural Gas	Dominion Energy			

5.2 Overview of Current Site Occupants and Operations

The site is occupied by art studios and KRCL radio station.

5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	

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Category	Item or Feature	Observed or Identified
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	X
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
Electrical Transformers/PCBs	Transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	X
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent or noxious odors	
Exterior pipe discharges and/or other effluent discharges		
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or cooling systems

The warehouse portion was heated by natural gas hanging units, and cooled with a portable air conditioning unit, fans, and window units. The KRCL portion of the building was heated and cooled with a standard furnace and air conditioning unit. RECs were not observed in connection with the heating and cooling sources.

Aboveground Chemical or Waste Storage

Drums, barrels, and/or containers ≥ 5 gallons

Six 5-gallon containers were observed during the site reconnaissance, containing epoxy resins, and Metcor. Staining, floor drains or sumps were not observed in the vicinity. One empty 55-gallon drum was observed in the parking area. The containers are not a REC to the site.

Electrical Transformers/PCBs

Transformers and/or capacitors

During Terracon's site visit, several pole-mounted transformers, owned and serviced by Rocky Mountain Power were observed on the boundary of the site. No information with regard to PCB content of the transformer fluids was observed. Some transformers contain mineral oil which may contain PCBs.

Rocky Mountain Power maintains responsibility for the transformers, and if the transformers were "PCB contaminated," Rocky Mountain Power not required to replace the transformer fluids until a release is identified. However, evidence of current or prior releases was not observed in the vicinity of the electrical equipment during the site reconnaissance. The transformers are not a REC to the site.

Releases or Potential Releases

Trash, debris and/or other waste materials

Trash and debris were observed on the east side of the site and trash dumpsters were observed on the west side of the site. No staining or hazardous waste was observed. The trash, debris, and trash dumpsters are not a REC to the site.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	300 North Street followed by a vacant building, that appeared to be used for a shop
East	500 West Street, followed by a rail yard, and then a road and apartments
South	The Union Event Center
West	Citizens West Apartments

RECs were not observed with the adjoining properties.

7.0 ADDITIONAL SERVICES

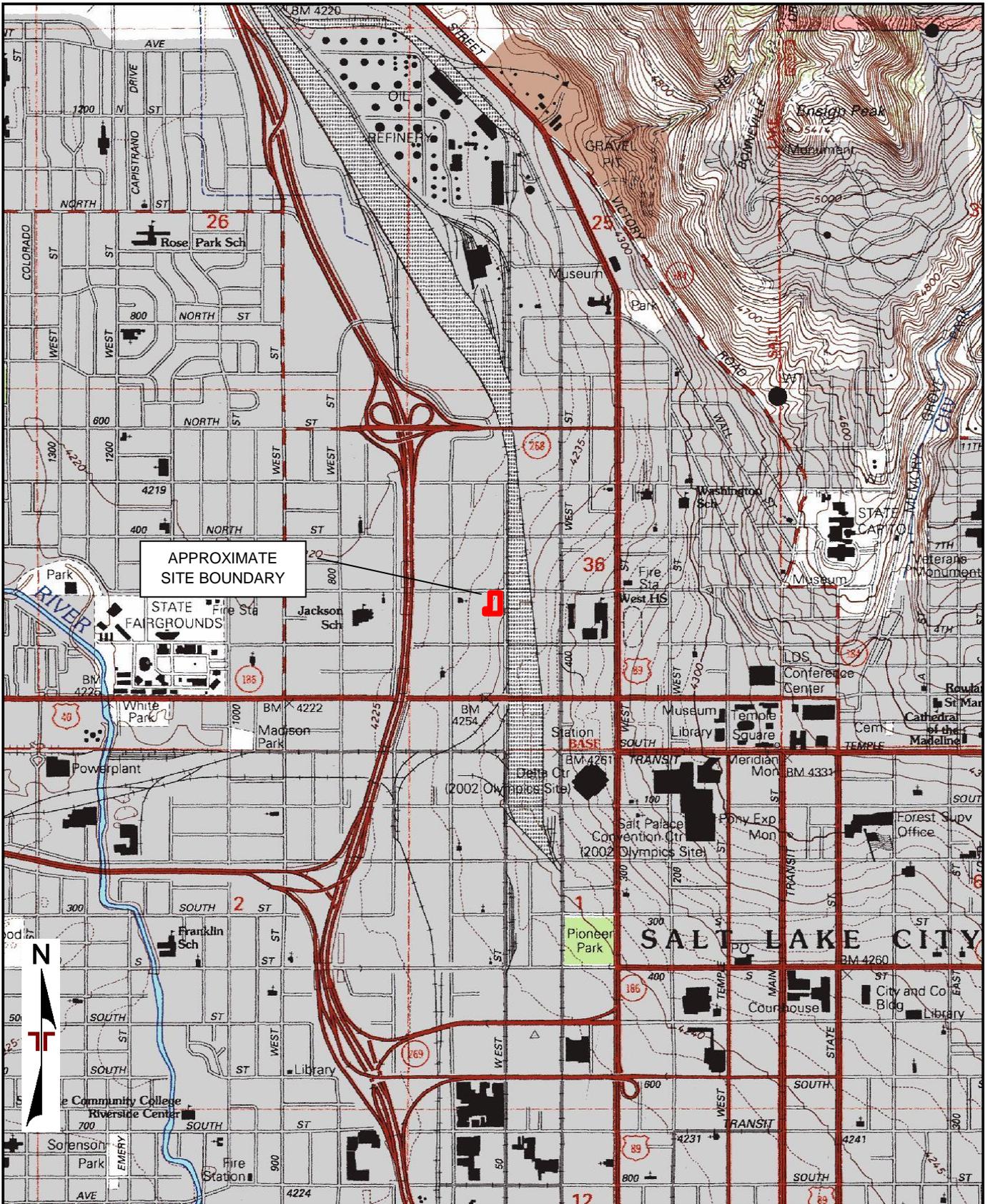
Per the agreed scope of services specified in the proposal, additional services (e.g., asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

8.0 DECLARATION

I, Tina Cheney, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Tina Cheney
ESA Group Manager

APPENDIX A
EXHIBIT 1 – TOPOGRAPHIC SITE OVERVIEW
EXHIBIT 2 – SITE DIAGRAM



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGICAL SURVEY
 QUADRANGLES INCLUDE: SALT LAKE CITY NORTH, UT (1/1/1998).

Project Manager:	KMS
Project No.:	61217496
Drawn by:	KMS
Scale:	1"=2,000'
Checked by:	TFC
File Name:	Ex. 1
Approved by:	TFC
Date:	Sept. 2022

Terracon
 6949 S High Tech Dr Ste 100
 Midvale, UT 84047-3707

TOPOGRAPHIC MAP

Citizen's West
 509 South 300 North
 Salt Lake City, UT

Exhibit	1
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DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS

Project Manager:	KMS
Drawn by:	KMS
Checked by:	TFC
Approved by:	TFC
Project No.	61217496
Scale:	AS SHOWN
File Name:	Ex. 2
Date:	Sept. 2022

Terracon
 6949 S High Tech Dr Ste 100
 Midvale, UT 84047-3707

SITE DIAGRAM

Citizen's West
 509 South 300 North
 Salt Lake City, UT

Exhibit	2
---------	---

APPENDIX B
SITE PHOTOGRAPHS

Site Photographs

509 West 300 North ■ Salt Lake City, Utah

Date Photos were taken: September 14, 2022 ■ Terracon Project No. 61217496 Task 3.16



Photo #1 View of the site from the northwest portion, facing south.



Photo #2 View of the site from the west side.



Photo #3 View of the southwest portion of the site, looking west.



Photo #4 View of the southwest portion of the site, looking east.



Photo #5 View of the southeast site of the building, along 500 West.



Photo #6 View of the east side building, along 500 West. Minor trash and debris.

Site Photographs

509 West 300 North ■ Salt Lake City, Utah

Date Photos were taken: September 14, 2022 ■ Terracon Project No. 61217496 Task 3.16



Photo #7 North side of the building blocked off for the construction of the walk over bridge being built. View is looking east.



Photo #8 View inside the KRCL space.



Photo #9 View inside the storage space on the west side of the site.



Photo #10 Containers of paint, Metcor 7465, Resin and hardeners.



Photo #11 Art Studio space.



Photo #12 Art Studio space.

Site Photographs

509 West 300 North ■ Salt Lake City, Utah

Date Photos were taken: September 14, 2022 ■ Terracon Project No. 61217496 Task 3.16



Photo #13 Art Studio space.



Photo #14 Portable air conditioning until.



Photo #15 North-adjointing 300 North followed by an unoccupied property.

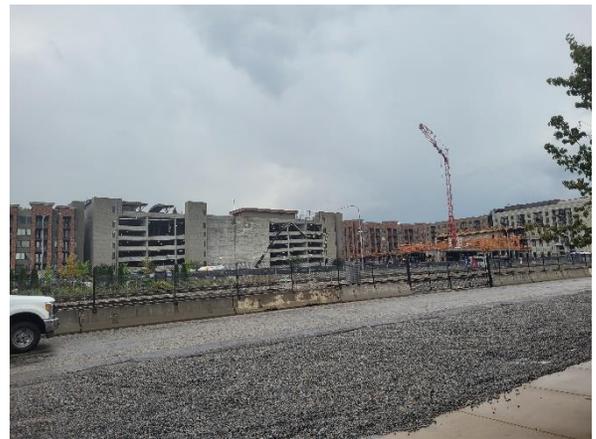


Photo #16 East-adjointing 500 West, railroad tracks, followed by parking garage and apartments.



Photo #17 South-adjointing Union Event Center.

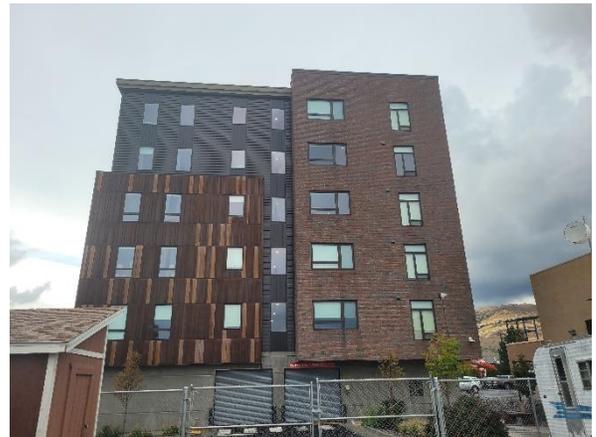


Photo #18 West-adjointing multi-family residential property.

APPENDIX C
HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE

Client/User Required Questionnaire



Person Completing Questionnaire	Name: Kersten Swinyard Company: Salt Lake County Economic Development	Phone: 385-468-4869 Email: kswinyard@slco.org
Site Name	Citizens West	
Site Address	509 W. 300 North, Salt Lake City, UT 84116	
Point of Contact for Access	Name: Amanda Dillon Company: Giv Development	Phone: 626-353-4997 Email: adillon@givgroup.org
Access Restrictions or Special Site Requirements?	<input checked="" type="checkbox"/> _X_No <input type="checkbox"/> _Yes (If yes, please explain)	
Confidentiality Requirements?	<input checked="" type="checkbox"/> _X_No <input type="checkbox"/> _Yes (If yes, please explain)	
Current Site Owner	Name: see above Company:	Phone: Email:
Current Site Operator	Name: see above Company:	Phone: Email:
Reasons for ESA (e.g., financing, acquisition, lease, etc.)	Redevelopment	
Anticipated Future Site Use	Housing project	
Relevant Documents?	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.	

ASTM User Questionnaire

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.

- 1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)?
_No _Yes _X_Title search not completed (If yes, explain below and send Terracon a copy of the Chain of Title report.)
- 2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?
_No _Yes _X_Title search not completed (If yes, explain below and send Terracon a copy of the Chain of Title report.)
- 3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)?
_X_No _Yes (If yes, explain below)
- 4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)?
_X_No _Yes _Not applicable (If yes, explain below)
- 5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)?
_X_No _Yes (If yes, explain below)
- 6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)?
_X_No _Yes (If yes, explain below)

Comments or explanations:

Client/User Required Questionnaire



Person Completing Questionnaire	Name: Amanda Dillon Company: Giv Development	Phone: (626)353-4997 Email: adillon@givgroup.org
Site Name	Citizens West Phase 2 & 3	
Site Address	509 W. 300 N, Salt Lake City, UT 84103	
Point of Contact for Access	Name: Amanda Dillon Company: Giv Development	Phone: (626)353-4997 Email: adillon@givgroup.org
Access Restrictions or Special Site Requirements?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
Confidentiality Requirements?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
Current Site Owner	Name: Attuned Development Company: Attuned Development	Phone: (801)427-0844 Email: chris@givgroup.org
Current Site Operator	Name: Attuned Development Company: Attuned Development	Phone: (801)427-0844 Email: chris@givgroup.org
Reasons for ESA (e.g., financing, acquisition, lease, etc.)	Financing, LIHTC application	
Anticipated Future Site Use	Mixed-use (multifamily housing, retail, and office)	
Relevant Documents?	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.	

ASTM User Questionnaire

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.

- 1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)?
 No Yes Title search not completed (If yes, explain below and send Terracon a copy of the Chain of Title report.)
- 2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?
 No Yes Title search not completed (If yes, explain below and send Terracon a copy of the Chain of Title report.)
- 3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)?
 No Yes (If yes, explain below)
- 4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)?
 No Yes Not applicable (If yes, explain below)
- 5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)?
 No Yes (If yes, explain below)
- 6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)?
 No Yes (If yes, explain below)

Comments or explanations:
 Site formerly contained a LUST (leaky underground storage tank) for a previous gas station.



Citizens West

509 West 300 North

Salt Lake City, UT 84116

Inquiry Number: 7110091.3

September 08, 2022

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

09/08/22

Site Name:

Citizens West
509 West 300 North
Salt Lake City, UT 84116
EDR Inquiry # 7110091.3

Client Name:

Terracon
6949 South High Tech Drive
Midvale, UT 84047
Contact: Kelly Shaw



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Certification # 6341-41B9-BE34
PO # Task 3.16
Project 61217496

Maps Provided:

- 1986
- 1950
- 1949
- 1911
- 1898
- 1889



Sanborn® Library search results

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The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

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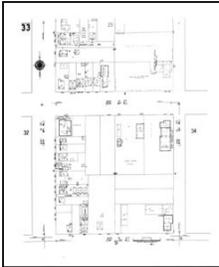
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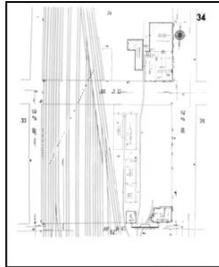
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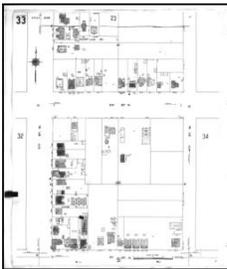


Volume 1, Sheet 33
1986

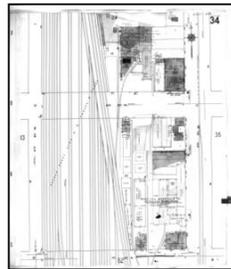


Volume 1, Sheet 34
1986

1950 Source Sheets

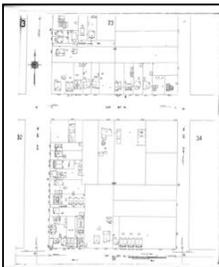


Volume 1, Sheet 33
1950

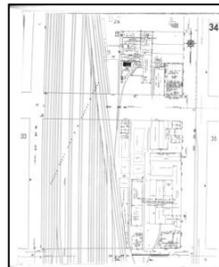


Volume 1, Sheet 34
1950

1949 Source Sheets



Volume 1, Sheet 33
1949

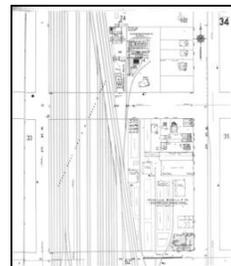


Volume 1, Sheet 34
1949

1911 Source Sheets



Volume 1, Sheet 33
1911



Volume 1, Sheet 34
1911

Sanborn Sheet Key

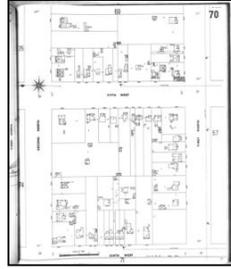
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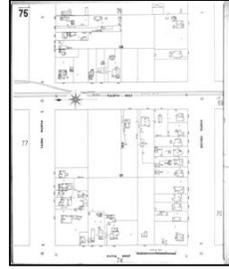
1898 Source Sheets



Volume 1, Sheet 69
1898



Volume 1, Sheet 70
1898

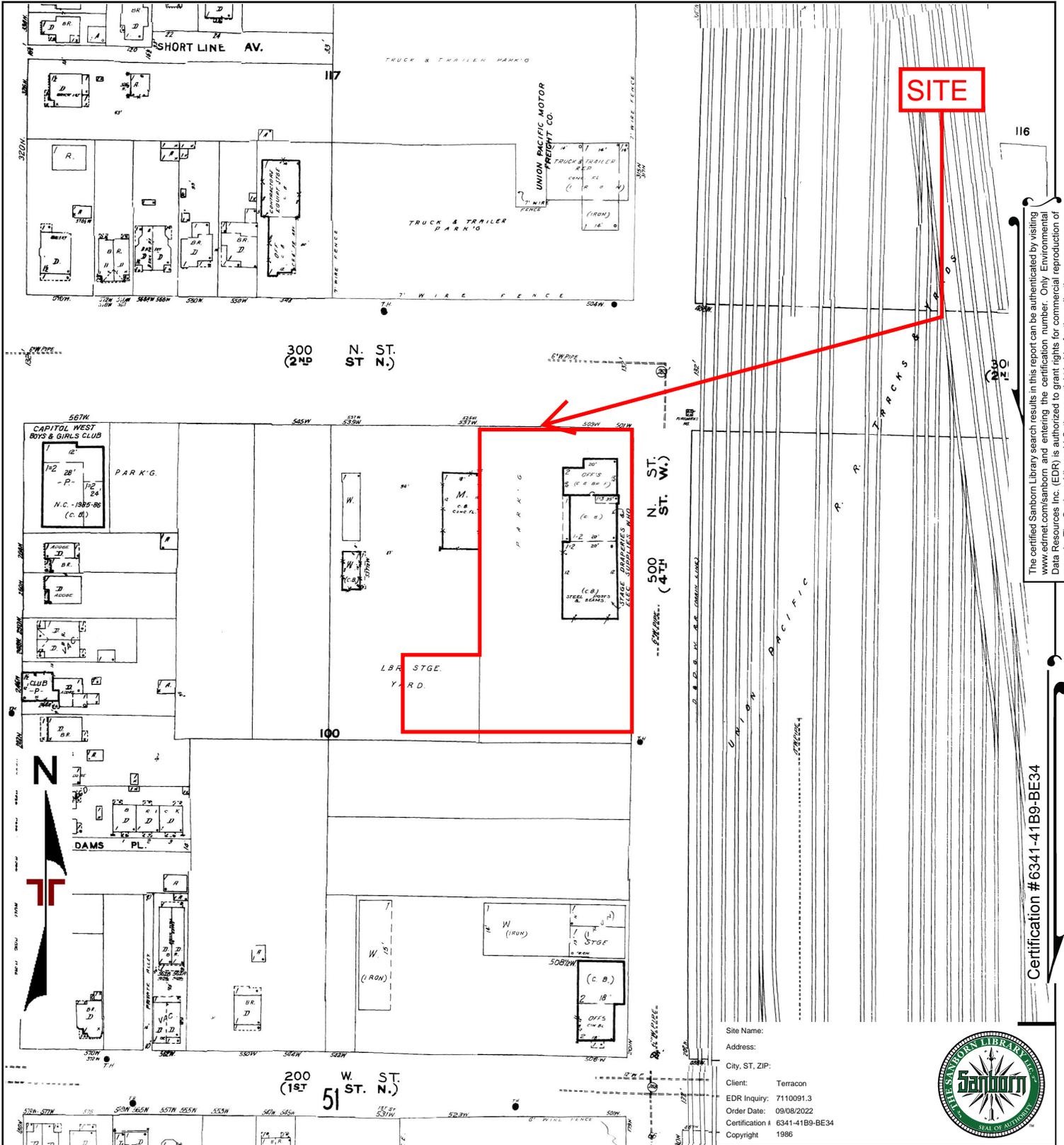


Volume 1, Sheet 75
1898

1889 Source Sheets



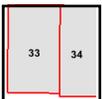
Volume 1, Sheet 1
1889



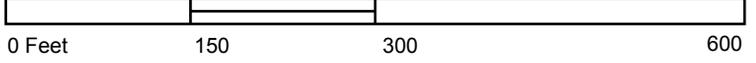
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City, ST, ZIP:
Client: Terracon
EDR Inquiry: 7110091.3
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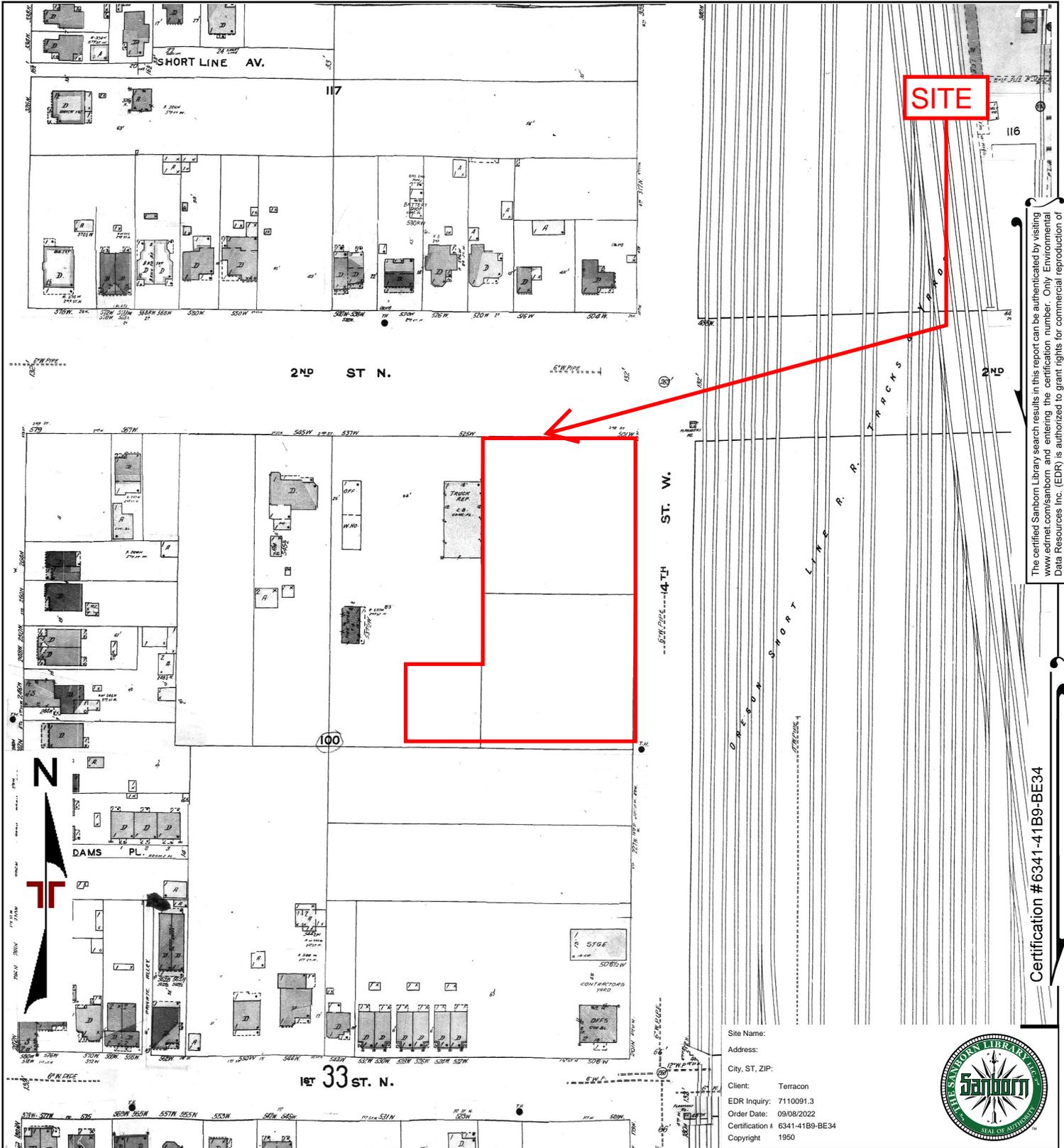
Volume 1, Sheet 34
Volume 1, Sheet 33



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Checked By:	File Name:
Approved By:	Date: 1986



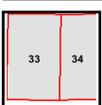
1986 SANBORN MAP	
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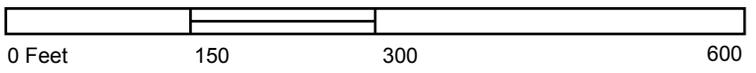
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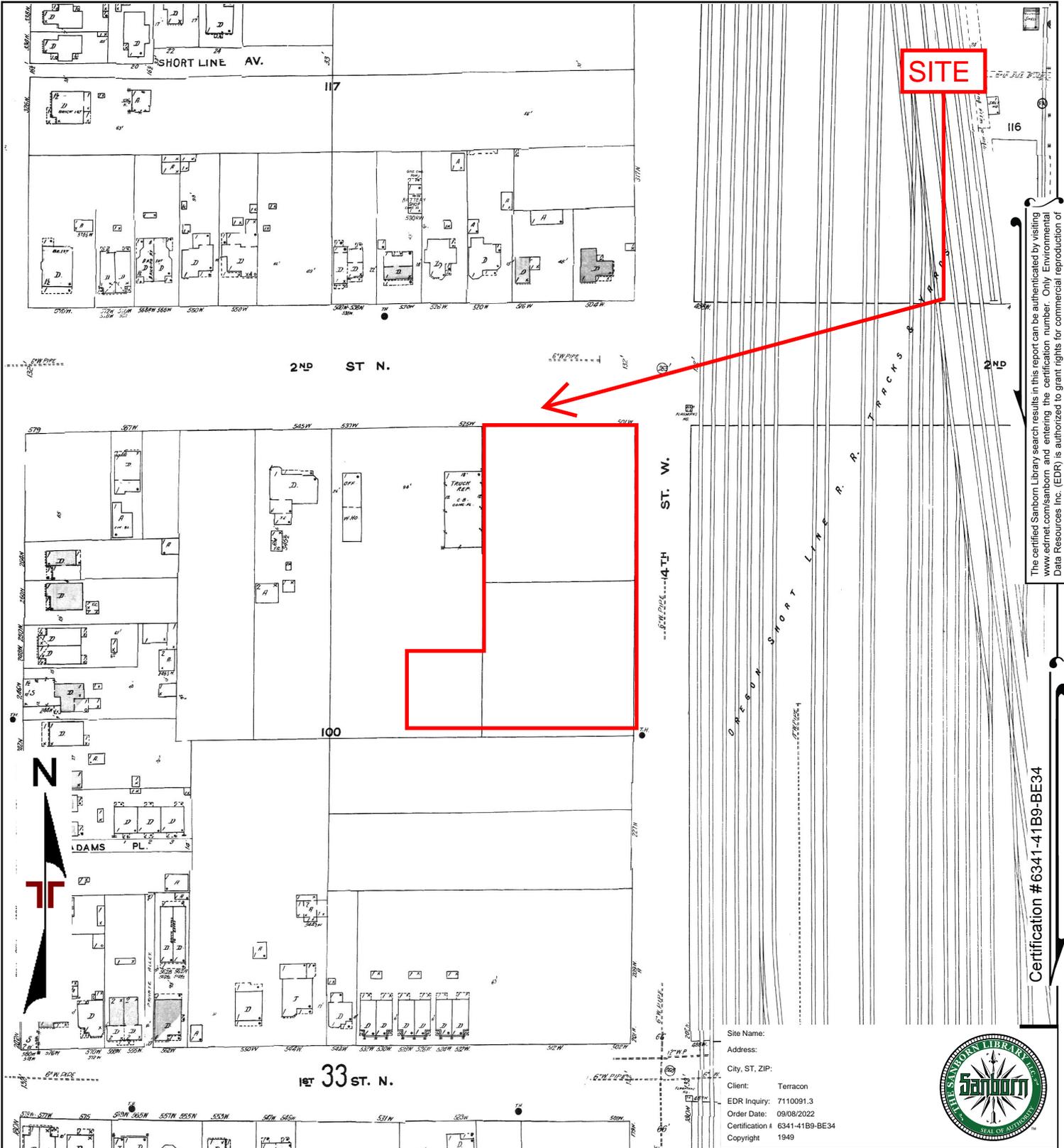
Volume 1, Sheet 34
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Project Manager:	Project No:
Drawn By:	Scale:
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1950 SANBORN MAP	



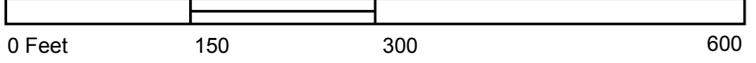
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Site Name:
 Address:
 City, ST, ZIP:
 Client: Terracon
 EDR Inquiry: 7110091.3
 Order Date: 09/08/2022
 Certification # 6341-41B9-BE34
 Copyright 1949



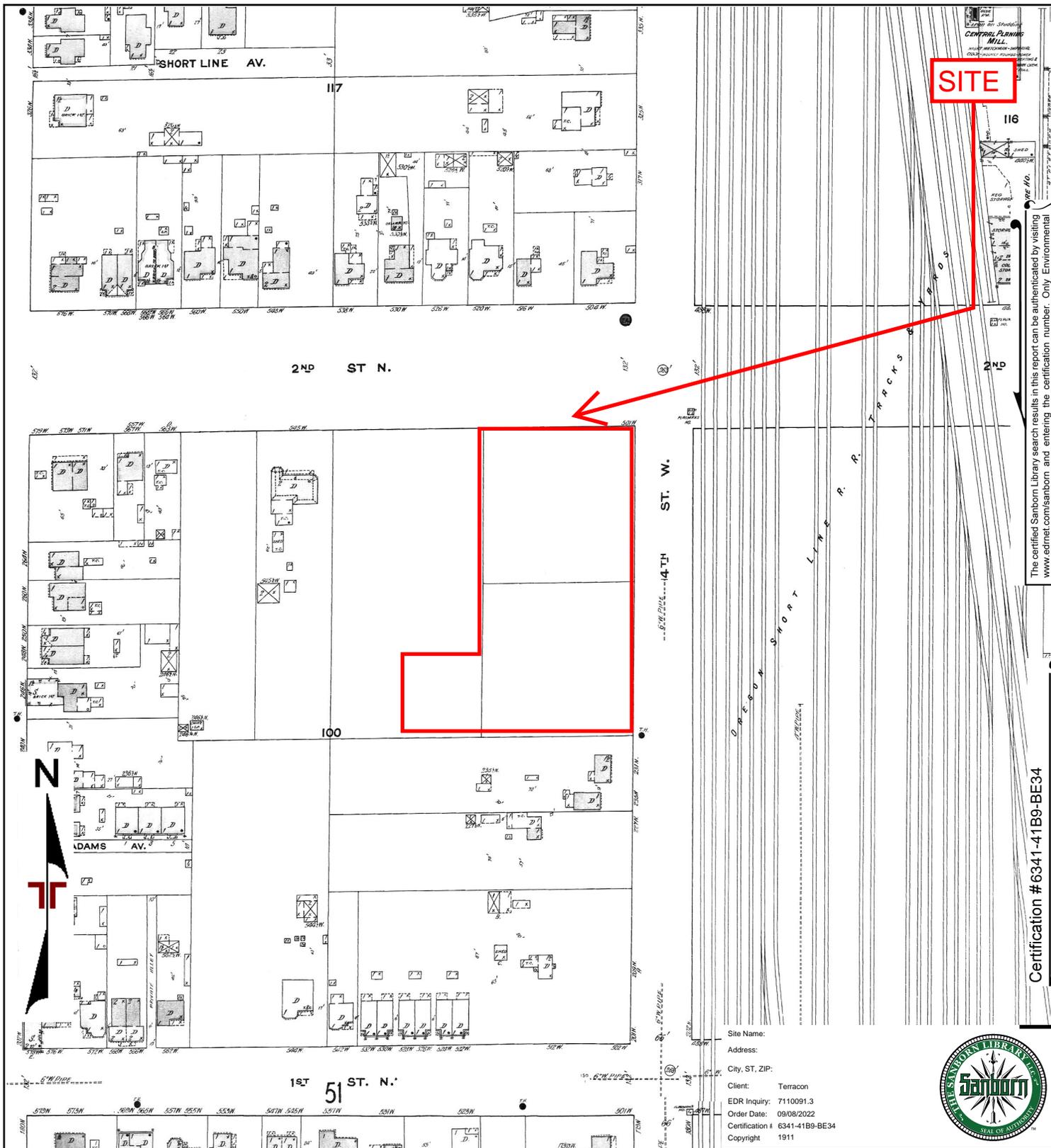
Volume 1, Sheet 34
 Volume 1, Sheet 33



Project Manager:	Project No:
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Checked By:	File Name:
Approved By:	Date: 1949



1949 SANBORN MAP



SITE

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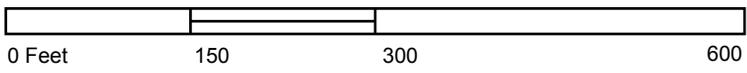
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Site Name:
 Address:
 City, ST, ZIP:
 Client: Terracon
 EDR Inquiry: 7110091.3
 Order Date: 09/08/2022
 Certification #: 6341-41B9-BE34
 Copyright: 1911



33	34
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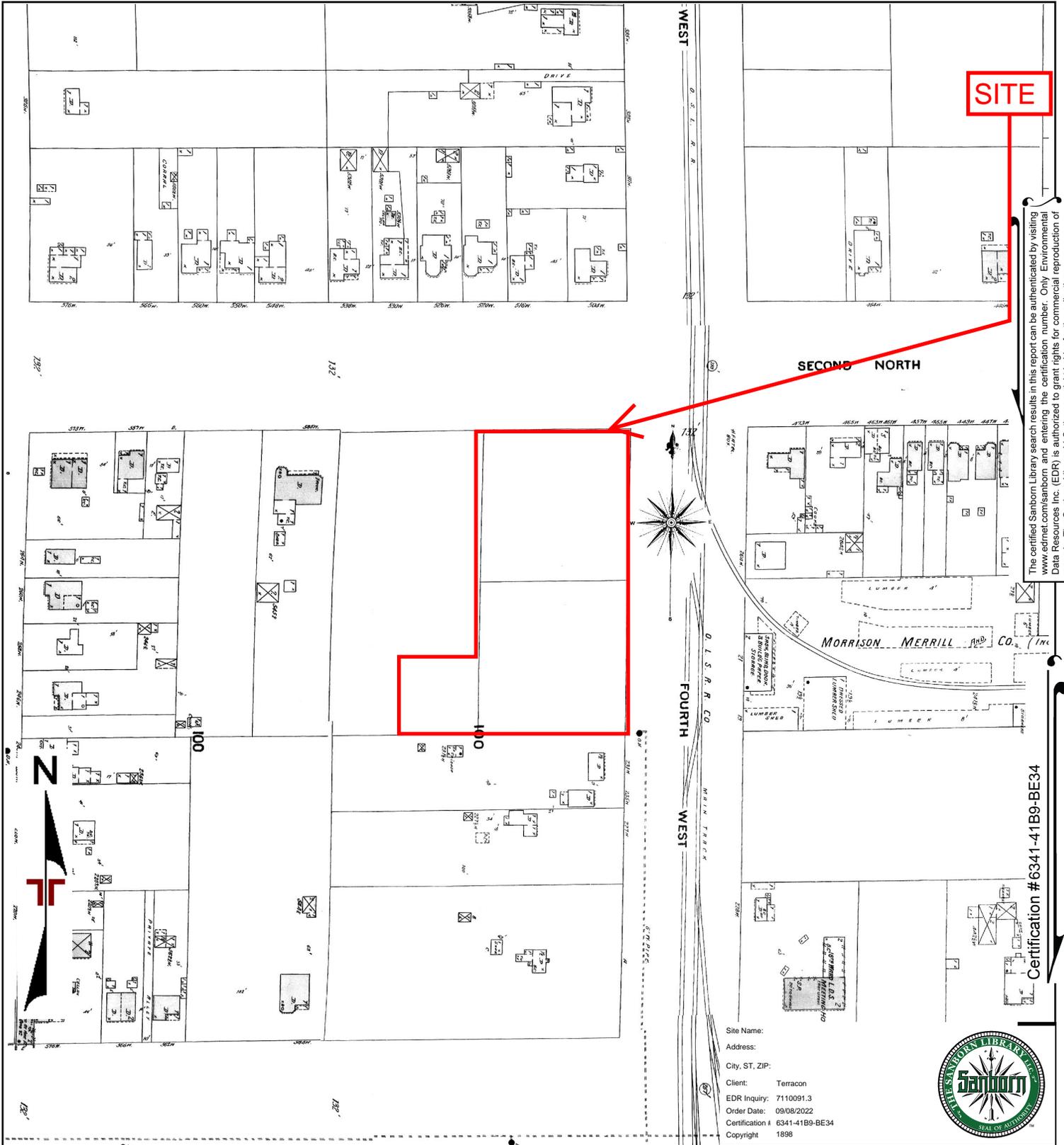
Volume 1, Sheet 34
 Volume 1, Sheet 33



Project Manager:	Project No:
Drawn By:	Scale:
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Approved By:	Date: 1911



<h2>1911 SANBORN MAP</h2>	
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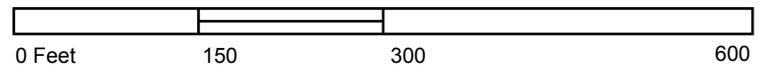
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75	
70	69

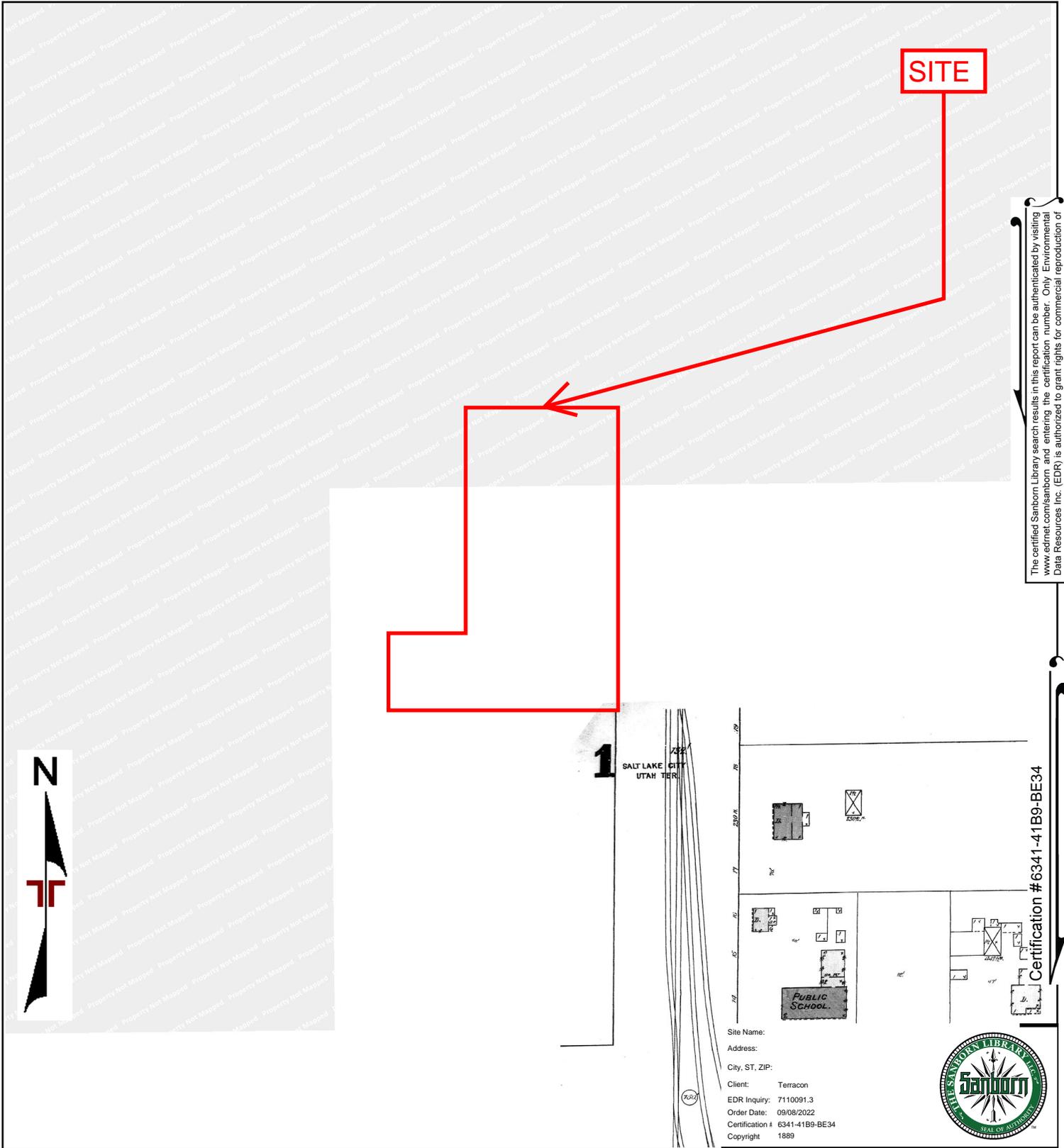
Volume 1, Sheet 75
Volume 1, Sheet 70
Volume 1, Sheet 69



Project Manager:	Project No:
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Checked By:	File Name:
Approved By:	Date: 1898



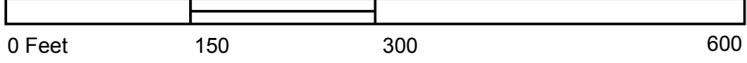
1898 SANBORN MAP	
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Volume 1, Sheet 1

1



Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1889



1889 SANBORN MAP	

Citizens West

509 West 300 North

Salt Lake City, UT 84116

Inquiry Number: 7110091.4

September 07, 2022

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

09/07/22

Site Name:

Citizens West
509 West 300 North
Salt Lake City, UT 84116
EDR Inquiry # 7110091.4

Client Name:

Terracon
6949 South High Tech Drive
Midvale, UT 84047
Contact: Kelly Shaw



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Terracon were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

Coordinates:

P.O.#	Task 3.16	Latitude:	40.77519 40° 46' 31" North
Project:	61217496	Longitude:	-111.90598 -111° 54' 22" West
		UTM Zone:	Zone 12 North
		UTM X Meters:	423546.92
		UTM Y Meters:	4514196.29
		Elevation:	4239.02' above sea level

Maps Provided:

2020	1928
2017	1925
2014	
1998	
1975	
1969	
1963	
1951	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2020 Source Sheets



Salt Lake City North
2020
7.5-minute, 24000

2017 Source Sheets



Salt Lake City North
2017
7.5-minute, 24000

2014 Source Sheets



Salt Lake City North
2014
7.5-minute, 24000

1998 Source Sheets

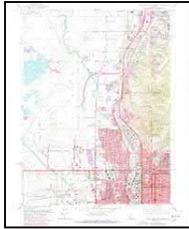


Salt Lake City North
1998
7.5-minute, 24000
Aerial Photo Revised 1997

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1975 Source Sheets



Salt Lake City North
1975
7.5-minute, 24000
Aerial Photo Revised 1975

1969 Source Sheets



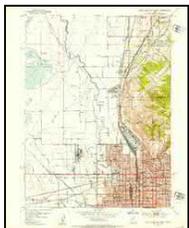
Salt Lake City North
1969
7.5-minute, 24000
Aerial Photo Revised 1969

1963 Source Sheets

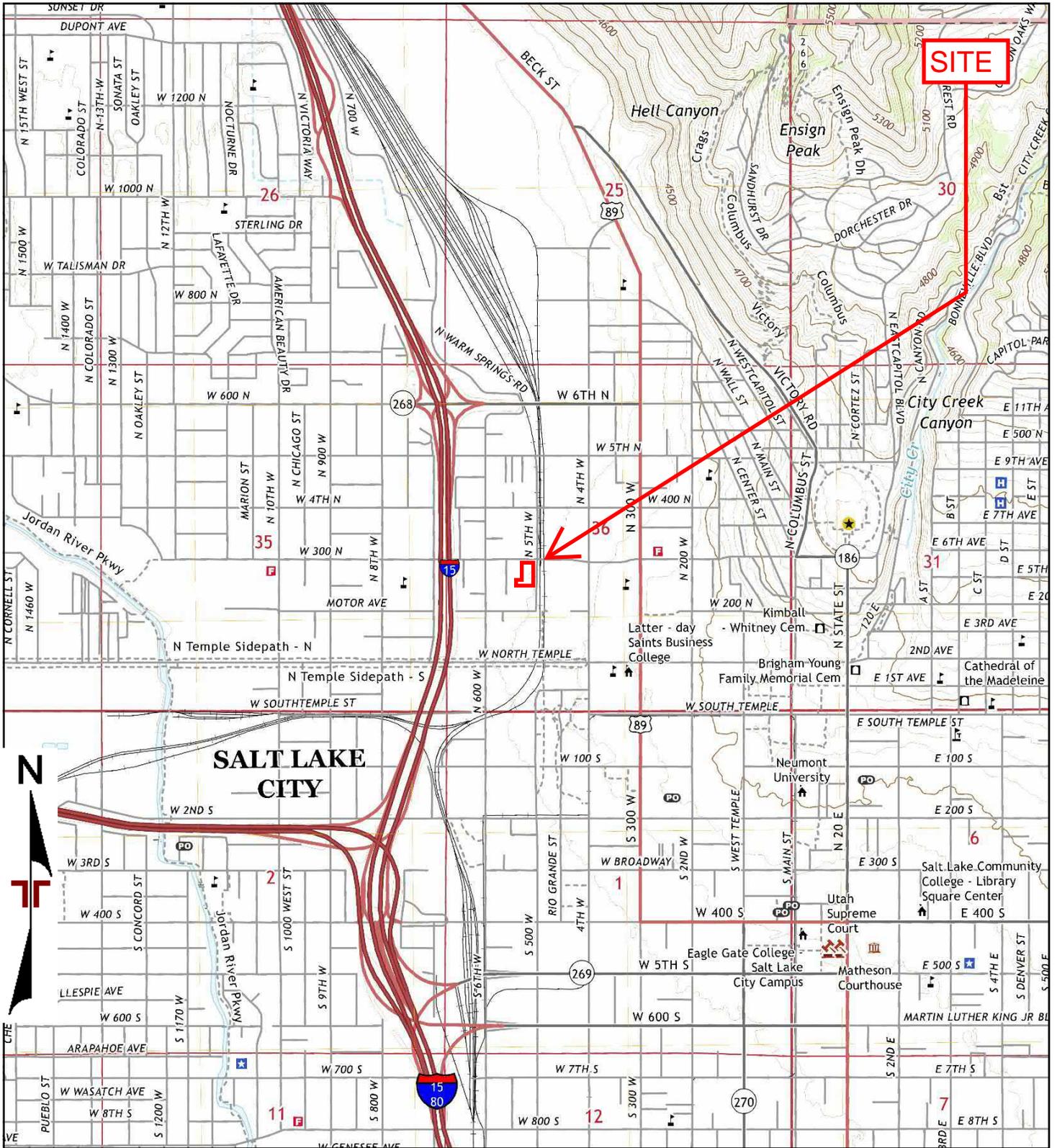


Salt Lake City North
1963
7.5-minute, 24000
Aerial Photo Revised 1962

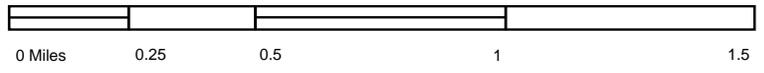
1951 Source Sheets



Salt Lake City North
1951
7.5-minute, 24000
Aerial Photo Revised 1950



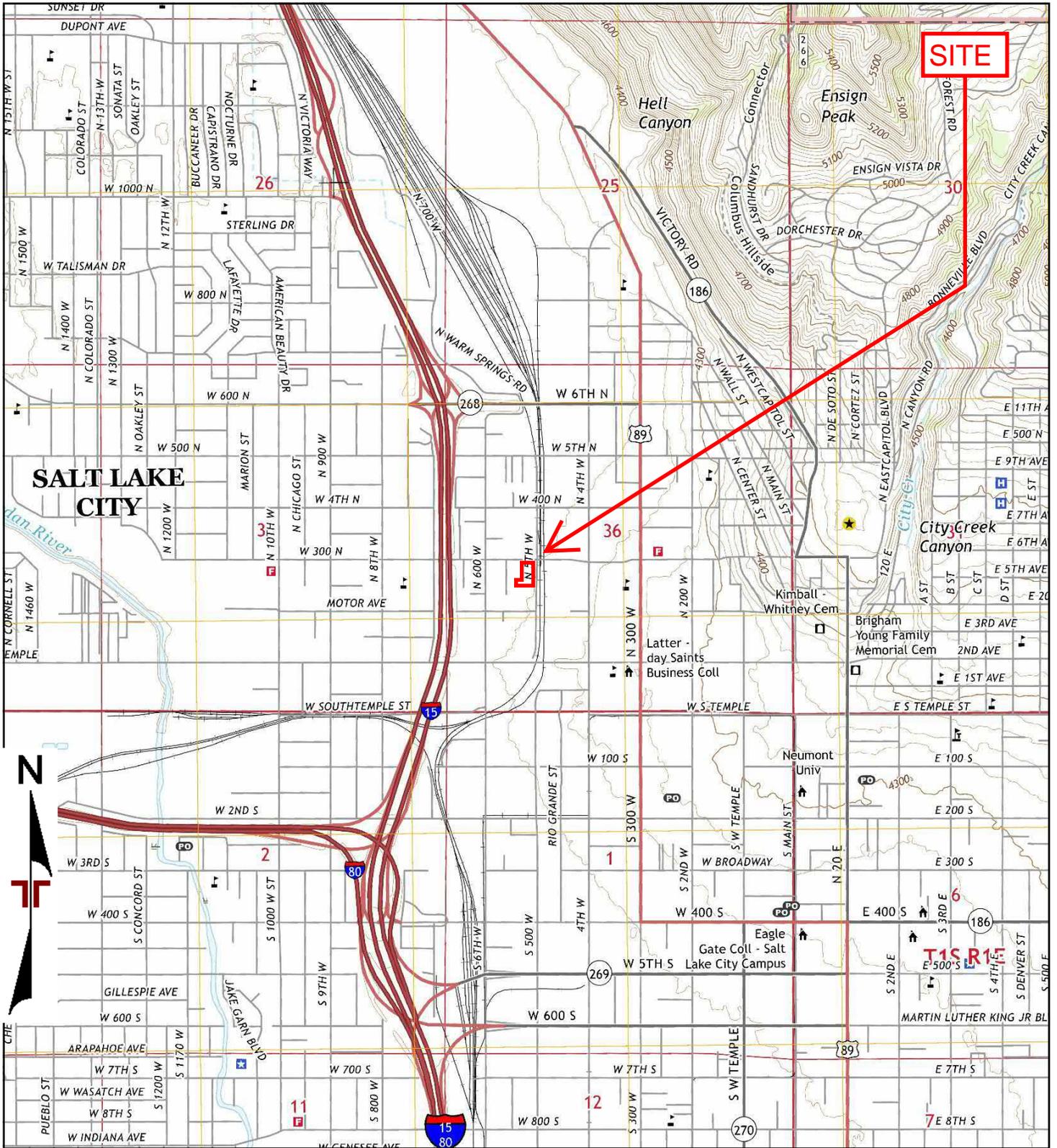
TP, Salt Lake City North, 2020, 7.5-minute



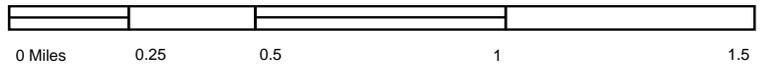
Project Manager:	Project No.
Drawn by:	Scale:
Checked by:	File Name:
Approved by:	Date: 2020



2020 TOPOGRAPHIC MAP	



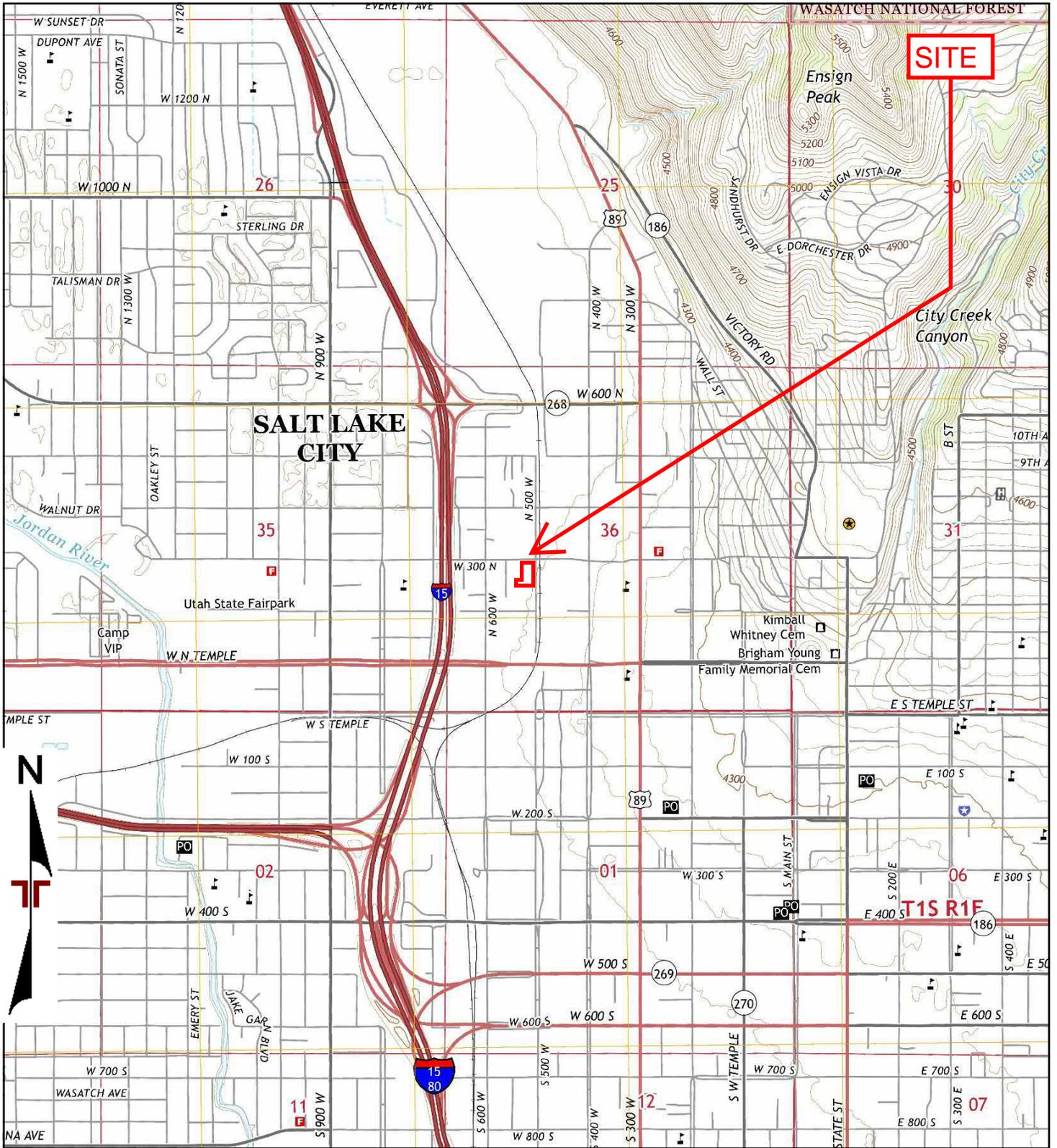
TP, Salt Lake City North, 2017, 7.5-minute



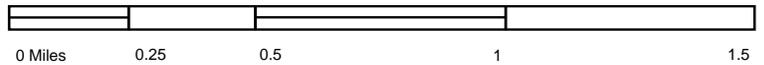
Project Manager:	Project No.
Drawn by:	Scale:
Checked by:	File Name:
Approved by:	Date: 2017



2017 TOPOGRAPHIC MAP	



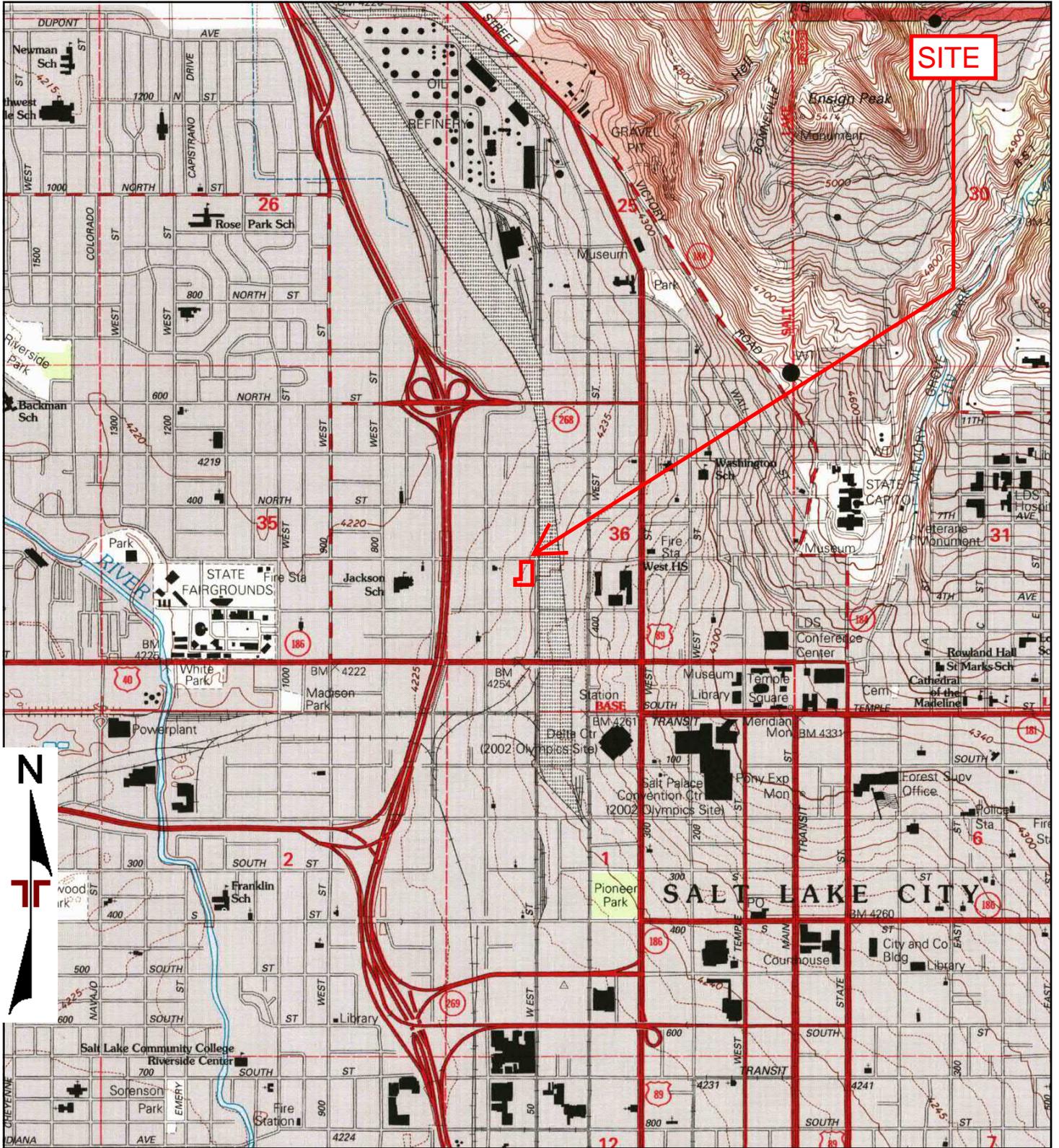
TP, Salt Lake City North, 2014, 7.5-minute



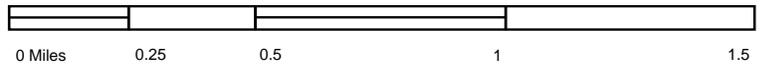
Project Manager:	Project No.
Drawn by:	Scale:
Checked by:	File Name:
Approved by:	Date: 2014

Terracon

2014 TOPOGRAPHIC MAP



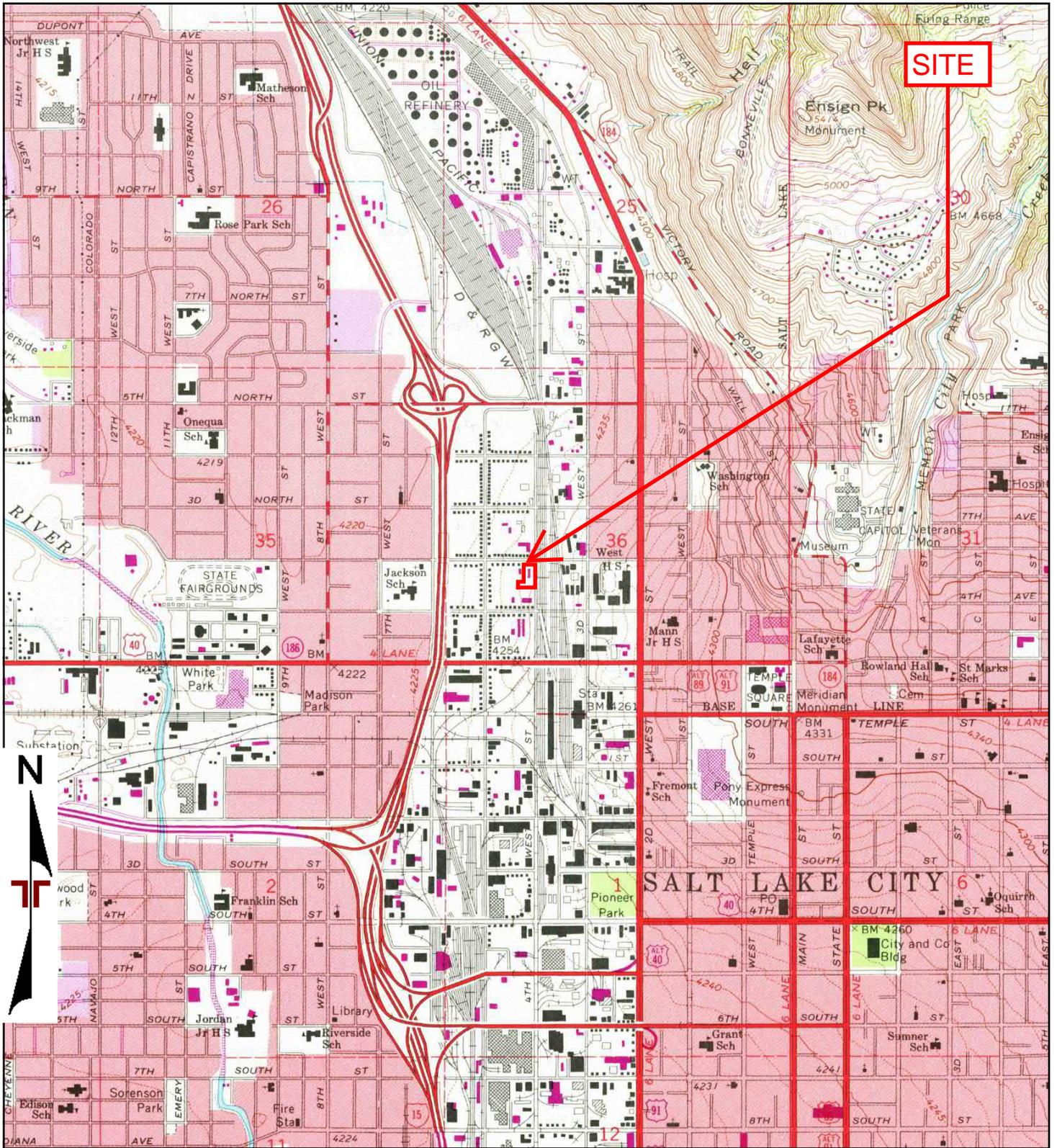
TP, Salt Lake City North, 1998, 7.5-minute



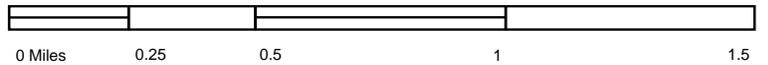
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Drawn by:	Scale:
Checked by:	File Name:
Approved by:	Date: 1998



1998 TOPOGRAPHIC MAP	



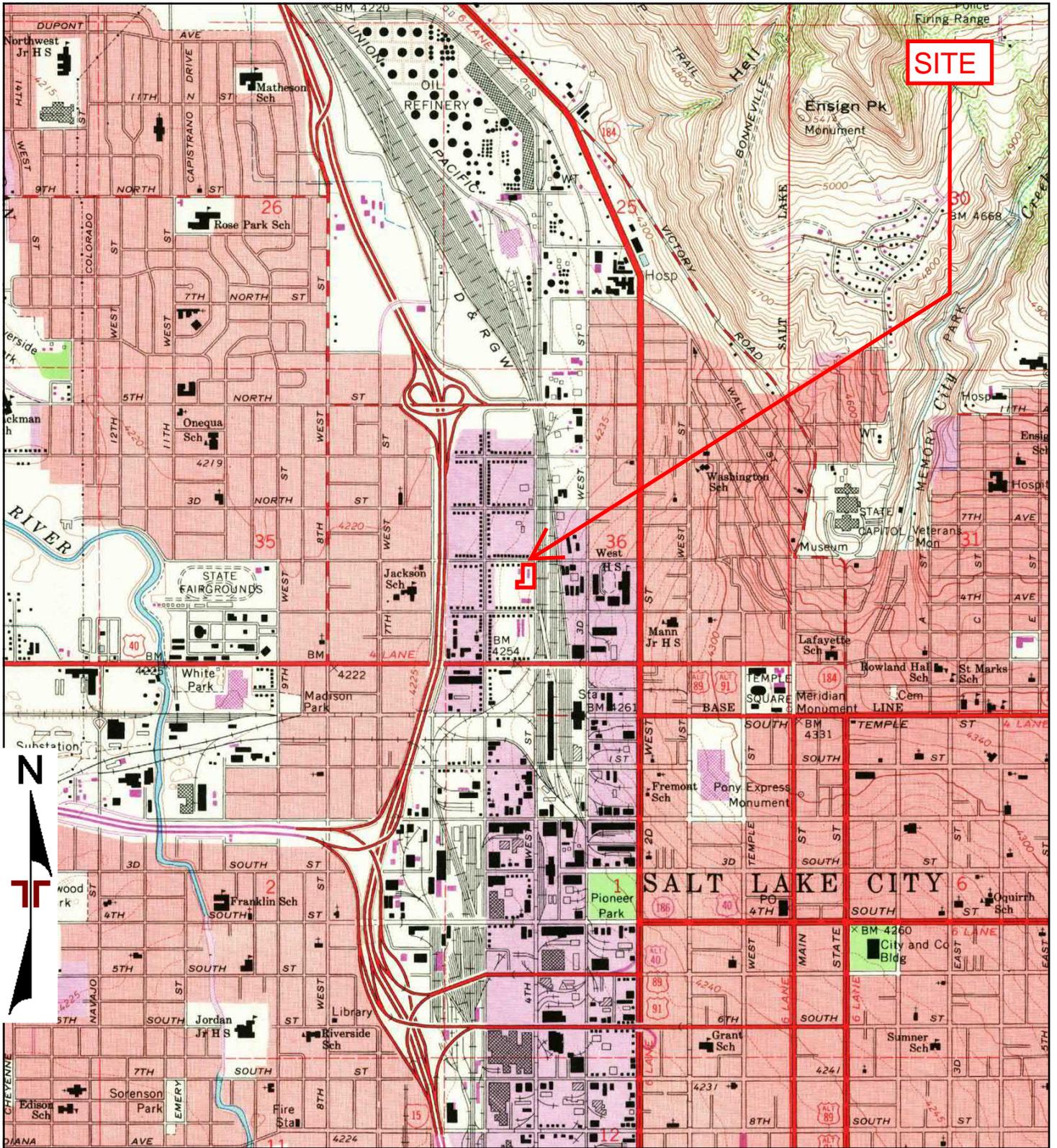
TP, Salt Lake City North, 1975, 7.5-minute



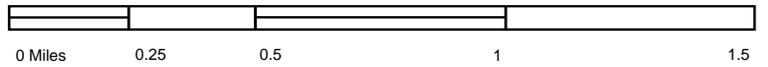
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Drawn by:	Scale:
Checked by:	File Name:
Approved by:	Date: 1975



1975 TOPOGRAPHIC MAP	



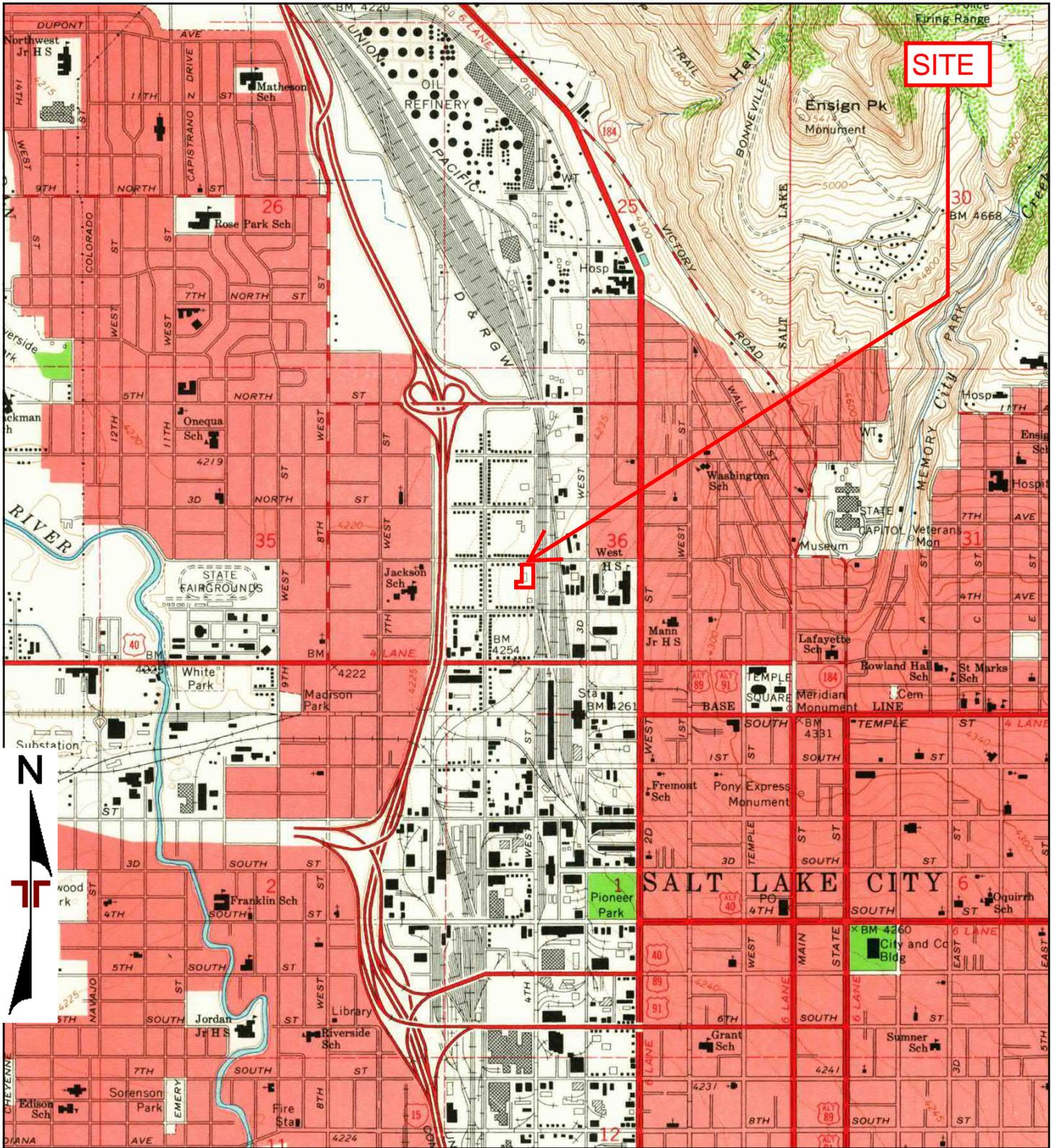
TP, Salt Lake City North, 1969, 7.5-minute



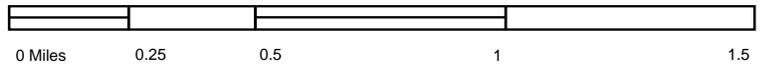
Project Manager:	Project No.
Drawn by:	Scale:
Checked by:	File Name:
Approved by:	Date: 1969



1969 TOPOGRAPHIC MAP	



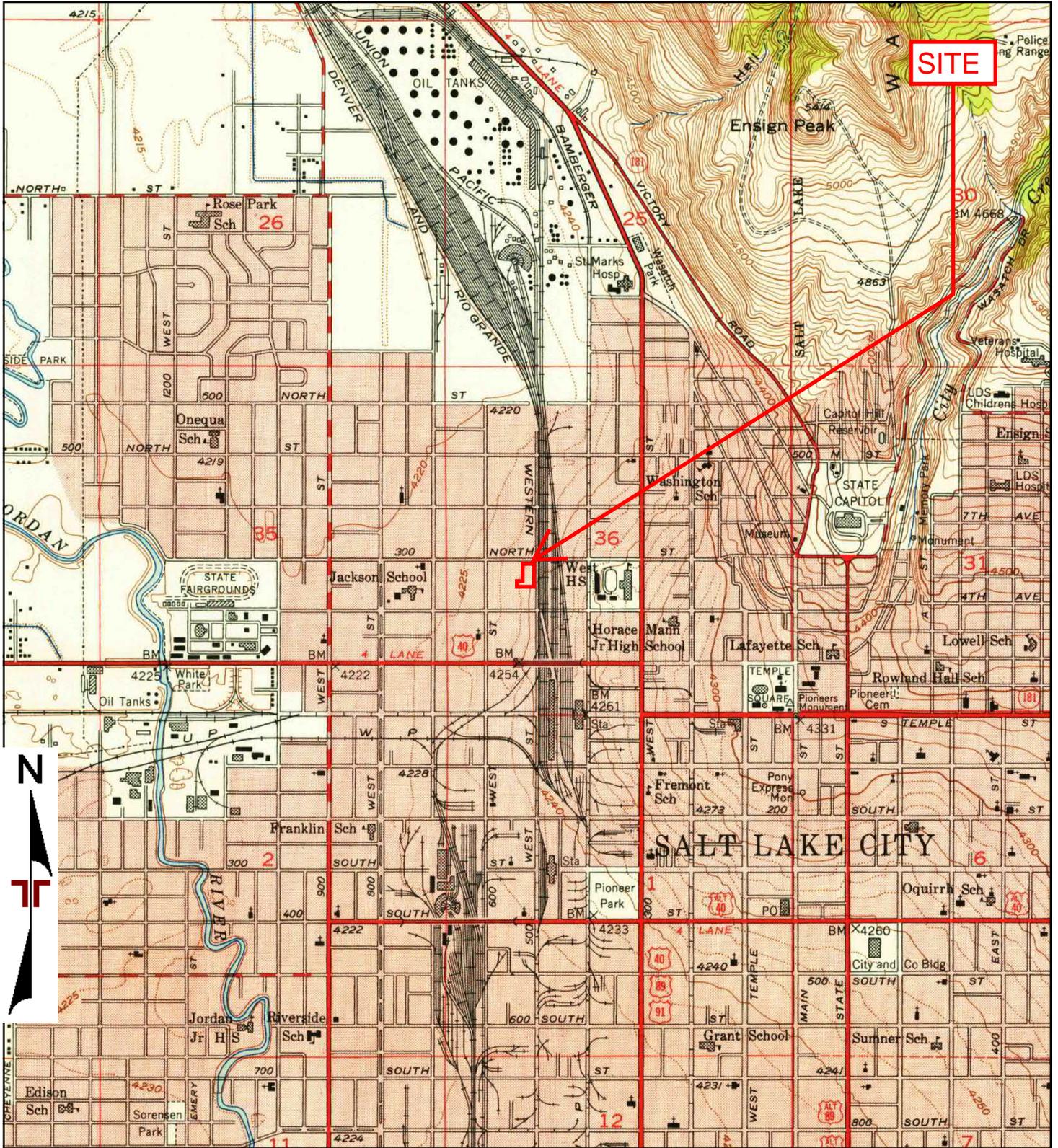
TP, Salt Lake City North, 1963, 7.5-minute



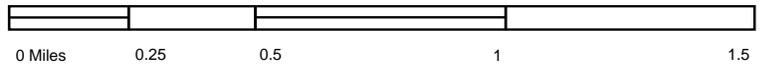
Project Manager:	Project No.
Drawn by:	Scale:
Checked by:	File Name:
Approved by:	Date: 1963



1963 TOPOGRAPHIC MAP	



TP, Salt Lake City North, 1951, 7.5-minute



Project Manager:	Project No.
Drawn by:	Scale:
Checked by:	File Name:
Approved by:	Date: 1951



1951 TOPOGRAPHIC MAP	



Citizens West

509 West 300 North

Salt Lake City, UT 84116

Inquiry Number: 7110091.8

September 07, 2022

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
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EDR Aerial Photo Decade Package

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Site Name:

Citizens West
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Client Name:

Terracon
6949 South High Tech Drive
Midvale, UT 84047
Contact: Kelly Shaw



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1997	1"=500'	Acquisition Date: January 01, 1997	USGS/DOQQ
1993	1"=500'	Acquisition Date: January 01, 1993	USGS/DOQQ
1987	1"=500'	Flight Date: September 09, 1987	USGS
1981	1"=500'	Flight Date: August 04, 1981	USDA
1977	1"=500'	Flight Date: June 28, 1977	USDA
1971	1"=500'	Flight Date: October 09, 1971	USDA
1965	1"=500'	Flight Date: June 01, 1965	USDA
1962	1"=500'	Flight Date: August 02, 1962	USGS
1958	1"=500'	Flight Date: May 27, 1958	USDA
1952	1"=500'	Flight Date: September 01, 1952	USDA
1946	1"=500'	Flight Date: August 16, 1946	USDA
1937	1"=500'	Flight Date: October 09, 1937	USDA

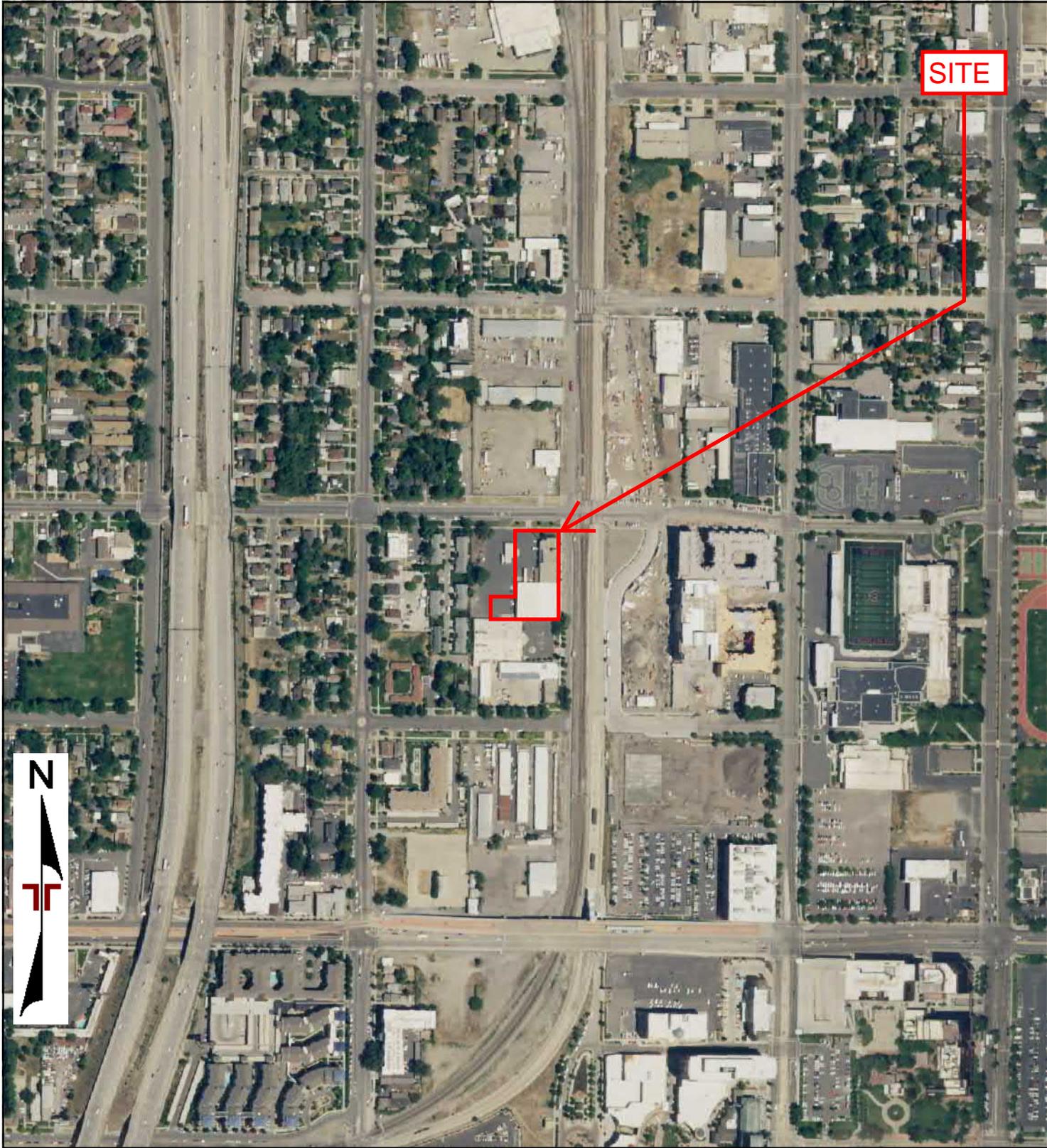
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SITE

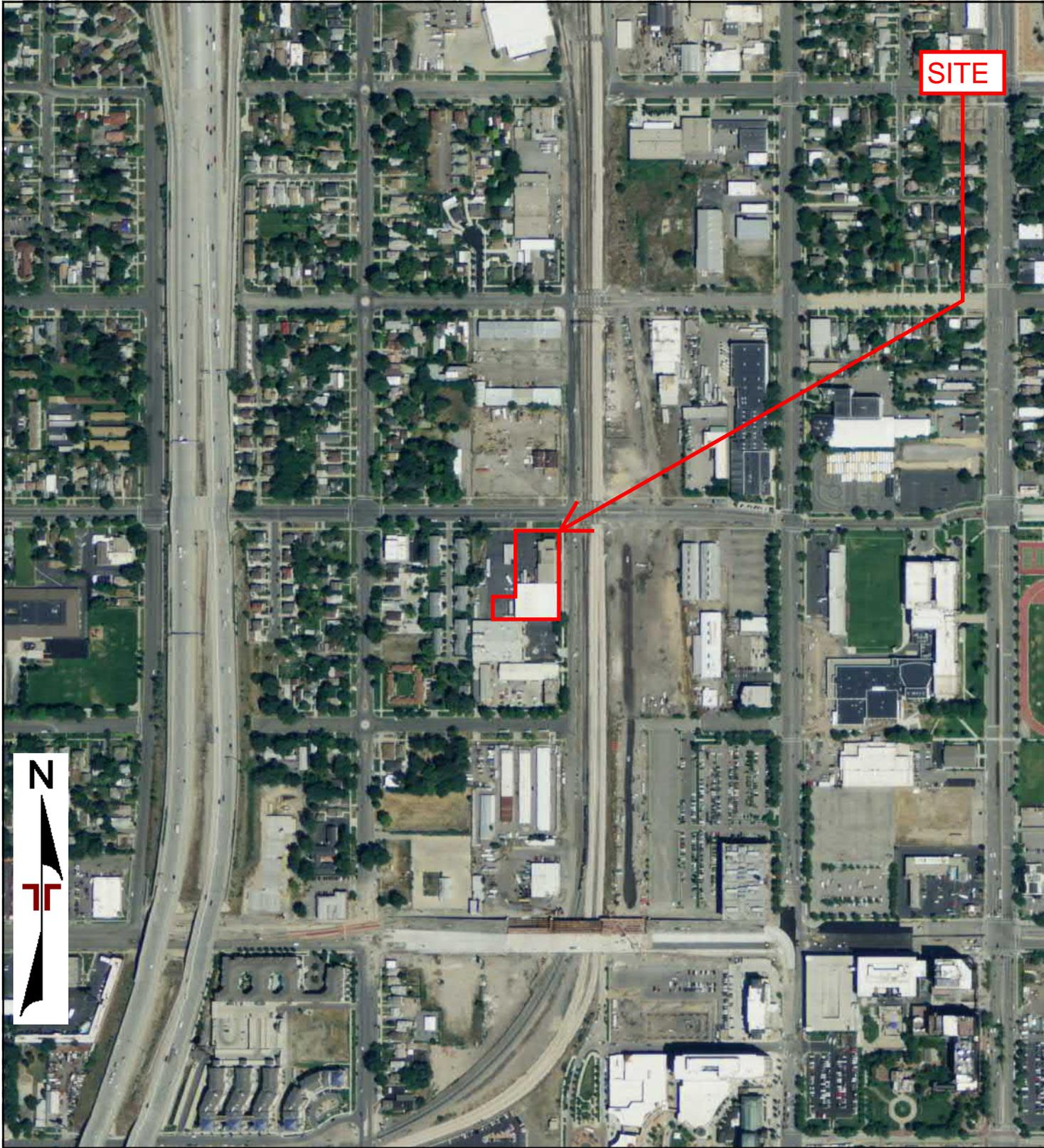


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Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 2016



2016 AERIAL PHOTOGRAPH	



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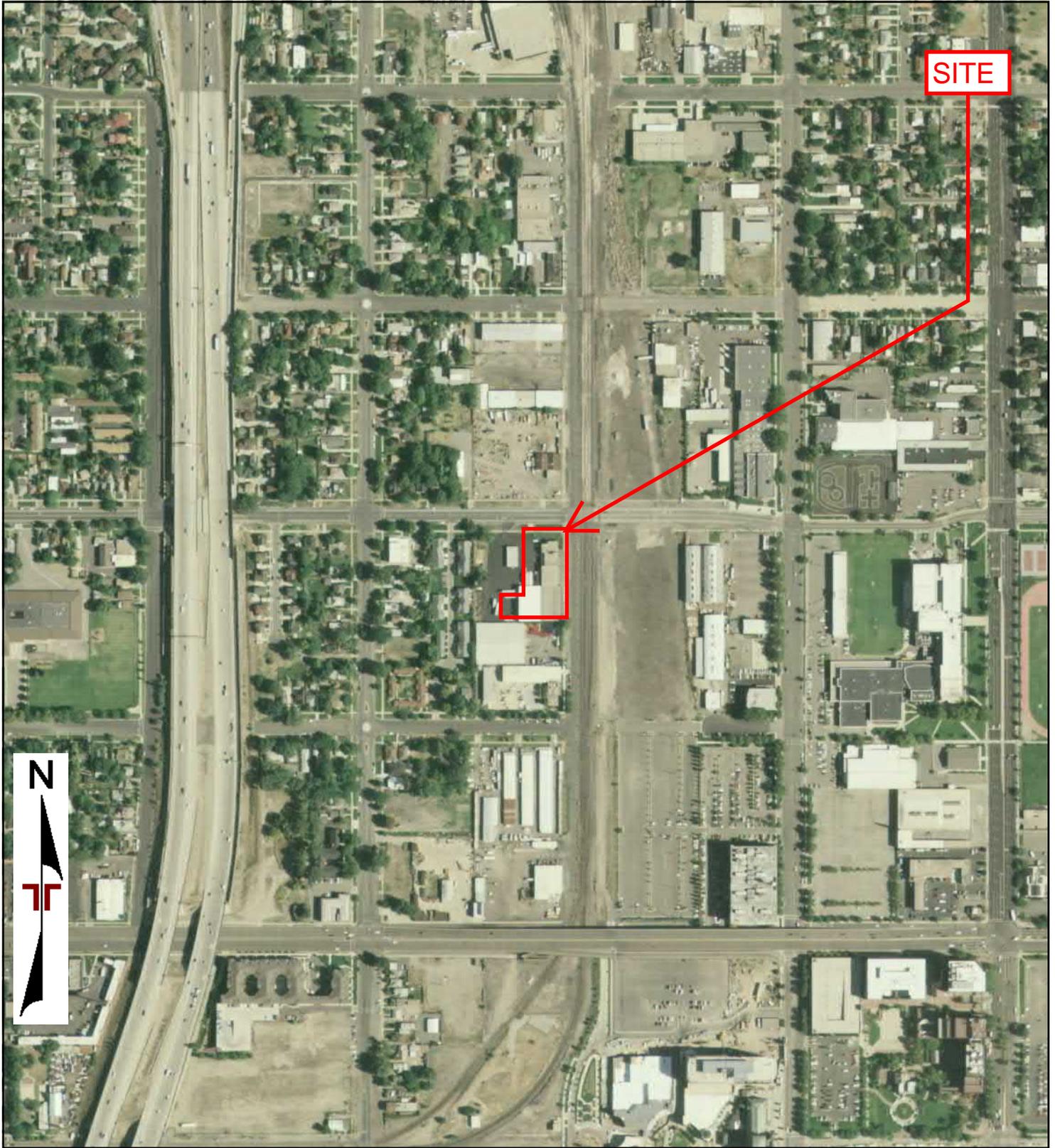
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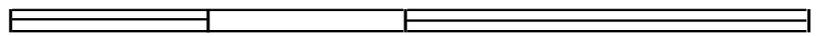
Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 2011



2011 AERIAL PHOTOGRAPH	



SITE



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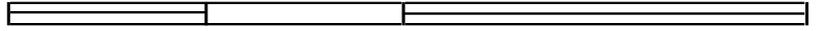
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Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 2006

2006 AERIAL PHOTOGRAPH



SITE



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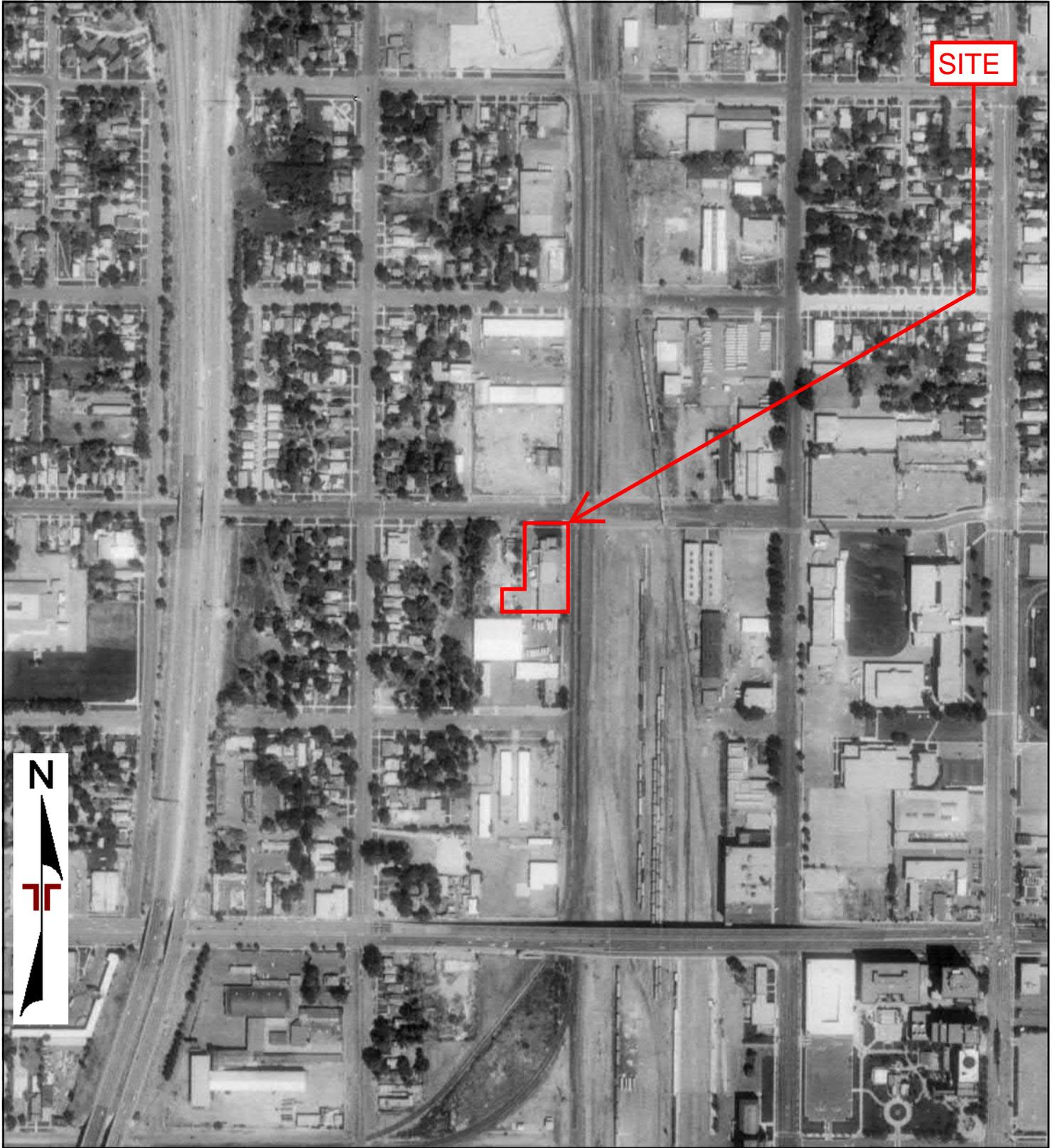
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Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1997



1997 AERIAL PHOTOGRAPH	



SITE



0 Feet

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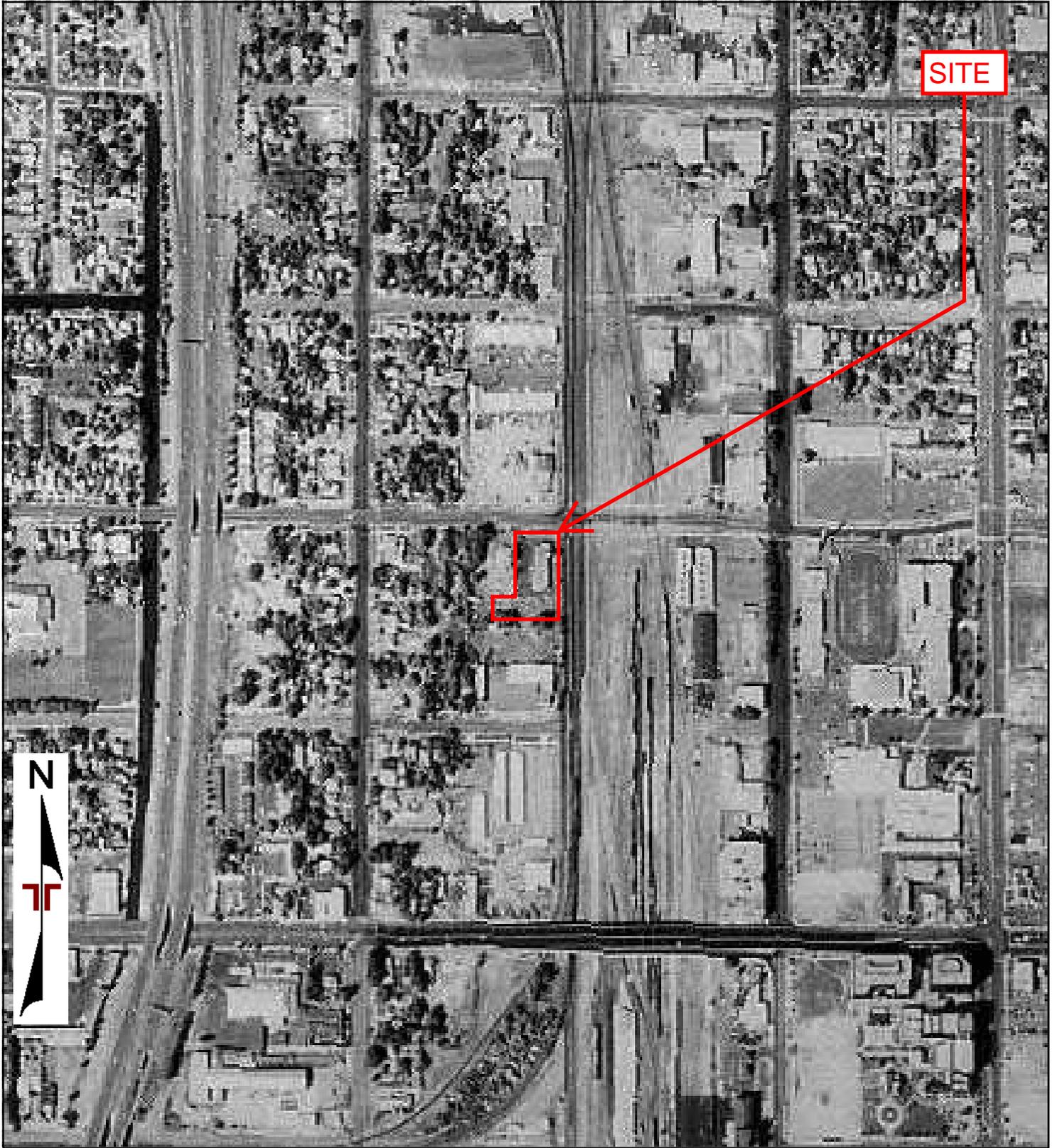
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Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1993



1993 AERIAL PHOTOGRAPH	



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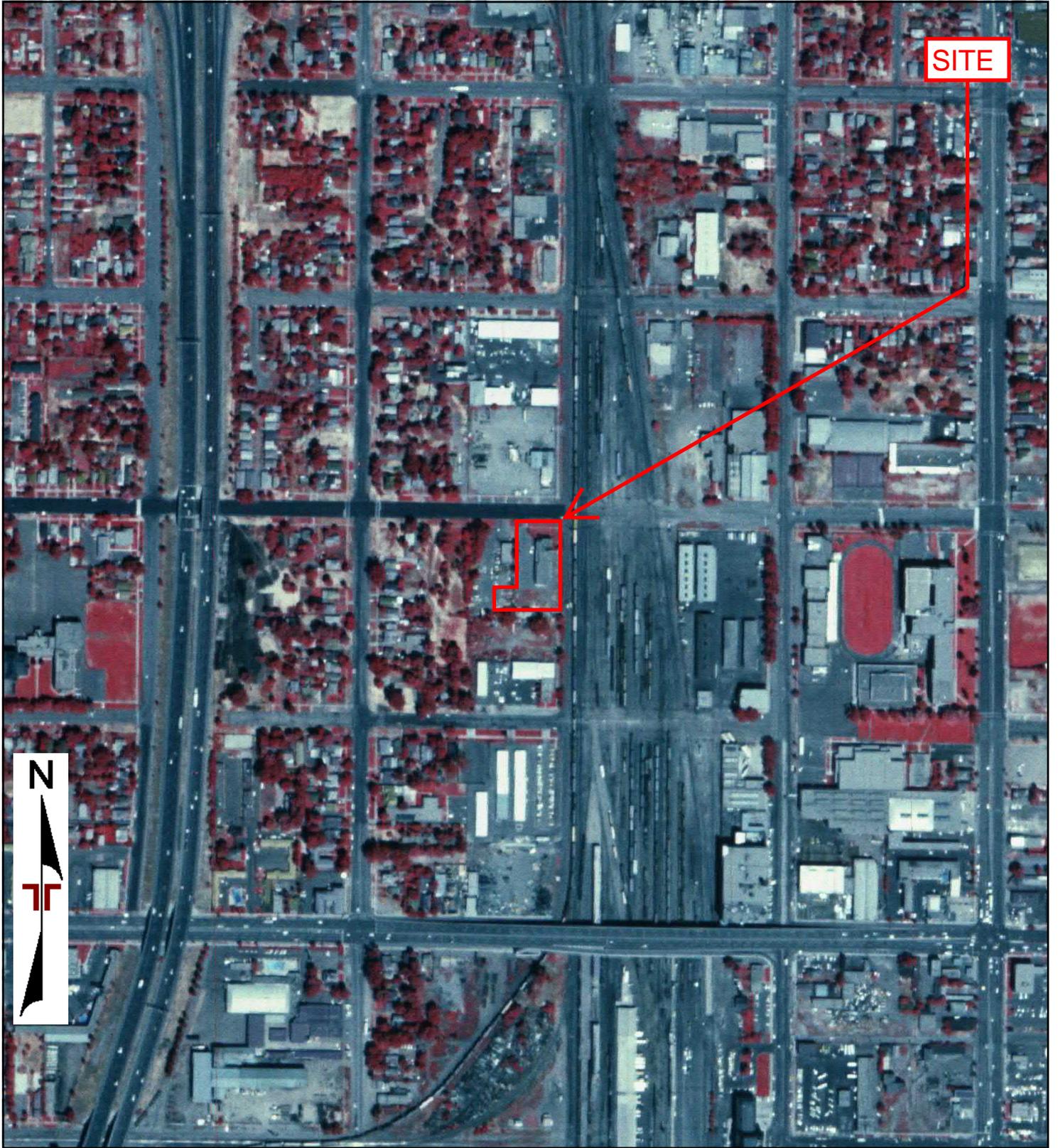
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2000

Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1987



1987 AERIAL PHOTOGRAPH	



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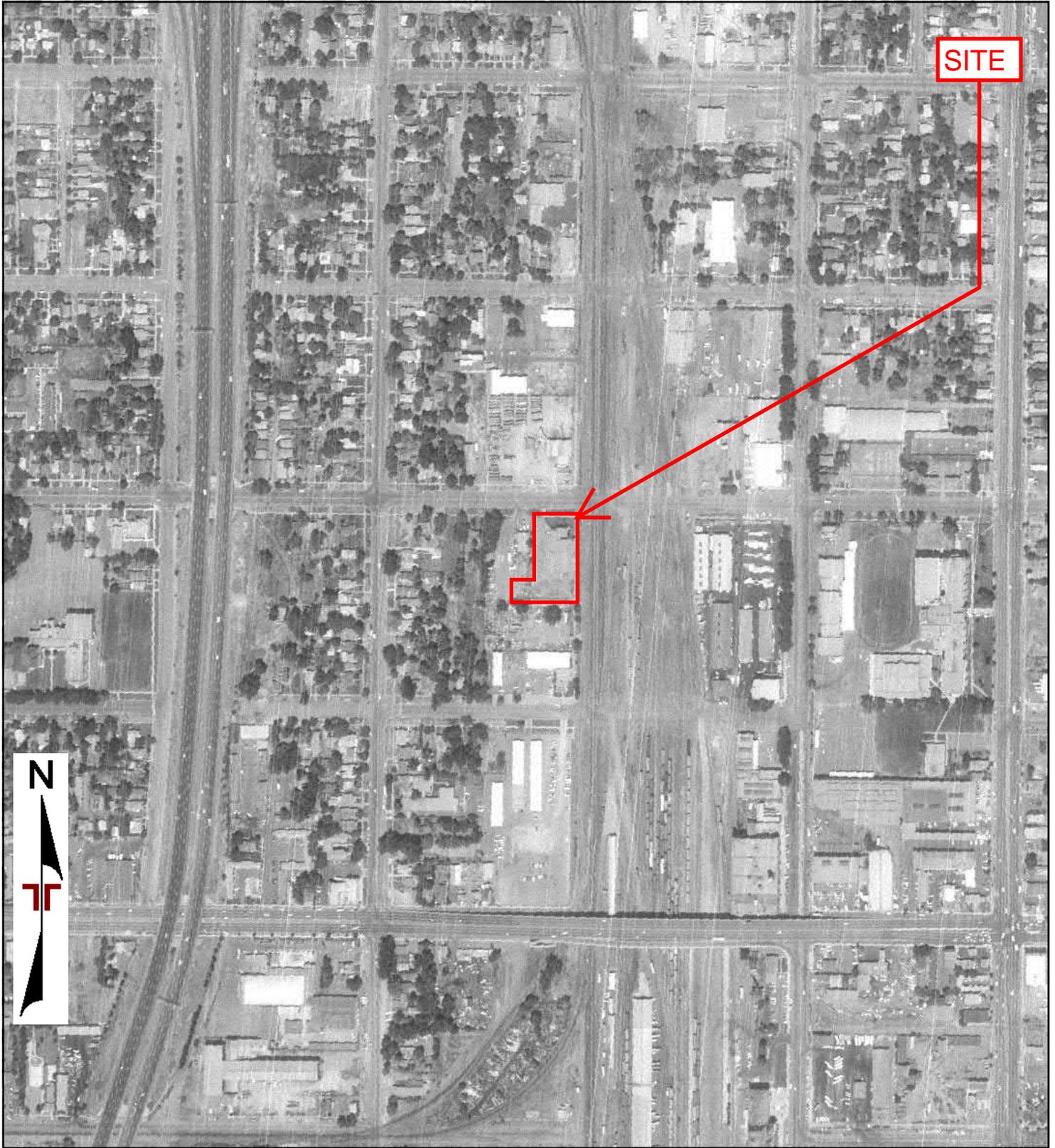
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2000

Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1981



1981 AERIAL PHOTOGRAPH	



SITE



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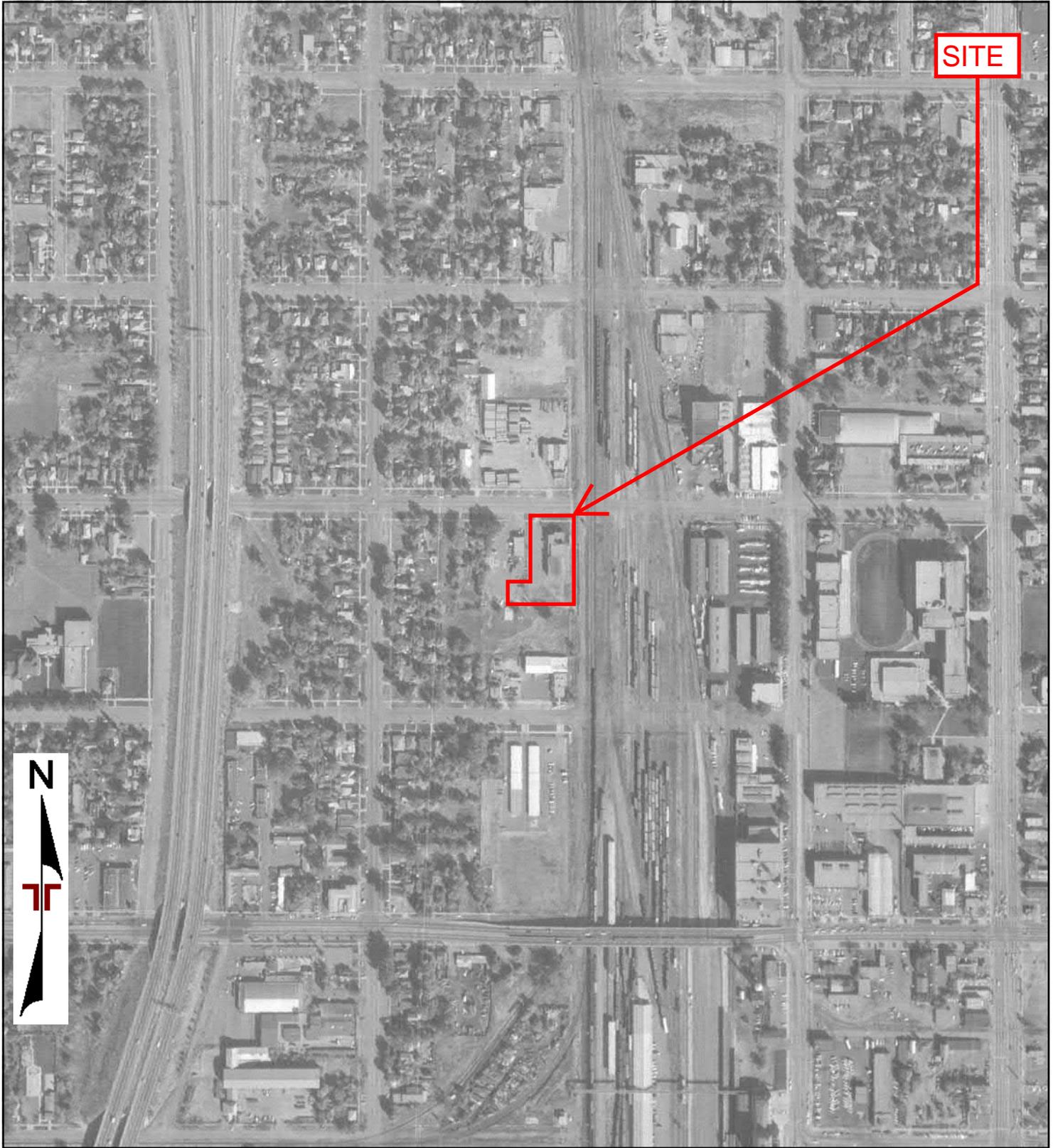
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2000

Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1977



1977 AERIAL PHOTOGRAPH	



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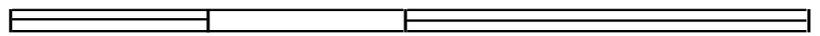
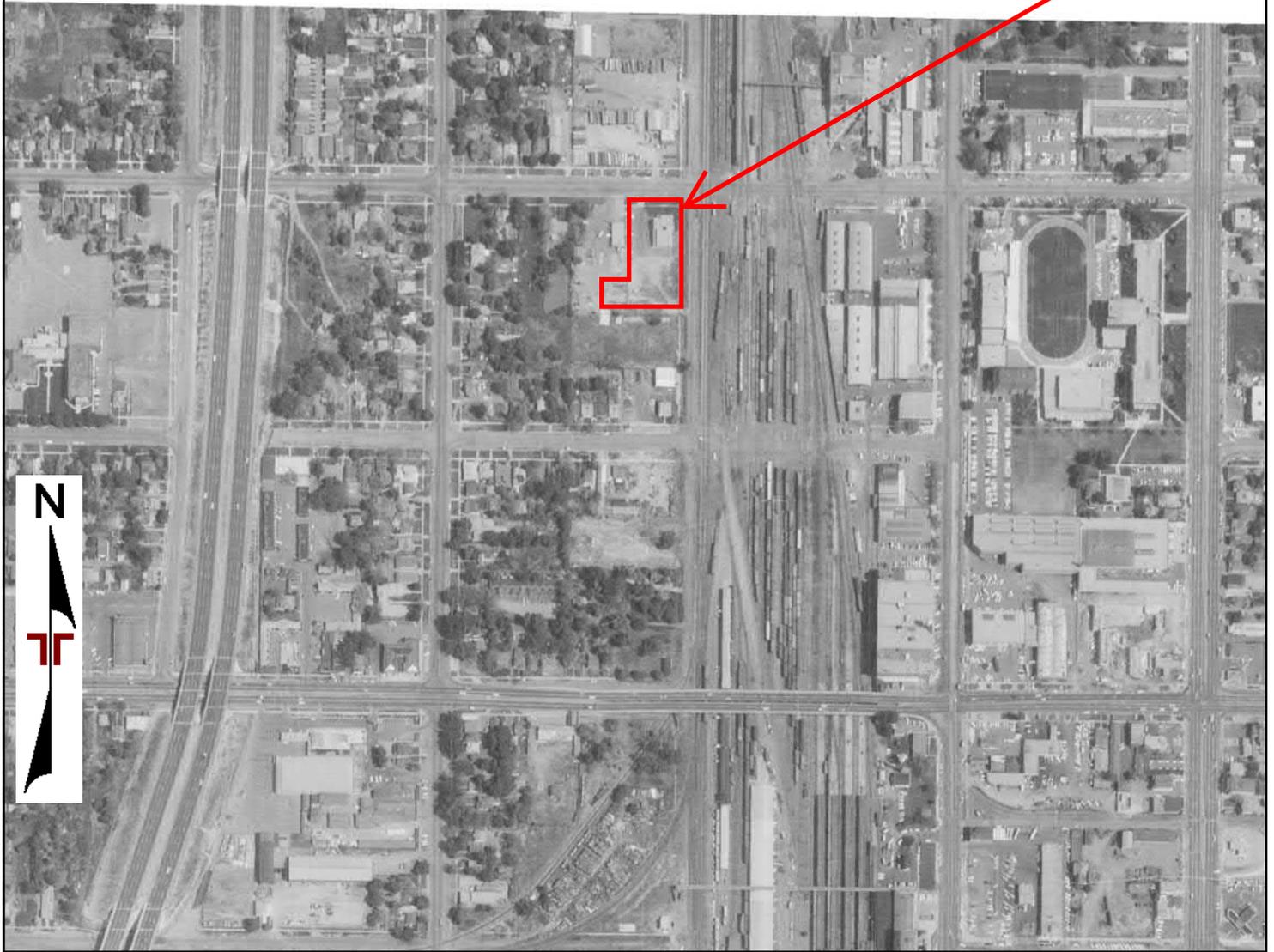
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Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1971



1971 AERIAL PHOTOGRAPH	

SITE



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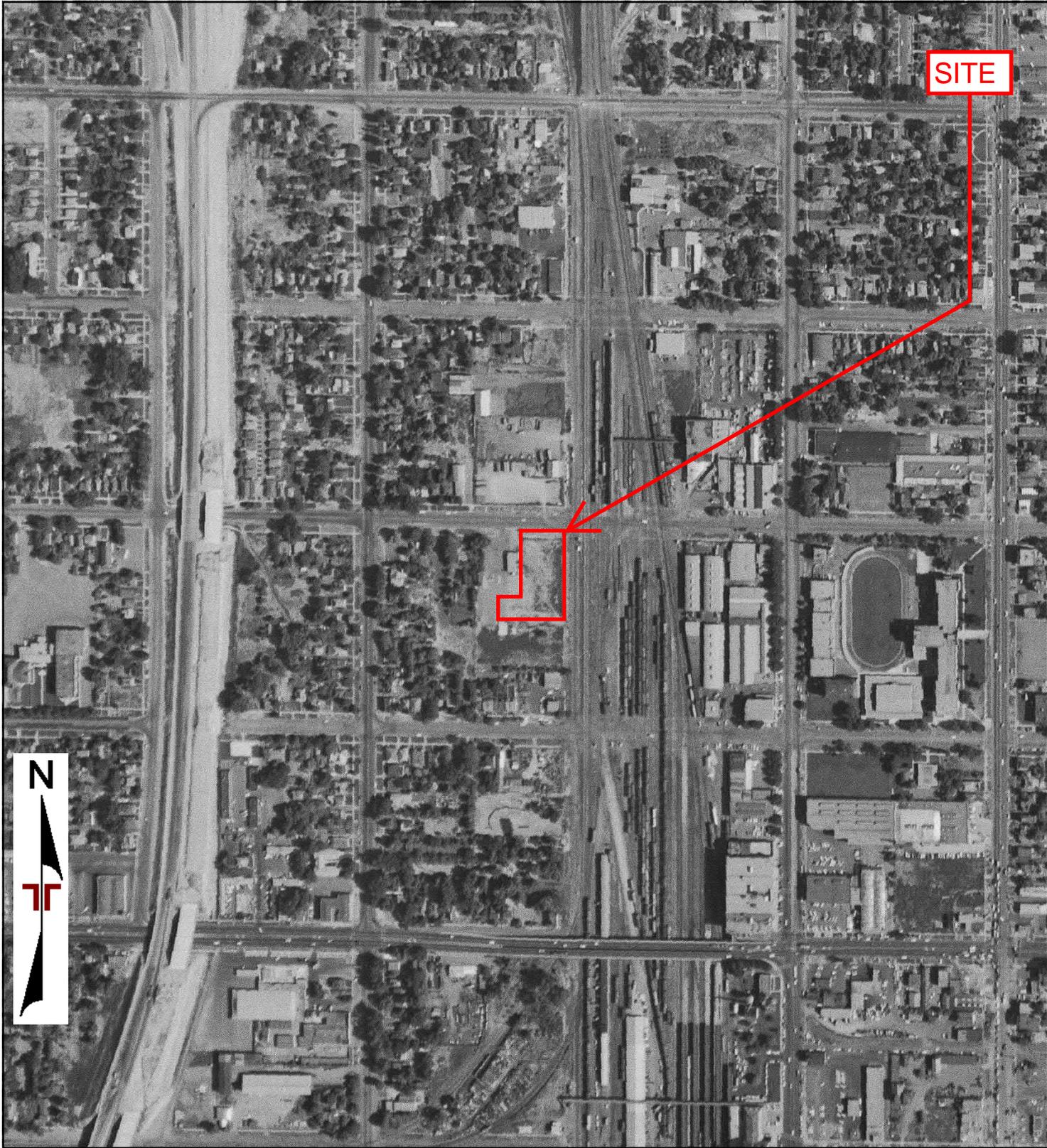
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2000

Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1965

Terracon

1965 AERIAL PHOTOGRAPH



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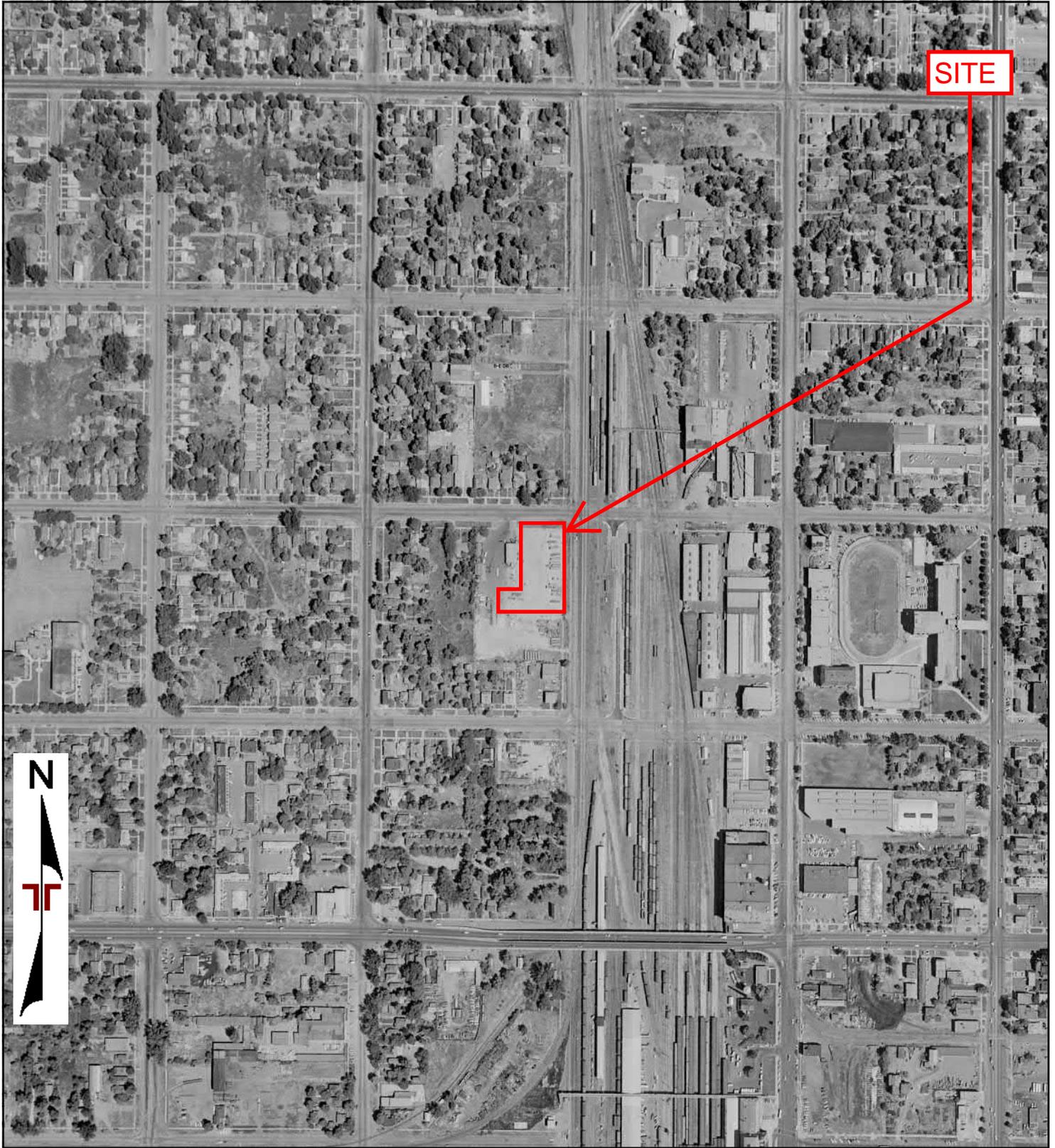
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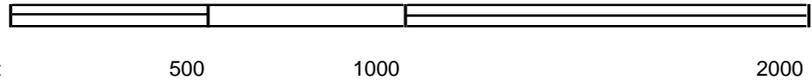
Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1962



1962 AERIAL PHOTOGRAPH	



SITE



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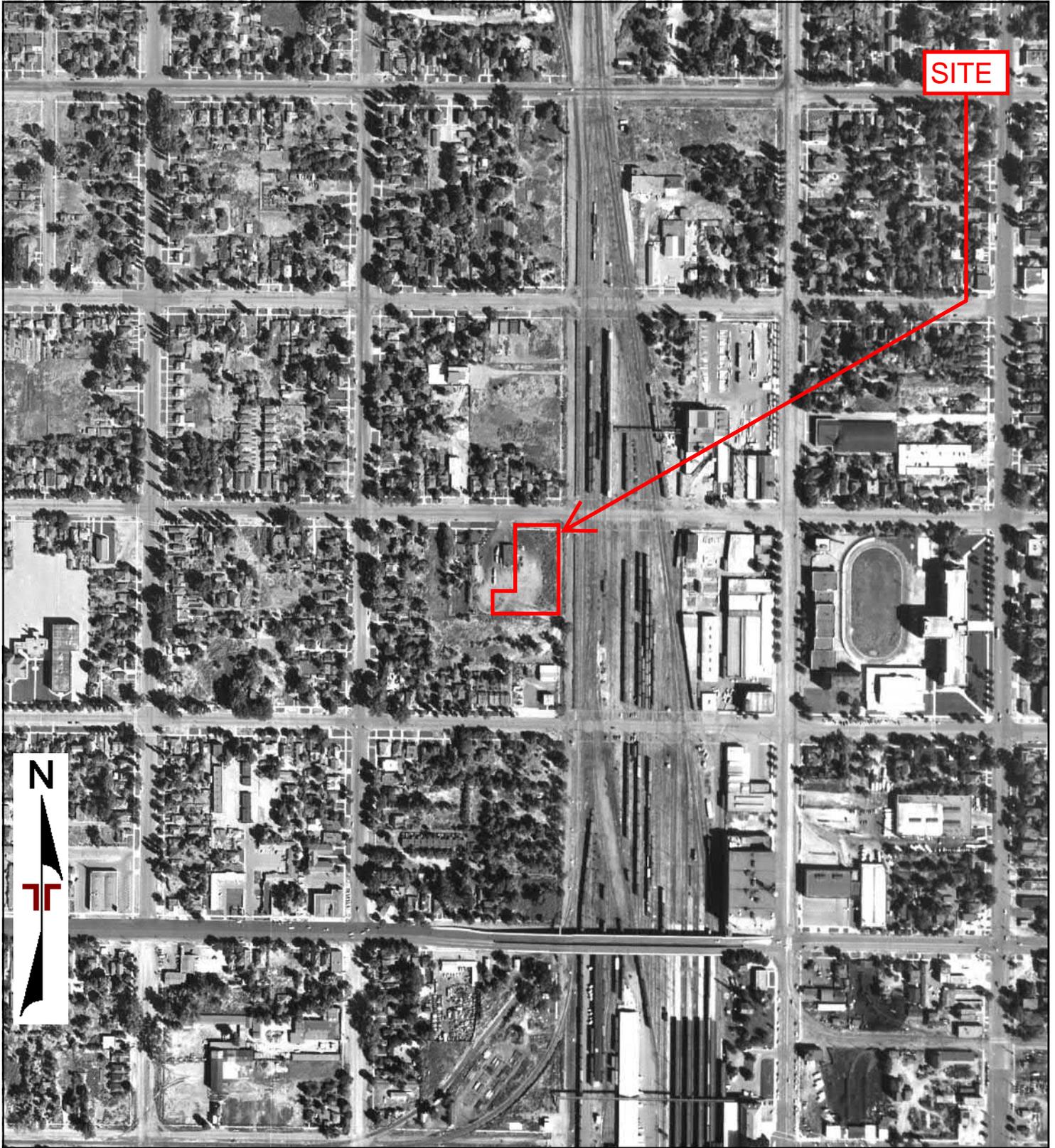
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Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1958



1958 AERIAL PHOTOGRAPH	



SITE



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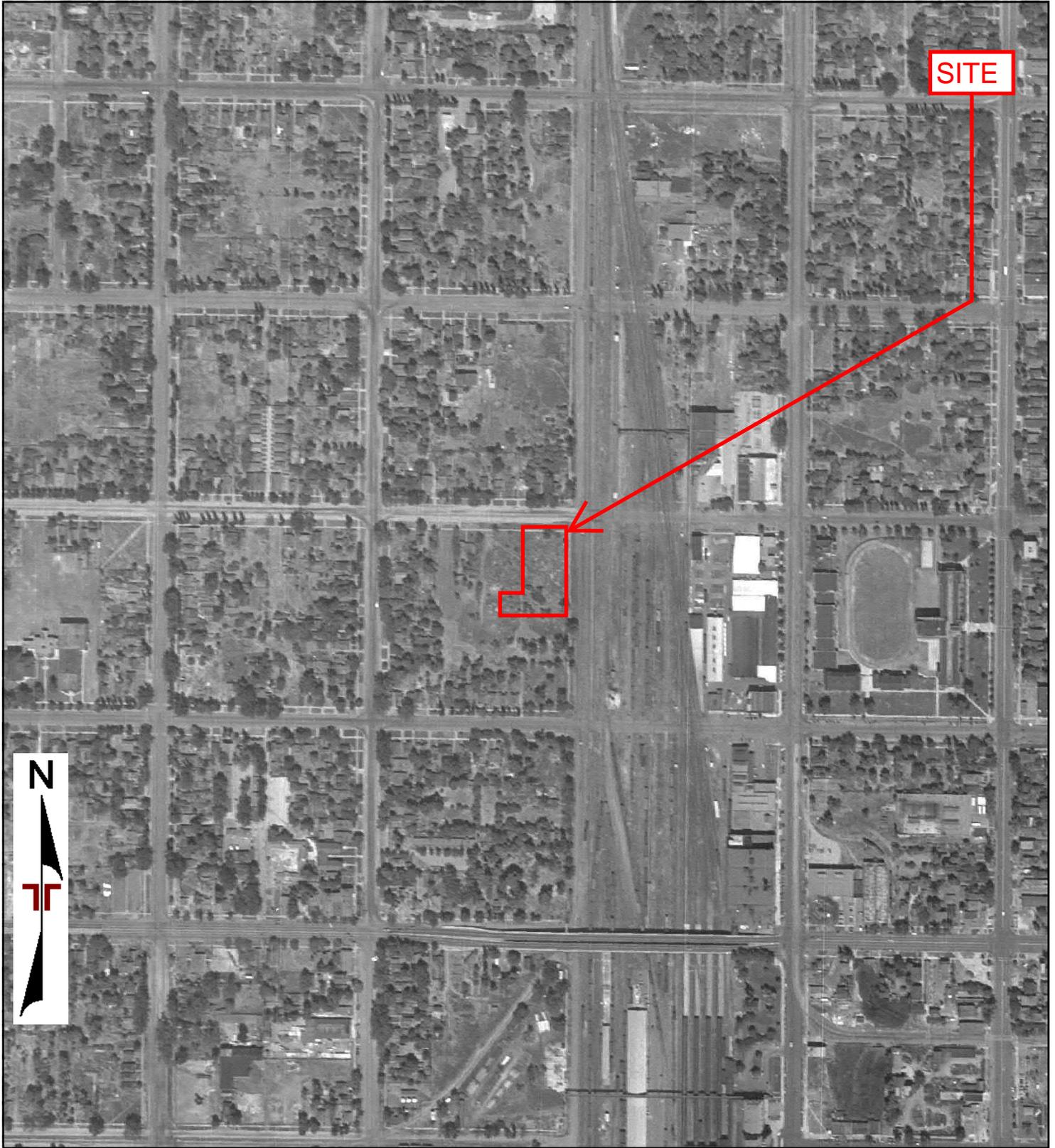
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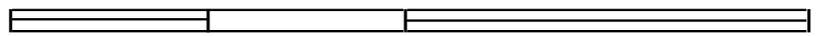
Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1952



1952 AERIAL PHOTOGRAPH	



SITE



0 Feet

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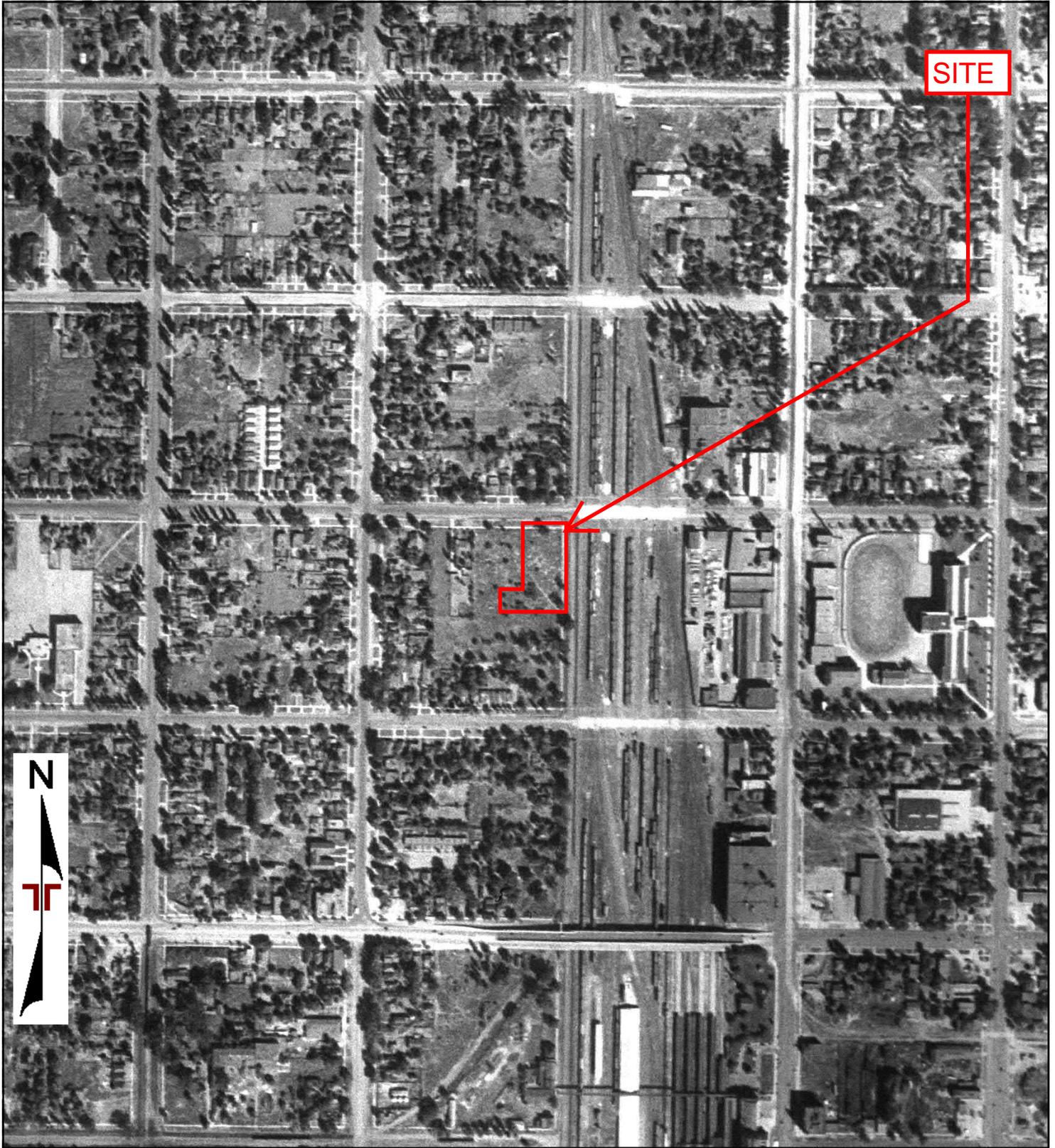
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2000

Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1946



1946 AERIAL PHOTOGRAPH	



SITE



0 Feet

500

1000

2000

Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date: 1937



1937 AERIAL PHOTOGRAPH	

DATE : 9-23-2022

KELLY SHAW

TERRACON

6949 S. HIGH TECH DRIVE

MIDVALE, UTAH 84129

61217496 TASK 3.16

TEXAS ENVIRONMENTAL RESEARCH

126 SCEPTRE DRIVE TEL: (972) 772-4283
ROCKWALL, TEXAS 75032 FAX: (972) 772-4283

ENVIRONMENTAL AND OTHER ACTIVITY AND USE LIMITATION

(AUL) SEARCH

THE ATTACHED REPORT IS BEING PROVIDED TO APPLICANT SOLELY FOR THE PURPOSE OF FACILITATING LANDOWNER OR PURCHASE DEFENSES WHICH MAY BE AVAILABLE UNDER THE LIABILITY ACT OF 1980, AS AMENDED. IT IS PROVIDED FOR THE SOLE USE AND BENEFIT OF APPLICANT AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY FOR ANY REASON.

NOTE: THIS SEARCH REPRESENTS SURFACE CONVEYANCES ONLY.
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THIS REPORT WAS PREPARED FOR THE PURPOSE OF ASSISTING IN AN ENVIRONMENTAL HAZARD INSPECTION OF THE FOLLOWING DESCRIBED PROPERTY.

LEGAL DESCRIPTION: PARCEL 08-36-305-079-0000, 1.42 ACRES, 509 WEST 300
NORTH, SALT LAKE CITY, UTAH.

CURRENT OWNER: ATTUNED DEVELOPMENT L.L.C.

DATE : FEBRUARY 8, 2022

INSTRUMENT: WARRANTY DEED

GRANTOR : B & E PROPERTIES L.L.C.

GRANTEE : ATTUNED DEVELOPMENT L.L.C.

FILE NO. : 279438

DATE : JULY 9, 2003

INSTRUMENT: WARRANTY DEED

GRANTOR : FOX BUNK & ERNEST

GRANTEE : B & E PROPERTIES L.L.C.

FILE NO. : 12574896

DATE : OCTOBER 5, 1988

INSTRUMENT: WARRANTY DEED

GRANTOR : VALLEY BANK & TRUST COMPANY, TRUSTEE

GRANTEE : FOX BUNK & ERNEST

FILE NO. : 470284

DATE : APRIL 13, 1960
INSTRUMENT: WARRANTY DEED
GRANTOR : MARRIANNE S. EVANS, ET AL
GRANTEE : VALLEY BANK & TRUST COMPANY, TRUSTEE
FILE NO. : 281593

DATE : JULY 9, 1956
INSTRUMENT: WARRANTY DEED
GRANTOR : JOSEPH K. RUNDELL
GRANTEE : MARRIANNE S. EVANS, ET AL
FILE NO. : 409787

DATE : JANUARY 3, 1948
INSTRUMENT: WARRANTY DEED
GRANTOR : GILIAN TILBURY AND SPOUSE, MILDRED TILBURY
GRANTEE : JOSPEH K. RUNDELL
FILE NO. : 762159

DATE : SEPTEMBER 17, 1941
INSTRUMENT: WARRANTY DEED
GRANTOR : DOUGLAS EMMOTT
GRANTEE : GILIAN TILBURY AND SPOUSE, MILDRED TILBURY
FILE NO. : 5127984

DATE : JANUARY 9, 1935

INSTRUMENT: WARRANTY DEED

GRANTOR : ELDON O. MANN AND SPOUSE, DORIS MANN

GRANTEE : DOUGLAS EMMOTT

FILE NO. : 215976

NOTE : UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, ENTRY 13968428.

EASEMENTS : UTILITY EASEMENT.

Prepared by Texas Environmental Research on 9-23-2022.

ENVIRONMENTAL LIEN AND OTHER ACTIVITY AND USE
LIMITATIONS SEARCH

AFTER COMPLETING AN ENVIRONMENTAL LIEN AND OTHER
ACTIVITY AND USE LIMITATIONS SEARCH A FINDING THAT NO
ENVIRONMENTAL LIENS OR AUL'S HAVE BEEN FILED OF PUBLIC
RECORD AND THAT IT HAS BEEN DETERMINED THAT THE
PROPERTY RESEARCHED IN THIS REPORT COMPLIES WITH ASTM E
1527-21-SEC. 8.3.4.9 AND SECTION 6.2

THIS REPORT MEETS OR EXCEEDS A.S.T.M. E 1527-21.

When Recorded Return To:

Attuned Development, LLC
Chris Parker
50 North 600 West, Unit D
Salt Lake City, Utah 84116

13887249 B: 11303 P: 8717 Total Pages: 17
02/08/2022 04:07 PM By: ndarmiento Fees: \$40.00
NOTICE- NOTICE
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: INWEST TITLE WEST HAVEN
2037 WEST COMMERCE WAYWEST HAVEN, UT 84401

With Copy To:

Mark Crim, DERR Project Manager
Facility Identification No. 4001974, Release Site JSB
Utah Department of Environmental Quality
Division of Environmental Response and Remediation
195 North 1950 West, 1st Floor
P.O. Box 144840
Salt Lake City, Utah 84114-4840

Parcel No. 08-36-305-079-0000

ENVIRONMENTAL COVENANT

This environmental covenant is made pursuant to the Utah Uniform Environmental Covenants Act, Utah Code Section 57-25-101, et seq. (the "Utah Act). Attuned Development, LLC. as grantor ("Grantor") makes and imposes this environmental covenant upon the property more particularly described in Exhibit A attached hereto (the "Property"). The street address of the Property is 509 West 300 North, Salt Lake City, Utah. This environmental covenant shall run with the land, pursuant to and subject to the Utah Act.

1. Notice. Notice is hereby given that the Property is or may be contaminated with a regulated substance and therefore this environmental covenant is imposed to mitigate the risk to public health, safety and the environment.
2. Environmental Response Project. An environmental response project was conducted on the Property under the authority of the Utah Underground Storage Tank Act, Title 19, Chapter 6, Part 4 of the Utah Code that is administered by the Division of Environmental Response and Remediation ("DERR") in the Utah Department of Environmental Quality.

The Property is located at 509 West 300 North, Salt Lake City, Utah (Exhibit B, Figure 1). It was historically combined with the west-adjointing parcel (Parcel No. 08-36-305-078-0000) which is a regulated UST and LUST facility (UST Facility ID 4001974; Release Site JSB). A portion of the west-adjointing property was historically used as an automotive repair facility. Four underground storage tanks (USTs) used for gasoline and diesel, had been located on the parcel. In 1996, the property was acquired by Diamond Mattress Inc., who proceeded with the closure by removal of the USTs. UST closure was

followed by several subsurface investigations, and the removal of petroleum-impacted soil at the tank bed and nearby dispenser. A No Further Action status was issued by the DERR in December 1996, with in-place soils above the DERR Initial Screening Level (ISL) standard for total petroleum hydrocarbons, diesel range organics (TPH-DRO) at B-3, and in-place groundwater, from boring B-2, exceeding the ISL standard for TPH-DRO, and benzene.

In January 2020, the release was re-opened due to a proposed change in land use. Subsurface investigations were performed in 2017, and 2020, to assess the levels of impacts in soils and groundwater, and to better delineate the extent of the contamination. The results of these investigations indicate soil and groundwater impacts are still present, and above the DERR's ISL standard. Soils remaining above the ISL standard are found from about 10 to 15 feet below ground surface (bgs), near MW-1, MW-2, MW-3, MW-5, TER-2, TER-5 and TER-7. The remaining groundwater contamination at about 12 feet bgs, and above the ISL standard, lies within the soil-contaminant foot print described by TER-7 to MW-5, east to west, and from MW-2 to MW-4, north to south.

Contamination remaining on the Property consists of approximately 500 square feet of area of impacted soil and or groundwater, at about 10 to 15 feet bgs, from TER- 7 to the west property boundary, and between sampling points TER-8 and TER-5

A map of the Property, including the locations of the monitoring wells, is included as attached Exhibit B, Figure 1. Attached Exhibit B, Figure 2 presents a map of the area where petroleum concentrations in soils remain above DERR Cleanup Standards and Attached Exhibit B, Figure 3 is a map showing where petroleum concentrations in groundwater remain above DERR Cleanup Standards. Soil and groundwater sample laboratory results are summarized in attached Exhibit B, Tables 1 and 2, respectively.

3. Grantor. The Grantor of this environmental covenant is also an Owner as defined in Paragraph 4.
4. Owner. The "Owner" of the Property is a person who controls, occupies, or holds an interest (other than this environmental covenant) in the Property at any given time. Because this environmental covenant runs with the land, the obligations of the Owner are transferred to assigns, successors in interest, including without limitation to future owners of an interest in fee simple, mortgagees, lenders, easement holders, lessees, and any other person or entity who acquires any interest whatsoever in the Property, or any portion thereof, whether or not any reference to this environmental covenant or its provisions are contained in the deed or other conveyance instrument, or other agreements by which such person or entity acquires its interest in the Property or any portion thereof ("Transferees"). Upon transfer of an Owner's interest in the Property, the Owner shall

have no further rights or obligations hereunder. Notwithstanding the foregoing, nothing herein shall relieve Owner during the time it holds an interest in the Property of its responsibilities to comply with the terms hereof and all other provisions of applicable law or of responsibility for its failure to comply during the time it held an interest in the Property.

5. **Holder.** Attuned Development, LLC shall be the grantee (“Holder”) of this environmental covenant as defined in Sections 57-25-102(6), 103(1), 103(3)(b). Holder may enforce this environmental covenant. Holder’s obligations hereunder are limited to the specific provisions and the limited purposes described herein. Subject to the provisions hereof, Holder’s rights and obligations survive the transfer of the Property.
6. **Agency.** The Utah Department of Environmental Quality (“UDEQ”) is the Agency (as defined in the Utah Act) under this environmental covenant. The Agency may be referred to herein as the Agency or the UDEQ. The Agency may enforce this environmental covenant. The Agency assumes no affirmative duties through the execution of this environmental covenant.
7. **Administrative Record.** The environmental response project is assigned Facility Identification Number 4001974, Release Site JSB (“Administrative Record”) on file with the DERR.
8. **Activity and Use Limitations.** As part of the environmental response project described above, the following activity and use limitations are imposed on the Property.
 - a. **Groundwater Use Limitations.** Groundwater shall not be used for drinking water, irrigation or bathing purposes.
 - b. **Construction Limitations.**
 - i. In the event that future construction activities involving excavating are planned for the petroleum-impacted area detailed in the attached figures, Area of Remaining Contamination in Soils and Area of Remaining Contamination in Groundwater maps (Exhibit B, Figure 2 and Exhibit B, Figure 3, respectively), workers will be required to comply with the Occupational Safety and Health Administration (OSHA) training for hazardous materials facilities (29 CFR 1910.120).
 - ii. Petroleum impacted soil or water that is removed at that time shall be treated/disposed in accordance with applicable law.

iii. When constructing any structure above the impacted area, Owner shall install, maintain and operate vapor-related engineering controls to eliminate the potential for subsurface vapor phase petroleum to migrate into the structure, unless a vapor intrusion risk assessment is conducted and shows that there is no unacceptable vapor intrusion risk, as determined by the DERR, using the criteria and standards as required by Utah Admin. Code R311-211 Corrective Action Clean-Up Standards Policy – UST and CERCLA Sites, as may be amended from time to time.

c. Construction Requirements.

i. Prior to beginning any construction proposed for the petroleum impacted area detailed in the attached figures, Area of Remaining Contamination in Soils and Area of Remaining Contamination in Groundwater maps (Exhibit B, Figure 2 and Exhibit B, Figure 3, respectively), Owner shall submit the following information to the DERR for review and approval:

- A) A description of how contaminated soils and groundwater will be handled and disposed of during construction;
- B) A description of how the post-construction use will prevent unacceptable exposure to the Residual Contamination in accordance with the criteria and standards required by Utah Admin. Code R311-211 Corrective Action Clean-Up Standards Policy – UST and CERCLA Sites;
- C) The installation and design specifications of any vapor barriers or other corrective action measure to be implemented at the site, including providing the DERR with copies of Owner's application for a building permit with its vapor-related engineering control plan, which has been reviewed, stamped and certified by a Utah licensed Professional Engineer as adequate to protect human receptors from exposure to petroleum vapor;
- D) A description of the operation and maintenance of any corrective action systems installed (i.e. a vapor barrier system);
- E) Any required permits and approvals for environmental work associated with the petroleum contamination; and
- F) Any sampling plans.

ii. After construction is completed and prior to occupation, Owner shall submit to the Agency a Post-Construction Report, which includes the following:

- A) A report signed by a Utah Certified UST Consultant documenting the proper handling and disposal of contaminated soil and groundwater, including waste manifests;
 - B) Documentation demonstrating that the installed vapor mitigation system provides adequate protection to human receptors from exposure to petroleum vapor, including as-built drawings of the building and vapor mitigation system, documentation prepared by a Utah Licensed Professional Engineer certifying that the vapor mitigation system was installed and is operational according to the approved plans and specifications; and
 - C) Any soil, groundwater or vapor sample results from samples taken before and in connection with the construction.
- d. Maintenance and Evaluation of Vapor Mitigation System Requirements – if a vapor mitigation system has been installed pursuant to Paragraph 8 (c), the Owner shall prevent the vapor mitigation system from being damaged and shall operate the maintain the vapor mitigation system.
- e. Compliance Reporting. Upon request, Owner shall submit written documentation to the UDEQ verifying that the activity and use limitations remain in place and are being followed.
- f. Periodic Agency Oversight. Agency may register the Property with Blue Stakes to obtain notification of planned excavations in the area. Blue Stakes charges a fee for each notification. Upon request, Owner shall reimburse Agency for notification fees and any associated Agency oversight. Agency may conduct periodic inspections and reviews to assess the protectiveness of the activity and use limitations described herein. Upon request, Owner shall reimburse Agency for costs associated with inspections and reviews.
9. Compliance Enforcement. This environmental covenant may be enforced pursuant to the Utah Act. Failure to timely enforce compliance with this environmental covenant or the activity and use limitations contained herein shall not bar subsequent enforcement, and shall not be deemed a waiver of a right to take action to enforce any non-compliance. Nothing in this environmental covenant shall restrict the Agency from exercising any authority under applicable law.

10. Right of Access. The right of access to the Property is permanently granted to the Agency and the Holders and their respective contractors for necessary response actions, inspections, implementation and enforcement of this environmental covenant.
11. Notice upon Conveyance. Owner shall notify the Agency and Holder within *twenty (20)* days after each transfer of ownership of all or any portion of the Property. Owner's notice to the Agency and Holder shall include the name, address and telephone number of the Transferee, a copy of the deed or other documentation evidencing the conveyance, and an unsurveyed plat that shows the boundaries of the property being transferred. Instruments that convey any interest in the Property (fee, leasehold, easement, encumbrance, etc.) shall include a notification to the person or entity who acquires the interest that the Property is subject to this environmental covenant and shall identify the date, entry no., book and page number at which this document is recorded in the records of the Salt Lake County Recorder, in the State of Utah. Failure to provide notification shall have no effect upon the enforceability and duty to comply with this environmental covenant.
12. Representations and Warranties. Grantor hereby represents and warrants to the other signatories hereto:
 - a. that it is the sole fee simple owner of the Property;
 - b. that it has the power and authority to enter into this environmental covenant, to grant the rights and interests herein provided and to carry out all obligations hereunder;
 - c. that it has identified all other persons that own an interest in or hold an encumbrance on the Property, has notified such persons of its intention to enter into this environmental covenant, and has notified the Agency of the names and contact information of the persons holding such encumbrances as provided in Paragraph 17, below, entitled: "Notice;" and,
 - d. that this environmental covenant will not materially violate or contravene or constitute a material default under any other agreement, document, or instrument to which it is a party or by which it may be bound or affected.
13. Amendment or Termination. This environmental covenant may be amended or terminated pursuant to the Utah Act. Except as set forth herein, Grantor and Holder waive any and all rights to consent or notice of amendment concerning any parcel of the Property to which Grantor or Holder has no fee simple interest at the time of amendment or termination.

14. **Effective Date, Severability and Governing Law.** The effective date of this environmental covenant shall be the date upon which the fully executed environmental covenant has been recorded as a document of record for the Property with the Salt Lake County Recorder. If any provision of this environmental covenant is found to be unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired. This environmental covenant shall be governed by and interpreted in accordance with the laws of the State of Utah.
15. **Recordation and Distribution of Environmental Covenant.** Within *thirty (30)* days after the date of the final required signature upon this environmental covenant, Grantor shall file this environmental covenant for recording in the same manner as a deed to the Property, with the Salt Lake County Recorder's Office. Grantor shall distribute a file-and-date stamped copy of the recorded environmental covenant to the Agency.
16. **Notice.** Unless otherwise notified in writing by or on behalf of the pertinent party any document or communication required by this environmental covenant shall be submitted to:

If to the UDEQ:

Mark Crim, DERR Project Manager
Facility Identification No. 4001974, Release Site JSB, Division of Environmental Response and Remediation, UST Branch
UDEQ
P.O. Box 144840
Salt Lake City, Utah 84114-4840

If to Attuned Development, LLC:

Chris Parker
50 North 600 West, Unit D
Salt Lake City, Utah 84116

17. **Governmental Immunity.** In executing this covenant, the Agency does not waive governmental immunity afforded by law. The Grantor, Owner, and Holder, for themselves and their successors, assigns, and Transferees, hereby fully and irrevocably release and covenant not to sue the State of Utah, its agencies, successors, departments, agents, and employees ("State") from any and all claims, damages, or causes of action arising from, or on account of the activities carried out pursuant to this environmental covenant except for an action to amend or terminate the environmental covenant pursuant to Sections 57-25-109 and 57-25-110 of the Utah Code or for a claim against the State arising directly or indirectly from or out of actions of employees of the State that would

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result in (i) liability to the State of Utah under Section 63G-7-301 of the Governmental Immunity Act of Utah, Utah Code Section 63G-7-101, et seq. or (ii) individual liability for actions not covered by the Governmental Immunity Act as indicated in Sections 63G-7-202 and -902 of the Governmental Immunity Act, as determined in a court of law.

18. Payment of Agency's Costs. Consistent with the Act and other applicable law, the Owner, if invoiced, shall reimburse Agency for its costs related to this Environmental Covenant. The invoice may be based on actual costs incurred by Agency or on the fee schedule approved by the legislature or both as applicable.

Exhibit A

Property

509 West 300 North

Salt Lake City, Utah 84512

Legal Description

Salt Lake County Parcel No. 08-36-305-079-0000

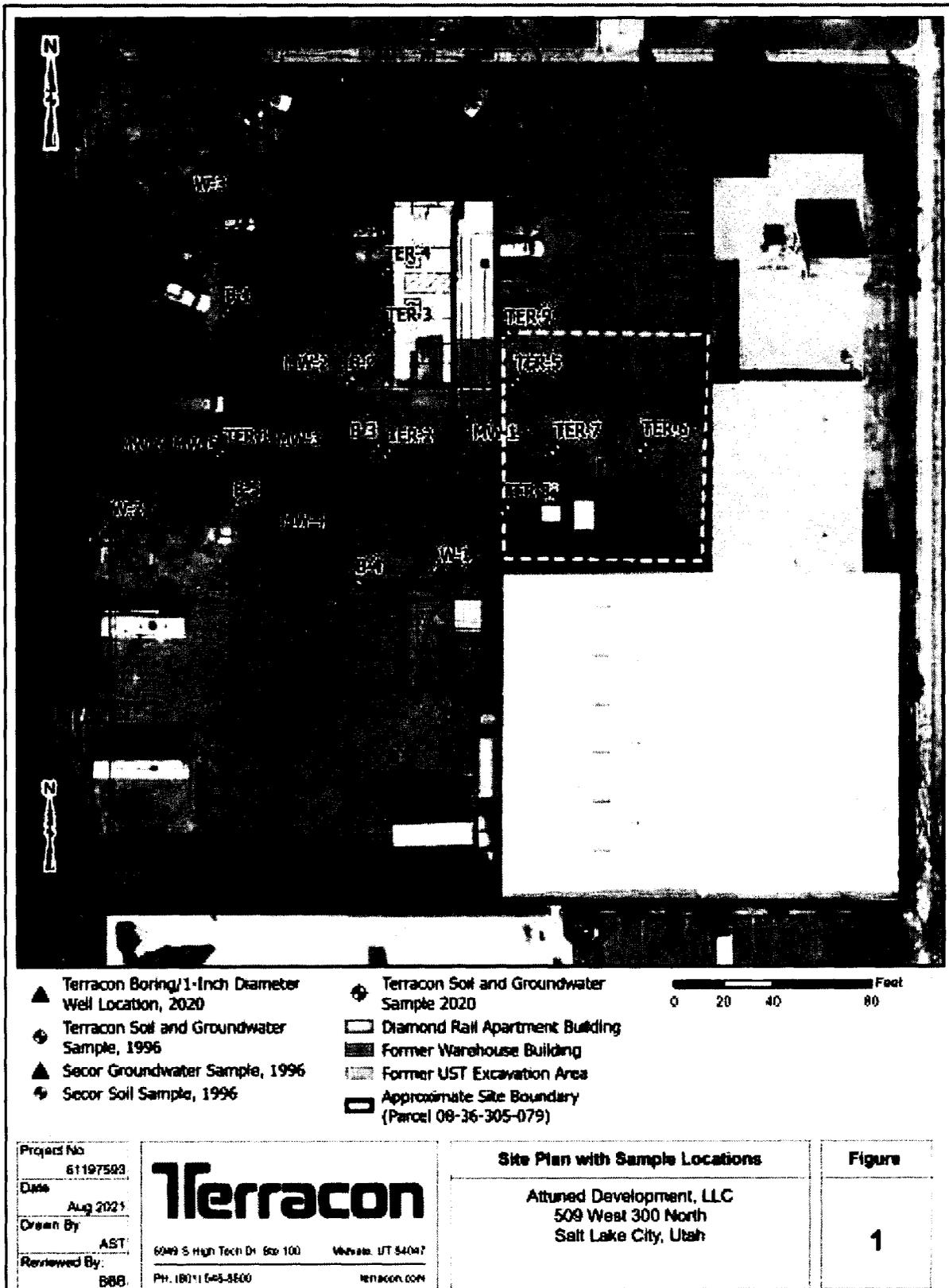
1.42 acres

BEG AT THE NE COR OF LOT 8, BLK 100, PLAT A, SLC SUR; 00°00'59" E 330.23 FT TO THE SE COR OF LOT 8 (RECORD 330 FT); S 89°59'34" W 250.12 FT; N 00°00'47" W 85.05 FT; N 89°59'27" E 85.04 FT; N 00°00'51" W 245.15 FT; N 89°59'08" E 165.06 FT (RECORD 165 FT) TO BEG. (BEING PT OF LOT 7 AND ALLOF LOT 8 OF SD SUB).

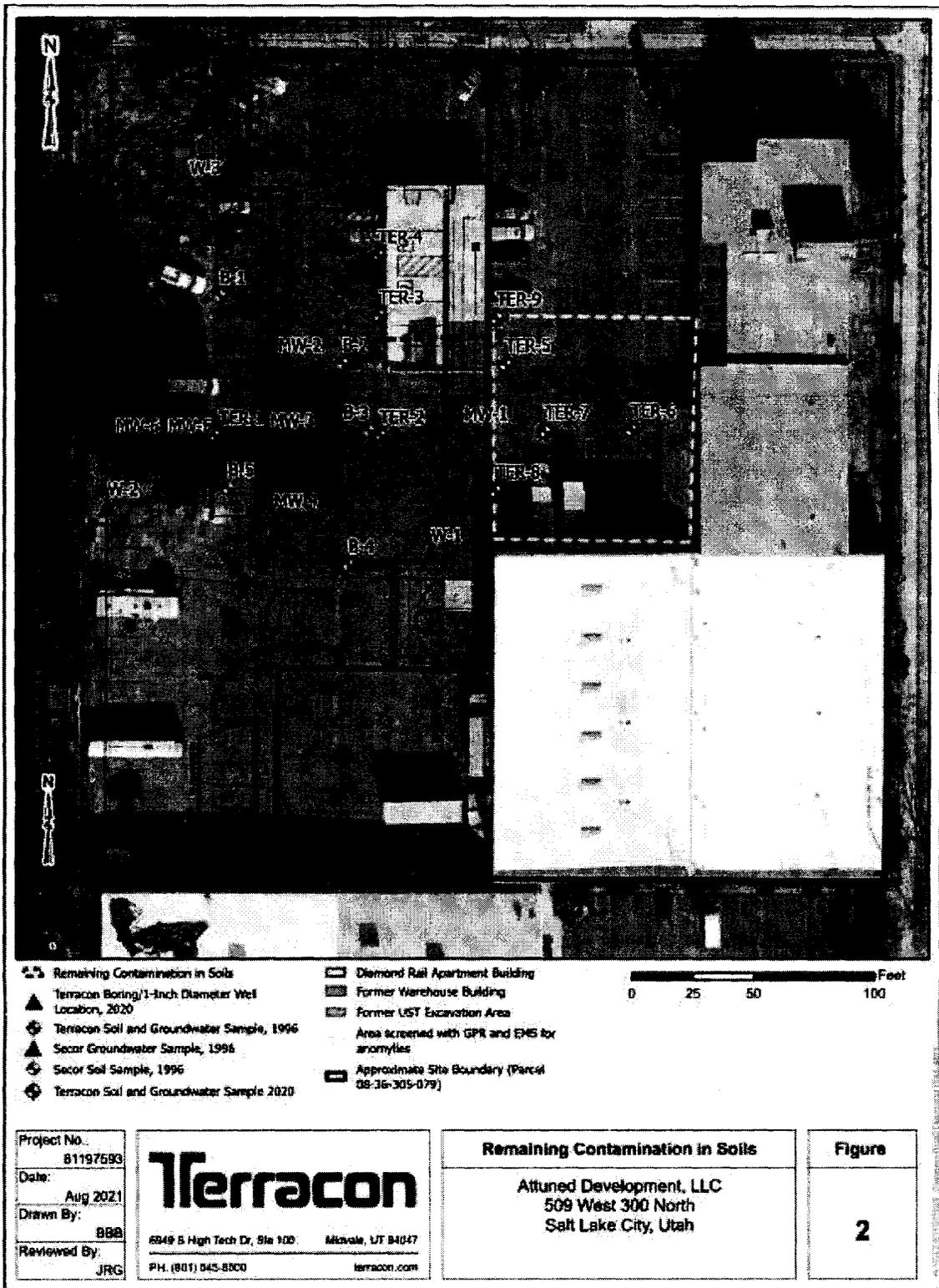
Exhibit B
Figures and Tables

Exhibit B, Figure 1

Site Plan with Sample Locations



**Exhibit B, Figure 2
Remaining Contamination in Soils**



**Exhibit B, Figure 3
Remaining Contamination in Groundwater**

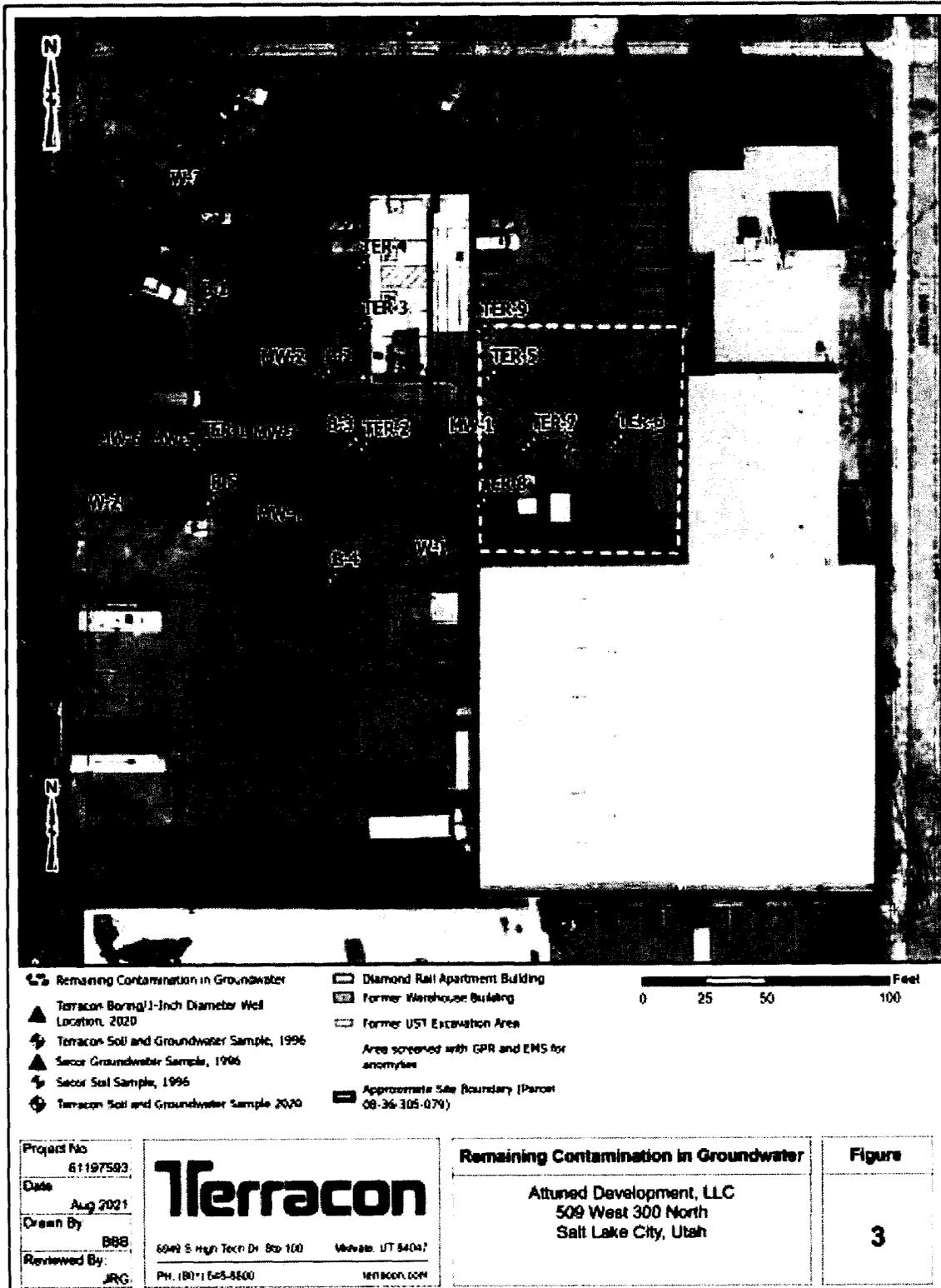


Exhibit B, Table 1

**Table 1 Soil Analytical Results
Diamond Rail Apartments
509 West 300 North, Salt Lake City, Utah
Terracon Project No. 61197593
Results in Micrograms per Kilogram (mg/kg)**

			TPH - DRO	TPH - GRO	BENZENE	ETHYL BENZENE	METHYL TERT BUTYL ETHER (MBTE)	NAPHTHA LENE	TOLUENE	XYLENES, TOTAL
Method			EPA 8015	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260
Utah DERR ISLs			500	150	0.2	5	0.3	51	9	142
Utah DERR Tier 1 SLs			5000	1500	0.9	23	0.3	51	25	142
Sample ID	Sample Depth	Date Collected								
TER-5 @ 10'	10 ft	8/20/2020	<63	<0.315	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-5 @ 15'	15 ft	8/20/2020	645	22.8	<0.13	<0.32	<0.13	4.24	<0.32	0.36
TER-6 @ 11'	11 ft	8/20/2020	<64	<0.318	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-6 @ 14'	14 ft	8/20/2020	<64	<321	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-7 @ 12'	12 ft	8/20/2020	2418	11.7	<0.14	<0.35	<0.14	1.56	<0.35	0.39
TER-7 @ 19'	19 ft	8/20/2020	<71	<0.355	<0.01	<0.04	<0.01	<0.04	<0.04	<0.04
TER-8 @ 12'	12 ft	8/20/2020	<68	<0.341	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-8 @ 13.5'	13.5 ft	8/20/2020	<80	<0.401	<0.02	<0.04	<0.02	<0.04	<0.04	<0.04
TER-9 @ 12'	12 ft	8/20/2020	<63	<0.316	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-9 @ 15'	15 ft	8/20/2020	<70	<0.349	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
MW-1 @ 9.5'	9.5 ft	4/2/2020	1150	88.0	<0.14	0.54	<0.14	10.5	<0.35	<0.35
MW-2 @ 14.5'	14.5 ft	4/2/2020	2050	23.8	<0.15	<0.38	<0.15	4.04	<0.38	<0.38
MW-3 @ 13.0'	13.0 ft	4/2/2020	1830	368	<0.13	0.53	<0.13	5.84	<0.33	<0.33
MW-4 @ 14.5'	14.5 ft	4/2/2020	<3.29	<66	<0.13	<0.33	<0.13	0.67	<0.33	<0.33
MW-5 @ 11.0'	11.0 ft	4/2/2020	888	96.7	<0.13	<0.32	<0.13	1.41	<0.32	<0.32
MW-6 @ 8.0'	8.0 ft	4/2/2020	<64	<0.318	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-1	12.0 ft	6/22/2017	138	110	0.0297	0.0148	<0.0356	2.47	<0.172	0.0311
TER-2	12.0 ft	6/22/2017	1410	34.6	<0.0365	0.0644	<0.0356	5.22	<0.178	0.0314
TER-3	15.5 ft	6/22/2017	NA	NA	0.00658	0.00157	<0.0356	0.00303	0.00806	0.0032
TER-4	16.0 ft	6/22/2017	NA	NA	0.0245	0.00393	<0.0356	0.00155	0.0247	0.00962
B-1	15 ft	9/10/1996	597	<10	0.148	0.0157	NA	0.516	<0.005	0.015
B-2	15 ft	9/10/1996	248	<100	0.0223	0.151	NA	3.05	<0.02	0.06
B-3	10 ft	9/10/1996	2899	<100	<0.005	0.282	NA	3.24	0.0089	0.0906
B-4	15 ft	9/10/1996	<10	<100	<0.005	<0.005	NA	<0.005	<0.005	<0.015
B-5	15 ft	9/10/1996	<10	<100	<0.005	<0.005	NA	<0.005	<0.005	<0.015
W-1	17.5 ft	9/10/1996	<10	<100	<0.005	<0.005	NA	<0.005	<0.005	<0.015
W-2	17.5 ft	9/10/1996	<10	<100	<0.005	<0.005	NA	<0.005	<0.005	<0.015
W-3	17.5 ft	9/10/1996	<10	<100	<0.005	<0.005	NA	<0.005	<0.005	<0.015

Flag(s) = data qualifiers if present

Notes:

TPH - DRO - Total Petroleum Hydrocarbons, diesel range

TPH - GRO - Total Petroleum Hydrocarbons, gasoline range

SGT - Silica Gel Treatment

Utah DERR ISLs - Utah Division of Environmental Response and Remediation, Initial Screening Levels for non-restricted land use.

Utah DERR Tier 1 Screening Levels - Utah Division of Environmental Response and Remediation, risk-based screening levels

Grey shaded values exceed the laboratory reporting limits.

Blue shaded values exceed the Utah DERR ISLs

Yellow shaded values exceed the Utah DERR Tier 1 Screening Levels

Exhibit B, Table 2

Table 2 - Groundwater Analytical Results
 Diamond Rail Apartments
 508 West 300 North, Salt Lake City, Utah
 Terracon Project No. 61197593
 Units in Micrograms per Liter (mg/L)

		TPH - DRO / SGT	TPH - GRO	BENZENE	ETHYL BENZENE	METHYL TERT BUTYL ETHER (MBTE)	NAPHTHA LENE	TOLUENE	XYLENES, TOTAL
Method		EPA 8015	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260
Utah DERR Tier 1 SLs		10	10	0.3	4	0.2	0.7	3	10
EPA VISLs		NE	NE	0.00246	0.00809	0.004	0.00945	31.6	0.673
Sample ID	Date Collected								
TER-5 GW	8/20/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
TER-6 GW	8/20/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
TER-7 GW	8/20/2020		<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
TER-8 GW	8/20/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
TER-9 GW	8/20/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
MW-1	4/3/2020		0.517	<0.005	0.019	<0.005	0.228	<0.35	<0.35
MW-2	4/3/2020		<0.125		<0.012	<0.005	0.042	<0.012	<0.012
MW-3	4/3/2020	<1.0	<0.125	<0.005	<0.012	<0.005	0.022	<0.012	<0.012
MW-4	4/3/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
MW-5	4/3/2020		<1.0		<0.012	<0.005	0.025	<0.012	<0.012
MW-6	4/3/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
TER-1	6/23/2017		<0.5	<0.001	<0.001	<0.001	0.0200	0.00154	0.00155
TER-2	6/23/2017		<0.5	<0.001	0.00148	<0.001	0.0001	<0.001	<0.003
TER-3	6/23/2017	NA	NA	<0.001	<0.001	<0.001	0.002	<0.001	<0.003
TER-4	6/23/2017	NA	NA	<0.001	<0.001	<0.001	<0.005	<0.001	<0.003
Geoprobe B-2	9/11/1998	72.2	<0.5		0.0042	NA	0.0077	<0.002	<0.006
Geoprobe B-5	9/11/1998	<0.5	<0.5	<0.002	<0.002	NA	<0.002	<0.002	<0.006
W-1	9/10/1998	<0.5	<0.5	<0.002	<0.002	NA	0.0072	0.0024	0.0135
W-2	9/10/1998	<0.5	<0.5	<0.002	<0.002	NA	0.0025	<0.002	6.1
W-3	9/10/1998	<0.5	<0.5	<0.002	<0.002	NA	0.0083	<0.002	<0.006

Flag(s) = data qualifiers if present

Notes:

TPH - DRO - Total Petroleum Hydrocarbons, diesel range

TPH - GRO - Total Petroleum Hydrocarbons, gasoline range

SGT - SiliCa Gel Treatment

Utah DERR ISLs - Utah Division of Environmental Response and Remediation, Initial Screening Levels for non-restricted land use

Utah DERR Tier 1 Screening Levels - Utah Division of Environmental Response and Remediation, risk-based screening levels

EPA VISL - U.S. Environmental Protection Agency's (EPA's) Vapor Intrusion Screening Levels (VISLs) for Target

Groundwater Concentration using Target Cancer Risk = 1E-06; Hazard Quotient = 1, downloaded from the EPA's

Vapor Intrusion Screening Level Calculator website

(<https://www.epa.gov/vaporintrusion/vapor-intrusion-screening-level-calculator>) on April 16, 2020

Grey shaded values exceed the laboratory reporting limits.

Yellow shaded values exceed the Utah DERR ISLs

Yellow shaded values exceed the Utah DERR Tier 1 Screening Levels

Green shaded values exceed the EPA VISL for residential properties

APPENDIX D
ENVIRONMENTAL DATABASE INFORMATION

Citizens West

509 West 300 North
Salt Lake City, UT 84116

Inquiry Number: 7110091.2s
September 07, 2022

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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MAPPED SITES SUMMARY

Target Property Address:
509 WEST 300 NORTH
SALT LAKE CITY, UT 84116

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1		509 WEST 300 NORTH	SPILLS		TP
Reg	UTAH POWER & LIGHT/A	600 W SOUTH TEMPLE	NPL, SEMS, US ENG CONTROLS, US INST CONTROLS, RODS	Same	1242, 0.235, South
A2	CAZIERS PETE REPAIRS	537 W 300 NORTH ST	EDR Hist Auto	Lower	23, 0.004, NNW
A3	MODERN DISPLAY	250 NORTH 500 WEST	RCRA NonGen / NLR, FINDS, ECHO	Higher	68, 0.013, SE
4	SALT LAKE CITY MAINT	300 N 500 W	LUST, UST	Higher	96, 0.018, NNE
5	DIAMOND MATTRESS	537 W 300 N	LUST, UST	Lower	98, 0.019, NW
6	500 WEST PARK BLOCKS	500 WEST PARK BLOCKS	US BROWNFIELDS, FINDS	Higher	340, 0.064, South
7	ALS REPR SHOP	278 N 6TH W	EDR Hist Auto	Lower	485, 0.092, West
B8	CHAPMAN RACING HEADS	375 NORTH 500 WEST B	RCRA NonGen / NLR, FINDS, ECHO	Lower	541, 0.102, North
B9	COMPLEX FABRICATION	375 N 500 W	UST	Lower	541, 0.102, North
B10	COMPLEX FABRICATORS	375 NORTH 500 WEST	RCRA NonGen / NLR	Lower	541, 0.102, North
B11	ADVANCED PETROLEUM R	529 WEST 400 NORTH	RCRA NonGen / NLR, FINDS, ECHO	Lower	705, 0.134, North
C12	500 WEST PARK BLOCKS	440-500 WEST 200 SOU	US BROWNFIELDS, FINDS	Higher	733, 0.139, SE
C13	VEND TECH INC	205 NORTH 400 WEST	RCRA NonGen / NLR	Higher	758, 0.144, ESE
14	SPRING AIR MATTRESS	402 W 300 N	LUST, UST	Higher	840, 0.159, NE
D15	US WEST COMMUNICATIO	155 N 500 W	RCRA NonGen / NLR	Higher	969, 0.184, South
D16	SUMP & TRAP CLEANING	155 NORTH 500 WEST	RCRA NonGen / NLR, FINDS, ECHO	Higher	969, 0.184, South
E17	ABANDONED SITE	600 WEST NORTH TEMPL	RCRA NonGen / NLR	Lower	1235, 0.234, SSW
E18	AMERICAN BARREL COMP	600 WEST NORTH TEMPL	CORRACTS, RCRA-VSQG, ICIS, FINDS, ECHO	Lower	1235, 0.234, SSW
19	AAA PRECISION	373 W 400 N	UST	Higher	1264, 0.239, NE
20	A.W. MARSHALL COMPAN	437 N 500 W	UST	Lower	1264, 0.239, North
F21	SALT LAKE HARDWARE B	105 N 400 W	LUST, UST	Higher	1413, 0.268, SE
G22	AIRPORT TRAX 650 WES	650 W NORTH TEMPLE	LUST, UST	Lower	1473, 0.279, SW
G23	FORMER RANCHO LANES	641 WEST NORTH TEMPL	LUST, LAST	Lower	1484, 0.281, SSW
F24	COMMUNICATIONS BUILD	81 N 400 W	LUST, UST	Higher	1557, 0.295, SSE
25	S.L. SCHOOL MAINTENA	143 N 300 W	LUST, UST	Higher	1654, 0.313, ESE
26	WONDER HOSTESS BAKER	708 W NORTH TEMPLE	LUST, UST	Lower	1811, 0.343, SW
H27	DESERET PAINT	14 N. 600 W.	SEMS-ARCHIVE	Lower	1822, 0.345, SSW
H28	UTAH POWER AND LIGHT	600 W SOUTH TEMPLE	INST CONTROL	Lower	1992, 0.377, SSW
H29	UTAH POWER AND LIGHT	600 W SOUTH TEMPLE	EDR MGP	Lower	2021, 0.383, SSW
30	ACETYLENE PRODUCTS	356 W 5TH NORTH	SEMS-ARCHIVE	Higher	2043, 0.387, NE
31	M AND M DISTRIBUTING	531 WEST 600 NORTH	LUST, UST, Financial Assurance	Lower	2064, 0.391, North
I32	CITY CAB CO.	477 N 300 W	LUST, UST	Higher	2162, 0.409, NE
J33	FLYING J	757 W NORTH TEMPLE	LUST, UST	Lower	2190, 0.415, SW
J34	MINIT-LUBE #1020	757 W NORTH TEMPLE	LUST, UST	Lower	2190, 0.415, SW
I35	SL REDEVELOPMENT AGE	280 WEST 500 NORTH	LUST, UST	Higher	2302, 0.436, NE
36	CARTOW	738 W SOUTH TEMPLE	LUST, UST	Lower	2343, 0.444, SW
37	MYERS CONTAINER CORP	49 SOUTH 600 WEST	CORRACTS, RCRA NonGen / NLR	Lower	2465, 0.467, South
38	HANSEN SERVICE INC	206 N 200 W	LUST, UST	Higher	2536, 0.480, East

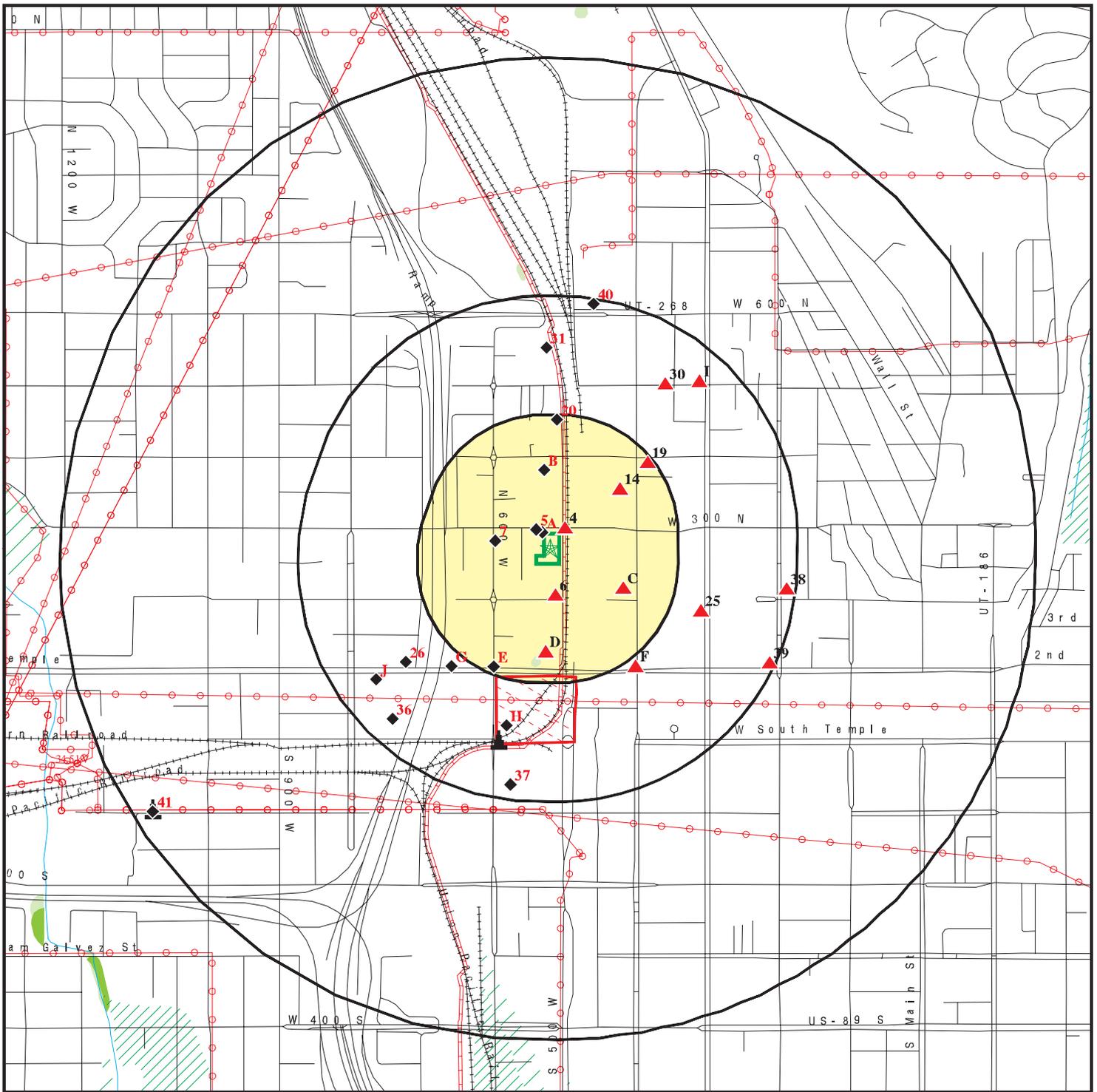
MAPPED SITES SUMMARY

Target Property Address:
509 WEST 300 NORTH
SALT LAKE CITY, UT 84116

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
39	MAVERIK #327	206 W NORTH TEMPLE	LUST, UST, Financial Assurance	Higher	2576, 0.488, ESE
40	MAY FOUNDRY AND MACH	454 W 600 N	LUST, UST	Lower	2578, 0.488, North
41	MOUNTAIN FUELS SUPPL	1078 W 100 SOUTH	EDR MGP	Lower	5062, 0.959, WSW

OVERVIEW MAP - 7110091.2S



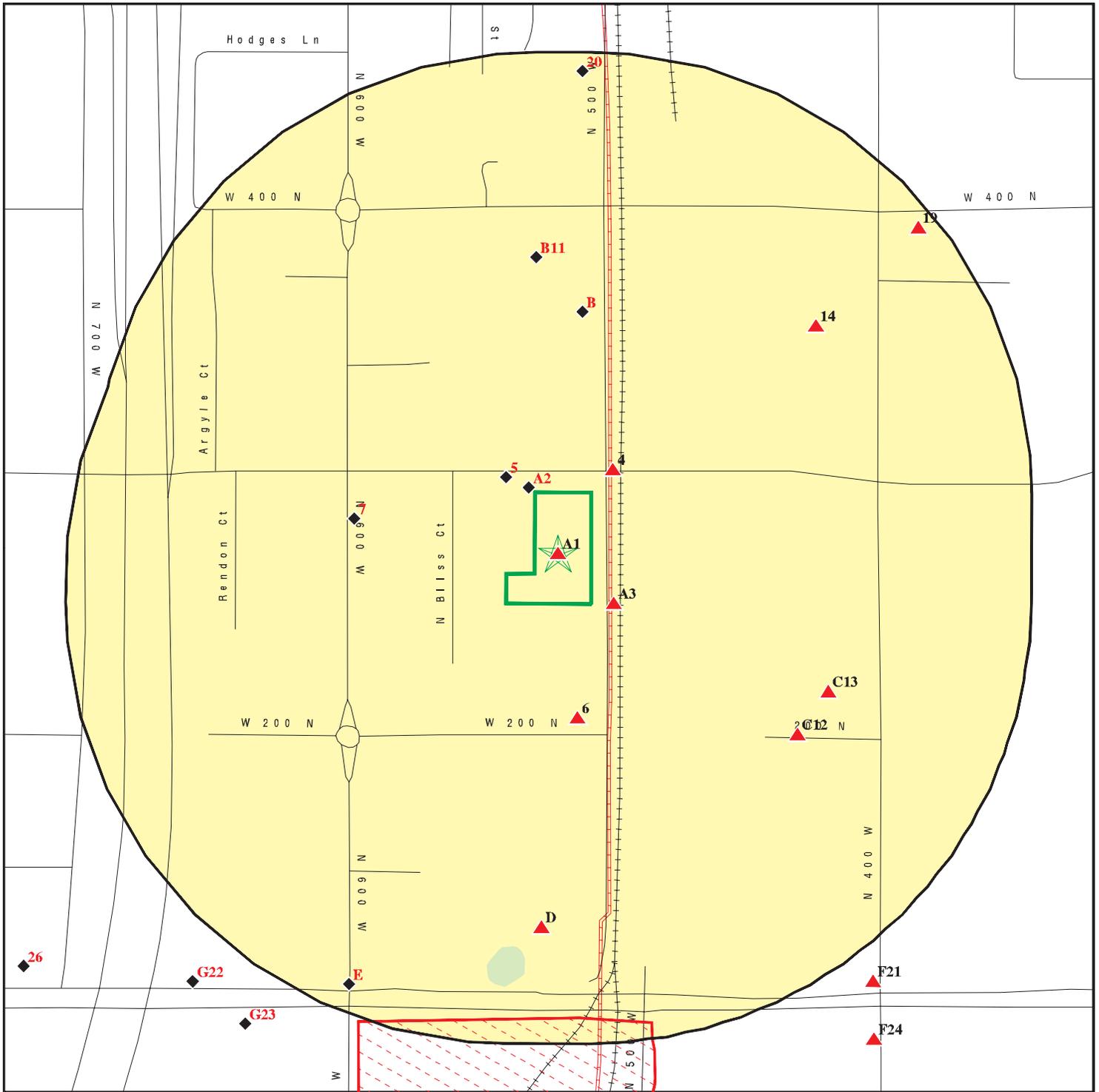
-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  Pipelines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Citizens West
 ADDRESS: 509 West 300 North
 Salt Lake City UT 84116
 LAT/LONG: 40.77519 / 111.90598

CLIENT: Terracon
 CONTACT: Kelly Shaw
 INQUIRY #: 7110091.2s
 DATE: September 07, 2022 12:46 pm

DETAIL MAP - 7110091.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Pipelines
-  National Wetland Inventory
-  State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Citizens West
 ADDRESS: 509 West 300 North
 Salt Lake City UT 84116
 LAT/LONG: 40.77519 / 111.90598

CLIENT: Terracon
 CONTACT: Kelly Shaw
 INQUIRY #: 7110091.2s
 DATE: September 07, 2022 12:47 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	1	0	0	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	1	0	NR	NR	1
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	2	NR	NR	2
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	1	1	0	NR	2
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	1	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	1	0	NR	NR	1
US INST CONTROLS	0.500		0	1	0	NR	NR	1
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
LAST	0.500		0	0	1	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST	0.500		2	1	15	NR	NR	18
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		3	3	NR	NR	NR	6
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
INST CONTROL	0.500		0	0	1	NR	NR	1
<i>Lists of state and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		1	1	0	NR	NR	2
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP	1	NR	NR	NR	NR	NR	1
SPILLS 90	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		3	5	NR	NR	NR	8
FUDS	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	1	0	0	NR	1
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	1	0	0	NR	1
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EWA	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
FUDS	TP		NR	NR	NR	NR	NR	0
MMRP	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UOPF	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	1	1	NR	2
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		1	11	18	21	1	0	52

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
Target
Property

509 WEST 300 NORTH
SALT LAKE CITY, UT

SPILLS **S105223179**
N/A

Site 1 of 3 in cluster A

Actual:
4240 ft.

SPILLS:

Address: 509 WEST 300 NORTH
City: SALT LAKE CITY
New Incident Number: 2044
Old incident number: 96327
Date Reported: 09/03/1996
Incident Start Date: 09/03/1996
Responsible Party Name: Diamond Mattress
RP Address: 509 West 300 North
RP Phone: (801) 575-8400
Material: Gasoline
Incident Summary: Bill Moore on -site (DERR) Release discovered while pulling 4 tanks ranging in size from 4,000 - 5,000 gal. Free product in bottom of excavation. Gasoline maybe some diesel. Bunk Fox is owner. Will pump excavation. VJ Environmental is on-site. Over excavate and on-site aeration (pending DERR approval). Will keep hole open until resolution is reached. Property is fenced - hole is in middle of property.

Address: 509 WEST 300 NORTH
City: SALT LAKE CITY
New Incident Number: 2044
Old incident number: 96327
Date Reported: 09/03/1996
Incident Start Date: 09/03/1996
Responsible Party Name: Diamond Mattress
RP Address: 509 West 300 North
RP Phone: (801) 575-8400
Material: Diesel Fuel
Incident Summary: Bill Moore on -site (DERR) Release discovered while pulling 4 tanks ranging in size from 4,000 - 5,000 gal. Free product in bottom of excavation. Gasoline maybe some diesel. Bunk Fox is owner. Will pump excavation. VJ Environmental is on-site. Over excavate and on-site aeration (pending DERR approval). Will keep hole open until resolution is reached. Property is fenced - hole is in middle of property.

NPL
Region
South
1/8-1/4
1242 ft.

UTAH POWER & LIGHT/AMERICAN BARREL CO.
600 W SOUTH TEMPLE
SALT LAKE CITY, UT 84104

NPL **1000238438**
SEMS **UTD980667240**
US ENG CONTROLS
US INST CONTROLS
ROD
PRP
CONSENT

NPL:

EPA Region: 8
EPA ID: UTD980667240
Site ID: 800680
Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
Address: 600 W SOUTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84104
Federal: N
Final Date: 1989-10-04 00:00:00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

Latitude: 40.770342
Longitude: -111.90658
Site Score: 37.93

NPL:

NPL Status: Currently on the Final NPL
Substance ID: U050
CAS Number: 218-01-9
Substance: CHRYSENE
Pathway: NO PATHWAY INDICATED
Scoring: 1

NPL Status: Currently on the Final NPL
Substance ID: U101
CAS Number: 105-67-9
Substance: DIMETHYLPHENOL, 2,4-
Pathway: GROUND WATER PATHWAY
Scoring: 2

NPL Status: Currently on the Final NPL
Substance ID: U120
CAS Number: 206-44-0
Substance: BENZO(J,K)FLUORENE
Pathway: NO PATHWAY INDICATED
Scoring: 1

NPL Status: Currently on the Final NPL
Substance ID: U220
CAS Number: 108-88-3
Substance: TOLUENE
Pathway: GROUND WATER PATHWAY
Scoring: 2

NPL Status: Currently on the Final NPL
Substance ID: U239
CAS Number: 1330-20-7
Substance: XYLENE
Pathway: GROUND WATER PATHWAY
Scoring: 2

NPL Status: Currently on the Final NPL
Substance ID: Z999
Substance: MORE THAN 15 SUBSTANCES LISTED
Pathway: NO PATHWAY INDICATED
Scoring: 1

NPL Status: Currently on the Final NPL

NPL Status: Currently on the Final NPL
Substance ID: C113
CAS Number: 100-42-5
Substance: STYRENE
Pathway: GROUND WATER PATHWAY
Scoring: 2

NPL Status: Currently on the Final NPL
Substance ID: C332
CAS Number: 85-01-8

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

Substance:	PHENANTHRENE
Pathway:	NO PATHWAY INDICATED
Scoring:	1
NPL Status:	Currently on the Final NPL
Substance ID:	C352
CAS Number:	208-96-8
Substance:	ACENAPHTHYLENE
Pathway:	GROUND WATER PATHWAY
Scoring:	2
NPL Status:	Currently on the Final NPL
Substance ID:	C385
CAS Number:	129-00-0
Substance:	PYRENE
Pathway:	NO PATHWAY INDICATED
Scoring:	1
NPL Status:	Currently on the Final NPL
Substance ID:	C613
CAS Number:	106-44-5
Substance:	METHYL PHENOL, 4-
Pathway:	GROUND WATER PATHWAY
Scoring:	2
NPL Status:	Currently on the Final NPL
Substance ID:	C636
CAS Number:	91-57-6
Substance:	METHYLNAPHTHALENE, 2-
Pathway:	GROUND WATER PATHWAY
Scoring:	2
NPL Status:	Currently on the Final NPL
Substance ID:	C643
CAS Number:	95-48-7
Substance:	METHYL PHENOL, 2-
Pathway:	GROUND WATER PATHWAY
Scoring:	2
NPL Status:	Currently on the Final NPL
Substance ID:	U019
CAS Number:	71-43-2
Substance:	BENZENE
Pathway:	GROUND WATER PATHWAY
Scoring:	2
NPL Status:	Currently on the Final NPL
Substance ID:	U022
CAS Number:	50-32-8
Substance:	BENZO(A)PYRENE
Pathway:	GROUND WATER PATHWAY
Scoring:	3

Summary Details:

Conditions at proposal May 5, 1989): The Utah Power Light/American Barrel Co. Site covers about 2 acres east of 600 West Street and north of South Temple Street in Salt Lake City, Salt Lake County, Utah. The site is

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

in an industrial area, with Union Pacific Railroad property to the west and Denver and Rio Grande Western Railroad property to the immediate southeast. A residential area is within 400 feet to the west, and downtown Salt Lake City within 0.5 mile to the east. The property is owned by Utah Power Light (UPL), which operated a pole and tie creosote treating facility on the land during the early 1900s, according to records of the Utah Bureau of Solid and Hazardous Waste. From the 1950s to 1988, American Barrel Co. leased the land for storing drums. In 1986, Meyers Container Corp. purchased from American Barrel all drums fit for reconditioning and removed them to a recycling plant a block south of the site. Meyers also purchased the recycling plant from American Barrel. In mid-1987, an estimated 50,000 mostly empty 55-gallon barrels remained on-site, stacked on their sides to heights up to 20 feet and supported by stones on the ground. Some drums still contained wastes, and soil staining suggested that they may have leaked. During 1987-88, American Barrel removed the barrels, emptied the contents into drums, and transported the materials to disposal facilities regulated under the Resource Conservation and Recovery Act. In July 1988, EPA issued a CERCLA Section 106 Administrative Order on Consent to secure the site. The site is now fenced, locked, and posted. According to EPA tests conducted in 1987, soil 16 feet beneath the site and on-site monitoring wells are contaminated. Among the compounds in shallow ground water are styrene (attributable to the barrel yard activities) and polyaromatic hydrocarbons and phenolic compounds (attributable to the creosote operations of the early 1900s). Shallow ground water is connected to deeper water that within 3 miles of the site provides drinking water to the Salt Lake City Water System, which serves an estimated 377,000 people. An additional 4,000 people are served by private wells within the 3-mile radius. Status October 4, 1989): EPA is considering various alternatives for the site.

NPL:

NPL Status: Currently on the Final NPL
Category Description: Depth To Aquifer-> 10 And <= 25 Feet
Category Value: 14

NPL Status: Currently on the Final NPL
Category Description: Distance To Nearest Population-> 0 And <= 1/4 Mile
Category Value: 225

NPL:

NPL Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.

NPL:

EPA Region: 08
Site ID: 0800680
Site Status: F
Federal Site: N
Date Finalized: 10/04/89
Date Proposed: 05/05/89

NPL:

Proposed Date: 05/05/1989
Final Date: 10/04/1989
NPL Status: Final

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

SEMS:

Site ID: 0800680
EPA ID: UTD980667240
Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
Address: 600 W SOUTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84104
Cong District: 02
FIPS Code: 49035
Latitude: +40.770342
Longitude: -111.906580
FF: N
NPL: Currently on the Final NPL

SEMS Detail:

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: FE
Action Name: 5 YEAR
SEQ: 3
Start Date: 2010-12-01 05:00:00
Finish Date: 2011-07-26 05:00:00
Current Action Lead: EPA Perf In-Hse

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: FE
Action Name: 5 YEAR
SEQ: 4
Start Date: 2016-03-01 05:00:00
Finish Date: 2016-09-23 05:00:00
Current Action Lead: EPA Perf In-Hse

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: MA
Action Name: ST COOP
SEQ: 2
Start Date: 1992-03-10 05:00:00
Finish Date: 1999-09-30 04:00:00
Current Action Lead: EPA Perf

Region: 08

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: CR
Action Name: CI
SEQ: 1
Start Date: 1990-09-04 04:00:00
Finish Date: 1996-07-30 04:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: ED
Action Name: R/H ASMT
SEQ: 1
Start Date: 1992-05-08 04:00:00
Finish Date: 1992-05-08 04:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: SI
Action Name: SI
SEQ: 2
Start Date: 1988-03-15 05:00:00
Finish Date: 1988-03-15 05:00:00
Qual: H
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: CM
Action Name: PCOR
SEQ: 1
Start Date: 1996-09-30 04:00:00
Finish Date: 1996-09-30 04:00:00
Current Action Lead: EPA Perf

Region: 08

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 1
Start Date: 1981-04-01 05:00:00
Finish Date: 1981-04-01 05:00:00
Qual: H
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: MA
Action Name: ST COOP
SEQ: 3
Start Date: 2001-08-01 04:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: JF
Action Name: ECO RISK
SEQ: 1
Start Date: 1992-05-08 04:00:00
Finish Date: 1992-05-08 04:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: RS
Action Name: RV ASSESS
SEQ: 1
Start Date: 1990-08-30 04:00:00
Finish Date: 1990-08-30 04:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: TS
Action Name: TRTSTUDY
SEQ: 1
Start Date: 1992-08-14 04:00:00
Finish Date: 1993-05-18 04:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: RS
Action Name: RV ASSESS
SEQ: 3
Start Date: 1993-02-18 05:00:00
Finish Date: 1993-09-02 04:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: RO
Action Name: ROD
SEQ: 1
Start Date: 1993-07-07 04:00:00
Finish Date: 1993-07-07 04:00:00
Qual: R
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: FE
Action Name: 5 YEAR
SEQ: 2
Start Date: 2006-07-03 04:00:00
Finish Date: 2006-09-27 04:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: AR
Action Name: ADMIN REC
SEQ: 1
Start Date: 1988-07-10 04:00:00
Finish Date: 1988-07-10 04:00:00
Qual: V
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: AR
Action Name: ADMIN REC
SEQ: 2
Start Date: 1992-01-02 05:00:00
Finish Date: 1993-07-07 04:00:00
Qual: E
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: AS
Action Name: AIR SRVY
SEQ: 1
Start Date: 1992-08-05 04:00:00
Finish Date: 1993-05-01 04:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: NF
Action Name: NPL FINL
SEQ: 1
Start Date: 1989-10-04 04:00:00
Finish Date: 1989-10-04 04:00:00
Current Action Lead: EPA Perf

Region: 08

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: RS
Action Name: RV ASSESS
SEQ: 2
Start Date: 1991-01-01 05:00:00
Finish Date: 1991-06-17 04:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: SI
Action Name: SI
SEQ: 1
Start Date: 1982-05-10 04:00:00
Finish Date: 1982-05-10 04:00:00
Qual: H
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: NP
Action Name: PROPOSED
SEQ: 1
Start Date: 1989-05-05 04:00:00
Finish Date: 1989-05-05 04:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: MA
Action Name: ST COOP
SEQ: 1
Start Date: 1990-05-17 04:00:00
Finish Date: 1999-09-30 04:00:00
Current Action Lead: EPA Perf

Region: 08

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: SI
Action Name: SI
SEQ: 3
Start Date: 1988-06-01 04:00:00
Finish Date: 1988-06-01 04:00:00
Qual: H
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1981-01-01 05:00:00
Finish Date: 1981-01-01 05:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: FE
Action Name: 5 YEAR
SEQ: 5
Start Date: 2020-08-03 05:00:00
Finish Date: 2021-09-23 05:00:00
Current Action Lead: EPA Perf

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: BE
Action Name: PRP RD
SEQ: 1
Start Date: 1993-09-30 04:00:00
Finish Date: 1995-04-25 04:00:00
Qual: H
Current Action Lead: EPA Ovrsght

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: BE
Action Name: PRP RD
SEQ: 2
Start Date: 1995-09-18 04:00:00
Finish Date: 1996-04-01 05:00:00
Current Action Lead: EPA Ovrsght

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: BD
Action Name: PRP RI/FS
SEQ: 1
Start Date: 1990-08-10 04:00:00
Finish Date: 1993-07-07 04:00:00
Current Action Lead: EPA Ovrsght

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: FE
Action Name: 5 YEAR
SEQ: 1
Start Date: 2001-06-01 04:00:00
Finish Date: 2001-09-26 04:00:00
Current Action Lead: EPA Ovrsght

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: OM
Action Name: OM
SEQ: 1
Start Date: 1996-09-30 04:00:00
Current Action Lead: EPA Ovrsght

Region: 08
Site ID: 0800680

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: BB
Action Name: PRP RV
SEQ: 1
Start Date: 1988-04-14 04:00:00
Finish Date: 1988-08-10 04:00:00
Qual: S
Current Action Lead: EPA Ovrsght

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: BF
Action Name: PRP RA
SEQ: 1
Start Date: 1994-07-23 04:00:00
Finish Date: 1996-09-30 04:00:00
Current Action Lead: EPA Ovrsght

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 01
Action Code: BF
Action Name: PRP RA
SEQ: 2
Start Date: 1995-09-18 04:00:00
Finish Date: 1996-09-30 04:00:00
Current Action Lead: EPA Ovrsght

Region: 08
Site ID: 0800680
EPA ID: UTD980667240
Site Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
NPL: F
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 2
Start Date: 1987-04-09 04:00:00
Finish Date: 1987-04-09 04:00:00
Qual: H
Current Action Lead: St Perf

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

Site:

Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
Address: 600 W SOUTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84104
Action Taken Date: 07/07/1993
EPA ID: UTD980667240
Action Name: Record of Decision
Action ID: 1
Operable Unit: 01
Contaminated Media: Groundwater
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

Media:

EPA ID: UTD980667240
Contaminated Media: Groundwater
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

EPA ID: UTD980667240
Contaminated Media: Groundwater
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

EPA ID: UTD980667240
Contaminated Media: Groundwater
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

EPA ID: UTD980667240
Contaminated Media: Groundwater
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

EPA ID: UTD980667240
Contaminated Media: Soil
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

EPA ID: UTD980667240
Contaminated Media: Soil
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

EPA ID: UTD980667240
Contaminated Media: Soil
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

EPA ID: UTD980667240
Contaminated Media: Soil
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

EPA ID: UTD980667240
Contaminated Media: Groundwater
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

EPA ID: UTD980667240
Contaminated Media: Groundwater
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

EPA ID: UTD980667240
Contaminated Media: Soil
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

EPA ID: UTD980667240
Contaminated Media: Soil
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 07/07/1993
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

Latitude:	+40.770342
Longitude:	-111.906580
EPA ID:	UTD980667240
Contaminated Media:	Soil
Action ID:	1
Operable Unit:	01
Action Name:	Record of Decision
Action Taken Date:	07/07/1993
Federal Facility:	N
Fiscal Year:	1993
NPL Status:	Currently on the Final NPL
Superfund Alternative Agreement:	N
Latitude:	+40.770342
Longitude:	-111.906580
EPA ID:	UTD980667240
Contaminated Media:	Soil
Action ID:	1
Operable Unit:	01
Action Name:	Record of Decision
Action Taken Date:	07/07/1993
Federal Facility:	N
Fiscal Year:	1993
NPL Status:	Currently on the Final NPL
Superfund Alternative Agreement:	N
Latitude:	+40.770342
Longitude:	-111.906580
EPA ID:	UTD980667240
Contaminated Media:	Soil
Action ID:	1
Operable Unit:	01
Action Name:	Record of Decision
Action Taken Date:	07/07/1993
Federal Facility:	N
Fiscal Year:	1993
NPL Status:	Currently on the Final NPL
Superfund Alternative Agreement:	N
Latitude:	+40.770342
Longitude:	-111.906580
EPA ID:	UTD980667240
Contaminated Media:	Groundwater
Action ID:	1
Operable Unit:	01
Action Name:	Record of Decision
Action Taken Date:	07/07/1993
Federal Facility:	N
Fiscal Year:	1993
NPL Status:	Currently on the Final NPL
Superfund Alternative Agreement:	N
Latitude:	+40.770342
Longitude:	-111.906580

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

US INST CONTROLS:

Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
Address: 600 W SOUTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84104
EPA ID: UTD980667240
Action Name: Record of Decision
Action ID: 1
Operable Unit: 01
Actual Date: 07/07/1993
Contaminated Media: Groundwater
Federal Facility: N
Fiscal Year: 1993
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +40.770342
Longitude: -111.906580

ROD:

Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
Address: 600 W SOUTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84104
EPA ID: UTD980667240
RG: 8
Site ID: 800680
Action: GOVT ROD for PRP Remedy
Operable Unit Number: SITEWIDE-1
SEQ ID: 1
Action Completion: 1993-07-07 00:00:00
NPL Status: Final

PRP:

PRP Name: AMERICAN BARREL AND COOPERAGE CO
AMERICAN BARREL AND COOPERAGE CO
AMERICAN BARREL AND COOPERAGE CO INC
AMERICAN BARREL AND COOPERAGE CO INC
BOISE CASCADE CORP
DENVER AND RIO GRANDE WESTERN RAILROAD
EBASCO SERVICES INC
EBASCO SERVICES INC
EBASCO SERVICES INC
IMACC CORP VARIAN
IMACC CORP VARIAN
IMACC CORP VARIAN
MOUNTAIN FUEL RESOURCES
MOUNTAIN FUEL RESOURCES
PACIFICORP
PACIFICORP
PACIFICORP

[Click this hyperlink](#) while viewing on your computer to access 14 additional PRP: record(s) in the EDR Site Report.

CONSENT:

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UTAH POWER & LIGHT/AMERICAN BARREL CO. (Continued)

1000238438

EPA ID: UTD980667240
 Case Title: U.S. V. PACIFICORP D/B/A UTAH POWER AND LIGHT COMPANY
 Court Num: 94-1162
 District: Utah
 Entered Date: 19950426
 Name: AMERICAN BARREL SUPERFUND SITE
 Name: UTAH POWER & LIGHT/AMERICAN BARREL CO.
 Address: 600 W SOUTH TEMPLE
 City,State,Zip: SALT LAKE CITY, UT 84104
 County: SALT LAKE

**A2
 NNW
 < 1/8
 0.004 mi.
 23 ft.**

**CAZIERS PETE REPAIRS
 537 W 300 NORTH ST
 SALT LAKE CITY, UT 84116**

**EDR Hist Auto 1014165738
 N/A**

Site 2 of 3 in cluster A

**Relative:
 Lower**

EDR Hist Auto

**Actual:
 4237 ft.**

Year: Name: Type:
 1976 CAZIERS PETE REPAIRS AUTOMOBILE REPAIRING

**A3
 SE
 < 1/8
 0.013 mi.
 68 ft.**

**MODERN DISPLAY
 250 NORTH 500 WEST
 SALT LAKE CITY, UT 84116**

**RCRA NonGen / NLR 1004788550
 FINDS UT0000326835
 ECHO**

Site 3 of 3 in cluster A

**Relative:
 Higher**

RCRA NonGen / NLR:

**Actual:
 4244 ft.**

Date Form Received by Agency: 20111019
 Handler Name: MODERN DISPLAY
 Handler Address: 250 NORTH 500 WEST
 Handler City,State,Zip: SALT LAKE CITY, UT 84116
 EPA ID: UT0000326835
 Contact Name: MORGAN JARVIS
 Contact Address: 250 NORTH 500 WEST
 Contact City,State,Zip: SALT LAKE CITY, UT 84116
 Contact Telephone: 801-355-9411
 EPA Region: 08
 Federal Waste Generator Description: Not a generator, verified
 Mailing Address: 500 WEST
 Mailing City,State,Zip: SALT LAKE CITY, UT 84116
 Owner Name: WILLIAM C VRIENS JR.
 Owner Type: Private
 Short-Term Generator Activity: No
 Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: No
 Transfer Facility Activity: No
 Recycler Activity with Storage: No
 Small Quantity On-Site Burner Exemption: No
 Smelting Melting and Refining Furnace Exemption: No
 Underground Injection Control: No
 Off-Site Waste Receipt: No
 Universal Waste Indicator: No
 Universal Waste Destination Facility: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

MODERN DISPLAY (Continued)

1004788550

Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Hazardous Secondary Material Indicator:	NN
Commercial TSD Indicator:	No
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Handler Date of Last Change:	20130606
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code: D001
 Waste Description: IGNITABLE WASTE

Waste Code: D035
 Waste Description: METHYL ETHYL KETONE

Waste Code: D039
 Waste Description: TETRACHLOROETHYLENE

Waste Code: F003
 Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
 Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MODERN DISPLAY (Continued)

1004788550

LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: WILLIAM C VRIENS JR.
Legal Status: Private
Owner/Operator Address: 3014 SHAKESPEARE PLACE
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84108
Owner/Operator Telephone: 801-582-3464

Owner/Operator Indicator: Owner
Owner/Operator Name: WILLIAM C VRIENS JR.
Legal Status: Private
Owner/Operator Address: 3014 SHAKESPEARE PLACE
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84108
Owner/Operator Telephone: 801-582-3464

Historic Generators:

Receive Date: 20111019
Handler Name: MODERN DISPLAY
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

Receive Date: 19940519
Handler Name: MODERN DISPLAY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violation:

Found Violation: No

Evaluation Action Summary:

Evaluation Date: 20111019
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: ED

FINDS:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MODERN DISPLAY (Continued)

1004788550

Registry ID: 110005194814

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1004788550
Registry ID: 110005194814
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110005194814>
Name: MODERN DISPLAY
Address: 250 NORTH 500 WEST
City,State,Zip: SALT LAKE CITY, UT 84116

4
NNE
< 1/8
0.018 mi.
96 ft.

SALT LAKE CITY MAINTENANCE SHOP
300 N 500 W
SALT LAKE CITY, UT 84116

LUST U003150421
UST N/A

Relative:
Higher
Actual:
4240 ft.

LUST:

Name: SALT LAKE CITY MAINTENANCE SHOP
Address: 300 N 500 W
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4001814
Release Id: INE
Closed Date: 12/13/1995
Notification Date: 03/23/1994
Owner Name: UNION PACIFIC RAILROAD CO
Owner Address: 1416 DODGE ST ROOM 930
Owner City: OMAHA
Owner State: NE
Owner Zip: 68179
Owner City,St,Zip: OMAHA, NE 68179
Project Manager: Mark Crim

UST:

Facility ID: 4546
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: UNION PACIFIC RAILROAD CO
Owner Address: 1416 DODGE ST ROOM 930
Owner City,State,Zip: OMAHA, NE 68179
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 8000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALT LAKE CITY MAINTENANCE SHOP (Continued)

U003150421

Substance Detected: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1910-01-01 00:00:00
Closed Date: 1991-08-09 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:
Name: SALT LAKE CITY MAINTENANCE SHOP
Address: 300 N 500 W
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4546
Northing: 4514303.1577
Easting: 423565.9854

**5
NW
< 1/8
0.019 mi.
98 ft.**

**DIAMOND MATTRESS
537 W 300 N
SALT LAKE CITY, UT 84116**

**LUST U003379139
UST N/A**

**Relative:
Lower
Actual:
4236 ft.**

LUST:
Name: DIAMOND MATTRESS
Address: 537 W 300 N
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4001974
Release Id: JSB
Closed Date: 02/09/2022
Notification Date: 09/03/1996
Owner Name: DIAMOND MATTRESS
Owner Address: 509 W 300 N
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84116
Owner City,St,Zip: SALT LAKE CITY, UT 84116
Project Manager: Mark Crim

UST:
Facility ID: 4694
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: DIAMOND MATTRESS
Owner Address: 509 W 300 N
Owner City,State,Zip: SALT LAKE CITY, UT 84116
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 5000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DIAMOND MATTRESS (Continued)

U003379139

Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1996-09-03 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	DIAMOND MATTRESS
Address:	537 W 300 N
City,State,Zip:	SALT LAKE CITY, UT 84116
Facility ID:	4694
Northing:	4514126.8
Easting:	423536.4
Facility ID:	4694
Tank ID:	2
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	DIAMOND MATTRESS
Owner Address:	509 W 300 N
Owner City,State,Zip:	SALT LAKE CITY, UT 84116
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	5000
Substance Detected:	Diesel
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1996-09-03 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	DIAMOND MATTRESS
Address:	537 W 300 N
City,State,Zip:	SALT LAKE CITY, UT 84116
Facility ID:	4694
Northing:	4514126.8
Easting:	423536.4
Facility ID:	4694
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	DIAMOND MATTRESS
Owner Address:	509 W 300 N
Owner City,State,Zip:	SALT LAKE CITY, UT 84116
REG AST:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DIAMOND MATTRESS (Continued)

U003379139

Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	5000
Substance Detected:	Gasoline
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1996-09-03 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	DIAMOND MATTRESS
Address:	537 W 300 N
City,State,Zip:	SALT LAKE CITY, UT 84116
Facility ID:	4694
Northing:	4514126.8
Easting:	423536.4
Facility ID:	4694
Tank ID:	4
Above Tank:	No
Alternate Tank ID:	4
Federal Regulated:	Yes
Owner Name:	DIAMOND MATTRESS
Owner Address:	509 W 300 N
Owner City,State,Zip:	SALT LAKE CITY, UT 84116
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	5000
Substance Detected:	Gasoline
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1996-09-03 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	DIAMOND MATTRESS
Address:	537 W 300 N
City,State,Zip:	SALT LAKE CITY, UT 84116
Facility ID:	4694
Northing:	4514126.8
Easting:	423536.4

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

Photo Available:	Y
Institutional Controls Required:	Y
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	Y
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	11/27/2002
IC in place:	Y
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controlled substance found:	-
Controlled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	Y
Groundwater cleaned:	-
Lead contaminant found:	Y
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	Y
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	-
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	Y
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	11.6
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

<p>Copper cleaned up: - Iron cleaned up: - mercury cleaned up: - Nickel Cleaned Up: - No clean up: - Pesticides cleaned up: - Selenium cleaned up: - SVOCs cleaned up: - Unknown clean up: - Arsenic contaminant found: - Cadmium contaminant found: - Chromium contaminant found: - Copper contaminant found: - Iron contaminant found: - Mercury contaminant found: - Nickel contaminant found: - No contaminant found: - Pesticides contaminant found: - Selenium contaminant found: - SVOCs contaminant found: Y Unknown contaminant found: - Future Use: Multistory - Media affected Bluiding Material: - Media affected indoor air: - Building material media cleaned up: - Indoor air media cleaned up: - Unknown media cleaned up: - Past Use: Multistory - Property Description:</p> <p>Below Poverty Number: 803 Below Poverty Percent: 28.96 Meidan Income: 1829 Meidan Income Number: 1508 Meidan Income Percent: 54.38 Vacant Housing Number: 169 Vacant Housing Percent: 13.22 Unemployed Number: 282 Unemployed Percent: 10.17</p> <p>Name: 500 WEST PARK BLOCKS Address: 500 WEST PARK BLOCKS FROM 200 TO 400 City,State,Zip: SALT LAKE CITY, UT 84116 Recipient Name: Salt Lake City Grant Type: Assessment Property Number: - Parcel size: 650 Latitude: 40.773833 Longitude: -111.90577 HCM Label: Address Matching-House Number Map Scale: - Point of Reference: Entrance Point of a Facility or Station Highlights: The Redevelopment Agency of Salt Lake City teamed up with DERR and the EPA Brownfields Pilot Program and Brownfields Community Showcase to redevelop 5 blocks along the 500 West corridor. The project was</p>	<p>The site was previously used as a railroad yard. A phase II assessment fond low level contamination associated with metals processing and rail use. Remediation was tied into redevelopment via removal of the railroad ties and capping and landscaping of the site.</p>
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Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

associated with redevelopment of various Salt Lake City downtown commercial areas in preparation from the 2002 Salt Lake City Winter Olympics. The adjacent 40 acres to the Park Blocks were simultaneously developed into a large outdoor mall (Gateway Project). The site received a Pheonix Award for the redevelopment in 2003. Former Use: The site was previously used as a railroad yard. A phase II assessment found low level contamination associated with metals processing and rail use. Remediation was tied into redevelopment via removal of the railroad ties and capping and landscaping of the site. North American Datum of 1983

Datum:	
Acres Property ID:	14216
IC Data Access:	-
Start Date:	-
Redev Completion Date:	11/1/2001
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	-
Assessment Funding Source:	-
Redevelopment Funding:	1774410
Redev. Funding Source:	HUD
Redev. Funding Entity Name:	Other Federal Funding
Redevelopment Start Date:	2/3/2000
Assessment Funding Entity:	-
Cleanup Funding Entity:	-
Grant Type:	Hazardous
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	99860601
Start Date:	-
Ownership Entity:	Government
Completion Date:	-
Current Owner:	Salt Lake City
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	Y
Photo Available:	Y
Institutional Controls Required:	Y
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	Y
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	11/27/2002
IC in place:	Y
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controlled substance found:	-
Controlled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	Y
Groundwater cleaned:	-

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

Lead contaminant found:	Y
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	Y
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	-
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	Y
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	4000
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	11.6
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-
No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	Y

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	-
Cleanup Funding Entity:	-
Grant Type:	Hazardous
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	99860601
Start Date:	-
Ownership Entity:	Government
Completion Date:	-
Current Owner:	Salt Lake City
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	Y
Photo Available:	Y
Institutional Controls Required:	Y
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	Y
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	11/27/2002
IC in place:	Y
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controlled substance found:	-
Controlled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	Y
Groundwater cleaned:	-
Lead contaminant found:	Y
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contaminants found description:	-
PAHs found:	Y
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	-
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

VOCs found:	Y
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	11.6
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-
No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	Y
Unknown contaminant found:	-
Future Use: Multistory	-
Media affected Bluiding Material:	-
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	The site was previously used as a railroad yard. A phase II assessment found low level contamination associated with metals processing and rail use. Remediation was tied into redevelopment via removal of the railroad ties and capping and landscaping of the site.
Below Poverty Number:	803
Below Poverty Percent:	28.96
Meidan Income:	1829
Meidan Income Number:	1508
Meidan Income Percent:	54.38
Vacant Housing Number:	169
Vacant Housing Percent:	13.22
Unemployed Number:	282

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

Unemployed Percent: 10.17

Name: 500 WEST PARK BLOCKS
Address: 500 WEST PARK BLOCKS FROM 200 TO 400
City,State,Zip: SALT LAKE CITY, UT 84116
Recipient Name: Salt Lake City
Grant Type: Assessment
Property Number: -
Parcel size: 650
Latitude: 40.773833
Longitude: -111.90577
HCM Label: Address Matching-House Number
Map Scale: -
Point of Reference: Entrance Point of a Facility or Station
Highlights: The Redevelopment Agency of Salt Lake City teamed up with DERR and the EPA Brownfields Pilot Program and Brownfields Community Showcase to redevelop 5 blocks along the 500 West corridor. The project was associated with redevelopment of various Salt Lake City downtown commercial areas in preparation from the 2002 Salt Lake City Winter Olympics. The adjacent 40 acres to the Park Blocks were simultaneously developed into a large outdoor mall (Gateway Project). The site received a Pheonix Award for the redevelopment in 2003. Former Use: The site was previously used as a railroad yard. A phase II assessment found low level contamination associated with metals processing and rail use. Remediation was tied into redevelopment via removal of the railroad ties and capping and landscaping of the site.

Datum: North American Datum of 1983
Acres Property ID: 14216
IC Data Access: -
Start Date: -
Redev Completion Date: 11/1/2001
Completed Date: -
Acres Cleaned Up: -
Cleanup Funding: -
Cleanup Funding Source: -
Assessment Funding: -
Assessment Funding Source: -
Redevelopment Funding: 16919500
Redev. Funding Source: private developers
Redev. Funding Entity Name: Private/Other Funding
Redevelopment Start Date: 2/3/2000
Assessment Funding Entity: -
Cleanup Funding Entity: -
Grant Type: Hazardous
Accomplishment Type: -
Accomplishment Count: -
Cooperative Agreement Number: 99860601
Start Date: -
Ownership Entity: Government
Completion Date: -
Current Owner: Salt Lake City
Did Owner Change: N
Cleanup Required: Y
Video Available: Y
Photo Available: Y
Institutional Controls Required: Y
IC Category Proprietary Controls: -

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

IC Cat. Info. Devices:	Y
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	11/27/2002
IC in place:	Y
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controlled substance found:	-
Controlled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	Y
Groundwater cleaned:	-
Lead contaminant found:	Y
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	Y
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	-
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	Y
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	4000
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	11.6
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

Nickel Cleaned Up: -
 No clean up: -
 Pesticides cleaned up: -
 Selenium cleaned up: -
 SVOCs cleaned up: -
 Unknown clean up: -
 Arsenic contaminant found: -
 Cadmium contaminant found: -
 Chromium contaminant found: -
 Copper contaminant found: -
 Iron contaminant found: -
 Mercury contaminant found: -
 Nickel contaminant found: -
 No contaminant found: -
 Pesticides contaminant found: -
 Selenium contaminant found: -
 SVOCs contaminant found: Y
 Unknown contaminant found: -
 Future Use: Multistory -
 Media affected Bluiding Material: -
 Media affected indoor air: -
 Building material media cleaned up: -
 Indoor air media cleaned up: -
 Unknown media cleaned up: -
 Past Use: Multistory -
 Property Description:

The site was previously used as a railroad yard. A phase II assessment found low level contamination associated with metals processing and rail use. Remediation was tied into redevelopment via removal of the railroad ties and capping and landscaping of the site.

Below Poverty Number: 803
 Below Poverty Percent: 28.96
 Meidan Income: 1829
 Meidan Income Number: 1508
 Meidan Income Percent: 54.38
 Vacant Housing Number: 169
 Vacant Housing Percent: 13.22
 Unemployed Number: 282
 Unemployed Percent: 10.17

Name: 500 WEST PARK BLOCKS
 Address: 500 WEST PARK BLOCKS FROM 200 TO 400
 City,State,Zip: SALT LAKE CITY, UT 84116
 Recipient Name: Salt Lake City
 Grant Type: Assessment
 Property Number: -
 Parcel size: 650
 Latitude: 40.773833
 Longitude: -111.90577
 HCM Label: Address Matching-House Number
 Map Scale: -
 Point of Reference: Entrance Point of a Facility or Station

Highlights: The Redevelopment Agency of Salt Lake City teamed up with DERR and the EPA Brownfields Pilot Program and Brownfields Community Showcase to redevelop 5 blocks along the 500 West corridor. The project was associated with redevelopment of various Salt Lake City downtown commercial areas in preparation from the 2002 Salt Lake City Winter Olympics. The adjacent 40 acres to the Park Blocks were

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

<p>Datum: Acres Property ID: IC Data Access: Start Date: Redev Completion Date: Completed Date: Acres Cleaned Up: Cleanup Funding: Cleanup Funding Source: Assessment Funding: Assessment Funding Source: Redevelopment Funding: Redev. Funding Source: Redev. Funding Entity Name: Redevelopment Start Date: Assessment Funding Entity: Cleanup Funding Entity: Grant Type: Accomplishment Type: Accomplishment Count: Cooperative Agreement Number: Start Date: Ownership Entity: Completion Date: Current Owner: Did Owner Change: Cleanup Required: Video Available: Photo Available: Institutional Controls Required: IC Category Proprietary Controls: IC Cat. Info. Devices: IC Cat. Gov. Controls: IC Cat. Enforcement Permit Tools: IC in place date: IC in place: State/tribal program date: State/tribal program ID: State/tribal NFA date: Air cleaned: Asbestos found: Asbestos cleaned: Controlled substance found: Controlled substance cleaned: Drinking water affected: Drinking water cleaned: Groundwater affected: Groundwater cleaned: Lead contaminant found: Lead cleaned up: No media affected:</p>	<p>simultaneously developed into a large outdoor mall (Gateway Project). The site received a Pheonix Award for the redevelopment in 2003. Former Use: The site was previously used as a railroad yard. A phase II assessment found low level contamination associated with metals processing and rail use. Remediation was tied into redevelopment via removal of the railroad ties and capping and landscaping of the site. North American Datum of 1983 14216 - - 11/1/2001 - - - - - - 25200000 banks Private/Other Funding 2/3/2000 - - Hazardous - - 99860601 - Government - Salt Lake City N Y Y Y Y - Y - - - 11/27/2002 Y - - - - - - - - - Y - Y - -</p>
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Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	Y
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	-
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	Y
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	4000
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	11.6
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-
No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	Y
Unknown contaminant found:	-
Future Use: Multistory	-
Media affected Bluiding Material:	-

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS (Continued)

1016603590

Media affected indoor air: -
 Building material media cleaned up: -
 Indoor air media cleaned up: -
 Unknown media cleaned up: -
 Past Use: Multistory -
 Property Description: The site was previously used as a railroad yard. A phase II assessment found low level contamination associated with metals processing and rail use. Remediation was tied into redevelopment via removal of the railroad ties and capping and landscaping of the site.

Below Poverty Number: 803
 Below Poverty Percent: 28.96
 Median Income: 1829
 Median Income Number: 1508
 Median Income Percent: 54.38
 Vacant Housing Number: 169
 Vacant Housing Percent: 13.22
 Unemployed Number: 282
 Unemployed Percent: 10.17

FINDS:

Registry ID: 110059656661

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an federal online database for Brownfields Grantees to electronically submit data directly to EPA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

7
West
 < 1/8
 0.092 mi.
 485 ft.

ALS REPR SHOP
278 N 6TH W
SALT LAKE CITY, UT

EDR Hist Auto **1014193235**
N/A

Relative:
Lower

EDR Hist Auto

Actual:
4231 ft.

Year: Name:
 1956 ALS REPR SHOP

Type:
 REPAIR SHOPS

B8
North
 < 1/8
 0.102 mi.
 541 ft.

CHAPMAN RACING HEADS
375 NORTH 500 WEST BUILDING C
SALT LAKE CITY, UT 84116

RCRA NonGen / NLR **1001081714**
FINDS **UTR000000984**
ECHO

Site 1 of 4 in cluster B

Relative:
Lower

RCRA NonGen / NLR:

Actual:
4235 ft.

Date Form Received by Agency: 20060320
 Handler Name: CHAPMAN RACING HEADS
 Handler Address: 375 NORTH 500 WEST BUILDING C
 Handler City,State,Zip: SALT LAKE CITY, UT 84116
 EPA ID: UTR000000984
 Contact Name: SCOTT WHITING
 Contact Address: 375 NORTH 500 WEST BUILDING C

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHAPMAN RACING HEADS (Continued)

1001081714

Contact City,State,Zip:	SALT LAKE CITY, UT 84116
Contact Telephone:	801-595-1400
EPA Region:	08
Land Type:	Other
Federal Waste Generator Description:	Not a generator, verified
Mailing Address:	SAME AS ABOVE
Mailing City,State,Zip:	SALT LAKE CITY, UT 84116
Owner Name:	MIKE CHAPMAN
Owner Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Hazardous Secondary Material Indicator:	NN
Commercial TSD Indicator:	No
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
202 GPRC Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Handler Date of Last Change:	20060323
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D006
Waste Description:	CADMIUM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHAPMAN RACING HEADS (Continued)

1001081714

Waste Code: D008
Waste Description: LEAD

Waste Code: D018
Waste Description: BENZENE

Waste Code: D035
Waste Description: METHYL ETHYL KETONE

Waste Code: D039
Waste Description: TETRACHLOROETHYLENE

Waste Code: D040
Waste Description: TRICHLOROETHYLENE

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: MIKE CHAPMAN
Legal Status: Private
Owner/Operator Address: 882 EAST DEVON DRIVE
Owner/Operator City,State,Zip: BOUNTIFUL, UT 84010
Owner/Operator Telephone: 801-298-5021

Owner/Operator Indicator: Owner
Owner/Operator Name: MIKE CHAPMAN
Legal Status: Private
Owner/Operator Address: 882 EAST DEVON DRIVE
Owner/Operator City,State,Zip: BOUNTIFUL, UT 84010
Owner/Operator Telephone: 801-298-5021

Owner/Operator Indicator: Owner
Owner/Operator Name: MIKE CHAPMAN
Legal Status: Private
Owner/Operator Address: 882 EAST DEVON DRIVE
Owner/Operator City,State,Zip: BOUNTIFUL, UT 84010
Owner/Operator Telephone: 801-298-5021

Historic Generators:

Receive Date: 20060320
Handler Name: CHAPMAN RACING HEADS
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

Receive Date: 20070316
Handler Name: CHAPMAN RACING HEADS
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHAPMAN RACING HEADS (Continued)

1001081714

Current Record: No
Receive Date: 19960116
Handler Name: CHAPMAN RACING HEADS
Federal Waste Generator Description: Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found
Facility Has Received Notices of Violations:
Violations: No Violations Found
Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:

Registry ID: 110009508559

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1001081714
Registry ID: 110009508559
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110009508559>
Name: CHAPMAN RACING HEADS
Address: 375 NORTH 500 WEST BUILDING C
City,State,Zip: SALT LAKE CITY, UT 84116

B9
North
< 1/8
0.102 mi.
541 ft.

COMPLEX FABRICATION INC.
375 N 500 W
SALT LAKE CITY, UT 84116
Site 2 of 4 in cluster B

UST 1000348262
N/A

Relative:
Lower
Actual:
4235 ft.

UST:
Facility ID: 2951
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COMPLEX FABRICATION INC. (Continued)

1000348262

Federal Regulated:	Yes
Owner Name:	COMPLEX FABRICATION INC
Owner Address:	375 N 500 W
Owner City,State,Zip:	SALT LAKE CITY, UT 84116
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	6000
Substance Detected:	Gasoline
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1981-02-13 00:00:00
Closed Date:	1989-04-24 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	COMPLEX FABRICATION INC.
Address:	375 N 500 W
City,State,Zip:	SALT LAKE CITY, UT 84116
Facility ID:	2951
Northing:	4514428.23
Easting:	423516.29

B10
North
 < 1/8
 0.102 mi.
 541 ft.

COMPLEX FABRICATORS
375 NORTH 500 WEST
SALT LAKE CITY, UT 84116
Site 3 of 4 in cluster B

RCRA NonGen / NLR 1010335450
UTD063319289

Relative:
Lower
Actual:
 4235 ft.

RCRA NonGen / NLR:	
Date Form Received by Agency:	20070222
Handler Name:	COMPLEX FABRICATORS
Handler Address:	375 NORTH 500 WEST
Handler City,State,Zip:	SALT LAKE CITY, UT 84116
EPA ID:	UTD063319289
EPA Region:	08
Federal Waste Generator Description:	Not a generator, verified
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Hazardous Secondary Material Indicator:	NN
Commercial TSD Indicator:	No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COMPLEX FABRICATORS (Continued)

1010335450

2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Handler Date of Last Change:	20140916
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Sub-Part P Indicator:	No

Historic Generators:

Receive Date:	19800101
Handler Name:	COMPLEX FABRICATORS
Federal Waste Generator Description:	Not a generator, verified
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No

Receive Date:	20070222
Handler Name:	COMPLEX FABRICATORS
Federal Waste Generator Description:	Not a generator, verified
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found
--------------	----------------------

Facility Has Received Notices of Violation:

Found Violation:	No
------------------	----

Evaluation Action Summary:

Evaluation Date:	19850308
Evaluation Responsible Agency:	State

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COMPLEX FABRICATORS (Continued)

1010335450

Found Violation: No
 Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE

B11
North
1/8-1/4
0.134 mi.
705 ft.

ADVANCED PETROLEUM RECYCLING
529 WEST 400 NORTH
SALT LAKE CITY, UT 84116
Site 4 of 4 in cluster B

RCRA NonGen / NLR
FINDS
ECHO

1000837465
UTD988078218

Relative:
Lower
Actual:
4233 ft.

RCRA NonGen / NLR:
 Date Form Received by Agency: 20070222
 Handler Name: ADVANCED PETROLEUM RECYCLING
 Handler Address: 529 WEST 400 NORTH
 Handler City,State,Zip: SALT LAKE CITY, UT 84116
 EPA ID: UTD988078218
 Contact Name: BRAD OAKLEY
 Contact Address: 529 WEST 400 NORTH
 Contact City,State,Zip: SALT LAKE CITY, UT 84116
 EPA Region: 08
 Land Type: Private
 Federal Waste Generator Description: Not a generator, verified
 Mailing Address: P.O. BOX 18715
 Mailing City,State,Zip: SALT LAKE, UT 84118-0715
 Owner Name: COMPLEX INVESTMENTS
 Owner Type: Private
 Short-Term Generator Activity: No
 Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: No
 Transfer Facility Activity: No
 Recycler Activity with Storage: No
 Small Quantity On-Site Burner Exemption: No
 Smelting Melting and Refining Furnace Exemption: No
 Underground Injection Control: No
 Off-Site Waste Receipt: No
 Universal Waste Indicator: No
 Universal Waste Destination Facility: No
 Federal Universal Waste: No
 Active Site State-Reg Handler: ---
 Hazardous Secondary Material Indicator: NN
 Commercial TSD Indicator: No
 2018 GPRA Permit Baseline: Not on the Baseline
 2018 GPRA Renewals Baseline: Not on the Baseline
 202 GPRA Corrective Action Baseline: No
 Corrective Action Workload Universe: No
 Subject to Corrective Action Universe: No
 Non-TSDs Where RCRA CA has Been Imposed Universe: No
 TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe: No
 TSDs Only Subject to CA under Discretionary Auth Universe: No
 Corrective Action Priority Ranking: No NCAPS ranking
 Environmental Control Indicator: No
 Institutional Control Indicator: No
 Human Exposure Controls Indicator: N/A
 Groundwater Controls Indicator: N/A
 Significant Non-Complier Universe: No
 Unaddressed Significant Non-Complier Universe: No
 Addressed Significant Non-Complier Universe: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ADVANCED PETROLEUM RECYCLING (Continued)

1000837465

Significant Non-Complier With a Compliance Schedule Universe: No
Handler Date of Last Change: 20070223
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Sub-Part P Indicator: No

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: COMPLEX INVESTMENTS
Legal Status: Private
Owner/Operator Address: 375 NORTH 500 WEST
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84116
Owner/Operator Telephone: 801-355-2830

Owner/Operator Indicator: Owner
Owner/Operator Name: COMPLEX INVESTMENTS
Legal Status: Private
Owner/Operator Address: 375 NORTH 500 WEST
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84116
Owner/Operator Telephone: 801-355-2830

Historic Generators:

Receive Date: 20070222
Handler Name: ADVANCED PETROLEUM RECYCLING
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

Receive Date: 19941108
Handler Name: ADVANCED PETROLEUM RECYCLING
Federal Waste Generator Description: Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violation:

Found Violation: Yes
Agency Which Determined Violation: State

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ADVANCED PETROLEUM RECYCLING (Continued)

1000837465

Violation Short Description:	Generators - General
Date Violation was Determined:	19921214
Actual Return to Compliance Date:	19930401
Return to Compliance Qualifier:	Not Resolved
Violation Responsible Agency:	State
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	19921214
Actual Return to Compliance Date:	19930401
Return to Compliance Qualifier:	Not Resolved
Violation Responsible Agency:	State
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	19921214
Actual Return to Compliance Date:	19930401
Return to Compliance Qualifier:	Not Resolved
Violation Responsible Agency:	State
Evaluation Action Summary:	
Evaluation Date:	19920401
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	MTW
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	19930401
Evaluation Date:	19920401
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	MTW
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	19930401
Evaluation Date:	19920401
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	MTW
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	19930401

FINDS:

Registry ID: 110005207258

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport,

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ADVANCED PETROLEUM RECYCLING (Continued)

1000837465

and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000837465
 Registry ID: 110005207258
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110005207258>
 Name: ADVANCED PETROLEUM RECYCLING
 Address: 529 WEST 400 NORTH
 City,State,Zip: SALT LAKE CITY, UT 84116

C12
SE
1/8-1/4
0.139 mi.
733 ft.

500 WEST PARK BLOCKS-500 W. PK. BL/UP RR PROP.
440-500 WEST 200 SOUTH STREET
SALT LAKE CITY, WY 82007

US BROWNFIELDS **1016307027**
FINDS **N/A**

Site 1 of 2 in cluster C

Relative:
Higher
Actual:
4249 ft.

US BROWNFIELDS:
 Name: 500 WEST PARK BLOCKS-500 W. PK. BL/UT LT PR.
 Address: 440-500 WEST 200 SOUTH STREET
 City,State,Zip: SALT LAKE CITY, UT 82007
 Recipient Name: R8 TBA - Utah (Pre-law Superfund TBA)
 Grant Type: TBA
 Property Number: -
 Parcel size: 43.35
 Latitude: 41.26833
 Longitude: -112.5088
 HCM Label: -
 Map Scale: -
 Point of Reference: -
 Highlights: Former Use: 1.) Mcdonald property is currently idle. 2.) Utah Light and Power property is currently idle except for a power substation. 3.) The Union Pacific property became idle when it reloated its rail lines in 1997. Salt Lake City is negotiating to purchase and clean-up the property.
 Datum: -
 Acres Property ID: 11138
 IC Data Access: -
 Start Date: -
 Redev Completion Date: -
 Completed Date: -
 Acres Cleaned Up: -
 Cleanup Funding: -
 Cleanup Funding Source: -
 Assessment Funding: 1
 Assessment Funding Source: EPA
 Redevelopment Funding: -
 Redev. Funding Source: -
 Redev. Funding Entity Name: -
 Redevelopment Start Date: -
 Assessment Funding Entity: US EPA - TBA Funding
 Cleanup Funding Entity: -
 Grant Type: Hazardous
 Accomplishment Type: Phase II Environmental Assessment

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

500 WEST PARK BLOCKS-500 W. PK. BL/UP RR PROP. (Continued)

1016307027

Accomplishment Count:	Y
Cooperative Agreement Number:	n/a
Start Date:	10/27/1999
Ownership Entity:	-
Completion Date:	10/27/1999
Current Owner:	-
Did Owner Change:	-
Cleanup Required:	-
Video Available:	-
Photo Available:	-
Institutional Controls Required:	-
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	U
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controlled substance found:	-
Controlled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	-
Groundwater cleaned:	-
Lead contaminant found:	-
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	-
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	-
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	-
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS-500 W. PK. BL/UP RR PROP. (Continued)

1016307027

Past use industrial acreage:	-	
Future use greenspace acreage:	-	
Future use residential acreage:	-	
Future use commercial acreage:	-	
Future use industrial acreage:	-	
Superfund Fed. landowner flag:	-	
Arsenic cleaned up:	-	
Cadmium cleaned up:	-	
Chromium cleaned up:	-	
Copper cleaned up:	-	
Iron cleaned up:	-	
mercury cleaned up:	-	
Nickel Cleaned Up:	-	
No clean up:	-	
Pesticides cleaned up:	-	
Selenium cleaned up:	-	
SVOCs cleaned up:	-	
Unknown clean up:	-	
Arsenic contaminant found:	-	
Cadmium contaminant found:	-	
Chromium contaminant found:	-	
Copper contaminant found:	-	
Iron contaminant found:	-	
Mercury contaminant found:	-	
Nickel contaminant found:	-	
No contaminant found:	-	
Pesticides contaminant found:	-	
Selenium contaminant found:	-	
SVOCs contaminant found:	-	
Unknown contaminant found:	-	
Future Use: Multistory	-	
Media affected Bluiding Material:	-	
Media affected indoor air:	-	
Building material media cleaned up:	-	
Indoor air media cleaned up:	-	
Unknown media cleaned up:	-	
Past Use: Multistory	-	
Property Description:		1.) Mcdonald property is currently idle. 2.) Utah Light and Power property is currently idle except for a power substation. 3.) The Union Pacific property became idle when it relcoated its rail lines in 1997. Salt Lake City is negotiating to purchase and clean-up the property.
Below Poverty Number:	962	
Below Poverty Percent:	25.01	
Meidan Income:	4375	
Meidan Income Number:	1941	
Meidan Income Percent:	50.47	
Vacant Housing Number:	175	
Vacant Housing Percent:	9.52	
Unemployed Number:	308	
Unemployed Percent:	8.01	

FINDS:

Registry ID: 110015334306

[Click Here for FRS Facility Detail Report:](#)

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

500 WEST PARK BLOCKS-500 W. PK. BL/UP RR PROP. (Continued)

1016307027

Environmental Interest/Information System:

US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an federal online database for Brownfields Grantees to electronically submit data directly to EPA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

C13
ESE
1/8-1/4
0.144 mi.
758 ft.

VEND TECH INC
205 NORTH 400 WEST
SALT LAKE CITY, UT 84103
Site 2 of 2 in cluster C

RCRA NonGen / NLR

1010336463
UTD988072054

Relative:
Higher
Actual:
4256 ft.

RCRA NonGen / NLR:		
Date Form Received by Agency:		20070222
Handler Name:	VEND TECH INC	
Handler Address:		205 NORTH 400 WEST
Handler City,State,Zip:		SALT LAKE CITY, UT 84103
EPA ID:		UTD988072054
EPA Region:		08
Federal Waste Generator Description:		Not a generator, verified
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Hazardous Secondary Material Indicator:		NN
Commercial TSD Indicator:		No
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Corrective Action Workload Universe:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:		No
TSDFs Only Subject to CA under Discretionary Auth Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Handler Date of Last Change:		20070228
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VEND TECH INC (Continued)

1010336463

Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Sub-Part P Indicator: No

Historic Generators:

Receive Date: 19800101
Handler Name: VEND TECH INC
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20070222
Handler Name: VEND TECH INC
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violation:

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19910304
Actual Return to Compliance Date: 19910930
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19910304
Actual Return to Compliance Date: 19910930
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: 19910930
Enforcement Identifier: 002
Date of Enforcement Action: 19910628
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19910304

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VEND TECH INC (Continued)

1010336463

Actual Return to Compliance Date: 19910930
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: 19910930
Enforcement Identifier: 001
Date of Enforcement Action: 19910628
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: INITIAL 3008(A) COMPLIANCE

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19910304
Actual Return to Compliance Date: 19910930
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: 19910930
Enforcement Identifier: 001
Date of Enforcement Action: 19910628
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: INITIAL 3008(A) COMPLIANCE

Evaluation Action Summary:

Evaluation Date: 19910304
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: WMW
Actual Return to Compliance Date: 19910930

Evaluation Date: 19910304
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: WMW
Actual Return to Compliance Date: 19910930
Scheduled Compliance Date: 19910930

Evaluation Date: 19910304
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: WMW
Actual Return to Compliance Date: 19910930
Scheduled Compliance Date: 19910930

Evaluation Date: 19910304
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: WMW
Actual Return to Compliance Date: 19910930
Scheduled Compliance Date: 19910930

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

14
NE
1/8-1/4
0.159 mi.
840 ft.

SPRING AIR MATTRESS TANKS
402 W 300 N
SALT LAKE CITY, UT 84103

LUST **U003149833**
UST **N/A**

Relative:
Higher
Actual:
4247 ft.

LUST:
Name: SPRING AIR MATTRESS TANKS
Address: 402 W 300 N
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 4001957
Release Id: IED
Closed Date: 09/07/1993
Notification Date: 07/02/1993
Owner Name: ZIONS BANK TRUSTEE FOR STOVER INC
Owner Address: P O BOX 30880
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84130
Owner City,St,Zip: SALT LAKE CITY, UT 84130
Project Manager: [Matt Sullivan]

UST:
Facility ID: 4679
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: ZIONS BANK TRUSTEE FOR STOVER INC
Owner Address: P O BOX 30880
Owner City,State,Zip: SALT LAKE CITY, UT 84130
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Not Listed
Pipe Mod: None
Install Date: 1910-01-01 00:00:00
Closed Date: 1993-06-23 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:
Name: SPRING AIR MATTRESS TANKS
Address: 402 W 300 N
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 4679
Northing: 4514369.3477
Easting: 423734.84617

Facility ID: 4679
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRING AIR MATTRESS TANKS (Continued)

U003149833

Federal Regulated:	Yes
Owner Name:	ZIONS BANK TRUSTEE FOR STOVER INC
Owner Address:	P O BOX 30880
Owner City,State,Zip:	SALT LAKE CITY, UT 84130
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000
Substance Detected:	Gasoline
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1993-06-23 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	SPRING AIR MATTRESS TANKS
Address:	402 W 300 N
City,State,Zip:	SALT LAKE CITY, UT 84103
Facility ID:	4679
Northing:	4514369.3477
Easting:	423734.84617
Facility ID:	4679
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	ZIONS BANK TRUSTEE FOR STOVER INC
Owner Address:	P O BOX 30880
Owner City,State,Zip:	SALT LAKE CITY, UT 84130
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000
Substance Detected:	Gasoline
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1993-06-23 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	SPRING AIR MATTRESS TANKS
Address:	402 W 300 N
City,State,Zip:	SALT LAKE CITY, UT 84103
Facility ID:	4679
Northing:	4514369.3477
Easting:	423734.84617

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

US WEST COMMUNICATIONS (Continued)

1010335795

Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: US WEST
Legal Status: Private
Owner/Operator Address: RM 450 999 18TH ST
Owner/Operator City,State,Zip: DENVER, CO 80202
Owner/Operator Telephone: 999-999-9999

Owner/Operator Indicator: Owner
Owner/Operator Name: US WEST
Legal Status: Private
Owner/Operator Address: RM 450 999 18TH ST
Owner/Operator City,State,Zip: DENVER, CO 80202
Owner/Operator Telephone: 999-999-9999

Historic Generators:

Receive Date: 20070222
Handler Name: US WEST COMMUNICATIONS
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

Receive Date: 19850111
Handler Name: US WEST COMMUNICATIONS
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20010111
Handler Name: US WEST COMMUNICATIONS
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

US WEST COMMUNICATIONS (Continued)

1010335795

Violations: No Violations Found

Evaluation Action Summary:
 Evaluations: No Evaluations Found

D16
South
1/8-1/4
0.184 mi.
969 ft.

SUMP & TRAP CLEANING
155 NORTH 500 WEST
SALT LAKE CITY, UT 84116
Site 2 of 2 in cluster D

RCRA NonGen / NLR
FINDS
ECHO

1000877689
UT0000003061

Relative:
Higher
Actual:
4242 ft.

RCRA NonGen / NLR:		
Date Form Received by Agency:		20140205
Handler Name:	SUMP & TRAP CLEANING	
Handler Address:		155 NORTH 500 WEST
Handler City,State,Zip:		SALT LAKE CITY, UT 84116
EPA ID:		UT0000003061
Contact Name:		RICHARD S ADOLF
Contact Address:		155 NORTH 500 WEST
Contact City,State,Zip:		SALT LAKE CITY, UT 84116
Contact Telephone:		801-595-8151
Contact Fax:		801-521-2159
Contact Title:		PRESIDENT
EPA Region:		08
Land Type:		Private
Federal Waste Generator Description:		Not a generator, verified
Mailing Address:		500 WEST
Mailing City,State,Zip:		SALT LAKE CITY, UT 84116
Owner Name:	JOHN & CAROLYN CHRISTENSEN	
Owner Type:		Private
Operator Name:	RICHARD SHANE ADOLF/SUMP & TRAP	
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Hazardous Secondary Material Indicator:		NN
Commercial TSD Indicator:		No
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Corrective Action Workload Universe:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:		No
TSDFs Only Subject to CA under Discretionary Auth Universe:		No

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUMP & TRAP CLEANING (Continued)

1000877689

Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Handler Date of Last Change:	20140206
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RICHARD SHANE ADOLF
Legal Status:	Private
Date Became Current:	20080601
Owner/Operator Address:	155 NORTH 500 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84116
Owner/Operator Telephone:	801-595-8151

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RICHARD SHANE ADOLF/SUMP & TRAP
Legal Status:	Private
Date Became Current:	19970101
Owner/Operator Address:	155 NORTH 500 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84116
Owner/Operator Telephone:	801-595-8151

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JOHN & CAROLYN CHRISTENSEN
Legal Status:	Private
Owner/Operator Address:	P.O. BOX 571098
Owner/Operator City,State,Zip:	MURRAY, UT 84157-0098
Owner/Operator Telephone:	801-595-8151

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RICHARD SHANE ADOLF/SUMP & TRAP
Legal Status:	Private
Date Became Current:	19970101
Owner/Operator Address:	155 NORTH 500 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84116
Owner/Operator Telephone:	801-595-8151

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JOHN & CAROLYN CHRISTENSEN
Legal Status:	Private

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUMP & TRAP CLEANING (Continued)

1000877689

Owner/Operator Address: P.O. BOX 571098
Owner/Operator City,State,Zip: MURRAY, UT 84157-0098
Owner/Operator Telephone: 801-595-8151

Owner/Operator Indicator: Owner
Owner/Operator Name: JOHN & CAROLYN CHRISTENSEN
Legal Status: Private
Owner/Operator Address: P.O. BOX 571098
Owner/Operator City,State,Zip: MURRAY, UT 84157-0098
Owner/Operator Telephone: 801-595-8151

Owner/Operator Indicator: Owner
Owner/Operator Name: RICHARD SHANE ADOLF
Legal Status: Private
Date Became Current: 20080601
Owner/Operator Address: 155 NORTH 500 WEST
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84116
Owner/Operator Telephone: 801-595-8151

Historic Generators:

Receive Date: 20140205
Handler Name: SUMP & TRAP CLEANING
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

Receive Date: 19930913
Handler Name: SUMP & TRAP CLEANING
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20100504
Handler Name: SUMP & TRAP CLEANING
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: Yes
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

List of NAICS Codes and Descriptions:

NAICS Code: 562219
NAICS Description: OTHER NONHAZARDOUS WASTE TREATMENT AND DISPOSAL

Facility Has Received Notices of Violation:

Found Violation: Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUMP & TRAP CLEANING (Continued)

1000877689

Agency Which Determined Violation: State
Violation Short Description: Transporters - General
Date Violation was Determined: 20040707
Actual Return to Compliance Date: 20040721
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Enforcement Identifier: 001
Date of Enforcement Action: 20040707
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: DSW

Found Violation: No

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Transporters - General
Date Violation was Determined: 20010509
Actual Return to Compliance Date: 20010509
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Enforcement Identifier: 001
Date of Enforcement Action: 20010509
Enforcement Responsible Agency: State
Enforcement Attorney: RDW
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL

Found Violation: No

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Transporters - General
Date Violation was Determined: 20010509
Actual Return to Compliance Date: 20010509
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Enforcement Identifier: 001
Date of Enforcement Action: 20010509
Enforcement Responsible Agency: State
Enforcement Attorney: RDW
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL

Found Violation: No

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Transporters - General
Date Violation was Determined: 20040707
Actual Return to Compliance Date: 20040721
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Enforcement Identifier: 001
Date of Enforcement Action: 20040707
Enforcement Responsible Agency: State

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUMP & TRAP CLEANING (Continued)

1000877689

Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	DSW
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Transporters - General
Date Violation was Determined:	20010509
Actual Return to Compliance Date:	20010509
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Enforcement Identifier:	001
Date of Enforcement Action:	20010509
Enforcement Responsible Agency:	State
Enforcement Attorney:	RDW
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Found Violation:	No
Evaluation Action Summary:	
Evaluation Date:	20040505
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	DSW
Actual Return to Compliance Date:	20040721
Evaluation Date:	20080917
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	PJS
Evaluation Date:	20010328
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Actual Return to Compliance Date:	20010509
Evaluation Date:	20070706
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier:	ED
Evaluation Date:	20010328
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Actual Return to Compliance Date:	20010509
Evaluation Date:	20020603
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	JWR

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUMP & TRAP CLEANING (Continued)

1000877689

Evaluation Date: 20040505
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: DSW
Actual Return to Compliance Date: 20040721

Evaluation Date: 20010328
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Actual Return to Compliance Date: 20010509

Evaluation Date: 20050803
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: JWS

FINDS:

Registry ID: 110005194217

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000877689
Registry ID: 110005194217
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110005194217>
Name: SUMP & TRAP CLEANING
Address: 155 NORTH 500 WEST
City,State,Zip: SALT LAKE CITY, UT 84116

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ABANDONED SITE (Continued)

1010335863

Federal Waste Generator Description:	Not a generator, verified
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Receive Date:	20070222
Handler Name:	ABANDONED SITE
Federal Waste Generator Description:	Not a generator, verified
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
List of NAICS Codes and Descriptions:	
NAICS Codes:	No NAICS Codes Found
Facility Has Received Notices of Violation:	
Found Violation:	No
Evaluation Action Summary:	
Evaluation Date:	19850819
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION

E18 AMERICAN BARREL COMPANY
SSW 600 WEST NORTH TEMPLE
1/8-1/4 SALT LAKE CITY, UT 84116
0.234 mi.
1235 ft. Site 2 of 2 in cluster E

CORRACTS 1000360561
RCRA-VSQG UTD000818211
ICIS
FINDS
ECHO

Relative:
Lower
Actual:
4235 ft.

CORRACTS:	
Name:	AMERICAN BARREL COMPANY
Address:	600 WEST NORTH TEMPLE
EPA ID:	UTD000818211
Area Name:	ENTIRE FACILITY
Corrective Action:	RFA COMPLETED
Actual Date:	19960916
Name:	AMERICAN BARREL COMPANY
Address:	600 WEST NORTH TEMPLE
EPA ID:	UTD000818211
Area Name:	ENTIRE FACILITY
Corrective Action:	DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT NECESSARY
Actual Date:	19960916
Name:	AMERICAN BARREL COMPANY
Address:	600 WEST NORTH TEMPLE
EPA ID:	UTD000818211

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMERICAN BARREL COMPANY (Continued)

1000360561

Area Name: ENTIRE FACILITY
Corrective Action: CA PRIORITIZATION-LOW CA PRIORITY
Actual Date: 19970904

Name: AMERICAN BARREL COMPANY
Address: 600 WEST NORTH TEMPLE
EPA ID: UTD000818211
Area Name: ENTIRE FACILITY
Corrective Action: REFERRED TO A NON-RCRA AUTHORITY-REFERRED TO CERCLA
Actual Date: 19960916

Name: AMERICAN BARREL COMPANY
Address: 600 WEST NORTH TEMPLE
EPA ID: UTD000818211
Area Name: ENTIRE FACILITY
Corrective Action: STABILIZATION MEASURES EVALUATION-FACILITY NOT AMENABLE TO STABILIZATION
Actual Date: 19971003

Name: AMERICAN BARREL COMPANY
Address: 600 WEST NORTH TEMPLE
EPA ID: UTD000818211
Area Name: ENTIRE FACILITY
Corrective Action: HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date: 19960916

Name: AMERICAN BARREL COMPANY
Address: 600 WEST NORTH TEMPLE
EPA ID: UTD000818211
Area Name: ENTIRE FACILITY
Corrective Action: RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date: 19960916

Name: AMERICAN BARREL COMPANY
Address: 600 WEST NORTH TEMPLE
EPA ID: UTD000818211
Area Name: ENTIRE FACILITY
Corrective Action: EBOCS
Actual Date: 19960916

Name: AMERICAN BARREL COMPANY
Address: 600 WEST NORTH TEMPLE
EPA ID: UTD000818211
Area Name: ENTIRE FACILITY
Corrective Action: OVERALL CA RANK
Actual Date: 19960916

RCRA-VSQQ:

Date Form Received by Agency: 20100218
Handler Name: AMERICAN BARREL COMPANY
Handler Address: 600 WEST NORTH TEMPLE
Handler City,State,Zip: SALT LAKE CITY, UT 84116
EPA ID: UTD000818211
Contact Name: JEFF TUCKER
Contact Address: WEST NORTH TEMPLE
Contact City,State,Zip: SALT LAKE CITY, UT 84101

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

AMERICAN BARREL COMPANY (Continued)

1000360561

Contact Telephone:	801-220-2989
Contact Email:	JEFF.TUCKER@PACIFICORP.COM
EPA Region:	08
Land Type:	Private
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
Active Site Indicator:	Handler Activities
Mailing Address:	NORTH TEMPLE
Mailing City,State,Zip:	SALT LAKE CITY, UT 84116
Owner Name:	EISEN EDWARD
Operator Name:	PACIFICORP
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Hazardous Secondary Material Indicator:	NN
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Storage
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Progress Universe:	Storage
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	Yes
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	Low
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	Yes
Groundwater Controls Indicator:	Yes
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Handler Date of Last Change:	20140916
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	F002
Waste Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMERICAN BARREL COMPANY (Continued)

1000360561

METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F003
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F004
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: K049
Waste Description: SLOP OIL EMULSION SOLIDS FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: U002
Waste Description: 2-PROPANONE (I) (OR) ACETONE (I)

Waste Code: U019
Waste Description: BENZENE (I,T)

Waste Code: U112
Waste Description: ACETIC ACID, ETHYL ESTER (I) (OR) ETHYL ACETATE (I)

Waste Code: U159
Waste Description: 2-BUTANONE (I,T) (OR) METHYL ETHYL KETONE (MEK) (I,T)

Waste Code: U220
Waste Description: BENZENE, METHYL- (OR) TOLUENE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMERICAN BARREL COMPANY (Continued)

1000360561

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: PACIFICORP
Legal Status: Private
Date Became Current: 19880215
Owner/Operator Address: 1407 WEST NORTH TEMPLE
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84116
Owner/Operator Telephone: 801-220-2989

Owner/Operator Indicator: Operator
Owner/Operator Name: PACIFICORP
Legal Status: Private
Date Became Current: 19880215
Owner/Operator Address: 1407 WEST NORTH TEMPLE
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84116
Owner/Operator Telephone: 801-220-2989

Owner/Operator Indicator: Owner
Owner/Operator Name: EISEN EDWARD
Legal Status: Other
Owner/Operator Address: DATA NOT REQUESTED
Owner/Operator City,State,Zip: DATA NOT REQUESTED, UT 99999
Owner/Operator Telephone: 999-999-9999

Owner/Operator Indicator: Owner
Owner/Operator Name: EISEN EDWARD
Legal Status: Other
Owner/Operator Address: DATA NOT REQUESTED
Owner/Operator City,State,Zip: DATA NOT REQUESTED, UT 99999
Owner/Operator Telephone: 999-999-9999

Owner/Operator Indicator: Owner
Owner/Operator Name: PACIFICORP
Legal Status: Private
Date Became Current: 19870215
Owner/Operator Address: 1407 WEST NORTH TEMPLE
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84116
Owner/Operator Telephone: 801-220-2989

Owner/Operator Indicator: Owner
Owner/Operator Name: EISEN EDWARD
Legal Status: Other
Owner/Operator Address: DATA NOT REQUESTED
Owner/Operator City,State,Zip: DATA NOT REQUESTED, UT 99999
Owner/Operator Telephone: 999-999-9999

Owner/Operator Indicator: Owner
Owner/Operator Name: PACIFICORP
Legal Status: Private
Date Became Current: 19870215
Owner/Operator Address: 1407 WEST NORTH TEMPLE
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84116
Owner/Operator Telephone: 801-220-2989

Historic Generators:
Receive Date: 20070521

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMERICAN BARREL COMPANY (Continued)

1000360561

Handler Name: AMERICAN BARREL COMPANY
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 19800818
Handler Name: AMERICAN BARREL COMPANY
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20100218
Handler Name: AMERICAN BARREL COMPANY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

List of NAICS Codes and Descriptions:

NAICS Code: 221112
NAICS Description: FOSSIL FUEL ELECTRIC POWER GENERATION

Facility Has Received Notices of Violation:

Found Violation: No

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19860527
Actual Return to Compliance Date: 19870527
Return to Compliance Qualifier: Not Resolved
Violation Responsible Agency: State

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19860801
Actual Return to Compliance Date: 19870801
Return to Compliance Qualifier: Not Resolved
Violation Responsible Agency: State

Found Violation: No

Found Violation: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMERICAN BARREL COMPANY (Continued)

1000360561

Evaluation Action Summary:

Evaluation Date: 19900409
Evaluation Responsible Agency: EPA
Found Violation: No
Evaluation Type Description: NON-FINANCIAL RECORD REVIEW
Evaluation Responsible Person Identifier: R8MP

Evaluation Date: 19860527
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: CDR
Actual Return to Compliance Date: 19870527

Evaluation Date: 19860801
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: CDR
Actual Return to Compliance Date: 19870801

Evaluation Date: 20070517
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: ED

Evaluation Date: 20040108
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: SMH

ICIS:

Enforcement Action ID: 08-1988-0066
FRS ID: 110000619947
Action Name: UTAH POWER & LIGHT
Facility Name: AMERICAN BARREL COMPANY
Facility Address: 600 WEST NORTH TEMPLE
SALT LAKE CITY, UT 84101
Enforcement Action Type: CERCLA 106 AO For Resp Action/Imm Haz
Facility County: SALT LAKE
Program System Acronym: ICIS
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: 106
Latitude in Decimal Degrees: 40.77152
Longitude in Decimal Degrees: -111.908276
Program System Acronym: 24765

Facility Name: AMERICAN BARREL COMPANY

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMERICAN BARREL COMPANY (Continued)

1000360561

Address: 600 WEST NORTH TEMPLE
Tribal Indicator: N
Fed Facility: No

Facility Name: AMERICAN BARREL COMPANY
Address: 600 WEST NORTH TEMPLE
Tribal Indicator: N
Fed Facility: No

FINDS:

Registry ID: 110000619947

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

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ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

Registry ID: 110031319927

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000360561
Registry ID: 110031319927
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110031319927>
Name: ABANDONED SITE
Address: 600 WEST NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84113

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

AMERICAN BARREL COMPANY (Continued)

1000360561

Envid: 1000360561
 Registry ID: 110000619947
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110000619947>
 Name: AMERICAN BARREL COMPANY
 Address: 600 WEST NORTH TEMPLE
 City,State,Zip: SALT LAKE CITY, UT 84116

19
NE
1/8-1/4
0.239 mi.
1264 ft.

AAA PRECISION
373 W 400 N
SALT LAKE CITY, UT 84103

UST U003149830
N/A

Relative:
Higher
Actual:
4247 ft.

UST:
 Facility ID: 4519
 Tank ID: 1
 Above Tank: No
 Alternate Tank ID: 1
 Federal Regulated: Yes
 Owner Name: AAA PRECISION
 Owner Address: 373 W 400 N
 Owner City,State,Zip: SALT LAKE CITY, UT 84103
 REG AST: No
 Tank Emergency: No
 Tank Status: Permanently Out of Use
 Tank Capacity: 8000
 Substance Detected: Gasoline
 Tank Material: Asphalt Coated or Bare Steel
 Tank Mod: None
 Pipe Material: Bare Steel
 Pipe Mod: None
 Install Date: 1981-06-01 00:00:00
 Closed Date: 1991-08-09 00:00:00
 Closure Status: Tank Removed from Ground
 Complaint: No
 PST Fund: No

Facility:
 Name: AAA PRECISION
 Address: 373 W 400 N
 City,State,Zip: SALT LAKE CITY, UT 84103
 Facility ID: 4519
 Northing: 4514460.25
 Easting: 423864.68

20
North
1/8-1/4
0.239 mi.
1264 ft.

A.W. MARSHALL COMPANY
437 N 500 W
SALT LAKE CITY, UT 84116

UST U003150381
N/A

Relative:
Lower
Actual:
4232 ft.

UST:
 Facility ID: 2890
 Tank ID: 1
 Above Tank: No
 Alternate Tank ID: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A.W. MARSHALL COMPANY (Continued)

U003150381

Federal Regulated: Yes
Owner Name: AW MARSHALL COMPANY
Owner Address: 437 N 500 W
Owner City,State,Zip: SALT LAKE CITY, UT 84116
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1973-07-28 00:00:00
Closed Date: 1988-06-17 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:

Name: A.W. MARSHALL COMPANY
Address: 437 N 500 W
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 2890
Northing: 4514590.75
Easting: 423574.43

F21 **SALT LAKE HARDWARE BUILDING**
SE **105 N 400 W**
1/4-1/2 **SALT LAKE CITY, UT 84116**
0.268 mi.
1413 ft. **Site 1 of 2 in cluster F**

LUST **U003150419**
UST **N/A**

Relative:
Higher
Actual:
4260 ft.

LUST:

Name: SALT LAKE HARDWARE BUILDING
Address: 105 N 400 W
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4001689
Release Id: NKE
Closed Date: 02/06/2018
Notification Date: 05/02/2016
Owner Name: JOHN W WILLIAMS
Owner Address: 48 POST OFFICE PLACE
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84101
Owner City,St,Zip: SALT LAKE CITY, UT 84101
Project Manager: [Melissa Turchi]

Name: SALT LAKE HARDWARE BUILDING
Address: 105 N 400 W
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4001689
Release Id: GRF
Closed Date: 05/12/1994
Notification Date: 04/22/1991
Owner Name: JOHN W WILLIAMS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALT LAKE HARDWARE BUILDING (Continued)

U003150419

Owner Address: 48 POST OFFICE PLACE
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84101
Owner City,St,Zip: SALT LAKE CITY, UT 84101
Project Manager: [Rocky Stonestreet]

UST:

Facility ID: 4425
Tank ID: 1
Above Tank: No
Federal Regulated: Yes
Owner Name: JOHN W WILLIAMS
Owner Address: 48 POST OFFICE PLACE
Owner City,State,Zip: SALT LAKE CITY, UT 84101
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Substance Detected: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1910-01-01 00:00:00
Closed Date: 1991-03-26 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:

Name: SALT LAKE HARDWARE BUILDING
Address: 105 N 400 W
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4425
Northing: 4513845.4932
Easting: 423780.47735

Facility ID: 4425
Tank ID: 2
Above Tank: No
Federal Regulated: Yes
Owner Name: JOHN W WILLIAMS
Owner Address: 48 POST OFFICE PLACE
Owner City,State,Zip: SALT LAKE CITY, UT 84101
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Substance Detected: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1910-01-01 00:00:00
Closed Date: 1991-03-26 00:00:00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALT LAKE HARDWARE BUILDING (Continued)

U003150419

Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	SALT LAKE HARDWARE BUILDING
Address:	105 N 400 W
City,State,Zip:	SALT LAKE CITY, UT 84116
Facility ID:	4425
Northing:	4513845.4932
Easting:	423780.47735
Facility ID:	4425
Tank ID:	3
Above Tank:	No
Federal Regulated:	Yes
Owner Name:	JOHN W WILLIAMS
Owner Address:	48 POST OFFICE PLACE
Owner City,State,Zip:	SALT LAKE CITY, UT 84101
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	12000
Substance Detected:	Diesel
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Unknown
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1991-03-27 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	SALT LAKE HARDWARE BUILDING
Address:	105 N 400 W
City,State,Zip:	SALT LAKE CITY, UT 84116
Facility ID:	4425
Northing:	4513845.4932
Easting:	423780.47735
Facility ID:	4425
Tank ID:	4
Above Tank:	No
Federal Regulated:	Yes
Owner Name:	JOHN W WILLIAMS
Owner Address:	48 POST OFFICE PLACE
Owner City,State,Zip:	SALT LAKE CITY, UT 84101
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	12000
Substance Detected:	Diesel
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALT LAKE HARDWARE BUILDING (Continued)

U003150419

Pipe Material: Unknown
Pipe Mod: None
Install Date: 1910-01-01 00:00:00
Closed Date: 1991-03-27 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:
Name: SALT LAKE HARDWARE BUILDING
Address: 105 N 400 W
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4425
Northing: 4513845.4932
Easting: 423780.47735

Facility ID: 4425
Tank ID: 5
Above Tank: No
Federal Regulated: Yes
Owner Name: JOHN W WILLIAMS
Owner Address: 48 POST OFFICE PLACE
Owner City,State,Zip: SALT LAKE CITY, UT 84101
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Substance Detected: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1910-01-01 00:00:00
Closed Date: 1991-03-27 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:
Name: SALT LAKE HARDWARE BUILDING
Address: 105 N 400 W
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4425
Northing: 4513845.4932
Easting: 423780.47735

Facility ID: 4425
Tank ID: 6
Above Tank: No
Federal Regulated: Yes
Owner Name: JOHN W WILLIAMS
Owner Address: 48 POST OFFICE PLACE
Owner City,State,Zip: SALT LAKE CITY, UT 84101
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALT LAKE HARDWARE BUILDING (Continued)

U003150419

Tank Capacity: 12000
Substance Detected: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1910-01-01 00:00:00
Closed Date: 1991-03-26 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:

Name: SALT LAKE HARDWARE BUILDING
Address: 105 N 400 W
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4425
Northing: 4513845.4932
Easting: 423780.47735

Facility ID: 4425
Tank ID: 7
Above Tank: No
Federal Regulated: Yes
Owner Name: JOHN W WILLIAMS
Owner Address: 48 POST OFFICE PLACE
Owner City,State,Zip: SALT LAKE CITY, UT 84101
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Substance Detected: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1910-01-01 00:00:00
Closed Date: 1991-03-26 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:

Name: SALT LAKE HARDWARE BUILDING
Address: 105 N 400 W
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4425
Northing: 4513845.4932
Easting: 423780.47735

Facility ID: 4425
Tank ID: 8
Above Tank: No
Federal Regulated: Yes
Owner Name: JOHN W WILLIAMS
Owner Address: 48 POST OFFICE PLACE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALT LAKE HARDWARE BUILDING (Continued)

U003150419

Owner City,State,Zip:	SALT LAKE CITY, UT 84101
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	10000
Substance Detected:	Gasoline
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Unknown
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1991-03-26 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	SALT LAKE HARDWARE BUILDING
Address:	105 N 400 W
City,State,Zip:	SALT LAKE CITY, UT 84116
Facility ID:	4425
Northing:	4513845.4932
Easting:	423780.47735
Facility ID:	4425
Tank ID:	9
Above Tank:	No
Federal Regulated:	Yes
Owner Name:	JOHN W WILLIAMS
Owner Address:	48 POST OFFICE PLACE
Owner City,State,Zip:	SALT LAKE CITY, UT 84101
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	10000
Substance Detected:	Gasoline
Tank Material:	Unknown
Tank Mod:	None
Pipe Material:	Unknown
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1991-03-28 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	SALT LAKE HARDWARE BUILDING
Address:	105 N 400 W
City,State,Zip:	SALT LAKE CITY, UT 84116
Facility ID:	4425
Northing:	4513845.4932
Easting:	423780.47735

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

G22 SW 1/4-1/2 0.279 mi. 1473 ft.	AIRPORT TRAX 650 WEST 650 W NORTH TEMPLE SALT LAKE CITY, UT 84101 Site 1 of 2 in cluster G	LUST UST	U004179164 N/A
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Relative: Lower Actual: 4235 ft.	LUST: Name: AIRPORT TRAX 650 WEST Address: 650 W NORTH TEMPLE City,State,Zip: SALT LAKE CITY, UT 84101 Facility ID: 4002453 Release Id: MTH Closed Date: 03/14/2011 Notification Date: 02/24/2011 Owner Name: UTAH TRANSIT AUTHORITY Owner Address: 200 S 669 W Owner City: SALT LAKE CITY Owner State: UT Owner Zip: 84101 Owner City,St,Zip: SALT LAKE CITY, UT 84101 Project Manager: UST	
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UST:
 No Details: No Details

G23 SSW 1/4-1/2 0.281 mi. 1484 ft.	FORMER RANCHO LANES 641 WEST NORTH TEMPLE SALT LAKE CITY, UT 84116 Site 2 of 2 in cluster G	LUST LAST	S106560674 N/A
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Relative: Lower Actual: 4234 ft.	LUST: Name: FORMER RANCHO LANES Address: 641 WEST NORTH TEMPLE City,State,Zip: SALT LAKE CITY, UT 84116 Facility ID: 4002292 Release Id: LKE Closed Date: 04/10/2002 Notification Date: 06/07/2001 Owner Name: CDS INVESTMENTS LC CO MUNICIPAL BOND CORP Owner Address: 3375 SOUTH PAIGE CIRCLE Owner City: SALT LAKE CITY Owner State: UT Owner Zip: 84109 Owner City,St,Zip: SALT LAKE CITY, UT 84109 Project Manager: [Dale Urban]	
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LAST:
 Name: FORMER RANCHO LANES
 Address: 641 WEST NORTH TEMPLE
 City,State,Zip: SALT LAKE CITY, UT
 Facility ID: 4002292
 Release ID: LKE
 Site Type: AST w/RP Lead
 Federal Registered: False
Date Closed: 4/10/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

F24 **COMMUNICATIONS BUILDING**
SSE **81 N 400 W**
1/4-1/2 **SALT LAKE CITY, UT 84103**
0.295 mi.
1557 ft. **Site 2 of 2 in cluster F**

LUST **U003090827**
UST **N/A**

Relative:
Higher

LUST:
Name: COMMUNICATIONS BUILDING
Address: 81 N 400 W
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 4002078
Release Id: JSO
Closed Date: 07/23/1996
Notification Date: 07/23/1996
Owner Name: UNION PACIFIC RAILROAD CO
Owner Address: 1416 DODGE ST ROOM 930
Owner City: OMAHA
Owner State: NE
Owner Zip: 68179
Owner City,St,Zip: OMAHA, NE 68179
Project Manager: UST

Actual:
4260 ft.

UST:
Facility ID: 4793
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: UNION PACIFIC RAILROAD CO
Owner Address: 1416 DODGE ST ROOM 930
Owner City,State,Zip: OMAHA, NE 68179
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 3000
Substance Detected: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Bare Steel
Pipe Mod: None
Install Date: 1983-01-01 00:00:00
Closed Date: 1996-06-04 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:
Name: COMMUNICATIONS BUILDING
Address: 81 N 400 W
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 4793
Northing: 4513690.15
Easting: 423801.98

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
 EPA ID Number

25
 ESE
 1/4-1/2
 0.313 mi.
 1654 ft.

S.L. SCHOOL MAINTENANCE SHOPS
143 N 300 W
SALT LAKE CITY, UT 84103

LUST **U003149837**
UST **N/A**

Relative:
Higher
Actual:
4276 ft.

LUST:
 Name: S.L. SCHOOL MAINTENANCE SHOPS
 Address: 143 N 300 W
 City,State,Zip: SALT LAKE CITY, UT 84103
 Facility ID: 4000864
 Release Id: HBG
Closed Date: 04/07/1995
 Notification Date: 08/28/1991
 Owner Name: SALT LAKE CITY SCHOOL DISTRICT
 Owner Address: 1745 W 1700 S
 Owner City: SALT LAKE CITY
 Owner State: UT
 Owner Zip: 84104
 Owner City,St,Zip: SALT LAKE CITY, UT 84104
 Project Manager: [Dale Urban]

Name: S.L. SCHOOL MAINTENANCE SHOPS
 Address: 143 N 300 W
 City,State,Zip: SALT LAKE CITY, UT 84103
 Facility ID: 4000864
 Release Id: MKN
Closed Date: 09/11/2008
 Notification Date: 09/04/2008
 Owner Name: SALT LAKE CITY SCHOOL DISTRICT
 Owner Address: 1745 W 1700 S
 Owner City: SALT LAKE CITY
 Owner State: UT
 Owner Zip: 84104
 Owner City,St,Zip: SALT LAKE CITY, UT 84104
 Project Manager: UST

UST:
 Facility ID: 3672
 Tank ID: 1
 Above Tank: No
 Alternate Tank ID: 1
 Federal Regulated: Yes
 Owner Name: SALT LAKE CITY SCHOOL DISTRICT
 Owner Address: 1745 W 1700 S
 Owner City,State,Zip: SALT LAKE CITY, UT 84104
 REG AST: No
 Tank Emergency: No
 Tank Status: Permanently Out of Use
 Tank Capacity: 6000
 Substance Detected: Gasoline
 Tank Material: Asphalt Coated or Bare Steel
 Tank Mod: None
 Pipe Material: Bare Steel
 Pipe Mod: None
 Install Date: 1978-05-16 00:00:00
 Closed Date: 1999-01-28 00:00:00
 Closure Status: Tank removed from ground
 Complaint: Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

S.L. SCHOOL MAINTENANCE SHOPS (Continued)

U003149837

PST Fund: Yes

Facility:
Name: S.L. SCHOOL MAINTENANCE SHOPS
Address: 143 N 300 W
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 3672
Northing: 4513929.7789
Easting: 424054.68365

Facility ID: 3672
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: SALT LAKE CITY SCHOOL DISTRICT
Owner Address: 1745 W 1700 S
Owner City,State,Zip: SALT LAKE CITY, UT 84104
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 5200
Substance Detected: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Bare Steel
Pipe Mod: None
Install Date: 1981-05-16 00:00:00
Closed Date: 1999-01-28 00:00:00
Closure Status: Tank removed from ground
Complaint: Yes
PST Fund: Yes

Facility:
Name: S.L. SCHOOL MAINTENANCE SHOPS
Address: 143 N 300 W
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 3672
Northing: 4513929.7789
Easting: 424054.68365

Facility ID: 3672
Tank ID: 3
Above Tank: No
Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: SALT LAKE CITY SCHOOL DISTRICT
Owner Address: 1745 W 1700 S
Owner City,State,Zip: SALT LAKE CITY, UT 84104
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Substance Detected: Gasoline
Substance Tested: Regular
Tank Material: Fiberglass Reinforced Plastic

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

S.L. SCHOOL MAINTENANCE SHOPS (Continued)

U003149837

Tank Mod: Double-Walled
 Pipe Material: Flexible Plastic
 Pipe Mod: Double-Walled
 Install Date: 1999-01-19 00:00:00
 Closed Date: 2008-05-14 00:00:00
 Closure Status: Tank removed from ground
 Complaint: Yes
 PST Fund: Yes

Facility:

Name: S.L. SCHOOL MAINTENANCE SHOPS
 Address: 143 N 300 W
 City,State,Zip: SALT LAKE CITY, UT 84103
 Facility ID: 3672
 Northing: 4513929.7789
 Easting: 424054.68365

26
SW
1/4-1/2
0.343 mi.
1811 ft.

WONDER HOSTESS BAKERY THRIFT SHOP
708 W NORTH TEMPLE
SALT LAKE CITY, UT 84116

LUST U003150386
UST N/A

Relative:
Lower

LUST:

Name: WONDER HOSTESS BAKERY THRIFT SHOP
 Address: 708 W NORTH TEMPLE
 City,State,Zip: SALT LAKE CITY, UT 84116
 Facility ID: 4000190
 Release Id: LZH
Closed Date: 06/19/2006
 Notification Date: 07/11/2005
 Owner Name: INTERSTATE BRANDS CORPORATION
 Owner Address: P O BOX 108
 Owner City: OGDEN
 Owner State: UT
 Owner Zip: 84402
 Owner City,St,Zip: OGDEN, UT 84402
 Project Manager: [Melissa Turchi]

Actual:
4233 ft.

UST:

Facility ID: 3055
 Tank ID: 1
 Above Tank: No
 Alternate Tank ID: 1
 Federal Regulated: Yes
 Owner Name: INTERSTATE BRANDS CORPORATION
 Owner Address: P O BOX 108
 Owner City,State,Zip: OGDEN, UT 84402
 REG AST: No
 Tank Emergency: No
 Tank Status: Permanently Out of Use
 Tank Capacity: 8000
 Substance Detected: Diesel
 Tank Material: Asphalt Coated or Bare Steel
 Tank Mod: None
 Pipe Material: Bare Steel
 Pipe Mod: None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WONDER HOSTESS BAKERY THRIFT SHOP (Continued)

U003150386

Install Date: 1967-04-23 00:00:00
Closed Date: 1992-12-10 00:00:00
Closure Status: Tank Removed from Ground
Complaint: Yes
PST Fund: No

Facility:

Name: WONDER HOSTESS BAKERY THRIFT SHOP
Address: 708 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3055
Northing: 4513892.1564
Easting: 423030.9833

Facility ID: 3055
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: INTERSTATE BRANDS CORPORATION
Owner Address: P O BOX 108
Owner City,State,Zip: OGDEN, UT 84402
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 8000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Bare Steel
Pipe Mod: None
Install Date: 1967-04-23 00:00:00
Closed Date: 1992-12-10 00:00:00
Closure Status: Tank Removed from Ground
Complaint: Yes
PST Fund: No

Facility:

Name: WONDER HOSTESS BAKERY THRIFT SHOP
Address: 708 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3055
Northing: 4513892.1564
Easting: 423030.9833

H27 **DESERET PAINT**
SSW **14 N. 600 W.**
1/4-1/2 **SALT LAKE CITY, UT 84116**
0.345 mi.
1822 ft. **Site 1 of 3 in cluster H**

SEMS-ARCHIVE **1003877301**
UTD988066023

Relative: SEMS Archive:
Lower Site ID: 0800005
Actual: EPA ID: UTD988066023
4236 ft. Name: DESERET PAINT
Address: 14 N. 600 W.
City,State,Zip: SALT LAKE CITY, UT 84116

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DESERET PAINT (Continued)

1003877301

Cong District: 02
FIPS Code: 49035
FF: N
NPL: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

Region: 08
Site ID: 0800005
EPA ID: UTD988066023
Site Name: DESERET PAINT
NPL: N
FF: N
OU: 00
Action Code: VS
Action Name: ARCH SITE
SEQ: 1
Finish Date: 1992-09-23 04:00:00
Current Action Lead: EPA Perf In-Hse

Region: 08
Site ID: 0800005
EPA ID: UTD988066023
Site Name: DESERET PAINT
NPL: N
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 1
Finish Date: 1989-04-14 04:00:00
Qual: H
Current Action Lead: St Perf

Region: 08
Site ID: 0800005
EPA ID: UTD988066023
Site Name: DESERET PAINT
NPL: N
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1988-06-24 04:00:00
Finish Date: 1988-06-24 04:00:00
Current Action Lead: St Perf

Region: 08
Site ID: 0800005
EPA ID: UTD988066023
Site Name: DESERET PAINT
NPL: N
FF: N
OU: 00
Action Code: SI
Action Name: SI
SEQ: 1

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
 EPA ID Number

DESERET PAINT (Continued)

1003877301

Finish Date: 1992-09-23 04:00:00
 Qual: N
 Current Action Lead: St Perf

H28
SSW
1/4-1/2
0.377 mi.
1992 ft.

UTAH POWER AND LIGHT AMERICAN BARREL CO.
600 W SOUTH TEMPLE
SALT LAKE CITY, UT 84104

INST CONTROL **S118628265**
N/A

Site 2 of 3 in cluster H

Relative:
Lower
Actual:
4235 ft.
Client Plot

INST CONTROL:
 Name: UTAH POWER AND LIGHT AMERICAN BARREL CO.
 Address: 600 W SOUTH TEMPLE
 City: SALT LAKE CITY
 Facility Id: UTD980667240
 Doc #: DERR-2011-008409
 Sub Program: Final Reports
 Doc Date: 03/21/2011
 Title: LUR Final - Environmental Covenant
 PM: Katie Crane
 Branch: CERCLA Branch
 PGM: Superfund
 Division: DERR
 URL: <http://eqedocs.utah.gov/Viewer.aspx?file=168.178.6.41/docs/derr/CERCLA%20Branch/18%20-%20Salt%20Lake/Superfund/UTAH%20POWER%20and%20LIGHT%20AMERICAN%20BARREL%20CO/Final%20Reports/Institutional%20Controls/DERR-2011-008409.pdf>

H29
SSW
1/4-1/2
0.383 mi.
2021 ft.

UTAH POWER AND LIGHT
600 W SOUTH TEMPLE
SALT LAKE CITY, UT 84104

EDR MGP **1008409002**
N/A

Site 3 of 3 in cluster H

Relative:
Lower
Actual:
4235 ft.

Manufactured Gas Plants:
 Alternate Name: SALT LAKE CITY GAS CO; UTAH LIGHT AND RAILWAY CO; UNION LIGHT AND POWER CO. Years of Operation: 1871-1908

Client Plot
30
NE
1/4-1/2
0.387 mi.
2043 ft.

ACETYLENE PRODUCTS
356 W 5TH NORTH
SALT LAKE CITY, UT 84103

SEMS-ARCHIVE **1003877579**
UTD980667307

Relative:
Higher
Actual:
4241 ft.

SEMS Archive:
 Site ID: 0800682
 EPA ID: UTD980667307
 Name: ACETYLENE PRODUCTS
 Address: 356 W 5TH NORTH
 City, State, Zip: SALT LAKE CITY, UT 84103
 Cong District: 02
 FIPS Code: 49035
 FF: N
 NPL: Not on the NPL
 Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ACETYLENE PRODUCTS (Continued)

1003877579

SEMS Archive Detail:

Region: 08
 Site ID: 0800682
 EPA ID: UTD980667307
 Site Name: ACETYLENE PRODUCTS
 NPL: N
 FF: N
 OU: 00
 Action Code: VS
 Action Name: ARCH SITE
 SEQ: 1
 Finish Date: 1984-02-15 05:00:00
 Current Action Lead: EPA Perf In-Hse

Region: 08
 Site ID: 0800682
 EPA ID: UTD980667307
 Site Name: ACETYLENE PRODUCTS
 NPL: N
 FF: N
 OU: 00
 Action Code: DS
 Action Name: DISCVRY
 SEQ: 1
 Start Date: 1981-01-01 05:00:00
 Finish Date: 1981-01-01 05:00:00
 Current Action Lead: EPA Perf

Region: 08
 Site ID: 0800682
 EPA ID: UTD980667307
 Site Name: ACETYLENE PRODUCTS
 NPL: N
 FF: N
 OU: 00
 Action Code: PA
 Action Name: PA
 SEQ: 1
 Finish Date: 1984-02-15 05:00:00
 Qual: N
 Current Action Lead: St Perf

31
North
1/4-1/2
0.391 mi.
2064 ft.

M AND M DISTRIBUTING CO.
531 WEST 600 NORTH
SALT LAKE CITY, UT 84116

LUST **U003379093**
UST **N/A**
Financial Assurance

Relative:
Lower
Actual:
4227 ft.

LUST:
 Name: M AND M DISTRIBUTING CO.
 Address: 531 WEST 600 NORTH
 City,State,Zip: SALT LAKE CITY, UT 84116
 Facility ID: 4000324
 Release Id: LAI
Closed Date: 04/08/1999
 Notification Date: 04/08/1999

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M AND M DISTRIBUTING CO. (Continued)

U003379093

Owner Name: ADMIRAL BEVERAGE CORPORATION
Owner Address: 531 WEST 600 NORTH
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84116
Owner City,St,Zip: SALT LAKE CITY, UT 84116
Project Manager: UST

UST:

Facility ID: 3179
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: ADMIRAL BEVERAGE CORPORATION
Owner Address: 531 WEST 600 NORTH
Owner City,State,Zip: SALT LAKE CITY, UT 84116
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1978-05-09 00:00:00
Closed Date: 1988-10-21 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:

Name: M AND M DISTRIBUTING CO.
Address: 531 WEST 600 NORTH
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3179
Northing: 4514880
Easting: 423496

Facility ID: 3179
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: ADMIRAL BEVERAGE CORPORATION
Owner Address: 531 WEST 600 NORTH
Owner City,State,Zip: SALT LAKE CITY, UT 84116
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Substance Detected: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M AND M DISTRIBUTING CO. (Continued)

U003379093

Pipe Mod: None
Install Date: 1978-05-09 00:00:00
Closed Date: 1988-10-21 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:

Name: M AND M DISTRIBUTING CO.
Address: 531 WEST 600 NORTH
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3179
Northing: 4514880
Easting: 423496

Facility ID: 3179
Tank ID: 3
Above Tank: No
Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: ADMIRAL BEVERAGE CORPORATION
Owner Address: 531 WEST 600 NORTH
Owner City,State,Zip: SALT LAKE CITY, UT 84116
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Substance Detected: Gasoline
Substance Tested: Regular
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: Lined Interior
Pipe Material: Fiberglass Reinforced Plastic
Pipe Mod: None
Install Date: 1984-05-09 00:00:00
Closed Date: 2009-12-07 00:00:00
Closure Status: Tank removed from ground
Complaint: Yes
PST Fund: Yes

Facility:

Name: M AND M DISTRIBUTING CO.
Address: 531 WEST 600 NORTH
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3179
Northing: 4514880
Easting: 423496

Facility ID: 3179
Tank ID: 4
Above Tank: No
Alternate Tank ID: 4
Federal Regulated: Yes
Owner Name: ADMIRAL BEVERAGE CORPORATION
Owner Address: 531 WEST 600 NORTH
Owner City,State,Zip: SALT LAKE CITY, UT 84116
REG AST: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M AND M DISTRIBUTING CO. (Continued)

U003379093

Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	500
Substance Detected:	Used Oil
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1980-05-09 00:00:00
Closed Date:	1999-02-17 00:00:00
Closure Status:	Tank removed from ground
Complaint:	Yes
PST Fund:	Yes
Facility:	
Name:	M AND M DISTRIBUTING CO.
Address:	531 WEST 600 NORTH
City,State,Zip:	SALT LAKE CITY, UT 84116
Facility ID:	3179
Northing:	4514880
Easting:	423496
Facility ID:	3179
Tank ID:	5
Above Tank:	No
Alternate Tank ID:	5
Federal Regulated:	Yes
Owner Name:	ADMIRAL BEVERAGE CORPORATION
Owner Address:	531 WEST 600 NORTH
Owner City,State,Zip:	SALT LAKE CITY, UT 84116
REG AST:	No
Tank Emergency:	No
Tank Status:	Currently In Use
Tank Capacity:	12000
Substance Detected:	Diesel
Substance Tested:	Diesel #2 (U.L.S.)
Tank Material:	Fiberglass Reinforced Plastic
Tank Mod:	Double-Walled
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1988-10-01 00:00:00
Complaint:	Yes
PST Fund:	Yes
Facility:	
Name:	M AND M DISTRIBUTING CO.
Address:	531 WEST 600 NORTH
City,State,Zip:	SALT LAKE CITY, UT 84116
Facility ID:	3179
Northing:	4514880
Easting:	423496
Financial Assurance 2:	
Name:	M & M DISTRIBUTING CO.
Address:	531 WEST 600 NORTH
City,State,Zip:	SALT LAKE CITY, UT 84116

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M AND M DISTRIBUTING CO. (Continued)

U003379093

Facility ID: 4000324
Federal Regulated Tank: True
Mechanism: PST Fund

I32
NE
1/4-1/2
0.409 mi.
2162 ft.

CITY CAB CO.
477 N 300 W
SALT LAKE CITY, UT 84104

LUST **U003149854**
UST **N/A**

Site 1 of 2 in cluster I

Relative:
Higher
Actual:
4246 ft.

LUST:
Name: CITY CAB CO.
Address: 477 N 300 W
City,State,Zip: SALT LAKE CITY, UT 84104
Facility ID: 4000713
Release Id: FRU
Closed Date: 05/24/1995
Notification Date: 04/27/1990
Owner Name: PHILLIPS PETROLEUM CO
Owner Address: P O BOX 2400
Owner City: BARTLESVILLE
Owner State: OK
Owner Zip: 74005
Owner City,St,Zip: BARTLESVILLE, OK 74005
Project Manager: [Pete Stewart]

UST:
Facility ID: 3539
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: PHILLIPS PETROLEUM CO
Owner Address: P O BOX 2400
Owner City,State,Zip: BARTLESVILLE, OK 74005
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 450
Substance Detected: Used Oil
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1968-01-21 00:00:00
Closed Date: 1990-11-15 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:
Name: CITY CAB CO.
Address: 477 N 300 W
City,State,Zip: SALT LAKE CITY, UT 84104
Facility ID: 3539
Northing: 4514692.7292
Easting: 424037.84718

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY CAB CO. (Continued)

U003149854

Facility ID: 3539
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: PHILLIPS PETROLEUM CO
Owner Address: P O BOX 2400
Owner City,State,Zip: BARTLESVILLE, OK 74005
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 6000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1981-01-01 00:00:00
Closed Date: 1990-06-28 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:
Name: CITY CAB CO.
Address: 477 N 300 W
City,State,Zip: SALT LAKE CITY, UT 84104
Facility ID: 3539
Northing: 4514692.7292
Easting: 424037.84718

Facility ID: 3539
Tank ID: 3
Above Tank: No
Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: PHILLIPS PETROLEUM CO
Owner Address: P O BOX 2400
Owner City,State,Zip: BARTLESVILLE, OK 74005
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 6000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1981-01-01 00:00:00
Closed Date: 1990-06-28 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:
Name: CITY CAB CO.
Address: 477 N 300 W

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY CAB CO. (Continued)

U003149854

City,State,Zip: SALT LAKE CITY, UT 84104
Facility ID: 3539
Northing: 4514692.7292
Easting: 424037.84718

J33
SW
1/4-1/2
0.415 mi.
2190 ft.

FLYING J
757 W NORTH TEMPLE
SALT LAKE CITY, UT 84116

LUST **U004281681**
UST **N/A**

Site 1 of 2 in cluster J

Relative:
Lower

LUST:

Actual:
4228 ft.

Name: FLYING J
Address: 757 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4000304
Release Id: GZO
Closed Date: 05/05/1995
Notification Date: 07/26/1991
Owner Name: FLYING J INC
Owner Address: 333 W CENTER ST
Owner City: NORTH SALT LAKE
Owner State: UT
Owner Zip: 84054
Owner City,St,Zip: NORTH SALT LAKE, UT 84054
Project Manager: [Dale Urban]

UST:

Facility ID: 3164
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: FLYING J INC
Owner Address: 333 W CENTER ST
Owner City,State,Zip: NORTH SALT LAKE, UT 84054
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1976-05-02 00:00:00
Closed Date: 1993-12-20 00:00:00
Closure Status: Tank Removed from Ground
Complaint: Yes
PST Fund: No

Facility:

Name: FLYING J
Address: 757 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3164
Northing: 4513740.32

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FLYING J (Continued)

U004281681

Easting: 422948.4

Facility ID: 3164
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: FLYING J INC
Owner Address: 333 W CENTER ST
Owner City,State,Zip: NORTH SALT LAKE, UT 84054
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1976-05-02 00:00:00
Closed Date: 1993-12-20 00:00:00
Closure Status: Tank Removed from Ground
Complaint: Yes
PST Fund: No

Facility:
Name: FLYING J
Address: 757 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3164
Northing: 4513740.32
Easting: 422948.4

Facility ID: 3164
Tank ID: 3
Above Tank: No
Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: FLYING J INC
Owner Address: 333 W CENTER ST
Owner City,State,Zip: NORTH SALT LAKE, UT 84054
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1976-05-02 00:00:00
Closed Date: 1993-12-20 00:00:00
Closure Status: Tank Removed from Ground
Complaint: Yes
PST Fund: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FLYING J (Continued)

U004281681

Facility:

Name: FLYING J
Address: 757 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3164
Northing: 4513740.32
Easting: 422948.4

Facility ID: 3164
Tank ID: 4
Above Tank: No
Alternate Tank ID: 4
Federal Regulated: Yes
Owner Name: FLYING J INC
Owner Address: 333 W CENTER ST
Owner City,State,Zip: NORTH SALT LAKE, UT 84054
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Substance Detected: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1976-05-02 00:00:00
Closed Date: 1993-12-20 00:00:00
Closure Status: Tank Removed from Ground
Complaint: Yes
PST Fund: No

Facility:

Name: FLYING J
Address: 757 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3164
Northing: 4513740.32
Easting: 422948.4

J34
SW
1/4-1/2
0.415 mi.
2190 ft.
MINIT-LUBE #1020
757 W NORTH TEMPLE
SALT LAKE CITY, UT 84116
Site 2 of 2 in cluster J

LUST **U004281691**
UST **N/A**

Relative:
Lower
Actual:
4228 ft.

LUST:

Name: MINIT-LUBE #1020
Address: 757 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 4000575
Release Id: ILW
Closed Date: 02/16/1994
Notification Date: 02/10/1994
Owner Name: Q LUBE INC
Owner Address: 1385 W 2200 S
Owner City: SALT LAKE CITY

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MINIT-LUBE #1020 (Continued)

U004281691

Owner State: UT
Owner Zip: 84119
Owner City,St,Zip: SALT LAKE CITY, UT 84119
Project Manager: [Jim Martin]

UST:

Facility ID: 3416
Tank ID: 1
Above Tank: No
Federal Regulated: Yes
Owner Name: Q LUBE INC
Owner Address: 1385 W 2200 S
Owner City,State,Zip: SALT LAKE CITY, UT 84119
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 3000
Substance Detected: Used Oil
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1976-02-29 00:00:00
Closed Date: 1993-10-13 00:00:00
Closure Status: Tank Removed from Ground
Complaint: Yes
PST Fund: No

Facility:

Name: MINIT-LUBE #1020
Address: 757 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3416
Northing: 4513751.9155
Easting: 422965.17319

Facility ID: 3416
Tank ID: 2
Above Tank: No
Federal Regulated: Yes
Owner Name: Q LUBE INC
Owner Address: 1385 W 2200 S
Owner City,State,Zip: SALT LAKE CITY, UT 84119
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 3000
Substance Detected: Used Oil
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1976-02-29 00:00:00
Closed Date: 1993-10-13 00:00:00
Closure Status: Tank Removed from Ground
Complaint: Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MINIT-LUBE #1020 (Continued)

U004281691

PST Fund: No

Facility:
Name: MINIT-LUBE #1020
Address: 757 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3416
Northing: 4513751.9155
Easting: 422965.17319

Facility ID: 3416
Tank ID: 3
Above Tank: No
Alternate Tank ID: 44864
Federal Regulated: Yes
Owner Name: Q LUBE INC
Owner Address: 1385 W 2200 S
Owner City,State,Zip: SALT LAKE CITY, UT 84119
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 3000
Substance Detected: New Oil
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1976-02-29 00:00:00
Closed Date: 1993-10-13 00:00:00
Closure Status: Tank Removed from Ground
Complaint: Yes
PST Fund: No

Facility:
Name: MINIT-LUBE #1020
Address: 757 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3416
Northing: 4513751.9155
Easting: 422965.17319

Facility ID: 3416
Tank ID: 4
Above Tank: No
Alternate Tank ID: 14885
Federal Regulated: Yes
Owner Name: Q LUBE INC
Owner Address: 1385 W 2200 S
Owner City,State,Zip: SALT LAKE CITY, UT 84119
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 3000
Substance Detected: New Oil
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MINIT-LUBE #1020 (Continued)

U004281691

Pipe Material: Unknown
Pipe Mod: None
Install Date: 1976-02-29 00:00:00
Closed Date: 1993-10-13 00:00:00
Closure Status: Tank Removed from Ground
Complaint: Yes
PST Fund: No

Facility:
Name: MINIT-LUBE #1020
Address: 757 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3416
Northing: 4513751.9155
Easting: 422965.17319

Facility ID: 3416
Tank ID: 5
Above Tank: No
Alternate Tank ID: 30
Federal Regulated: Yes
Owner Name: Q LUBE INC
Owner Address: 1385 W 2200 S
Owner City,State,Zip: SALT LAKE CITY, UT 84119
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 3000
Substance Detected: New Oil
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1976-02-29 00:00:00
Closed Date: 1993-10-13 00:00:00
Closure Status: Tank Removed from Ground
Complaint: Yes
PST Fund: No

Facility:
Name: MINIT-LUBE #1020
Address: 757 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84116
Facility ID: 3416
Northing: 4513751.9155
Easting: 422965.17319

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

I35
NE
1/4-1/2
0.436 mi.
2302 ft.

SL REDEVELOPMENT AGENCY SITE
280 WEST 500 NORTH
SALT LAKE CITY, UT 84101
Site 2 of 2 in cluster I

LUST **U004224217**
UST **N/A**

Relative:
Higher
Actual:
4244 ft.

LUST:
Name: SL REDEVELOPMENT AGENCY SITE
Address: 280 WEST 500 NORTH
City,State,Zip: SALT LAKE CITY, UT 84101
Facility ID: 4002504
Release Id: NEA
Closed Date: 09/04/2014
Notification Date: 08/06/2014
Owner Name: ORPHAN SITE
Owner Address: UNKNOWN
Owner City: UNKNOWN
Owner State: ??
Owner Zip: 0
Owner City,St,Zip: UNKNOWN, ?? 0
Project Manager: Morgan Atkinson

UST:
Facility ID: 7814
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: ORPHAN SITE
Owner Address: UNKNOWN
Owner City,State,Zip: UNKNOWN, ?? 0
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 600
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Install Date: 1910-01-01 00:00:00
Closed Date: 2014-08-06 00:00:00
Closure Status: Tank removed from ground
Complaint: No
PST Fund: No

Facility:
Name: SL REDEVELOPMENT AGENCY SITE
Address: 280 WEST 500 NORTH
City,State,Zip: SALT LAKE CITY, UT 84101
Facility ID: 7814
Northing: 4514767
Easting: 424126

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

36
SW
1/4-1/2
0.444 mi.
2343 ft.

CARTOW
738 W SOUTH TEMPLE
SALT LAKE CITY, UT 84104

LUST **U003149868**
UST **N/A**

Relative:
Lower

LUST:
Name: CARTOW
Address: 738 W SOUTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84104
Facility ID: 4000179
Release Id: IHV
Closed Date: 07/17/2002
Notification Date: 10/18/1993
Owner Name: CLEARWATER CARTAGE INC
Owner Address: 1800 S 300 W
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84115
Owner City,St,Zip: SALT LAKE CITY, UT 84115
Project Manager: [Dale Urban]

Actual:
4229 ft.

UST:
Facility ID: 3044
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: CLEARWATER CARTAGE INC
Owner Address: 1800 S 300 W
Owner City,State,Zip: SALT LAKE CITY, UT 84115
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 4000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1979-04-17 00:00:00
Closed Date: 1994-06-29 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:
Name: CARTOW
Address: 738 W SOUTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84104
Facility ID: 3044
Northing: 4513627.3
Easting: 423005.6

Facility ID: 3044
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARTOW (Continued)

U003149868

Federal Regulated:	Yes
Owner Name:	CLEARWATER CARTAGE INC
Owner Address:	1800 S 300 W
Owner City,State,Zip:	SALT LAKE CITY, UT 84115
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	8000
Substance Detected:	Diesel
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1979-04-17 00:00:00
Closed Date:	1994-06-29 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	CARTOW
Address:	738 W SOUTH TEMPLE
City,State,Zip:	SALT LAKE CITY, UT 84104
Facility ID:	3044
Northing:	4513627.3
Easting:	423005.6
Facility ID:	3044
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	CLEARWATER CARTAGE INC
Owner Address:	1800 S 300 W
Owner City,State,Zip:	SALT LAKE CITY, UT 84115
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	500
Substance Detected:	New Oil
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1979-04-17 00:00:00
Closed Date:	1994-06-29 00:00:00
Closure Status:	Tank Removed from Ground
Complaint:	No
PST Fund:	No
Facility:	
Name:	CARTOW
Address:	738 W SOUTH TEMPLE
City,State,Zip:	SALT LAKE CITY, UT 84104
Facility ID:	3044
Northing:	4513627.3
Easting:	423005.6

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARTOW (Continued)

U003149868

Facility ID: 3044
Tank ID: 4
Above Tank: No
Alternate Tank ID: 4
Federal Regulated: Yes
Owner Name: CLEARWATER CARTAGE INC
Owner Address: 1800 S 300 W
Owner City,State,Zip: SALT LAKE CITY, UT 84115
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 500
Substance Detected: Used Oil
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1979-04-17 00:00:00
Closed Date: 1994-06-29 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:
Name: CARTOW
Address: 738 W SOUTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84104
Facility ID: 3044
Northing: 4513627.3
Easting: 423005.6

Facility ID: 3044
Tank ID: 5
Above Tank: No
Alternate Tank ID: 5
Federal Regulated: Yes
Owner Name: CLEARWATER CARTAGE INC
Owner Address: 1800 S 300 W
Owner City,State,Zip: SALT LAKE CITY, UT 84115
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 500
Substance Detected: Other
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1979-04-17 00:00:00
Closed Date: 1994-06-29 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:
Name: CARTOW
Address: 738 W SOUTH TEMPLE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARTOW (Continued)

U003149868

City,State,Zip: SALT LAKE CITY, UT 84104
Facility ID: 3044
Northing: 4513627.3
Easting: 423005.6

37
South
1/4-1/2
0.467 mi.
2465 ft.

MYERS CONTAINER CORP
49 SOUTH 600 WEST
SALT LAKE CITY, UT 84101

CORRACTS 1000369022
RCRA NonGen / NLR UTD035348325

Relative:
Lower
Actual:
4236 ft.

CORRACTS:

Name: MYERS CONTAINER CORP
Address: 49 SOUTH 600 WEST
EPA ID: UTD035348325
Area Name: ENTIRE FACILITY
Corrective Action: RFA COMPLETED
Actual Date: 19850515
Soil Release Indicator: Y

Name: MYERS CONTAINER CORP
Address: 49 SOUTH 600 WEST
EPA ID: UTD035348325
Area Name: ENTIRE FACILITY
Corrective Action: DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT NECESSARY
Actual Date: 19960916
Soil Release Indicator: Y

Name: MYERS CONTAINER CORP
Address: 49 SOUTH 600 WEST
EPA ID: UTD035348325
Area Name: ENTIRE FACILITY
Corrective Action: CA PRIORITIZATION-LOW CA PRIORITY
Actual Date: 19970904
Soil Release Indicator: Y

Name: MYERS CONTAINER CORP
Address: 49 SOUTH 600 WEST
EPA ID: UTD035348325
Area Name: ENTIRE FACILITY
Corrective Action: INVESTIGATION IMPOSITION
Actual Date: 19850315
Soil Release Indicator: Y

Name: MYERS CONTAINER CORP
Address: 49 SOUTH 600 WEST
EPA ID: UTD035348325
Area Name: ENTIRE FACILITY
Corrective Action: STABILIZATION MEASURES EVALUATION-FACILITY NOT AMENABLE TO STABILIZATION
Actual Date: 20000901
Soil Release Indicator: Y

Name: MYERS CONTAINER CORP
Address: 49 SOUTH 600 WEST
EPA ID: UTD035348325

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MYERS CONTAINER CORP (Continued)

1000369022

Area Name: ENTIRE FACILITY
Corrective Action: HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date: 19960916
Soil Release Indicator: Y

Name: MYERS CONTAINER CORP
Address: 49 SOUTH 600 WEST
EPA ID: UTD035348325
Area Name: ENTIRE FACILITY
Corrective Action: RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date: 19960916
Soil Release Indicator: Y

Name: MYERS CONTAINER CORP
Address: 49 SOUTH 600 WEST
EPA ID: UTD035348325
Area Name: ENTIRE FACILITY
Corrective Action: OPERABLE UNIT
Actual Date: 19990824
Soil Release Indicator: Y

Name: MYERS CONTAINER CORP
Address: 49 SOUTH 600 WEST
EPA ID: UTD035348325
Area Name: ENTIRE FACILITY
Corrective Action: EBOCS
Actual Date: 19970904
Soil Release Indicator: Y

Name: MYERS CONTAINER CORP
Address: 49 SOUTH 600 WEST
EPA ID: UTD035348325
Area Name: ENTIRE FACILITY
Corrective Action: OVERALL CA RANK
Actual Date: 19970904
Soil Release Indicator: Y

[Click this hyperlink](#) while viewing on your computer to access additional CORRACTS: detail in the EDR Site Report.

RCRA NonGen / NLR:

Date Form Received by Agency: 20070222
Handler Name: MYERS CONTAINER CORP
Handler Address: 49 SOUTH 600 WEST
Handler City,State,Zip: SALT LAKE CITY, UT 84101
EPA ID: UTD035348325
Contact Name: JOHN MAUSSHARDT
Contact Address: 49 SOUTH 600 WEST
Contact City,State,Zip: SALT LAKE CITY, UT 84101
Contact Telephone: 801-322-3529
EPA Region: 08
Land Type: Private
Federal Waste Generator Description: Not a generator, verified
Active Site Indicator: Corrective Action Activities
Mailing Address: SOUTH 600 WEST
Mailing City,State,Zip: SALT LAKE CITY, UT 84101

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

MYERS CONTAINER CORP (Continued)

1000369022

Owner Name:	MR. ED EISEM	
Owner Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Hazardous Secondary Material Indicator:		NN
Commercial TSD Indicator:		No
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Corrective Action Workload Universe:		Yes
Subject to Corrective Action Universe:		No
Non-TSDs Where RCRA CA has Been Imposed Universe:		Yes
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:		No
TSDs Only Subject to CA under Discretionary Auth Universe:		No
Corrective Action Priority Ranking:		Low
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		Yes
Groundwater Controls Indicator:		Yes
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Handler Date of Last Change:		20070308
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No
Importer of Spent Lead Acid Batteries:		No
Exporter of Spent Lead Acid Batteries:		No
Sub-Part P Indicator:		No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D002
Waste Description:	CORROSIVE WASTE
Waste Code:	D007
Waste Description:	CHROMIUM
Waste Code:	D008
Waste Description:	LEAD
Waste Code:	F002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MYERS CONTAINER CORP (Continued)

1000369022

Waste Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F003
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: MR. ED EISEM
Legal Status: Private
Owner/Operator Address: 51 SOUTH 600 WEST
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84101
Owner/Operator Telephone: 801-581-1905

Owner/Operator Indicator: Owner
Owner/Operator Name: MR. ED EISEM
Legal Status: Private
Owner/Operator Address: 51 SOUTH 600 WEST
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84101
Owner/Operator Telephone: 801-581-1905

Historic Generators:

Receive Date: 20070222
Handler Name: MYERS CONTAINER CORP
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MYERS CONTAINER CORP (Continued)

1000369022

Receive Date: 19800818
Handler Name: MYERS CONTAINER CORP
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 19920228
Handler Name: MYERS CONTAINER CORP.
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 19940225
Handler Name: MYERS CONTAINER CORP. #1
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

List of NAICS Codes and Descriptions:

NAICS Code: 81149
NAICS Description: OTHER PERSONAL AND HOUSEHOLD GOODS REPAIR AND MAINTENANCE

Facility Has Received Notices of Violation:

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19840612
Actual Return to Compliance Date: 19850315
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Enforcement Identifier: 001
Date of Enforcement Action: 19850315
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: FINAL 3008(A) COMPLIANCE ORDER
Proposed Amount: 3500
Final Monetary Amount: 3500
Final Count: 1
Final Amount: 3500

Found Violation: No

Found Violation: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MYERS CONTAINER CORP (Continued)

1000369022

Found Violation: No

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19840612
Actual Return to Compliance Date: 19850315
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Enforcement Identifier: 002
Date of Enforcement Action: 19840907
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL

Found Violation: No

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: LDR - General
Date Violation was Determined: 19911105
Actual Return to Compliance Date: 19930205
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Enforcement Identifier: 001
Date of Enforcement Action: 19920205
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: FINAL 3008(A) COMPLIANCE ORDER
SEP Sequence Number: 1
SEP Expenditure Amount: 11000
SEP Scheduled Completion Date: 19930307
SEP Actual Date: 19930307
SEP Type: PPR
SEP Type Description: Pollution Prevention and Reduction
Final Monetary Amount: 18000
Paid Amount: 18000
Final Count: 1
Final Amount: 18000

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19900803
Actual Return to Compliance Date: 19900813
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Scheduled Compliance Date: 19900815
Enforcement Identifier: 004
Date of Enforcement Action: 19900803
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: INITIAL 3008(A) COMPLIANCE

Found Violation: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MYERS CONTAINER CORP (Continued)

1000369022

Found Violation: No

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19911105
Actual Return to Compliance Date: 19930205
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Enforcement Identifier: 001
Date of Enforcement Action: 19920205
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: FINAL 3008(A) COMPLIANCE ORDER
SEP Sequence Number: 1
SEP Expenditure Amount: 11000
SEP Scheduled Completion Date: 19930307
SEP Actual Date: 19930307
SEP Type: PPR
SEP Type Description: Pollution Prevention and Reduction
Final Monetary Amount: 18000
Paid Amount: 18000
Final Count: 1
Final Amount: 18000

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19840612
Actual Return to Compliance Date: 19850315
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Enforcement Identifier: 003
Date of Enforcement Action: 19840907
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: INITIAL 3008(A) COMPLIANCE

Evaluation Action Summary:
Evaluation Date: 19840612
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Actual Return to Compliance Date: 19850315

Evaluation Date: 19850703
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE

Evaluation Date: 19850404
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION

Evaluation Date: 19900601
Evaluation Responsible Agency: State

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MYERS CONTAINER CORP (Continued)

1000369022

Found Violation:	No
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	MTW
Evaluation Date:	19840612
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Actual Return to Compliance Date:	19850315
Evaluation Date:	19850506
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Date:	19911105
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Actual Return to Compliance Date:	19930205
Evaluation Date:	19900803
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	XXX
Actual Return to Compliance Date:	19900813
Scheduled Compliance Date:	19900815
Evaluation Date:	19850828
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Date:	19850920
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Date:	19911105
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Actual Return to Compliance Date:	19930205
Evaluation Date:	19840612
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Actual Return to Compliance Date:	19850315

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

38
East
1/4-1/2
0.480 mi.
2536 ft.

HANSEN SERVICE INC
206 N 200 W
SALT LAKE CITY, UT 84103

LUST **U003149839**
UST **N/A**

Relative:
Higher
Actual:
4292 ft.

LUST:
 Name: HANSEN SERVICE INC
 Address: 206 N 200 W
 City,State,Zip: SALT LAKE CITY, UT 84103
 Facility ID: 4000360
 Release Id: MWY
Closed Date: 03/22/2012
 Notification Date: 03/05/2012
 Owner Name: HANSEN SERVICE INC
 Owner Address: 206 N 200 W
 Owner City: SALT LAKE CITY
 Owner State: UT
 Owner Zip: 84103
 Owner City,St,Zip: SALT LAKE CITY, UT 84103
 Project Manager: UST

Name: HANSEN SERVICE INC
 Address: 206 N 200 W
 City,State,Zip: SALT LAKE CITY, UT 84103
 Facility ID: 4000360
 Release Id: FJF
Closed Date: 10/16/1990
 Notification Date: 11/06/1989
 Owner Name: HANSEN SERVICE INC
 Owner Address: 206 N 200 W
 Owner City: SALT LAKE CITY
 Owner State: UT
 Owner Zip: 84103
 Owner City,St,Zip: SALT LAKE CITY, UT 84103
 Project Manager: [Robin Jenkins]

UST:
 Facility ID: 3212
 Tank ID: 1
 Above Tank: No
 Alternate Tank ID: 1
 Federal Regulated: Yes
 Owner Name: HANSEN SERVICE INC
 Owner Address: 206 N 200 W
 Owner City,State,Zip: SALT LAKE CITY, UT 84103
 REG AST: No
 Tank Emergency: No
 Tank Status: Permanently Out of Use
 Tank Capacity: 4000
 Substance Detected: Gasoline
 Substance Tested: Midgrade
 Tank Material: Fiberglass Reinforced Plastic
 Tank Mod: None
 Pipe Material: Fiberglass Reinforced Plastic
 Pipe Mod: None
 Install Date: 1989-09-11 00:00:00
 Closed Date: 2012-01-12 00:00:00
 Closure Status: Tank removed from ground

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HANSEN SERVICE INC (Continued)

U003149839

Complaint: Yes
PST Fund: Yes

Facility:
Name: HANSEN SERVICE INC
Address: 206 N 200 W
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 3212
Northing: 4514062
Easting: 424364

Facility ID: 3212
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: HANSEN SERVICE INC
Owner Address: 206 N 200 W
Owner City,State,Zip: SALT LAKE CITY, UT 84103
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 550
Substance Detected: Used Oil
Tank Material: Fiberglass Reinforced Plastic
Tank Mod: None
Pipe Material: No Piping
Pipe Mod: None
Install Date: 1990-05-08 00:00:00
Closed Date: 2012-01-12 00:00:00
Closure Status: Tank removed from ground
Complaint: Yes
PST Fund: Yes

Facility:
Name: HANSEN SERVICE INC
Address: 206 N 200 W
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 3212
Northing: 4514062
Easting: 424364

Facility ID: 3212
Tank ID: 3
Above Tank: No
Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: HANSEN SERVICE INC
Owner Address: 206 N 200 W
Owner City,State,Zip: SALT LAKE CITY, UT 84103
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HANSEN SERVICE INC (Continued)

U003149839

Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1966-05-14 00:00:00
Closed Date: 1989-11-06 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:

Name: HANSEN SERVICE INC
Address: 206 N 200 W
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 3212
Northing: 4514062
Easting: 424364

Facility ID: 3212
Tank ID: 4
Above Tank: No
Alternate Tank ID: 4
Federal Regulated: Yes
Owner Name: HANSEN SERVICE INC
Owner Address: 206 N 200 W
Owner City,State,Zip: SALT LAKE CITY, UT 84103
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Substance Detected: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1966-05-14 00:00:00
Closed Date: 1989-11-06 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:

Name: HANSEN SERVICE INC
Address: 206 N 200 W
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 3212
Northing: 4514062
Easting: 424364

Facility ID: 3212
Tank ID: 5
Above Tank: No
Alternate Tank ID: 5
Federal Regulated: Yes
Owner Name: HANSEN SERVICE INC
Owner Address: 206 N 200 W
Owner City,State,Zip: SALT LAKE CITY, UT 84103

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HANSEN SERVICE INC (Continued)

U003149839

REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 550
Substance Detected: Used Oil
Tank Material: Unknown
Tank Mod: None
Pipe Material: Unknown
Pipe Mod: None
Install Date: 1958-01-01 00:00:00
Closed Date: 1990-05-22 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No

Facility:

Name: HANSEN SERVICE INC
Address: 206 N 200 W
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 3212
Northing: 4514062
Easting: 424364

39
ESE
1/4-1/2
0.488 mi.
2576 ft.

MAVERIK #327
206 W NORTH TEMPLE
SALT LAKE CITY, UT 84103

LUST **U003149791**
UST **N/A**
Financial Assurance

Relative:
Higher

LUST:

Actual:
4294 ft.

Name: MAVERIK #327
Address: 206 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 4000674
Release Id: LKN
Closed Date: 09/18/2001
Notification Date: 06/28/2001
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84111
Owner City,St,Zip: SALT LAKE CITY, UT 84111
Project Manager: Michael Pecorelli

Name: MAVERIK #327
Address: 206 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 4000674
Release Id: MEA
Closed Date: 11/14/2006
Notification Date: 10/24/2006
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84111

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAVERIK #327 (Continued)

U003149791

Owner City,St,Zip: SALT LAKE CITY, UT 84111
Project Manager: UST

Name: MAVERIK #327
Address: 206 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 4000674
Release Id: NIO
Closed Date: 11/18/2015
Notification Date: 10/27/2015
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84111
Owner City,St,Zip: SALT LAKE CITY, UT 84111
Project Manager: UST

UST:

Facility ID: 3506
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City,State,Zip: SALT LAKE CITY, UT 84111
REG AST: No
Tank Emergency: No
Tank Status: Currently In Use
Tank Capacity: 9816
Substance Detected: Gasoline
Substance Tested: Regular
Tank Material: Fiberglass Reinforced Plastic
Tank Mod: None
Pipe Material: Flexible Plastic
Pipe Mod: Double-Walled
Install Date: 1987-12-01 00:00:00
Complaint: Yes
PST Fund: No
Other Type: Insurance

Facility:

Name: MAVERIK #327
Address: 206 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 3506
Northing: 4513805
Easting: 424285

Facility ID: 3506
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: MAVERIK, INC.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAVERIK #327 (Continued)

U003149791

Owner Address: 185 S. STATE ST. STE 800
Owner City,State,Zip: SALT LAKE CITY, UT 84111
REG AST: No
Tank Emergency: No
Tank Status: Currently In Use
Tank Capacity: 9816
Substance Detected: Gasoline
Substance Tested: Premium
Tank Material: Fiberglass Reinforced Plastic
Tank Mod: None
Pipe Material: Flexible Plastic
Pipe Mod: Double-Walled
Install Date: 1987-12-01 00:00:00
Complaint: Yes
PST Fund: No
Other Type: Insurance

Facility:

Name: MAVERIK #327
Address: 206 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 3506
Northing: 4513805
Easting: 424285

Facility ID: 3506
Tank ID: 3
Above Tank: No
Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City,State,Zip: SALT LAKE CITY, UT 84111
REG AST: No
Tank Emergency: No
Tank Status: Currently In Use
Tank Capacity: 9816
Substance Detected: Diesel
Substance Tested: Diesel #2 (U.L.S.)
Tank Material: Fiberglass Reinforced Plastic
Tank Mod: None
Pipe Material: Flexible Plastic
Pipe Mod: Double-Walled
Install Date: 1987-12-01 00:00:00
Complaint: Yes
PST Fund: No
Other Type: Insurance

Facility:

Name: MAVERIK #327
Address: 206 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 3506
Northing: 4513805
Easting: 424285

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAVERIK #327 (Continued)

U003149791

Financial Assurance 2:

Name: MAVERIK #327
Address: 206 W NORTH TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84103
Facility ID: 4000674
Federal Regulated Tank: True
Mechanism: Insurance

40
North
1/4-1/2
0.488 mi.
2578 ft.

MAY FOUNDRY AND MACHINE CO
454 W 600 N
SALT LAKE CITY, UT 84109

LUST **U004312021**
UST **N/A**

Relative:
Lower

LUST:

Actual:
4227 ft.

Name: MAY FOUNDRY AND MACHINE CO
Address: 454 W 600 N
City,State,Zip: SALT LAKE CITY, UT 84109
Facility ID: 4002565
Release Id: NUE
Closed Date: 07/31/2019
Notification Date: 03/01/2019
Owner Name: MIKE MAY
Owner Address: 454 W 600 N
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84109
Owner City,St,Zip: SALT LAKE CITY, UT 84109
Project Manager: Avery Holyoak

UST:

No Details: No Details

41
WSW
1/2-1
0.959 mi.
5062 ft.

MOUNTAIN FUELS SUPPLY CO
1078 W 100 SOUTH
SALT LAKE CITY, UT 84101

EDR MGP **1008409003**
N/A

Relative:
Lower

Manufactured Gas Plants:

Actual:
4227 ft.

Alternate Name:UTAH GAS AND COKE CO. Years of Operation: 1906-1929

Count: 11 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SALT LAKE CITY	1026649413	UTAH TRANSIT AUTHORITY	57 W 200 SOUTH SUITE 500	84101	PRP
SALT LAKE CITY	U002264404	DATA PROCESSING CENTER	205 E 200 S (REAR)	84111	LUST, UST, Financial Assurance
SALT LAKE CITY	1026603658	HORNE CONSTRUCTION CORP.	525 SOUTH 300 WEST P.O. BOX 23	84101	PRP
SALT LAKE CITY	S121450070	DALTON'S EDGE MULTI-FAMILY	1040 SOUTH 400 WEST		VCP
SALT LAKE CITY	1026728861	635 S. 500 WEST	635 S. 500 WEST	84101	US BROWNFIELDS
SALT LAKE CITY	1027024799	635 S. 500 WEST	635 S. 500 WEST	84101	FINDS
SALT LAKE CITY	1026607177	JARDINE PETROLEUM CO	102 W 500 S #402	84101	PRP
SALT LAKE CITY	U003832879	CONSTRUCTION NEAR SUBWAY SANDWICH	APPROX 100 N 300 W, NW CORNER	84103	LUST, UST
SALT LAKE CITY	S128620112	NON NOTIFIER	500 SOUTH BETWEEN STATE AND MA	84111	LUST
SALT LAKE CITY	1026648934	UNIVERSITY OF UTAH	LITIGATION DIVISION 330 SOUTH	84111	PRP
SALT LAKE CITY	1027019537	300 WEST STREETScape BEAUTIFICATIO	300 WEST, NORTH TEMPLE TO 1000	84103	FINDS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
UT	AIRS	Division of Air Quality	Department of Environmental Quality	04/26/2022	04/27/2022	05/17/2022
UT	AST	Listing of Aboveground Storage Tanks	Department of Environmental Quality	06/13/2022	06/14/2022	09/02/2022
UT	BROWNFIELDS	Brownfields Assessment Sites	Department of Environmental Quality	11/09/2021	11/11/2021	02/02/2022
UT	CDL	Methamphetamine Contaminated Properties Listing	Salt Lake Valley Health Department	05/31/2022	05/31/2022	08/19/2022
UT	DRYCLEANERS	Registered Drycleaners	Department of Environmental Quality	04/19/2022	04/20/2022	05/16/2022
UT	EWA	Enforceable Written Assurances	Department of Environmental Quality	06/13/2022	06/14/2022	09/02/2022
UT	FUDS	Formerly Used Defense Sites	Utah AGRC	03/09/2022	04/20/2022	07/14/2022
UT	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Quality	12/31/2020	03/23/2022	06/21/2022
UT	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Quality	06/16/2022	06/17/2022	09/02/2022
UT	INST CONTROL	Sites with Institutional Controls	Department of Environmental Quality	04/19/2022	04/20/2022	07/14/2022
UT	LAST	Leaking Aboveground Storage Tank Sites	Department of Environmental Quality	06/16/2022	06/17/2022	09/02/2022
UT	LUST	Sites with Leaking Underground Storage Tanks	Department of Environmental Quality	04/07/2022	04/07/2022	07/05/2022
UT	MMRP	Military Munitions Response Program	Department of Environmental Quality	06/13/2022	06/14/2022	09/02/2022
UT	NPDES	Permitted Facilities Listing	Department of Environmental Quality	06/06/2022	06/08/2022	08/26/2022
UT	PFAS	PFAS Site Information Listing	Department of Environmental Quality	04/12/2022	04/13/2022	05/16/2022
UT	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Quality		07/01/2013	01/16/2014
UT	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Quality		07/01/2013	01/03/2014
UT	SHWS	This state does not maintain a SHWS list. See the Federal CE	Department of Environmental Quality			
UT	SPILLS	Spills Data	Department of Environmental Quality	01/10/2022	01/13/2022	04/05/2022
UT	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	07/31/2011	01/03/2013	02/11/2013
UT	SWF/LF	List of Landfills	Department of Environmental Quality	10/07/2021	10/12/2021	01/10/2022
UT	TIER 2	Tier 2 Facility Listing	Department of Environmental Quality	12/31/2021	03/16/2022	06/13/2022
UT	UIC	UIC Site Location Listing	Department of Natural Resources	04/19/2022	04/20/2022	07/14/2022
UT	UOPF	Used Oil Permitted Facilities	Department of Environmental Quality	06/13/2022	06/13/2022	08/30/2022
UT	UST	List of Sites with Underground Storage Tanks	Department of Environmental Quality	04/07/2022	04/07/2022	07/06/2022
UT	VCP	Voluntary Cleanup Sites List	Department of Environmental Quality	03/17/2022	05/12/2022	08/02/2022
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	06/14/2022	06/15/2022	08/22/2022
US	BRS	Biennial Reporting System	EPANTIS	12/31/2019	03/02/2022	03/25/2022
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2020	11/30/2021	02/22/2022
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	03/31/2022	04/14/2022	07/12/2022
US	CORRACTS	Corrective Action Report	EPA	06/20/2022	06/21/2022	06/28/2022
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	07/26/2022	08/02/2022	08/22/2022
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	04/02/2022	04/05/2022	06/28/2022
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/14/2022	06/15/2022	06/21/2022
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/25/2021	06/24/2021	09/20/2021
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	10/14/2021	11/05/2021	02/01/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FINDS	Facility Index System/Facility Registry System	EPA	05/13/2022	05/18/2022	05/31/2022
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	05/11/2022	05/17/2022	07/29/2022
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	05/16/2022	05/17/2022	07/29/2022
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	07/26/2021	07/27/2021	10/22/2021
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/21/2022	03/21/2022	06/14/2022
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2022	06/13/2022	08/16/2022
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	06/02/2022	06/13/2022	08/31/2022
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/11/2022	06/13/2022	08/16/2022
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/28/2022	06/13/2022	08/16/2022
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/14/2022	06/13/2022	08/16/2022
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2022	06/13/2022	08/16/2022
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2022	06/13/2022	08/16/2022
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/07/2022	06/13/2022	08/16/2022
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2022	06/13/2022	08/16/2022
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	06/02/2022	06/13/2022	08/31/2022
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/11/2022	06/13/2022	08/16/2022
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/28/2022	06/13/2022	08/16/2022
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/14/2022	06/13/2022	08/16/2022
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2022	06/13/2022	08/16/2022
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2022	06/13/2022	08/16/2022
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	07/26/2022	08/02/2022	08/22/2022
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	07/26/2022	08/02/2022	08/22/2022
US	LUCIS	Land Use Control Information System	Department of the Navy	05/16/2022	05/19/2022	07/29/2022
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	03/21/2022	03/22/2022	03/25/2022
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/10/2022	06/14/2022	08/22/2022
US	NPL	National Priority List	EPA	07/26/2022	08/02/2022	08/22/2022
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	01/20/2022	01/20/2022	03/25/2022
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	07/26/2022	08/02/2022	08/31/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

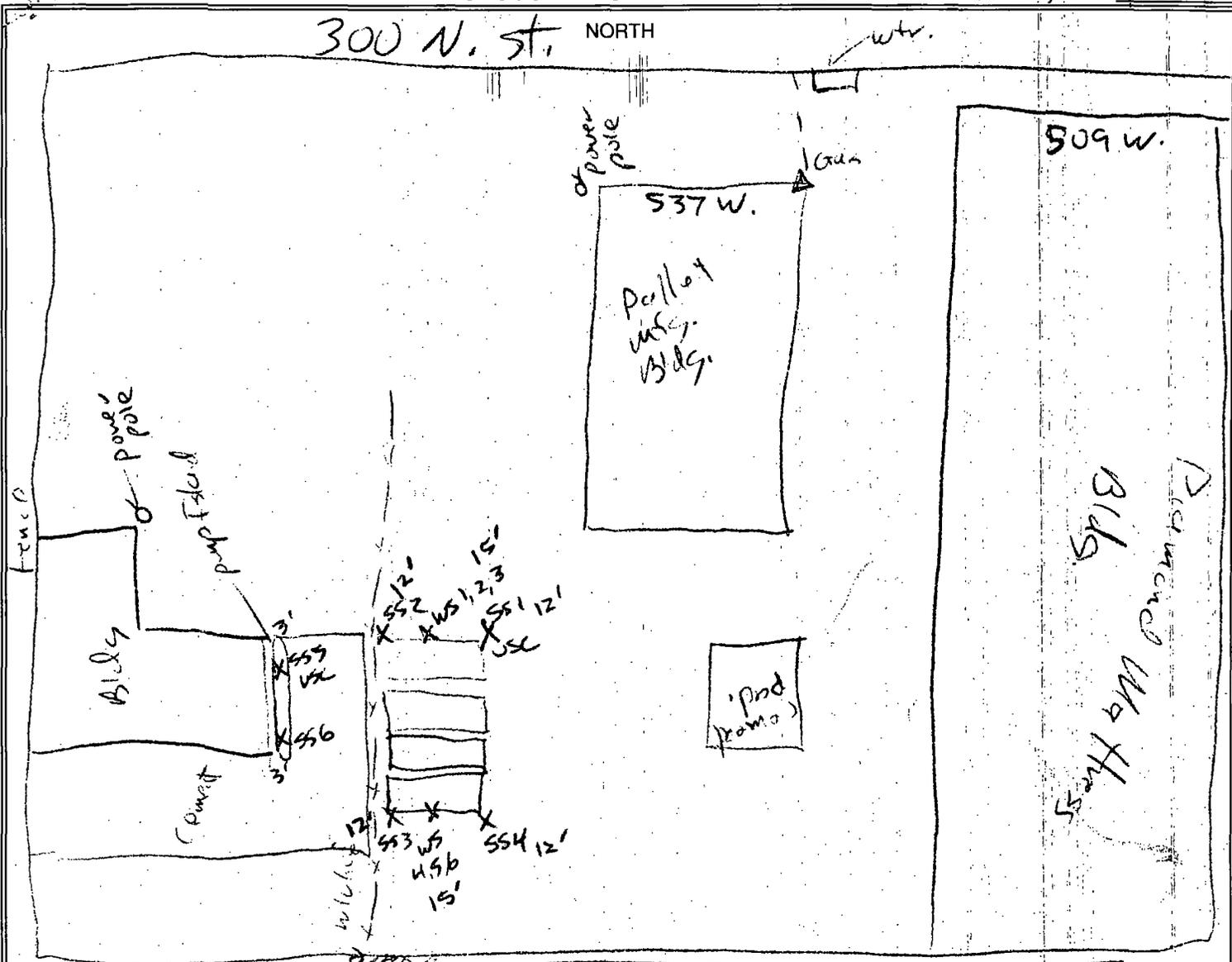
St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	Proposed NPL	Proposed National Priority List Sites	EPA	07/26/2022	08/02/2022	08/22/2022
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RMP	Risk Management Plans	Environmental Protection Agency	04/27/2022	05/04/2022	05/10/2022
US	ROD	Records Of Decision	EPA	07/26/2022	08/02/2022	08/22/2022
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	07/26/2022	08/02/2022	08/22/2022
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	07/26/2022	08/02/2022	08/22/2022
US	SSTS	Section 7 Tracking Systems	EPA	07/18/2022	07/18/2022	07/29/2022
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	02/23/2022	03/10/2022	03/10/2022
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	04/30/2022	05/24/2022	07/29/2022
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	05/16/2022	05/24/2022	07/29/2022
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/20/2022	06/21/2022	08/31/2022
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	04/30/2022	05/24/2022	07/29/2022
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	05/16/2022	05/24/2022	07/29/2022
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/03/2022	08/17/2022	08/31/2022
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2020	01/11/2022	02/14/2022
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	10/29/2021	01/19/2022
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
UT	Daycare Centers	Sensitive Receptor: Child Care Provider List	Department of Health			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

<u>St</u>	<u>Acronym</u>	<u>Full Name</u>	<u>Government Agency</u>	<u>Gov Date</u>	<u>Arvl. Date</u>	<u>Active Date</u>
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
UT	State Wetlands	Wetland Inventory	Utah Geological Survey			
US	Topographic Map	Current USGS 7.5 Minute Topographic Map	U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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Show locations of all buildings, streets, tanks, piping and dispenser islands. Indicate location and depth of all samples collected by the sampler and the inspector. Also indicate the location of any reported PID or FID readings.

Potential Receptors: Distance (in feet) to the nearest:

Residences 1000' NW Commercial buildings 2' W Property line 40' W Active water well N/A
 Surface water N/A Underground: Sewer 170' N Water line 150' NE Natural gas line 150' NE
 Telephone line N/A Electrical line N/A Storm drain 180' N Other (specify) _____

Comments: Clay soil at bottom of USTs - No live backfill
contamination & vapors present - major! - skin of Free Product
Ripped hole's in 3 UST's before injected by accident (over 2" hole)
SLC fire de'd not inject 3 holes; All UST's had 1/2" holes & bad seams

I, William Moore certify that I inspected the above-named facility on 8/3/96
(print name) (month, day, year, time)
 Inspector's Signature: [Signature] Cert# TJ0027 Date: 9/3/96



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF ENVIRONMENTAL
RESPONSE AND REMEDIATION

Brent H. Everett
Director

FILE COPY

SCANNED

DERR-2021-01587

ERRL-0151-21

May 12, 2021

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ivan Carroll
Giv Development
50 North 600 West
Salt Lake City, Utah 84116

Re: **LUST Release File Closure Review**
Diamond Rail Apartments, located at 509 West 300 North, Salt Lake City, Utah
Facility Identification No. 4001974, Release Site JSB

Dear Mr. Carroll:

The Division of Environmental Response and Remediation (DERR) recently completed a case closure review of the leaking underground storage tank (LUST) site at the above listed facility. The review included historic environmental work (pre-1996), and soil and groundwater data from site investigations (2017-2020). Also evaluated was release mitigation work i.e., installed vapor fabric and other ventilation work placed under the recently constructed building.

The review indicates that in-place soil and groundwater contamination exceed the DERR's Initial Screening Level (ISL) cleanup standard in numerous locations, and more work is necessary before site closure can be considered.

Conclusions drawn from the DERR review are:

- 1) That soil contamination above the ISL cleanup standard remains, at a depth of about 10 to 15 feet below grade (bg), and that the foot print of contamination is broadly described as between sampling points TER-7 to MW-5 and from B-1 to MW-4 (see Exhibit 3).
- 2) That groundwater contamination above the ISL cleanup standard remains, at about 12' bg, and is broadly described as between sampling points TER-7 to MW-5, and MW-2 to MW-4 (see Exhibit 3).

- 3) That two parcels of land are impacted with Release Site JSB, Salt Lake County Parcel #08363050780000-Diamond Rail Apartments, LLC and Salt Lake County Parcel #08363050790000-Attuned Development LLC (see Exhibit 4).

Regarding LUST file closure for Release Site JSB, the DERR has determined that two options exist for obtaining no further action (NFA) status, and are presented as follows:

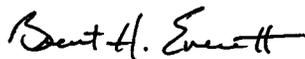
- 1) NFA is possible following cleanup of a subsurface soils exceeding the ISL cleanup standard in the area near sampling locations TER-5, TER-7 and MW-1, where approximately 324 cubic yards of impacted soil remain and are treatable. Additionally, the DERR would need an Environmental Covenant (EC) that runs with the land, for Salt Lake County Parcel, #08363050780000-Diamond Rail Apartments, LLC, where residual petroleum contamination remains. In the case of the EC, future landowners would be a responsible party to the remaining petroleum contamination, and be responsible for environmental site safety and proper disposal of contaminated soils, should they be encountered or disturbed during future development of the site.
- 2) NFA is also possible by placing an EC on the two parcels of land impacted with residual petroleum contamination. The DERR would need an EC that runs with the land for Salt Lake County Parcels, #08363050780000-Diamond Rail Apartments, LLC and #08363050790000-Attuned Development, LLC. Again, in the case of the EC, future landowners would be a responsible party to the petroleum contamination, and be responsible for environmental site safety and proper disposal of contaminated soils, should they be encountered or disturbed during future development of the site.

Therefore, Giv Development (Giv) needs to declare which pathway to NFA is appropriate. That being option (i), targeted soil cleanup and an EC that runs with the land for one parcel, or option (ii), ECs that run with the land for two separate parcels.

The DERR requests that Giv respond within **90 days** of receipt of this letter, and stands ready to assist Giv in its effort to obtain NFA status.

If you have any questions concerning this letter or the options for site closure, please contact **Mark Crim**, DERR project manager, at (801) 536-4100.

Sincerely,

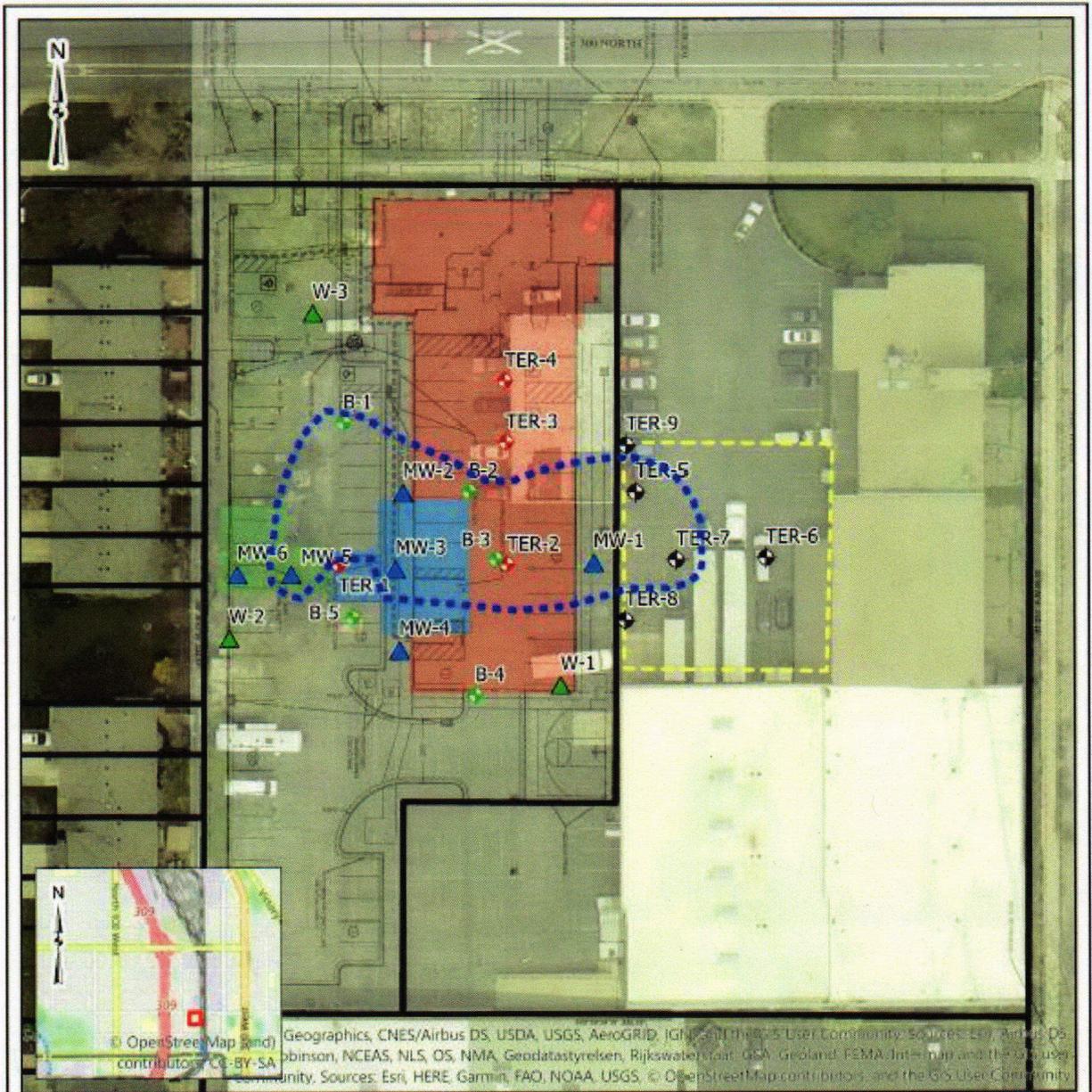


Brent H. Everett, Director
Division of Environmental Response and Remediation

BHE/MEC/stt

Enclosures: Exhibits 3 and 4

cc: Gary L. Edwards, M.S., Director, Salt Lake County Health Department
Nancy Saunders, Project Manager, Terracon Consultants, Inc.
Benjamin B. Bowers, Environmental Department Manager, Terracon Consultants, Inc.



- ▲ Terracon Boring/1-Inch Diameter Well Location, 2020
- ◆ Terracon Soil and Groundwater Sample, 1996
- ▲ Secor Groundwater Sample, 1996
- ◆ Secor Soil Sample, 1996
- ◆ Terracon Soil and Groundwater Sample 2020

- New Apartment Building
- Former UST Excavation Area
- Former Warehouse Building
- ▭ Parcels
- Approx areal extent of TPH-DRO in Groundwater
- Area screened with GPR and EMS for anomalies

0 25 50 100 Feet
 DATA SOURCES:
 ESRI WMS - World Aerial Imagery, OpenStreetMap

Background schematic diagram is the Diamond Rail Apartments Development Plan

Project No.: 61197593
 Date: Sep 2020
 Drawn By: AST
 Reviewed By: BBB

Terracon
 6949 S High Tech Dr, Ste 100 Midvale, UT 84047
 PH. (801) 545-8500 terracon.com

Areal Extent of TPH-DRO in Soils
 Diamond Rail Apartments
 509 West 300 North
 Salt Lake City, Utah

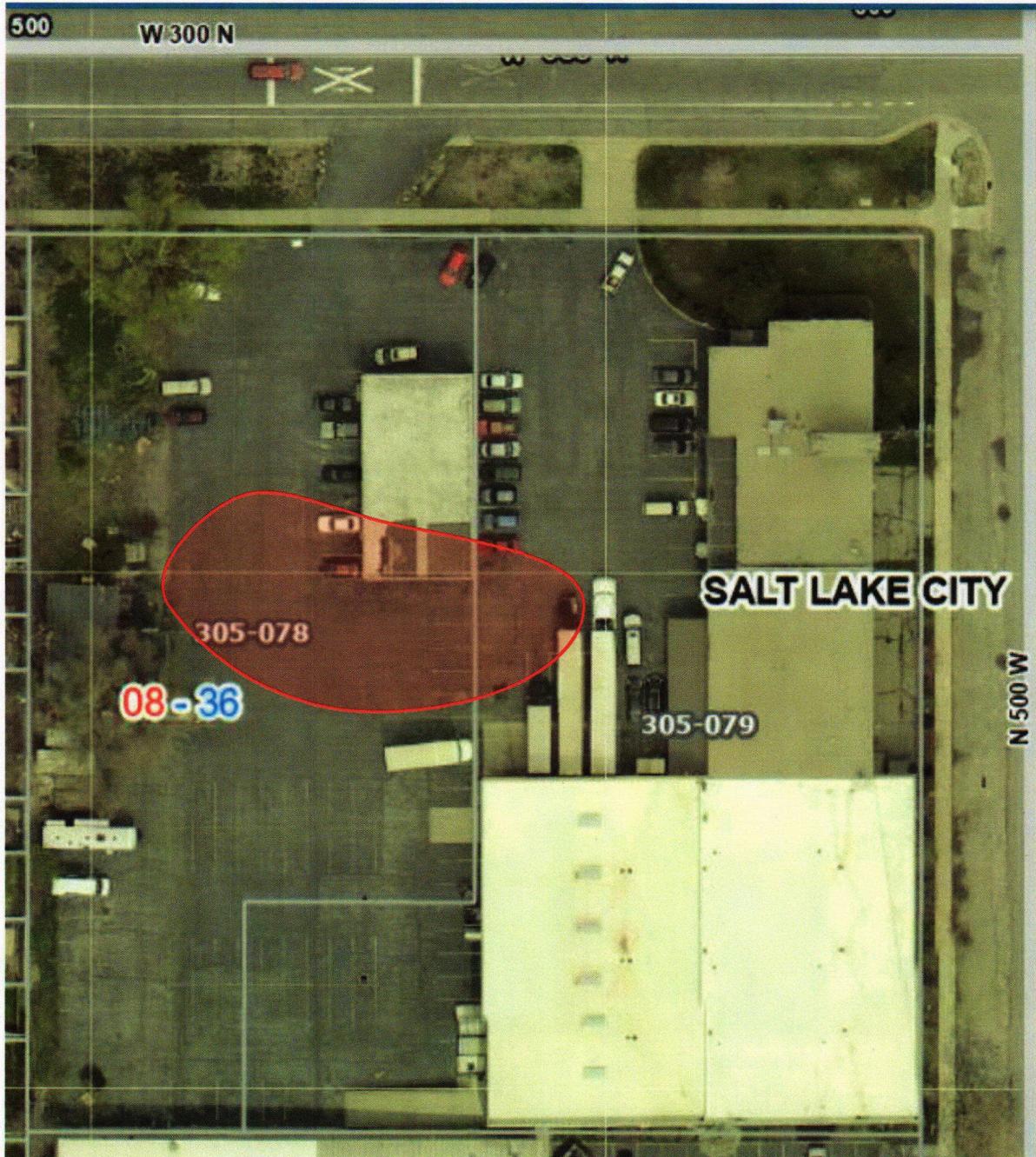
Exhibit
 3

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EXHIBIT 4

Salt Lake County Parcel Map with Parcel # 305-078-Diamond Rail Apartments LLC and Parcel #305-079- Attuned Development LLC

Showing Approximate Petroleum Plume Boundary (Red)



LUST Correspondence Sign-Off Sheet

ERRL# 0151-21

Author	Mark Crim
Subject	NFA Comment Letter for Diamond Mattress, Site JSB
File Name on Google Drive	Google Drive/LUST RA/Draft Letters/Mark/NFA Comment.Ltr.JSB.docx
Enclosures	Yes
Attached	Yes
Specify	Exhibit 3& 4, a single pdf.
Special Instructions	Copy the enclosure to Terracon CC'd recipients

Draft Approval Process

Project Manager	 MC	05/05/2021
Section Manager	 MA	05/05/2021

Final Approval Process

Section Secretary	 HT	05/05/2021
Author	 MC	05/05/2021
Branch Secretary	 ES	05/10/2021
Administrative Secretary	 ES	05/10/2021

Section Secretary

Certified Mail	Yes
Enclosures Included	Yes
ccs Mailed	Yes
Mailed By	 HT 05/12/2021



File Attachment 1



Attach Signed Letter

7014 1200 0000 7089 3486

U.S. Postal Service™
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SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF ENVIRONMENTAL
RESPONSE AND REMEDIATION

Brent H. Everett
Director

ERRL-0051-22

February 9, 2022

Giv Development
Attention: Ivan Carroll
50 North 600 West
Salt Lake City, Utah 84116

**Re: No Further Action, Leaking Underground Storage Tank Release
Environmental Covenants, Salt Lake County Recorder No. 13887251 and 13887249
Diamond Rail Apartments, 509 West 300 North, Salt Lake City, Utah
Facility Identification No. 4001974, Release JSB**

Dear Mr. Carroll:

The file for this release has been reviewed by the Division of Environmental Response and Remediation (DERR) project manager who has recommended that no further corrective action be taken at this time. This no further action applies only to the specific Release JSB and is applicable only under the conditions specified in Environmental Covenant No. 13887251 (Book 11303, page 8736) and Environmental Covenant No. 13887249 (Book 11303, page 8717) recorded at the Salt Lake County Recorder on February 8, 2022.

This no further action determination is based on current land usage, exposure pathways, potential receptors, and other site-specific risk characteristics. In the future, if changes to these characteristics create a threat to human health or the environment, additional corrective action may be required.

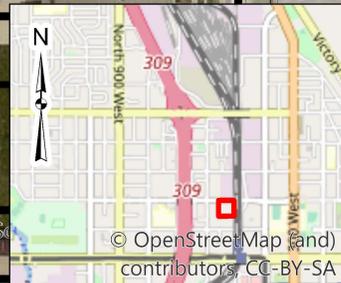
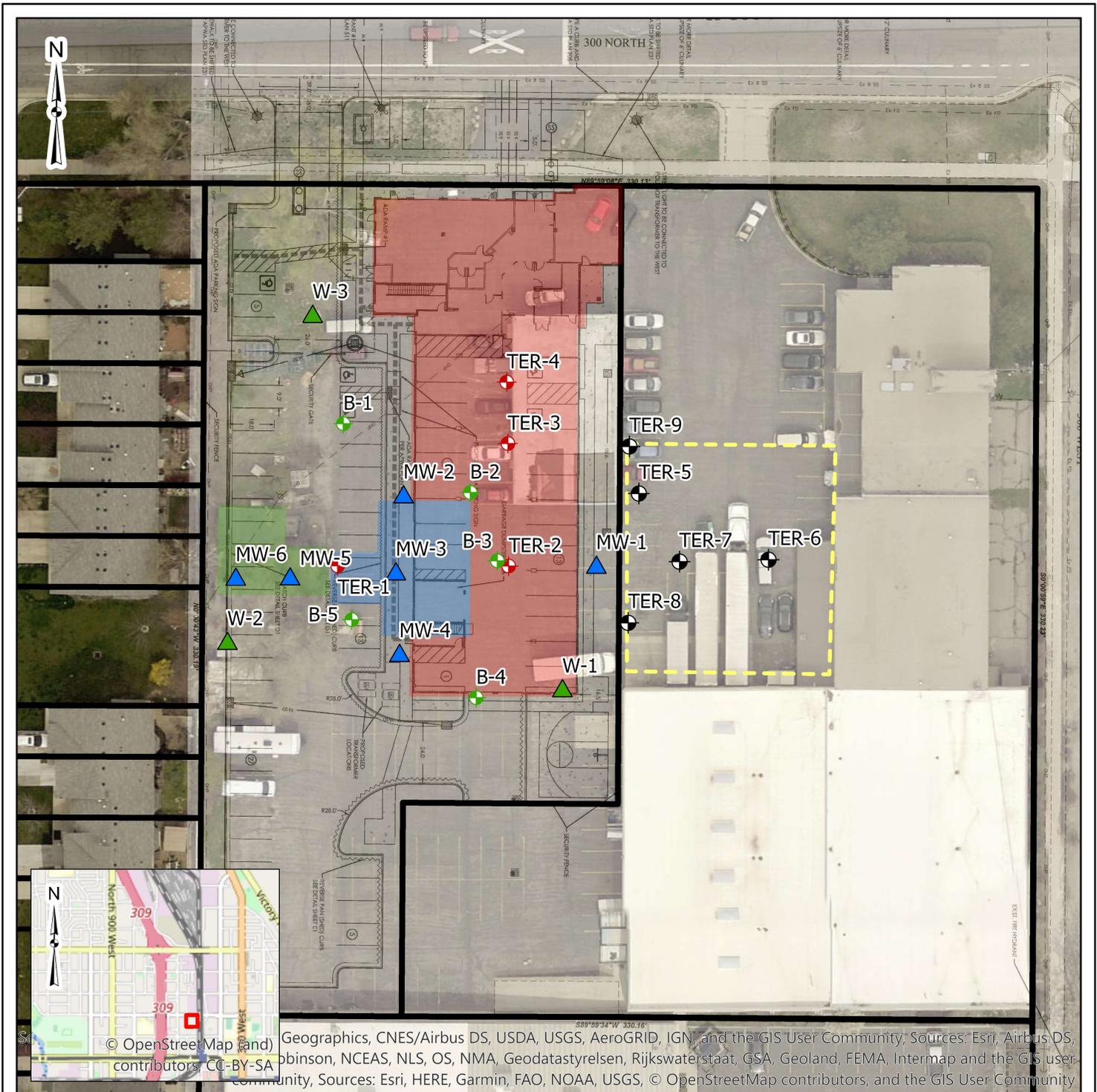
If you have any questions regarding this matter, please contact **Mark Crim**, the DERR project manager, at (801) 536 4100.

Sincerely,

Brent H. Everett, Director
Division of Environmental Response and Remediation

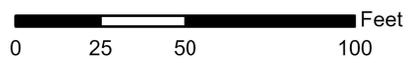
BHE/MEC/ad

cc: Angela Dunn, MD, MPH, Executive Director, Salt Lake County Health Department
Chris Parker, Attuned Development, LLC
Nancy Saunders, Terracon Consultants, Inc.



- ▲ Terracon Boring/1-Inch Diameter Well Location, 2020
- ◆ Terracon Soil and Groundwater Sample, 1996
- ▲ Secor Groundwater Sample, 1996
- ◆ Secor Soil Sample, 1996
- Terracon Soil and Groundwater Sample 2020

- New Apartment Building
- Former UST Excavation Area
- Former Warehouse Building
- Parcels
- Area screened with GPR and EMS for anomalies



DATA SOURCES:
ESRI WMS - World Aerial Imagery, OpenStreetMap

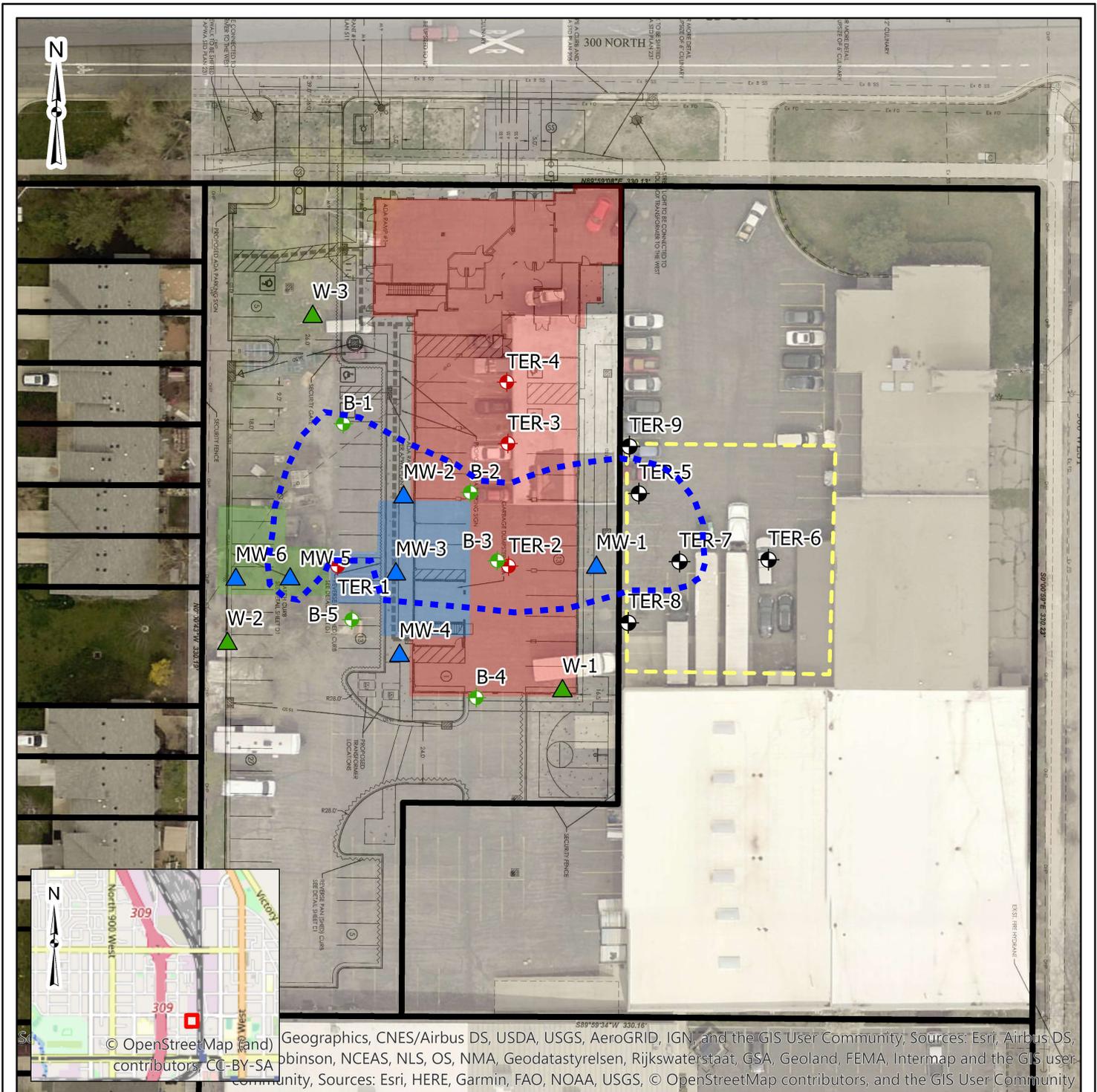
Background schematic diagram is the Diamond Rail Apartments Development Plan

Project No.:	61197593
Date:	Sep 2020
Drawn By:	AST
Reviewed By:	CDE

6949 S High Tech Dr, Ste 100 Midvale, UT 84047
PH. (801) 545-8500 terracon.com

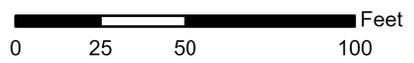
Site Plan with Sample Locations
Diamond Rail Apartments 509 West 300 North Salt Lake City, Utah

Exhibit
2



- ▲ Terracon Boring/1-Inch Diameter Well Location, 2020
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- ▲ Secor Groundwater Sample, 1996
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DATA SOURCES:
ESRI WMS - World Aerial Imagery, OpenStreetMap

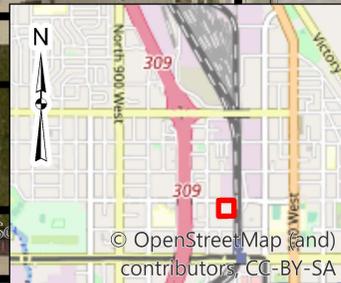
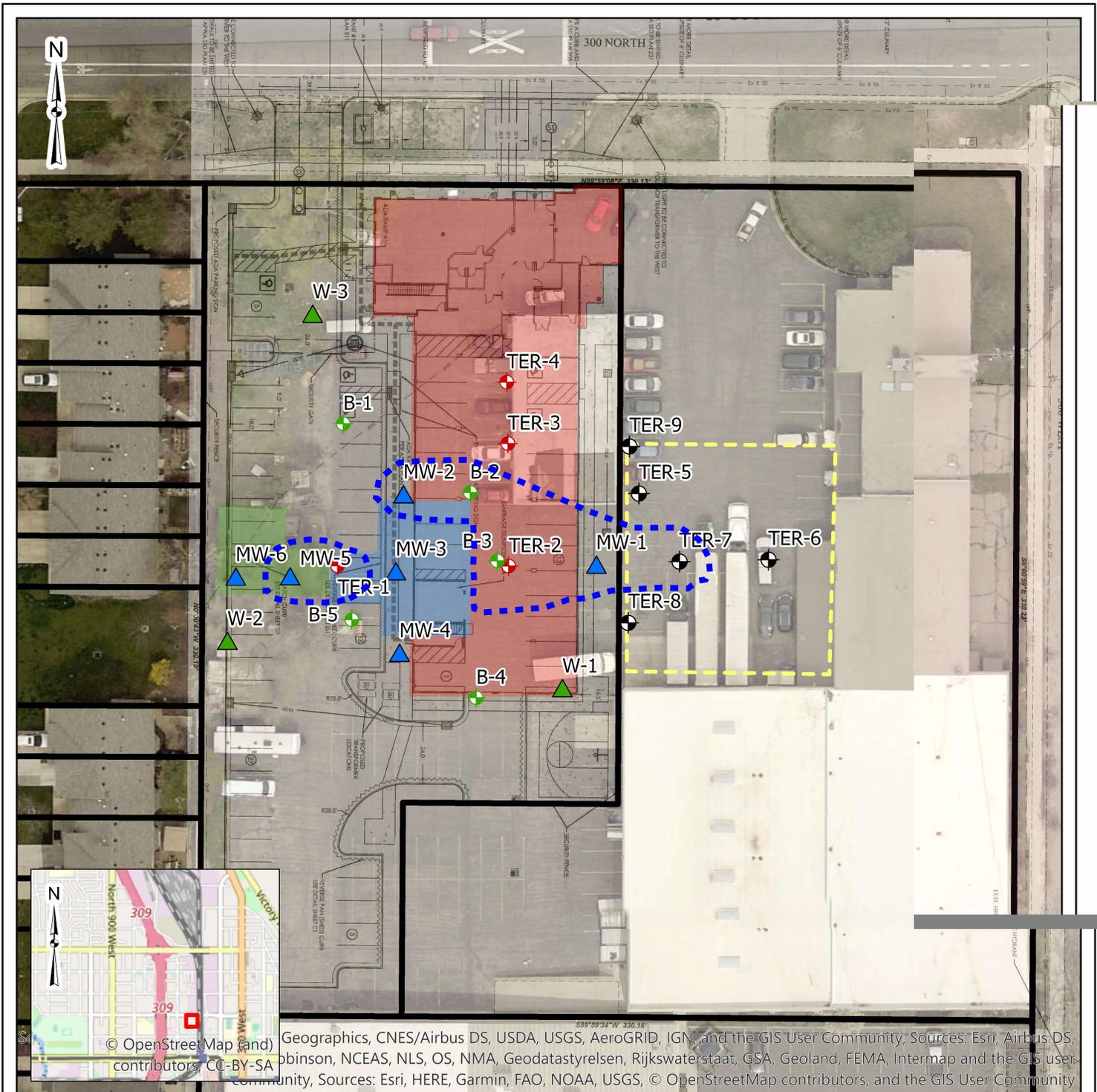
Background schematic diagram is the Diamond Rail Apartments Development Plan

Project No.:	61197593
Date:	Sep 2020
Drawn By:	AST
Reviewed By:	BBB

6949 S High Tech Dr, Ste 100 Midvale, UT 84047
PH. (801) 545-8500 terracon.com

Areal Extent of TPH-DRO in Soils
Diamond Rail Apartments 509 West 300 North Salt Lake City, Utah

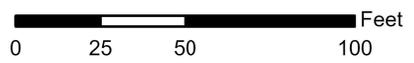
Exhibit
3



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- ▲ Terracon Boring/1-Inch Diameter Well Location, 2020
- ◆ Terracon Soil and Groundwater Sample, 1996
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Date:	Sep 2020
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Reviewed By:	BBB

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PH. (801) 545-8500 terracon.com

Areal Extent of TPH-DRO in Groundwater
Diamond Rail Apartments 509 West 300 North Salt Lake City, Utah

Exhibit
4

Table 1 Soil Analytical Results
Diamond Rail Apartments
509 West 300 North, Salt Lake City, Utah
Terracon Project No. 61197593
 Results in Micrograms per Kilogram (mg/kg)

			TPH - DRO	TPH - GRO	BENZENE	ETHYL BENZENE	METHYL TERT BUTYL ETHER (MBTE)	NAPHTHALENE	TOLUENE	XYLENES, TOTAL
Method			EPA 8015	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260
Utah DERR ISLs			500	150	0.2	5	0.3	51	9	142
Utah DERR Tier 1 SLs			5000	1500	0.9	23	0.3	51	25	142
Sample ID	Sample Depth	Date Collected								
TER-5 @ 10'	10 ft	8/20/2020	<63	<0.315	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-5 @ 15'	15 ft	8/20/2020	945	22.8	<0.13	<0.32	<0.13	4.24	<0.32	0.36
TER-6 @ 11'	11 ft	8/20/2020	<64	<0.318	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-6 @ 14'	14 ft	8/20/2020	<64	<321	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-7 @ 12'	12 ft	8/20/2020	2410	11.7	<0.14	<0.35	<0.14	1.56	<0.35	0.39
TER-7 @ 19'	19 ft	8/20/2020	<71	<0.355	<0.01	<0.04	<0.01	<0.04	<0.04	<0.04
TER-8 @ 12'	12 ft	8/20/2020	<68	<0.341	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-8 @ 13.5'	13.5 ft	8/20/2020	<80	<0.401	<0.02	<0.04	<0.02	<0.04	<0.04	<0.04
TER-9 @ 12'	12 ft	8/20/2020	<63	<0.316	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-9 @ 15'	15 ft	8/20/2020	<70	<0.349	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
MW-1 @ 9.5'	9.5 ft	4/2/2020	4150	88.0	<0.14	0.54	<0.14	10.5	<0.35	<0.35
MW-2 @ 14.5'	14.5 ft	4/2/2020	2050	23.8	<0.15	<0.38	<0.15	4.04	<0.38	<0.38
MW-3 @ 13.0'	13.0 ft	4/2/2020	1630	368	<0.13	0.53	<0.13	5.84	<0.33	<0.33
MW-4 @ 14.5'	14.5 ft	4/2/2020	<3.29	<66	<0.13	<0.33	<0.13	0.67	<0.33	<0.33
MW-5 @ 11.0'	11.0 ft	4/2/2020	896	96.7	<0.13	<0.32	<0.13	1.41	<0.32	<0.32
MW-6 @ 8.0'	8.0 ft	4/2/2020	<64	<0.318	<0.01	<0.03	<0.01	<0.03	<0.03	<0.03
TER-1	12.0 ft	6/22/2017	139	110	0.0297	0.0148	<0.0356	2.47	<0.172	0.0311
TER-2	12.0 ft	6/22/2017	1410	34.6	<0.0365	0.0644	<0.0356	5.22	<0.178	0.0314
TER-3	15.5 ft	6/22/2017	NA	NA	0.00658	0.00157	<0.0356	0.00303	0.00806	0.0032
TER-4	16.0 ft	6/22/2017	NA	NA	0.0245	0.00393	<0.0356	0.00155	0.0247	0.00962
B-1	15 ft	9/10/1996	597	<10	0.148	0.0157	NA	0.516	<0.005	0.015
B-2	15 ft	9/10/1996	248	<100	0.0223	0.151	NA	3.05	<0.02	0.06
B-3	10 ft	9/10/1996	2860	<100	<0.005	0.282	NA	3.24	0.0069	0.0906
B-4	15 ft	9/10/1996	<10	<100	<0.005	<0.005	NA	<0.005	<0.005	<0.015
B-5	15 ft	9/10/1996	<10	<100	<0.005	<0.005	NA	<0.005	<0.005	<0.015
W-1	17.5 ft	9/10/1996	<10	<100	<0.005	<0.005	NA	<0.005	<0.005	<0.015
W-2	17.5 ft	9/10/1996	<10	<100	<0.005	<0.005	NA	<0.005	<0.005	<0.015
W-3	17.5 ft	9/10/1996	<10	<100	<0.005	<0.005	NA	<0.005	<0.005	<0.015

Flag(s) = data qualifiers if present

Notes:

- TPH - DRO - Total Petroleum Hydrocarbons, diesel range
- TPH - GRO - Total Petroleum Hydrocarbons, gasoline range
- SGT - Silica Gel Treatment
- Utah DERR ISLs - Utah Division of Environmental Response and Remediation, Initial Screening Levels for non-restricted land use.
- Utah DERR Tier 1 Screening Levels - Utah Division of Environmental Response and Remediation, risk-based screening levels
- Grey shaded values exceed the laboratory reporting limits.
- Blue shaded values exceed the Utah DERR ISLs
- Yellow shaded values exceed the Utah DERR Tier 1 Screening Levels

**Table 2 - Groundwater Analytical Results
Diamond Rail Apartments
509 West 300 North, Salt Lake City, Utah
Terracon Project No. 61197593
Units in Micrograms per Liter (mg/L)**

		TPH - DRO / SGT	TPH - GRO	BENZENE	ETHYL BENZENE	METHYL TERT BUTYL ETHER (MBTE)	NAPHTHA LENE	TOLUENE	XYLENES, TOTAL
Method		EPA 8015	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260	EPA 8260
Utah DERR ISLs		1	1	0.005	0.7	0.2	0.7	1.0	10.0
Utah DERR Tier 1 SLs		10	10	0.3	4	0.2	0.7	3	10
EPA VISLs		NE	NE	0.00246	0.00609	0.664	0.00945	31.6	0.673
Sample ID	Date Collected								
TER-5 GW	8/20/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
TER-6 GW	8/20/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
TER-7 GW	8/20/2020	1.9	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
TER-8 GW	8/20/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
TER-9 GW	8/20/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
MW-1	4/3/2020	4.9	0.517	<0.005	0.019	<0.005	0.226	<0.35	<0.35
MW-2	4/3/2020	2.3	<0.125	0.008	<0.012	<0.005	0.042	<0.012	<0.012
MW-3	4/3/2020	<1.0	<0.125	<0.005	<0.012	<0.005	0.022	<0.012	<0.012
MW-4	4/3/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
MW-5	4/3/2020	4.6	<1.0	0.266	<0.012	<0.005	0.025	<0.012	<0.012
MW-6	4/3/2020	<1.0	<0.125	<0.005	<0.012	<0.005	<0.012	<0.012	<0.012
TER-1	6/23/2017	3.11	<0.5	0.0294	<0.001	<0.001	0.0200	0.00154	0.00155
TER-2	6/23/2017	1.89	<0.5	<0.001	0.00148	<0.001	0.0301	<0.001	<0.003
TER-3	6/23/2017	NA	NA	<0.001	<0.001	<0.001	0.002	<0.001	<0.003
TER-4	6/23/2017	NA	NA	<0.001	<0.001	<0.001	<0.005	<0.001	<0.003
Geoprobe B-2	9/11/1996	72.2	<0.5	0.0051	0.0042	NA	0.0677	<0.002	<0.006
Geoprobe B-5	9/11/1996	<0.5	<0.5	<0.002	<0.002	NA	<0.002	<0.002	<0.006
W-1	9/10/1996	<0.5	<0.5	<0.002	<0.002	NA	0.0072	0.0024	0.0135
W-2	9/10/1996	<0.5	<0.5	<0.002	<0.002	NA	0.0025	<0.002	6.1
W-3	9/10/1996	<0.5	<0.5	<0.002	<0.002	NA	0.0083	<0.002	<0.006

Flag(s) = data qualifiers if present

Notes:

- TPH - DRO - Total Petroleum Hydrocarbons, diesel range
- TPH - GRO - Total Petroleum Hydrocarbons, gasoline range
- SGT - Silica Gel Treatment
- Utah DERR ISLs - Utah Division of Environmental Response and Remediation, Initial Screening Levels for non-restricted land use.
- Utah DERR Tier 1 Screening Levels - Utah Division of Environmental Response and Remediation, risk-based screening levels
- EPA VISL - U.S. Environmental Protection Agency's (EPA's) Vapor Intrusion Screening Levels (VISLs) for Target Groundwater Concentration using Target Cancer Risk = 1E-06; Hazard Quotient = 1; downloaded from the EPA's Vapor Intrusion Screening Level Calculator website (<https://www.epa.gov/vaporintrusion/vapor-intrusion-screening-level-calculator>) on April 16, 2020.

Grey shaded values exceed the laboratory reporting limits.
 Blue shaded values exceed the Utah DERR ISLs
 Yellow shaded values exceed the Utah DERR Tier 1 Screening Levels
 Green shaded values exceed the EPA VISL for residential properties

**APPENDIX E
CREDENTIALS**

Kelly Shaw, GIT

Geologist

PROFESSIONAL EXPERIENCE

Kelly Shaw joined Terracon Consultants, Inc. in March 2021. Working under the guidance of Terracon's environmental staff, which includes geotechnical engineers, geologists, geoscientists, and environmental scientists, she has experience in environmental site assessments, soil, and groundwater sampling.

Her specific background includes geotechnical fieldwork and reporting, construction observation, environmental fieldwork, and reporting. She has worked on over 100 Phase I Environmental Site Assessments (ESAs), including residential properties, restaurants, agricultural properties, retail and industrial properties, railroad right-of-ways, and gas stations and auto shops in California, Utah, Idaho, and Wyoming.

PROJECT EXPERIENCE

Large, Confidential International Corporation – Utah and Idaho

Kelly served as Project Manager on several Phase I ESAs throughout Utah for this large, confidential international corporation. She reviewed historical and county records, federal, state, and local agency databases, conducted site investigations and interviews, and authored the reports.

Parc View Apartments – West Jordan, Utah

Kelly served as Project Manager on this Phase I ESA in West Jordan. She reviewed historical and county records, federal, state, and local agency databases, conducted the site investigation and interviews, and co-authored the report.

Large, Confidential International Nonprofit Corporation – Throughout the United States

Ms. Shaw served as Project Manager on several Phase I ESAs in Utah and Idaho for this large, confidential, nonprofit international corporation. She reviewed historical and county records, federal, state, and local agency databases, conducted site investigations and interviews, and authored the reports.

Dewar Plaza – Rock Springs, Wyoming

Kelly served as Project Manager on Phase I ESA in Rock City. She reviewed historical and county records, federal, state, and local agency databases, conducted the site investigation and interviews, and co-authored the report.

University of Utah – Several locations in Utah

Kelly served as Assistant Project Manager and Project Manager for several Phase I ESAs for the University of Utah. She reviewed historical and county records, federal, state, and local agency databases, conducted site investigations and interviews, and authored the reports.

Providence Hall – Herriman, Utah



EDUCATION

B.S., Geology, California State University - Fullerton, 2015

REGISTRATIONS/ CERTIFICATIONS

OSHA 40-hour HAZWOPER

Utah Groundwater and Soil Sampling

Utah Asbestos Certification
#ASB-7607

Salt Lake County Pre-Demolition Building Inspector
Utah PBI 172

Kelly Shaw, GIT (continued)

Kelly assisted on two Phase I ESAs for Providence Hall. She reviewed historical and county records, federal, state, and local agency databases, conducted site investigations, and authored the reports.

CalTrans – Various locations in Southern California

Kelly reviewed historical and county records, federal, state, and local agency databases, conducted site investigations, performed subsurface investigations, and assisted in report preparation.

Los Angeles World Airports (LAWA), LAX – Los Angeles, California

Kelly worked on several projects at LAX proper and several properties held by LAWA. She reviewed historical and county records, federal, state, and local agency databases, conducted site inspections, performed subsurface investigations and construction observations, and assisted in report preparation.

Los Angeles County Metro and Orange County Metro – Various locations throughout Los Angeles and Orange Counties

Kelly worked on several Los Angeles and Orange Counties for Metro projects. She reviewed historical and county records, federal, state, and local agency databases, conducted site inspections, performed subsurface investigations, and assisted in report preparation.

Christina (Tina) Cheney

ESA Group Manager

PROFESSIONAL EXPERIENCE

Christina (Tina) joined Neil O. Anderson and Associates, a Terracon Company, in 2004. In 2014 she began working for Terracon's Salt Lake City office. Working under the guidance of Terracon's professional engineering staff, which includes geotechnical engineers, geologists, and geoscientists, she quickly gained extensive experience in environmental site investigations and remediations.

Her specific expertise includes environmental site assessments; surface and groundwater contamination assessments, prevention, monitoring, and control; risk assessments and risk reduction recommendations; and other areas of expertise relating to hazardous substances and/or hazardous waste management.

Tina has 17 years of experience performing Phase I Environmental Site Assessments (ESAs). She has conducted over 1,000 studies, including auto shops/gasoline stations, residential properties, dairies, restaurants, industrial properties, medical facilities, retail properties, and agricultural properties. These studies have been conducted in Utah, Idaho, Wyoming, Nevada, Washington, California, Colorado, New Mexico, Kansas, Indiana, and Florida and have followed ASTM Standard E1527-13 and EPA's All Appropriate Inquiry Standard. Phase I ESA report completion is often needed to complete the sale of commercial property. For fewer suspect properties, she has performed and managed the Transaction Screen Process, ASTM Standard E1528-14, and Regulatory Database Reviews, understanding the limits of those studies' recommendations were sometimes needed to transition to a Phase I ESA when Potential Environmental Conditions should be more thoroughly researched, evaluated and discussed.

PROJECT EXPERIENCE

Salt Lake City Corporation – Salt Lake City, Utah

Tina has managed Phase I ESAs for Salt Lake City Corporation since her time in Salt Lake City. She has served as a Project Manager on the project and as Group Manager. She reviewed historical and county records from federal, state, and local agency databases, conducted interviews, conducted site inspections, and authored reports.

Salt Lake County – Salt Lake City, Utah

Tina has managed Phase I ESAs for Salt Lake County, including Brownfield Projects. She has served as a Project Manager and Group Manager on these projects. She reviewed historical and county records from federal, state, and local agency databases, conducted interviews, conducted site inspections, identified recognized environmental conditions, and authored reports.



EDUCATION

Bachelor of Science, Brigham Young University, Recreation Management & Leisure Services, 2002

Associate of Science, Ricks College, Electronics Engineering Technology, 1999

Associates of Science, Ricks College, Computer Systems Technology, 1999

REGISTRATIONS/ CERTIFICATIONS

Former Registered Environmental Assessor #30103 (2008-2012)

AHERA: Building Inspector

Christina (Tina) Cheney (continued)

Large, Confidential International Nonprofit Corporation - Throughout the United States

Tina has managed Phase I ESAs in Utah, Idaho, Wyoming, Florida, and Indiana for this large, confidential nonprofit international corporation. She reviewed historical and county records from federal, state, and local agency databases, conducted site inspections and authored the reports.

Confidential – National (2019)

Tina managed a multi-site portfolio project for a local law firm with sites in thirteen states. The project started with Phase I ESAs, and follow-up Phase II sampling for soil vapor, asbestos, and mold sampling.

University of Utah – Several locations in Utah

Tina served as Project Manager and Group Manager for several Phase I ESAs for the University of Utah. She has reviewed historical and county records from federal, state, and local agency databases, conducted interviews and co-authored the reports.

Murray City RDA - Murray, Utah

Tina served as Project Manager and Group Manager for several Phase I ESAs for the City of Murray. She has reviewed historical and county records from federal, state, and local agency databases, conducted interviews and authored the reports.

Windermere Real Estate – Several locations in Utah

Tina served as Project Manager and Group Manager for several Phase I ESAs for Windermere Real Estate. Recognized environmental conditions were identified at some of these locations, and a Phase II ESA was recommended. She has reviewed historical and county records from federal, state, and local agency databases, conducted interviews and co-authored the reports.

Wadsworth Development Group – Several locations in Utah

Tina served as Project Manager and Group Manager for several Phase I ESAs for Wadsworth Development Group. She has reviewed historical and county records from federal, state, and local agency databases, conducted interviews and authored the reports.

Sears Phase I ESAs - California, and Utah

Reviewed historical and county records, federal, state, and local agency databases, conducted interviews and co-authored the reports. Recognized environmental conditions were identified and, a Phase II ESA was recommended on several sites. Tina served as Project Manager for several concurrent Phase I ESAs for several Sears' stores in California and Utah.

Ensign Group, Senior Care Facilities - Various Locations in Utah

Tina served as Project Manager for several concurrent Phase I ESAs for senior-care facilities in Utah. She reviewed historical and county records from federal, state, and local agency databases, conducted interviews and authored the reports.

Confidential Project – Downtown Salt Lake City, Utah

Tina served as Project Manager for this project. She reviewed historical and county records from federal, state, and local agency databases, conducted interviews and authored the report. She identified a former gas station at the site. Recognized environmental conditions were identified, and a Phase II ESA was recommended.

Christina (Tina) Cheney (continued)

Parkway Commons - Murray, Utah

Tina served as Project Manager for the Phase I ESAs and limited sampling. Sampling included radon, lead in water, and asbestos. She reviewed historical and county records from federal, state, and local agency databases, conducted interviews and authored the report.

Wells Fargo Bank - Various Locations in Utah

Tina served as Project Manager for several Phase I ESAs throughout Utah for Wells Fargo Bank. She reviewed historical and county records and federal, state, and local agency databases, conducted interviews, and authored the reports. Visual and limited sampling for asbestos was included in some of the reports.

Cobalt Phase I ESAs - Salt Lake City, Utah

Reviewed historical and county records from federal, state, and local agency databases, conducted interviews, and co-authored the report. Recognized environmental conditions were identified, and, a Phase II ESA was recommended on several sites. Tina served as an assistant for several concurrent Phase I ESAs for several industrial properties in the Salt Lake Valley.

Madera High School - Madera, California

Provided environmental assessment for the construction of a new high school in Madera. Neil O. Anderson & Associates acted as the premier agent in performing the Initial Study, Preliminary Environmental Assessment (PEA) Removal Action (RA) Reports for the site. Tina reviewed the Initial Study and worked with the Project Manager on the write-up of the PEA Workplan, PEA, RA Workplan, and RA report.

Chinchiolo Stemilt Groundwater Monitoring - Stockton, California

Tina served as a staff scientist on this project, which involved quarterly and annual monitoring of the Central Valley Regional Water Quality Control Board. Responsibilities included creating groundwater contour maps from groundwater data collected from on-site monitoring wells, calculating the flow direction and hydraulic gradient of groundwater at the subject property, analyzing and interpreting analytical data, and compiling the quarterly and annual reports.

APPENDIX F
DESCRIPTION OF TERMS AND ACRONYMS

Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
Brownfields	State and/or tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally Exempt Small Quantity Generators
CFR	Code of Federal Regulations

Description of Selected General Terms and Acronyms

Term/Acronym	Description
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority) , with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a “solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”
IC/EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
ILP	Innocent Landowner/Operator Program
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.

Description of Selected General Terms and Acronyms

Term/Acronym	Description
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/L	picoCuries per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in picoCuries per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ("cradle to grave"). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.
RCRA CORRACTS/TS Ds	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TS Ds	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.

Description of Selected General Terms and Acronyms

Term/Acronym	Description
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment. <i>De minimis</i> conditions are not recognized environmental conditions.”
SCL	State “CERCLIS” List (see SPL /State Priority List, below).
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State “CERCLIS” List.
SQG	Small Quantity Generator
SWF/LF	State and/or Tribal database of Solid Waste/Landfill facilities. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.
VOC	Volatile Organic Compound

Description of Selected General Terms and Acronyms

Term/Acronym	Description
Wetlands	<p>Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The <u>Corps of Engineers Wetlands Delineation Manual</u> (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates “waters of the US,” also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
BLAKE THOMAS

March 10, 2023

Salt Lake County
Office of Regional Development
2001 South State Street, S2-100
PO Box 144575
Salt Lake City, UT 84114-4575

Re: Letter of Support for the Citizens West 3 application

Attn: Salt Lake County Housing Trust Fund-ARPA Application Review Committee

Please accept this letter of support for the proposed Citizens West 3 affordable housing project located at 509 West 300 North in Salt Lake City.

It is our understanding that the developer, Giv Development is proposing 30 new residential units for tenants in need of affordable housing who are at or below 50% AMI, of which include set-aside units for seniors, individuals experiencing homelessness, refugees, and individuals with a physically disability. Additionally, this project will include 3-4 bedroom units to provide housing opportunities to families looking to live in the City.

This project aligns with the goals of the City's Moderate Income Housing Plan, referred to as *Growing SLC: A Five-Year Housing Plan 2018- 2022 (current through fiscal year 2022-2023)*, to increase affordable housing in the city.

Overall, the Citizens West 3 project would advance the housing affordability goals of Salt Lake City and provide increased housing options for residents of the Guadalupe and Fairpark neighborhoods.

Sincerely,

Handwritten signature of Tony Milner.

Tony Milner, Director
Housing Stability Division

The project understands and will comply with all insurance requirements as specified in the Salt Lake County RFA #HTF2023FRF. Upon funding notification, it will provide a Certificate of Insurance that meet the minimum requirements set forth by the County, including:

- A. Workers' compensation and employer's liability insurance as required by the State of Utah.
- B. Commercial general liability insurance in the minimum amount of \$2,000,000 per occurrence with a \$3,000,000 general policy aggregate and a \$2,000,000 products completed operations policy aggregate.
- C. Professional liability insurance in the minimum amount of \$2,000,000 per occurrence with a \$3,000,000 annual policy aggregate limit.
- D. Commercial automobile liability insurance that provides coverage in the minimum amount of \$1,000,000 per person, \$2,000,000 per accident, \$500,000 per occurrence for property damage, or a single combined limit of \$2,000,000.

Date: 05/26/2022
Receipt Number: 9475550
Amount Paid: \$280.00

RECEIVED
MAY 26 2022

Utah Div. of Corp. & Comm. Code

CERTIFICATE OF ORGANIZATION
OF
CITIZENS WEST 3 LLC

The undersigned person, acting as organizer pursuant to the Utah Revised Uniform Limited Liability Company Act, codified at Utah Code Ann. 48-3a-101, *et seq.* (the "*Act*"), hereby adopts this Certificate of Organization as of date set forth below, to form a limited liability company under the Act.

ARTICLE I

Company Name. The name of the company shall be Citizens West 3 LLC (the "*Company*").

ARTICLE II

Principal Office. The street and mailing address of the Company's principal office is 50 North 600 West, Unit D, Salt Lake City, Utah 84116.

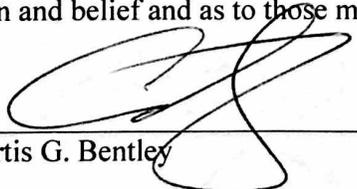
ARTICLE III

Registered Agent. The name and address of the Company's registered agent is:

Christopher Alden Parker
50 North 600 West, Unit D
Salt Lake City, Utah 84116

IN WITNESS WHEREOF, I, Curtis G. Bentley, have executed this Certificate of Organization in duplicate this 26th day of May, 2022 and say:

That I am the organizer of Citizens West 3 LLC; that I have read the above and foregoing Certificate of Organization; know the contents thereof and that the same is true to the best of my knowledge and belief, excepting as to matters herein alleged upon information and belief and as to those matters I believe to be true.



Curtis G. Bentley

MAY 26 '22 PM2:01

GIV COMMUNITIES

[Clarification Regarding Name Change]

Giv Communities was originally formed under the name Sprout Utah, Inc., as a Utah nonprofit corporation on May 6, 2011. On December 15, 2014, Sprout Utah, Inc., changed its name to Giv Communities by filing Articles of Amendment to Articles of Incorporation with the Utah Division of Corporations. Copies of all the Giv Communities' filings with the Division of Corporations are included with this application. Additionally, the attached search of the Division of Corporations website with the name Giv Communities shows that the entity was formerly known and registered as Sprout Utah, Inc.

GIV COMMUNITIES

[Update this Business](#)

Entity Number: 8014206-0140

Company Type: Corporation - Domestic - Non-Profit

Address: 50 N 600 W UNIT D SALT LAKE CITY, UT 84116

State of Origin:

Registered Agent: CHRIS ALDEN PARKER

Registered Agent Address:

50 N 600 W UNIT D

SALT LAKE CITY, UT 84116

[View Management Team](#)

Status: [Active](#)

[Purchase Certificate of Existence](#)

Status: Active ● as of 06/13/2019

Renew By: 05/31/2023

Status Description: Current

The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

Employment Verification: Not Registered with Verify Utah

[History](#)

[View Filed Documents](#)

Registration Date: 05/26/2011

Last Renewed: 05/13/2022

[Additional Information](#)

NAICS Code: 8132 **NAICS Title:** 8132-Grantmaking and Giving Services

[Former Business Names](#)

SPROUT UTAH, INC.

[<< Back to Search Results](#)

Business Name:

RECEIVED

MAY 26 2011

Utah Div of Corp & Comm Code

ARTICLES OF INCORPORATION

OF

SPROUT UTAH, INC

Handwritten notes and signatures at the top right of the page, including a date of 6/1/11 and a signature.

The undersigned adult natural person, acting as incorporator hereby establish a nonprofit corporation pursuant to the Utah Nonprofit Corporation and Co-operative Association Act and adopts the following Articles of Incorporation

ARTICLE I

Name The name of the Corporation is SPROUT UTAH INC

ARTICLE II

Duration SPROUT UTAH, INC shall have perpetual existence

ARTICLE III

Purposes The specific purposes and objectives of SPROUT UTAH INC shall include the following

- 1) SPROUT UTAH, INC is organized as a nonprofit corporation and shall be operated exclusively for educational and charitable purposes within the meaning of section 501(c)(3) of the Internal Revenue Code
a) No part of the net earnings of SPROUT UTAH, INC shall inure to the benefit of or be distributable to its members, directors officers, or other persons, except that SPROUT UTAH, INC shall be authorized and empowered to pay reasonable compensation for services rendered to SPROUT UTAH INC and to make payments and distributions in furtherance of the purposes set forth herein,
b) No substantial part of the activities of SPROUT UTAH INC shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and SPROUT UTAH, INC shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office except as authorized under the Internal Revenue Code of 1954 as amended,
c) SPROUT UTAH, INC shall not carry on any other activities not permitted to be carried on by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended (or the corresponding provision of any future United States Internal Revenue law)
2) To act and operate exclusively as a nonprofit corporation pursuant to the laws of the State of Utah SPROUT UTAH INC is dedicated to fighting urban blight in

11-20-11 10:24 52 RCY

Date 05 26 2011
Receipt Number 3579756
Amount Paid \$30.00

MP

8014206

all its forms by any means necessary including the purchasing and redevelopment of real property

- 3) To solicit and receive contributions purchase own and sell real and personal property, to make contracts, to invest corporate funds, to spend corporate funds for purposes and to engage in any activity "in furtherance of, incidental to, or connected with any of the other purposes "
- 4) Such other powers as may be exercised by nonprofit organizations under the applicable laws of the State of Utah and are consistent with those powers described in the Utah Nonprofit Corporation and Cooperation Association Act, as amended and supplemented

ARTICLE IV

Membership SPROUT UTAH, INC shall not have any class of members or stock

ARTICLE V

Bylaws The initial bylaws of SPROUT UTAH INC , shall be as adopted by the incorporator of SPROUT UTAH INC Upon the appointment of directors the Board of Directors shall have power to alter, amend or repeal the bylaws and from time to time enforce and adopt new bylaws Such bylaws may contain any provisions for the regulation or management of the affairs of SPROUT UTAH, INC , that are not inconsistent with the law or these Articles of Incorporation, as the same may from time to time be amended However, no bylaw at any time in effect, and no amendment to these articles shall have the effect of giving any director or officer of SPROUT UTAH, INC any proprietary interest in SPROUT UTAH, INC 's property or assets whether during the term of SPROUT UTAH INC 's existence or as an incident to its dissolution

ARTICLE VI

Board of Directors There shall be three or more than three, as fixed from time to time by the bylaws, members on the Board of Directors of SPROUT UTAH INC The day to-day operations of SPROUT UTAH INC will be directed by its Executive Director and the Board s role will be to advise the Executive Director and other officers of SPROUT UTAH, INC based on the expertise and experience of the individual Directors The Board of Directors will also, pursuant to the Conflict of Interest Policy of SPROUT UTAH, INC , exercise the duties of Directors set forth therein

15-09-11P04 54 RCYN

ARTICLE VII

Incorporator The name and address of the incorporator of SPROUT UTAH INC is

Christopher Alden Parker
2604 Jefferson Avenue
Ogden Utah 84404

ARTICLE VIII

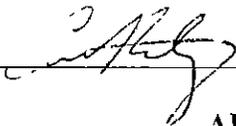
Registered Office and Agent The address of SPROUT UTAH INC 's initial registered office shall be

2604 Jefferson Avenue
Ogden, Utah 84404

Such office may be changed at any time by the Board of Directors without amendment of these Articles of Incorporation SPROUT UTAH, INC 's initial registered agent at such address shall be

Curtis G Bentley

I hereby acknowledge and accept appointment as corporate registered agent

Signature  _____

ARTICLE IX

Principal Place of Business The Principal Place of Business of SPROUT UTAH, INC shall be

SPROUT UTAH INC
2604 Jefferson Avenue
Ogden, Utah 84404

The business of SPROUT UTAH INC may be conducted in all counties of the State of Utah and in all states of the United States and in all territories thereof and in all foreign countries as the Board of Directors shall determine

ARTICLE X

Distributions No part of the net earnings of SPROUT UTAH INC shall inure to the benefit of, or be distributable to its directors, officers, or other private persons except that SPROUT UTAH, INC shall be authorized and empowered to pay reasonable

05-25-11 P04 54 RCVD

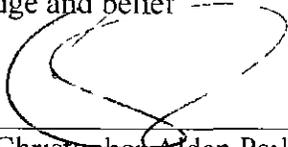
compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of SPROUT UTAH, INC shall be the carrying on of propaganda or otherwise attempting to influence legislation and the corporation shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these Articles of Incorporation SPROUT UTAH, INC shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, as amended or supplemented or (b) by a corporation contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code as amended or supplemented.

ARTICLE XI

Dissolution Upon the dissolution of SPROUT UTAH, INC, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code as amended or supplemented, or shall be distributed to the federal government or to a state or local government for a public purpose. Any such assets not so disposed of shall be disposed of by the District Court of the county in which the principal office of SPROUT UTAH, INC is then located exclusively for such purpose or to such organization or organizations, as said Court shall determine which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, I Christopher Alden Parker have executed these Articles of Incorporation this 26 day of May, 2011 and say

That I am the incorporator herein, that I have read the above and foregoing Articles of Incorporation, know the contents thereof and that the same is true to the best of my knowledge and belief.



Christopher Alden Parker
Incorporator

05-25-11 P. 11 54 RCVD

To whom it may concern

Please cancel the name reservation of Sprout Utah, Inc, which I had previously reserved for forming a nonprofit corporation,



Curtis G Bentley
May 26 2011

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MAY 26 2011

Utah Div Of Corp & Comm Code

05-26-11P05 20 RCVD

AMENDMENT

ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION

FOR

SPROUT UTAH, INC.

RECEIVED

JUL 16 2012

Utah Div Of Corp & Comm Code

The Board of Directors of SPROUT UTAH, INC , a Utah non-profit corporation incorporated pursuant to the Utah Revised Non-Profit Corporation Act on May 26, 2011, hereby adopt the following Articles of Amendment to Articles of Incorporation

I. NAME OF THE CORPORATION

The name of the nonprofit corporation is SPROUT UTAH, INC

II. TEXT OF THE AMENDMENT

Pursuant to Utah Code Ann § 16-6a-1005, the following amendment to SPROUT UTAH, INC 's Articles of Incorporation is hereby adopted

ARTICLE III

Purposes. The specific purposes and objectives of SPROUT UTAH, INC , shall include the following

- 1) SPROUT UTAH, INC , is organized as a nonprofit corporation and shall be operative exclusive for educational and charitable purposes within the meaning of section 501(c)(3) of the Internal Revenue Code
 - a No part of the net earnings of SPROUT UTAH, INC , shall inure to the benefit of or be distributable to its members, directors, officers, or other persons, except that SPROUT UTAH, INC , shall be authorized and empowered to pay reasonable compensation for services rendered to SPROUT UTAH, INC , and to make payments and distributions in furtherance of the purposes set forth herein
 - b No substantial part of the activities of SPROUT UTAH, INC., shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and SPROUT UTAH, INC , shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office except as authorized under the Internal Revenue Code of 1954, as amended.
 - c SPROUT UTAH, INC , shall not carry on any other activities not permitted to be carried on by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954, as

07/17/2012- 3988378 \$17.00

amended (or the corresponding provision of any future United States Internal Revenue law).

- 2) To act and operate exclusively as a nonprofit corporation pursuant to the laws of the State of Utah. SPROUT UTAH, INC., will operate the Jefferson Creative Community Center as a means of providing widespread access to affordable, accessible art, and encouraging the development of an artistic community in east central Ogden, Utah.
- 3) To solicit and receive contributions, purchase, own, and sell real and personal property, to make contracts, to invest corporate funds, to spend corporate funds for purposes, and to engage in any activity "in furtherance of, incidental to, or connected with any of the other purposes."
- 4) ~~Such other powers as may be exercised by nonprofit organizations under the applicable laws of the State of Utah and are consistent with those powers described in the Utah Revised Nonprofit Corporation and Cooperation Association Act, as amended and supplemented.~~

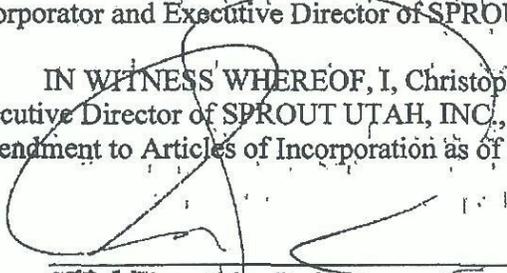
III. DATE OF AMENDMENT'S ADOPTION

This Amendment is adopted as of July 12, 2012.

III. AMENDMENT ADOPTED BY INCORPORATOR

This Amendment was agreed to and adopted by Christopher Alden Parker, the Incorporator and Executive Director of SPROUT UTAH, INC., which has no members.

IN WITNESS WHEREOF, I, Christopher Alden Parker, the Incorporator and Executive Director of SPROUT UTAH, INC., have executed these Articles of Amendment to Articles of Incorporation as of the date set forth above.

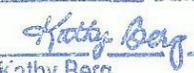


Christopher Alden Parker

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
hereby certified that the foregoing has been filed
and approved on this 16th day of July, 2012
in this office of this Division and hereby issued
This Certificate thereof.

Examiner JB Date 7/23/12





Kathy Berg
Division Director

AMENDMENT

8014206-0140

Date: 06/20/2014
Receipt Number: 5636348
Amount Paid: \$17.00

RECEIVED
JUN 20 2014
Utah Div. of Corp. & Comm. Code

**ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION
FOR
SPROUT UTAH, INC.**

The Board of Directors of SPROUT UTAH, INC., a Utah non-profit corporation incorporated pursuant to the Utah Revised Non-Profit Corporation Act on May 26, 2011, hereby adopt the following Articles of Amendment to Articles of Incorporation.

I. NAME OF THE CORPORATION

The name of the nonprofit corporation is SPROUT UTAH, INC.

II. TEXT OF THE AMENDMENT

Pursuant to Utah Code Ann. § 16-6a-1005, the following amendment to SPROUT UTAH, INC.'s Articles of Incorporation is hereby adopted:

ARTICLE III

Purposes. The specific purposes and objectives of SPROUT UTAH, INC., shall include the following:

- 1) SPROUT UTAH, INC., is organized as a nonprofit corporation and shall be operative exclusive for educational and charitable purposes within the meaning of section 501(c)(3) of the Internal Revenue Code.
 - a. No part of the net earnings of SPROUT UTAH, INC., shall inure to the benefit of or be distributable to its members, directors, officers, or other persons, except that SPROUT UTAH, INC., shall be authorized and empowered to pay reasonable compensation for services rendered to SPROUT UTAH, INC., and to make payments and distributions in furtherance of the purposes set forth herein.
 - b. No substantial part of the activities of SPROUT UTAH, INC., shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and SPROUT UTAH, INC., shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office except as authorized under the Internal Revenue Code of 1954, as amended.
 - c. SPROUT UTAH, INC., shall not carry on any other activities not permitted to be carried on by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954, as

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amended (or the corresponding provision of any future United States Internal Revenue law).

- 2) To act and operate exclusively as a nonprofit corporation pursuant to the laws of the State of Utah. SPROUT UTAH, INC., is formed for the purpose of fostering the development of renewing urban communities through the promotion of accessible art, recreation, catalytic urban centers, and the development of community-centered market, moderate, and attainable housing.
- 3) To solicit and receive contributions, purchase, own, and sell real and personal property, to make contracts, to invest corporate funds, to spend corporate funds for purposes, and to engage in any activity "in furtherance of, incidental to, or connected with any of the other purposes."
- 4) Such other powers as may be exercised by nonprofit organizations under the applicable laws of the State of Utah and are consistent with those powers described in the Utah Revised Nonprofit Corporation and Cooperation Association Act, as amended and supplemented.

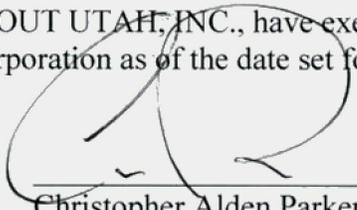
III. DATE OF AMENDMENT'S ADOPTION

This Amendment is adopted as of June 10, 2014.

III. AMENDMENT ADOPTED BY BOARD OF DIRECTORS

This Amendment was agreed to and adopted by the Board of Directors of SPROUT UTAH, INC., which has no members.

IN WITNESS WHEREOF, I, Christopher Alden Parker, the Executive Director of SPROUT UTAH, INC., have executed these Articles of Amendment to Articles of Incorporation as of the date set forth above.



Christopher Alden Parker

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certified that the foregoing has been filed
and approved on this 20 day of June 20 14
In this office of this Division and hereby issued
This Certificate thereof.

Examiner ta Date 6-25-14





Kathy Berg
Division Director

ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION

FOR

SPROUT UTAH, INC.

RECEIVED
DEC 15 2014
Utah Div. of Corp. & Comm. Code

The Board of Directors of SPROUT UTAH, INC., a Utah non-profit corporation incorporated pursuant to the Utah Revised Non-Profit Corporation Act on May 26, 2011, hereby adopt the following Articles of Amendment to Articles of Incorporation.

CLS

I. NAME OF THE CORPORATION

The name of the nonprofit corporation is SPROUT UTAH, INC.

II. TEXT OF THE AMENDMENT

Pursuant to Utah Code Ann. § 16-6a-1005, the following amendment to SPROUT UTAH, INC.'s Articles of Incorporation is hereby adopted:

ARTICLE 1

Name. The name of the corporation shall be GIV COMMUNITIES

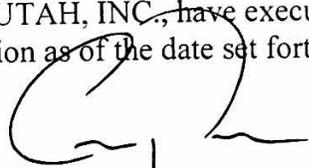
III. DATE OF AMENDMENT'S ADOPTION

This Amendment is adopted as of December 15, 2014.

III. AMENDMENT ADOPTED BY BOARD OF DIRECTORS

This Amendment was agreed to and adopted by the Board of Directors of SPROUT UTAH, INC., which has no members.

IN WITNESS WHEREOF, I, Christopher Alden Parker, the Executive Director of SPROUT UTAH, INC., have executed these Articles of Amendment to Articles of Incorporation as of the date set forth above.



Christopher Alden Parker

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BYLAWS OF SPROUT UTAH, INC.

ARTICLE I

Offices

Section 1.1. Business Offices. The principal office of SPROUT UTAH, INC. shall be located in the city of Ogden in Weber County. SPROUT UTAH, INC. may have other offices either within or outside Utah, as designated by the Board of Directors or as the affairs of SPROUT UTAH, INC. may require from time to time.

Section 1.2. Registered Office. If a registered office of SPROUT UTAH, INC. is required to be maintained in Utah, it may be, but need not be, the same as the principal office, if in Utah, and the address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE II

Purposes

Section 2.1. General Purpose. SPROUT UTAH, INC. is organized exclusively for one or more of the purposes as specified in Section 501(c)(3) of the Internal Revenue Code, including, for such purposes, making distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code.

Section 2.2. Specific Objective and Purpose. The specific objective and purpose of SPROUT UTAH, INC. is to promote affordable and accessible art in Ogden, Utah by operating the Jefferson Creative Community Center.

ARTICLE III

Board of Directors

Section 3.1. General Powers. The Board of Directors of SPROUT UTAH, INC., pursuant to Utah Code Ann. § 16-6a-801(b)(i), will not be responsible for exercising the corporate powers of SPROUT UTAH, INC. or for the overall policy and direction of SPROUT UTAH, INC., but will be responsible to advise the Executive Director, the Program Director, and other Officers of SPROUT UTAH, INC. in areas of the expertise and experience of the individual Directors. The Directors shall also, pursuant to the Conflict of Interest Policy of SPROUT UTAH, INC. adopted by the bylaws, perform the duties of Directors set forth therein. The Board shall work in conjunction with the Executive and Program Directors in pursuing the objective and purpose of SPROUT UTAH, INC. as set forth above.

Section 3.2. Number, Election, and Qualifications. The initial Directors of SPROUT UTAH, INC. will be appointed by Christopher Alden Parker, SPROUT UTAH,

INC.'s incorporator and Executive Director. After appointment of the initial Directors of SPROUT UTAH, INC., the number of Directors of SPROUT UTAH, INC. shall be fixed by the Board of Directors, and may change, from time to time as circumstances warrant. In no event shall the number of Directors of SPROUT UTAH, INC. be more than nine or less than three. The Executive Director may add or remove Directors, pursuant to Utah Code Ann. §§ 16-6a-804(3) and 808(2), as he or she may deem advisable, within the range set forth above. Any action to increase or decrease the number of Directors of SPROUT UTAH, INC., whether expressly by resolution or by implication through the election of additional Directors, shall constitute an amendment of these bylaws effecting such increase or decrease.

Section 3.3. Tenure. Directors are appointed for a two-year term, which shall, unless the Director resigns or is removed by the Executive Director pursuant to his authority set forth in Section 3.2 above, automatically be renewed. Nothing in this paragraph shall be construed to limit the authority of the Executive Director to remove a Director pursuant to his authority in Section 3.2 above prior to the expiration of that Director's term.

Section 3.4. Duties. Directors are expected to advise and work with the Executive Director and the Program Director as necessary to carry out the goals and objectives of SPROUT UTAH, INC. Directors are also expected to attend the annual meeting of SPROUT UTAH, INC. to attend such other meetings as are necessary to conduct the business of SPROUT UTAH, INC., and otherwise fulfill the fiduciary obligations imposed on them by applicable law.

Section 3.5. Vacancies. Any Director of SPROUT UTAH, INC. may resign at any time by giving written notice to the Executive Director of SPROUT UTAH, INC. Such resignation shall take effect at the time specified in the written notice, and unless otherwise specified, the acceptance of such resignation shall not be necessary to make it effective. Any vacancy occurring in the Board of Directors may be filled by appointment by the Executive Director pursuant to his or her authority set forth in Section 3.2 above. A Director appointed to fill a vacancy shall be elected for the un-expired term of his predecessor in office.

Section 3.6. Annual and Regular Meetings. The date of the regular annual meeting of SPROUT UTAH, INC. shall be set by the Executive Director who shall also set the time and place. Regular meetings of the Board of Directors of SPROUT UTAH, INC. shall be held at places and times determined by the Executive Director.

Section 3.7. Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the Executive Director or any two Directors. The person or persons authorized to call special meetings of the Board of Directors will provide proper notice and may fix any place, date and time for holding any special meeting of the Board of Directors that they call.

Section 3.8. Notice. Notice of each meeting of the Board of Directors stating the

place, day and hour of the meeting shall be given to each Director at his business or home address at least five days prior thereto by mailing a written notice by first class, certified or registered mail, or at least two days prior thereto by personal delivery of written notice or by telephone notice or by email (and the method of notice need not be the same to each Director). If mailed, such notice shall be deemed to be given when deposited in the United States mail, with prepaid postage. If emailed, such notice shall be deemed to be given when the email is sent. Any Director may waive his or her right to notice of any meeting before, at or after such meeting. The attendance of a Director at a meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting was not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting unless otherwise required by statute.

Section 3.9. Quorum and Voting. A majority of the number of Directors fixed by section 2 of this Article III shall constitute a quorum, but if less than such majority is present at a meeting, a majority of the Directors present may adjourn the meeting without further notice than an announcement at the meeting, until a quorum shall be present.

Section 3.10. Meetings by Telephone. Members of the Board of Directors or any other committee thereof may participate in a meeting of the Board or committee by means of conference telephone or similar communications equipment. Such participation shall constitute presence in person at the meeting.

Section 3.11. Action Without a Meeting. Any action within the authority of the Board of Directors as set forth in Sections 3.1 and 3.4 above that could be taken by the Board of Directors at a meeting may be taken without a meeting if the written consent, setting forth the action to be taken, of a two-third's majority of the Board of Directors is obtained prior to the action to be taken. The written consent obtained pursuant to this section, which may be signed in counterparts, shall have the same force and effect as a unanimous vote of the Directors.

Section 3.12. Presumption of Assent. A Director of SPROUT UTAH, INC. who is present at a meeting of the Board of Directors at which an action is taken that is within the authority of the Board of Directors as set forth in Sections 3.1 and 3.4 above, shall be presumed to have assented to the action taken unless (1) his dissent to the action is entered in the minutes of the meeting, (2) he files his written dissent to the action with the person acting as the secretary of the meeting before the adjournment thereof, or (3) forwards his dissent to the action by registered mail to the secretary immediately after the adjournment of the meeting. A Director's voting in favor of an action will not have the right to dissent the action.

Section 3.13. Compensation. Directors shall not receive compensation for their services as such, although the reasonable expenses of attendance at Board meetings may be paid or reimbursed by SPROUT UTAH, INC. in the discretion of the Executive Director. Directors shall not be disqualified to receive reasonable compensation for

services rendered to or for the benefit of SPROUT UTAH, INC. in any other capacity, provided that other members of the Board of Directors are aware of the agreement between the Board member, or the company of the Board member, as the case may be, and SPROUT UTAH, INC.

Section 3.14. Executive and Other Committees. By one or more resolutions, the Board of Directors may designate from among its members one or more committees, each of which, to the extent provided in the resolution establishing such committee and within the limits of these bylaws, shall have and may exercise all of the authority of the Board of Directors, except as prohibited by statute. The delegation of authority to any committee shall not operate to relieve the Board of Directors, or any member of the Board, from any responsibility imposed by law. Rules governing procedures for meetings of any committee of the Board shall be as established by the Board of Directors, or in the absence thereof, by the committee itself.

ARTICLE IV

Officers and Agents

Section 4.1. Initial Officers Defined. The initial Officers of SPROUT UTAH, INC. shall include:

Christopher Alden Parker, Executive Director,
Paige Pitcher, Program Director.

Both the Executive Director and the Program Director are authorized to appoint such other Officers, or assistant officers, as they may, from time to time, consider necessary. The Executive Director shall be responsible for preparing and maintaining, or appointing another to prepare and maintain, the records and minutes of meetings required to be kept pursuant to applicable law. Officers need not be Directors of SPROUT UTAH, INC. All Officers must be at least eighteen years old.

Section 4.2. Election and Term of Office. The Officers of SPROUT UTAH, INC. shall be appointed by the Executive Director or Program Director pursuant to the authority granted in Section 4.1 above.

Section 4.3. Removal. Any Officer or agent may be removed by the Executive Director whenever in his or her judgment the best interests of SPROUT UTAH, INC. will be served thereby.

Section 4.4. Resignation and Vacancies. Any Officer may resign at any time, subject to any rights or obligations under any existing contracts between the Officer and SPROUT UTAH, INC., by giving written notice to the Executive Director. An Officer's resignation shall take effect at the time specified in such notice, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. A vacancy in any office, however occurring, may be filled by the Executive

Director for the unexpired portion of the term.

Section 4.5. Authority and Duties of Officers. The Officers of SPROUT UTAH, INC. shall have the authority and shall exercise the powers and perform the duties specified below and as may be additionally specified by the Executive Director or these bylaws, except that in any event each Officer shall exercise such powers and perform such duties as may be required by law.

(A) *Executive Director.* The Executive Director shall:

- a. Be the Chief Executive Officer of SPROUT UTAH, INC. and have general and active control of its affairs and business and general supervision of its Officers, agents and employees.
- b. Preside at all meetings of the Board of Directors.
- c. See that all orders and resolutions of the Board of Directors consistent with the authority granted the Board of Directors by these bylaws are carried into effect.
- d. Perform all other duties incident to the office of Executive Director.
- e. Be responsible for preparing and maintaining, or appointing another to prepare and maintain, the minutes and other corporate records required by statute.

(B) *Program Director.*

- a. Develop community programming for the Jefferson Creative Community Center.
- b. Operate the Jefferson Creative Community Center.

ARTICLE V

Membership

Section 5.1. Members. SPROUT UTAH, INC. shall have no members.

ARTICLE VI

Indemnification & Insurance

Section 6.1. Indemnification. To the full extent permitted by law, SPROUT UTAH, INC. shall indemnify any Director or Officer, or former Director or Officer, or any person against expenses actually and reasonably incurred by them, in connection with the defense of any action, suit or proceeding, civil or criminal, in which they are made a party by reason of being, or having been, a Director or Officer of SPROUT UTAH, INC., except in relation to matters as to which they shall be adjudged in an action, suit, or proceeding to be liable for gross negligence in the performance of his or her duties as a Director or Officer of SPROUT UTAH, INC. The Executive Director is

authorized to make such other indemnifications (including advanced payment of indemnification) as he or she may deem advisable or necessary from time to time.

Section 6.2. Insurance. By action of the Executive Director, notwithstanding any interest of the Directors in such action, SPROUT UTAH, INC. may purchase and maintain insurance, in such amounts as the he or she may deem appropriate, on behalf of any person indemnified hereunder against any liability asserted against him/her and incurred by him/her in the capacity of or arising out of his/her status as an agent of SPROUT UTAH, INC., whether or not SPROUT UTAH, INC. would have the power to indemnify them against such liability under applicable provisions of law. SPROUT UTAH, INC. may also purchase and maintain insurance, in such amounts as its Executive Director may deem appropriate, to insure SPROUT UTAH, INC. against any liability, including without limitation, any liability for the indemnifications provided in this Article.

Section 6.3. Limitation on Powers of Indemnification. Notwithstanding any other provision of these bylaws, SPROUT UTAH, INC. shall neither indemnify any person nor purchase any insurance in any manner, or to any extent, that would jeopardize or be inconsistent with qualification of SPROUT UTAH, INC. as an exempt organization under section 501(c)(3) of the Internal Revenue Code or that would result in liability under section 4941 of the Internal Revenue Code.

ARTICLE VII

Miscellaneous Provisions

Section 7.1. Corporate Minutes and Records. SPROUT UTAH, INC. shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Board of Directors and committees and business meetings of Officers. Any Director or his accredited agent or attorney may inspect all books and records of SPROUT UTAH, INC., for any proper purpose at any reasonable time.

Section 7.2. Fiscal Year. The fiscal year of SPROUT UTAH, INC. shall be from January 1 to December 31.

Section 7.3. Conveyances and Encumbrances. Property of SPROUT UTAH, INC. may be assigned, conveyed or encumbered by SPROUT UTAH, INC.'s Executive Director, and the Executive Director shall have power to execute and deliver any and all instruments of assignment, conveyance and encumbrance; however, the sale, exchange, lease or other disposition of all or substantially all of the property and assets of SPROUT UTAH, INC. shall be authorized only in the manner prescribed by applicable statute.

Section 7.4. Designated Contributions. SPROUT UTAH, INC. may accept any designated contribution, grant, bequest or devise consistent with its general tax-exempt purposes, as set forth in its Articles of Incorporation. As so limited, donor-designated contributions will be accepted for special funds, purposes or uses, and such designations

generally will be honored. However, SPROUT UTAH, INC. shall reserve all right, title and interest in and to and control of such contributions, as well as full discretion as to the ultimate expenditure or distribution thereof in connection with any special fund, purpose or use. Further, SPROUT UTAH, INC. shall retain sufficient control over all donated funds (including designated contributions) to assure that such funds will be used to carry out SPROUT UTAH, INC.'s tax-exempt purposes.

Section 7.5. Conflicts of Interest. SPROUT UTAH, INC. hereby adopts and incorporates into these bylaws the conflict of interest policy attached hereto as *Exhibit A*. If any person who is a Director or Officer of SPROUT UTAH, INC. is aware that SPROUT UTAH, INC. is about to enter into any business transaction that would violate the conflict of interest policy adopted by this section, the Officer or Director shall (a) immediately inform those charged with approving the transaction on behalf of SPROUT UTAH, INC.

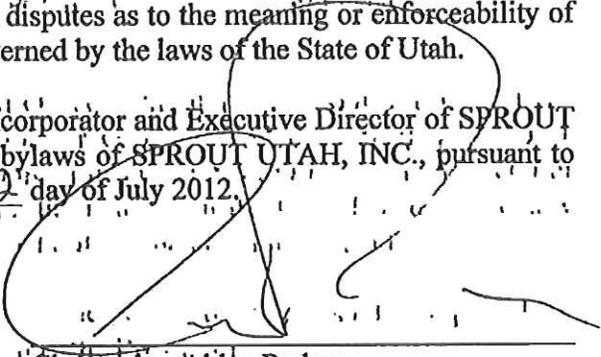
Section 7.6. Loans to Directors and Officers Prohibited. SPROUT UTAH, INC. shall not make loans to any of its Directors or Officers. In the event that SPROUT UTAH, INC. does make a loan to one or more of its Directors or Officers, any Director or Officer who assented to, or participated in, the making of the loan shall be personally liable to SPROUT UTAH, INC. for the amount of the loan until it is repaid.

Section 7.7. Amendments to Bylaws. The power to alter, amend or repeal these bylaws, or adopt new bylaws, shall be vested in the Board of Directors.

Section 7.8. Severability. The invalidity of any provision of these bylaws shall not affect the other provisions hereof, and in such event these bylaws shall be construed in all respects as if such invalid provision were omitted.

Section 7.9. Governing Law. All disputes as to the meaning or enforceability of any provision of these bylaws shall be governed by the laws of the State of Utah.

I, Christopher Alden Parker, the incorporator and Executive Director of SPROUT UTAH, INC., adopt the foregoing as the bylaws of SPROUT UTAH, INC., pursuant to Utah Code Ann. § 16-6a-206(b), on this 12 day of July 2012.



Christopher Alden Parker
Incorporator and Executive Director

EXHIBIT A

EXHIBIT A

CONFLICT OF INTEREST POLICY OF SPROUT UTAH, INC.

ARTICLE I

Purpose

The purpose of this conflict of interest policy is to protect SPROUT UTAH, INC.'s interest when it is contemplating entering into a transaction or arrangement that might benefit the private interest of an officer or director of SPROUT UTAH, INC. or might result in a possible excess benefit transaction. This policy is intended to supplement, but not replace, any applicable state and federal laws governing conflicts of interest applicable to nonprofit and charitable organizations.

ARTICLE II

Definitions

Interested Person. Any director, principal officer, or member of a committee with governing board delegated powers, who has a direct or indirect financial interest, as defined below, is an "interested person."

Financial Interest. A person has a "financial interest" if the person has, directly or indirectly, through business, investment, or family:

- (1) An ownership or investment interest in any entity with which SPROUT UTAH, INC. has a transaction or arrangement;
- (2) A compensation arrangement with SPROUT UTAH, INC. or with any entity or individuals with which SPROUT UTAH, INC. has a transaction or arrangement; or
- (3) A potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which SPROUT UTAH, INC. is negotiating a transaction or arrangement.

Compensation. "Compensation" includes direct and indirect remuneration as well as gifts or favors that are not insubstantial.

A financial interest is not necessarily a conflict of interest. Under Article III, Section 2, a person who has a financial interest may have a conflict of interest only if the appropriate governing board or committee decides that a conflict of interest exists.

ARTICLE III

Procedures

Section 1. Duty to Disclose. In connection with any actual or possible conflict of interest, an interested person must disclose the existence of the financial interest and be given the opportunity to disclose all material facts to the directors and members of committees with governing boards delegated powers considering the proposed transaction or arrangement.

Section 2. Determining Whether a Conflict of Interest Exists. After disclosure of the financial interest and all material facts, and after any discussion with the interested person, he or she shall leave the governing board or committee meeting while the determination of a conflict of interest is discussed and voted upon. The remaining board or committee members shall decide if a conflict of interest exists.

Section 3. Procedures for Addressing a Conflict of Interest. An interested person may make a presentation at the governing board or committee meeting, but after the presentation, he or she shall leave the meeting during the discussion of, and the vote on, the transaction or arrangement involving the possible conflict of interest.

The chairperson of the governing board or committee shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.

After exercising due diligence, the governing board or committee shall determine whether SPROUT UTAH, INC. can obtain with reasonable efforts a more advantageous transaction or arrangement from a person or entity that would not give rise to a conflict of interest.

If a more advantageous transaction or arrangement is not reasonably possible under circumstances not producing a conflict of interest, the governing board or committee shall determine by a majority vote of the disinterested directors whether the transaction or arrangement is in SPROUT UTAH, INC.'s best interest, for its benefit, and whether it is fair and reasonable. In conformity with the above determination, it shall make its decision as to whether SPROUT UTAH, INC. will enter into the transaction or arrangement.

Section 4. Violations of the Conflict of Interest Policy. If the governing board or committee has reasonable cause to believe a member has failed to disclose actual or possible conflicts of interest, it shall inform the member of the basis for such belief and afford the member an opportunity to explain the alleged failure to disclose.

If, after hearing the member's response and after making further investigation as warranted by the circumstances, the governing board or committee determines the

member has failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

ARTICLE IV

Records of Proceedings

The minutes of the governing board and all committees with board delegated powers shall contain:

- (1) The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the governing board's or committee's decision as to whether a conflict of interest in fact existed.
- (2) The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection with the proceedings.

ARTICLE V

Compensation

A voting member of the governing board who receives compensation, directly or indirectly, from SPROUT UTAH, INC. for services is precluded from voting on matters pertaining to that member's compensation.

A voting member of any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from SPROUT UTAH, INC. for services is precluded from voting on matters pertaining to that member's compensation.

No voting member of the governing board or any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from SPROUT UTAH, INC. either individually or collectively, is prohibited from providing information to any committee regarding compensation.

ARTICLE VI

Annual Statements

Each director, principal officer, and member of a committee with governing board delegated powers shall annually sign a statement which affirms such person:

- (1) Has received a copy of the conflicts of interest policy;
- (2) Has read and understands the policy,
- (3) Has agreed to comply with the policy, and
- (4) Understands SPROUT UTAH, INC. is charitable and in order to maintain its federal tax exemption it must engage primarily in activities which accomplish on or more of its tax exempt purposes.

ARTICLE VII

Periodic Reviews

To ensure that SPROUT UTAH, INC. operates in a manner consistent with charitable purposes and does not engage in activities that could jeopardize its tax exempt status, periodic reviews shall be conducted. The periodic reviews shall, at a minimum, include the following subjects:

- (1) Whether compensation arrangements and benefits are reasonable, based on competent survey information, and the result of arm's length bargaining.
- (2) Whether partnerships, joint ventures, and arrangements with management organizations conform to SPROUT UTAH, INC.'s written policies, are properly recorded, reflect reasonable investment or payments for goods and services, further charitable purposes and do not result in inurement, impermissible private benefit, or in an excess benefit transaction.

ARTICLE VIII

Use of Outside Experts

When conducting the periodic reviews as provided for in Article VII, SPROUT UTAH, INC. may, but need not, use outside advisors. If outside experts are used, their use shall not relieve the governing board of its responsibility for ensuring periodic reviews are conducted.

ARTICLE VIII

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date **SEP 29 2013**

SPROUT UTAH INC
2604 JEFFERSON AVE
OGDEN, UT 84404

Employer Identification Number:
61-1652183
DLN:
17053205308042
Contact Person:
LYNN HALL ID# 75092
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
May 26, 2011
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Sincerely,



Director, Exempt Organizations

Enclosure: Publication 4221-PC

Letter 947 (DO/CG)

GIV COMMUNITIES

Officers

Name	Office	Address	Email	Phone
Christopher Alden Parker	Executive Director	Salt Lake City, Utah	chris@givgroup.org	(801)427-0844

Board Members

Name	Position	Address	Email
Ivan Carroll	Board Member	Salt Lake City, Utah	ivan@givgroup.org
Ted Diven	Board Member	Bountiful, Utah	teddiven@gmail.com
Keri Williams	Board Member	Seattle, WA	kkw.sl@gmail.com
Stephen A. Goldsmith	Board Member	Portland Oregon	stgoldsmith@gmail.com

GIV COMMUNITIES

[Clarification Regarding Name Change]

Giv Communities was originally formed under the name Sprout Utah, Inc., as a Utah nonprofit corporation on May 6, 2011. On December 15, 2014, Sprout Utah, Inc., changed its name to Giv Communities by filing Articles of Amendment to Articles of Incorporation with the Utah Division of Corporations. Copies of all the Giv Communities' filings with the Division of Corporations are included with this application. Additionally, the attached search of the Division of Corporations website with the name Giv Communities shows that the entity was formerly known and registered as Sprout Utah, Inc.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date **SEP 29 2013**

SPROUT UTAH INC
2604 JEFFERSON AVE
OGDEN, UT 84404

Employer Identification Number:
61-1652183
DLN:
17053205308042
Contact Person:
LYNN HALL ID# 75092
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
May 26, 2011
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Sincerely,



Director, Exempt Organizations

Enclosure: Publication 4221-PC

Letter 947 (DO/CG)

GIV COMMUNITIES

[Update this Business](#)

Entity Number: 8014206-0140

Company Type: Corporation - Domestic - Non-Profit

Address: 50 N 600 W UNIT D SALT LAKE CITY, UT 84116

State of Origin:

Registered Agent: CHRIS ALDEN PARKER

Registered Agent Address:

50 N 600 W UNIT D

SALT LAKE CITY, UT 84116

[View Management Team](#)

Status: [Active](#)

[Purchase Certificate of Existence](#)

Status: Active  as of 06/13/2019

Renew By: 05/31/2023

Status Description: Current

The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

Employment Verification: Not Registered with Verify Utah

[History](#)

[View Filed Documents](#)

Registration Date: 05/26/2011

Last Renewed: 05/13/2022

[Additional Information](#)

NAICS Code: 8132 **NAICS Title:** 8132-Grantmaking and Giving Services

[Former Business Names](#)

SPROUT UTAH, INC.

[<< Back to Search Results](#)

Business Name: