John Hastings

From: Smartsheet Forms <forms@app.smartsheet.com>
Sent: Friday, February 17, 2023 9:20 AM
To: John Hastings
Subject: Confirmation - Housing Trust Fund RFA 2023: Letter of Intent Form (Appendix A)

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Thank you for submitting your entry. A copy is included below for your records.

Housing Trust Fund RFA 2023: Letter of Intent Form (Appendix A)

Applicant understands the general requirements and have determined this project proposal meets the requirements.	☒
Applicant understands the eligible project types and have determined this project proposal is eligible for funding.	☒
Applicant understands the eligible beneficiaries/populations and have determined this project proposal meets the requirements.	☒
Applicant agrees to comply with Salt Lake County's Environmentally Responsible Procurement Practices Vendor Compliance Statement and Non-Debarment Certification	☒
Business or organization name	Community Development Corporation of Utah
Organization status	Nonprofit organization
Name of primary contact	Todd Reeder
Primary contact's title	Director of Real Estate Development

Phone number	+1 (801) 556-1036
Email	todd@cdcutah.org
Project name	The Howick
Number of affordable units preserved or created	150
(Optional) Priority populations served	People with mental and/or physical disabilities
(Optional) Project location(s)	Millcreek
Project description	The Howick will consist of 150 new affordable apartments for households earning at or below 60% of the Area Median Income, including a portion of the units set aside for individuals or households earning up to 30% and up to 50% AMI. The project includes a mix of 1, 2, 3, and 4 bedroom units, a covered parking structure, lobby spaces, outdoor amenity deck, resident gathering spaces, and community garden areas. The development team has partnered with First Step Housing to provide intensive case management to homeless individuals and households, with services specific to resident's needs. FSH will provide mental and behavioral health services to 11 units set aside for households at or below 30% of AMI.
Funding type requested	Grant
Anticipated amount for grant request	Unsure
Describe other funding sources committed or pledged to the project	Private Activity Bond Allocation/Federal + State credit - $28,038,015 OHS Deeply Affordable funds - $800,000 Olene Walker - HOME - $1,000,000 Olene Walker - NHTF - $1,000,000

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Housing Trust Fund RFA 2023: Letter of Intent Form (Appendix A)

Housing Trust Fund RFA 2023: Letter of Intent Form (Appendix A)

You must submit **one LOI per proposed project** to be eligible to apply for the SLCo Housing Trust Fund (HTF) Request for Application (RFA). The form will reload after your submission to allow for multiple submissions.

The LOI will **not** be scored as part of your application; it is for planning purposes only. You may change any of the information listed here in your full proposal.

All fields with a red asterisk are required. You cannot save work in progress in this form, so please plan accordingly.

Submit this form by **Thursday, February 23, 2023, at 11:00 pm (MST).**

Project requirements and eligibility

By submitting this Letter of Intent, you acknowledge that your proposed project meets the requirements and is one of the eligible project types outlined in the RFA.

General Requirements

Projects must:

1. Be located wholly within Salt Lake County.
2. Provide long-term permanent housing units for low- and/or moderate-income households.
3. Aid in achieving the stated program goal to bring 1,200 units of preserved, constructed and/or assisted affordable housing units into the development pipeline by December 31, 2026.
4. Comply with ARPA Requirements.
5. Demonstrate the ability to obligate and expend awarded funds by the stated deadlines.
6. Effectively leverage County ARPA funding.
7. Be in good standing if the applicant or the project previously received funding from the SLCo Housing Trust Fund, Salt Lake County, the Office of Regional Development, or the SLCo Division of Housing & Community Development.

☑ **Applicant understands the general requirements and have determined this project proposal meets the requirements.** *

Eligible Project Types

Option 1: Projects eligible to be funded under any of the following federal housing programs:

- National Housing Trust Fund
- HOME Investment Partnerships
- Low-Income Housing Tax Credits (LIHTC)
- Public Housing Capital Fund
- Section 202 Supportive Housing for the Elderly Program
- Section 811 Supportive Housing for Persons with Disabilities Program
- Project-Based Vouchers - Rental Assistance
- Multi-Family Preservation and Revitalization Program

Option 2: Naturally Occurring Affordable Housing (NOAH)
Option 3: Market rate housing with a 10% affordable set aside

☑ **Applicant understands the eligible project types and have determined this project proposal is eligible for funding.** *

Eligible Beneficiaries/Populations

Option 1: Households served by the Federal Housing Programs set forth in the Eligible Project Types section.
Option 2: Households with an annual income at or below 65% area median income.
Option 3: Households with an annual income at or below 80% area median income.

☐ **Applicant understands the eligible beneficiaries/populations and have determined this project proposal is eligible for funding.** *

☑ **Applicant understands the eligible beneficiaries/populations and have determined this project proposal meets the requirements.** *

SLCo's Environmentally Responsible Procurement Practices Vendor Compliance Statement and Non-Debarment Certification (Appendix G)

☑ **Applicant agrees to comply with Salt Lake County's Environmentally Responsible Procurement Practices Vendor Compliance Statement and Non-Debarment Certification** *

Applicant information

Business or organization name *

Community Development Corporation of Utah

Organization status *

- ○ Business
- ◉ Nonprofit organization
- ○ Government agency
- ○ Other

Name of primary contact *

Todd Reeder

Primary contact's title *

Director of Real Estate Development

Phone number *

+1 (801) 556 - 1036

Email *

Todd@cdcutah.org

Project information

Project name *

The Howick

Number of affordable units preserved or created *

150

(Optional) Priority populations served

Please select which priority populations your project will serve, if any.

- ☐ People aged 65 and older
- ☑ People with mental and/or physical disabilities
- ☐ Veterans

(Optional) Project location(s)

Please list the city or cities where the project is located.

Millcreek

Project description *

The Howick will consist of 150 new affordable apartments for households earning at or below 60% of the Area Median Income, including a portion of the units set aside for individuals or households earning up to 30% and up to 50% AMI. The project includes a mix of 1, 2, 3, and 4 bedroom units, a covered parking structure, lobby spaces, outdoor amenity deck, resident gathering spaces, and community garden areas. The development team has partnered with First Step Housing to provide intensive case management to homeless individuals and households, with services specific to resident's needs. FSH will provide mental and behavioral healtj services to 11 units set aside for households at or below 30% of AMI

APPENDIX C: PROJECT NARRATIVE

General Project Information

1. Project name: The Howick
2. Project site address: 4101 S Howick Street, Millcreek, UT 84107
3. Applicant/Organization: Community Development Corporation of Utah
4. Applicant's address (include city, state, and ZIP): 501 E 1700 S, Salt Lake City, UT 84105
5. Federal Employee Identification Number (EIN): 87-0476889
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: Todd Reeder
8. Phone number: 801-556-1036
9. Email: todd@cdcutah.org
10. Project start date: 7/15/2023
11. Anticipated completion date: 3/31/2025
12. Total square feet of the project: 217,602
13. Total number of units: 150
14. Total number of affordable units in project: 150
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	N/A	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	N/A	N/A	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	41	41	30	3	539
			50	3	923
			60	35	1115

2-Bedroom	40	40	30	3	645
			50	3	1106
			60	34	1336
3+ Bedroom	69 (41 three-bed, 28 four-bed)	69	30	(3) 3-bed, (2) 4-bed	$740 & $826
			50	(3) 3-bed, (2) 4-bed	$1,273 & $1,420
			60	(35) 3-bed, (24) 4-bed	$1,539 & $1,717

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

    The Howick supports Millcreek's Moderate Income Housing Plan by providing a diverse option of housing choices for the residents and families of Millcreek, earning at or less than 60% of the Area Median Income – offering rental homes that are affordable and located in an upcoming and thriving area of the city, that has been cited for increased density given its proximity to transit and community amenities, along with retail, local restaurants, fitness center, and other services. In addition, The Howick will provide (41) three-, and (28) four-bedroom apartments – a current shortage of options in the area. Supplementally, The Howick also meets the Great Connection theme of the Millcreek Together plan, as it encourages transit and pedestrian oriented travel with its location being within 1/4 mile of a TRAX Meadowbrook station and less than a mile to the Murray North TRAX station and Harmony Park, along with being in close proximity to a new development that consists of an extension of the public trail system adjacent to Big Cottonwood Creek.

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.

    (11) units are being set aside for individuals and/or households experiencing or whom at-risk of homelessness, with incomes at or below 30% of AMI. These residents will be offered voluntary mental and behavioral health services from First Step House, a local organization with extensive experience and success in providing case management for these households. In addition, The Howick will construct (8) full-accessible apartments to accommodate households with physical disabilities, (5) of which will be equipped for households with a sensory disability, along with all other units being designed constructed as Type B adaptable – allowing the apartment to convert to an accessible unit and providing residents the ability to age in place, maintaining stability in their housing.

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

    The property was re-zoned to Mixed Development (MD) in June 2022. The associated Development Agreement was recorded in September 2022, along with the Conditional Use Permit approved in October 2022. The Conditional Use Technical Review was completed by the City in January 2023, and the resubmittal issued in

March 2023. The Construction Drawings are complete and will be submitted for Building Permit review, once the City confirms the conditions of the Technical Review are satisfied – anticipated to occur March 2023, with a Building Permit issued by June 2023.

Project Summary

20. Project site address: 4101 S Howick St., Millcreek, UT 84107
21. Current Property Owner: BlueLine Development, Inc
22. Status of Site Control: Executed Real Estate Purchase Contract between BlueLine Development, Inc. and Howick, LLLP.
23. SLCo County Council District: District 4
24. Parcel number(s): 15-36-453-055-0000
25. Acreage: 1.99
26. Zoning: MD (Mixed Development)
27. Is a zoning change required? ☐ Yes ☒ No

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

    N/A; Rezone completed in June 2022.
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.

    When complete, The Howick will be a 5 story (4 on top of 1 podium) elevator serviced building, with townhouse style units on the outward facing edges of the ground floor, and covered parking on the ground floor interior. Exterior materials will be a mix of stucco, lap siding, and metal panels. There will be an elevated south facign 15,000 square foot resident indoor/outdoor amenity space on the second floor for residents to enjoy, inclusive of a gathering area, plantings, children's playground outdoors, and classroom, clubroom (kid oriented), library/lounge space, resident gathering, work, and event space, and community room with a kitchen, and a dedicated wellness room. There will be an on-site property manager and leasing office. Unit finishes include luxury vinyl flooring, quartz countertops, Energy Star appliances, dishwashers, air conditioning, and in-unit laundry hookups and/or equipment. The property will include multiple sustainable features and energy saving cost measures to ensure lower utility bills for residents. The building will be Energy Star and Enterprise Green Community Certified (on average 20% more efficient than Code). The Howick will include a least (8) fully-accesible units, with all others designed and constructed ast Type B adaptable units. In addition, the building will be accessed via a secured entry with a fob for residents, and the project is qualified as Transit Oriented Design given it's close proximity to TRAX and bus stations.

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

    The Howick will provide assistance to households, many of whom were negatively impacted by the COVID-19 pandemic. Per the SLFRF (ARPA), the negative effects of the pandemic were particularly pronounced among lower-income families. The Howick meets the allowable uses of SLFRF (ARPA) in that it makes affordable housing for disproportionately impacted demographics and fulfills the goals of the ARPA funds, in accordance with the Treasury's Final Rule in the development of affordable and supportive housing. The project is committed to servicing households and individuals earning up to 60% of AMI, many whom of which were severely impacted by the COVID-19 pandemic, by providing a place to call home and opportunity for the residents to eliminate being cost-burdened by rental housing costs and subsequently become a long-lasting part of their community.

30. Add any additional relevant project details.

The Howick's goal is to provide a safe, healthy, and affordable rental homes for the Millcreek area. Working to reduce the severe lack of larger family sized units in the area is a primary focus – by including (41) three- and (28) four-bedroom units. All apartments at The Howick are for households earning up to 60% of Area Median Income. In addition to the supportive services provided by First Step House, Community Development Corporation of Utah will be offering life-skills based education opportunities for all residents (classes consist of budgeting, building/repairing credit, and how to grow personal wealth) to assist in the resident achieve in financial stability and succeed in achieving their financial goals. In addition, the market is well-suited for the incorporation of this property, with an anticipated absorption period of five to six months (25 – 30 units per month) due to low vacancy rates of less than 2% for all rentals and < 1% for deed restricted affordable rentals.

The Howick, from a development perspective, is near shovel-ready. In reference to the financing, the project is structured as a 4% low-income housing tax credit bond deal, and has received its Bond Allocation ($30MM), executed an LOI with an investor (The Richman Group), awarded $1.3MM from the Office of Homeless Services, $2MM from Olene Walker Housing Loan Funds, and have been working with Intermountain Health to incorporate their funds as an impact investment. In addition, the project is underwriting to recently quoted construction and perm lender terms, given the volatility in interest rates over the 6-9 months. The design is complete and ready to submit for permit, and the project team currently owns the property. The Howick has also engaged an experienced affordable multi-family general contractor to provide a living estimate, cost options, ongoing value engineering, and constructability reviews of the design, as it progressed. The current budget is based on the most recent estimate and construction schedule. Once complete, The Howick has committed to maintain its affordability at the noted unit-mix and AMI's, for a minimum of 50 years.

Project Financial Information

31. Total amount requested as a grant: $3,450,000
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	0	0	0	**$4,200.00**
Studio	0	0	0	**$6,780.00**
1-Bedroom	41	$500,000	0	**$15,072.00**
2-Bedroom	40	$900,000	0	**$28,080.00**
3+ Bedroom	69	$2,050,000	0	**$36,960.00**
Total	150	$3,450,000	0	

33. If applying for a loan, describe the payment terms requested to accommodate the project's financing needs.
    N/A; Grant funds being requested
34. What percentage of funding is being sought in relation to the total project cost?
    5.7%
35. How do you intend to use funds provided by the SLCo Housing Trust Fund?
    Development 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 has been awarded/committed over 90% of the necessary funding, received its allocation of bond cap, and has applied for the remaining 8% (inclusive of this application). The additional available sources to the project are minimal outside of anticipated LIHTC rent increases, as The Howick has already approached and/or received an award from multiple funding sources, in addition to nearly $2.6MM in deferred developer fee and $450k in Net Operating Income (prior to conversion to the permanent mortgage), to ensure the project is financially feasible. In addition, the development budget includes 5% Owner and 2% Contractor contingency, to cover unexpected cost overruns. Although unlikely given the stability of the funding sources, If funding were reduced or lost, there would likely be an adjustment in the overall programming of the project and the households it intends to serve.
37. How will the project be accomplished if the SLCo Housing Trust Fund is unable to fund this request?

If the SLCo Housing Trust Fund is unable to fund this request, another significant value engineering exercise would need to be be completed by the project team, to dramatically reduce project costs which, in turn, would significantly reduce the quality of finishes, amenities for the residents, and potentially the affordability targets of the units and/or reduction in units. The project team would have to identify and secure approximately $3.5M in other funding sources by September 2023. This date equates to the deadline in which the bond allocation for the project expires, causing the project to reapply for the bond allocation and potentially lose the base funding structure, necessary to implement the project.

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

    The project has made substantial progress in design and budgeting, and has completed several iterations of estimating, cost option analysis, value engineering, and constructability review. Material and labor pricing volatility and procurement in the construction market continues to be a challenge, as well as uncertainties in lending interest rates, however the development budget is based on current estimates from the contractor (inclusive of input from the subcontractors) and current rates from lenders, minimizing the risk of additional funding being needed. The Howick team, inclusive of the investor, contractor, architect, and lenders are committed to closing and starting construction in Q3 of 2023.

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

    $60,352,570

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

    The Morrissey ($350,000)

    In addition, Community Development Corporation of Utah received County funding for Down Payment Assistance (DPA), Green and Healthy Homes Initiative (GHHI), Energy Smart, and funding for the Idea House Program.

APPENDIX D: PROJECT BUDGET

Property Acquisition				
Purchase Price		$2,343,299.00		
Closing Costs				
Other	Holding Costs	$200,000.00		
			$2,543,299.00	4%
Site Work				
Offsite Costs				
On Site Costs		$1,645,778.00		
Environmenal Remediation				
Landscaping, Signage, Lighting		$241,696.00		
Other:				
			$1,887,474.00	3%
New Construction and/or Rehabilitation				
General Requirements		$1,748,667.00		
Construction/Rehab Hard Costs		$34,195,726.00		
Parking				
Furniture and Equipment		$100,000.00		
Other:	P&P Bond; Contingency	$2,237,160.00		
			$38,281,553.00	63%
Development Costs				
Architectural Design		$2,101,650.00		
Engineering (Civil, Geo, etc.)		$12,000.00		
Other Consultants		$50,000.00		
Construction Management		$0.00		
Survey		$11,500.00		
Legal		$231,000.00		
Accounting		$7,500.00		
Finance Fee		$610,600.00		
Advertising/Marketing		$10,000.00		
Inspections/Testing		$129,000.00		
Insurance		$314,910.00		
Rezoning		Incl. in Architectural		
Impact Fees		$200,000.00		
Building Permits		$257,640.00		
Utilities during Construction		Incl. in Gen Req's		
Security during Construction		Incl. in Gen Req's		
Property Taxes		$20,000.00		
Other:	Appraisal, Mkt Study; Title	$263,500.00		
			$4,219,300.00	7%
Profit and Overhead				
Builder Profit		$1,726,099.00		
Builder Overhead		$324,098.00		
Developer Fee		$5,188,000.00		
Other:				
			$7,238,197.00	12%
Interest and Financing Costs				
Interest Cost, Equity Investment		$0.00		
Interest Cost, Land Financing		Incl. in Holding Costs		
Interest Cost, Construction Financing		$2,254,341.00		
Sydication Costs		$550,667.00		
Other:	Interest post Cnstr, pre conv	$2,807,739.00		
			$5,612,747.00	9%
Project Reserves				
Operating Reserve		$570,000.00		
Debt Service Reserve				
Rent-Up Reserve				
Replacement Reserve				
Other:				
			$570,000.00	1%
TOTAL Project Cost			**$60,352,570.00**	

Expected Value upon Completion	$60,352,570.00

List all fees charged (or expected to be charged) to tenants. Indicate if the fee is monthly o

	Monthly or One-Time
Water	By Owner
Sewer	By Owner
Gas	By Owner
Electric	Utility Allowance (Rent Reduction, Monthly)
Internet/Cable	At resident's discretion
Parking	N/A
Trash Removal	By Owner
Application Fee	N/A
Security Deposit	One-Time
Lease Origination Fee	N/A
Late Fee	As applicable
Month-to-Month Fee	N/A
Move In-Move Out Fee	N/A
Lease Modification	N/A
Service of Notice Fee	N/A
Administrative Fee	N/A
Pet Fees	One-Time, Deposit
Renters Insurance	Optional for Residents
Inspection Fee	N/A
Re-Key Fee	At Cost
Replacement Key	At Cost
Other:	N/A
Other:	N/A
Other:	N/A
Other:	N/A

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

Electric costs per 1, 2, 3, and 4 bedroom units are as follows: $37, $46, $58, $65. These w
consultant via a project specific HERS Model Utility Schedule. Electric costs are responsib
resident, however the amounts listed above are deducted from the allowable LIHTC rent
Internet/Cable is optional for residents, at their cost - however all apartments will be wir
ready, so only the cost of service is incurred by the resident. Renter's insurance is encou
required as a condition of the lease.

or one-time.

Average Amt per unit
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
One Month Rent
$0.00
As applicable
$0.00
$0.00
$0.00
$0.00
$0.00
$200.00
$0.00
$0.00
At Cost
At Cost
$0.00
$0.00
$0.00
$0.00

ere provided by a
bility of the
, based on AMI %.
ed and cable
raged, but not

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?

   Community Development Corporation of Utah has an affordable property portfolio and network of service providers and connections to local community organizations assisting lower income households and individuals, in and around the subject area. In addition, The Howick is committed to working with the local housing authority, Housing Connect to notify them of available units at the property, for referrals. CDCU engages with numerous eligible households through their financial education and counseling programs. In addition, The Howick has partnered with First Step House (FSH) as a service provider. FSH has extensive experience providing case management to homeless, low-income, and Veteran populations in behavioral health treatment facilities, transitional housing, and permanent supportive housing complexes. Advertisements and postings will be placed with other local affordable housing organizations, in addition to the project implementing an Affirmative Fair Housing Marketing Plan (AFHMP).

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

   In addition to the strategies outlined in the AFHMP, notices of vacant units will be sent to non-profit or community organizations, Housing Connect (local Housing Authority), agencies serving individuals with disabilities and/or mobility impairments, and local services providers and agencies assisting with unhoused individuals, inclusive of First Step House, The Howick's designated service provider.

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

   The Howick will be considered an Equal Housing Opportunity community. Tenant selection and screening will be in accordance with the requirements of the Low-Income Housing Tax Credits (LIHTC), Section 8 Tenant-Based Vouchers, Fair Housin Act, Section 504 of the Rehabilitation Act, Equal Access Rule, and Nondiscrimination policies, to ensure and promote equal opportunities to all persons, regardless of race, color, religion, sex, disability, familial status, source of income, or national origin, or reasonable accomodatioin request. A waitlist will be maintained of

interested households, from the start of the project. Once leasing activities begin, the households on the waitlist will be contacted, in order based on bedroom size, and invited to submit an application (assuming initial review of income meets the income qualifications for the unit). This waitlist will be continuously maintained at the project, by the property management team, and referenced as units become vacant. Applications will be processed, income certified, and screened in accordance with the property specific Tenant Selection Plan. Base eligibility requirements will include a household's annual income must not exceed program income limits. Screening criteria may include: Criminal background check, sex offender registry search, credit check, and verification of past rental history, in accordance with the LIHTC program. If an offense is discovered, denials may occur based on length of time since offense occurred. Unfavorable credit is not an automatic denial. An appeal process is provided with the application materials to each applicant. BlueLine Property Management has extensive experience in providing application assistance, income qualifying households, processing of applications, and waitlist management.

Management of affordable units

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

   BlueLine Property Management

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

   Maximum rent limitations based on AMI will be memorialized and recorded via a Land Use Restrictive Agreement (i.e. deed restriction), for each applicable funder, with the expected minimum affordability period to be (50) years. Given the nature of low-income housing tax credits, this property will be subject to compliance monitoring on an annual basis, along with routine monitoring by Utah Housing Corporation, Olene Walker Housing Loan Fund, the investor (The Richman Group), and the lender. Property management will retain all tenant files related to income qualification, demographic, etc.

Service Plan

6. Provide information on proposed resident services.

   a. What services will be provided?

Service plan objectives will address individual needs in the areas of primary and behavioral health, income, employment, life skills, social engagement, and education. Motivational interviewing will be conducted to develop relationships with tenants and support individual service plan goals. Additional services will address employment training, life skills, substance use disorders, independent living, budgeting, and credit building, among others

b. Who will provide the proposed services?

First Step Housing and Community Development Corporation of Utah have provided full commitment to deliver services.

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

First Step Housing has a long track record of providing case management services through funding from State of Utah Unified Funding Program, Salt Lake County Continuum of Care, and Salt Lake County Community Development Block Grant. Furthermore, a portion of operating cash flows have been set aside for service provider. CDCU is offering their financial education services in-kind (no cost to The Howick), and select in-person classes will be offered to residents, and hosted at the property.

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: Parker-Willey Apartments
2. Project address: 543 S. 400 E. & 307 E. 600 S. – Salt Lake City
3. Project owner (of record). Community Development Corporation of Utah
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: 23
6. Total number of affordable units in the project: 23
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	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	19	19	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			35%	7	$651
			60%	12	$1069
3+ Bedroom	4	4	60%	4	$1275
			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?

   Salt Lake City provided a second mortgage to acquire the property

10. When did the project start? 11/30/2018
11. When did the project end? (i.e., first occupants) 11/30/2018
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    Traditional First Mortgage – Rocky Mountain CRC

    Second Mortgage – SLC HOME

13. Total Project budget: $2,100,000
14. Construction costs: $2,100,000
15. Cost per unit: $91,304
16. Cost per square foot: $99.25
17. Any other relevant information you want to share:

    CDCU acquired these existing units in an effort to preserve the long term affordability. The existing LIHTC compliance has less than 10 years remaining.

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: 426 Apartments
2. Project address: 426 South 500 E, Salt Lake City, UT 84102
3. Project owner (of record). 426 Apartments, LP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Shawn McMillen

   b. Phone: 801-359-8862 X2114

   c. Email: smcmillen@firststephouse.org
5. Total number of units: 40
6. Total number of affordable units in the project: 40
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	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	40	40	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30%	40	375
			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.	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.	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?

   City HOME funds

10. When did the project start? 2018
11. When did the project end? (i.e., first occupants) PIS 2020
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    State & Federal LIHTC, City HOME, Olene Walker Housing Loan funds, deferred developer fee, first mortgage

13. Total Project budget: $11,390,191
14. Construction costs: $7,735,119
15. Cost per unit: $284,755
16. Cost per square foot: $269.73
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: 5th East Apartments
2. Project address: 440 South 500 East, Salt Lake City, UT 84102
3. Project owner (of record). 5th East Apartments, LLC
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Shawn McMillen

   b. Phone: 801-359-8862 x2114

   c. Email: smcmillen@firststephouse.org
5. Total number of units: 75
6. Total number of affordable units in the project: 75
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	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	75	75	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	75	346
			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.	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.	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?

   City HOME

10. When did the project start? 2017
11. When did the project end? (i.e., first occupants) 2019 PIS
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    State & Federal LIHTC, City HOME, Olene Walker Housing Loan Fund, FHLB Des Moines AHP, Deferred developer fee, mortgage

13. Total Project budget: $21,131,111
14. Construction costs: $15,153,523
15. Cost per unit: $281,748
16. Cost per square foot: $315.45
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: Arroyo Village
2. Project address: 1299 Knox Ct., Denver, CO 80204
3. Project owner (of record). Arroyo Village Apartments, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Mark Marshall

   b. Phone: 720-305-9811

   c. Email: info@rockymountaincommunities.org
5. Total number of units: 130
6. Total number of affordable units in the project: 130
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	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	60	60	30	35	472
			50	25	720
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
2-Bedroom	58	58	50	58	862

			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	12	12	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			50	12	992
			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?

   City of Denver Interest Only Housing Loan

10. When did the project start? 2016
11. When did the project end? (i.e., first occupants) 2018 PIS
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    Federal & State LIHTC, CDOH grant, City of Denver Housing Loan, Deferred Developer fee, mortgage

13. Total Project budget: $31,879,679
14. Construction costs: $21,300,000
15. Cost per unit: $245,228
16. Cost per square foot: $261
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: Espero Apartments
2. Project address: 1053 Avenida Del Sol, Durango, CO 81301
3. Project owner (of record). Espero Apartments, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Kelsey Schumacher

   b. Phone: 970-259-1086

   c. Email: kschumacher@swhousingsolutions.com
5. Total number of units: 40
6. Total number of affordable units in the project: 40
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	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	40	40	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	40	460
			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.	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.	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?

   None

10. When did the project start? 2019
11. When did the project end? (i.e., first occupants) 2021
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    Federal LIHTC, CDOH Grant, Deferred developer fee

13. Total Project budget: $9,518,339
14. Construction costs: $6,475,176
15. Cost per unit: $237,958
16. Cost per square foot: $298
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: Laurel House/Karis Apartments
2. Project address: 3197 N 12th, Grand Junction, CO 81506
3. Project owner (of record). Karis Apartments, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: John Mok-Lamme

   b. Phone: 970-234-7004

   c. Email: john@karisinc.org
5. Total number of units: 34
6. Total number of affordable units in the project: 34
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	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	34	34	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	34	361
			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.	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.	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?

   City of Grand Junction – Tap Fees Match

10. When did the project start? 2018
11. When did the project end? (i.e., first occupants) 2020 PIS
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    Federal LIHTC, CDOH Grant, Deferred developer fee, City tap match

13. Total Project budget: $9,009,154
14. Construction costs: $5,788,731
15. Cost per unit: $264,975
16. Cost per square foot: $334
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: Providence at the Heights
2. Project address: 15650 E Alameda Pkwy, Aurora, CO 80017
3. Project owner (of record). Providence Heights, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Khalil Halim

   b. Phone: 303-537-5838

   c. Email: info@scccolorado.org
5. Total number of units: 49
6. Total number of affordable units in the project: 49
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	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	39	39	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	39	441
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

2-Bedroom	10	10	Click or tap here to enter text. 30 Click or tap here to enter text.	Click or tap here to enter text. 10 Click or tap here to enter text.	Click or tap here to enter text. 472 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. 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?

   City of Aurora HOME

10. When did the project start? 2017
11. When did the project end? (i.e., first occupants) 2019
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    Federal LIHTC, City HOME, DOH Housing Development Grant, deferred developer fee, mortgage

13. Total Project budget: $14,300,729
14. Construction costs: $8,918,325
15. Cost per unit: $366,685
16. Cost per square foot: $331
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: Red Hill Lofts
2. Project address: 2655 Delores Way, Carbondale, CO 81623
3. Project owner (of record). RHL Apartments, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Sheri Sanzone

   b. Phone: 970-429-7499

   c. Email: executivedirector@apehousing.org
5. Total number of units: 30
6. Total number of affordable units in the project: 30
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	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	14	14	30	6	444
			50	8	773
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
1-Bedroom	12	14	30	4	475
			50	8	828
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
2-Bedroom	4	4	30	3	570
			50	1	993

			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.	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?

   Town of Carbondale Housing Development Grant

10. When did the project start? 2019
11. When did the project end? (i.e., first occupants) 2021
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    Click or tap here to enter text.

13. Total Project budget: $10,001,915
14. Construction costs: $6,221,554
15. Cost per unit: $333,397
16. Cost per square foot: $471
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: Warren Residences
2. Project address: Warren Residences, LLC
3. Project owner (of record). SFA West, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Tom Luehrs

   b. Phone: 303-244-0766

   c. Email: tom@sfcdenver.org
5. Total number of units: 48
6. Total number of affordable units in the project: 48
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	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	48	48	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	48	472
			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.	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.	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?

   None

10. When did the project start? 2015
11. When did the project end? (i.e., first occupants) 2017
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    Mortgage, CDOH grant, Magnet Grant, Denver Economic Development & Opportunity Grant, Denver Housing Authority D3 Grant, Magnet Loan

13. Total Project budget: $9,540,301
14. Construction costs: $6,310,329
15. Cost per unit: $198,756
16. Cost per square foot: $547
17. Any other relevant information you want to share:

    Acquisition & Adaptive reuse of a historic church structure, resulted in a somewhat higher $/sf due to acquisition, demolition, and ‘full gut’ remodel costs

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: St Francis Apartments
2. Project address: 1450 N Washington, Denver, CO 80203
3. Project owner (of record). St Francis Apartments, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Tom Luehrs

   b. Phone: 303-244-0766

   c. Email: tom@sfcdenver.org
5. Total number of units: 60
6. Total number of affordable units in the project: 60
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	51	51	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	51	506
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

2-Bedroom	9	9	Click or tap here to enter text. 30 Click or tap here to enter text.	Click or tap here to enter text. 9 Click or tap here to enter text.	Click or tap here to enter text. 506 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. 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?

   City of Denver Housing Loan Fund

10. When did the project start? 2015
11. When did the project end? (i.e., first occupants) 2017
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    State & Federal LIHTC, City of Denver Housing Loan, Dept of Housing Housing Development Grant, Denver Housing Authority D3 Grant, deferred developer fee, mortgage

13. Total Project budget: $21,307,899
14. Construction costs: $13,908,050
15. Cost per unit: $355,132
16. Cost per square foot: $478
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: Freestone Apartments
2. Project address: 2173 W Harrison, Laramie, WY 82070
3. Project owner (of record). Freestone Apartments, LLC
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: 36
6. Total number of affordable units in the project: 36
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	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	22	Click or tap here to enter text.	45	12	660
			50	10	751
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
3+ Bedroom	14	Click or tap here to enter text.	45	6	767
			50	8	872
			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?

   HOME Mortgage

10. When did the project start? 2019
11. When did the project end? (i.e., first occupants) 2021
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

Federal LIHTC, traditional mortgage, HOME mortgage, deferred developer fee

13. Total Project budget: $7,177,685
14. Construction costs: $4,319,619
15. Cost per unit: $199,380
16. Cost per square foot: $197
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: Granite Springs Apartments
2. Project address: 908 E Jefferson Rd, Cheyenne, WY 82007
3. Project owner (of record). Granite Springs Apartments, LLC
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: 24
6. Total number of affordable units in the project: 24
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	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	10	10	50	5	660
			55	5	745
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
3+ Bedroom	14	14	50	8	760
			55	6	859
			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?

   HOME Mortgage

10. When did the project start? 2017
11. When did the project end? (i.e., first occupants) 2018
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    Federal LIHTC, HOME mortgage, traditional mortgage, Deferred developer fee

13. Total Project budget: $4,965,081
14. Construction costs: $2,947,086
15. Cost per unit: $206,878
16. Cost per square foot: $199
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: Platte River Apartments
2. Project address: 800 W Richards, Douglas, WY 82633
3. Project owner (of record). Platte River Apartments, LLC
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: 20
6. Total number of affordable units in the project: 20
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	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	10	10	30	2	420
			45	3	579
			50 & 55	2 & 3	$659 & $738
2-Bedroom	10	10	30	1	509

			45	3	701
			50 & 55	2 & 4	$796 & $892
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.	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?

   HOME Mortgage

10. When did the project start? 2020
11. When did the project end? (i.e., first occupants) 2021
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    HOME mortgage, traditional mortgage, NHTF, deferre developer fee

13. Total Project budget: $4,617,666
14. Construction costs: $3,361,108
15. Cost per unit: $230,883
16. Cost per square foot: $275
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: Discovery Village Apartments
2. Project address: 1075 Anamosa Ct, Rapid City, SD 57701
3. Project owner (of record). Discovery Village Apartments, LLC
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: 36
6. Total number of affordable units in the project: 34
7. Percent of affordable units in the project: 94.4%
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	14	13	30 & 40	1 & 2	$427 & $599
			50	5	$858
			60 & Market	5 & 1	$930 & mkt rate
3+ Bedroom	22	21	30 & 40	2 & 3	$501 & $700
			50	12	$898
			60 & Market	4 & 1	$1,091 & mkt rate

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

   None

10. When did the project start? 2020
11. When did the project end? (i.e., first occupants) 2021
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    Federal LIHTC, Traditional Mortgage, Deferred Developer Fee

13. Total Project budget: $6,407,117
14. Construction costs: $4,150,488
15. Cost per unit: $177,975
16. Cost per square foot: $163
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: Rock Creek Apartments
2. Project address: 1206 22nd St., wheatland, WY 82501
3. Project owner (of record). Rock Creek Apartments, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Paula Travers

   b. Phone: 307.233.8516

   c. Email: PaulaT@whninc.org
5. Total number of units: 12
6. Total number of affordable units in the project: 12
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	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	12	12	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	12	420
			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.	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.	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?

   None

10. When did the project start? 2016
11. When did the project end? (i.e., first occupants) 2017
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    LIHTC, HOME

13. Total Project budget: $2,675,668
14. Construction costs: $1,778,587
15. Cost per unit: $222,972
16. Cost per square foot: $205
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: Wolf Creek Apartments
2. Project address: 702 Wolf Creek Drive, Riverton, WY 82501
3. Project owner (of record). Wolf Creek Apartments, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Paula Travers

   b. Phone: 303.233.8516

   c. Email: PaulaT@whninc.org
5. Total number of units: 12
6. Total number of affordable units in the project: 12
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	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	12	12	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	12	420
			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.	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.	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?

   None

10. When did the project start? 2015
11. When did the project end? (i.e., first occupants) 2016
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    LIHTC, HOME

13. Total Project budget: $2,485,482
14. Construction costs: $1,704,196
15. Cost per unit: $207,124
16. Cost per square foot: $249
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: Capital court Apartments
2. Project address: 408 Murray Rd. Cheyenne, WY 82601
3. Project owner (of record). Capital Court apartments, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Paula Travers

   b. Phone: 307.233.8516

   c. Email: PaulaT@whninc.org
5. Total number of units: 60
6. Total number of affordable units in the project: 60
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	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	30	30	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	15	420
			50	15	700
2-Bedroom	30	30	30	15	516

			50	15	860
			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.	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?

   None

10. When did the project start? 2016
11. When did the project end? (i.e., first occupants) 2017
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    LIHTC, HOME

13. Total Project budget: $10,308,750
14. Construction costs: $7,936,449
15. Cost per unit: $171,813
16. Cost per square foot: $173
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: CentrePointe Apartments
2. Project address: 338 Esat A Street, Casper, WY 82007
3. Project owner (of record). CentrePointe apartments, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Joe Dedic

   b. Phone: 307.266.1388 ex. 28

   c. Email: info@chaoffice.org
5. Total number of units: 50
6. Total number of affordable units in the project: 50
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	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	25	25	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	25	420
			Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

2-Bedroom	25	25	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	30	630
			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.	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?

   None

10. When did the project start? 2015
11. When did the project end? (i.e., first occupants) 2016
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    LIHTC, HOME

13. Total Project budget: $9,742,387
14. Construction costs: $6,979,851
15. Cost per unit: $194,848
16. Cost per square foot: $305
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: Ravencrest Apartments
2. Project address: Multiple, Tranquility Way, Casper, WY 82601
3. Project owner (of record). Ravencrest Apartments, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Joe Dedic

   b. Phone: 307.266.1388 ex. 28

   c. Email: info@chaoffice.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	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	50	50	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	25	420
			50	25	700
2-Bedroom	50	50	30	25	630

			50	25	1050
			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.	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?

   None

10. When did the project start? 2017
11. When did the project end? (i.e., first occupants) 2018
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    LIHTC, HOME

13. Total Project budget: $19,987,881
14. Construction costs: $14,573,678
15. Cost per unit: $198,979
16. Cost per square foot: $188
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: Copper Mountain Apartments
2. Project address: 614 hill St., riverton, WY 82601
3. Project owner (of record). Opper Mountain Apartments, LLLP
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Paula Travers

   b. Phone: 307.233.8516

   c. Email: PaulaT@WHNinc.org
5. Total number of units: 12
6. Total number of affordable units in the project: 12
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	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	12	30	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
			30	12	420
			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.	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.	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?

   None

10. When did the project start? 2015
11. When did the project end? (i.e., first occupants) 2016
12. What were the funding sources (LIHTC, HOME, Traditional, Equity)?

    LIHTC, HOME

13. Total Project budget: $$2,503,889
14. Construction costs: $1,744,538
15. Cost per unit: $208,657
16. Cost per square foot: 161
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: Leech Lake
2. Project address: Multiple, Deer River MN
3. Project owner (of record). Leech Lake Band of Ojibwe Housing Authority
4. Were there additional partners? ☒ Yes ☐ No

   If yes, provide contact information:

   a. Contact person name: Paula Travers

   b. Phone: 218.335.8280

   c. Email: Click or tap here to enter text.
5. Total number of units: 16
6. Total number of affordable units in the project: 16
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	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	Available upon request	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.	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.	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?

   None

10. When did the project start? Available upon Request
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:

    Non tax-credit project with Leech Lake Ban of Ojibwe. Multiple buildings, further information available upon request.

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.

Revised
Sept 2019



Todd Reeder
Interim CEO
Community Development Corporation of Utah

Salt Lake County housing Trust Fund ARPA Request for Applications.
The Howick – 4101 S Howick St., Millcreek, UT 84107

Application Checklist #8: Business Confidentiality Request Form (Appendix H):

Appendix H is not applicable for The Howick application; No application items are requested to be redacted for confidentiality.

APPENDIX I: REQUEST FOR EXCEPTION/MODIFICATION TO RFA OR CONTRACT FORM

Request for RFA Exception

Exceptions to the RFA requirements are made at the County's discretion.

If an Applicant wishes to alter the RFA, including appendices, the Request for Exception MUST be specifically identified and described here, along with reasonable alternatives:

N/A; No exceptions to the RFA requirements are requested.

Request for Contract Modification

Contract modifications are made at the County's discretion.

If an Applicant wishes to alter the Standard Grant/Loan Agreement, the Request for Modification MUST be specifically identified and described here, along with reasonable remedies:

Subaward Agreement, Section 12. "Subrecipient further agrees that it will not accept any fee or financial remuneration from any entity or person other that County for its performance under this Agreement." Request is to add "except for fees associated with the development, as noted in Exhibit 2."

Subaward Agreement, Section 21.b. – Labor Standards; Please confirm Davis-Bacon Act is not applicable under this agreement.

Subaward Agreement, Section 30.c. – Termination for Cause; Request to extend cure period to fifteen (15) days, in lieu of five (5) days.

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 17 day of February, 20 23 ("Offer Reference Date") Howick, LLLP ("Buyer") offers to purchase from BlueLine Development, Inc ("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 in the form of NA. 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: 4101 South Howick Street

City of Millcreek, County of Salt Lake, State of Utah, Zip 84107 Tax ID No. 15-36-453-055-0000 (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)** N/A

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: N/A

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: N/A

2. PURCHASE PRICE.

2.1 Payment of Purchase Price. The Purchase Price for the Property is $ 2,343,299.00. 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").

$_____ **(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)

$_____ **(e) Balance of Purchase Price in Cash at Settlement**

$ 2,343,299.00 **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

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**; ☐ _____**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)** N/A. 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) N/A, 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 Section10.3;
(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) None

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

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 $_____ 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.** _____ ☐ **Seller Financing Addendum** ☐ **FHA/VA Loan Addendum** ☐ **Other (specify)** _____.

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

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.

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	September 1, 2023	(Date)
(b) Due Diligence Deadline	September 1, 2023	(Date)
(c) Financing & Appraisal Deadline	September 1, 2023	(Date)
(d) Settlement Deadline	September 1, 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** ☑ **PM** Mountain Time on March 15, 2023 (Date), this offer shall lapse; and the Brokerage shall return any Earnest Money Deposit to Buyer.

3/14/2023 (

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 by the attached ADDENDUM No_____

☐ **REJECTION:** Seller rejects the foregoing offer.

3/14/2023 9:22 AM

(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 1

Because Federal Funds may be used in the purchase we are required to disclose to you the following information:

1. The sale is voluntary. If you do not wish to sell, Howick, LLLP will not acquire your property. Howick, LLLP does not have the power to acquire your property by condemnation or through the power of eminent domain.

2. We estimate the fair market value of your property to be **$2,343,299.** The price represents the asking price of the property and is comparable to sales of similar properties.

Since the purchase would be a voluntary, arm's length transaction, you would not be eligible for relocation payments or other relocation assistance under the Uniform Relocation Assistance an Real Property Acquisition Policies Act of 1970 (URA) or any other law or regulation. Also, as indicated in the contract of sale, this offer is made on the condition that no tenant will be permitted to occupy the property before the sale is completed.



3/14/2023



3/14/2023

Commonwealth
LAND TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Office:	Secured Land Title
ALTA® Universal ID:	1065022
Commitment Number:	22453342

SCHEDULE A

1. **Commitment Date: September 19, 2022 at 07:30 AM**

2. **Policy or Policies to be issued:**

X	**ALTA Owners Policy (6/17/06)**	***Extended Coverage***	**Policy Amount:**	$0.00
	Proposed Insured:		**Premium:**	$0.00
	BlueLine Development, Inc.			
	Endorsements: None Requested		**Charge:**	$0.00
X	**ALTA Extended Loan Policy (6/17/06)**		**Policy Amount:**	$0.00
	Proposed Insured:		**Premium:**	$0.00
	Utah Equitable TOD Fund LLC			
	Endorsements: None Requested		**Charge:**	$0.00

3. **The estate or interest in the land described or referred to in this Commitment is:**
   Fee Simple

4. **Title to the estate or interest in the Land is at the Commitment Date vested in:**
   Housing Plus, a Utah Nonprofit Corporation

5. **The Land described as follows:**
   See Attached Schedule C

Commonwealth Land Title Insurance Company
Secured Land Title

By:

B. Ennis

Brett Ennis, Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

Commonwealth
LAND TITLE INSURANCE COMPANY

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. The Company will require delivery of and approval by the Company of an Indemnity and Affidavit as to Debts, Liens and Possession, prior to the issuance of the policy.

6. Necessary conveyance to the proposed insured.

7. NOTE: According to the available records, the purported address of said land is:

4101 South Howick Street, Salt Lake City, UT 84107

8. NOTE: The Company has conducted a judgment and lien search of the public records, as of the effective date shown on Schedule A, against the vested owner and/or the proposed insured owner/borrower. The Company has found no such items other than those shown on Schedule B, if any.

9. NOTE: Additional Underlying Documents.

To view the MAP(s) click here.

To view the VESTING DEED(s) click here.

10. Note: In the event this transaction fails to close, or this commitment is cancelled, a cancellation fee will be charged to comply with the State of Utah Department of Insurance regulations.

11. Deed of Trust or Mortgage securing the loan.

NOTE: If a Deed of Trust is contemplated as a part of this transaction, the correct name to be entered as the Trustee is "Secured Land Title"

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company. If the Company's requirements are satisfied, Exceptions 1 through 7 will be removed on Enhanced/Extended coverage policies.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or claims of parties in possession not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

4. Easements, or claims of easements, not shown by the Public Records.

5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the Public Records.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

8. Taxes for the year 2022 are a lien, but not yet due. Taxes for the year 2021 were paid in the amount of $8,854.11.
Tax Parcel No. 15-36-453-055-0000
NOTE: To view said Taxes click here.

9. The land described herein is located within the boundaries of Millcreek City, Mount Olympus Improvement District and Wasatch Front Waste and Recycling and is subject to any assessments levied thereby. Paid Current.

10. Subject to the rights of the Salt Lake County Assessor to assess property/improvements not previously assessed

11. Any right, title or interest in any minerals, mineral rights or related matters, including, (but not limited to) oil, gas, coal and other hydrocarbons.

Further, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

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12. The interest, if any, of the State of Utah or others claiming by, through or under it, to any portion of the property lying within the current and/or historic waterway bed and banks.

13. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and rights of way and easements thereof.

14. Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument:
Recorded: July 26, 1979
Entry No: 3313203
Book/Page: 4909/433
NOTE: To view said document(s) click here.

15. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: Salt Lake Auto Wrecking, Inc.
Grantee: Utah Power & Light Company
Dated: November 2, 1979
Recorded: February 19, 1980
Entry No.: 3400661
NOTE: To view said document(s) click here.

16. The terms and conditions of that certain Acknowledgment and Disclosure regarding development of property located within a Natural Hazards Special Study Area, recorded June 16, 2003 , as Entry No. 8691443, in Book 8818, at Page 4861, of Official Records.
NOTE: To view said document(s) click here.

The above-described property is either partially or wholly located within a Natural Hazards Special Study Area as shown on the Natural Hazards Map adopted for the Board of County Commissioners of Salt Lake County pursuant to Ordinance No. 1074 for: High Liquefaction Potential.

17. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

18. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder.

Rights or claims of parties in possession.

The Company specifically excepts any and all matters pending against any lessee or tenant, being on or off record, including but not limited to, bankruptcies, judgment liens, Federal and State Tax Liens, etc., and makes no certification as to the checking of judgments, tax liens, or other encumbrances created by any lessee or tenant.

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AMERICAN LAND TITLE ASSOCIATION

19. Development Agreement and the terms and conditions contained threin
By and between Community Development Corporation of Utah
and Millcreek, a Utah municipality
Recorded: September 7, 2022
Entry No.: 14012426
Book/Page: 11370/7163

20. The following matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by ALTA/NSPS Land Title Survey made by Talisman Civi Consultants dated August 18, 2022, designated as job Number 22-079.
Description of Matters found:

(a) Fence, as shown on survey
(b) Storm Sewer, as shown on survey
(c) Telephone line, as shown on survey
(c) Existing SD Vault, as shown on survey

(End of Exceptions)

****

CHAIN of TITLE: According to official records, there have been no documents conveying the subject property within a period of 24 months prior to the date of this commitment, except as follows:

Special Warranty Deed
Grantor: Mitchell Brothers Holdings LLC
Grantee: Housing Plus, a Utah Nonprofit Corporation
Recorded: August 9, 2021
Entry No.: 13739819
Book/Page: 11219/4340

NOTE: Judgments were checked as to Housing Plus, a Utah Nonprofit Corporation and no unsatisfied judgments were found.

NOTE: Judgments were checked as to Blueline Development, Inc. and no unsatisfied judgments were found.

Please direct any escrow questions to your escrow officer: Sam Jensen at (801) 488-5340 or email Sam.Jensen@securedlandtitle.com; Secured Land Title 7090 South Union Park Avenue Ste. 425, Midvale, UT 84047.

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Commonwealth
LAND TITLE INSURANCE COMPANY

SCHEDULE C

Legal Description:

Parcel No. 1:

Beginning at a point which is North 89 deg. 33' East 86.82 feet and South 13 deg. 45' East 1068.88 feet and South 89 deg. 27' West 79.03 feet from the Northwest Corner of Lot 10, Block 10, Ten Acre Plat "A; Big Field City Survey; thence South 0 deg. 43'40" West 628.41 feet; thence North 85 deg 16'30" West 265.29 feet; thence North 0 deg 33' West 603.80 feet; thence North 89 deg 27' East 287.18 feet to the point of beginning.

Less and excepting that portion of the subject property described by Warranty Deed, recorded February 04, 984, as Entry No. 3901164, in Book 5528, at Page 2973, or Official Records.

Beginning at a point on the East property line of Howick Street, said point being 1032.93 feet South and 11.78 feet East rom the Northwest Corner of Lot 10, Block 10, Ten Acre Plat "A", Big Field Survey; as per Howick Street Dedication Plat recorded as Entry No. 3228162, in Book 79-1 Page 26, said point also being 86.82 feet North 89 deg. 33' East and 1060.88 feet South 13 deg. 45' East 327.20 feet South 89 deg. 27' West of said Northwest Corner of Lot 10, Block 10, Ten Acre Plat "A", Big Field Survey; running thence North 89 deg. 27' East 175.00 feet; thence South 00 deg. 33' East 250.00 feet; thence South 89 deg. 27' West 175.00 feet; thence North 00 deg. 33' West 250.00 feet to the point of beginning.

Also, Less and Excepting that portion of the subject property lying within the street commonly known as Howick Street:

Also, Less and Excepting that portion of the subject property lying within the following described property:

Beginning at a point North 89 deg. 33'00" East 86.82 feet and South 13 deg. 45'00" East, 1060.87 feet and South 89 deg. 27'00" West 79.03 feet from the Northwest corner of Lot 10, Block 10, Ten Acre Plat "A", Big Field Survey, same said point of beginning North 00 deg. 33'00" West, 598.23 feet and North 89 deg. 27'00" East 205.00 feet from the monument at the intersection of Howick Street and Central Avenue, and running thence South 00 deg. 43'40" West 250.07 feet; thence South 89 deg. 27'00" West, 67.60 feet; thence North 00 deg. 33'00" West, 250.00 feet; thence North 89 deg. 27'00" East, 73.18 feet to the point of beginning.

The following is shown for information purposes only: Tax ID / Parcel No. 15-36-453-055

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AMERICAN LAND TITLE ASSOCIATION

FIRST STEP HOUSE

Meaning • Purpose • Recovery

440 S 500 E, Salt Lake City, Utah 84102
P 801.359.8862
F 801.359.8510
firststephouse.org

Service Provider Letter of Understanding

July 26, 2022

Melissa Turner
Office of Homeless Services
Utah Department of Workforce Services
PO Box 45249
Salt Lake City, UT 84415-0249

RE: The Howick Project
City: Millcreek
Owner: Community Development Corporation of Utah

Dear Ms. Turner:

This letter of understanding, from First Step House (Lead Service Provider), represents a full commitment to deliver case management services to residents of The Howick, an affordable housing project that will serve homeless and low-income populations in Millcreek. First Step House understands that The Howick is an affordable housing project with 11 units designated for the homeless.

Explanation of Service Provider's Experience with Providing Services to Targeted Population

Relevant Experience of First Step House, Lead Service Provider

First Step House has extensive experience providing intensive case management to homeless, low-income, and Veteran populations in behavioral health treatment facilities, transitional housing settings, and permanent supportive housing complexes. Through our Dept. of Veterans Affairs grant-funded programs (Grant and Per Diem (GPD) and Special Needs programs), we have been able to provide transitional housing, treatment, and case management services to chronically homeless Veterans diagnosed with mental health conditions and substance use disorders. Through funding from the State of Utah Unified Funding program, Salt Lake County Continuum of Care (CoC) HUD housing programs, and Salt Lake County Community Development Block Grant (CDBG), we have been able to develop robust permanent housing case management services for those with co-occurring disorders, the chronically homeless, homeless, and those at risk for homelessness. This includes the ability to conduct needs assessments with clients to determine program eligibility and develop comprehensive service plans. Service plan objectives address individual needs in the areas of primary and behavioral health, income, employment, life skills, social engagement, and education.

Board of Directors
Kerry Bate
Jacob C. Smith, CPA
Kyle Jensen
Annette Fleckenstein, MS, PhD
Pamela Gold
Joe Culbertson
Brandy Farmer
Charles W. Talcott

Supported By
SALT LAKE COUNTY

Service Provider's Understanding of the Number of Units Set Aside for Specific Target Population
We understand that The Howick will include 11 units set aside for individuals and/or families who are homeless and at or below 30% of the Area Median Income (AMI).

Service Provider's Indication that the Provider has Enough Clients to Fulfill the Needs of the Set Aside and has the Capacity to Provide Services for the Duration of the Referral's Tenancy
Based on our internal and external data, we understand that there are enough clients to fulfill the needs of the set-aside units. Over 90% of the people entering our services are at or below 50% of the Area Median Income and 54% of First Step House clients are either homeless or at risk for homelessness at intake. According to the 2022 Homeless Point in Time Count, 3,556 individuals were experiencing homelessness in Utah; of those, 792 were chronically homeless.
First Step House has a long history of providing behavioral health treatment, housing, and case management services to low-income individuals experiencing homelessness or are at risk of homelessness. First Step House has the capacity to provide and commits to the continued delivery of services for the duration of tenancy for all occupants in the designated 11 units in The Howick.

Description of Services that the Service Provider will make Available to the Tenants Post Move-In
Services provided to the tenants at The Howick include individualized, evidence-based, and comprehensive case management. The services will be delivered by one 0.5 full-time equivalent (FTE) case manager for tenants in the 11 units. Our qualified case manager will proactively engage tenants, utilize Motivational Interviewing (MI) to develop trusting relationships with residents, and support each individual in achieving their service plans goals. The First Step House case manager will help tenants with daily living and service plan objectives in the domains of housing, employment, transportation, social support, medical needs, recreation, benefits, and more. Additionally, the case manager will provide life skills support, including independent living skills (e.g., household management, budgeting, appointment keeping, paying bills) and social skills (e.g., interpersonal skills, managing and resolving neighbor disputes, developing self-confidence and pro-social networks). For example, case managers may provide information about entitlements and benefits, including how to access/apply for benefits (e.g., SSI/SSDI) as well as obtaining food stamps, bus passes, clothing vouchers, and other necessary items. Case managers will also refer and assist tenants in need of behavioral health services to appropriate treatment options. All case management services are client-centered to meet the unique needs of each person and/or family living at The Howick based on their individualized service plans. The noted services with be funded by the property's operational income, in the annual amount of $20,000, increasing minimum rate of 3%, per annum.

We are enthusiastic about working with the team at the Community Development Corporation of Utah and The Howick to proactively engage with residents and provide access to essential supportive services, including case management. We look forward to working with our partners to help increase the quality of life, wellbeing, and stability of the The Howick's resident community.



Shawn M. McMillen MPA, ASUDC
Executive Director

CDCU
Community Development
Corporation of Utah

May 20, 2022

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

Re: Financial Education and Counseling at The Howick

Dear Ms. O'Grady,

As you are aware, the Community Development Corporation of Utah (CDCU) has been actively engaged in strengthening the financial stability in households throughout our state's communities for over 30 years. Our two-part mission, creating housing that is affordable and empowering low- and moderate-income households to become financially stable, has helped thousands of families in Utah live in healthy places and experience financial freedom.

Our financial education and counseling program has several components including online courses, in-person counseling and classes that are designed to meet our clients' needs. Specific topics include foreclosure prevention, budgeting and building/repairing credit, first-time homeownership, and how to grow personal wealth. CDCU's SmartStart program, for example, focuses primarily on two components: first, learning to create and live on a budget, and second, building and repairing credit. Both components are specifically designed with information and tools to help our clients achieve financial stability and succeed in achieving their goals. This program also includes personalized coaching sessions with our HUD-certified counselors so that goals are attainable and our clients have the support they need.

We appreciate the opportunity to provide our financial education program as a service to those who live in the proposed Howick project. Using our Homestart assessment tool, our counselors will be able to understand the financial needs of each household and design programs tailored specifically for them. CDCU will provide classes, such as SmartStart, and personal financial counseling onsite at the Howick six times per year. We know that those living in these new apartments will benefit greatly from our programs and become more financially stable thus providing them opportunities for economic growth.

Thank you for the opportunity for CDCU to provide these services to your residents. Our proven track record shows that what we teach and the support we provide have helped hundreds of Utah households become and enjoy the benefits of being financially stable.

Sincerely,

Michael Akerlow
CEO

501 East 1700 South, Salt Lake City, UT 84105
P: 801-994-7222 • F: 801-994-7220 TTY 711
info@cdcutah.org • www.cdcutah.org

Exhibit 8D **MEMORANDUM OF UNDERSTANDING**

(Regarding acceptance of qualified Section 8 vouchers or certificate holders)

This Memorandum of Understanding is by and between the Housing Connect (the "Housing Authority") and The Howick, LLLP, (the "Owner") (both parties are sometimes collectively referred to herein as the "Parties"), regarding Owner's renovation or construction development and operation of the The Howick (the "Project") located at , , Utah.

Owner desires to enter into an agreement with Housing Authority to accept qualified Section 8 voucher holders and Housing Authority desires to enter into such an agreement with Owner.

Therefore, in the event Owner receives federal Housing Credits through Utah Housing Corporation for the construction or renovation of the Project, the Parties agree as follows:

1. Owner shall accept referrals from Housing Authority on an ongoing basis, subject only to the availability of rental units.
2. It is understood that applicants referred by Housing Authority must meet, without exception, all requirements for tenancy as established by management for the above-referenced Project and that such requirements may be changed by management from time-to-time.
3. Resident referred by Housing Authority shall be required to sign the standard lease agreement or the applicable standard Housing Choice Voucher lease agreement and abide by the rules and regulations of the Project as well as meet all income requirements of project
4. Owner and Project management reserve the right, from time-to-time, to alter, amend or change, without notice to Housing Authority, any portion of its procedures and criteria for tenancy.
5. Owner and/or Project management shall have the final and absolute right, at its sole discretion, to accept or reject for tenancy, an applicant referred by Housing Authority, according to the same criteria used to accept or reject all other applicants.
6. Owner shall have the right to assign this Memorandum of Understanding at any time and without the comment of Housing Authority.
7. This Memorandum of Understanding is subject to modification as agreed to in writing by the Parties in a form acceptable to UHC.

The undersigned hereby attest to their agreement of the aforementioned terms.

Housing Connect

Ilez Brady
Signature

By: Ilez Brady
Its: HCV Director
Date: 5/17/2022

The Howick, LLLP

Signature

By: Nathan Richmond
Its: Managing Member of the General I
Date: 5/18/2022

The Howick Apartments

Sources & Uses and Funding Commitment Letters

Sources	$		Uses	$
Federal LIHTC Equity	$27,175,808		Land Cost	$2,343,299
State LIHTC Equity	$1,000,000		Construction Costs	$44,293,002
First Mortgage	$21,060,000		Professional Services	$2,741,650
OLENE Walker Housing Loan Fund (HOME Cash flow contingent)	$1,000,000		Financing Costs	$4,671,724
Olene Walker Housing Loan Fund State LIH Fund	$1,000,000		Developer Fee	$5,188,000
Office of Homeless Services - Deeply Affordable Housing Fund	$800,000		Other Costs	$1,114,895
Office of Homeless Services HOME-ARP	$500,000			
Intermountain Health	$1,300,000			
Energy Rebates	$37,500			
Deferred Developer Fee	$2,579,262			
Net Operating Income	$450,000			
Requested: SLCo HTF ARPA	**$3,450,000**			
TOTAL	**$60,352,570**		-	**$60,352,570**

State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of Workforce Services

CASEY R. CAMERON
Executive Director

GREG PARAS
Deputy Director

NATE MCDONALD
Deputy Director

July 26, 2022

Blue Line Development & CDCU
ATTN: Ashley Grant
501 E 1700 S
Salt Lake City, UT 84105

ATTN: The Howick – Bond Allocation of $30,000,000

Dear Ms. Grant:

Your new construction project (Howick) in Millcreek, Utah was approved for $30,000,000 volume cap allocation during the July 13, 2022 Private Activity Bond Authority Board meeting.

Our records show the following is now due (calculated at $300 per $1 million allocated):

Confirmation fee - $9,000.00

All fees must be paid within 10 days of receipt of this invoice. Please make checks payable to the Private Activity Bond Authority and mail to the following address:

Department of Workforce Services
140 East 300 South
5th Floor - Finance
Salt Lake City, UT 84111

Upon receipt of your payment, the original *Certificate of Allocation* will be sent to your bond counsel.

If you have any questions, please feel free to contact me at kayleebeck@utah.gov or by phone at 801-721-5441.

Thank you,

Kaylee Beck
DWS Financial Manager

State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of Workforce Services

CASEY R. CAMERON
Executive Director

NATE MCDONALD
Deputy Director

GREG PARAS
Deputy Director

October 24, 2022

Community Development Corporation of Utah
ATTN: Michael Akerlow
501 East 1700 South
Salt Lake City, UT 84105

SUBJECT: **OWHLF Loan Application – The Howick, LLLP** (Millcreek, UT)
OWHLF Loan(s) – **Howick Apartments** (State Low-Income Housing, HOME Funds)

Dear Mr. Name:

The Olene Walker Housing Loan Fund Board (the "Board") met at the quarterly board meeting held on Thursday, October 20, 2022, and approved funding in the total amount of $2,000,000 for the construction of the **Howick Apartments** as represented by **The Howick, LLLP**. The Board approved the loan funds from state low-income housing ("LIH") program funds within the provisions of the Utah State Legislature in accordance with Utah Code Title §35A Chapter 8 Parts 501-508 and Administrative Rule R982-501 as amended, and from the Federal HOME Investment Partnerships ("HOME") Program in accordance with 24 CFR Section 92 as amended. The provision of OWHLF funds is conditional upon all other funding sources as listed in the submitted *OWHLF Multifamily Application* (the "Application") being obtained. The loan sources, amounts, and terms to be provided are as follows:

- **State LIH Funds** - $1,000,000 will be provided at a simple interest rate of 0.00% as a surplus cash flow permanent financing loan over a term of forty (40) years in shared second lien position; and
- **Federal HOME Funds** - $1,000,000 will be provided at a simple interest rate of 3.00% as a surplus cash flow permanent financing loan over a term of forty (40) years in shared second lien position.

Other conditions of the loan approval by the Board are as follows:

- Construction to Energy Star 3.0 standards or minimum HERS standards as represented in the Application;
- Filling the remaining funding gap of $199,959.

All other funding sources as identified in the Application must be secured before OWHLF funds are issued and acquisition and/or construction begins. Funds for construction are contingent upon securing materials and outside labor costs in a competitive open bidding process, or demonstrating competitive pricing using an industry-accepted cost estimating standard such as RSMeans. Please be aware that an OWHLF staff member must participate in the pre-construction conference (either in person or by teleconference) with the developer, contractor, and/or other local officials, as well as completing on-site construction inspections at approximately 20% and 50% of project completion, and a final construction inspection prior to final closeout and final payout of OWHLF funds. Our office will need two weeks' notice for the date of the pre-construction conference.

The Olene Walker Housing Loan Fund has a policy as described in the *2022 Program Guidance and Rules* that requires all multifamily projects receiving OWHLF assistance to be either Energy Star 3.0 certified or obtain a HERS score at least 15% better than required by current building codes. In some unusual situations such as acquisition-only, a waiver can be granted. Please work with the independent Energy Star/HERS Certifier as design drawings and specifications are developed. Your project may qualify for an Energy Star rebate from Rocky Mountain Power and/or Dominion Energy, if your project is located in their service area(s). Other regional and/or rural utility companies outside of Rocky Mountain Power's/Dominion Energy's service areas may also offer Energy Star rebates – please check with them for information.

Since Federal HOME funds have been awarded to your project, there are other specific Federal requirements that apply as noted below:

1. Environmental Release - Specific environmental review procedures must be followed in accordance with 24 CFR Part 58. **Please note that a Phase I environmental study is not sufficient by itself for projects receiving HUD NHTF funds.** Please contact Sarah Moore by phone at 801-834-4609 or by email at smmoore@utah.gov for further information and specific details. This review must be completed and submitted electronically through HCDD's WebGrants system. **This review process must be completed and approved by HUD by the issuance of an *Authority to Use Grant Funds* (AUGF) HUD 7015.16 form letter prior to HCDD completing contract execution, closing the loan, and committing and drawing Federal funds for your project**. New housing construction projects also require a public comment period, so project managers must allow at least 60 days to complete the environmental review process prior to HCDD's commitment and disbursement of HUD funds to an awarded project. **No construction or rehabilitation activity should take place prior to obtaining the *AUGF* letter regardless of other sources of funding. Failure to comply with this requirement will lead to in forfeiture of previously-awarded OWHLF NHTF funds**.
2. Contract Execution - HCDD contract review and execution must be completed prior to the commitment of Federal funds in HUD's IDIS system, with all required signatures from both the developer and the HCDD director. Provided with this letter is a checklist listing the additional documentation required for the contract execution process. The final step will be the assignation of a contract number by the Division of Finance, after which the executed contract will be returned to HCDD staff.
3. HOME Agreement - Provided with this letter is an *Owner HOME Agreement* template draft and OWHLF loan document drafts for review by you and your legal counsel prior to the actual loan closing. The *Owner HOME Agreement* will need to be completed and signed by you and the HCDD Director **prior to the release of any Federal funds to your project.**

If any relocation is required of existing residents (residential and/or commercial), please follow the Relocation Plan submitted with your application, and review the *State of Utah - DWS-HCDD URA-104(d) Relocation Guidelines* attached with this letter. Any of the eight relocation forms as listed in the *Relocation Guidelines* can be either accessed online at www.housing.utah.gov or can be sent to you via email. Specific relocation questions can be answered by HCDD's Relocation Specialist Daniel-Herbert-Voss by phone at 385-522-0645 or by email at dhvoss@utah.gov. If you have other relocation questions, you may contact Jade Santoro, HUD's Region 8 Relocation Specialist, by phone at 303-672-5414 or by email at Jade.A.Santoro@hud.gov for further information and specific details.

Since your primary source of funding is tax-exempt bond financing and 4% LIHTC, **please be aware that the rent limits for the LIHTC program (up to 60% AMI) may differ from those applicable to the HOME Program (Low and High HOME rents)**. We recommend that you select "fixed" HOME-assisted units instead of "floating" units to assist in tracking and charging the correct rental amounts to your HOME-assisted units,

since units with rents set between 50-60% AMI for LIHTC purposes will likely exceed the applicable HOME rent limits presently in force.

When you have completed these steps and are ready to close on the OWHLF funding, please contact Lisa Medina of our office at lahowell@utah.gov or by phone at 801-603-6720 at least two weeks in advance of your proposed closing date to allow sufficient time for project-specific loan documents to be prepared.

The attachments, listed below, to this letter are all items that must be submitted before the contract can be fully executed and the loan closed, except for reporting for HUD Minority Business Enterprises/Women Business Enterprises and HUD Section 3, which must be completed and submitted at project closeout even if no qualified businesses and/or individuals were served. These items should be submitted electronically by scanning and emailing to dhvoss@utah.gov or by the use of a dropbox.com account that can be set up for your project.

Finally, let us remind you of the Board's charge to developing agencies to create new housing capacity. With the high demand for low-income affordable housing throughout Utah, OWHLF staff and the Board will continue to target future applications that meet this need over the acquisition/rehabilitation of existing affordable-housing projects, which is also reflected in the scoring process as listed in the *2022 Program Guidance and Rules*.

If you have any questions, or need assistance with any of the forms, please contact me by phone at (385) 522-0645 or by e-mail at dhvoss@utah.gov.

Thank you,

Daniel Herbert-Voss

Daniel Herbert-Voss
Multifamily Housing Program Specialist
Department of Workforce Services

ec: Jess Peterson (HCD) Lisa Medina (HCD)
Sarah Moore (HCD) Steve Fox (HCD)

Attachments:
Copy of Approved Project Commitment Agreement Form
Copy of draft *HUD HOME Agreement*
Copy of draft *OWHLF Multifamily Loan Documents* (*Promissory Note, Trust Deed, Deed Restriction, Request for Notice*)
Checklist – Required Documentation Needed Prior to Contract Execution/Additional Required Application Documentation
Checklist – Required Documentation Needed Prior to Loan Closing
Attachment B – Minority Business Enterprises & Women Business Enterprises
Exhibit C – Contractor Qualification Questionnaire
HUD Section 3 Explanation and Information, Summary Report and Instructions
Copy of *State of Utah - DWS-HCDD URA-104(d) Relocation Guidelines*

State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Governor's Office of Planning and Budget

WAYNE NIEDERHAUSER
State Homelessness Coordinator

Utah Department of Workforce Services

TRICIA DAVIS
Assistant Division Director

Community Development Corporation of Utah
501 E 1700 S
Salt Lake City, UT 84105

September 9, 2022

RE: Office of Homeless Services Deeply Affordable Housing Fund Award Notification

Community Development Corporation of Utah (CDCU):

The Utah Department of Workforce Services (DWS), Office of Homeless Services (OHS), on behalf of the Utah Homelessness Council (UHC), are pleased to award CDCU $800,000 from the Utah Office of Homeless Services Deeply Affordable Housing Fund. This award is federal pass through from the United States Department of the Treasury, State and Local Fiscal Recovery Funds.

This award is for the project located at 4101 S Howick St in Millcreek, UT with all requirements as outlined in the application for funding submitted in response to the OHS Deeply Affordable Housing Fund RFGA.

OHS staff will be in contact with the individuals listed in the application to begin budget and contract negotiation. All funding is contingent upon final execution of a contract for funding between DWS and CDCU.

Thank you for the time and effort you have put into this process. Our office looks forward to working with you to provide this much needed additional deeply affordable housing in Utah.

Sincerely,

Wayne Niederhauser
State Homelessness Coordinator

Tricia Davis
Assistant Division Director

State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Governor's Office of Planning and Budget

WAYNE NIEDERHAUSER
State Homelessness Coordinator

Utah Department of Workforce Services

TRICIA DAVIS
Assistant Division Director

Community Development Corporation of Utah
501 E 1700 S
Salt Lake City, UT 84105

March 6, 2023

RE: Office of Homeless Services HOME-ARP Award Notice

Community Development Corporation of Utah,

The Utah Department of Workforce Services (DWS), Office of Homeless Services (OHS) is pleased to award Community Development Corporation of Utah up to $500,000 from the State of Utah HOME-ARP funding allocation. This award is federal pass through from the Department of Housing and Urban Development and the final contact amount is dependent on determination of all eligible costs listed in application for funding.

This award is for the Howick project, with all requirements as outlined in the application for funding submitted in response to the HOME-ARP Affordable Housing Request for Grant Applications.

OHS staff will be in contact with the individuals listed in the application by 03/15/23 to begin budget, scope of work, and contract negotiation. All funding is contingent upon final execution of the contract and compliance with all applicable HOME-ARP requirements.

Please be aware that this contracting process may take up to 60 days to complete.

Thank you for the time and effort you have put into this process.

Sincerely,

Tricia Davis
Utah Office of Homeless Services
Assistant Division Director

THE RICHMAN GROUP AFFORDABLE HOUSING CORP.

707 SW Washington Street, Suite 1510 Portland, Oregon 97205 | 503.459.8741

July 19, 2022

Blueline Development
Christian Pritchett
1004 South Ave W
Missoula, MT 59801

Re: Howick Apartments
Salt Lake City, UT
150 Units

Dear Mr. Pritchett:

The Richman Group Affordable Housing Corporation ("TRG") is the sponsor of investment partnerships which provide equity capital for multi-family apartment complexes that are eligible for low-income housing tax credits ("Low-Income Housing Tax Credits") pursuant to Section 42 of the Internal Revenue Code of 1986 (the "Tax Code") by investing in limited liability companies that own such apartment complexes.

You have advised us that a single purpose entity, (the "Managing Member") will form a Utah limited liability company (the "Company"), which intends to construct a multi-family apartment complex located in Salt Lake City, UT (the "Apartment Complex").

TRG is pleased to provide you with this letter of intent for the acquisition by an affiliated limited partnership, which will be sponsored by TRG ("Investor"), of a 99.99% membership interest in the Company, subject to the terms and conditions hereof and also subject to (i) investment committee approval (ii) negotiation and execution of documentation acceptable to both parties and (iii) receipt of opinions of counsel (including corporate, tax and real estate) acceptable to the Investor. Upon the execution of this letter, TRG may commence its due diligence review and will seek an investor to acquire the membership interest. The Managing Member will execute an amended and restated Operating Agreement of the Company in the Investor's standard form (the "Operating Agreement"), admitting the Investor to the Company. Subject to Investor approval, Nathaniel Richmond, Community Development Corporation of Utah, and Blueline Development (the "Guarantor") will guarantee the Managing Member's obligations to the Investor.

1. Financing: Financing of the Apartment Complex will be subject to Investor approval. You have informed us that the Apartment Complex will be financed with (a) tax-exempt construction loan in the approximate amount of $30,000,000 from a that will bear variable interest underwritten at 4.25% that is subject to investor approval; (b) a permanent mortgage loan in the amount of $24,025,000 for 15 years that is anticipated to bear 4.75% interest and payments based upon a 40 year amortization; and (c) an Olene Walker Loan in the amount of $1,000,000 for 40 years that will bear 3% interest with payments based upon a 40 year amortization; (d) a surplus cash Salt Lake County HOME loan in the amount of $1,500,000 that will bear 1% interest; and (e) a deferred Olene Walker Loan in the amount of $1,000,000 that will bear no interest with a 40 year term. To the extent that a change in financing structure changes the amount of Low-Income Housing Tax Credits, then capital contributions will be adjusted accordingly. The Managing Member must deliver any required approval of the admission of the Investor to the Company prior to such admission (the "Closing"). The preparation, filing and processing of such application and all costs and expenses thereof, shall be the sole responsibility of the Managing Member and/or the Company. All loan documents shall provide that notices of default and foreclosure shall be sent to the Managing Member, as well as to the Investor.

2. Capital Contributions of the Investor: The “Capital Contribution” as set forth below reflects current market conditions. The Capital Contributions may be adjusted to reflect the market conditions at the time of closing. Subject to the terms and conditions set forth herein and in the Operating Agreement, the Investor will make capital contributions to the Company in the total amount of $27,177,489 the "Capital Contribution"). The total Capital Contribution includes $26,677,489 at a pricing of $0.98 from the Federal Low Income Housing Tax Credits (“FLIHTC”) and $500,000 at a pricing of $0.60 from the State of Utah Low Income Housing Tax Credit (“ULIHTC”).

Installment No. 1: (*anticipated pay-in July 1, 2023)*

Paid at Closing $4,076,623 (15%)

Installment No. 2:

Paid upon the latest of the following: $5,435,498 (20%)

(i) Substantial Completion of the Apartment Complex;

(ii) either (i) receipt of a payoff letter from the contractor for the Apartment Complex (the “Contractor”) which states that upon receipt of Installment No. 2 the construction contract will be paid in full by such Installment No. 2, or (ii) an alternate Contractor letter will defer any amounts owed to it until the payment of Installment No. 3;

(iii) Receipt of an estoppel letter from each lender to the Company;

(iv) Receipt of certificates of insurance complying with the requirements described herein; and

(v) The calendar date of April 1 2025

Installment No. 3:

Paid upon the latest of the following: $16,850,043 (62%)

(i) Receipt of an estoppel letter from each lender to the Company;

(ii) Receipt of certificates of insurance complying with the requirements described herein;

(iii) Achievement of 95% occupancy by tenants who qualify under Section 42 and who are paying rents (net of any concessions) at amounts

which are at least equal to those set forth on Attachment A;

(iv) Achievement of “Breakeven Operations” (as defined below) and final closing of all permanent loans;

(v) Receipt of Low-Income Housing Tax Credit certification; and

(vi) The calendar date of April 1, 2026.

Installment No. 4:

Paid upon the later of the following: $815,325 (3%)

(i) Receipt of Form 8609; and

(ii) The calendar date of July 1, 2026.

Total Equity to Company: $27,177,489

Installment No. 3 will only be released upon the achievement of Breakeven Operations. "Breakeven Operations" is generally defined as the earlier of the following: (i) the date upon which income from the normal operation of the Apartment Complex, received on a cash basis, for each of three (3) consecutive calendar months after completion of construction, less all mandatory debt service payments for each month, exceeds all accrued operational costs for each month or, if the above is not verifiable for such three (3) month period, (ii) the date upon which income from the normal operation of the Apartment Complex (as reported under GAAP) equals or exceeds all operational costs (as reported under GAAP), as evidenced by an audited financial statement for a 12 month period prepared by the accountants of the Company. In addition, Breakeven Operations shall not have occurred unless, and as required by the lender, at the end of such three (3) month period, the Company shall have (i) sufficiently funded segregated reserves to pay one (1) year’s property insurance premiums (minus any prepaid premiums on the existing insurance policy) and the next full installment of real estate taxes payable (minus any prepaid taxes with respect to such installment) and (ii) liquid assets not committed to the payment of any other expense or reserve fund in an amount sufficient to pay (a) one (1) month’s mandatory debt service payment plus (b) any other accrued unpaid expenses. The investor will endeavor to seek approval utilizing a 1.10x DSCR in calculating Breakeven Operations for all debt including loan payments to Olene Walker Loan Fund.

The developer will receive a development fee in the amount of $5,188,000. The development fee payable from TRG’s Capital Contributions will be paid on the following schedule upon the satisfaction of all the conditions noted in Section 2 above, subject to terms and conditions of the Operating Agreement:

$613,723 (20%) of the development fee will be paid from Installment No. 1;
$460,292 (15%) of the development fee will be paid from Installment No. 2;
$1,179,275 (38.43%) of the development fee will be paid from Installment No. 3; and
$815,325 (26.57%) of the development fee will be paid from Installment No. 4.

Any amounts not paid from an Installment, projected to be $2,119,385, shall be payable from net cash flow.

3. Adjuster Clause: The Capital Contribution amount stated above is based upon $2,722,465 in annual 4% FLIHTC and $83,342 in annual ULIHTC (FLIHTC and ULHTC are collectively known as "Low Income Housing Tax Credits” or “LIHTC”) which in turn is based upon certain of the assumptions and projections

stated in Schedule A herein. The actual amount of LIHTC may in fact change after the determination of eligible and qualified basis. Accordingly, the Capital Contribution may be adjusted when (i) final projections of the amount of LIHTC are completed and/or (ii) upon or after actual completion of the Apartment Complex. To the extent such final projected amount of LIHTC varies from the LIHTC expected at Closing, the Capital Contribution will be adjusted as set forth in the following paragraph and as will be more particularly set forth in the Operating Agreement.

If the final amount of LIHTC ("Final LIHTC") is greater or less than the LIHTC then the Capital Contribution shall be adjusted so that the ratio of the Capital Contribution attributable to the LIHTC divided by the Final LIHTC allocable to Investor is equal to 98% for FLIHTC and 60% for ULIHTC ("TC Ratio"). However, in the case of an increase, such increase in Capital Contribution will take place only if the Investor has funds available which are not committed otherwise. If the Investor does not have funds available to pay for the higher LIHTC, then the Investor's interest in the Company will be adjusted downward accordingly, but in no event below a 90% interest. TRG may in its discretion endeavor to cause an affiliated investment partnership to purchase an interest in the Company, but shall have no liability if it is unable to do so.

4. Timing Differences: In the event that if the actual Final Reported Credit for 2025 is less or more than 37.50% of the LIHTC or for 2026 is less than 100% of the LIHTC (or LIHTC as adjusted pursuant to paragraph 2 above) then the Capital Contribution of the Investor to the Company shall be decreased (a "Downward Timing Change") or increased (an "Upward Timing Change"), by an amount sufficient to maintain a to be determined Internal Rate of Return to the Investor such adjustment to be based upon the methodology set forth in the Operating Agreement (assuming for this purpose that (i) the amount and timing of projected losses and deductions and (ii) the timing of the Capital Contributions will be fixed at the amounts shown in the projections attached to the Operating Agreement). Notwithstanding the foregoing sentence, the aggregate amount of any increase in the Capital Contributions due to an Upward Timing Change together with the aggregate amount of any "Upward Adjuster" pursuant to Paragraph 3 above will be capped at $1,360,000 (the "Upward Adjuster Cap"). In the event that a Downward Timing Change exceeds the then unpaid Capital Contribution of the Investor, the Managing Member shall pay to the Investor, immediately upon demand, the amount by which the Downward Timing Change exceeds such then unpaid Capital Contributions. Any Downward Timing Change that is not covered by the development fee will be characterized as a Managing Member loan that will bear interest at AFR.

5. Cash Flow Distributions: Cash flow of the Company after expenses and debt service will be distributed, to the extent available, according to the following priority:

First:	to pay any credit adjuster due;
Second:	to pay the Investor in the amount of $3,000 annually, subject to cash-flow, non-accruing;
Third:	to pay any deferred development fee to the Managing Member;
Fourth:	to repay any operating deficit loans made by the Managing Member;
Fifth:	to pay 89.99% of cash-flow to the Managing Member as the incentive management fee; and
Sixth:	remaining amounts split 99.99% to the Investor and 0.01% to the Managing Member.

6. Sale or Refinance: Upon the sale of the Apartment Complex or a refinancing of the permanent mortgage loan, proceeds will generally be allocated in accordance with the following priority:

First:	Expenses of the sale and refinancing and satisfaction of underlying financing plus any other third-party obligations and debts;
Second:	Return of the outstanding balance of any operating deficit loans previously made by the Managing Member (See Guarantees); and
Third:	Balance of proceeds split 10% to the Investor, 90% to the Managing Member.

7. Guarantees: The Guarantor shall guarantee the obligations of the Managing Member under the Operating Agreement including, without limitation, the following:

(A) Against recapture of the Low-Income Housing Tax Credits for 15 years except for recapture caused by (i) subsequent changes in the Tax Code or (ii) transfers of the Investor's interest in the Company.

(B) The payment in full of all costs and expenses of the construction of the Apartment Complex in excess of the proceeds of all the construction period sources of funds and any operating deficits prior to the achievement of Breakeven Operations. Any excess development costs that that are not covered by the development fee will be characterized as a Managing Member loan that will bear interest at AFR.

(C) To fund operating deficits for a five (5) year period (the "Operating Deficit Period") from the later of Breakeven Operations or funding of the permanent mortgage loan up to a maximum amount of $1,600,000 (the "Operating Deficit Guaranty"). In addition, the Operating Deficit Period shall be deemed extended until (x) the Managing Member has provided the Investor with evidence that the Company has sufficient cash reserves to pay any accrued expenses as of the expiration of the Operating Deficit Period, (y) the Apartment Complex has achieved the "DSC Requirement" as hereinafter defined, and (z) the operating reserve under the Operating Agreement has been replenished from net cash flow, if the operating reserve is less than (1/15) x ("Operating Reserve") x (number of years remaining in the compliance period). The "DSC Requirement" means that the Apartment Complex has demonstrated a debt service coverage ratio of 1.15:1 for year five of the Operating Deficit Period. If the Apartment Complex has not demonstrated a 1.15:1 debt service coverage for such year the Operating Deficit Period will be extended until the Apartment Complex demonstrated a 1.15:1 debt service coverage ratio for one year. The investor will endeavor to seek approval to utilize a 1.10x for the above test. For purposes of the Operating Deficit Guaranty, the term "Operating Deficits" shall include amounts withdrawn from the reserve for replacements during such five (5) year period. A further assurance will be an agreement by the managing agent for the Apartment Complex, typically the Managing Member or an affiliate, (the "Managing Agent") to (i) defer and accrue its management fee, if necessary, to prevent a default under the permanent mortgage loan and (ii) defer its fee to the extent necessary to avoid an Operating Deficit. If the Managing Agent elects not to defer its fee pursuant to subparagraph (ii) above, it must send a notice to the Managing Member and the Investor offering to resign. If no such notice is sent, the Managing Agent will be deemed to have ratified its agreement to defer its fee. If a notice is sent refusing to defer its fee, such refusal shall be grounds for removal of the Managing Agent.

(D) Repurchase of the Investor's interest in the Company by payment to the Investor of the full amount of the gross Capital Contribution paid to such date, if the Managing Member fails to (i) place the Apartment Complex in service by a date to be determined and acceptable to TRG, (ii) complete Final Closing by a date to be determined and acceptable to TRG, (iii) achieve at least 70% of the aggregate projected LIHTC as set forth herein, or (iv) achieve Breakeven Operations within 18 months of Substantial Completion (to be defined in the Operating Agreement) of the Apartment Complex.

8. Representations and Warranties: The Managing Member shall provide the representations and warranties to the Investor more particularly set forth in the Operating Agreement and currently has no basis to believe that such representations and warranties cannot be given at Closing. The Managing Member shall be obligated to recertify to the continued truth and accuracy of such representations and warranties at the time of each installment of capital contributions.

9. Duties and Obligations: The Managing Member shall be obligated to assume the duties and obligations as are set forth in the Operating Agreement.

10. Legal Opinions: The Managing Member shall cause the attorneys for the Company to provide the legal opinions more particularly set forth in the Operating Agreement.

11. Sale or Conversion: Beginning 15 years from the date of the closing of the permanent mortgage loan, the Managing Member will be granted an option to purchase the Apartment Complex or, at its election, the interest of the Investor at fair market value (as restricted by the uses mandated by the lender and the Tax Credit Agency). In the event that the Managing Member chooses not to exercise this purchase option, the Investor shall reserve the right to: (i) sell its interest in the Company to the Managing Member for $1 or (ii) transfer its membership interest in the Company to an affiliated entity. After the compliance period, the Managing Member may refinance the apartment complex and Investor consent will not be unreasonably withheld. Additionally, any transfers of the investor member interest to a non-affiliate will require managing member consent, which will not be unreasonably withheld.

12. Accountants and Financial Reporting: The "Accountants" for the Company shall be Eide Bailley or such other firm acceptable to the Investor. Financial information will be required to be submitted to the Investor by the 30th day after the end of each quarter, for the first three calendar quarters of each year. Such financial information may be unaudited and may be prepared by the Managing Agent. Annual audited financial statements and tax information will be required to be submitted to the Investor by the Managing Member by February 25 of each year.

13. Removal Rights: The Investor shall have the right to remove the Managing Member for cause as will be set forth in the Operating Agreement. No removal right without cause shall exist.

14. Indemnity: In the Operating Agreement the Managing Member shall indemnify Investor and its officers, directors and affiliates for any untrue statement of a material fact or omission to state a material fact necessary to make any such statements, in light of the circumstances under which they were made, not misleading, by the Managing Member or their agents set forth in any document delivered by the Managing Member or their agents in connection with the acquisition of the Apartment Complex, the investment by the Investor in the Company and the execution of the Operating Agreement.

15. Reserve Requirements: The Company will be required to make an annual minimum deposit to a reserve for replacements in an amount equal to the greater of (i) $300 per unit per year, or (ii) the amount utilized in the underwriting of the mortgage loans by the lenders. The Investor may require that additional reserves be funded to cover potential cash deficiencies. The Operating Deficit Guaranty shall be increased by amounts withdrawn from the reserve for replacements during the Operating Deficit Period. An operating reserve ("Operating Reserve") in the amount of $570,000 will be established with the disbursement of Installment No. 3. Withdrawals from the Operating Reserve are restricted to 1/15th per annum to fund operating deficits. Any deficits exceeding 1/15th of the Operating Reserve shall be funded by the operating deficit guarantee. Operating reserves not used in prior years shall accrue and be available to fund operating deficits for the remainder of the compliance period or distributed through the cash-flow waterfall.

16. Due Diligence: TRG and the Investor will have the opportunity to perform, and you and your professionals will assist us in, the customary due diligence necessary in the acquisition of the Apartment Complex and of the investment by Investor in the Company. As a condition of closing, the Company shall provide the Investor information reasonably requested by the Investor, including without limitation, (i) market rental information, proving that the projected rents will be achieved and the rent up will occur within a reasonable absorption period, (ii) engineering report by an engineer acceptable to the Investor and (iii) a Phase 1 environmental report. The Investor shall bear its own cost for, market study, engineering review, insurance review, Phase I review and Investors legal counsel. A sample (but not exhaustive) list of due diligence documents is set forth as Schedule D. Additionally, approval of this transaction is subject to Investor satisfaction and completion of due diligence (including site visit, review, and investment committee approval), and receipt by the Company of a Low-Income Housing Tax Credits reservation or allocation approval from the appropriate state or local agency.

17. Title Insurance: The Managing Member shall provide, at Company expense, title insurance in favor of the Company in an amount not less than the sum of (i) all mortgage loans, and (ii) the amount of the Capital Contribution with only those exceptions as may be approved by Investor.

18. Execution of Operating Agreement: As a condition to the Closing, the Managing Member will execute the Operating Agreement and any related documentation necessary to complete the transaction and the Guarantor must execute the Guaranty.

19. Hazard and Liability Insurance: As a condition to receipt of Installment No. 1 of Capital Contributions, the Company shall deliver evidence of hazard insurance from carriers acceptable to the Investor, in an amount equal to the replacement cost of the apartment improvements. The hazard insurance must include endorsements for inflation adjustment and code upgrade coverage. Liability insurance shall be in the amount of not less than $5,000,000.

20. Escrows: To the extent not required by any mortgage lender, the Company shall maintain funds in a segregated escrow account, in an amount sufficient to pay all real estate taxes and insurance premiums when due.

21. Payment and Performance Bond or Letter of Credit: The Contractor shall provide one of the following (i) payment and performance bonds in form and substance satisfactory to Investor, in the full amount of the general contract naming the Company as obligee issued by a bonding company acceptable to Investor (ii) a letter of credit in the amount of not less than 15% of the general contract issued by a bank acceptable to Investor or (iii) a guarantee of the Contractor (or its principal) with a net worth of not less than $5,000,000.

22. Brokers. Any and all fees due to any broker involved in this transaction will be the responsibility of the Managing Member. By executing this letter of intent, you represent and warrant that no broker has been involved in the negotiations among the Managing Member, its principals and TRG. You further acknowledge and agree that neither TRG nor the Investor shall be responsible for the payment of any brokerage fees in connection with the Investor's investment in the Project unless otherwise specifically agreed to in writing by TRG.

If the above is acceptable to the Managing Member, please execute a copy of this letter and return it to the Investor. In the event that Investor is not in receipt of an executed copy of this letter within thirty (30) days, this letter shall be considered withdrawn and shall be of no further force or effect.

Upon the Investor's receipt of a fully executed copy of this letter, the Investor will commence the necessary action to deliver to you a copy of the proposed Operating Agreement and you shall be bound by all of the terms and provisions hereof. If prior to the expiration of the due diligence period Investor agrees to proceed with the transaction, but notwithstanding such agreement, the Managing Member (i) fails to negotiate the Operating Agreement or other closing documents in good faith and/or (ii) offers the membership interest contemplated hereby to a third party, then the Managing Member shall be obligated to reimburse Investor and/or TRG for all fees, costs and expenses incurred by Investor and/or TRG in connection with this transaction, including without limitation, all legal fees and disbursements, engineering and other professional fees, site inspection fees, market study fees, appraisal fees, background investigation costs, and other due diligence costs and expenses.

The Closing of the acquisition of the membership interest is subject to the availability of funds and the ability of TRG to identify an Investor. The Capital Contributions set forth in Paragraph 2 above may be recalculated or changed prior to the Closing to reflect rising interest rates or other changing market conditions and the Investor's then – current yield requirements. This letter shall be governed by and construed in accordance with the internal laws of the State of Connecticut. This agreement shall not create any liability on the part of TRG or the Investor. All rights and obligation of the Investor shall be set forth in the Operating Agreement and shall not be binding on the Investor until the Investor delivers a fully executed copy of the Operating Agreement to the Managing Member.

Notwithstanding anything to the contrary contained herein, the provisions of this letter represent the entire understandings of TRG, the Investor, the Managing Member and/or the Company with respect to the matter hereof, and all prior understandings, agreements and representations with respect thereto whether written or oral are superseded hereby and merged herein. None of the provisions of this letter may be waived or modified unless such waiver or modification is in writing and signed by the parties hereto and approved by TRG's counsel. No oral agreements shall ever be binding on TRG and/or the Investor.

The Richman Group Affordable Housing Corporation

Sincerely,

Terry A. Gentry
Executive Vice President

Agreed to and accepted as of

August 8, 2022

by the undersigned

Christian Pritchett

Director of Development

SFG SPECIALTY FINANCE GROUP

A Division of Cedar Rapids Bank and Trust Company

February 16, 2023

BlueLine Development, Inc.
Attn: Ashley Grant
1004 South Avenue West
Missoula, MT 59801

Dear Ashley:

Thank you for giving us this opportunity to provide you with this 4% LIHTC tax exempt construction to term bond/loan, tax exempt equity bridge, and taxable equity bridge term sheet for the Howick affordable housing project located in Millcreek, UT. The following outlines the general loan terms and conditions for your review and consideration:

4% LIHTC Tax Exempt Construction/Stabilization Bond/Loan

Borrower:	Howick, LLLP
Bond/Loan Amount:	Up to $30,000,000.
Purpose:	Construction/Draw loan for an Affordable Housing Project in Millcreek, UT.
Loan Term:	36 months.
Tax Exempt Rate:	Fixed rate to be locked at construction closing based on the WSJ Prime Rate – 1.00% = 6.75% (Estimated as of February 16, 2023).
Loan Origination Fee:	1% of the loan amount (estimated fee to be $300,000).
Repayment Terms:	Interest only monthly, with all principal and accrued interest due at maturity. Pre-payment penalties will not apply.
Maturity Date:	The first to occur of (a) 36 months from the closing date or (b) receipt of sufficient Tax Credit Equity to repay the Loan Facility.
Extension Option:	Borrower would have an option to extend the construction loan up to 6 months assuming there are no defaults or project concerns at the time of the extension. Bank would review and need sign off at that time. An extension fee of 0.15% of the outstanding principal balance will be required.
Collateral:	First Real Estate Mortgage on the real property for the project located Millcreek, UT, Assignment of Borrower's interest in The Limited Partnership, including, but not limited to capital contributions; Assignment of rents on the subject

property and improvements to be construed thereon, legal description to govern; Assignment and Subordination of the Developer Fee Agreement.

Guarantors: Full unlimited, unsecured guarantees from individuals and or entities as required by CRBT.

Due Diligence: The Lender will need as part of their necessary due diligence, and as a condition to making the Credit Facility available, the following, but not limited to:

i. Borrower has entered into either a Stipulated Sum or a Guaranteed Maximum Price contract with a General Contractor approved by Lender;

ii. Payment & Performance Bond with a penal sum (bond amount) equal to the stipulated sum or guaranteed maximum price of the construction contract (such P&P Bonds shall be from a surety and in a form acceptable to the Lender. Lender shall be named as an additional beneficiary under the P&P Bonds).

4% LIHTC Tax Exempt Bond/Term Loan

Borrower: Howick, LLLP

Loan Amount: Lesser of (a) $22,100,000; or (b) the amount necessary to provide a 1.15 to 1.00 debt service coverage ratio with respect to the Project measured at the funding of the Loan; or (c) the amount such that the loan amount will not exceed 90% of the As Stabilized Rent Restricted Appraised Value.

Purpose: Provide permanent term loan takeout financing to pay off the construction loan.

Tax Exempt Interest Rate: The estimated interest rate as of February 16, 2023 is 5.65%. The interest rate shall be fixed by a SWAP Agreement that is calculated to include a 42-month forward rate lock.

Rate estimates above will continue to fluctuate based on the market until such time that the swap documentation is executed. Upon commencing the swap and locking your fixed interest rate, if the loan is cancelled for any reason, you will be 100% responsible for paying any and all of the make whole fees charged to CRBT resulting from unwinding the SWAP per the terms of the executed SWAP Documents along with all of CRBT's credit underwriting, legal, or other out of pocket expenses. Lender will require collateral for the forward rate lock in the form of Guarantees and a 2nd mortgage on the property. Collateral must be approved by CRBT prior to locking the rate and executing the SWAP documentation.

Loan Fee: $10,000

Maturity Date: 17 years

Repayment Terms: Amortize the loan over 40 years, with all unpaid principal and interest due at maturity of the 17-year term.

Collateral: First Real Estate Mortgage on the real property for the project referred to as Howick project located in Millcreek, UT, assignment of the development agreement, and an assignment of rents and leases of the real property.

Guarantors:	Non-Recourse Carve Out and Swap Yield Maintenance Guarantees from the Developer/Owners and the General Partner.
Prepayment:	Standard SWAP "Make Whole or In the Money" prepayment provisions will apply as specified in the SWAP Documents.

LIHTC Taxable Construction/Stabilization Equity Bridge Loan

Borrower:	Howick, LLLP
Loan Amount:	Up to $14,000,000. This amount plus the amount of the tax-exempt equity bridge portion in the construction note above will be limited to 95% of the tax credit equity that is paid in after the initial construction loan closing.
Purpose:	Construction/Draw equity bridge loan for an Affordable Housing Project in Millcreek, UT.
Loan Term:	36 months.
Interest Rate Option:	Fixed rate to be locked at construction closing based on the WSJ Prime Rate + 0.00% = 7.75% (Estimated as of February 16, 2023).
Loan Origination Fee:	1.00% of the loan amount estimated to be $140,000
Repayment Terms:	Interest only monthly, with all principal and accrued interest due at maturity. Pre-payment penalties will not apply.
Maturity Date:	36 months.
Extension Option:	Borrower would have an option to extend the construction loan up to 6 months assuming there are no defaults or project concerns at the time of the extension. Bank would review and need sign off at that time. An extension fee of 0.15% of the outstanding principal balance will be required.
Collateral:	Assignment of Borrower's interest in The Limited Partnership, including, but not limited to capital contributions; Subordinate Real Estate Mortgage on the real property for the project located in Millcreek, UT, Assignment of rents on the subject property and improvements to be construed thereon, legal description to govern; Assignment and Subordination of the Developer Fee Agreement.
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Guarantors:	Full unlimited, unsecured guarantees from individuals and or entities as required by CRBT.
Loan Agreements:	Borrower's loans shall be governed by loan documents which will contain terms and conditions that will be satisfactory to both the Borrower and Bank. All loan documents will be prepared by CRBT's legal counsel, Messerli and Kramer in Minneapolis, MN.
Due Diligence:	The Lender will need as part of necessary due diligence, and as a condition to making the Credit Facility available, the following, but not limited to:

(i) Appraisal including a Market and Feasibility Study
(ii) Borrower, General Partner, Sponsor and Guarantors Financial Statements and Tax Returns;
(iii) Phase I environmental report;
(iv) 42(m) letter issued by the allocating agency with respect to the Project;

(v) Financial statements of Investor, if requested by Lender;

(vi) Organizational documents and operating agreements of Borrower, General Partner, Corporate Guarantor, in form and substance acceptable to Lender;

(vii) Documents evidencing Investor's obligation to contribute the Tax Credit Equity to Borrower in form and substance acceptable to Lender;

(viii) Lender's Title Insurance commitment and pro-forma policy in a form and substance acceptable to Lender;

(ix) An ALTA survey of the Project;

(x) The Borrower and all related entities obtaining all necessary approvals and making all necessary filings to obtain the Tax Credits;

(xi) The receipt of insurance coverage for the Project acceptable to Lender;

(xii) Any general information concerning the Borrower, the sponsor, the Project, and financing that has not already been provided to Lender, such as the following:

1. Developer resume/biography;
2. Previous Tax Credit Development Experience;
3. Project Overview;
4. Discussion and details of ownership structure for Project;
5. Project timeline;
6. Overall sources and uses for entire Project;
7. Detailed breakdown of Tax Credits;
8. Identification and background/resume of architect;
9. Any agreements with the city where the Project is located (e.g., development agreements, etc.); and

(xiii) Other items as requested during further review.

GENERAL CONDITIONS PRECEDENT TO CLOSING:

If the Borrower accepts the terms of this proposal letter and CRBT formally credit underwrites and approves this loan, the closing and funding of the loans would be subject to, but not limited to the following conditions and requirements:

1. The execution of all loan and security documents prepared by CRBT in such form and containing such terms, conditions and provisions that CRBT or its legal counsel deems reasonably necessary.
2. Evidence of the Borrower's organization, good standing, capacity, and authority to borrow and to execute the loan documents, and to operate its business in the jurisdictions where it does so. These documents to include but are not limited to, the Borrower's articles of organization, operating agreement and borrowing resolution.
3. The Borrower, Bank, and Tax Credit Investor will establish a mutually agreed upon DSCR covenant which has yet to be determined, but at a minimum will include a 1.15 DSCR used to size the loan, but will not represent an immediate material event of default if the covenant is not met. The Bank reserves the right to request monthly financial statements in the event the Borrowers DSCR falls below 1.05.
4. Draw monitoring and inspections will be required with each draw request and this expense will be paid for by the borrower.
5. For the conversion of the project to occur, a minimum occupancy of 90% and a DSCR of 1.00 for 90 consecutive days must be achieved prior to CRBT agreeing to close/fund the term loan and payoff the construction loan/lender. This would also require the approval of the Tax Credit Investor. Notwithstanding the foregoing, obligations under the Swap Agreement will commence 42 months from the date the rate is locked whether or not the Project is in a position to convert to the permanent note.
6. Clean Financial/credit and background checks on the Developer Sponsors/Owners.
7. Reserve Accounts required for this project/loan will be required to be opened and maintained at CRBT.
8. The Borrower shall reimburse Lender and its participants for all reasonable out-of-pocket legal and documentation expenses incurred in connection with the transaction.

9. A $10,000 good faith deposit/commitment fee is required with this signed term sheet. In the event the bank does not credit approve the loan, the $10,000 will be fully refunded to the Borrower. In the event the Borrower does not close the loan for any reason after it is formally credit approved, the $10,000 will be fully retained by CRBT to offset our credit underwriting expenses. If the loan is approved and funded, the $10,000 can either be applied to closing costs or returned to the Borrower if requested.

This proposal letter outlines the basic structure and terms of the credit facilities requested by Borrower. It is not a commitment letter and may not reflect the final loan terms and conditions as required in our final loan credit approval. The terms contained herein are subject to formal credit underwriting and approval. If the borrower finds the general terms contained herein acceptable, please return a signed and accepted to copy to CRBT. This Term Sheet of Principal Terms will expire if not signed by March 31, 2023 and will also expire if the Loan Facility is not closed by September 30, 2023.

If you have any questions or need additional information regarding the contents of this letter, please let me know.

Sincerely,

Sam Kramer

Sam Kramer
Vice President
Specialty Finance Group

Accepted by: _____ Date: _____

Title: _____

From: Sam D. Kramer
To: Ashley Grant
Cc: John Hastings
Subject: RE: Howick - Millcreek, UT (4% - 150 Units)
Date: Wednesday, March 8, 2023 1:20:08 PM

> You don't often get email from skramer@crbt.com. Learn why this is important

Hey Ashley,

The current rate is around 5.58% today. Let me know if you have any other questions.

Sam

Sam Kramer
Vice President

500 1st Avenue NE, Cedar Rapids, IA 52401
Direct: 319.743.7122

From: Ashley Grant <ashley@bluelinedevelopment.com>
Sent: Wednesday, March 8, 2023 2:01 PM
To: Sam D. Kramer <SKramer@crbt.com>
Cc: John Hastings <jhastings@bluelinedevelopment.com>
Subject: RE: Howick - Millcreek, UT (4% - 150 Units)

⚠ **EXTERNAL MESSAGE -** Think Before You Click

Hi Sam,

Thanks again for the proposal and apologies for the radio silence recently – I was out of the office for a couple of weeks on vacation.

We're in the midst of reviewing the details of the terms received from folks and wanted to be sure we're comparing apples to apples. What index are you all basing your rates on? Specifically for the term loan, with the SWAP agreement. Or if it's easier, what would today's term rate be?

Reach out with any questions.

Thanks!

Ashley Grant
BlueLine Development, Inc.
P: 406.529.5898

From: Sam D. Kramer <SKramer@crbt.com>
Sent: Thursday, February 16, 2023 2:01 PM

Salt Lake County Housing Trust Fund ARPA Request for Applications
The Howick: 4101 S Howick Street, Millcreek, UT 84107

Application checklist #13: Project schedule

Activity	**Scheduled Date**
Site Control	
Option/Contract to purchase	9/1/2023
Site Analysis	8/1/222
Site Acquisition	9/1/2023
Final zoning approval	6/27/2022
Phase 1 Environmental	6/14/2022
Construction Loan	
Application	3/17/2023
Conditional Commitment	4/21/2023
Firm Commitment	7/1/2023
Permanent Loan	
Application	3/17/2023
Conditional Commitment	4/21/2023
Firm Commitment	7/1/2023
Other Sources of Funds:	
PAB Allocation	
Application:	5/27/2022
Award	7/13/2022
Olene Walker Housing Loan Fund	
Application	8/25/2022
Award	11/1/2022
Office of Homeless Services – Deeply Affordable Housing Fund	
Application	7/31/2022
Award	9/9/2022
Office of Homeless Services – HOME-ARP	
Application	1/5/2023
Award	3/6/2023

Plans and Specifications	
Design Drawings	12/14/2022
Full Construction Design Documents	3/6/2023
Closing/Site Transfer (at the latest)	9/1/2023
(Planning for 7/1/2023)	
Start of Construction	7/1/2023
Certificate of Occupancy	6/1/2025
Lease-up Begins	6/1/2025
Closeout/Beginning of Compliance Period	12/1/2025

Operating Budget

Rents/ Expenses		
Gross Rents		$ 2,396,304.00
Budgeted vacancy	7%	$ (167,741.28)
	Total Rents	**$ 2,228,562.72**
	Laundry	
	Other Vending Income	$ -
	HOA Fees	$ -
	Late Charge/Other Misc. Income	$ 30,000.00
Other Income	Commercial Space	$ -
	Commercial VCL - 7%	$ -
	Total revenues	**$ 2,258,562.72**
	Advertising	$ 1,000.00
	Management	$ 135,513.76
	Legal	$ 3,000.00
	Partnership	$ -
	accounting/audit	$ 7,500.00
	UHC Compliance Fee	$ 5,250.00
	Other	$ -
	Interior Mainenance	$ 8,675.00
	Int/Ext Repairs	$ 9,550.00
	Exterminating	$ 3,000.00
	Landscaping	$ 2,500.00
	Paving/Grounds	$ 2,500.00
	Contracts	$ 7,500.00
	Elevator	$ 6,000.00
	Electric (Common Area)	$ 15,800.00
	Gas (common Area)	$ 7,800.00
	Water/Sewer	$ 22,800.00
	Trash Removal	$ 6,000.00
	Management Salaries	
	Office/Accounting	$ 2,000.00
	Salaries	$ 120,000.00
	Payroll Taxes	$ 30,000.00
	Property Insurance	$ 115,000.00
	Snow Removal	$ 5,000.00
	Real Estate Taxes	$ 161,220.00
	other (case management)	$20,000.00
Total operating expenses		**$ 697,608.76**

Net Income	
Net Income Before Debt Service & Reserve Payments	$ 1,560,953.96
Replacement reserve	$ 45,000.00
Total Reserve Payments	$ 45,000.00
Funds available for debt service	$ 1,515,953.96
Less Debt Service Payments:	
First Mortgage	$1,317,238.81
Olene Walker Loan Fund - HOME (Cash Flow Contingent)	$0.00
Salt Lake County	$0.00
Olene Walker State LIH	
Deferred Developer Fee	$0.00
Total debt service	$1,317,238.81
Net Cash Flow	$ 198,715.14
Income to debt service ratio - Primary	1.15085734
Income to debt service ratio - OWLF	1.15085734
Income to debt service ratio - Total	1.15085734

Loans	
First Mortgage	
Annual Rate	5.580%
Principal	$21,060,000.00
Annual Payment Amount	($1,317,238.81)
Term in Months	480
Olene Walker Loan Fund - HOME (Cash Flow Contingent)	
Annual Rate	3.000%
Principal	$1,000,000.00
Annual Payment Amount	$0.00
Term in Months	480
Salt Lake County	
Annual Rate	0.000%
Principal	$3,450,000.00
Annual Payment Amount	$0.00
Term in Months	0
Olene Walker State LIH	
Annual Rate	0.000%
Principal	$1,000,000.00
Annual Payment Amount	$0.00
Term in Months	480
OHS	
Annual Rate	0.000%
Principal	$1,300,000.00
Annual Payment Amount	$0.00
Term in Months	0
IMH	
Annual Rate	6.150%
Principal	$1,300,000.00
Annual Payment Amount	$0.00
Term in Months	192
Deferred Developer Fee	
Annual Rate	0.000%
Principal	$2,579,261.85
Annual Payment Amount	$0.00
Term in Months	180

20 Year Cash Flow Projection

Annual Increases:	
2%	Rental Increase
3%	Expense Increase
3%	Replacement Reserve Increase

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Residentail Gross Income	2,396,304	2,444,230	2,493,115	2,542,977	2,593,837	2,645,714	2,698,628	2,752,601	2,807,653	2,863,806
Less Vacancy and Collection Loss	(167,741)	(171,096)	(174,518)	(178,008)	(181,569)	(185,200)	(188,904)	(192,682)	(196,536)	(200,466)
Plus Other Revenues	30,000	30,600	31,212	31,836	32,473	33,122	33,784	34,460	35,149	35,852
Less Vacancy and Collection Loss										
Effective Gross Income	2,258,563	2,303,734	2,349,809	2,396,805	2,444,741	2,493,636	2,543,508	2,594,379	2,646,266	2,699,192
Less Annual Operating Expenses	(697,609)	(718,537)	(740,093)	(762,296)	(785,165)	(808,720)	(832,982)	(857,971)	(883,710)	(910,221)
Less Replacement Reserves	(45,000)	(46,350)	(47,741)	(49,173)	(50,648)	(52,167)	(53,732)	(55,344)	(57,004)	(58,714)
Net Operating Income	1,515,954	1,538,847	1,561,975	1,585,336	1,608,928	1,632,749	1,656,794	1,681,064	1,705,552	1,730,257
Less Annual Debt Service 1ST Loan	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)
HOME	0	0	0	0	0	0	0	0	(42,958)	(42,958)
Deferred Developer Fee	0	0	0	0	0	0	0	0	(25,000)	(25,000)
Total Debt Service	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,385,197)	(1,385,197)
Annual Cash Flow	198,715	221,608	244,736	268,097	291,689	315,510	339,555	363,825	320,355	345,060
DSCR 1ST Loan	115.09%	116.82%	118.58%	120.35%	122.14%	123.95%	125.78%	127.62%	129.48%	131.35%
DSCR HOME Loan	115.09%	116.82%	118.58%	120.35%	122.14%	123.95%	125.78%	127.62%	125.39%	127.21%
DSCR Deferrred Developer Fee	115.09%	116.82%	118.58%	120.35%	122.14%	123.95%	125.78%	127.62%	123.13%	124.91%
Cumulative Income/Debt Ratio	115.09%	116.82%	118.58%	120.35%	122.14%	123.95%	125.78%	127.62%	123.13%	124.91%
Deferred Developer Fee	2,380,546	2,158,938	1,914,202	1,646,105	1,354,416	1,038,905	699,350	335,525	15,170	
OWHLF HOME Loan	1,000,000	1,030,000	1,060,900	1,092,727	1,125,509	1,159,274	1,194,052	1,229,874	1,223,812	1,217,568
OWHLF State LIH Loan	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	975,000	950,000

20 Year Cash Flow Projection

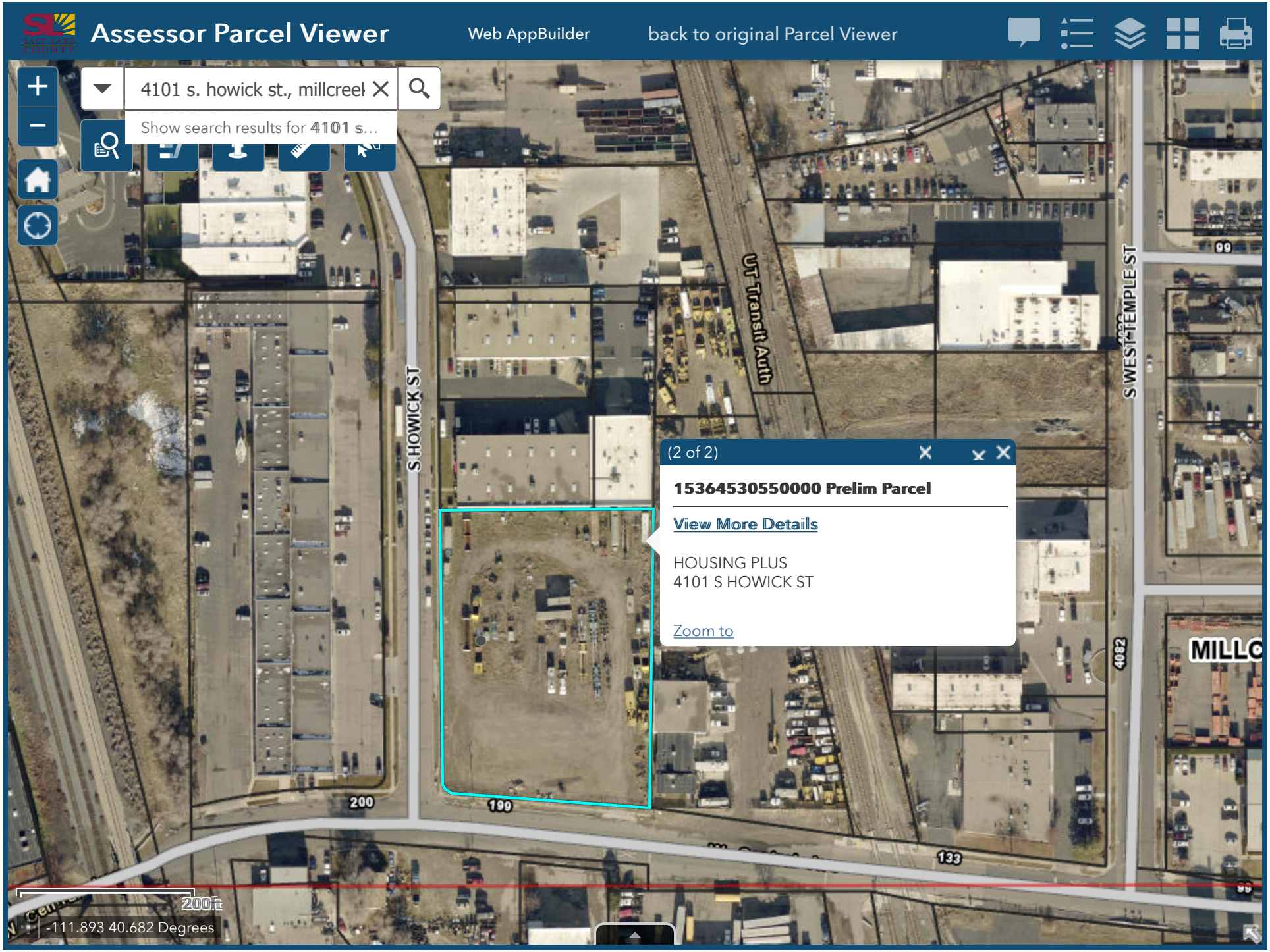
Annual Increases:
2%
3%
3%

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Potential Residentail Gross Income	2,921,082	2,979,504	3,039,094	3,099,876	3,161,874	3,225,111	3,289,613	3,355,405	3,422,513	3,490,963
Less Vacancy and Collection Loss	(204,476)	(208,565)	(212,737)	(216,991)	(221,331)	(225,758)	(230,273)	(234,878)	(239,576)	(244,367)
Plus Other Revenues	36,569	37,300	38,046	38,807	39,583	40,375	41,183	42,007	42,847	43,704
Less Vacancy and Collection Loss										
Effective Gross Income	2,753,175	2,808,239	2,864,403	2,921,692	2,980,126	3,039,728	3,100,523	3,162,534	3,225,784	3,290,300
Less Annual Operating Expenses	(937,528)	(965,654)	(994,624)	(1,024,463)	(1,055,197)	(1,086,853)	(1,119,459)	(1,153,043)	(1,187,634)	(1,223,263)
Less Replacement Reserves	(60,475)	(62,289)	(64,158)	(66,083)	(68,065)	(70,107)	(72,210)	(74,376)	(76,607)	(78,905)
Net Operating Income	1,755,172	1,780,296	1,805,621	1,831,146	1,856,864	1,882,768	1,908,854	1,935,115	1,961,543	1,988,132
Less Annual Debt Service 1ST Loan	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)	(1,317,239)
HOME	(42,958)	(42,958)	(42,958)	(42,958)	(42,958)	(42,958)	(42,958)	(42,958)	(42,958)	(42,958)
Deferred Developer Fee	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
Total Debt Service	(1,385,197)	(1,385,197)	(1,385,197)	(1,385,197)	(1,385,197)	(1,385,197)	(1,385,197)	(1,385,197)	(1,385,197)	(1,385,197)
Annual Cash Flow	369,975	395,099	420,424	445,949	471,667	497,571	523,657	549,918	576,346	602,935
DSCR 1ST Loan	133.25%	135.15%	137.08%	139.01%	140.97%	142.93%	144.91%	146.91%	148.91%	150.93%
DSCR HOME Loan	129.04%	130.89%	132.75%	134.62%	136.51%	138.42%	140.34%	142.27%	144.21%	146.17%
DSCR Deferrred Developer Fee	126.71%	128.52%	130.35%	132.19%	134.05%	135.92%	137.80%	139.70%	141.61%	143.53%
Cumulative Income/Debt Ratio	126.71%	128.52%	130.35%	132.19%	134.05%	135.92%	137.80%	139.70%	141.61%	143.53%
Deferred Developer Fee										
OWHLF HOME Loan	1,211,137	1,204,513	1,197,690	1,190,663	1,183,425	1,175,970	1,168,291	1,160,382	1,152,235	1,143,844
OWHLF State LIH Loan	925,000	900,000	875,000	850,000	825,000	800,000	775,000	750,000	725,000	700,000

Google Maps 4101 S Howick St



Imagery ©2023 CNES / Airbus, Maxar Technologies, State of Utah, USDA/FPAC/GEO, Map data ©2023 200 ft


Assessor Parcel Viewer
Web AppBuilder
back to original Parcel Viewer
4101 s. howick st., millcreek
Show search results for 4101 s...
S HOWICK ST
UT Transit Auth
S WEST TEMPLE ST
(2 of 2)
15364530550000 Prelim Parcel
View More Details
HOUSING PLUS
4101 S HOWICK ST
Zoom to
200
199
133
200ft
-111.893 40.682 Degrees

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
MILLCREEK, SALT LAKE COUNTY, UTAH

SURVEY CERTIFICATE

COMMITMENT NO.: 22453342, COMMITMENT DATE: SEPTEMBER 19, 2022 7:30AM

THE FOLLOWING PARTIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

UTAH EQUITABLE TOD FUND, LLC, A UTAH LIMITED LIABILITY COMPANY
BLUELINE DEVELOPMENT, INC.,
HOUSING PLUS, A UTAH NONPROFIT CORPORATION
COMMONWEALTH LAND TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE 1, 2, 3, 4, 5, 7, 8, 11a, 11b, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 18, 2022.

DATE OF PLAT OR MAP: OCTOBER 31, 2022

NATHAN CHRISTENSEN
P.L.S. 10175991

PROFESSIONAL LAND SURVEYOR — NATHAN CHRISTENSEN — No. 10175991 — STATE OF UTAH

LEGAL DESCRIPTION: (COMMITMENT NO.: 22453342)

PARCEL NO. 1:

BEGINNING AT A POINT WHICH IS NORTH 89 DEG. 33' EAST 86.82 FEET AND SOUTH 13 DEG. 45' EAST 1068.88 FEET AND SOUTH 89 DEG. 27' WEST 79.03 FEET FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A"; BIG FIELD CITY SURVEY; THENCE SOUTH 0 DEG. 43'40" WEST 628.41 FEET; THENCE NORTH 85 DEG 16'30" WEST 265.29 FEET; THENCE NORTH 0 DEG 33' WEST 603.80 FEET; THENCE NORTH 89 DEG 27' EAST 287.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF THE SUBJECT PROPERTY DESCRIBED BY WARRANT DEED, RECORDED FEBRUARY 04, 1984, AS ENTRY NO. 3901164, IN BOOK 5528, AT PAGE 2973, OF OFFICIAL RECORDS.

BEGINNING AT A POINT ON THE EAST PROPERTY LINE OF HOWICK STREET, SAID POINT BEING 1032.93 FEET SOUTH AND 11.78 FEET EAST FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A", BIG FIELD SURVEY; AS PER HOWICK STREET DEDICATION PLAT RECORDED AS ENTRY NO. 3228162, IN BOOK 79-1 PAGE 26, SAID POINT ALSO BEING 86.82 FEET NORTH 89 DEG. 33' EAST AND 1060.88 FEET SOUTH 13 DEG. 45' EAST 327.20 FEET SOUTH 89 DEG. 27' WEST OF SAID NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A", BIG FIELD SURVEY; RUNNING THENCE NORTH 89 DEG. 27' EAST 175.00 FEET; THENCE SOUTH 00 DEG. 33' EAST 250.00 FEET; THENCE NORTH 89 DEG. 27' WEST 175.00 FEET; THENCE NORTH 00 DEG. 33' WEST 250.00 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE STREET COMMONLY KNOWN AS HOWICK STREET:

ALSO, LESS AND EXCEPTING THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT NORTH 89 DEG. 33'00" EAST 86.82 FEET AND SOUTH 13 DEG. 45'00" EAST, 1060.87 FEET AND SOUTH 89 DEG. 27'00" WEST 79.03 FEET FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A", BIG FIELD SURVEY, SAME SAID POINT OF BEGINNING NORTH 00 DEG. 33'00" WEST 598.23 FEET AND NORTH 89 DEG. 27'00" EAST 205.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF HOWICK STREET AND CENTRAL AVENUE, AND RUNNING THENCE SOUTH 00 DEG. 43'40" WEST 250.07 FEET; THENCE SOUTH 89 DEG. 27'00" WEST, 67.60 FEET; THENCE NORTH 00 DEG. 33'00" WEST, 250.00 FEET; THENCE NORTH 89 DEG. 27'00" EAST, 73.18 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING IS SHOWN FOR INFORMATIONAL PURPOSES ONLY: TAX ID / PARCEL NO. 15-36-453-055

GENERAL NOTES:

1. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THE WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
2. FIELD WORK FOR THIS SURVEY WAS COMPLETED JULY 18, 2022.
3. PROPERTY ADDRESS: 4101 SOUTH HOWICK STREET, SALT LAKE CITY 84107
4. THE FLOOD ZONE CLASSIFICATION FOR THE SUBJECT PROPERTY IS ZONE "X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM MAP NUMBER: 49035C0292G, MAP REVISED 9/25/2009, PANEL 292 OF 625.
5. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK.
6. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7. PROJECT BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND IS CONSIDERED TO BEAR N89°50'24"W. PROJECT BENCHMARK: THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FOUND 3" BRASS CAP WITH AN ELEVATION OF 4261.32 FEET.

SCHEDULE B - PART II, EXCEPTIONS COMMITMENT NO.: 22453342

EXCEPTIONS 1-8, ARE NOT SURVEY RELATED ITEMS.

9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF MILLCREEK CITY, MOUNT OLYMPUS IMPROVEMENT DISTRICT AND WASATCH FRONT WASTE AND RECYCLING AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY. PAID CURRENT.(BLANKET IN NATURE)
10. SUBJECTS TO THE RIGHTS OF THE SALT LAKE COUNTY ASSESSOR TO ASSESS PROPERTY/ IMPROVEMENTS NOT PREVIOUSLY ASSESSED. (BLANKET IN NATURE)
11. ANY RIGHT, TITLE OR INTEREST IN ANY MINERALS, MINERAL RIGHTS OR RELATED MATTERS, INCLUDING (BUT NOT LIMITED TO) OIL, GAS, COAL, AND OTHER HYDROCARBONS. (BLANKET IN NATURE)

    FURTHER, NO OTHER EXAMINATION OF THE EXCEPTED TITLE TO MINERALS HAS BEEN MADE HEREIN AND NO INSURANCE NOR RESPONSIBILITY THEREFORE IS IMPLIED OR ASSUMED. (BLANKET IN NATURE)
12. THE INTEREST, IF ANY, OF THE STATE OF UTAH OR OTHERS CLAIMING BY, THROUGH OR UNDER IT, TO ANY PORTION OF THE PROPERTY LYING WITHIN THE CURRENT AND/OR HISTORIC WATERWAY BED AND BANKS. (BLANKET IN NATURE)
13. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS, OR WATER LINES, AND RIGHTS OF WAY AND EASEMENTS THEREOF. (BLANKET IN NATURE)
14. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, EXCEPT COLOR, CREED, NATIONAL ORIGIN, RELIGION, SEX, HANDICAP OR FAMILIAR STATUS, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANTS (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS CONTAINED IN INSTRUMENT:
    RECORDED: JULY 26, 1979
    ENTRY NO: 3313203
    BOOK/PAGE: 4909/433
    (BLANKET IN NATURE)

(15) EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTOR: SALT LAKE AUTO WRECKING, INC.
GRANTEE: UTAH POWER & LIGHT COMPANY
DATED: NOVEMBER 2, 1979
RECORDED: FEBRUARY 19, 1980
ENTRY NO.: 3400661
(AS SHOWN ON SURVEY)

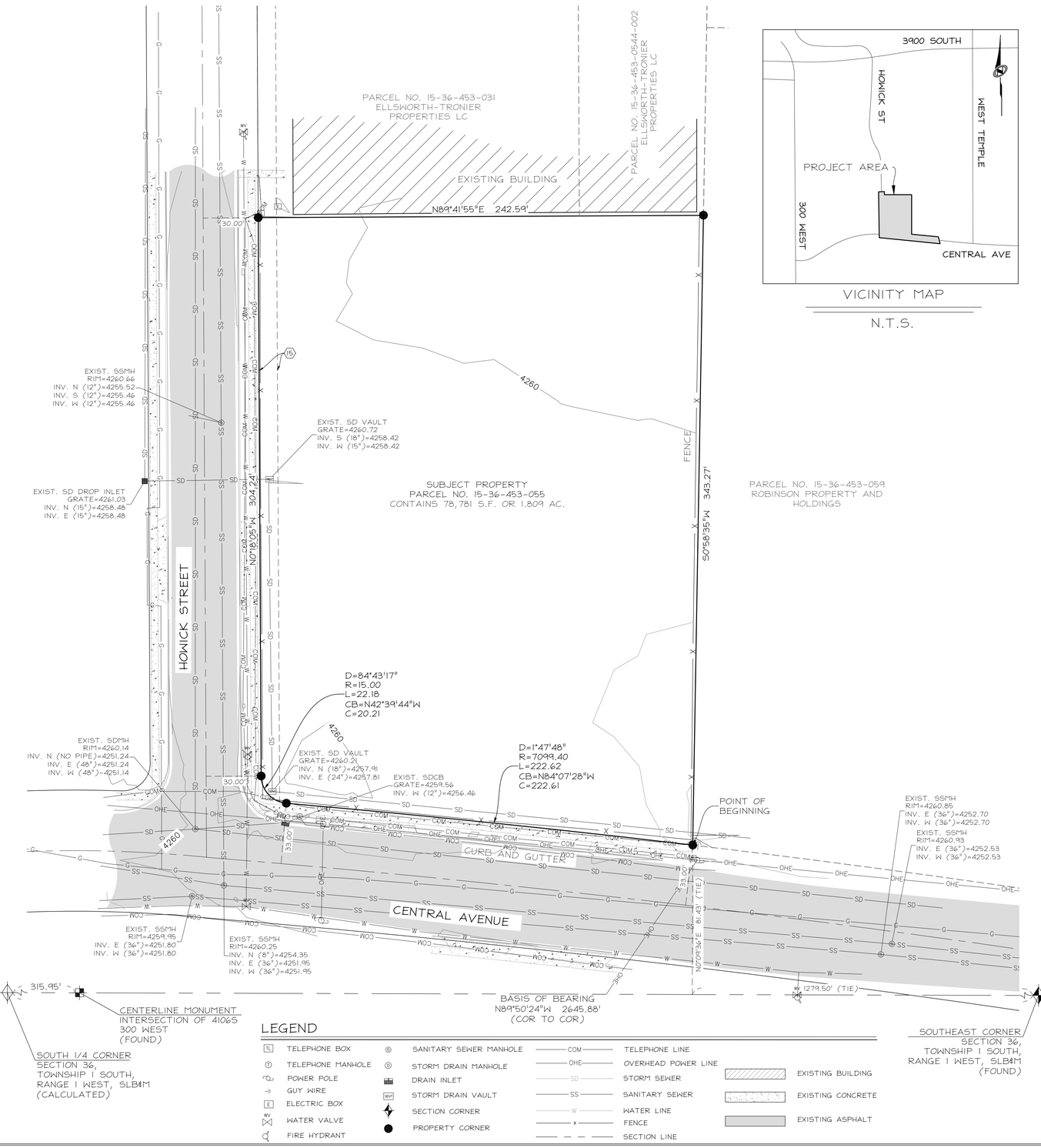
16. THE TERMS AND CONDITIONS OF THAT CERTAIN ACKNOWLEDGEMENT AND DISCLOSURE REGARDING DEVELOPMENT OF PROPERTY LOCATED WITHIN A NATURAL HAZARDS SPECIAL STUDY AREA, RECORDED JUNE 16, 2003, AS ENTRY NUMBER 8691443, IN BOOK 8818, AT PAGE 4861, OF OFFICIAL RECORDS. (BLANKET IN NATURE)

    THE ABOVE-DESCRIBED PROPERTY IS EITHER PARTIALLY OR WHOLLY LOCATED WITHIN A NATURAL HAZARDS SPECIAL STUDY AREA AS SHOWN ON THE NATURAL HAZARDS MAP ADOPTED FOR THE BOARD OF COUNTY COMMISSIONERS OF SALT LAKE COUNTY PURSUANT TO ORDINANCE NO. 1074 FOR: HIGH LIQUEFACTION POTENTIAL. (BLANKET IN NATURE)
17. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT IS NOT SHOWN BY THE PUBLIC RECORDS. (BLANKET IN NATURE)
18. THE RIGHTS OF PARTIES IN POSSESSION OF SUBJECT PROPERTY UNDER UNRECORDED CONTRACTS, LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS AND/OR LIENS THEREUNDER.

    RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.

    THE COMPANY SPECIFICALLY EXCEPTS ANY AND ALL MATTERS PENDING AGAINST ANY LESSEE OR TENANT, BEING ON OR OFF RECORD, INCLUDING BUT NOT LIMITED TO, BANKRUPTCIES, JUDGEMENT LIENS, FEDERAL AND STATE TAX LIENS, ETC., AND MAKES NO CERTIFICATION AS TO THE CHECKING OF JUDGEMENTS, TAX LIENS, OR OTHER ENCUMBRANCES CREATED BY ANY LESSEE OR TENANT. (BLANKET IN NATURE)
19. DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN BY AND BETWEEN COMMUNITY DEVELOPMENT CORPORATION OF UTAH AND MILLCREEK, AND UTAH MUNICIPALITY
    RECORDED: SEPTEMBER 7, 2022
    ENTRY NO.: 14012426
    BOOK/PAGE: 11370/7163
    (BLANKET IN NATURE)
20. THE FOLLOWING MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY ALTA/NSPS LAND TITLE SURVEY MADE BY TALISMAN CIVIL CONSULTANTS DATED AUGUST 18, 2022, DESIGNATED AS JOB NUMBER 22-079.

    DESCRIPTION OF MATTERS FOUND:
    (A) FENCE, AS SHOWN IN SURVEY
    (B) STORM SEWER, AS SHOWN ON SURVEY
    (C) TELEPHONE LINE, AS SHOWN ON SURVEY
    (C) EXISTING SD VAULT, AS SHOWN ON SURVEY
    (BLANKET IN NATURE, THE PURPOSE OF THIS SURVEY IS TO UPDATE THE SURVEY DATED AUGUST 18, 2022)



VICINITY MAP

N.T.S.

LEGEND

TELEPHONE BOX	SANITARY SEWER MANHOLE	COM	TELEPHONE LINE
TELEPHONE MANHOLE	STORM DRAIN MANHOLE	OHE	OVERHEAD POWER LINE
POWER POLE	DRAIN INLET	SD	STORM SEWER
GUY WIRE	STORM DRAIN VAULT	SS	SANITARY SEWER
ELECTRIC BOX	SECTION CORNER	W	WATER LINE
WATER VALVE	PROPERTY CORNER	x	FENCE
FIRE HYDRANT			SECTION LINE

EXISTING BUILDING
EXISTING CONCRETE
EXISTING ASPHALT

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:
1	TD	2022-10-31	UPDATED PER COMMITMENT NO.: 22453342

ALTA/NSPS SURVEY
PARCEL NO. 15-36-453-055
MILLCREEK, SALT LAKE COUNTY, UTAH

TCC JOB NUMBER: 22-079

DATE SUBMITTED: 2022-10-31

SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

SHEET NUMBER
1
1 OF 1



THE HOWICK

4101 S. Howick Street, Millcreek, UT

100% CONSTRUCTION
DOCUMENTS

PROJECT TEAM

OWNER	DEVELOPER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	PLUMBING ENGINEER	GENERAL CONTRACTOR
TODD READER COMMUNITY DEVELOPMENT CORPORATION OF UTAH 501 EAST1700 SOUTH SALT LAKE CITY, UTAH 84105 801-994-7222	ASHLEY GRANT BLUELINE DEVELOPMENT 1004 SOUTH AVE W, MISSOULA, MT 59801 (406) 926-1401	CHAD HOLTZINGER SHOPWORKS ARCHITECTURE 301 W 45th AVE DENVER, CO 80216 303.433.4094	DAN BOURQUE TALISMAN CIVIL 1588 S MAIN ST. STE. 200 SALT LAKE CITY, UT, 84115 385.301.8104	CHRISTOPHER HOY FLOW DESIGN COLLABORATIVE 301 W. 45TH AVE DENVER, CO 80216 303.408.1075	DAVE KAST IMEG CORP 1400 GLENARM PL. SUITE 101 DENVER CO 80202	BRYAN MOEN MEC, INC. 4640 N PECOS ST. UNIT F DENVER, CO 80211 303.907.4285	MARCUS VAHLING MV CONSULTING INC. 4640 N PECOS ST. UNIT F DENVER, CO 80211 303.325.3271	BRYAN MOEN MEC, INC. 4640 N PECOS ST. UNIT F DENVER, CO 80211 303.907.4285	BRENNON BAKER HEADWATERS CONSTRUCTION 900 JET STREAM DRIVE REXBURG, ID 83440 208.881.2196

shopworks architecture
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STATE OF UTAH
CHAD HOLTZINGER
No. 11313239
REGISTERED ARCHITECT

3/6/2023

THE HOWICK
4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: SW
REVIEWED: SW

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
COVER SHEET

SCALE: 3" = 1'-0"

NO.
G0.00

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C4 HOWICK STREET PERSPECTIVE



A5 CENTRAL STREET PERSPECTIVE

STATE OF UTAH
CHAD HOLTZINGER
No. 11513239
REGISTERED ARCHITECT
3/6/2023

THE HOWICK
4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: Author
REVIEWED: Approver

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
3-D PERSPECTIVES

SCALE:

NO. A4.20

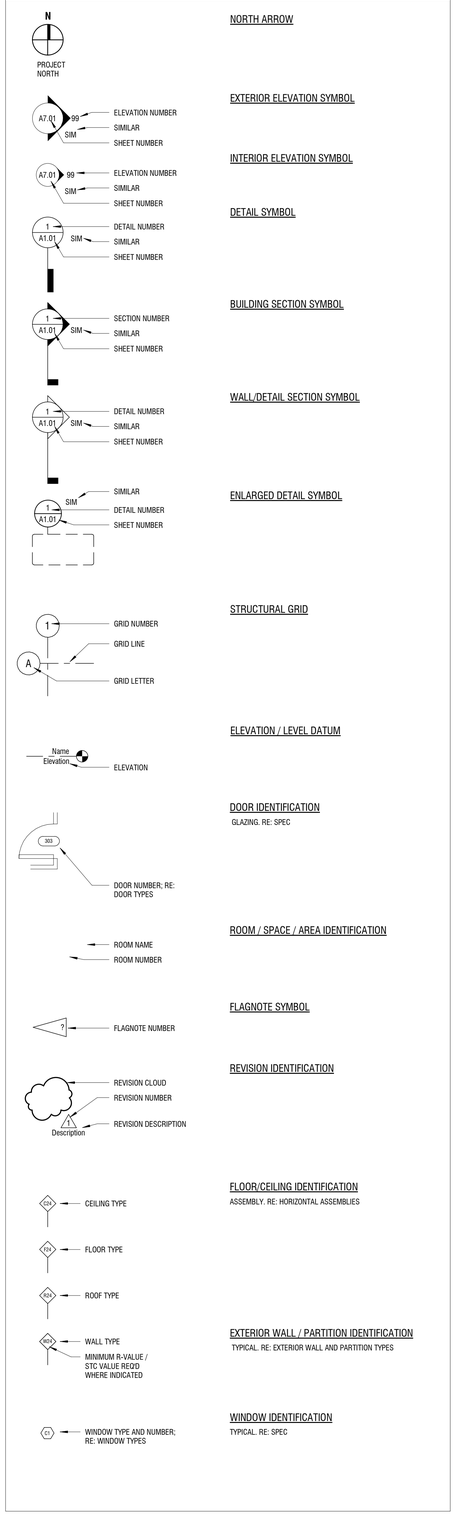
ABBREVIATIONS

(E)	EXISTING
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
AV	AUDIO/VISUAL
AVG	AVERAGE
BD	BOARD
BLDG	BUILDING
BO	BOTTOM OF OR BY OTHERS
BR	BACKER ROD
BRG	BEARING
CCO	CONSTRUCTION CHANGE DIRECTIVE
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLNG	CEILING
CLR	CLEAR
CLST	CLOSET
CM	CENTIMETERS
CMU	CONCRETE MASONRY UNIT
CO	CHANGE ORDER or CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
DEMO	DEMOLISH or DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
FAC	FIRE ALARM CABINET
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHER(S)
FD	FLOOR DRAIN or FIRE DAMPER
FDN	FOUNDATION
FE	FIRE EXTINGUISHER.
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHV	FIRE HOSE VALVE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRP	FIBERGLASS REINFORCED PANEL(ING)
FRT	FIRE RETARDANT TREATED
FT	FOOT (FEET)
FTG	FOOTING
FVC	FIRE VALVE CABINET
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
GYP. BD.	GYPSUM BOARD
HC	HOLLOW CORE or HANDICAPPED
HDWR	HARDWARE
HGHT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATION and AIR CONDITIONING
HW	HOT WATER
IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR
IN	INCH(ES)
INFO	INFORMATION
INSUL	INSULATION or INSULATED
INT	INTERIOR
JC	JANITOR CLOSET

ABBREVIATIONS

LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HAND
LTL	LINTEL
LVR	LOUVER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL and PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETERS
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPP	OPPOSITE
PKG	PARKING
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PR	PROPOSAL REQUEST
PREFAB	PREFABRICATED
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT(ED)
PT	POST TENSIONED or PORCELAIN TILE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RISER
RAD	RADIUS OR RAD
RD	ROOF DRAIN or ROAD
RE	REFER TO or REFERENCE
REINF	REINFORCED
REQD	REQUIRED
REV	REVISE, REVISED or REVISION(S)
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RVS	REVERSE (SIDE)
S	SOUTH or SEALANT
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SPECS	SPECIFICATION(S)
SS	STAINLESS STEEL
STD	STANDARD
STOR	STORAGE
STRUCT	STRUCTURE or STRUCTURAL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TBC	TOP OF BACK OF CURB
TELE	TELEPHONE
TEMP	TEMPORARY or TEMPERATURE
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
USGS	U.S. GEOLOGICAL SURVEY
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WEST or WIDE
W/	WITH
W/C	WATER CLOSET
W/O	WITHOUT
WD	WOOD
YD	YARD

GRAPHIC STANDARDS



SHEET NUMBER	SHEET NAME	09/20/2022 SD	12/13/2022 DD	03/03/2023 CD
G0.00	COVER SHEET	X	X	X
G0.01	PROJECT INDEX	X	X	X
G0.03	SURVEY	X	X	X
A0.00	CODE ANALYSIS		X	X
A0.01	CODE PLAN LEVEL 1	X	X	X
A0.02	CODE PLAN LEVEL 2	X	X	X
A0.03	CODE PLAN LEVEL 3	X	X	X
A0.04	CODE PLAN LEVEL 4	X	X	X
A0.05	CODE PLAN LEVEL 5	X	X	X
A0.06	BUILDING AREA PLANS		X	X
A0.07	LEVEL 1 THERMAL ENVELOPE		X	X
A0.08	AIR SEALING DETAILS		X	X
A0.09	CODE SECTIONS		X	X
A0.10	EXTERIOR WALL TYPES	X	X	X
A0.20	PARTITION TYPES	X	X	X
A0.21	PARTITION & ASSEMBLY DETAILS	X	X	X
A0.30	HORIZONTAL ASSEMBLIES	X	X	X
A0.40	ANSI DETAILS		X	X
A0.41	ANSI DETAILS - DWELLING UNITS		X	X
A0.42	CODE SIGN TYPES		X	X
A0.43	ENERGY CODE COMPLIANCE COMCHECK		X	X
A0.60	FRR ASSEMBLIES		X	X
A0.61	FRR ASSEMBLIES		X	X
A0.62	FRR ASSEMBLIES		X	X
A0.63	FRR ASSEMBLIES		X	X
A0.64	FRR ASSEMBLIES		X	X
A0.65	FRR ASSEMBLIES		X	X
A0.66	FRR ASSEMBLIES		X	X
A0.67	FRR ASSEMBLIES		X	X
A0.70	FIRESTOPS AND RATED JOINTS		X	X
A0.71	FIRESTOPS AND RATED JOINTS		X	X
A0.72	FIRESTOPS AND RATED JOINTS		X	X
A0.80	RADON CONTROL PLAN		X	X
A1.01	LEVEL 1 CONTROL PLAN NORTH		X	X
A1.02	LEVEL 1 CONTROL PLAN SOUTH		X	X
A1.03	LEVEL 2 CONTROL PLAN NORTH		X	X
A1.04	LEVEL 2 CONTROL PLAN SOUTH		X	X
A1.05	LEVEL 3 CONTROL PLAN NORTH		X	X
A1.06	LEVEL 3 CONTROL PLAN SOUTH		X	X
A1.07	LEVEL 4 CONTROL PLAN NORTH		X	X
A1.08	LEVEL 4 CONTROL PLAN SOUTH		X	X
A1.09	LEVEL 5 CONTROL PLAN NORTH		X	X
A1.10	LEVEL 5 CONTROL PLAN SOUTH		X	X
A1.11	FOUNDATION CONTROL PLAN NORTH		X	X
A1.12	FOUNDATION CONTROL PLAN SOUTH		X	X
A1.13	PODIUM CONTROL PLAN NORTH		X	X
A1.14	PODIUM CONTROL PLAN SOUTH		X	X
A2.00	LEVEL 1 OVERALL PLAN	X	X	X
A2.01	LEVEL 2 OVERALL PLAN	X	X	X
A2.02	LEVEL 3 OVERALL PLAN	X	X	X
A2.03	LEVEL 4 OVERALL PLAN	X	X	X
A2.04	LEVEL 5 OVERALL PLAN	X	X	X
A2.05	OVERALL ROOF PLAN	X	X	X
A2.06	LEVEL 1 FLOOR PLAN NORTH	X	X	X
A2.07	LEVEL 1 FLOOR PLAN SOUTH	X	X	X
A2.08	LEVEL 2 FLOOR PLAN NORTH	X	X	X
A2.09	LEVEL 2 FLOOR PLAN SOUTH	X	X	X
A2.10	LEVEL 3 FLOOR PLAN NORTH	X	X	X
A2.11	LEVEL 3 FLOOR PLAN SOUTH	X	X	X
A2.12	LEVEL 4 FLOOR PLAN NORTH	X	X	X
A2.13	LEVEL 4 FLOOR PLAN SOUTH	X	X	X
A2.14	LEVEL 5 FLOOR PLAN NORTH	X	X	X
A2.15	LEVEL 5 FLOOR PLAN SOUTH	X	X	X
A2.16	ROOF PLAN - NORTH	X	X	X
A2.17	ROOF PLAN - SOUTH	X	X	X
A3.00	LEVEL1 RCP NORTH	X	X	X
A3.01	LEVEL 1 RCP SOUTH	X	X	X
A3.02	LEVEL 2 RCP NORTH	X	X	X
A3.03	LEVEL 2 RCP SOUTH	X	X	X
A3.04	LEVEL 3 RCP NORTH	X	X	X
A3.05	LEVEL 3 RCP SOUTH	X	X	X
A3.06	LEVEL 4 RCP NORTH	X	X	X
A3.07	LEVEL 4 RCP SOUTH	X	X	X
A3.08	LEVEL 5 RCP NORTH	X	X	X
A3.09	LEVEL5 RCP SOUTH	X	X	X
A4.00	BUILDING ELEVATIONS	X	X	X
A4.01	BUILDING ELEVATIONS	X	X	X
A4.02	COURTYARD BUILDING ELEVATIONS	X	X	X
A4.03	COURTYARD BUILDING ELEVATIONS	X	X	X
A4.20	3-D PERSPECTIVES		X	X
A5.00	BUILDING SECTIONS	X	X	X
A5.01	BUILDING SECTIONS	X	X	X
A5.02	BUILDING SECTIONS	X	X	X
A5.10	WALL SECTIONS & VERTICAL CONTROL DIAGRAM	X	X	X
A5.11	WALL SECTIONS		X	X
A5.12	WALL SECTIONS		X	X
A5.15	BUILDING SYSTEMS		X	X
A5.16	BUILDING SYSTEMS		X	X
A5.17	BUILDING SYSTEMS		X	X
A5.18	BUILDING SYSTEMS		X	X
A6.11.	1 BEDROOM UNITS		X	X
A6.12.	1 BEDROOM UNITS		X	X
A6.13.	2 BEDROOM UNITS		X	X
A6.14	2 BEDROOM UNITS		X	X
A6.15	2 BEDROOM UNITS		X	X
A6.16	3 BEDROOM UNITS		X	X
A6.17	3 BEDROOM UNITS		X	X
A6.18	4 BEDROOM UNITS			X
A6.40.	KITCHEN TYPES			X
A6.41.	KITCHEN TYPES			X
A6.50.	BATHROOM TYPES			X
A6.51.	BATHROOM TYPES			X
A7.00	STAIR 1 AND ELEVATOR PLANS & SECTIONS	X	X	X
A7.01	STAIR 1 AND ELEVATOR PLANS & SECTIONS	X	X	X
A7.02	STAIR 2 AND TRASH PLANS AND SECTION	X	X	X
A7.05	STAIR 3 AND TRASH PLANS & SECTIONS	X	X	X
A7.06	STAIR DETAILS		X	X
A7.10	SHAFT PLANS & SECTIONS	X	X	X
A7.20	SHAFT DETAILS	X	X	X
A7.30	STAIR / RAILING DETAILS	X	X	X
A7.40	ELEVATOR DETAILS	X	X	X
A8.00	DOOR SCHEDULE & TYPES		X	X
A8.01	DOOR DETAILS	X	X	X
A8.10	WINDOW TYPES		X	X
A8.11	WINDOW DETAILS	X	X	X
A8.13	DOOR DETAILS		X	X
A9.00	FOUNDATION DETAILS	X	X	X
A9.10	EXTERIOR PODIUM DETAILS		X	X
A9.11	AMENITY DECK DETAILS		X	X
A9.12	EXTERIOR DETAILS	X	X	X
A9.15	EXTERIOR DETAILS	X	X	X
A9.20	SECTION DETAILS			X
A9.30	PLAN DETAILS			X
A9.40	ROOF DETAILS	X	X	X
ID0.00	FINISH SCHEDULES	X	X	X
ID2-06	LEVEL 1 FINISH FLOOR/WALL PLAN NORTH		X	X
ID2-06B	LEVEL 1 LOBBY FLOOR PLAN		X	X
ID2-07	LEVEL 1 FINISH FLOOR/WALL PLAN SOUTH		X	X
ID2-08	LEVEL 2 FLOOR PLAN NORTH		X	X
ID2-08B	LEVEL 2 FLOOR PLAN ENLARGED NORTH		X	X
ID2-09	LEVEL 2 FLOOR/ WALL PLAN SOUTH		X	X
ID2-10	LEVEL 3 FINISH FLOOR/WALL PLAN NORTH		X	X
ID2-11	LEVEL 3 FINISH FLOOR /WALL PLAN SOUTH		X	X
ID2-12	LEVEL 4 FINISH FLOOR /WALL PLAN NORTH		X	X
ID2-13	LEVEL 4 FINISH FLOOR/WALL PLAN SOUTH		X	X
ID2-14	LEVEL 5 FINISH FLOOR/WALL PLAN NORTH		X	X
ID2-15	LEVEL 5 FINISH FLOOR/ WALL PLAN SOUTH		X	X
ID3-06	LEVEL 1 RCP NORTH		X	X
ID3-06B	LEVEL 1 LOBBY RCP		X	X
ID3-07	LEVEL 1 RCP SOUTH		X	X
ID3-08	LEVEL 2 RCP NORTH		X	X
ID3-08B	LEVEL 2 ENLARGED RCP NORTH		X	X
ID3-09	LEVEL 2 RCP SOUTH		X	X
ID3-10	LEVEL 3 RCP NORTH		X	X
ID3-11	LEVEL 3 RCP SOUTH		X	X
ID3-12	LEVEL 4 RCP NORTH		X	X
ID3-13	LEVEL 4 RCP SOUTH		X	X
ID3-14	LEVEL 5 RCP NORTH		X	X

SHEET NUMBER	SHEET NAME	09/20/2022 SD	12/13/2022 DD	03/03/2023 CD
ID3-15	LEVEL 5 RCP SOUTH		X	X
ID7.01	LEVEL 1 ELEVATIONS		X	X
ID7.02	LEVEL 1/2 ELEVATION		X	X
ID7.03	LEVEL 2 ELEVATIONS		X	X
ID9.00	DETAILS		X	X
ID9.01	DETAILS		X	X
C001	GENERAL NOTES		X	X
C200	CIVIL SITE PLAN		X	X
C300	CIVILGRADING AND DRAINAGE PLAN		X	X
C400	UTILITY PLAN		X	X
C600	CIVIL EROSION CONTROL PLAN		X	X
C700	DETAILS		X	X
C701	DETAILS		X	X
C702	DETAILS		X	X
C703	DETAILS		X	X
LS100	LANDSCAPE NOTES		X	X
LS101	LANDSCAPE SITE PLAN		X	X
LS201	AMENITY DECK SITE PLAN		X	X
LS501	AMENITY DECK DETAILS		X	X
LS502	AMENITY DECK DETAILS		X	X
LS503	AMENITY DECK DETAILS		X	X
LS504	AMENITY DECK DETAILS		X	X
LP101	LANDSCAPE PLANTING PLAN		X	X
LP201	AMENITY DECK PLANTING PLAN		X	X
LP501	PLANTING DETAILS		X	X
IR101	IRRIGATION PLAN		X	X
IR201	AMENITY DECK IRRIGATION PLAN		X	X
LI501	IRRIGATION DETAILS		X	X
LI502	IRRIGATION DETAILS		X	X
S0.00	GENERAL NOTES		X	X
S0.01	GENERAL NOTES		X	X
S0.02	COVER SHEET		X	X
S2.01	FOUNDATION PLAN NORTH	X	X	X
S2.02	FOUNDATION PLAN SOUTH	X	X	X
S2.03	LEVEL 2 FRAMING PLAN NORTH	X	X	X
S2.04	LEVEL 2 FRAMING PLAN SOUTH	X	X	X
S2.05	LEVEL 3 FRAMING PLAN NORTH	X	X	X
S2.06	LEVEL 3 FRAMING PLAN SOUTH	X	X	X
S2.07	LEVEL 4 FRAMING PLAN NORTH	X	X	X
S2.08	LEVEL 4 FRAMING PLAN SOUTH	X	X	X
S2.09	LEVEL 5 FRAMING PLAN NORTH	X	X	X
S2.10	LEVEL 5 FRAMING PLAN SOUTH	X	X	X
S2.11	ROOF FRAMING PLAN NORTH	X	X	X
S2.12	ROOF FRAMING PLAN SOUTH	X	X	X
S3.00	CONCRETE SECTIONS		X	X
S3.01	CONCRETE SECTIONS			X
S3.05	FOUNDATION SECTIONS		X	X
S3.06	FOUNDATION SECTIONS		X	X
S3.10	TYPICAL POST-TENSION SECTIONS		X	X
S3.11	TYPICAL POST-TENSION SECTIONS		X	X
S3.20	PODIUM SECTIONS		X	X
S4.00	CORE WALL SECTIONS			X
S6.00	TYPICAL WOOD SECTIONS		X	X
S6.01	GLULAM FRAMING SECTIONS		X	X
S6.02	FLOOR FRAMING SECTIONS		X	X
S6.08	CORE WALL SECTIONS		X	X
S6.10	TYPICAL LATERAL WOOD SECTIONS		X	X
S6.11	LATERAL WOOD SECTIONS			X
S6.50	ROOF FRAMING SECTIONS		X	X
S7.00	COLD FORMED METAL STUD SECTIONS		X	X
P0.01	PLUMBING COVER SHEET		X	X
P2.06	LEVEL 1 PLUMBING PLAN NORTH		X	X
P2.07	LEVEL 1 PLUMBING PLAN SOUTH		X	X
P2.08	LEVEL 2 PLUMBING PLAN NORTH		X	X
P2.09	LEVEL 2 PLUMBING PLAN SOUTH		X	X
P2.10	LEVEL 3 PLUMBING PLAN NORTH		X	X
P2.11	LEVEL 3 PLUMBING PLAN SOUTH		X	X
P2.12	LEVEL 4 PLUMBING PLAN NORTH		X	X
P2.13	LEVEL 4 PLUMBING PLAN SOUTH		X	X
P2.14	LEVEL 5 PLUMBING PLAN NORTH		X	X
P2.15	LEVEL 5 PLUMBING PLAN SOUTH		X	X
P2.16	ROOF PLUMBING PLAN NORTH		X	X
P2.17	ROOF PLUMBING PLAN SOUTH		X	X
P6.11	UNIT PLANS PLUMBING		X	X
P6.12	UNIT PLANS PLUMBING		X	X
P6.13	UNIT PLANS PLUMBING		X	X
P6.14	UNIT PLANS PLUMBING		X	X
P6.15	UNIT PLANS PLUMBING		X	X
P7.01	PLUMBING SCHEDULES		X	X
P7.02	PLUMBING SCHEDULES		X	X
P8.01	PLUMBING DETAILS		X	X
P8.02	PLUMBING DETAILS		X	X
P9.01	PLUMBING RISER DIAGRAMS		X	X
P9.02	PLUMBING RISER DIAGRAMS			X
M0.01	MECHANICAL COVER SHEET		X	X
M2.06	LEVEL 1 MECHANICAL PLAN NORTH		X	X
M2.07	LEVEL 1 MECHANICAL PLAN SOUTH		X	X
M2.08	LEVEL 2 MECHANICAL PLAN NORTH		X	X
M2.09	LEVEL 2 MECHANICAL PLAN SOUTH		X	X
M2.10	LEVEL 3 MECHANICAL PLAN NORTH		X	X
M2.11	LEVEL 3 MECHANICAL PLAN SOUTH		X	X
M2.12	LEVEL 4 MECHANICAL PLAN NORTH		X	X
M2.13	LEVEL 4 MECHANICAL PLAN SOUTH		X	X
M2.14	LEVEL 5 MECHANICAL PLAN NORTH		X	X
M2.15	LEVEL 5 MECHANICAL PLAN SOUTH		X	X
M2.16	ROOF MECHANICAL PLAN NORTH		X	X
M2.17	ROOF MECHANICAL PLAN SOUTH		X	X
M6.11	UNIT PLANS MECHANICAL		X	X
M6.12	UNIT PLANS MECHANICAL		X	X
M6.13	UNIT PLANS MECHANICAL		X	X
M6.14	UNIT PLANS MECHANICAL		X	X
M6.15	UNIT PLANS MECHANICAL			X
M7.01	MECHANICAL SCHEDULES		X	X
M7.02	MECHANICAL SCHEDULES		X	X
M7.03	MECHANICAL SCHEDULES		X	X
M7.04	MECHANICAL SCHEDULES		X	X
M8.01	MECHANICAL DETAILS		X	X
M8.02	MECHANICAL DETAILS		X	X
M8.03	MECHANICAL DETAILS		X	X
E0.0	ELECTRICAL LEGEND AND NOTES	X	X	X
E0.1	ELECTRICAL ONE LINE DIAGRAM		X	X
E0.02	TELECOM RISER AND DETAILS		X	X
E0.03	ELECTRICAL SCHEDULES		X	X
E0.04	ELECTRICAL SCHEDULES		X	X
E0.05	ELECTRICAL SCHEDULES		X	X
E2.06	LEVEL 1 FLOOR PLAN NORTH – ELECTRICAL POWER PLAN		X	X
E2.07	LEVEL 1 FLOOR PLAN SOUTH – ELECTRICAL POWER PLAN		X	X
E2.08	LEVEL 2 FLOOR PLAN NORTH – ELECTRICAL POWER PLAN		X	X
E2.09	LEVEL 2 FLOOR PLAN SOUTH – ELECTRICAL POWER PLAN		X	X
E2.10	LEVEL 3 FLOOR PLAN NORTH – ELECTRICAL POWER PLAN		X	X
E2.11	LEVEL 3 FLOOR PLAN SOUTH – ELECTRICAL POWER PLAN		X	X
E2.12	LEVEL 4 FLOOR PLAN NORTH – ELECTRICAL POWER PLAN		X	X
E2.13	LEVEL 4 FLOOR PLAN SOUTH – ELECTRICAL POWER PLAN		X	X
E2.14	LEVEL 5 FLOOR PLAN NORTH – ELECTRICAL POWER PLAN		X	X
E2.15	LEVEL 5 FLOOR PLAN SOUTH – ELECTRICAL POWER PLAN		X	X
E2.16	ROOF PLAN NORTH – ELECTRICAL POWER PLAN		X	X
E2.17	ROOF PLAN SOUTH – ELECTRICAL POWER PLAN		X	X
E3.00	LEVEL 1 FLOOR PLAN NORTH – ELECTRICAL LIGHTING PLAN		X	X
E3.01	LEVEL 1 FLOOR PLAN SOUTH – ELECTRICAL LIGHTING PLAN		X	X
E3.02	LEVEL 2 FLOOR PLAN NORTH – ELECTRICAL LIGHTING PLAN		X	X
E3.03	LEVEL 2 FLOOR PLAN SOUTH – ELECTRICAL LIGHTING PLAN		X	X
E3.04	LEVEL 3 FLOOR PLAN NORTH – ELECTRICAL LIGHTING PLAN		X	X
E3.05	LEVEL 3 FLOOR PLAN SOUTH – ELECTRICAL LIGHTING PLAN		X	X
E3.06	LEVEL 4 FLOOR PLAN NORTH – ELECTRICAL LIGHTING PLAN		X	X
E3.07	LEVEL 4 FLOOR PLAN SOUTH – ELECTRICAL LIGHTING PLAN		X	X
E3.08	LEVEL 5 FLOOR PLAN NORTH – ELECTRICAL LIGHTING PLAN		X	X
E3.09	LEVEL 5 FLOOR PLAN SOUTH – ELECTRICAL LIGHTING PLAN		X	X
E6.11	UNIT – TYPES 1.1, 2.1, 3.1, 4.1 – ELECTRICAL PLAN		X	X
E6.12	UNITS- ELECTRICAL PLAN		X	X
E6.13	UNITS- ELECTRICAL PLAN		X	X
E6.14	UNITS- ELECTRICAL PLAN		X	X

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STATE OF UTAH
CHAD HOLTZINGER
No. 11513239
LICENSED ARCHITECT
3/6/2023

THE HOWICK
4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ
REVIEWED: CO, TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
PROJECT INDEX

SCALE: 3" = 1'-0"

NO. G0.01

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
MILLCREEK, SALT LAKE COUNTY, UTAH

SURVEY CERTIFICATE

COMMITMENT NO.: 22453342, COMMITMENT DATE: APRIL 27, 2022 7:30AM

THE FOLLOWING PARTIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

HOUSING PLUS, A UTAH NONPROFIT CORPORATION
COMMONWEALTH LAD TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE 1, 2, 3, 4, 5, 7, 8, 11a, 11b, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 18, 2022.

DATE OF PLAT OR MAP: JULY 27, 2022

NATHAN CHRISTENSEN
P.L.S. 10175991

PROFESSIONAL LAND SURVEYOR — NATHAN CHRISTENSEN — No. 10175991 — STATE OF UTAH

LEGAL DESCRIPTION:
(COMMITMENT NO.: 22453342)

PARCEL NO. 1:

BEGINNING AT A POINT WHICH IS NORTH 89 DEG. 33' EAST 86.82 FEET AND SOUTH 13 DEG. 45' EAST 1068.88 FEET AND SOUTH 89 DEG. 27' WEST 79.03 FEET FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A"; BIG FIELD CITY SURVEY; THENCE SOUTH 0 DEG. 43'40" WEST 628.41 FEET; THENCE NORTH 85 DEG 16'30" WEST 265.29 FEET; THENCE NORTH 0 DEG 33' WEST 603.80 FEET; THENCE NORTH 89 DEG 27' EAST 287.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF THE SUBJECT PROPERTY DESCRIBED BY WARRANT DEED, RECORDED FEBRUARY 04, 984, AS ENTRY NO. 3901164, IN BOOK 5528, AT PAGE 2973, OR OFFICIAL RECORDS.

BEGINNING AT A POINT ON THE EAST PROPERTY LINE OF HOWICK STREET, SAID POINT BEING 1032.93 FEET SOUTH AND 11.78 FEET EAST FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A", BIG FIELD SURVEY; AS PER HOWICK STREET DEDICATION PLAT RECORDED AS ENTRY NO. 3228162, IN BOOK 79-1 PAGE 26, SAID POINT ALSO BEING 86.82 FEET NORTH 89 DEG. 33' EAST AND 1060.88 FEET SOUTH 13 DEG. 45' EAST 327.20 FEET SOUTH 89 DEG. 27' WEST OF SAID NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A", BIG FIELD SURVEY; RUNNING THENCE NORTH 89 DEG. 27' EAST 175.00 FEET; THENCE SOUTH 00 DEG. 33' EAST 250.00 FEET; THENCE SOUTH 89 DEG. 27' WEST 175.00 FEET; THENCE NORTH 00 DEG. 33' WEST 250.00 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE STREET COMMONLY KNOWN AS HOWICK STREET.

ALSO, LESS AND EXCEPTING THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT NORTH 89 DEG. 33'00" EAST 86.82 FEET AND SOUTH 13 DEG. 45'00" EAST, 1060.87 FEET AND SOUTH 89 DEG. 27'00" WEST 79.03 FEET FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A", BIG FIELD SURVEY, SAME SAID POINT OF BEGINNING NORTH 00 DEG. 33'00" WEST 598.23 FEET AND NORTH 89 DEG. 27'00" EAST 205.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF HOWICK STREET AND CENTRAL AVENUE, AND RUNNING THENCE SOUTH 00 DEG. 43'40" WEST 250.07 FEET, THENCE SOUTH 89 DEG. 27'00" WEST, 67.60 FEET; THENCE NORTH 00 DEG. 33'00" WEST, 250.00 FEET; THENCE NORTH 89 DEG. 27'00" EAST, 73.18 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING IS SHOWN FOR INFORMATIONAL PURPOSES ONLY: TAX ID / PARCEL NO. 15-36-453-055

GENERAL NOTES:

1. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THE WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
2. FIELD WORK FOR THIS SURVEY WAS COMPLETED JULY 18, 2022.
3. PROPERTY ADDRESS: 4101 SOUTH HOWICK STREET, SALT LAKE CITY 84107
4. THE FLOOD ZONE CLASSIFICATION FOR THE SUBJECT PROPERTY IS ZONE "X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM MAP NUMBER: 49035C0292G, MAP REVISED 9/25/2009, PANEL 292 OF 625.
5. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK.
6. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7. PROJECT BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND IS CONSIDERED TO BEAR N89°50'24"W. PROJECT BENCHMARK: THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FOUND 3" BRASS CAP WITH AN ELEVATION OF 4261.32 FEET.

SCHEDULE B - PART II, EXCEPTIONS
COMMITMENT NO.: 22453342

EXCEPTIONS 1-8, ARE NOT SURVEY RELATED ITEMS.

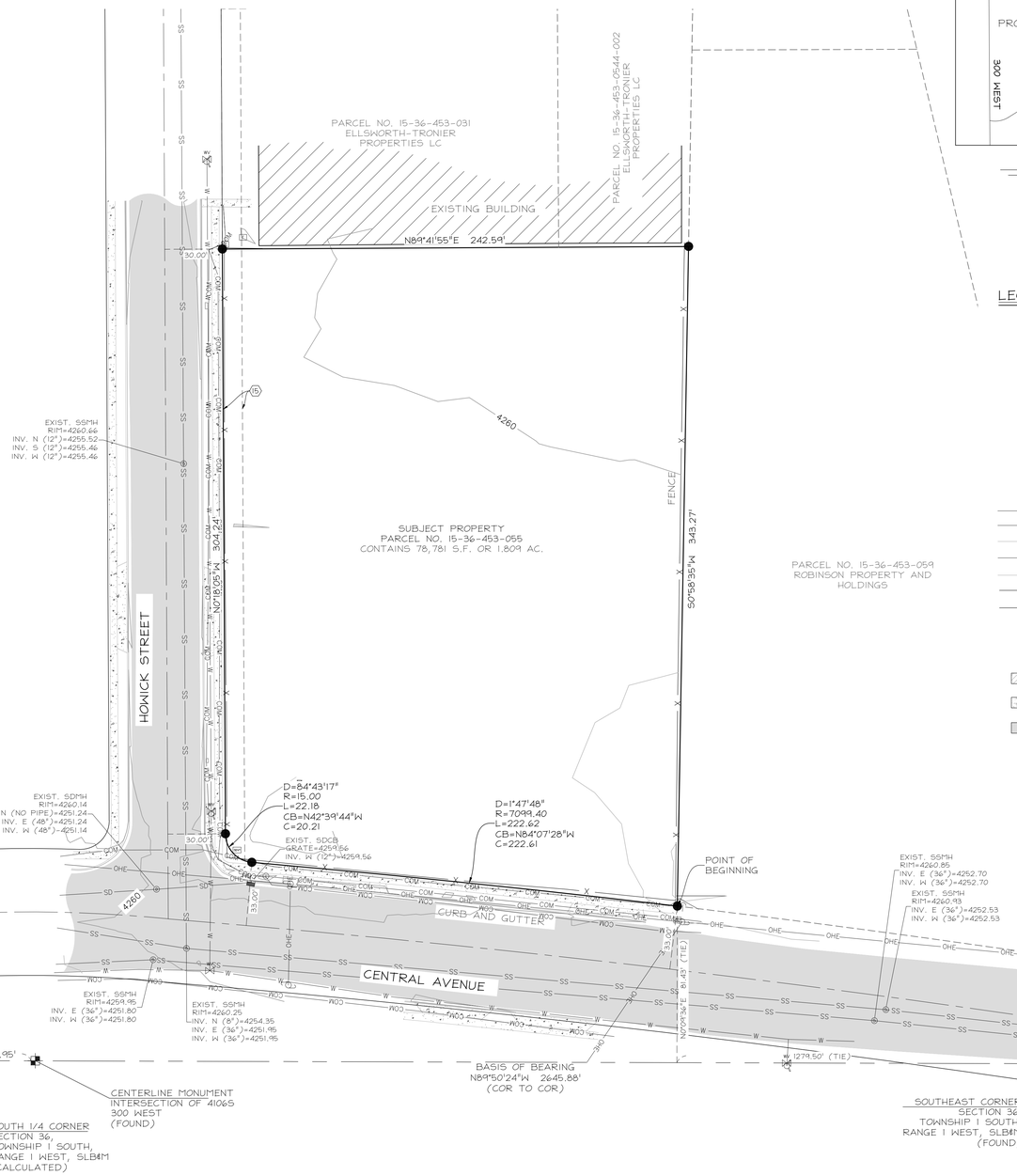
9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF MILLCREEK CITY, MOUNT OLYMPUS IMPROVEMENT DISTRICT AND WASATCH FRONT WASTE AND RECYCLING AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY. PAID CURRENT.(BLANKET IN NATURE)
10. SUBJECTS TO THE RIGHTS OF THE SALT LAKE COUNTY ASSESSOR TO ASSESS PROPERTY/ IMPROVEMENTS NOT PREVIOUSLY ASSESSED. (BLANKET IN NATURE)
11. ANY RIGHT, TITLE OR INTEREST IN ANY MINERALS, MINERAL RIGHTS OR RELATED MATTERS, INCLUDING (BUT NOT LIMITED TO) OIL, GAS, COAL, AND OTHER HYDROCARBONS. (BLANKET IN NATURE)

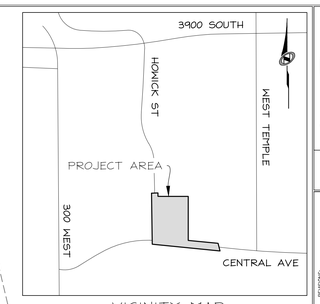
    FURTHER, NO OTHER EXAMINATION OF THE EXCEPTED TITLE TO MINERALS HAS BEEN MADE HEREIN AND NO INSURANCE NOR RESPONSIBILITY THEREFORE IS IMPLIED OR ASSUMED. (BLANKET IN NATURE)
12. THE INTEREST, IF ANY, OF THE STATE OF UTAH OR OTHERS CLAIMING BY, THROUGH OR UNDER IT, TO ANY PORTION OF THE PROPERTY LYING WITHIN THE CURRENT AND/OR HISTORIC WATERWAY BED AND BANKS. (BLANKET IN NATURE)
13. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS, OR WATER LINES, AND RIGHTS OF WAY AND EASEMENTS THEREOF. (BLANKET IN NATURE)
14. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, EXCEPT COLOR, CREED, NATIONAL ORIGIN, RELIGION, SEX, HANDICAP OR FAMILIAR STATUS, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANTS (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS CONTAINED IN INSTRUMENT:
    RECORDED: JULY 26, 1979
    ENTRY NO: 3313203
    BOOK/PAGE: 4929/433
    (BLANKET IN NATURE)

(15) EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTOR: SALT LAKE AUTO WRECKING, INC.
GRANTEE: UTAH POWER & LIGHT COMPANY
DATED: NOVEMBER 2, 1979
RECORDED: FEBRUARY 19, 1980
ENTRY NO.: 3400661
(AS SHOWN ON SURVEY)

16. THE TERMS AND CONDITIONS OF THAT CERTAIN ACKNOWLEDGEMENT AND DISCLOSURE REGARDING DEVELOPMENT OF PROPERTY LOCATED WITHIN A NATURAL HAZARDS SPECIAL STUDY AREA, RECORDED JUNE 16, 2003, AS ENTRY NUMBER 8691443, IN BOOK 8818, AT PAGE 4861, OF OFFICIAL RECORDS. (BLANKET IN NATURE)

    THE ABOVE-DESCRIBED PROPERTY IS EITHER PARTIALLY OR WHOLLY LOCATED WITHIN A NATURAL HAZARDS SPECIAL STUDY AREA AS SHOWN ON THE NATURAL HAZARDS MAP ADOPTED FOR THE BOARD OF COUNTY COMMISSIONERS OF SALT LAKE COUNTY PURSUANT TO ORDINANCE NO. 1074 FOR: HIGH LIQUEFACTION POTENTIAL. (BLANKET IN NATURE)
17. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT IS NOT SHOWN BY THE PUBLIC RECORDS. (BLANKET IN NATURE)
18. THE RIGHTS OF PARTIES IN POSSESSION OF SUBJECT PROPERTY UNDER UNRECORDED CONTRACTS, LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS AND/OR LIENS THEREUNDER. (BLANKET IN NATURE)





VICINITY MAP

N.T.S.

LEGEND

- TELEPHONE BOX
- TELEPHONE MANHOLE
- POWER POLE
- GUY WIRE
- ELECTRIC BOX
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- DRAIN INLET
- STORM DRAIN VAULT
- COM — TELEPHONE LINE
- OHE — OVERHEAD POWER LINE
- SD — STORM SEWER
- SS — SANITARY SEWER
- W — WATER LINE
- x — FENCE
- SECTION LINE
- SECTION CORNER
- PROPERTY CORNER
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT

SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

SHEET NUMBER
1
1 OF 2

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

ALTA/NSPS SURVEY
PARCEL NO. 15-36-453-055
MILLCREEK, SALT LAKE COUNTY, UTAH

DATE SUBMITTED: 2022-07-27
TCC JOB NUMBER: 22-079

THE HOWICK
4101 S. Howick Street, Millcreek, UT

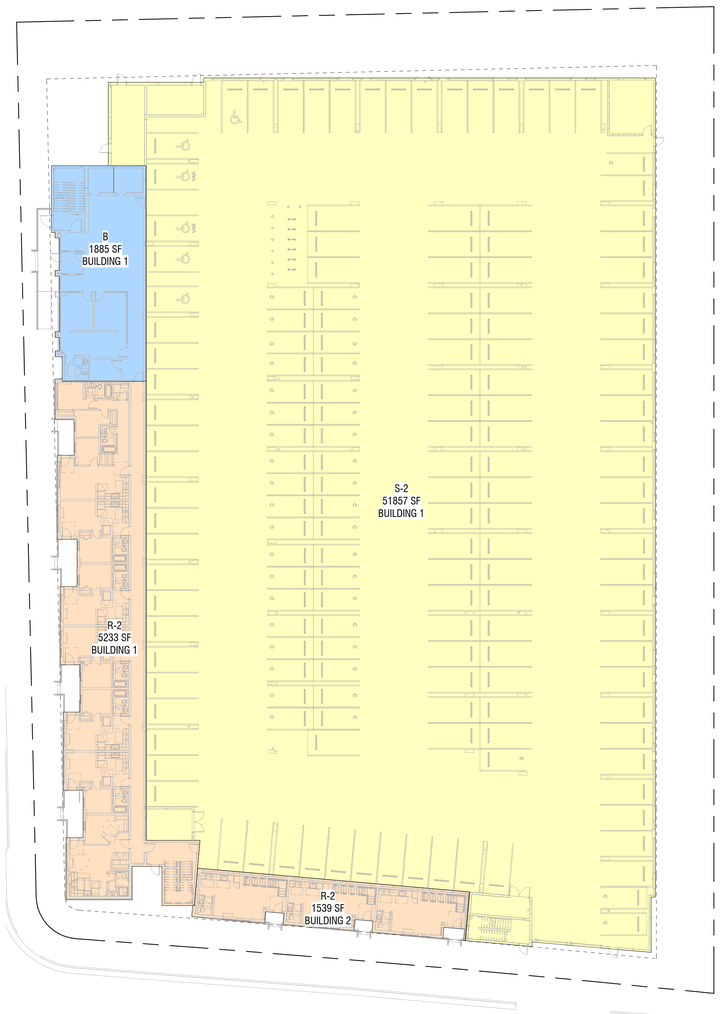
REV:

DRAWN: Author
REVIEWED: Approver
DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
SURVEY

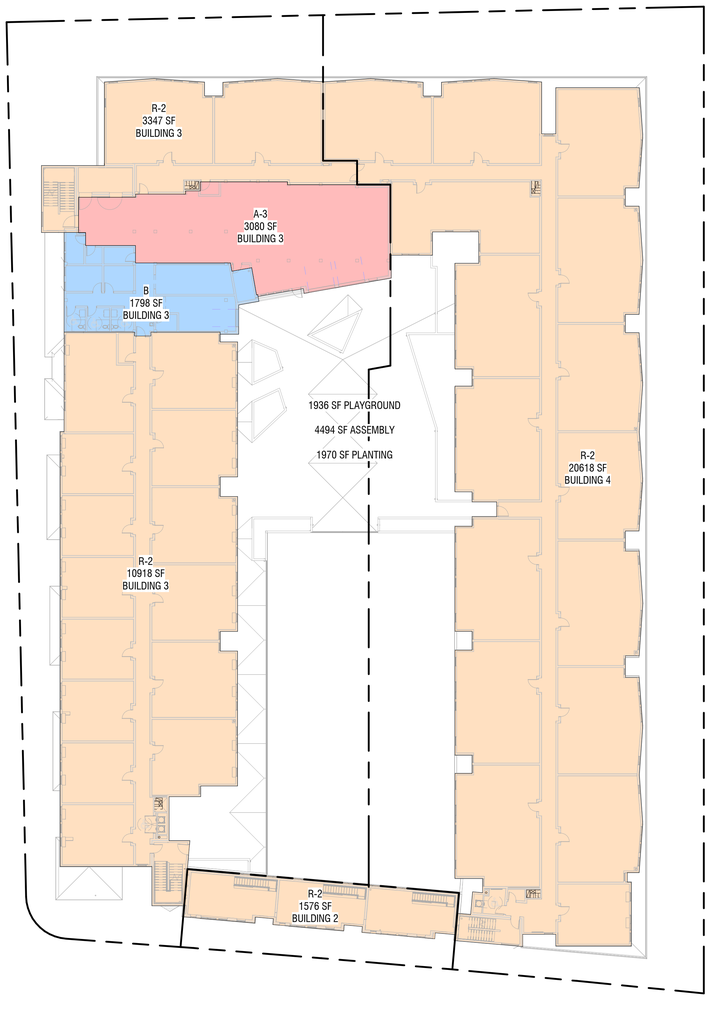
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NO. G0.03

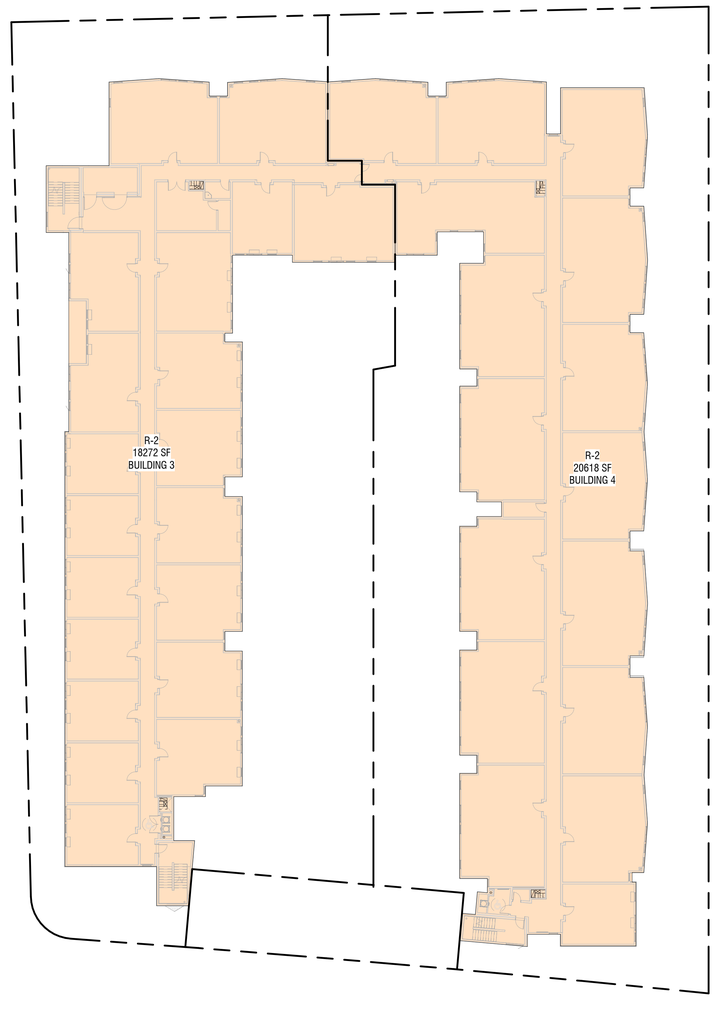
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1 LEVEL 1 CODE AREA PLAN
3/64" = 1'-0"



2 LEVEL 2 CODE AREA PLAN
3/64" = 1'-0"



3 LEVEL 3-5 CODE AREA PLAN
3/64" = 1'-0"

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STATE OF UTAH
CHAD HOLTZINGER
No. 11513239
LICENSED ARCHITECT

3/6/2023

REV:

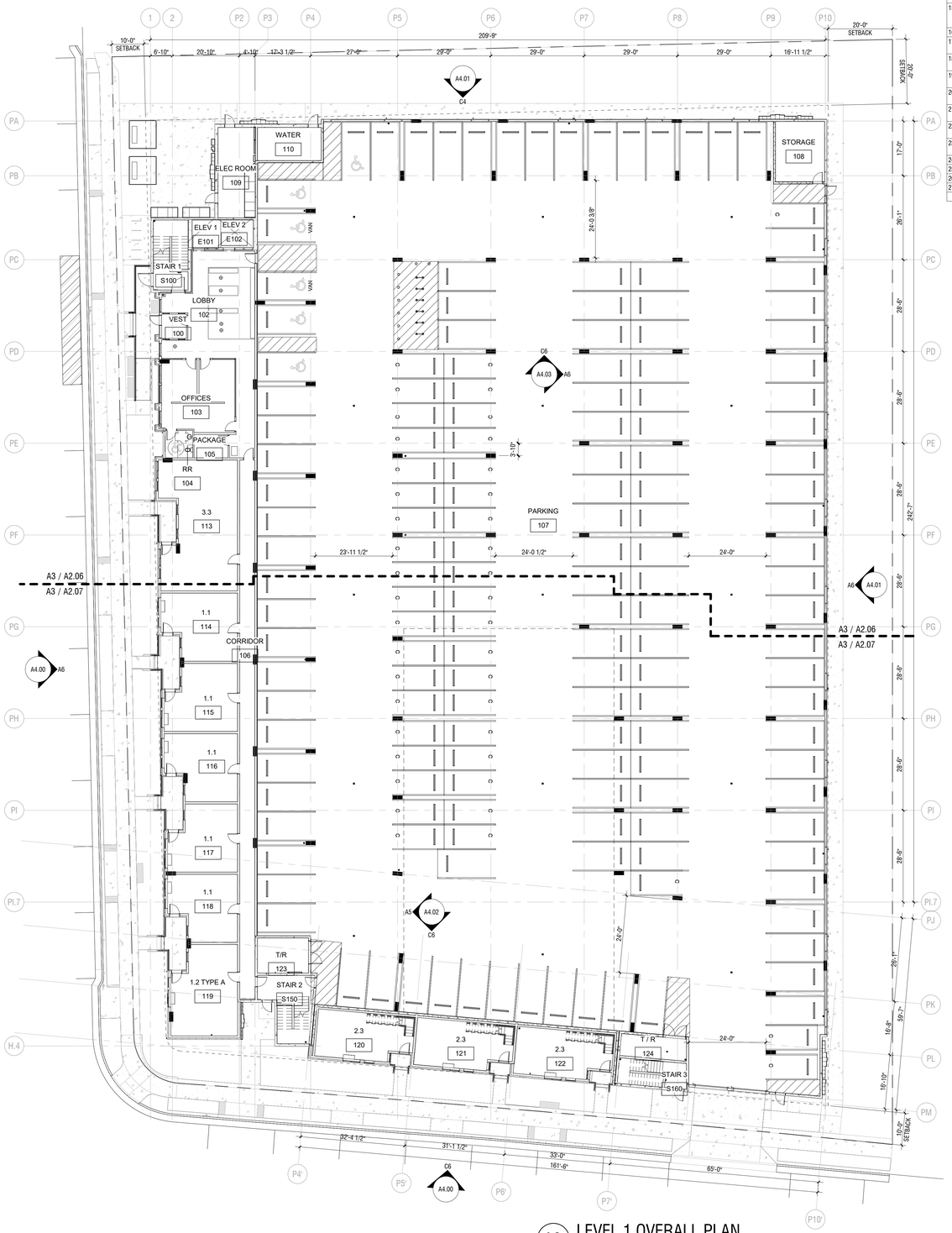
THE HOWICK
4101 S. Howick Street, Millcreek, UT

DRAWN: TO
REVIEWED: TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
BUILDING AREA PLANS

SCALE: 3/64" = 1'-0"

NO. A0.06



A3 LEVEL 1 OVERALL PLAN

1/16" = 1'-0"

GENERAL PLAN NOTES

1	TOP OF CONCRETE FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 100'-0" (ELEVATION 100'-0" EQUATES TO USGS DATUM ELEVATION OF 5240.00')
2	-
3	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
4	REFER TO A2-SERIES SHEETS FOR FLOOR PLANS AND A3-SERIES SHEETS FOR REFLECTED CEILING PLANS
5	REFER TO A4- SERIES SHEETS FOR EXTERIOR ELEVATIONS AND A5-SERIES SHEETS FOR SECTIONS
6	REFER TO A6- SERIES SHEETS FOR UNIT PLANS AND INTERIOR DESIGN SHEETS
7	REFER TO A7- SERIES SHEETS FOR VERTICAL SHAFTS, STAIRS AND ELEVATOR DETAILS
8	REFER TO A8- SERIES SHEETS FOR DOOR / WINDOW SCEDULES AND DETAILS
9	REFER TO A9 SERIES SHEETS FOR DETAILS
10	-
11	CONTRACTOR SHALL COORDINATE ALL MEANS, METHODS, SEQUENCES, PROCEDURES, AND SCHEDULES OF ALL CONSTRUCTION ACTIVITIES AND OPERATIONS FOR THE CONSTRUCTION OF THE PROJECT.
12	CONTRACTOR RESPONSIBLE FOR STORAGE, PREPARATION, FABRICATION, INSTALLATION, AND CURING OF MATERIALS AND SYSTEMS.
13	CONTRACTOR RESPONSIBLE FOR COMPLYING WITH ALL MANUFACTURERS RECCOMENDATIONS.
14	CONTRACTOR SHALL CONSIDER THAT ALL ITEMS NOTED "BY OWNER" MAY REQUIRE COORDINATION WITH OWNER PROVIDED ITEMS FOR CONSTRUCTION REQUIREMENTS.
15	CONTRACTOR SHALL PROVIDE BLOCKING FOR WALL MOUNTED ELECTRICAL FIXTURES, HAND BARS, BATHROOM ACCESSORIES, HAND RAILS, CHAIR RAILS, WAINSCOTING, ARTWORK, ETC. IN WALLS AND CEILINGS. PROVIDE NON- COMBUSTABLE BLOCKING AS REQUIRED FOR THE CONTINUITY OF RATING.
16	PENETRATIONS IN STRUCTURAL SLABS SHALL BE COORDINATED WITH STRUCTURAL DETAILS
17	WINDOWS AND OPENINGS SHALL BE FLASHED IN ACCORDANCE TO MANUFACTURER'S RECCOMENDATIONS AND INSTRUCTIONS.
18	PENETRATIONS AT ROOF TOP UNITS AND/OR MAKE-UP AIR UNITS SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR FOR SIZE AND LOCATION.
19	THERE SHALL BE NO EXPOSED PIPE, DUCTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED, UNLESS NOTED AS EXPOSED CONSTRUCTION.
20	ELECTRICAL CONTRACTOR SHALL PROVIDE DESIGN BUILD SECURITY SYSTEM AND SHALL COORDINATE SYSTEM WITH OWNER REQUIREMENTS.
21	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC.
22	MILL WORK SUPPLIER TO FIELD VERIFY DIMENSIONS AFTER FRAMING IS COMPLETE AND PRIOR TO SUBMITTAL OF ALL SHOP DRAWINGS.
23	WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIMENSION NOTED FROM FACE OF FINISH TO FACE OF FINISH.
24	-
25	TILE PATTERNS REPRESENT SCOPE OF WORK ONLY. SEE FINISH PLANS FOR MORE DETAIL.
26	FURNITURE IS NOT IN CONTRACT, U.N.O.
27	METAL STUD WALL ASSEMBLIES BELOW PODIUM. WOOD STUD WALL ASSEMBLIES ABOVE PODIUM.

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STATE OF UTAH
CHAD HOLTZINGER
11513239
LICENSED ARCHITECT
3/6/2023

THE HOWICK

4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ
REVIEWED: CO,TO

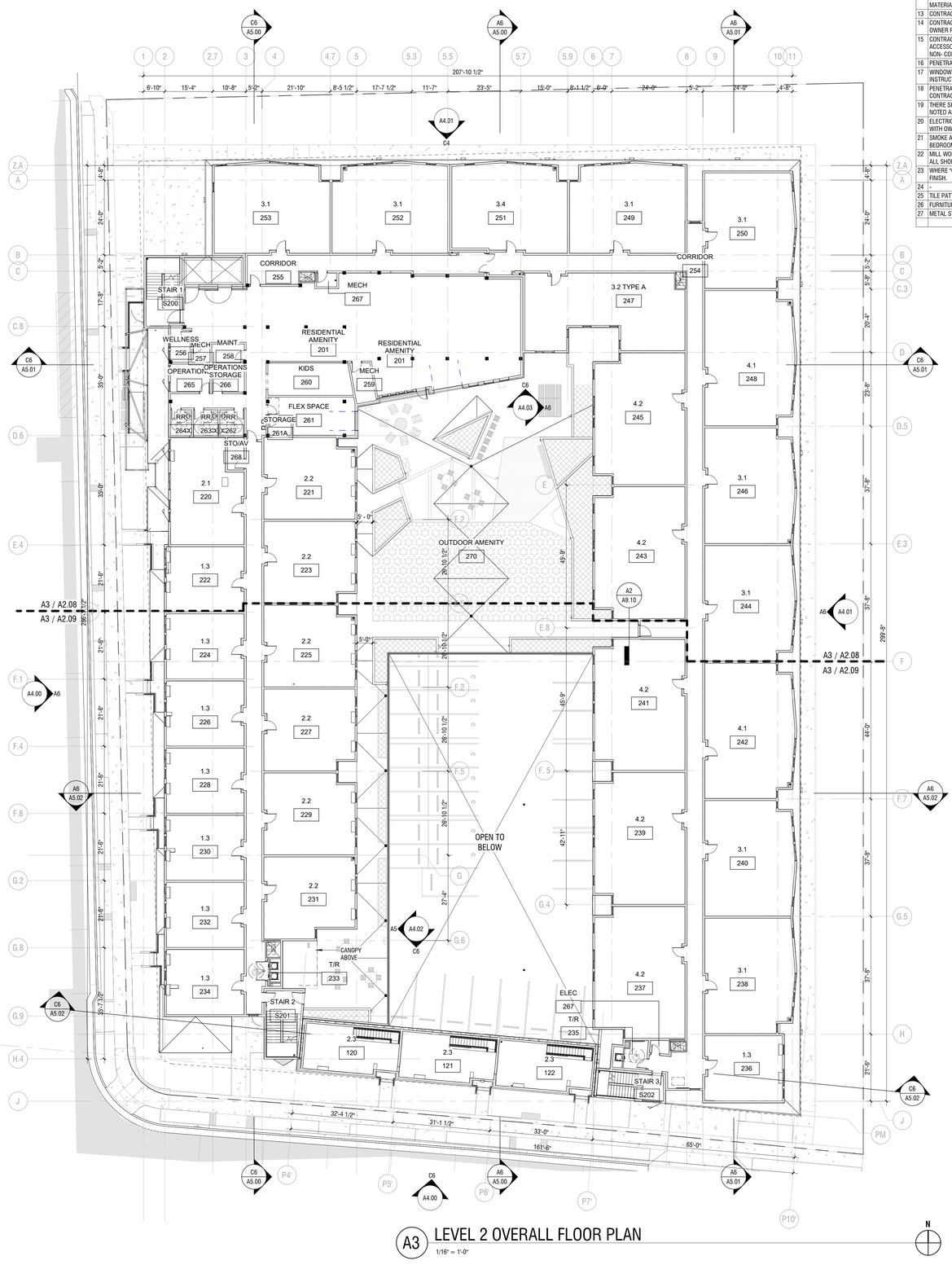
DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
LEVEL 1 OVERALL PLAN

SCALE: 1/16" = 1'-0"

NO. A2.00

GENERAL PLAN NOTES

1	TOP OF CONCRETE FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 100'-0" (ELEVATION 100'-0" EQUATES TO USGS DATUM ELEVATION OF 5240.00')
2	-
3	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
4	REFER TO A2-SERIES SHEETS FOR FLOOR PLANS AND A3-SERIES SHEETS FOR REFLECTED CEILING PLANS
5	REFER TO A4- SERIES SHEETS FOR EXTERIOR ELEVATIONS AND A5-SERIES SHEETS FOR SECTIONS
6	REFER TO A6- SERIES SHEETS FOR UNIT PLANS AND INTERIOR DESIGN SHEETS
7	REFER TO A7- SERIES SHEETS FOR VERTICAL SHAFTS, STAIRS AND ELEVATOR DETAILS
8	REFER TO A8- SERIES SHEETS FOR DOOR / WINDOW SCEDULES AND DETAILS
9	REFER TO A9 SERIES SHEETS FOR DETAILS
10	-
11	CONTRACTOR SHALL COORDINATE ALL MEANS, METHODS, SEQUENCES, PROCEDURES, AND SCHEDULES OF ALL CONSTRUCTION ACTIVITIES AND OPERATIONS FOR THE CONSTRUCTION OF THE PROJECT.
12	CONTRACTOR RESPONSIBLE FOR STORAGE, PREPARATION, FABRICATION, INSTALLATION, AND CURING OF MATERIALS AND SYSTEMS.
13	CONTRACTOR RESPONSIBLE FOR COMPLYING WITH ALL MANUFACTURERS RECCOMENDATIONS.
14	CONTRACTOR SHALL CONSIDER THAT ALL ITEMS NOTED "BY OWNER" MAY REQUIRE COORDINATION WITH OWNER PROVIDED ITEMS FOR CONSTRUCTION REQUIREMENTS.
15	CONTRACTOR SHALL PROVIDE BLOCKING FOR WALL MOUNTED ELECTRICAL FIXTURES, HAND BARS, BATHROOM ACCESSORIES, HAND RAILS, CHAIR RAILS, WAINSCOTING, ARTWORK, ETC. IN WALLS AND CEILINGS. PROVIDE NON- COMBUSTABLE BLOCKING AS REQUIRED FOR THE CONTINUITY OF RATING.
16	PENETRATIONS IN STRUCTURAL SLABS SHALL BE COORDINATED WITH STRUCTURAL DETAILS
17	WINDOWS AND OPENINGS SHALL BE FLASHED IN ACCORDANCE TO MANUFACTURER'S RECCOMENDATIONS AND INSTRUCTIONS.
18	PENETRATIONS AT ROOF TOP UNITS AND/OR MAKE-UP AIR UNITS SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR FOR SIZE AND LOCATION.
19	THERE SHALL BE NO EXPOSED PIPE, DUCTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED, UNLESS NOTED AS EXPOSED CONSTRUCTION.
20	ELECTRICAL CONTRACTOR SHALL PROVIDE DESIGN BUILD SECURITY SYSTEM AND SHALL COORDINATE SYSTEM WITH OWNER REQUIREMENTS.
21	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC.
22	MILL WORK SUPPLIER TO FIELD VERIFY DIMENSIONS AFTER FRAMING IS COMPLETE AND PRIOR TO SUBMITTAL OF ALL SHOP DRAWINGS.
23	WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIMENSION NOTED FROM FACE OF FINISH TO FACE OF FINISH.
24	-
25	TILE PATTERNS REPRESENT SCOPE OF WORK ONLY. SEE FINISH PLANS FOR MORE DETAIL.
26	FURNITURE IS NOT IN CONTRACT, U.N.O.
27	METAL STUD WALL ASSEMBLIES BELOW PODIUM. WOOD STUD WALL ASSEMBLIES ABOVE PODIUM.



A3 LEVEL 2 OVERALL FLOOR PLAN
1/16" = 1'-0"

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THE HOWICK

4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ
REVIEWED: CO,TO

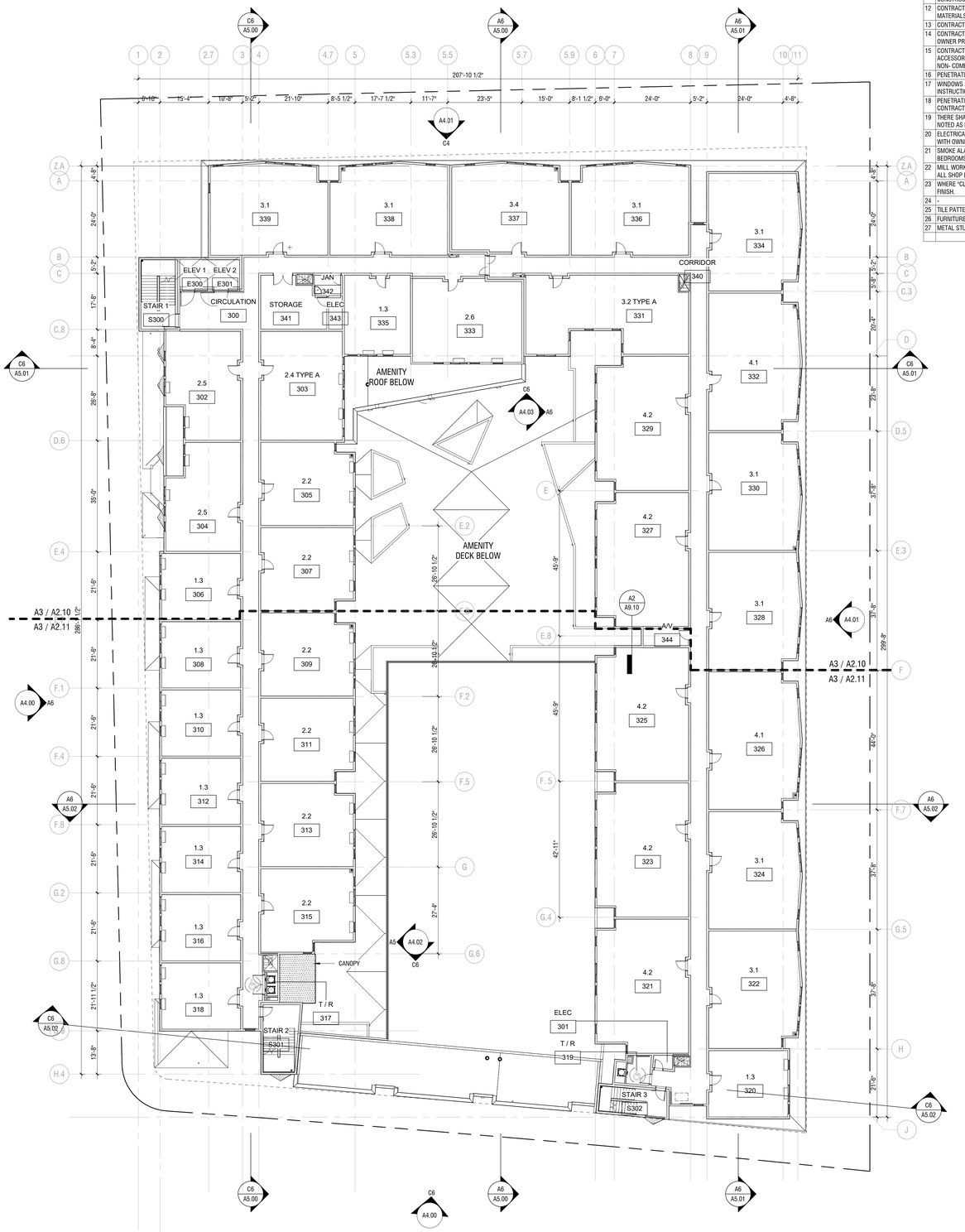
DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
LEVEL 2 OVERALL PLAN

SCALE: 1/16" = 1'-0"

NO. A2.01

GENERAL PLAN NOTES

1	TOP OF CONCRETE FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 100'-0" (ELEVATION 100'-0" EQUATES TO USGS DATUM ELEVATION OF 5240.00')
2	-
3	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
4	REFER TO A2-SERIES SHEETS FOR FLOOR PLANS AND A3-SERIES SHEETS FOR REFLECTED CEILING PLANS
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9	REFER TO A9 SERIES SHEETS FOR DETAILS
10	-
11	CONTRACTOR SHALL COORDINATE ALL MEANS, METHODS, SEQUENCES, PROCEDURES, AND SCHEDULES OF ALL CONSTRUCTION ACTIVITIES AND OPERATIONS FOR THE CONSTRUCTION OF THE PROJECT.
12	CONTRACTOR RESPONSIBLE FOR STORAGE, PREPARATION, FABRICATION, INSTALLATION, AND CURING OF MATERIALS AND SYSTEMS.
13	CONTRACTOR RESPONSIBLE FOR COMPLYING WITH ALL MANUFACTURERS RECCOMENDATIONS.
14	CONTRACTOR SHALL CONSIDER THAT ALL ITEMS NOTED "BY OWNER" MAY REQUIRE COORDINATION WITH OWNER PROVIDED ITEMS FOR CONSTRUCTION REQUIREMENTS.
15	CONTRACTOR SHALL PROVIDE BLOCKING FOR WALL MOUNTED ELECTRICAL FIXTURES, HAND BARS, BATHROOM ACCESSORIES, HAND RAILS, CHAIR RAILS, WAINSCOTING, ARTWORK, ETC. IN WALLS AND CEILINGS. PROVIDE NON- COMBUSTABLE BLOCKING AS REQUIRED FOR THE CONTINUITY OF RATING
16	PENETRATIONS IN STRUCTURAL SLABS SHALL BE COORDINATED WITH STRUCTURAL DETAILS
17	WINDOWS AND OPENINGS SHALL BE FLASHED IN ACCORDANCE TO MANUFACTURER'S RECCOMENDATIONS AND INSTRUCTIONS.
18	PENETRATIONS AT ROOF TOP UNITS AND/OR MAKE-UP AIR UNITS SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR FOR SIZE AND LOCATION.
19	THERE SHALL BE NO EXPOSED PIPE, DUCTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED, UNLESS NOTED AS EXPOSED CONSTRUCTION.
20	ELECTRICAL CONTRACTOR SHALL PROVIDE DESIGN BUILD SECURITY SYSTEM AND SHALL COORDINATE SYSTEM WITH OWNER REQUIREMENTS.
21	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC.
22	MILL WORK SUPPLIER TO FIELD VERIFY DIMENSIONS AFTER FRAMING IS COMPLETE AND PRIOR TO SUBMITTAL OF ALL SHOP DRAWINGS.
23	WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIMENSION NOTED FROM FACE OF FINISH TO FACE OF FINISH.
24	-
25	TILE PATTERNS REPRESENT SCOPE OF WORK ONLY. SEE FINISH PLANS FOR MORE DETAIL.
26	FURNITURE IS NOT IN CONTRACT, U.N.O.
27	METAL STUD WALL ASSEMBLIES BELOW PODIUM. WOOD STUD WALL ASSEMBLIES ABOVE PODIUM.



A3 LEVEL 3 OVERALL FLOOR PLAN
1/16" = 1'-0"

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STATE OF UTAH
CHAD HOLTZINGER
11513239
LICENSED ARCHITECT
3/6/2023

THE HOWICK

4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ
REVIEWED: CO,TO

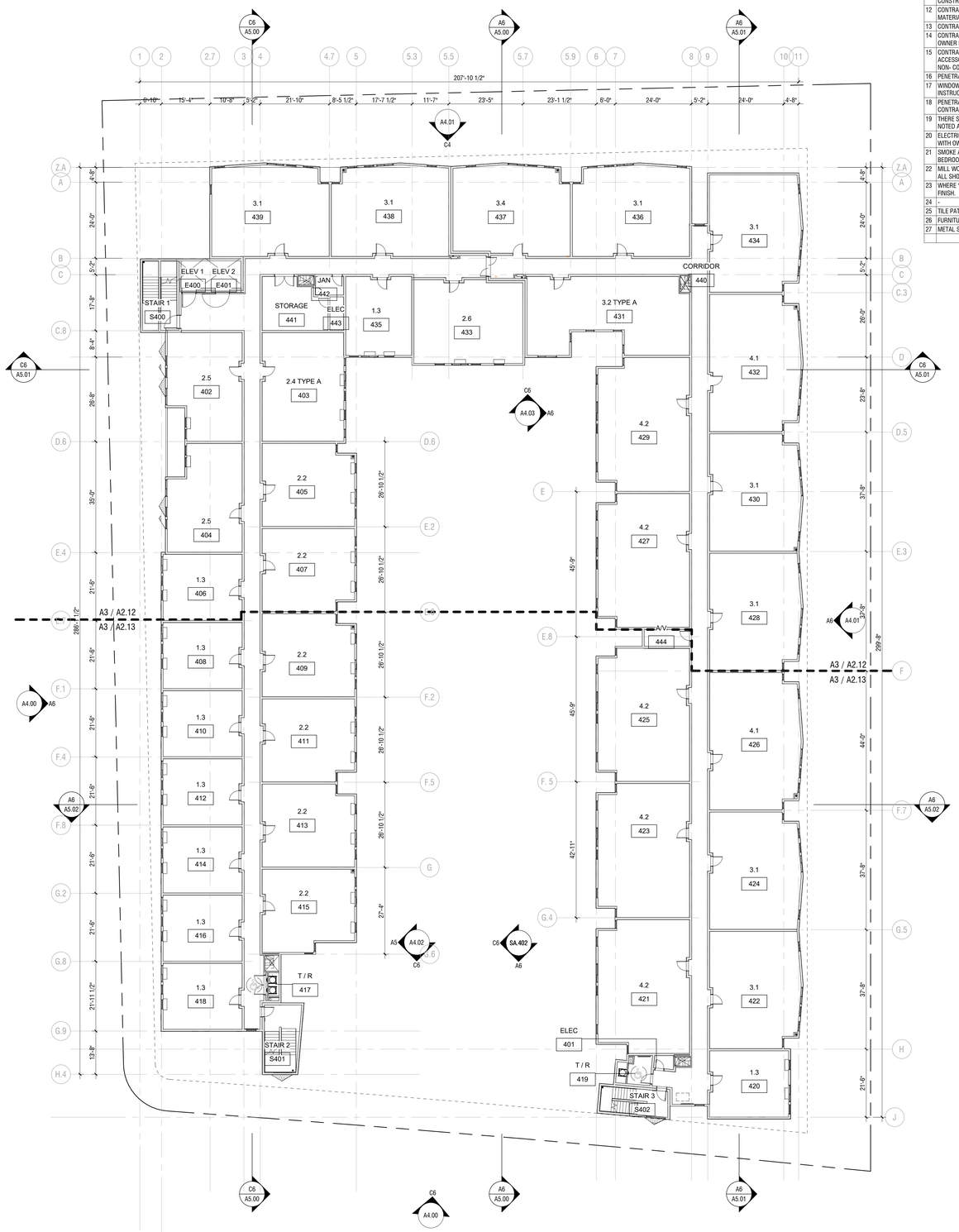
DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
LEVEL 3 OVERALL PLAN

SCALE: 1/16" = 1'-0"

NO. A2.02

GENERAL PLAN NOTES

1	TOP OF CONCRETE FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 100'-0" (ELEVATION 100'-0" EQUATES TO USGS DATUM ELEVATION OF 5240.00')
2	-
3	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
4	REFER TO A2-SERIES SHEETS FOR FLOOR PLANS AND A3-SERIES SHEETS FOR REFLECTED CEILING PLANS
5	REFER TO A4- SERIES SHEETS FOR EXTERIOR ELEVATIONS AND A5-SERIES SHEETS FOR SECTIONS
6	REFER TO A6- SERIES SHEETS FOR UNIT PLANS AND INTERIOR DESIGN SHEETS
7	REFER TO A7- SERIES SHEETS FOR VERTICAL SHAFTS, STAIRS AND ELEVATOR DETAILS
8	REFER TO A8- SERIES SHEETS FOR DOOR / WINDOW SCEDULES AND DETAILS
9	REFER TO A9 SERIES SHEETS FOR DETAILS
10	-
11	CONTRACTOR SHALL COORDINATE ALL MEANS, METHODS, SEQUENCES, PROCEDURES, AND SCHEDULES OF ALL CONSTRUCTION ACTIVITIES AND OPERATIONS FOR THE CONSTRUCTION OF THE PROJECT.
12	CONTRACTOR RESPONSIBLE FOR STORAGE, PREPARATION, FABRICATION, INSTALLATION, AND CURING OF MATERIALS AND SYSTEMS.
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16	PENETRATIONS IN STRUCTURAL SLABS SHALL BE COORDINATED WITH STRUCTURAL DETAILS
17	WINDOWS AND OPENINGS SHALL BE FLASHED IN ACCORDANCE TO MANUFACTURER'S RECCOMENDATIONS AND INSTRUCTIONS.
18	PENETRATIONS AT ROOF TOP UNITS AND/OR MAKE-UP AIR UNITS SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR FOR SIZE AND LOCATION.
19	THERE SHALL BE NO EXPOSED PIPE, DUCTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED, UNLESS NOTED AS EXPOSED CONSTRUCTION.
20	ELECTRICAL CONTRACTOR SHALL PROVIDE DESIGN BUILD SECURITY SYSTEM AND SHALL COORDINATE SYSTEM WITH OWNER REQUIREMENTS.
21	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC.
22	MILL WORK SUPPLIER TO FIELD VERIFY DIMENSIONS AFTER FRAMING IS COMPLETE AND PRIOR TO SUBMITTAL OF ALL SHOP DRAWINGS.
23	WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIMENSION NOTED FROM FACE OF FINISH TO FACE OF FINISH.
24	-
25	TILE PATTERNS REPRESENT SCOPE OF WORK ONLY. SEE FINISH PLANS FOR MORE DETAIL.
26	FURNITURE IS NOT IN CONTRACT, U.N.O.
27	METAL STUD WALL ASSEMBLIES BELOW PODIUM. WOOD STUD WALL ASSEMBLIES ABOVE PODIUM.



A3 LEVEL 4 OVERALL FLOOR PLAN
1/16" = 1'-0"

N

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STATE OF UTAH
CHAD HOLTZINGER
11513239
LICENSED ARCHITECT
3/6/2023

THE HOWICK

4101 S. Howick Street, Millcreek, UT

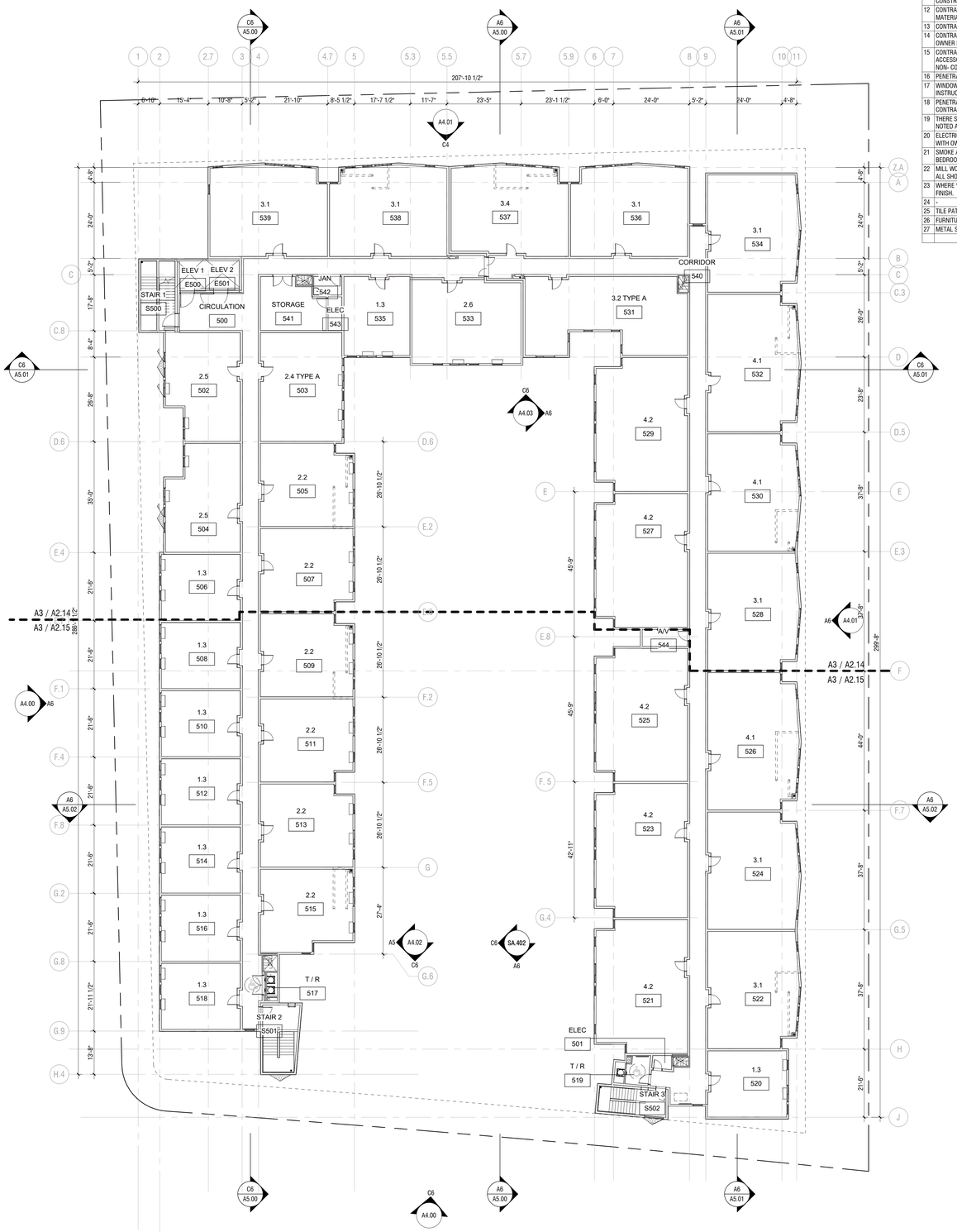
REV:

DRAWN: JJ
REVIEWED: CD, TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
LEVEL 4 OVERALL PLAN

SCALE: 1/16" = 1'-0"

NO. A2.03



A3 LEVEL 5 OVERALL FLOOR PLAN

1/16" = 1'-0"

GENERAL PLAN NOTES

1	TOP OF CONCRETE FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 100'-0" (ELEVATION 100'-0" EQUATES TO USGS DATUM ELEVATION OF 5240.00')
2	-
3	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
4	REFER TO A2-SERIES SHEETS FOR FLOOR PLANS AND A3-SERIES SHEETS FOR REFLECTED CEILING PLANS
5	REFER TO A4- SERIES SHEETS FOR EXTERIOR ELEVATIONS AND A5-SERIES SHEETS FOR SECTIONS
6	REFER TO A6- SERIES SHEETS FOR UNIT PLANS AND INTERIOR DESIGN SHEETS
7	REFER TO A7- SERIES SHEETS FOR VERTICAL SHAFTS, STAIRS AND ELEVATOR DETAILS
8	REFER TO A8- SERIES SHEETS FOR DOOR / WINDOW SCEDULES AND DETAILS
9	REFER TO A9 SERIES SHEETS FOR DETAILS
10	-
11	CONTRACTOR SHALL COORDINATE ALL MEANS, METHODS, SEQUENCES, PROCEDURES, AND SCHEDULES OF ALL CONSTRUCTION ACTIVITIES AND OPERATIONS FOR THE CONSTRUCTION OF THE PROJECT.
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18	PENETRATIONS AT ROOF TOP UNITS AND/OR MAKE-UP AIR UNITS SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR FOR SIZE AND LOCATION.
19	THERE SHALL BE NO EXPOSED PIPE, DUCTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED, UNLESS NOTED AS EXPOSED CONSTRUCTION.
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22	MILL WORK SUPPLIER TO FIELD VERIFY DIMENSIONS AFTER FRAMING IS COMPLETE AND PRIOR TO SUBMITTAL OF ALL SHOP DRAWINGS.
23	WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIMENSION NOTED FROM FACE OF FINISH TO FACE OF FINISH.
24	-
25	TILE PATTERNS REPRESENT SCOPE OF WORK ONLY. SEE FINISH PLANS FOR MORE DETAIL.
26	FURNITURE IS NOT IN CONTRACT, U.N.O.
27	METAL STUD WALL ASSEMBLIES BELOW PODIUM. WOOD STUD WALL ASSEMBLIES ABOVE PODIUM.

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11513239
LICENSED ARCHITECT
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THE HOWICK

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REV:

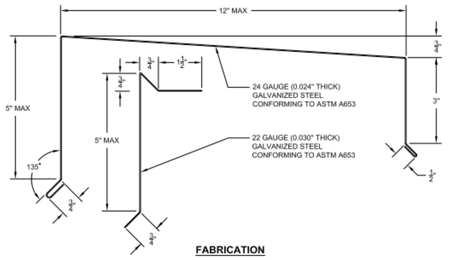
DRAWN: JJ
REVIEWED: CO,TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
LEVEL 5 OVERALL PLAN

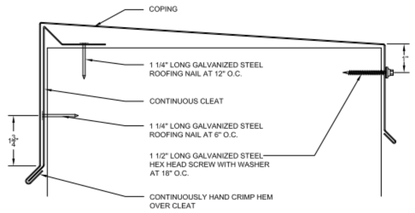
SCALE: 1/16" = 1'-0"

NO. A2.04

THE NRCA ROOFING MANUAL CONSTRUCTION DETAIL SM-2	COPING • 24 GA. GALVANIZED STEEL • 22 GA. GALVANIZED STEEL CLEAT • CONTINUOUS FRONT FACE CLEAT AND GASKETED BACK FACE FASTENER	ANSI/SPRI ES-1 TESTED RESISTANCE OUTWARD: 214 LBS./SQ. FT. UPWARD: 350 LBS./SQ. FT.	UL-4B 1/2/14



FABRICATION

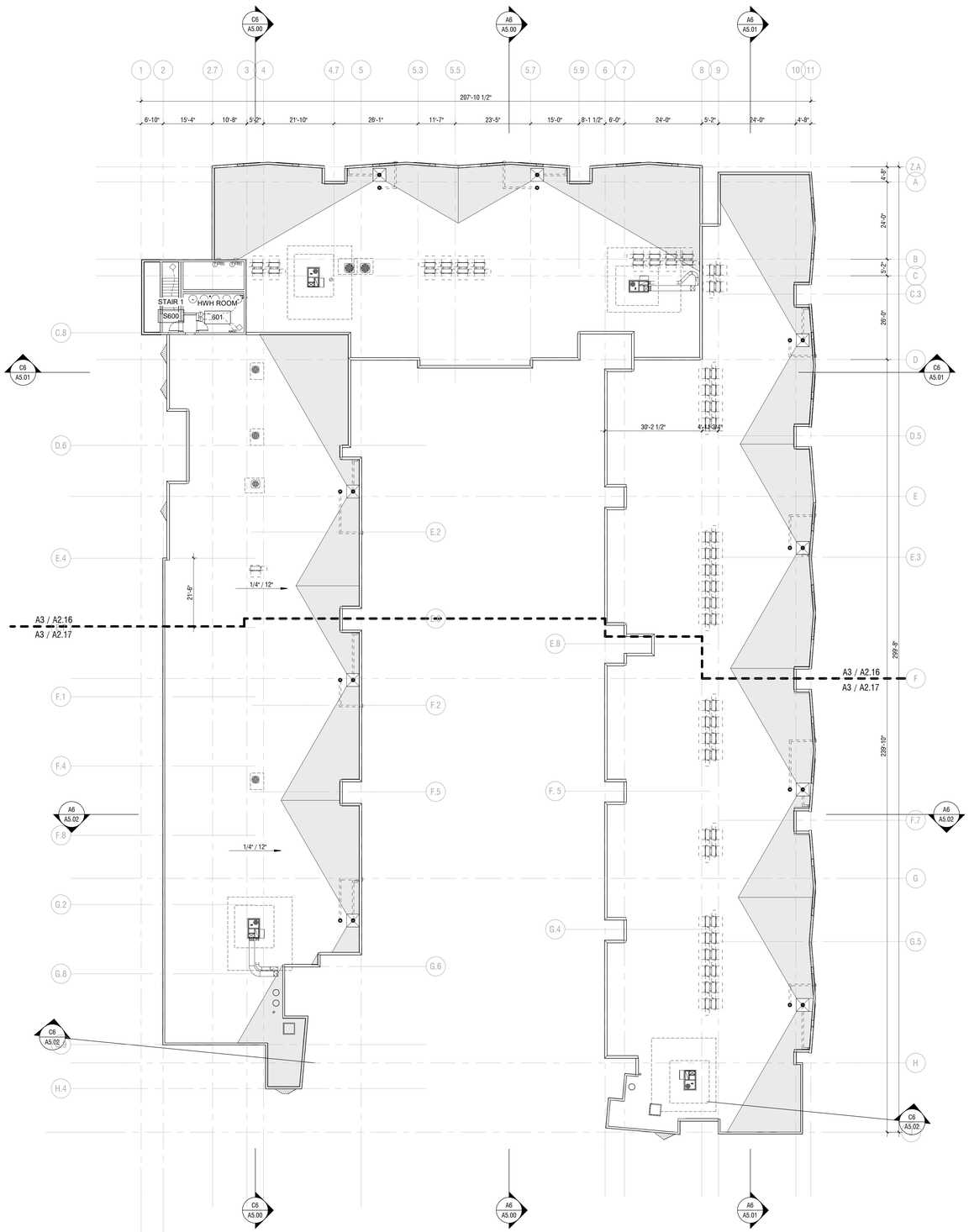


INSTALLATION

THE NRCA ROOFING MANUAL CONSTRUCTION DETAILS SM-14, SM-15	EMBEDDED EDGE (A-TYPE) • 24 GA. GALVANIZED STEEL • 22 GA. GALVANIZED STEEL CLEAT • CONTINUOUS FRONT FACE CLEAT	ANSI/SPRI ES-1 TESTED RESISTANCE 210 LBS./SQ. FT.	UL-25 3/1/11

FABRICATION

INSTALLATION



A3 OVERALL ROOF PLAN
1/16" = 1'-0"

FLAGNOTES PER SHEET

GENERAL PLAN NOTES

1	TOP OF CONCRETE FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 100'-0" (ELEVATION 100'-0" EQUATES TO USGS DATUM ELEVATION OF 5240.00')
2	-
3	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
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5	REFER TO A4- SERIES SHEETS FOR EXTERIOR ELEVATIONS AND A5-SERIES SHEETS FOR SECTIONS
6	REFER TO A6- SERIES SHEETS FOR UNIT PLANS AND INTERIOR DESIGN SHEETS
7	REFER TO A7- SERIES SHEETS FOR VERTICAL SHAFTS, STAIRS AND ELEVATOR DETAILS
8	REFER TO A8- SERIES SHEETS FOR DOOR / WINDOW SCEDULES AND DETAILS
9	REFER TO A9 SERIES SHEETS FOR DETAILS
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20	ELECTRICAL CONTRACTOR SHALL PROVIDE DESIGN BUILD SECURITY SYSTEM AND SHALL COORDINATE SYSTEM WITH OWNER REQUIREMENTS.
21	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC
22	MILL WORK SUPPLIER TO FIELD VERIFY DIMENSIONS AFTER FRAMING IS COMPLETE AND PRIOR TO SUBMITTAL OF ALL SHOP DRAWINGS.
23	WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIMENSION NOTED FROM FACE OF FINISH TO FACE OF FINISH.
24	-
25	TILE PATTERNS REPRESENT SCOPE OF WORK ONLY. SEE FINISH PLANS FOR MORE DETAIL.
26	FURNITURE IS NOT IN CONTRACT, U.N.O.
27	METAL STUD WALL ASSEMBLIES BELOW PODIUM. WOOD STUD WALL ASSEMBLIES ABOVE PODIUM.

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STATE OF UTAH
CHAD HOLTZINGER
No. 11513239
REGISTERED ARCHITECT
3/6/2023

THE HOWICK
4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: Author
REVIEWED: Approver

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
OVERALL ROOF PLAN

SCALE: 1/16" = 1'-0"

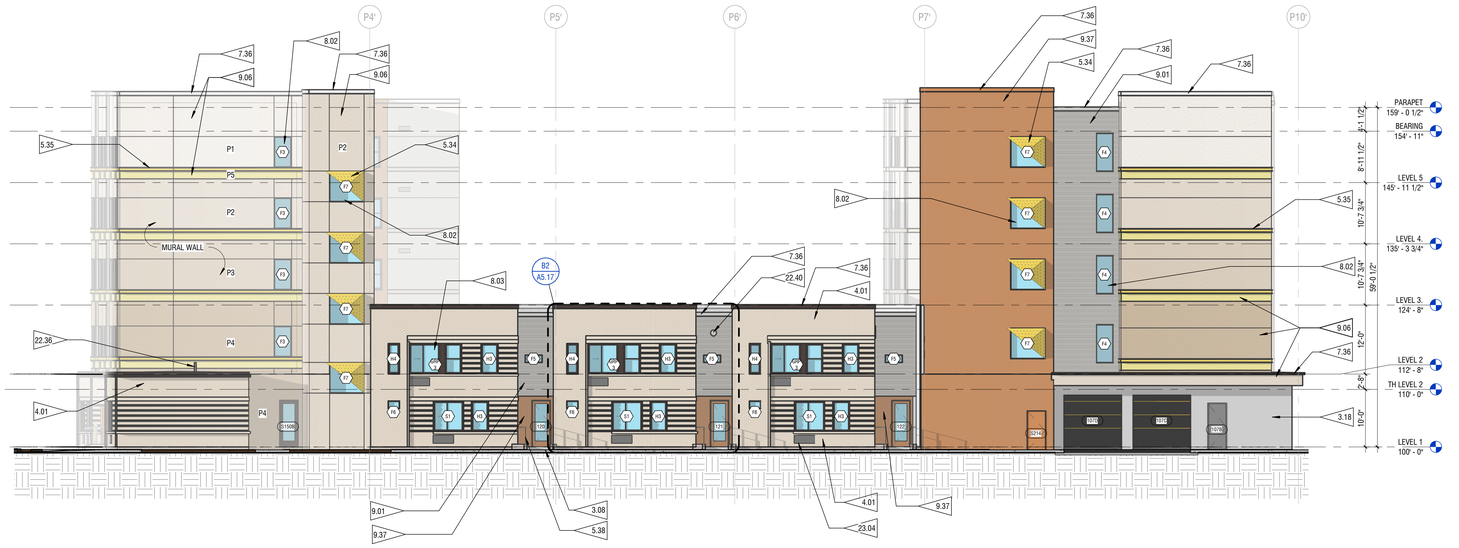
NO. A2.05

ELEVATIONS MATERIAL LEGEND

- BRICK MASONRY
  THISTLEDOWN (GRAIN AND SMOOTH)
  SUMMIT BRICK COMPANY
- CEMENT BOARD SIDING
  JAMES HARDIE
- CEMENT BOARD SIDING
  ARCTIC WHITE - JAMES HARDIE
- CMU MASONRY
- S-DECK METAL PANEL
  COPPER-COTE - BERRIDGE
- S-DECK METAL PANEL
  CHARCOAL GREY - BERRIDGE
- STUCCO
  WESTERN WHITE (P1) - BEHR
- STUCCO
  MUSHROOM (P2) - BEHR
- STUCCO
  DUSTY (P3) - BEHR
- STUCCO
  COLORADO (P4) - BEHR
- STUCCO;
  MIDORI (P5) - BEHR
- DECORATIVE METAL MESH INFILL / STEEL SECURITY FENCE
- SUNSHADING/CANOPY METAL

FLAGNOTES PER SHEET

3.08	CONCRETE STEPS, MAX. 7" RISER, MIN. 11" TREAD, BROOM FINISH
3.18	CAST IN PLACE CONCRETE WALL; RE: EXTERIOR DETAILS
4.01	BRICK VENEER WALL- THISTLEDOWN
5.33	PERFORATED METAL SCREEN; 45 PERCENT TRANSPARENCY
5.34	PERFORATED METAL SCREEN; 45 PERCENT TRANSPARENCY SUNSHADE SYSTEM
5.35	8" BRAKE METAL ACCENT SYSTEM
5.36	PERFORATED METAL SCREEN; 45 PERCENT TRANSPARENCY CANOPY SYSTEM
5.38	PIPE HANDRAIL
6.19	
7.36	PREFINISHED, CONTINUOUS METAL PARAPET WALL CAP, COUNTER FLASHING AND CLEAT, 24 GAUGE, FACTORY FINISHED. FASTEN WITH POWDER ACTUATED FASTENERS @ 16"- 0 O.C.; RE: ROOF PLAN AND ELEVATIONS
8.02	FIBER COMPOSITE WINDOW TYP. IN COMMON AREAS,
8.03	VINYL WINDOW, TYP. U.N.O.
9.01	PAINTED EXTERIOR HORIZONTAL CEMENTITIOUS LAP SIDING 4in/8in EXPOSURE; JAMES HARDIE
9.06	3 LAYER PORTLAND CEMENT PLASTERING SYSTEM
9.37	PREFINISHED "S-DECK" METAL PANEL SIDING W/ EXPOSED FASTENERS & NEOPRENE WASHERS. BASIS OF DESIGN = BERRIDGE, STD 34" X 12'
22.36	RADON RISER, RE: PLUMBING
22.38	DOWNSPOUT
22.40	
23.04	42" PTAC UNIT; RE: WINDOW DETAILS AND MECHANICAL



C6 SOUTH ELEVATION
3/32" = 1'-0"



A6 WEST ELEVATION
3/32" = 1'-0"

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STATE OF UTAH
CHAD HOLTZINGER
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3/6/2023

THE HOWICK

4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ,CO
REVIEWED: TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
BUILDING ELEVATIONS

SCALE: As indicated

NO. A4.00

ELEVATIONS MATERIAL LEGEND

- BRICK MASONRY
  THISTLEDOWN (GRAIN AND SMOOTH)
  SUMMIT BRICK COMPANY
- CEMENT BOARD SIDING
  JAMES HARDIE
- CEMENT BOARD SIDING
  ARCTIC WHITE - JAMES HARDIE
- CMU MASONRY
- S-DECK METAL PANEL
  COPPER-COTE - BERRIDGE
- S-DECK METAL PANEL
  CHARCOAL GREY - BERRIDGE
- STUCCO
  WESTERN WHITE (P1) - BEHR
- STUCCO
  MUSHROOM (P2) - BEHR
- STUCCO
  DUSTY (P3) - BEHR
- STUCCO
  COLORADO (P4) - BEHR
- STUCCO;
  MIDORI (P5) - BEHR
- DECORATIVE METAL MESH INFILL / STEEL SECURITY FENCE
- SUNSHADING/CANOPY METAL

FLAGNOTES PER SHEET

3.02	CONCRETE COLUMN; RE: STRUCTURAL
3.18	CAST IN PLACE CONCRETE WALL; RE: EXTERIOR DETAILS
4.02	CONCRETE UNIT MASONRY; BASALITE L388P
5.30	PARKING SCREEN
5.35	8" BRAKE METAL ACCENT SYSTEM
6.19	
7.36	PREFINISHED, CONTINUOUS METAL PARAPET WALL CAP, COUNTER FLASHING AND CLEAT, 24 GAUGE, FACTORY FINISHED. FASTEN WITH POWDER ACTUATED FASTENERS @ 16"= O.C.; RE: ROOF PLAN AND ELEVATIONS
8.02	FIBER COMPOSITE WINDOW TYP. IN COMMON AREAS.
8.03	VINYL WINDOW, TYP. U.N.O.
9.01	PAINTED EXTERIOR HORIZONTAL CEMENTITIOUS LAP SIDING 4in/8in EXPOSURE; JAMES HARDIE
9.06	3 LAYER PORTLAND CEMENT PLASTERING SYSTEM
21.14	FIRE PROTECTION DRY HYDRANT
22.38	DOWNSPOUT
22.40	
23.04	42" PTAC UNIT; RE: WINDOW DETAILS AND MECHANICAL
26.12	EXTERIOR WALL SCONCE; RE: ELECTRICAL



C4 NORTH ELEVATION
3/32" = 1'-0"



A6 EAST ELEVATION
3/32" = 1'-0"

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STATE OF UTAH
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4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ, CO
REVIEWED: TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
BUILDING ELEVATIONS

SCALE: As indicated

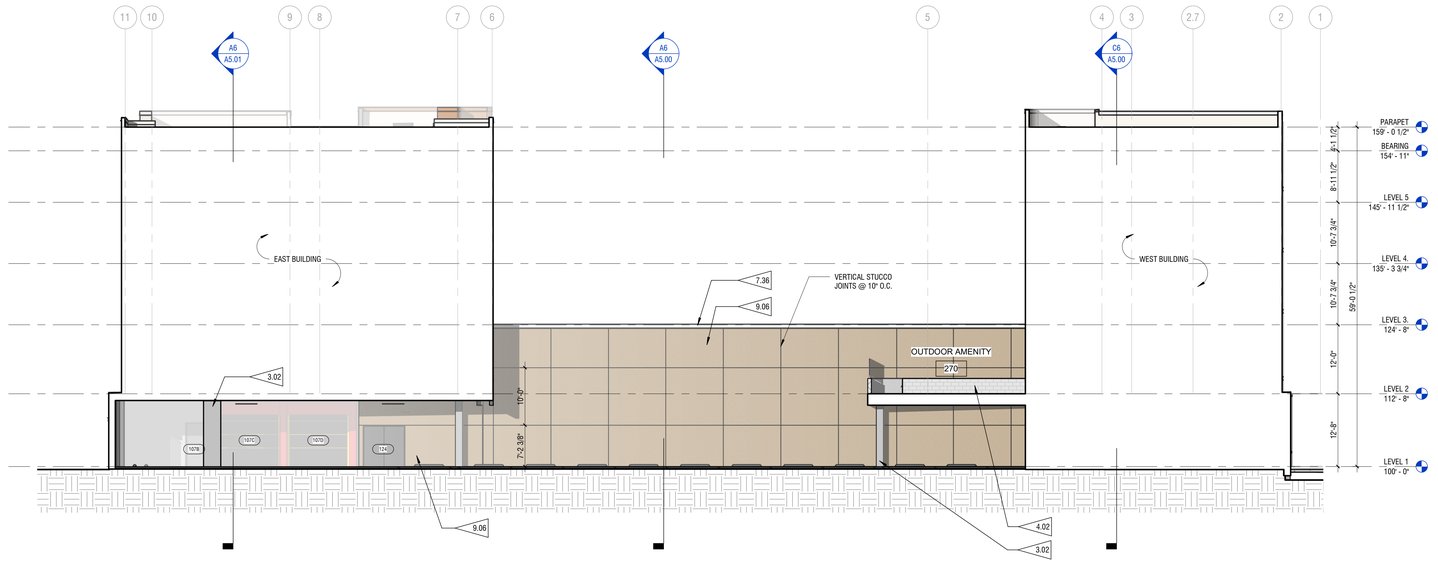
NO. A4.01

ELEVATIONS MATERIAL LEGEND

- BRICK MASONRY
  THISTLEDOWN (GRAIN AND SMOOTH)
  SUMMIT BRICK COMPANY
- CEMENT BOARD SIDING
  JAMES HARDIE
- CEMENT BOARD SIDING
  ARCTIC WHITE - JAMES HARDIE
- CMU MASONRY
- S-DECK METAL PANEL
  COPPER-COTE - BERRIDGE
- S-DECK METAL PANEL
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- STUCCO
  DUSTY (P3) - BEHR
- STUCCO
  COLORADO (P4) - BEHR
- STUCCO;
  MIDORI (P5) - BEHR
- DECORATIVE METAL MESH INFILL / STEEL SECURITY FENCE
- SUNSHADING/CANOPY METAL

FLAGNOTES PER SHEET

3.02	CONCRETE COLUMN; RE: STRUCTURAL
3.18	CAST IN PLACE CONCRETE WALL; RE: EXTERIOR DETAILS
4.01	BRICK VENEER WALL- THISTLEDOWN
4.02	CONCRETE UNIT MASONRY; BASALITE L388P
5.03	STRUCTURAL STEEL ENTRY CANOPY, PAINTED SW IRON ORE, RE: STRUCT AND EXTERIOR DETAILS
7.36	PREFINISHED, CONTINUOUS METAL PARAPET WALL CAP, COUNTER FLASHING AND CLEAT, 24 GAUGE, FACTORY FINISHED. FASTEN WITH POWDER ACTUATED FASTENERS @ 16"= O.C.; RE: ROOF PLAN AND ELEVATIONS
8.03	VINYL WINDOW, TYP. U.N.O.
9.01	PAINTED EXTERIOR HORIZONTAL CEMENTITIOUS LAP SIDING 4in/9in EXPOSURE; JAMES HARDIE
9.06	3 LAYER PORTLAND CEMENT PLASTERING SYSTEM
22.40	
23.04	42" PTAC UNIT; RE: WINDOW DETAILS AND MECHANICAL



C6 COURTYARD SOUTH ELEVATION

3/32" = 1'-0"



A5 COURTYARD WEST ELEVATION

3/32" = 1'-0"

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301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

STATE OF UTAH
CHAD HOLTZINGER
11513239
REGISTERED ARCHITECT
3/6/2023

THE HOWICK

4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ,CO
REVIEWED: TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
COURTYARD BUILDING ELEVATIONS

SCALE: As indicated

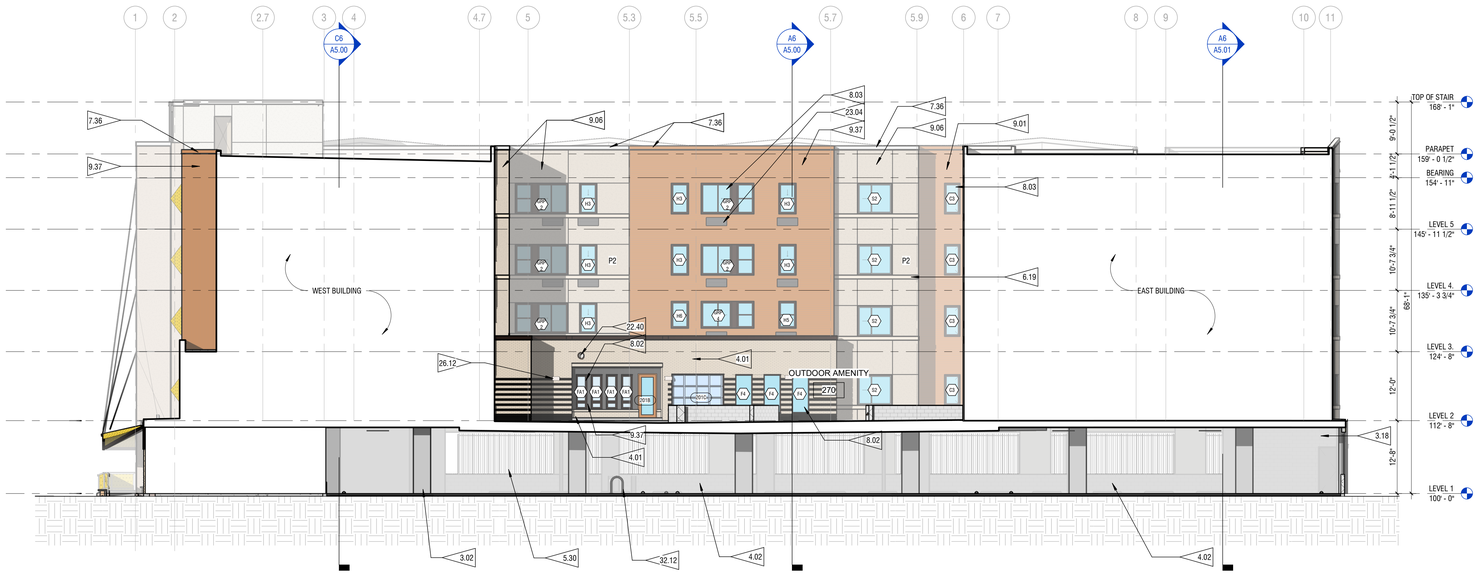
NO. A4.02

ELEVATIONS MATERIAL LEGEND

BRICK MASONRY THISTLEDOWN (GRAIN AND SMOOTH) SUMMIT BRICK COMPANY	STUCCO WESTERN WHITE (P1) - BEHR	DECORATIVE METAL MESH INFILL / STEEL SECURITY FENCE
CEMENT BOARD SIDING JAMES HARDIE	STUCCO MUSHROOM (P2) - BEHR	SUNSHADING/CANOPY METAL
CEMENT BOARD SIDING ARCTIC WHITE - JAMES HARDIE	STUCCO DUSTY (P3) - BEHR	
CMU MASONRY	STUCCO COLORADO (P4) - BEHR	
S-DECK METAL PANEL COPPER-COTE - BERRIDGE	STUCCO; MIDORI (P5) - BEHR	
S-DECK METAL PANEL CHARCOAL GREY - BERRIDGE		

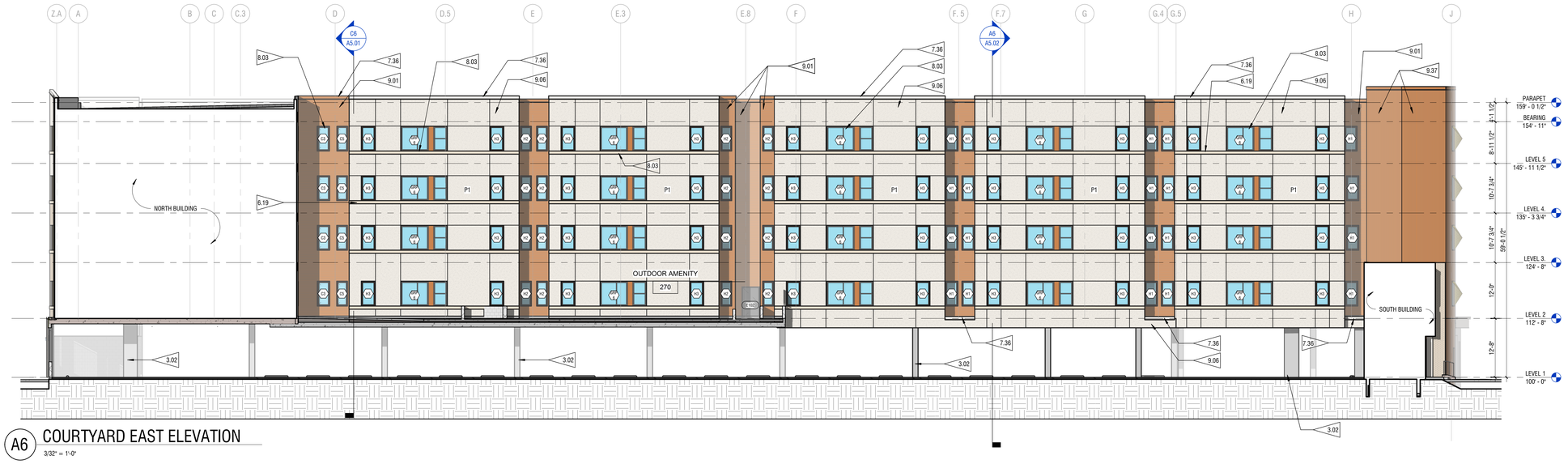
FLAGNOTES PER SHEET

3.02	CONCRETE COLUMN; RE: STRUCTURAL
3.18	CAST IN PLACE CONCRETE WALL; RE: EXTERIOR DETAILS
4.01	BRICK VENEER WALL- THISTLEDOWN
4.02	CONCRETE UNIT MASONRY; BASALITE L388P
5.30	PARKING SCREEN
6.19	
7.36	PREFINISHED, CONTINUOUS METAL PARAPET WALL CAP, COUNTER FLASHING AND CLEAT, 24 GAUGE, FACTORY FINISHED. FASTEN WITH POWDER ACTUATED FASTENERS @ 16"= O.C.; RE: ROOF PLAN AND ELEVATIONS
8.02	FIBER COMPOSITE WINDOW TYP. IN COMMON AREAS.
8.03	VINYL WINDOW, TYP. U.N.O.
9.01	PAINTED EXTERIOR HORIZONTAL CEMENTITIOUS LAP SIDING 4in/8in EXPOSURE; JAMES HARDIE
9.06	3 LAYER PORTLAND CEMENT PLASTERING SYSTEM
9.37	PREFINISHED "S-DECK" METAL PANEL SIDING W/ EXPOSED FASTENERS & NEOPRENE WASHERS. BASIS OF DESIGN = BERRIDGE, STD 34" X 12'
22.40	
23.04	42" PTAC UNIT; RE: WINDOW DETAILS AND MECHANICAL
26.12	EXTERIOR WALL SCONCE; RE: ELECTRICAL
32.12	INVERTED U STYLE BIKE RACK; RE: LANDSCAPE



C6 COURTYARD NORTH ELEVATION

3/32" = 1'-0"



A6 COURTYARD EAST ELEVATION

3/32" = 1'-0"

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COURTYARD BUILDING ELEVATIONS

SCALE: As indicated

NO. A4.03

UNIT DOOR SCHEDULE - UNIT 1.2

	DOOR OPENING SIZE			LEAF				FRAME		DETAILS			
TAG	WIDTH	HEIGHT	FIRE RATING	TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	Comments
12.2	3' - 0"	6' - 8"			1 3/4"	WD		WD					
12.3	3' - 0"	6' - 8"			1 3/4"	WD		WD					

UNIT DOOR SCHEDULE - UNIT 1.1

	DOOR OPENING SIZE			LEAF				FRAME		DETAILS			
TAG	WIDTH	HEIGHT	FIRE RATING	TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	Comments
11.1	2' - 8"	6' - 8"			1 3/4"	WD		WD					
11.2	2' - 8"	6' - 8"			1 3/4"	WD		WD					
11.3	2' - 0"	6' - 8"		Bi-Fold : F	1 3/4"	HM		WD					

FLAGNOTES PER SHEET

23.07	ELECTRICAL BASEBOARD HEATER; RE: MECHANICAL

UNIT PLAN NOTES

1	REFER TO A0 SERIES SHEETS FOR ACCESSIBILITY, MOUNTING HEIGHTS AND BUILDING CODE REQUIREMENTS
2	REFER TO A6- SERIES AND INTERIORS FOR SCHEDULES
3	REFER TO CODE PLANS FOR LOCATIONS OF ACCESSIBLE AND HEARING AND VISUALLY IMPAIRED UNITS
4	TYPE A UNITS ARE ACCESSIBLE . TYPE B UNITS ARE ADAPTABLE AND TYPE C UNITS ARE VISITABLE
5	HEARING AND VISUALLY IMPAIRED UNITS ARE IN ADDITION TO TYPE A UNITS
6	UNIT PLANS MAY BE MIRRORED OR ROTATED REFER TO ORIENTATION IN OVERALL PLANS
7	REFER TO ENLARGED PLANS FOR UNIT KITCHEN AND BATHROOM TYPES AND DETAILS
8	REFER TO FLOOR AND CONTROL PLANS FOR CORE AND SHELL DOOR / WINDOW LOCATIONS
9	TYPE A UNITS - PROVIDE SWITCHED CONTROL WITHIN REACH RANGE REQUIREMENTS FOR RANGE HOOD EXHAUST AND GARAGE DISPOSAL
10	TYPE A UNITS- PROVIDE REMOVEABLE BASE CABINETS AND INSULATE EXPOSED PIPES AT SINKS
11	TYPE A UNITS- PROVIDE AND INSTALL GRAB BARS, WORK SURFACE, HORN AND STROBE, ILLUMINATED DOOR BELL
12	TYPE B UNITS- PROVIDE BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS
13	HEARING AND VISUALLY IMPAIRED UNIT- PROVIDE AND INSTALL HORN AND STROBE, ILLUMINATED DOOR BELL

UNIT RCP NOTES

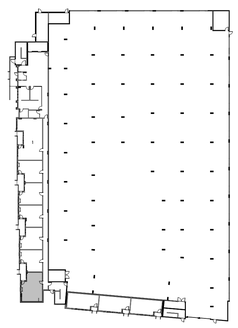
1	CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY, U.N.O.
2	THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
3	SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
4	LIGHT FIXTURES ARE SHOWN FOR LOCATION; RE: ELECTRICAL DRAWINGS FOR SPECIFIC FIXTURE INFORMATION.
5	CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
6	BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERED OVER TUB / SHOWER ENCLOSURE.
7	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC

PARTITION NOTES

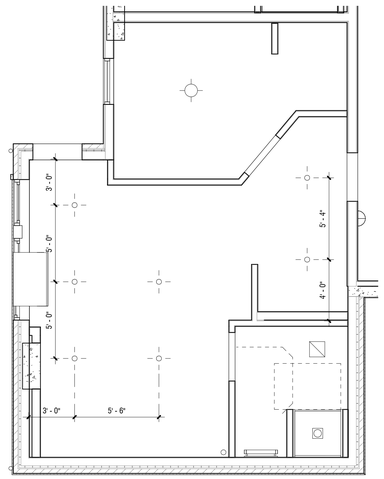
1	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
2	PARTITION NOMENCLATURE IS SUCH: FIRST LETTER = FRAMING MATERIAL; FIRST NUMBER = NOMINAL FRAMING MEMBER DEPTH; SECOND NUMBER = NOMINAL FRAMING NUMBER WIDTH; LAST NUMBER EVEN VS. ODD; EVEN = NON RATED, ODD = FIRE RATED.
3	PARTITION TYPES ARE NOTED USING DIAMOND SHAPED TAGS, ACOUSTIC PARTITIONS ARE DESIGNATED BY DOUBLE DIAMOND TAGS. REFER TO GRAPHIC STANDARDS
4	REFER TO FLOOR PLANS AND SECTIONS FOR LOCATIONS AND DESIGNATION OF PARTITION TYPES, NOT ALL PARTITION TYPES LISTED MAY BE USED
5	STUD SPACING AND SHEAR WALL LOCATIONS TO BE PER THE STRUCTURAL DRAWINGS
6	PROVIDE DOUBLE STUDS AT DOOR AND WINDOW OPENING HEADS JAMBS AND SILLS, MINIMUM; RE: STRUCTURAL FOR EXACT CONFIGURATION
7	PARTITIONS AND FURRING PARTITIONS WHICH DO NOT GO TO STRUCTURE SHALL HAVE INTERSECTION PARTITIONS OR BE BRACED TO STRUCTURE @ 12' O.C.
8	ALL METAL STUD AND CMU PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE
9	INCREASED STUD GAGE OR DECREASED SPACING MAY BE REQUIRED. MAXIMUM ALLOWABLE DEFLECTION SHALL BE L/240
10	PROVIDE FOR 1"" DEFLECTION AT ALL PARTITION HEADS WHERE PARTITION SITS ON SLAB ON GRADE, U.N.O. PROVIDE MINIMUM 3"" DEEP LEG TRACK AT PARTITION HEADS
11	PARTITIONS SHALL MAINTAIN 1/2"" MINIMUM CLEARANCE FROM DUCTWORK, TYPICAL
12	WHERE TWO DIFFERENT PARTITION TYPES ABUT IN A LINE AND ALONG A CONTINUOUS LENGTH OF PARTITION, OFFSET PARTITION FRAMING AS NEEDED SO THAT THE FINISHED FACES ALIGN
13	ACOUSTIC PARTITIONS SHALL CONTINUE TO STRUCTURE. PROVIDE GYPSUM WALL BOARD ON BOTH SIDES OF PARTITION TO STRUCTURE. PROVIDE ACOUSTIC BATT WITHIN THE ENTIRETY OF THE PARTITION
14	PROVIDE ACOUSTIC SEALANT AT FLOORS, CEILINGS, WALL INTERSECTIONS, AND PENETRATIONS TO ACOUSTIC PARTITIONS WHERE SEALANT IS NOTED ON PARTITION TYPE DETAILS
15	CJ INDICATES CONTROL JOINTS IN GYPSUM BOARD WALLS, GEILINGS, & CONCRETE FLOORS. PROVIDE CONTROL JOINT IN GYPSUM BORAD WALLS WITH LENGTHS GREATER THAN 25'0"" LF
16	PROVIDE CONTROL JOINTS IN CEILINGS EXCEEDING 2500 SF AND IN PARTITIONS AND FURRING RUNS GREATER THAN 25'-0"" LINEAR FEET. VERIFY EXACT LOCATIONS WITH ARCHITECT
17	DO NOT LOCATE GYPSUM WALL BOARD JOINT AT JAMB EDGE OF DOOR FRAME
18	USE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS IN TOILET ROOMS, JANITORS CLOSETS, BATHROOMS, AND AS NOTED
19	USE CEMENTITIOUS BACKER BOARD IN ACCORDANCE WITH IBC 2509, AT PARTITIONS IN WET AREAS TO RECIEVE TILE OR STONE. USE SETTING COMPOUND (HOT MUD) AT JOINTS BETWEEN BETWEEN CEMENTITIOUS BACKER BOARD AND GYPSUM WALL BOARD
20	PROVIDE THERMAL INSULATION AT EXTERIOR WALLS IN ACCORDANCE WITH IECC
21	PROVIDE PRESSURE TREATED LUMBER WHERE FRAMING IS IN CONTACT WITH CONCRETE
22	PROVIDE EXTERIOR GRADE WATER AND GRAFFITI REPELLENT WHERE SURFACE OF EXTERIOR WALL OR FLOORING IS EXPOSED TO THE ELEMENTS
23	DRYWALL PARTITIONS BETWEEN CONDITIONED, OCCUPIED SPACES & EXTERIOR, OR NON-CONDITIONED SPACES SHALL HAVE VAPOR BARRIER AT THE INTERIOR, AND WEATHER RESISTIVE BARRIER AT THE EXTERIOR, U.N.O.

UNIT RCP LEGEND

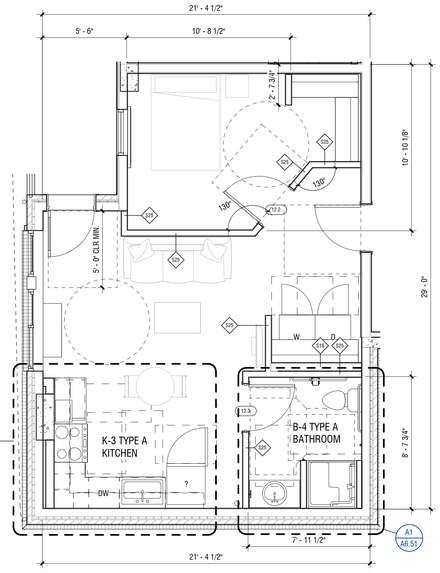
CEILING FAN WITH LIGHT; RE: ELECTRICAL	SURFACE MOUNTED LIGHT; RE: ELECTRICAL
	SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
	WET RATED DOWNLIGHT; RE: ELECTRICAL
EXHAUST FAN: RE: ELECTRICAL	WALL SCONCE; RE: ELECTRICAL
GYPSUM BOARD CEILING; RE: FLOOR/CEILING ASSEMBLY	TRACK LIGHT; RE: ELECTRICAL
DROPPED SOFFIT	SURFACE MOUNTED RECTANGULAR LED FIXTURE; RE: ELECTRICAL
VANITY FIXTURE; RE: ELECTRICAL	VANITY FIXTURE; RE: ELECTRICAL



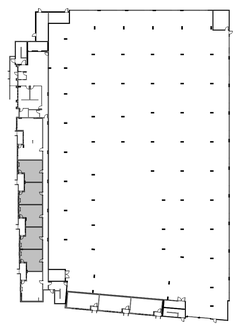
UNIT 1.2 TYPE A AT LVL 1



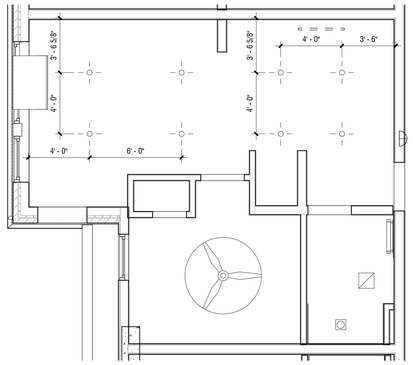
B5 UNIT TYPE 1.2 TYPE A RCP
1/4" = 1'-0"



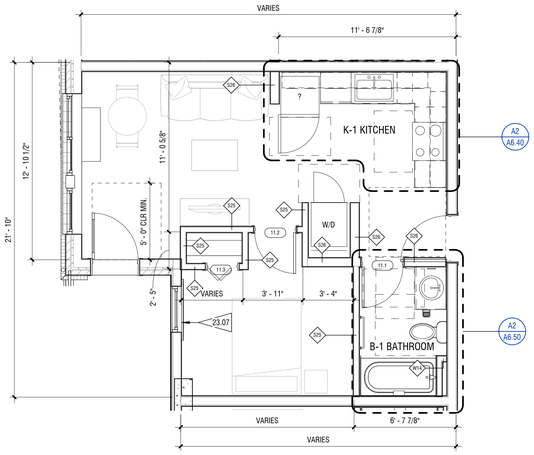
B2 UNIT TYPE 1.2 TYPE A FLOOR PLAN
1/4" = 1'-0"



UNIT 1.1 AT LVL 1



A5 UNIT TYPE 1.1 RCP
1/4" = 1'-0"



A3 UNIT TYPE 1.1 FLOOR PLAN
1/4" = 1'-0"

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REVIEWED: CO,TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
1 BEDROOM UNITS

SCALE: As indicated

NO. A6.11

UNIT DOOR SCHEDULE - UNIT 1.3

	DOOR OPENING SIZE			LEAF				FRAME		DETAILS			
TAG	WIDTH	HEIGHT	FIRE RATING	TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	Comments
13.1	3' - 0"	6' - 8"			1 3/4"	WD		WD					
13.2	3' - 0"	6' - 8"			1 3/4"	WD		WD					
13.3	3' - 0"	6' - 8"			1 3/4"	WD		WD					
13.4	5' - 0"	6' - 8"			1 3/8"								

FLAGNOTES PER SHEET

UNIT PLAN NOTES

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UNIT RCP NOTES

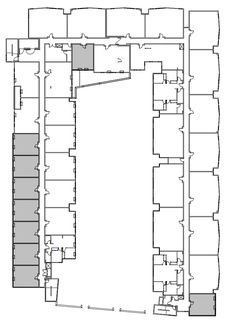
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7	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC.

PARTITION NOTES

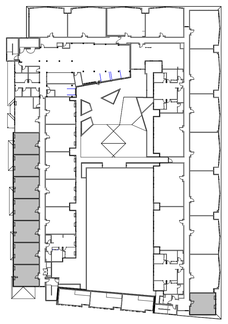
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UNIT RCP LEGEND

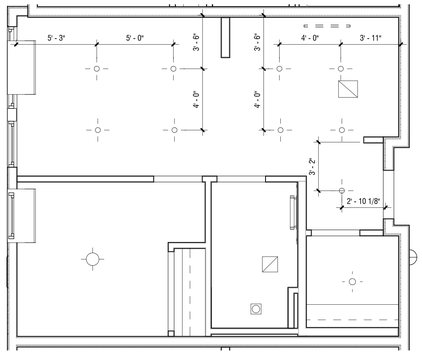
- CEILING FAN WITH LIGHT; RE: ELECTRICAL
- EXHAUST FAN; RE: ELECTRICAL
- GYPSUM BOARD CEILING; RE: FLOOR/CEILING ASSEMBLY
- DROPPED SOFFIT
- VANITY FIXTURE; RE: ELECTRICAL
- SURFACE MOUNTED LIGHT; RE: ELECTRICAL
- SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
- WET RATED DOWNLIGHT; RE: ELECTRICAL
- WALL SCONCE; RE: ELECTRICAL
- TRACK LIGHT; RE: ELECTRICAL
- SURFACE MOUNTED RECTANGULAR LED FIXTURE; RE: ELECTRICAL
- VANITY FIXTURE; RE: ELECTRICAL



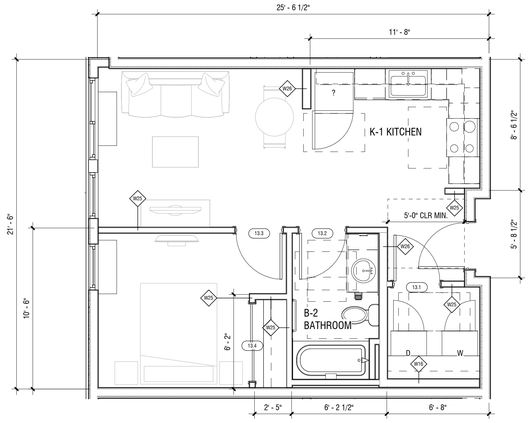
UNIT 1.3 AT LVLS 3 - 5



UNIT 1.3 AT LVL 2



A5 UNIT TYPE 1.3 RCP
1/4" = 1'-0"



A3 UNIT TYPE 1.3 FLOOR PLAN
1/4" = 1'-0"

SHOP WORKS architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

STATE OF UTAH · CHAD HOLTZINGER · 11513239 · LICENSED ARCHITECT

3/6/2023

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1 BEDROOM UNITS

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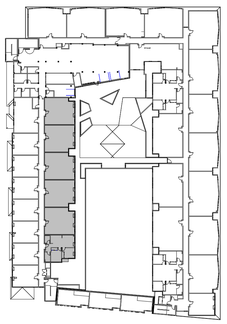
NO. A6.12

UNIT DOOR SCHEDULE - UNIT 2.1

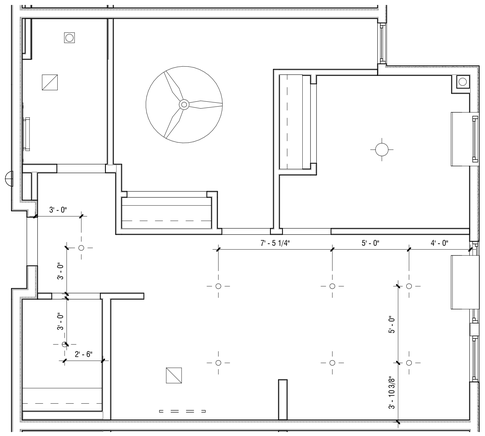
TAG	DOOR OPENING SIZE		FIRE RATING	LEAF				FRAME		DETAILS			Comments
	WIDTH	HEIGHT		TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	
21.1	3' - 0"	6' - 8"			1 3/4"	WD		WD					
21.2	3' - 0"	6' - 8"			1 3/4"	WD		WD					
21.3	3' - 0"	6' - 8"			1 3/4"	WD		WD					
21.5	3' - 0"	6' - 8"			1 3/4"	WD		WD					
21.6	3' - 0"	6' - 8"			1 3/4"	WD		WD					

UNIT DOOR SCHEDULE - UNIT 2.2

TAG	DOOR OPENING SIZE		FIRE RATING	LEAF				FRAME		DETAILS			Comments
	WIDTH	HEIGHT		TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	
22.1	3' - 0"	6' - 8"			1 3/4"	WD		WD					
22.2	5' - 0"	6' - 8"		F-Sliding	1 3/4"	HM		WD					
22.3	3' - 0"	6' - 8"			1 3/4"	WD		WD					
22.4	3' - 0"	6' - 8"			1 3/4"	WD		WD					
22.5	5' - 0"	6' - 8"			1 3/8"								
22.6	3' - 0"	6' - 8"			1 3/4"	WD		WD					
22.163	5' - 0"	6' - 8"			1 3/8"								
22.171	5' - 0"	6' - 8"			1 3/8"								
22.172	3' - 0"	6' - 8"			1 3/4"	WD		WD					
22.173	3' - 0"	6' - 8"			1 3/4"	WD		WD					
22.174	3' - 0"	6' - 8"			1 3/4"	WD		WD					
22.175	3' - 0"	6' - 8"			1 3/4"	WD		WD					
22.176	3' - 0"	6' - 8"			1 3/4"	WD		WD					
22.177	3' - 0"	6' - 8"			1 3/4"	WD		WD					
22.178	5' - 0"	6' - 8"			1 3/8"								
22.179	3' - 0"	6' - 8"			1 3/4"	WD		WD					

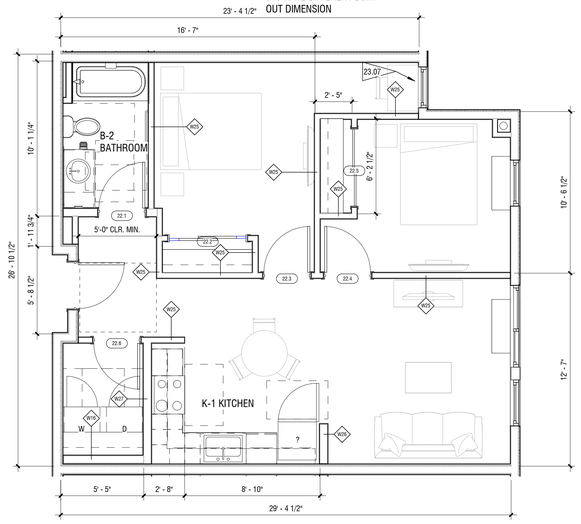


UNIT 2.2 AT LVL 2 - 5

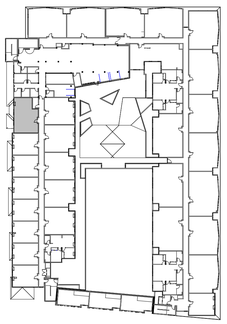


C5 UNIT TYPE 2.2 RCP
1/4" = 1'-0"

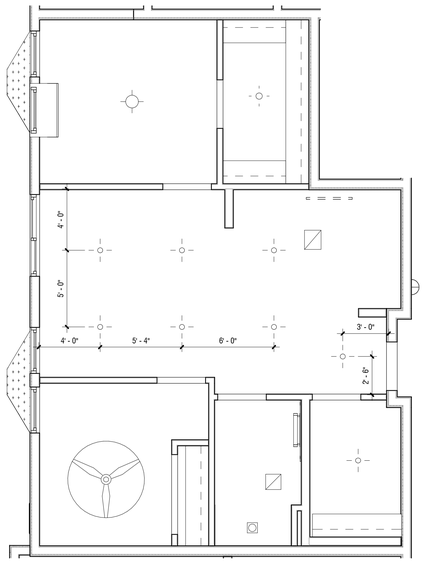
NOTE: UNIT 231, 315. 415,
515 HAVE DIFFERENT BUMP
OUT DIMENSION



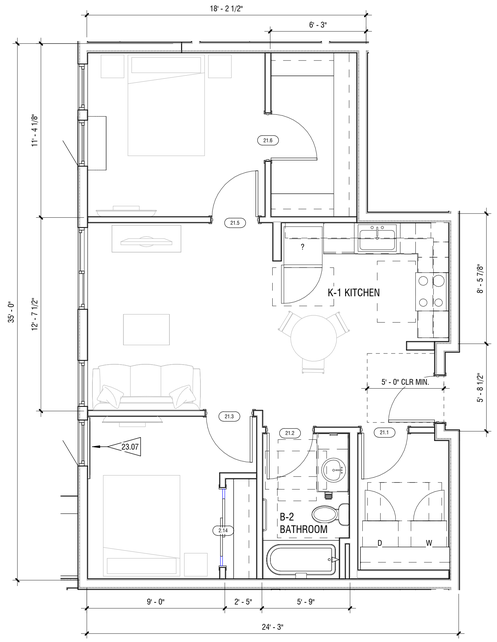
C3 UNIT TYPE 2.2 FLOOR PLAN
1/4" = 1'-0"



UNIT 2.1 AT LVL 2



A5 UNIT TYPE 2.1 RCP
1/4" = 1'-0"



A3 UNIT TYPE 2.1 FLOOR PLAN
1/4" = 1'-0"

FLAGNOTES PER SHEET

23.07	ELECTRICAL BASEBOARD HEATER; RE: MECHANICAL

UNIT PLAN NOTES

1	REFER TO A0 SERIES SHEETS FOR ACCESSIBILITY, MOUNTING HEIGHTS AND BUILDING CODE REQUIREMENTS
2	REFER TO A6- SERIES AND INTERIORS FOR SCHEDULES
3	REFER TO CODE PLANS FOR LOCATIONS OF ACCESSIBLE AND HEARING AND VISUALLY IMPAIRED UNITS
4	TYPE A UNITS ARE ACCESSIBLE . TYPE B UNITS ARE ADAPTABLE AND TYPE C UNITS ARE VISITABLE
5	HEARING AND VISUALLY IMPAIRED UNITS ARE IN ADDITION TO TYPE A UNITS
6	UNIT PLANS MAY BE MIRRORED OR ROTATED REFER TO ORIENTATION IN OVERALL PLANS
7	REFER TO ENLARGED PLANS FOR UNIT KITCHEN AND BATHROOM TYPES AND DETAILS
8	REFER TO FLOOR AND CONTROL PLANS FOR CORE AND SHELL DOOR / WINDOW LOCATIONS
9	TYPE A UNITS - PROVIDE SWITCHED CONTROL WITHIN REACH RANGE REQUIREMENTS FOR RANGE HOOD EXHAUST AND GARAGE DISPOSAL
10	TYPE A UNITS- PROVIDE REMOVEABLE BASE CABINETS AND INSULATE EXPOSED PIPES AT SINKS
11	TYPE A UNITS- PROVIDE AND INSTALL GRAB BARS, WORK SURFACE, HORN AND STROBE, ILLUMINATED DOOR BELL
12	TYPE B UNITS- PROVIDE BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS
13	HEARING AND VISUALLY IMPAIRED UNIT- PROVIDE AND INSTALL HORN AND STROBE, ILLUMINATED DOOR BELL

UNIT RCP NOTES

1	CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY, U.N.O.
2	THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
3	SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
4	LIGHT FIXTURES ARE SHOWN FOR LOCATION; RE: ELECTRICAL DRAWINGS FOR SPECIFIC FIXTURE INFORMATION.
5	CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
6	BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERD OVER TUB / SHOWER ENCLOSURE.
7	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC

PARTITION NOTES

1	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
2	PARTITION NOMENCLATURE IS SUCH: FIRST LETTER = FRAMING MATERIAL; FIRST NUMBER = NOMINAL FRAMING MEMBER DEPTH; SECOND NUMBER = NOMINAL FRAMING NUMBER WIDTH; LAST NUMBER EVEN VS. ODD; EVEN = NON RATED, ODD = FIRE RATED.
3	PARTITION TYPES ARE NOTED USING DIAMOND SHAPED TAGS, ACOUSTIC PARTITIONS ARE DESIGNATED BY DOUBLE DIAMOND TAGS. REFER TO GRAPHIC STANDARDS
4	REFER TO FLOOR PLANS AND SECTIONS FOR LOCATIONS AND DESIGNATION OF PARTITION TYPES, NOT ALL PARTITION TYPES LISTED MAY BE USED
5	STUD SPACING AND SHEAR WALL LOCATIONS TO BE PER THE STRUCTURAL DRAWINGS
6	PROVIDE DOUBLE STUDS AT DOOR AND WINDOW OPENING HEADS JAMBS AND SILLS, MINIMUM; RE: STRUCTURAL FOR EXACT CONFIGURATION
7	PARTITIONS AND FURRING PARTITIONS WHICH DO NOT GO TO STRUCTURE SHALL HAVE INTERSECTION PARTITIONS OR BE BRACED TO STRUCTURE @ 12' O.C.
8	ALL METAL STUD AND CMU PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE
9	INCREASED STUD GAGE OR DECREASED SPACING MAY BE REQUIRED. MAXIMUM ALLOWABLE DEFLECTION SHALL BE L/240
10	PROVIDE FOR 1"" DEFLECTION AT ALL PARTITION HEADS WHERE PARTITION SITS ON SLAB ON GRADE, U.N.O. PROVOE MINIMUM 3"" DEEP LEG TRACK AT PARTITION HEADS
11	PARTITIONS SHALL MAINTAIN 1/2"" MINIMUM CLEARANCE FROM DUCTWORK, TYPICAL
12	WHERE TWO DIFFERENT PARTITION TYPES ABUT IN A LINE AND ALONG A CONTINUOUS LENGTH OF PARTITION, OFFSET PARTITION FRAMING AS NEEDED SO THAT THE FINISHED FACES ALIGN
13	ACOUSTIC PARTITIONS SHALL CONTINUE TO STRUCTURE. PROVIDE GYPSUM WALL BOARD ON BOTH SIDES OF PARTITION TO STRUCTURE. PROVIDE ACOUSTIC BATT WITHIN THE ENTIRETY OF THE PARTITION
14	PROVIDE ACOUSTIC SEALANT AT FLOORS, CEILINGS, WALL INTERSECTIONS, AND PENETRATIONS TO ACOUSTIC PARTITIONS WHERE SEALANT IS NOTED ON PARTITION TYPE DETAILS
15	CJ INDICATES CONTROL JOINTS IN GYPSUM BOARD WALLS, GEILINGS, & CONCRETE FLOORS. PROVIDE CONTROL JOINT IN GYPSUM BORAD WALLS WITH LENGTHS GREATER THAN 25'0"" LF"
16	PROVIDE CONTROL JOINTS IN CEILINGS EXCEEDING 2500 SF AND IN PARTITIONS AND FURRING RUNS GREATER THAN 25'-0"" LINEAR FEET. VERIFY EXACT LOCATIONS WITH ARCHITECT
17	DO NOT LOCATE GYPSUM WALL BOARD JOINT AT JAMB EDGE OF DOOR FRAME
18	USE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS IN TOILET ROOMS, JANITORS CLOSETS, BATHROOMS, AND AS NOTED
19	USE CEMENTITIOUS BACKER BOARD IN ACCORDANCE WITH IBC 2509, AT PARTITIONS IN WET AREAS TO RECIEVE TILE OR STONE. USE SETTING COMPOUND (HOT MUD) AT JOINTS BETWEEN BETWEEN CEMENTITIOUS BACKER BOARD AND GYPSUM WALL BOARD
20	PROVIDE THERMAL INSULATION AT EXTERIOR WALLS IN ACCORDANCE WITH IECC
21	PROVIDE PRESSURE TREATED LUMBER WHERE FRAMING IS IN CONTACT WITH CONCRETE
22	PROVIDE EXTERIOR GRADE WATER AND GRAFFITI REPELLENT WHERE SURFACE OF EXTERIOR WALL OR FLOORING IS EXPOSED TO THE ELEMENTS
23	DRYWALL PARTITIONS BETWEEN CONDITIONED, OCCUPIED SPACES & EXTERIOR, OR NON-CONDITIONED SPACES SHALL HAVE VAPOR BARRIER AT THE INTERIOR, AND WEATHER RESISTIVE BARRIER AT THE EXTERIOR, U.N.O.

UNIT RCP LEGEND

- CEILING FAN WITH LIGHT; RE: ELECTRICAL
- EXHAUST FAN; RE: ELECTRICAL
- GYPSUM BOARD CEILING; RE: FLOOR/CEILING ASSEMBLY
- DROPPED SOFFIT
- VANITY FIXTURE; RE: ELECTRICAL
- SURFACE MOUNTED LIGHT; RE: ELECTRICAL
- SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
- WET RATED DOWNLIGHT; RE: ELECTRICAL
- WALL SCONCE; RE: ELECTRICAL
- TRACK LIGHT; RE: ELECTRICAL
- SURFACE MOUNTED RECTANGULAR LED FIXTURE; RE: ELECTRICAL
- VANITY FIXTURE; RE: ELECTRICAL

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STATE OF UTAH
CHAD HOLTZINGER
No. 11513239
LICENSED ARCHITECT
3/6/2023

THE HOWICK
4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ
REVIEWED: CO,TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
2 BEDROOM UNITS

SCALE: As indicated

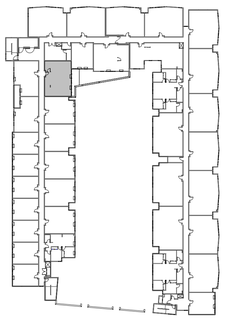
NO. A6.13

UNIT DOOR SCHEDULE - UNIT 2.3

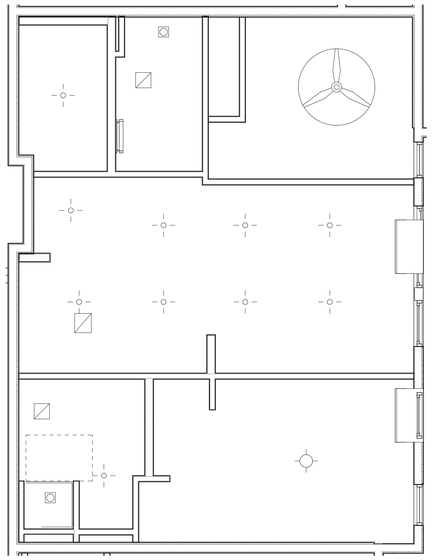
TAG	DOOR OPENING SIZE WIDTH	HEIGHT	FIRE RATING	LEAF TYPE	THICKNESS	MATERIAL	FINISH	FRAME MATERIAL	FINISH	DETAILS HEAD	JAMB	SILL	Comments
23.1	2' - 8"	6' - 8"			1 3/4"	WD		WD					
23.2	2' - 8"	6' - 8"			1 3/4"	WD		WD					
23.3	2' - 8"	6' - 8"			1 3/4"	WD		WD					
23.5	2' - 8"	6' - 8"			1 3/4"	WD		WD					
23.6	3' - 8"	6' - 8"			1 3/8"								
23.7	2' - 8"	6' - 8"			1 3/4"	WD		WD					
23.4	5' - 0"	6' - 8"			1 3/8"								
23.9	3' - 0"	6' - 8"			1 3/4"	WD		WD					
23.10	3' - 0"	6' - 8"			1 3/4"	WD		WD					

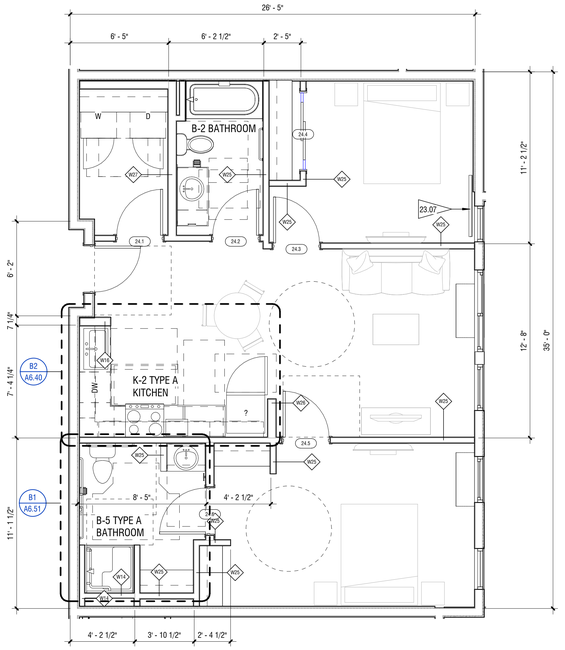
UNIT DOOR SCHEDULE - UNIT 2.4 TYPE A

TAG	DOOR OPENING SIZE WIDTH	HEIGHT	FIRE RATING	LEAF TYPE	THICKNESS	MATERIAL	FINISH	FRAME MATERIAL	FINISH	DETAILS HEAD	JAMB	SILL	Comments
24.1	3' - 0"	6' - 8"			1 3/4"	WD		WD					
24.2	3' - 0"	6' - 8"			1 3/4"	WD		WD					
24.3	3' - 0"	6' - 8"			1 3/4"	WD		WD					
24.4	5' - 0"	6' - 8"		F-Sliding	1 3/4"	HM		WD					
24.5	3' - 0"	6' - 8"			1 3/4"	WD		WD					
24.6	3' - 0"	6' - 8"			1 3/4"	WD		WD					



UNIT 2.4 TYPE A AT LVLS 3 - 5





UNIT PLAN NOTES

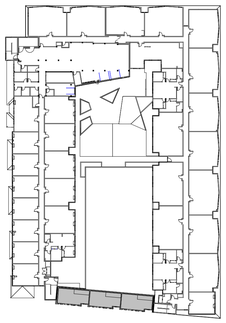
1	REFER TO A0 SERIES SHEETS FOR ACCESSIBILITY, MOUNTING HEIGHTS AND BUILDING CODE REQUIREMENTS
2	REFER TO A6- SERIES AND INTERIORS FOR SCHEDULES
3	REFER TO CODE PLANS FOR LOCATIONS OF ACCESSIBLE AND HEARING AND VISUALLY IMPAIRED UNITS
4	TYPE A UNITS ARE ACCESSIBLE . TYPE B UNITS ARE ADAPTABLE AND TYPE C UNITS ARE VISITABLE
5	HEARING AND VISUALLY IMPAIRED UNITS ARE IN ADDITION TO TYPE A UNITS
6	UNIT PLANS MAY BE MIRRORED OR ROTATED REFER TO ORIENTATION IN OVERALL PLANS
7	REFER TO ENLARGED PLANS FOR UNIT KITCHEN AND BATHROOM TYPES AND DETAILS
8	REFER TO FLOOR AND CONTROL PLANS FOR CORE AND SHELL DOOR / WINDOW LOCATIONS
9	TYPE A UNITS - PROVIDE SWITCHED CONTROL WITHIN REACH RANGE REQUIREMENTS FOR RANGE HOOD EXHAUST AND GARAGE DISPOSAL.
10	TYPE A UNITS- PROVIDE REMOVEABLE BASE CABINETS AND INSULATE EXPOSED PIPES AT SINKS
11	TYPE A UNITS- PROVIDE AND INSTALL GRAB BARS, WORK SURFACE, HORN AND STROBE, ILLUMINATED DOOR BELL
12	TYPE B UNITS- PROVIDE BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS
13	HEARING AND VISUALLY IMPAIRED UNIT- PROVIDE AND INSTALL HORN AND STROBE, ILLUMINATED DOOR BELL

UNIT RCP NOTES

1	CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY, U.N.O.
2	THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
3	SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
4	LIGHT FIXTURES ARE SHOWN FOR LOCATION; RE: ELECTRICAL DRAWINGS FOR SPECIFIC FIXTURE INFORMATION.
5	CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
6	BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERD OVER TUB / SHOWER ENCLOSURE.
7	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC.

FLAGNOTES PER SHEET

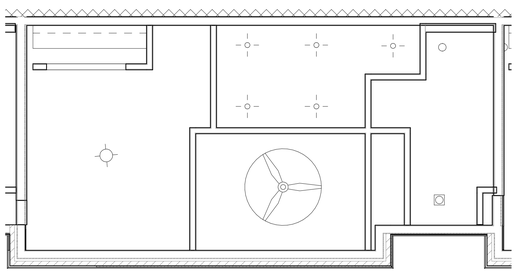
23.07	ELECTRICAL BASEBOARD HEATER; RE: MECHANICAL



UNIT 2.3 AT LVL 1.5

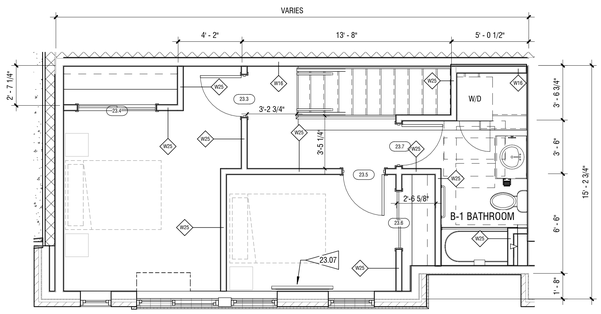
C5 UNIT TYPE 2.4 TYPE A RCP

1/4" = 1'-0"



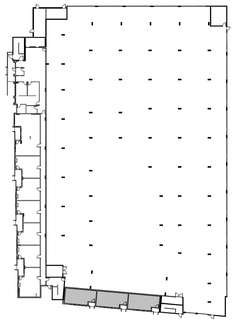
C3 UNIT TYPE 2.4 TYPE A FLOOR PLAN

1/4" = 1'-0"



PARTITION NOTES

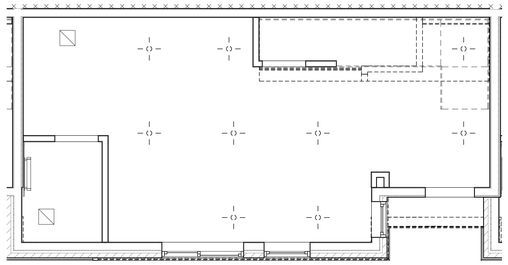
1	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
2	PARTITION NOMENCLATURE IS SUCH: FIRST LETTER = FRAMING MATERIAL; FIRST NUMBER = NOMINAL FRAMING MEMBER DEPTH; SECOND NUMBER = NOMINAL FRAMING NUMBER WIDTH; LAST NUMBER EVEN VS. ODD; EVEN = NON RATED, ODD = FIRE RATED.
3	PARTITION TYPES ARE NOTED USING DIAMOND SHAPED TAGS, ACOUSTIC PARTITIONS ARE DESIGNATED BY DOUBLE DIAMOND TAGS. REFER TO GRAPHIC STANDARDS
4	REFER TO FLOOR PLANS AND SECTIONS FOR LOCATIONS AND DESIGNATION OF PARTITION TYPES, NOT ALL PARTITION TYPES LISTED MAY BE USED
5	STUD SPACING AND SHEAR WALL LOCATIONS TO BE PER THE STRUCTURAL DRAWINGS
6	PROVIDE DOUBLE STUDS AT DOOR AND WINDOW OPENING HEADS JAMBS AND SILLS, MINIMUM; RE: STRUCTURAL FOR EXACT CONFIGURATION
7	PARTITIONS AND FURRING PARTITIONS WHICH DO NOT GO TO STRUCTURE SHALL HAVE INTERSECTION PARTITIONS OR BE BRACED TO STRUCTURE @ 12' O.C.
8	ALL METAL STUD AND CMU PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE
9	INCREASED STUD GAGE OR DECREASED SPACING MAY BE REQUIRED. MAXIMUM ALLOWABLE DEFLECTION SHALL BE L/240
10	PROVIDE FOR 1"" DEFLECTION AT ALL PARTITION HEADS WHERE PARTITION SITS ON SLAB ON GRADE, U.N.O. PROVDE MINIMUM 3"" DEEP LEG TRACK AT PARTITION HEADS
11	PARTITIONS SHALL MAINTAIN 1/2"" MINIMUM CLEARANCE FROM DUCTWORK, TYPICAL
12	WHERE TWO DIFFERENT PARTITION TYPES ABUT IN A LINE AND ALONG A CONTINUOUS LENGTH OF PARTITION, OFFSET PARTITION FRAMING AS NEEDED SO THAT THE FINISHED FACES ALIGN
13	ACOUSTIC PARTITIONS SHALL CONTINUE TO STRUCTURE. PROVIDE GYPSUM WALL BOARD ON BOTH SIDES OF PARTITION TO STRUCTURE. PROVIDE ACOUSTIC BATT WITHIN THE ENTIRETY OF THE PARTITION
14	PROVIDE ACOUSTIC SEALANT AT FLOORS, CEILINGS, WALL INTERSECTIONS, AND PENETRATIONS TO ACOUSTIC PARTITIONS WHERE SEALANT IS NOTED ON PARTITION TYPE DETAILS
15	CJ INDICATES CONTROL JOINTS IN GYPSUM BOARD WALLS, CEILINGS, & CONCRETE FLOORS. PROVIDE CONTROL JOINT IN GYPSUM BORAD WALLS WITH LENGTHS GREATER THAN 25'0"" LF"
16	PROVIDE CONTROL JOINTS IN CEILINGS EXCEEDING 2500 SF AND IN PARTITIONS AND FURRING RUNS GREATER THAN 25'-0"" LINEAR FEET. VERIFY EXACT LOCATIONS WITH ARCHITECT
17	DO NOT LOCATE GYPSUM WALL BOARD JOINT AT JAMB EDGE OF DOOR FRAME
18	USE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS IN TOILET ROOMS, JANITORS CLOSETS, BATHROOMS, AND AS NOTED
19	USE CEMENTITIOUS BACKER BOARD IN ACCORDANCE WITH IBC 2509, AT PARTITIONS IN WET AREAS TO RECIEVE TILE OR STONE. USE SETTING COMPOUND (HOT MUD) AT JOINTS BETWEEN BETWEEN CEMENTITIOUS BACKER BOARD AND GYPSUM WALL BOARD
20	PROVIDE THERMAL INSULATION AT EXTERIOR WALLS IN ACCORDANCE WITH IECC
21	PROVIDE PRESSURE TREATED LUMBER WHERE FRAMING IS IN CONTACT WITH CONCRETE
22	PROVIDE EXTERIOR-GRADE WATER AND GRAFFITI REPELLENT WHERE SURFACE OF EXTERIOR WALL OR FLOORING IS EXPOSED TO THE ELEMENTS
23	DRYWALL PARTITIONS BETWEEN CONDITIONED, OCCUPIED SPACES & EXTERIOR, OR NON-CONDITIONED SPACES SHALL HAVE VAPOR BARRIER AT THE INTERIOR, AND WEATHER RESISTIVE BARRIER AT THE EXTERIOR, U.N.O.



UNIT 2.3 AT LVL 1

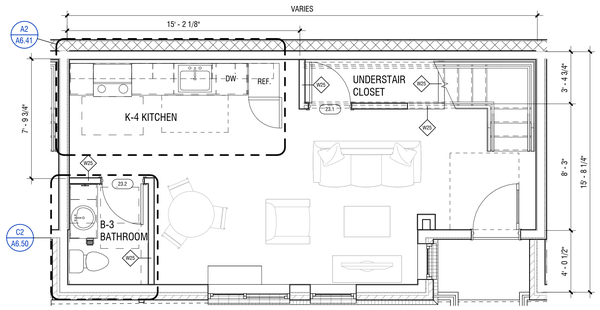
B5 UNIT TYPE 2.3 LEVEL 2 RCP

1/4" = 1'-0"



B3 UNIT TYPE 2.3 LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



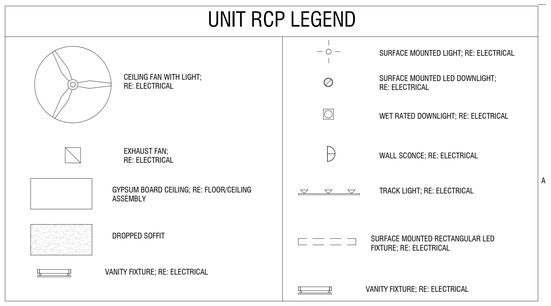
A5 UNIT TYPE 2.3 LEVEL 1 RCP

1/4" = 1'-0"

A3 UNIT TYPE 2.3 LEVEL 1 FLOOR PLAN

1/4" = 1'-0"

UNIT RCP LEGEND



shop WORKS architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

STATE OF UTAH
CHAD HOLTZINGER
11513239
LICENSED ARCHITECT
3/6/2023

THE HOWICK

4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ
REVIEWED: CO,TO

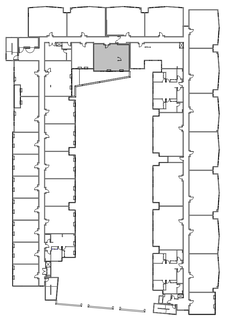
DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
2 BEDROOM UNITS

SCALE: As indicated

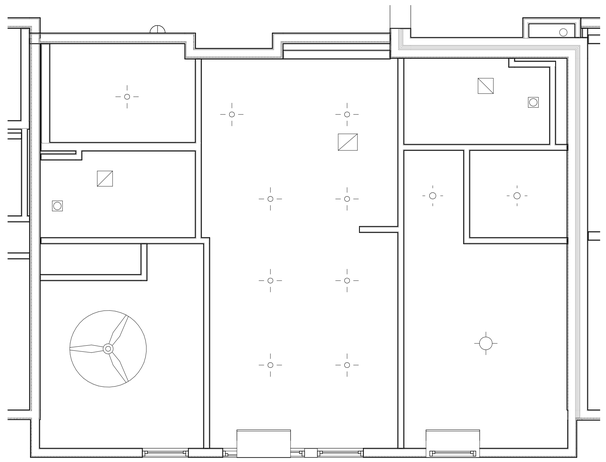
NO. A6.14

UNIT DOOR SCHEDULE - UNIT 2.6

TAG	DOOR OPENING SIZE		FIRE RATING	LEAF				FRAME		DETAILS			Comments
	WIDTH	HEIGHT		TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	
26.1	3' - 0"	6' - 8"			1 3/4"	WD		WD					
26.2	3' - 0"	6' - 8"			1 3/4"	WD		WD					
26.3	3' - 0"	6' - 8"			1 3/4"	WD		WD					
26.4	5' - 0"	6' - 8"		F-Sliding	1 3/4"	HM		WD					
26.5	3' - 0"	6' - 8"			1 3/4"	WD		WD					
26.6	3' - 0"	6' - 8"			1 3/4"	WD		WD					
26.7	3' - 0"	6' - 8"			1 3/4"	WD		WD					
26.11	5' - 0"	6' - 8"			1 3/8"								
26.10	5' - 0"	6' - 8"			1 3/8"								
26.9	5' - 0"	6' - 8"			1 3/8"								

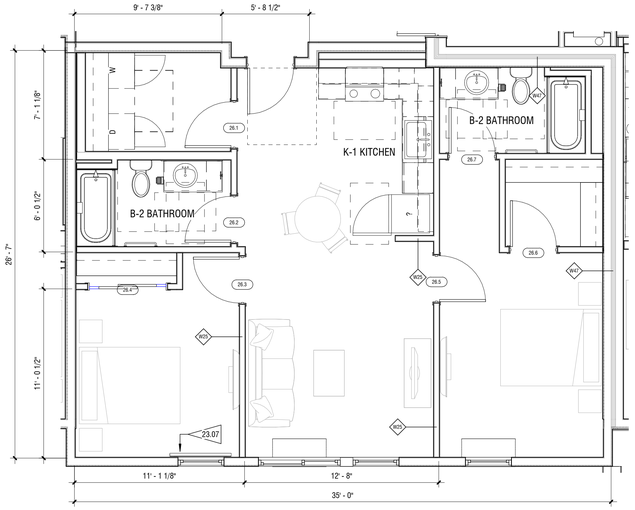


UNIT 2.6 AT LVLS 3 - 5



C5 UNIT TYPE 2.6 RCP

1/4" = 1'-0"



C3 UNIT TYPE 2.6 FLOOR PLAN

1/4" = 1'-0"

FLAGNOTES PER SHEET

23.07	ELECTRICAL BASEBOARD HEATER; RE: MECHANICAL

UNIT PLAN NOTES

1	REFER TO A0 SERIES SHEETS FOR ACCESSIBILITY, MOUNTING HEIGHTS AND BUILDING CODE REQUIREMENTS
2	REFER TO A6- SERIES AND INTERIORS FOR SCHEDULES
3	REFER TO CODE PLANS FOR LOCATIONS OF ACCESSIBLE AND HEARING AND VISUALLY IMPAIRED UNITS
4	TYPE A UNITS ARE ACCESSIBLE . TYPE B UNITS ARE ADAPTABLE AND TYPE C UNITS ARE VISITABLE
5	HEARING AND VISUALLY IMPAIRED UNITS ARE IN ADDITION TO TYPE A UNITS
6	UNIT PLANS MAY BE MIRRORED OR ROTATED REFER TO ORIENTATION IN OVERALL PLANS
7	REFER TO ENLARGED PLANS FOR UNIT KITCHEN AND BATHROOM TYPES AND DETAILS
8	REFER TO FLOOR AND CONTROL PLANS FOR CORE AND SHELL DOOR / WINDOW LOCATIONS
9	TYPE A UNITS - PROVIDE SWITCHED CONTROL WITHIN REACH RANGE REQUIREMENTS FOR RANGE HOOD EXHAUST AND GARAGE DISPOSAL
10	TYPE A UNITS- PROVIDE REMOVEABLE BASE CABINETS AND INSULATE EXPOSED PIPES AT SINKS
11	TYPE A UNITS- PROVIDE AND INSTALL GRAB BARS, WORK SURFACE, HORN AND STROBE, ILLUMINATED DOOR BELL
12	TYPE B UNITS- PROVIDE BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS
13	HEARING AND VISUALLY IMPAIRED UNIT- PROVIDE AND INSTALL HORN AND STROBE, ILLUMINATED DOOR BELL

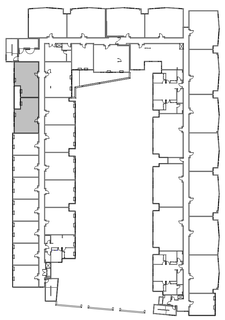
UNIT RCP NOTES

1	CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY, U.N.O.
2	THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
3	SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
4	LIGHT FIXTURES ARE SHOWN FOR LOCATION; RE: ELECTRICAL DRAWINGS FOR SPECIFIC FIXTURE INFORMATION.
5	CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
6	BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERD OVER TUB / SHOWER ENCLOSURE.
7	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC.

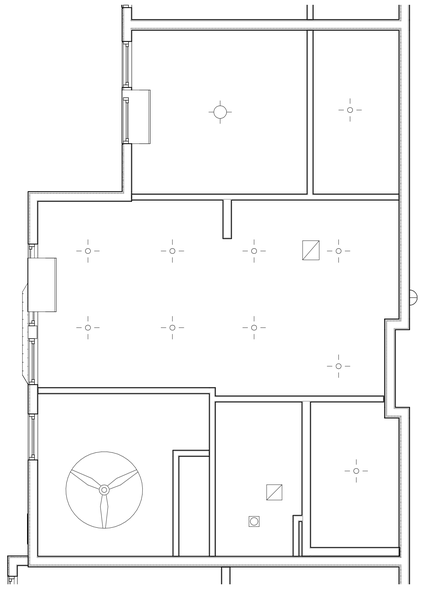
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STATE OF UTAH
CHAD HOLTZINGER
11513239
LICENSED ARCHITECT

3/6/2023

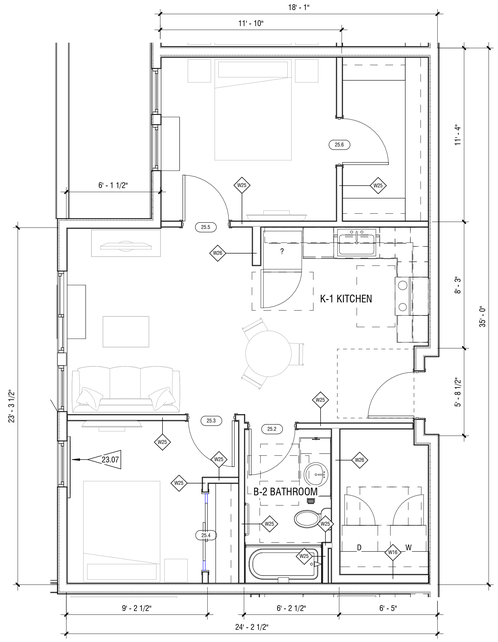


UNIT2.5 AT LVLS 3 - 5



A5 UNIT TYPE 2.5 RCP

1/4" = 1'-0"



A3 UNIT TYPE 2.5 FLOOR PLAN

1/4" = 1'-0"

PARTITION NOTES

1	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
2	PARTITION NOMENCLATURE IS SUCH: FIRST LETTER = FRAMING MATERIAL; FIRST NUMBER = NOMINAL FRAMING MEMBER DEPTH; SECOND NUMBER = NOMINAL FRAMING NUMBER WIDTH; LAST NUMBER EVEN VS. ODD; EVEN = NON RATED, ODD = FIRE RATED.
3	PARTITION TYPES ARE NOTED USING DIAMOND SHAPED TAGS, ACOUSTIC PARTITIONS ARE DESIGNATED BY DOUBLE DIAMOND TAGS. REFER TO GRAPHIC STANDARDS
4	REFER TO FLOOR PLANS AND SECTIONS FOR LOCATIONS AND DESIGNATION OF PARTITION TYPES, NOT ALL PARTITION TYPES LISTED MAY BE USED
5	STUD SPACING AND SHEAR WALL LOCATIONS TO BE PER THE STRUCTURAL DRAWINGS
6	PROVIDE DOUBLE STUDS AT DOOR AND WINDOW OPENING HEADS JAMBS AND SILLS, MINIMUM; RE: STRUCTURAL FOR EXACT CONFIGURATION
7	PARTITIONS AND FURRING PARTITIONS WHICH DO NOT GO TO STRUCTURE SHALL HAVE INTERSECTION PARTITIONS OR BE BRACED TO STRUCTURE @ 12' O.C.
8	ALL METAL STUD AND CMU PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE
9	INCREASED STUD GAGE OR DECREASED SPACING MAY BE REQUIRED. MAXIMUM ALLOWABLE DEFLECTION SHALL BE L/240
10	PROVIDE FOR 1"" DEFLECTION AT ALL PARTITION HEADS WHERE PARTITION SITS ON SLAB ON GRADE, U.N.O. PROVDE MINIMUM 3"" DEEP LEG TRACK AT PARTITION HEADS
11	PARTITIONS SHALL MAINTAIN 1/2"" MINIMUM CLEARANCE FROM DUCTWORK, TYPICAL
12	WHERE TWO DIFFERENT PARTITION TYPES ABUT IN A LINE AND ALONG A CONTINUOUS LENGTH OF PARTITION, OFFSET PARTITION FRAMING AS NEEDED SO THAT THE FINISHED FACES ALIGN
13	ACOUSTIC PARTITIONS SHALL CONTINUE TO STRUCTURE. PROVIDE GYPSUM WALL BOARD ON BOTH SIDES OF PARTITION TO STRUCTURE. PROVIDE ACOUSTIC BATT WITHIN THE ENTIRETY OF THE PARTITION
14	PROVIDE ACOUSTIC SEALANT AT FLOORS, CEILINGS, WALL INTERSECTIONS, AND PENETRATIONS TO ACOUSTIC PARTITIONS WHERE SEALANT IS NOTED ON PARTITION TYPE DETAILS
15	CJ INDICATES CONTROL JOINTS IN GYPSUM BOARD WALLS, CEILINGS, & CONCRETE FLOORS. PROVIDE CONTROL JOINT IN GYPSUM BORAD WALLS WITH LENGTHS GREATER THAN 25'0"" LF"
16	PROVIDE CONTROL JOINTS IN CEILINGS EXCEEDING 2500 SF AND IN PARTITIONS AND FURRING RUNS GREATER THAN 25'-0"" LINEAR FEET. VERIFY EXACT LOCATIONS WITH ARCHITECT
17	DO NOT LOCATE GYPSUM WALL BOARD JOINT AT JAMB EDGE OF DOOR FRAME
18	USE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS IN TOILET ROOMS, JANITORS CLOSETS, BATHROOMS, AND AS NOTED
19	USE CEMENTITIOUS BACKER BOARD IN ACCORDANCE WITH IBC 2509, AT PARTITIONS IN WET AREAS TO RECIEVE TILE OR STONE. USE SETTING COMPOUND (HOT MUD) AT JOINTS BETWEEN BETWEEN CEMENTITIOUS BACKER BOARD AND GYPSUM WALL BOARD
20	PROVIDE THERMAL INSULATION AT EXTERIOR WALLS IN ACCORDANCE WITH IECC
21	PROVIDE PRESSURE TREATED LUMBER WHERE FRAMING IS IN CONTACT WITH CONCRETE
22	PROVIDE EXTERIOR GRADE WATER AND GRAFFITI REPELLENT WHERE SURFACE OF EXTERIOR WALL OR FLOORING IS EXPOSED TO THE ELEMENTS
23	DRYWALL PARTITIONS BETWEEN CONDITIONED, OCCUPIED SPACES & EXTERIOR, OR NON-CONDITIONED SPACES SHALL HAVE VAPOR BARRIER AT THE INTERIOR, AND WEATHER RESISTIVE BARRIER AT THE EXTERIOR, U.N.O.

UNIT RCP LEGEND

CEILING FAN WITH LIGHT; RE: ELECTRICAL	SURFACE MOUNTED LIGHT; RE: ELECTRICAL
	SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
	WET RATED DOWNLIGHT; RE: ELECTRICAL
EXHAUST FAN; RE: ELECTRICAL	WALL SCONCE; RE: ELECTRICAL
GYPSUM BOARD CEILING; RE: FLOOR/CEILING ASSEMBLY	TRACK LIGHT; RE: ELECTRICAL
DROPPED SOFFIT	SURFACE MOUNTED RECTANGULAR LED FIXTURE; RE: ELECTRICAL
VANITY FIXTURE; RE: ELECTRICAL	VANITY FIXTURE; RE: ELECTRICAL

THE HOWICK

4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ
REVIEWED: CO,TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
2 BEDROOM UNITS

SCALE: As indicated

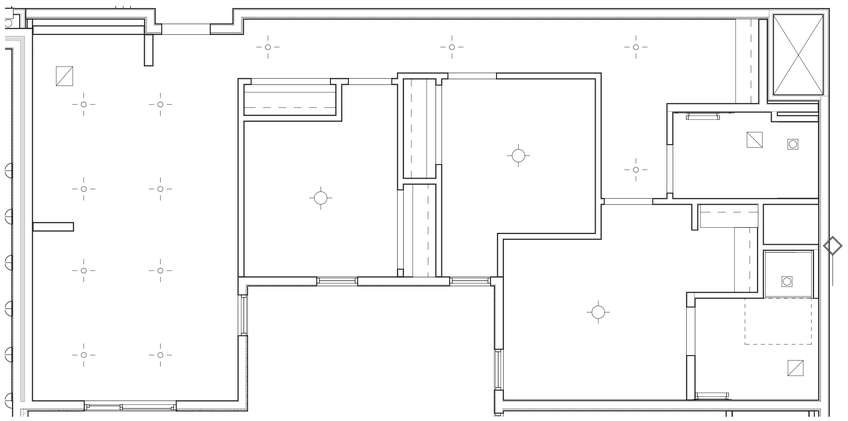
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UNIT DOOR SCHEDULE - UNIT 3.1

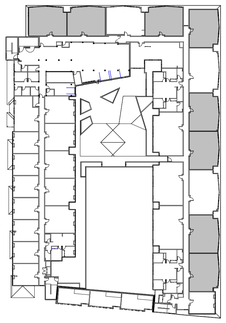
	DOOR OPENING SIZE			LEAF				FRAME		DETAILS			
TAG	WIDTH	HEIGHT	FIRE RATING	TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	Comments
31.1	3' - 0"	6' - 8"			1 3/4"	WD		WD					
31.2	3' - 0"	6' - 8"			1 3/4"	WD		WD					
31.3	5' - 0"	6' - 8"			1 3/8"								
31.4	3' - 0"	6' - 8"			1 3/4"	WD		WD					
31.5	3' - 0"	6' - 8"			1 3/4"	WD		WD					
31.6	5' - 0"	6' - 8"			1 3/8"								
31.8	3' - 0"	6' - 8"			1 3/4"	WD		WD					
31.9	5' - 0"	6' - 8"			1 3/8"								
31.10	3' - 0"	6' - 8"			1 3/4"	WD		WD					
31.11	3' - 0"	6' - 8"			1 3/4"	WD		WD					

UNIT DOOR SCHEDULE - UNIT 3.2 TYPE A

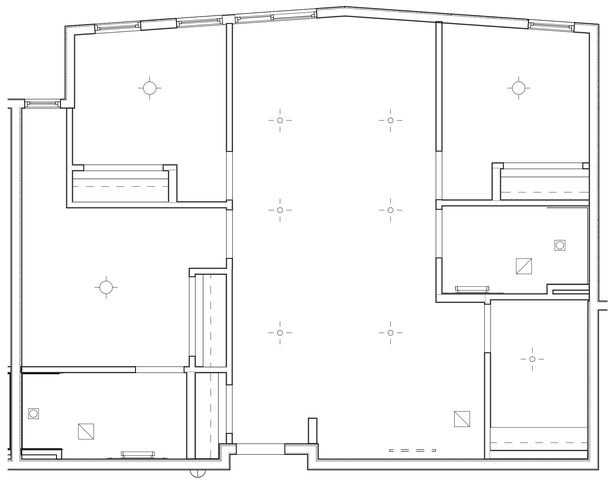
	DOOR OPENING SIZE			LEAF				FRAME		DETAILS			
TAG	WIDTH	HEIGHT	FIRE RATING	TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	Comments
32.1	5' - 0"	6' - 8"			1 3/8"								
32.2	2' - 8"	6' - 8"			1 3/4"	WD		WD					
32.3	3' - 0"	6' - 8"			1 3/4"	WD		WD					
32.4	3' - 0"	6' - 8"			1 3/4"	WD		WD					
32.5	3' - 0"	6' - 8"			1 3/4"	WD		WD					
32.6	3' - 0"	6' - 8"			1 3/4"	WD		WD					



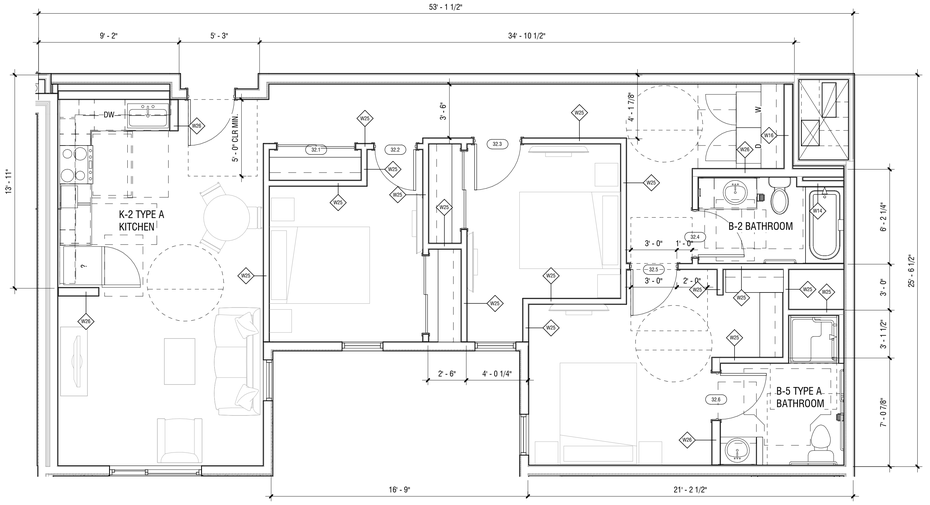
C6 UNIT TYPE 3.2 TYPE A RCP
1/4" = 1'-0"



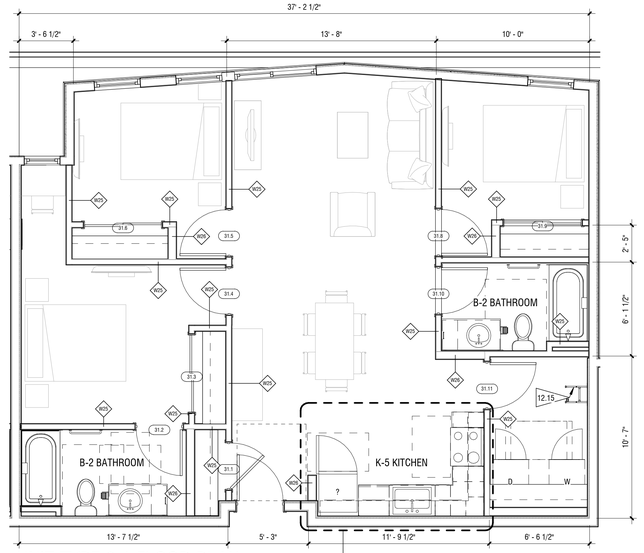
UNIT - AT LVL 2 - 5



A6 UNIT TYPE 3.1 RCP
1/4" = 1'-0"



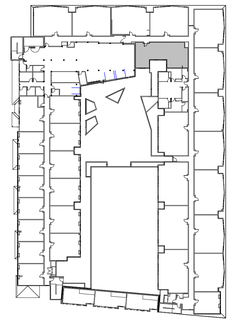
C4 UNIT TYPE 3.2 TYPE A FLOOR PLAN
1/4" = 1'-0"



A4 UNIT TYPE 3.1 FLOOR PLAN
1/4" = 1'-0"

FLAGNOTES PER SHEET

12.15	WALL MOUNTED BIKE RACK; PROVIDE BLOCKING



UNIT 3.2 TYPE A AT LVL 2 - 5

UNIT PLAN NOTES

1	REFER TO A0 SERIES SHEETS FOR ACCESSIBILITY, MOUNTING HEIGHTS AND BUILDING CODE REQUIREMENTS
2	REFER TO A6- SERIES AND INTERIORS FOR SCHEDULES
3	REFER TO CODE PLANS FOR LOCATIONS OF ACCESSIBLE AND HEARING AND VISUALLY IMPAIRED UNITS
4	TYPE A UNITS ARE ACCESSIBLE . TYPE B UNITS ARE ADAPTABLE AND TYPE C UNITS ARE VISITABLE
5	HEARING AND VISUALLY IMPAIRED UNITS ARE IN ADDITION TO TYPE A UNITS
6	UNIT PLANS MAY BE MIRRORED OR ROTATED REFER TO ORIENTATION IN OVERALL PLANS
7	REFER TO ENLARGED PLANS FOR UNIT KITCHEN AND BATHROOM TYPES AND DETAILS
8	REFER TO FLOOR AND CONTROL PLANS FOR CORE AND SHELL DOOR / WINDOW LOCATIONS
9	TYPE A UNITS - PROVIDE SWITCHED CONTROL WITHIN REACH RANGE REQUIREMENTS FOR RANGE HOOD EXHAUST AND GARAGE DISPOSAL
10	TYPE A UNITS- PROVIDE REMOVEABLE BASE CABINETS AND INSULATE EXPOSED PIPES AT SINKS
11	TYPE A UNITS- PROVIDE AND INSTALL GRAB BARS, WORK SURFACE, HORN AND STROBE, ILLUMINATED DOOR BELL
12	TYPE B UNITS- PROVIDE BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS
13	HEARING AND VISUALLY IMPAIRED UNIT- PROVIDE AND INSTALL HORN AND STROBE, ILLUMINATED DOOR BELL

UNIT RCP NOTES

1	CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY, U.N.O.
2	THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
3	SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
4	LIGHT FIXTURES ARE SHOWN FOR LOCATION; RE: ELECTRICAL DRAWINGS FOR SPECIFIC FIXTURE INFORMATION.
5	CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
6	BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERD OVER TUB / SHOWER ENCLOSURE.
7	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC

PARTITION NOTES

1	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
2	PARTITION NOMENCLATURE IS SUCH: FIRST LETTER = FRAMING MATERIAL; FIRST NUMBER = NOMINAL FRAMING MEMBER DEPTH; SECOND NUMBER = NOMINAL FRAMING NUMBER WIDTH; LAST NUMBER EVEN VS. ODD; EVEN = NON RATED, ODD = FIRE RATED.
3	PARTITION TYPES ARE NOTED USING DIAMOND SHAPED TAGS, ACOUSTIC PARTITIONS ARE DESIGNATED BY DOUBLE DIAMOND TAGS. REFER TO GRAPHIC STANDARDS
4	REFER TO FLOOR PLANS AND SECTIONS FOR LOCATIONS AND DESIGNATION OF PARTITION TYPES, NOT ALL PARTITION TYPES LISTED MAY BE USED
5	STUD SPACING AND SHEAR WALL LOCATIONS TO BE PER THE STRUCTURAL DRAWINGS
6	PROVIDE DOUBLE STUDS AT DOOR AND WINDOW OPENING HEADS JAMBS AND SILLS, MINIMUM; RE: STRUCTURAL FOR EXACT CONFIGURATION
7	PARTITIONS AND FURRING PARTITIONS WHICH DO NOT GO TO STRUCTURE SHALL HAVE INTERSECTION PARTITIONS OR BE BRACED TO STRUCTURE @ 12' O.C.
8	ALL METAL STUD AND CMU PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE
9	INCREASED STUD GAGE OR DECREASED SPACING MAY BE REQUIRED. MAXIMUM ALLOWABLE DEFLECTION SHALL BE L/240
10	PROVIDE FOR 1"" DEFLECTION AT ALL PARTITION HEADS WHERE PARTITION SITS ON SLAB ON GRADE, U.N.O. PROVDE MINIMUM 3"" DEEP LEG TRACK AT PARTITION HEADS
11	PARTITIONS SHALL MAINTAIN 1/2"" MINIMUM CLEARANCE FROM DUCTWORK, TYPICAL
12	WHERE TWO DIFFERENT PARTITION TYPES ABUT IN A LINE AND ALONG A CONTINUOUS LENGTH OF PARTITION, OFFSET PARTITION FRAMING AS NEEDED SO THAT THE FINISHED FACES ALIGN
13	ACOUSTIC PARTITIONS SHALL CONTINUE TO STRUCTURE. PROVIDE GYPSUM WALL BOARD ON BOTH SIDES OF PARTITION TO STRUCTURE. PROVIDE ACOUSTIC BATT WITHIN THE ENTIRETY OF THE PARTITION
14	PROVIDE ACOUSTIC SEALANT AT FLOORS, CEILINGS, WALL INTERSECTIONS, AND PENETRATIONS TO ACOUSTIC PARTITIONS WHERE SEALANT IS NOTED ON PARTITION TYPE DETAILS
15	CJ INDICATES CONTROL JOINTS IN GYPSUM BOARD WALLS, GEILINGS, & CONCRETE FLOORS. PROVIDE CONTROL JOINT IN GYPSUM BORAD WALLS WITH LENGTHS GREATER THAN 25'0"" LF"
16	PROVIDE CONTROL JOINTS IN CEILINGS EXCEEDING 2500 SF AND IN PARTITIONS AND FURRING RUNS GREATER THAN 25'-0"" LINEAR FEET. VERIFY EXACT LOCATIONS WITH ARCHITECT
17	DO NOT LOCATE GYPSUM WALL BOARD JOINT AT JAMB EDGE OF DOOR FRAME
18	USE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS IN TOILET ROOMS, JANITORS CLOSETS, BATHROOMS, AND AS NOTED
19	USE CEMENTITIOUS BACKER BOARD IN ACCORDANCE WITH IBC 2509, AT PARTITIONS IN WET AREAS TO RECIEVE TILE OR STONE. USE SETTING COMPOUND (HOT MUD) AT JOINTS BETWEEN BETWEEN CEMENTITIOUS BACKER BOARD AND GYPSUM WALL BOARD
20	PROVIDE THERMAL INSULATION AT EXTERIOR WALLS IN ACCORDANCE WITH IECC
21	PROVIDE PRESSURE TREATED LUMBER WHERE FRAMING IS IN CONTACT WITH CONCRETE
22	PROVIDE EXTERIOR GRADE WATER AND GRAFFITI REPELLENT WHERE SURFACE OF EXTERIOR WALL OR FLOORING IS EXPOSED TO THE ELEMENTS
23	DRYWALL PARTITIONS BETWEEN CONDITIONED, OCCUPIED SPACES & EXTERIOR, OR NON-CONDITIONED SPACES SHALL HAVE VAPOR BARRIER AT THE INTERIOR, AND WEATHER RESISTIVE BARRIER AT THE EXTERIOR, U.N.O.

UNIT RCP LEGEND

CEILING FAN WITH LIGHT; RE: ELECTRICAL	SURFACE MOUNTED LIGHT; RE: ELECTRICAL
	SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
	WET RATED DOWNLIGHT; RE: ELECTRICAL
EXHAUST FAN; RE: ELECTRICAL	WALL SCONCE; RE: ELECTRICAL
GYPSUM BOARD CEILING; RE: FLOOR/CEILING ASSEMBLY	TRACK LIGHT; RE: ELECTRICAL
DROPPED SOFFIT	SURFACE MOUNTED RECTANGULAR LED FIXTURE; RE: ELECTRICAL
VANITY FIXTURE; RE: ELECTRICAL	VANITY FIXTURE; RE: ELECTRICAL

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STATE OF UTAH
CHAD HOLTZINGER
No. 11513239
LICENSED ARCHITECT
3/6/2023

THE HOWICK
4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ
REVIEWED: CO,TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
3 BEDROOM UNITS

SCALE: As indicated

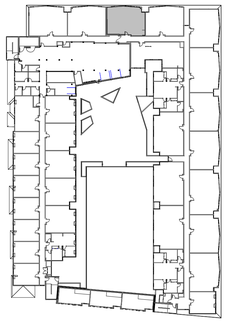
NO. A6.16

UNIT DOOR SCHEDULE - UNIT 3.3

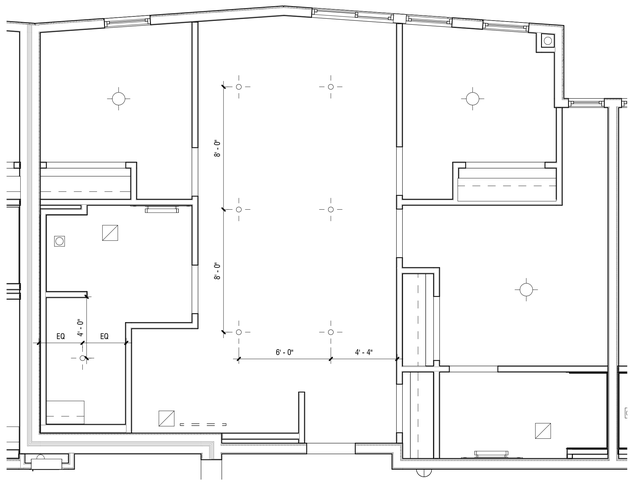
TAG	DOOR OPENING SIZE		FIRE RATING	LEAF				FRAME		DETAILS			Comments
	WIDTH	HEIGHT		TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	
33.2	2' - 8"	6' - 8"			1 3/4"	WD		WD					
33.3	3' - 8"	6' - 8"			1 3/8"								
33.4	3' - 8"	6' - 8"			1 3/8"								
33.5	2' - 8"	6' - 8"			1 3/4"	WD		WD					
33.6	2' - 8"	6' - 8"			1 3/4"	WD		WD					
33.7	3' - 8"	6' - 8"			1 3/8"								
33.8	2' - 8"	6' - 8"			1 3/4"	WD		WD					
33.9	5' - 0"	6' - 8"			1 3/8"								
33.10	2' - 8"	6' - 8"			1 3/4"	WD		WD					
33.11	3' - 0"	6' - 8"			1 3/4"	WD		WD					

UNIT DOOR SCHEDULE - UNIT 3.4

TAG	DOOR OPENING SIZE		FIRE RATING	LEAF				FRAME		DETAILS			Comments
	WIDTH	HEIGHT		TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	
34.1	3' - 0"	6' - 8"			1 3/4"	WD		WD					
34.2	3' - 0"	6' - 8"			1 3/4"	WD		WD					
34.3	4' - 0"	6' - 8"			1 3/8"								
34.4	3' - 0"	6' - 8"			1 3/4"	WD		WD					
34.5	3' - 0"	6' - 8"			1 3/4"	WD		WD					
34.6	5' - 0"	6' - 8"			1 3/8"								
34.8	3' - 0"	6' - 8"			1 3/4"	WD		WD					
34.9	5' - 0"	6' - 8"			1 3/8"								
34.10	3' - 0"	6' - 8"			1 3/4"	WD		WD					

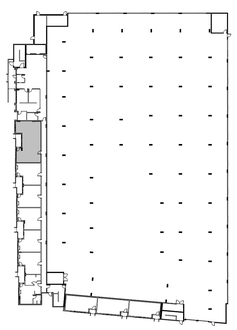


UNIT 3.4 AT LVL 2 - 5

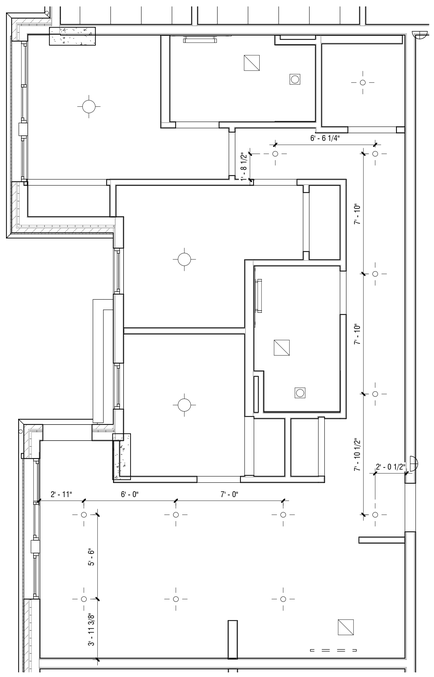


C5 UNIT TYPE 3.4 RCP

1/4" = 1'-0"

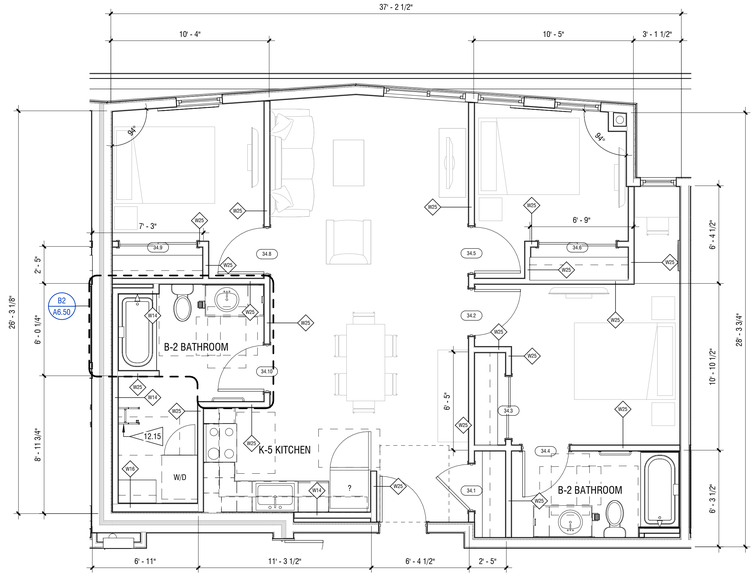


UNIT 3.3 AT LVL 1



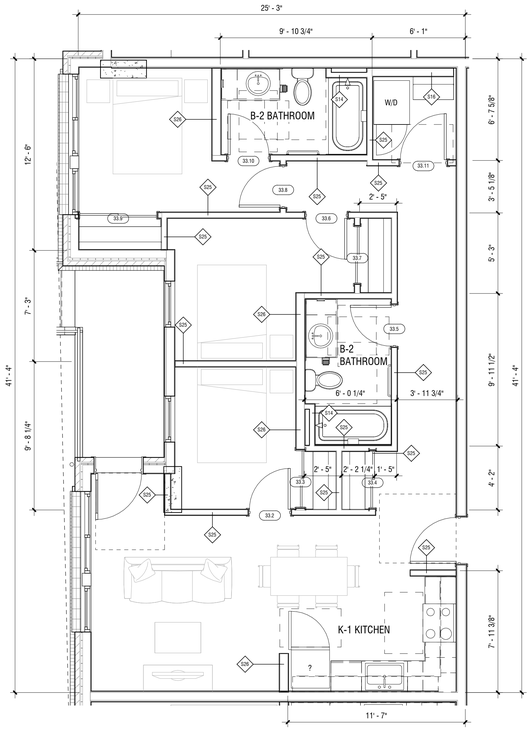
A5 UNIT TYPE 3.3 RCP

1/4" = 1'-0"



C3 UNIT TYPE 3.4 FLOOR PLAN

1/4" = 1'-0"



A3 UNIT TYPE 3.3 FLOOR PLAN

1/4" = 1'-0"

FLAGNOTES PER SHEET

12.15	WALL MOUNTED BIKE RACK; PROVIDE BLOCKING

UNIT PLAN NOTES

1	REFER TO A0 SERIES SHEETS FOR ACCESSIBILITY, MOUNTING HEIGHTS AND BUILDING CODE REQUIREMENTS
2	REFER TO A6- SERIES AND INTERIORS FOR SCHEDULES
3	REFER TO CODE PLANS FOR LOCATIONS OF ACCESSIBLE AND HEARING AND VISUALLY IMPAIRED UNITS
4	TYPE A UNITS ARE ACCESSIBLE . TYPE B UNITS ARE ADAPTABLE AND TYPE C UNITS ARE VISITABLE
5	HEARING AND VISUALLY IMPAIRED UNITS ARE IN ADDITION TO TYPE A UNITS
6	UNIT PLANS MAY BE MIRRORED OR ROTATED REFER TO ORIENTATION IN OVERALL PLANS
7	REFER TO ENLARGED PLANS FOR UNIT KITCHEN AND BATHROOM TYPES AND DETAILS
8	REFER TO FLOOR AND CONTROL PLANS FOR CORE AND SHELL DOOR / WINDOW LOCATIONS
9	TYPE A UNITS - PROVIDE SWITCHED CONTROL WITHIN REACH RANGE REQUIREMENTS FOR RANGE HOOD EXHAUST AND GARAGE DISPOSAL.
10	TYPE A UNITS- PROVIDE REMOVEABLE BASE CABINETS AND INSULATE EXPOSED PIPES AT SINKS
11	TYPE A UNITS- PROVIDE AND INSTALL GRAB BARS, WORK SURFACE, HORN AND STROBE, ILLUMINATED DOOR BELL
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13	HEARING AND VISUALLY IMPAIRED UNIT- PROVIDE AND INSTALL HORN AND STROBE, ILLUMINATED DOOR BELL

UNIT RCP NOTES

1	CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY, U.N.O.
2	THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
3	SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
4	LIGHT FIXTURES ARE SHOWN FOR LOCATION; RE: ELECTRICAL DRAWINGS FOR SPECIFIC FIXTURE INFORMATION.
5	CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
6	BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERD OVER TUB / SHOWER ENCLOSURE.
7	SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC

PARTITION NOTES

1	REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION
2	PARTITION NOMENCLATURE IS SUCH: FIRST LETTER = FRAMING MATERIAL; FIRST NUMBER = NOMINAL FRAMING MEMBER DEPTH; SECOND NUMBER = NOMINAL FRAMING NUMBER WIDTH; LAST NUMBER EVEN VS. OOD; EVEN = NON RATED, ODD = FIRE RATED.
3	PARTITION TYPES ARE NOTED USING DIAMOND SHAPED TAGS, ACOUSTIC PARTITIONS ARE DESIGNATED BY DOUBLE DIAMOND TAGS. REFER TO GRAPHIC STANDARDS
4	REFER TO FLOOR PLANS AND SECTIONS FOR LOCATIONS AND DESIGNATION OF PARTITION TYPES, NOT ALL PARTITION TYPES LISTED MAY BE USED
5	STUD SPACING AND SHEAR WALL LOCATIONS TO BE PER THE STRUCTURAL DRAWINGS
6	PROVIDE DOUBLE STUDS AT DOOR AND WINDOW OPENING HEADS JAMBS AND SILLS, MINIMUM; RE: STRUCTURAL FOR EXACT CONFIGURATION
7	PARTITIONS AND FURRING PARTITIONS WHICH DO NOT GO TO STRUCTURE SHALL HAVE INTERSECTION PARTITIONS OR BE BRACED TO STRUCTURE @ 12' O.C.
8	ALL METAL STUD AND CMU PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE
9	INCREASED STUD GAGE OR DECREASED SPACING MAY BE REQUIRED. MAXIMUM ALLOWABLE DEFLECTION SHALL BE L/240
10	PROVIDE FOR 1"" DEFLECTION AT ALL PARTITION HEADS WHERE PARTITION SITS ON SLAB ON GRADE, U.N.O. PROVDE MINIMUM 3"" DEEP LEG TRACK AT PARTITION HEADS
11	PARTITIONS SHALL MAINTAIN 1/2"" MINIMUM CLEARANCE FROM DUCTWORK, TYPICAL
12	WHERE TWO DIFFERENT PARTITION TYPES ABUT IN A LINE AND ALONG A CONTINUOUS LENGTH OF PARTITION, OFFSET PARTITION FRAMING AS NEEDED SO THAT THE FINISHED FACES ALIGN
13	ACOUSTIC PARTITIONS SHALL CONTINUE TO STRUCTURE. PROVIDE GYPSUM WALL BOARD ON BOTH SIDES OF PARTITION TO STRUCTURE. PROVIDE ACOUSTIC BATT WITHIN THE ENTIRETY OF THE PARTITION
14	PROVIDE ACOUSTIC SEALANT AT FLOORS, CEILINGS, WALL INTERSECTIONS, AND PENETRATIONS TO ACOUSTIC PARTITIONS WHERE SEALANT IS NOTED ON PARTITION TYPE DETAILS
15	CJ INDICATES CONTROL JOINTS IN GYPSUM BOARD WALLS, CEILINGS, & CONCRETE FLOORS. PROVIDE CONTROL JOINT IN GYPSUM BORAD WALLS WITH LENGTHS GREATER THAN 250"" LF
16	PROVIDE CONTROL JOINTS IN CEILINGS EXCEEDING 2500 SF AND IN PARTITIONS AND FURRING RUNS GREATER THAN 25'-0"" LINEAR FEET. VERIFY EXACT LOCATIONS WITH ARCHITECT
17	DO NOT LOCATE GYPSUM WALL BOARD JOINT AT JAMB EDGE OF DOOR FRAME
18	USE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS IN TOILET ROOMS, JANITORS CLOSETS, BATHROOMS, AND AS NOTED
19	USE CEMENTITIOUS BACKER BOARD IN ACCORDANCE WITH IBC 2509, AT PARTITIONS IN WET AREAS TO RECIEVE TILE OR STONE. USE SETTING COMPOUND (HOT MUD) AT JOINTS BETWEEN BETWEEN CEMENTITIOUS BACKER BOARD AND GYPSUM WALL BOARD
20	PROVIDE THERMAL INSULATION AT EXTERIOR WALLS IN ACCORDANCE WITH IECC
21	PROVIDE PRESSURE TREATED LUMBER WHERE FRAMING IS IN CONTACT WITH CONCRETE
22	PROVIDE EXTERIOR GRADE WATER AND GRAFFITI REPELLENT WHERE SURFACE OF EXTERIOR WALL OR FLOORING IS EXPOSED TO THE ELEMENTS
23	DRYWALL PARTITIONS BETWEEN CONDITIONED, OCCUPIED SPACES & EXTERIOR, OR NON-CONDITIONED SPACES SHALL HAVE VAPOR BARRIER AT THE INTERIOR, AND WEATHER RESISTIVE BARRIER AT THE EXTERIOR, U.N.O.

UNIT RCP LEGEND

CEILING FAN WITH LIGHT; RE: ELECTRICAL	SURFACE MOUNTED LIGHT; RE: ELECTRICAL
	SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
	WET RATED DOWNLIGHT; RE: ELECTRICAL
EXHAUST FAN; RE: ELECTRICAL	WALL SCONCE; RE: ELECTRICAL
GYPSUM BOARD CEILING; RE: FLOOR/CEILING ASSEMBLY	TRACK LIGHT; RE: ELECTRICAL
DROPPED SOFFIT	SURFACE MOUNTED RECTANGULAR LED FIXTURE; RE: ELECTRICAL
VANITY FIXTURE; RE: ELECTRICAL	VANITY FIXTURE; RE: ELECTRICAL

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STATE OF UTAH
CHAD HOLTZINGER
No. 11513239
REGISTERED ARCHITECT
3/6/2023

THE HOWICK

4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ
REVIEWED: CO,TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
3 BEDROOM UNITS

SCALE: As indicated

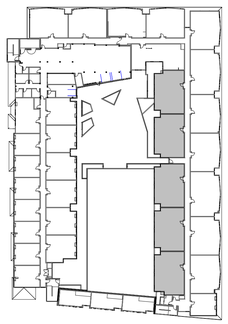
NO. A6.17

UNIT DOOR SCHEDULE - UNIT 4.1

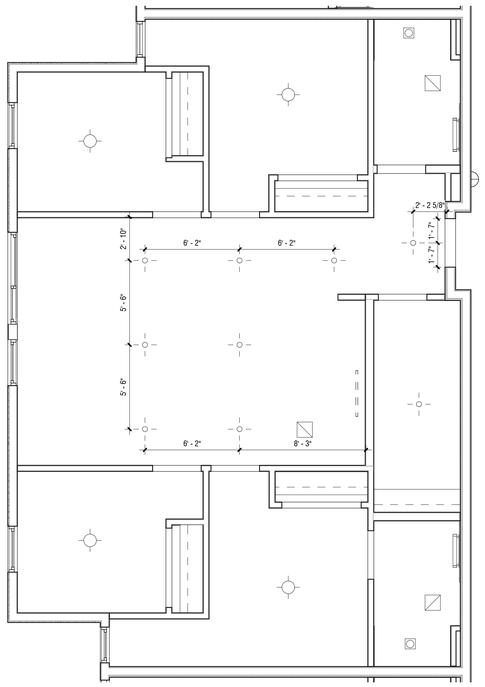
TAG	DOOR OPENING SIZE		FIRE	LEAF				FRAME		DETAILS			
	WIDTH	HEIGHT	RATING	TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	Comments
41.1	3' - 0"	6' - 8"			1 3/4"	WD		WD					
41.2	3' - 0"	6' - 8"			1 3/4"	WD		WD					
41.3	5' - 0"	6' - 8"			1 3/8"								
41.4	3' - 0"	6' - 8"			1 3/4"	WD		WD					
41.5	3' - 0"	6' - 8"			1 3/4"	WD		WD					
41.6	5' - 0"	6' - 8"			1 3/8"								
41.8	3' - 0"	6' - 8"			1 3/4"	WD		WD					
41.9	5' - 0"	6' - 8"			1 3/8"								
41.10	3' - 0"	6' - 8"			1 3/4"	WD		WD					
41.11	5' - 0"	6' - 8"			1 3/8"								
41.12	3' - 0"	6' - 8"			1 3/4"	WD		WD					

UNIT DOOR SCHEDULE - UNIT 4.2

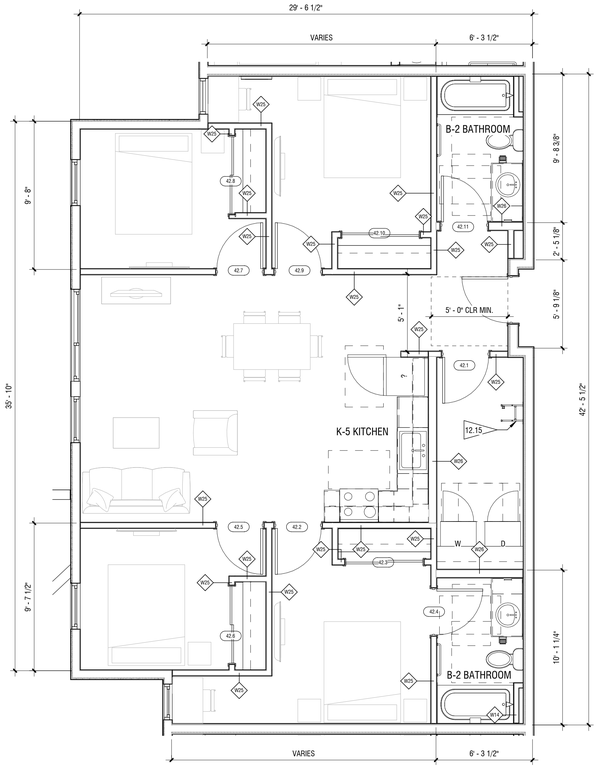
TAG	DOOR OPENING SIZE		FIRE	LEAF				FRAME		DETAILS			
	WIDTH	HEIGHT	RATING	TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL	Comments
42.1	3' - 0"	6' - 8"			1 3/4"	WD		WD					
42.2	3' - 0"	6' - 8"			1 3/4"	WD		WD					
42.3	5' - 0"	6' - 8"			1 3/8"								
42.4	3' - 0"	6' - 8"			1 3/4"	WD		WD					
42.5	3' - 0"	6' - 8"			1 3/4"	WD		WD					
42.6	5' - 0"	6' - 8"			1 3/8"								
42.7	3' - 0"	6' - 8"			1 3/4"	WD		WD					
42.8	5' - 0"	6' - 8"			1 3/8"								
42.9	3' - 0"	6' - 8"			1 3/4"	WD		WD					
42.10	5' - 0"	6' - 8"			1 3/8"								
42.11	3' - 0"	6' - 8"			1 3/4"	WD		WD					



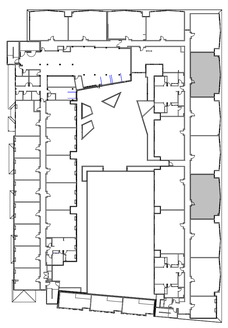
UNIT 4.2 AT LVL 2 - 5



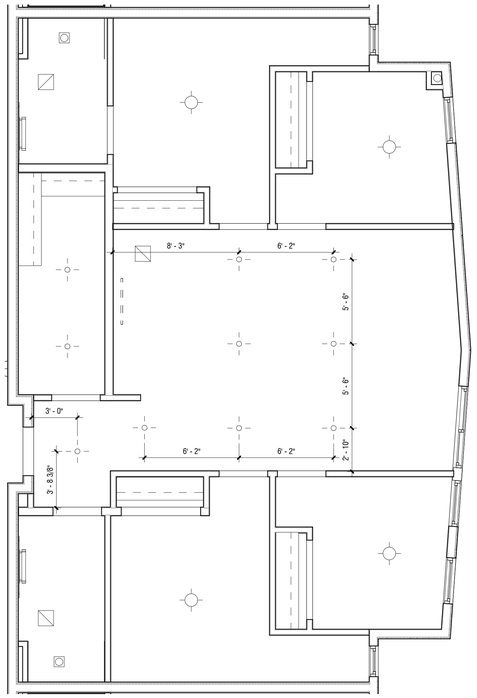
C5 UNIT TYPE 4.2 RCP
1/4" = 1'-0"



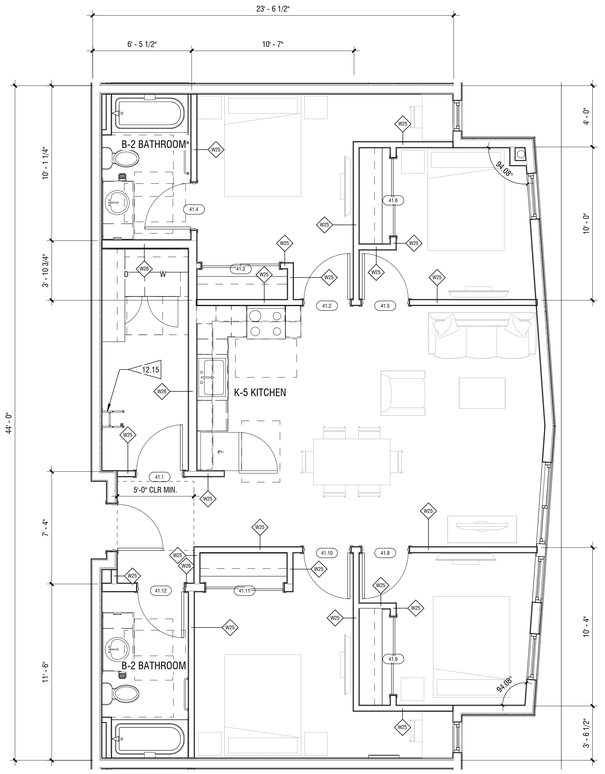
C3 UNIT TYPE 4.2 FLOOR PLAN
1/4" = 1'-0"



UNIT 4.1 AT LVL 2 - 5



A5 UNIT TYPE 4.1 RCP
1/4" = 1'-0"



A3 UNIT TYPE 4.1 FLOOR PLAN
1/4" = 1'-0"

FLAGNOTES PER SHEET

12.15	WALL MOUNTED BIKE RACK; PROVIDE BLOCKING

UNIT PLAN NOTES

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2	REFER TO A6- SERIES AND INTERIORS FOR SCHEDULES
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23	DRYWALL PARTITIONS BETWEEN CONDITIONED, OCCUPIED SPACES & EXTERIOR, OR NON-CONDITIONED SPACES SHALL HAVE VAPOR BARRIER AT THE INTERIOR, AND WEATHER RESISTIVE BARRIER AT THE EXTERIOR, U.N.O.

UNIT RCP LEGEND

- CEILING FAN WITH LIGHT; RE: ELECTRICAL
- EXHAUST FAN; RE: ELECTRICAL
- GYPSUM BOARD CEILING; RE: FLOOR/CEILING ASSEMBLY
- DROPPED SOFFIT
- VANITY FIXTURE; RE: ELECTRICAL
- SURFACE MOUNTED LIGHT; RE: ELECTRICAL
- SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
- WET RATED DOWNLIGHT; RE: ELECTRICAL
- WALL SCONCE; RE: ELECTRICAL
- TRACK LIGHT; RE: ELECTRICAL
- SURFACE MOUNTED RECTANGULAR LED FIXTURE; RE: ELECTRICAL
- VANITY FIXTURE; RE: ELECTRICAL

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STATE OF UTAH
CHAD HOLTZINGER
No. 11513239
REGISTERED ARCHITECT
3/6/2023

THE HOWICK
4101 S. Howick Street, Millcreek, UT

REV:

DRAWN: JJ
REVIEWED: CO,TO

DATE: 03/03/2023
CONSTRUCTION DOCUMENTS
PROJECT #: 22003
FILE:
SHEET TITLE:
4 BEDROOM UNITS

SCALE: As indicated

NO. A6.18

The Howick Site Plans, Floor Plans, Elevations:

Full Construction Document Design Set available upon request.

Appraisal Report
A 1.99-ACRE PARCEL OF LAND
Planned for Development with a 150-Unit LIHTC Apartment Project

Located at
4101 South Howick Street
Millcreek, UT 84107

Western States Multifamily

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

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

File #2208-06s

Jeff Neese, MAI
Appraiser

Prepared for
Ms. LuAnn Spangenberg
Utah Center for Neighborhood Stabilization

Date of Valuation:
August 8, 2022

Date of the Report:
August 23, 2022

western states multifamily
appraisers & consultants

August 23, 2022

Ms. LuAnn Spangenberg
Lending Manager
Utah Center for Neighborhood Stabilization
6880 South 700 West, Office 102
Midvale, Utah 84047-4513

Description:	***A 1.99-acre parcel of land planned for development with a 150-unit LIHTC apartment project.***
Address:	***4101 South Howick Street***
Municipality:	***Millcreek, Utah 84107***
Tax Identification No(s):	***15-36-453-055***
Owner of Record:	***Housing Plus***
Client:	***Utah Center for Neighborhood Stabilization***
Intended Users:	***Utah Center for Neighborhood Stabilization Housing Plus***
Western States File No:	***2208-06s***

Dear Ms. Spangenberg:

At your request, an Appraisal Report has been completed on a parcel of land, located at 4101 South Howick Street, Millcreek, 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.

This is a revision of a report previously issued on August 11, 2022. This revision has been completed due to a revision in the number of apartment units planned for development on the site.

.

6440 S. Wasatch Blvd., Suite 215 ~ Salt Lake City, Utah 84121
Phone: 801-278-4796 ~ email: jeff@wsmultifamily.com

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 1.99-acre parcel of land, located at 4101 South Howick Street, Millcreek, Utah, as of the date of inspection, August 8, 2022, is:

THREE MILLION EIGHT HUNDRED FIFTY-FIVE THOUSAND DOLLARS ($3,855,000)

The indicated value reflects the value of the real estate. No value has been assigned to any personal property, furniture, fixtures, or good-will.

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

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

TABLE OF CONTENTS

INTRODUCTION
TITLE PAGE
LETTER OF TRANSMITTAL
APPRAISAL REPORT PREFACE i
TABLE OF CONTENTS ii
CERTIFICATION OF APPRAISER iv
ASSUMPTIONS AND LIMITING CONDITIONS v
EXECUTIVE SUMMARY vii
FACTUAL DESCRIPTION 1
IDENTIFICATION OF PROPERTY AND STATEMENT OF OWNERSHIP 2
PURPOSE OF THE APPRAISAL 3
USE AND INTENDED USERS OF THE APPRAISAL 3
EFFECTIVE DATE OF THE APPRAISAL, DATE OF INSPECTION AND DATE OF THE REPORT 3
PROPERTY RIGHTS APPRAISED 3
DEFINITIONS 4
FEE SIMPLE ESTATE 4
MARKET VALUE 4
"AS IS" PREMISE 4
PERSONAL PROPERTY, FF & E, AND INTANGIBLES 5
MARKETABILITY 5
RECENT HISTORY OF THE APPRAISED PROPERTY 6
SCOPE OF WORK 7
PRIMARY / SECONDARY MARKET AREA DEFINITION 8
SALT LAKE COUNTY AREA DESCRIPTION 11
SALT LAKE COUNTY AERIAL PHOTO 26
APARTMENT MARKET CONDITIONS IN SALT LAKE COUNTY 27
RECENT ABSORPTION OF NEW APARTMENT PROJECTS 44
SUMMARY OF APARTMENT MARKET CONDITIONS 50
NEIGHBORHOOD DESCRIPTION 51
SITE DESCRIPTION 53
AERIAL PHOTOS OF SITE 55
PHOTOGRAPHS OF THE SITE 57
ZONING MAP 60

HIGHEST AND BEST USE 61
VALUATION SECTION 63
LAND VALUATION 64
COMPARABLE LAND SALES MAP 76
LAND SALES ADJUSTMENT GRID - - PRICE PER UNIT 77
LAND SALES ADJUSTMENT GRID - - PRICE PER SQUARE FOOT 78
CORRELATION AND ADJUSTMENT OF LAND SALES 79
RECONCILIATION AND FINAL OPINION OF VALUE 82
ADDENDUM 1
ZONING COMPLIANCE LETTER 2
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT 3
ENVIRONMENTAL SUPPLEMENT 4
QUALIFICATIONS OF APPRAISER 5
ENGAGEMENT LETTER 8
APPRAISER'S LICENSE 9

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 an appraisal of the subject property in July 2021 for UETOD. I have performed no other 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 in the assembly of 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.

August 23, 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 1.99-acre parcel of land planned for development with a 150-unit LIHTC apartment project.**
Location	**NEC of Central Avenue and Howick Street**
Approximate Address	**4101 South Howick Street Millcreek, Utah 84107**
Census Tract	**1116.00**
Purpose of the Appraisal	**Form an opinion of market value as of the date of inspection.**
Client	**Utah Center for Neighborhood Stabilization.**
Use and Intended Users of the Appraisal	**For use by Utah Center for Neighborhood Stabilization and Housing Plus in acquisition and/or loan underwriting**
Property Rights Appraised	**Fee Simple**
Tax I.D. Number	**15-36-453-055**
Owner of Record	**Housing Plus**
Land Size:	**1.99 acres**
Zoning:	**MD (Mixed Development)**
Jurisdiction	**Millcreek**
Existing Improvements	**None**
Highest and Best Use	**Multifamily residential development**
Market Value "As-Is"	**$3,855,000**
Date of Final Inspection and Date of Valuation	**August 8, 2022**
Date of the Report	**August 23, 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 1.99-acre parcel of land**
Location	**NEC of Central Avenue and Howick Street**
Address	**4101 South Howick Street**
Jurisdiction	**Millcreek, Utah**
Postal Code	**84107**
Census Tract	**1116.00**
Property Rights Appraised	**Fee Simple**
Tax I.D.	**15-36-453-055**
Owner of Record	**Housing Plus**
Land Size:	**1.99 acres**

LEGAL DESCRIPTION

Parcel No. 1:

Beginning at a point which is North 89 deg. 33' East 86.82 feet and South 13 deg. 45' East 1068.88 feet and South 89 deg. 27' West 79.03 feet from the Northwest Corner of Lot 10, Block 10, Ten Acre Plat "A; Big Field City Survey; thence South 0 deg. 43'40" West 628.41 feet; thence North 85 deg 16'30" West 265.29 feet; thence North 0 deg 33' West 603.80 feet; thence North 89 deg 27' East 287.18 feet to the point of beginning.

Less and excepting that portion of the subject property described by Warranty Deed, recorded February 04, 984, as Entry No. 3901164, in Book 5528, at Page 2973, or Official Records.

Beginning at a point on the East property line of Howick Street, said point being 1032.93 feet South and 11.78 feet East rom the Northwest Corner of Lot 10, Block 10, Ten Acre Plat "A", Big Field Survey; as per Howick Street Dedication Plat recorded as Entry No. 3228162, in Book 79-1 Page 26, said point also being 86.82 feet North 89 deg. 33' East and 1060.88 feet South 13 deg. 45' East 327.20 feet South 89 deg. 27' West of said Northwest Corner of Lot 10, Block 10, Ten Acre Plat "A", Big Field Survey; running thence North 89 deg. 27' East 175.00 feet; thence South 00 deg. 33' East 250.00 feet; thence South 89 deg. 27' West 175.00 feet; thence North 00 deg. 33' West 250.00 feet to the point of beginning.

Also, Less and Excepting that portion of the subject property lying within the street commonly known as Howick Street:

Also, Less and Excepting that portion of the subject property lying within the following described property:

Beginning at a point North 89 deg. 33'00" East 86.82 feet and South 13 deg. 45'00" East, 1060.87 feet and South 89 deg. 27'00" West 79.03 feet from the Northwest corner of Lot 10, Block 10, Ten Acre Plat "A", Big Field Survey, same said point of beginning North 00 deg. 33'00" West, 598.23 feet and North 89 deg. 27'00" East 205.00 feet from the monument at the intersection of Howick Street and Central Avenue, and running thence South 00 deg. 43'40" West 250.07 feet; thence South 89 deg. 27'00" West, 67.60 feet; thence North 00 deg. 33'00" West, 250.00 feet; thence North 89 deg. 27'00" East, 73.18 feet to the point of beginning.

The following is shown for information purposes only: Tax ID / Parcel No. 15-36-453-055

PURPOSE OF THE APPRAISAL

The purpose of an appraisal report is to lead the reader from the definition of the appraisal problem to a specific conclusion of value. This process is accomplished through the presentation and analysis of descriptive data and comparable information, which are reconciled to the unique aspects of the appraised property.

USE AND INTENDED USERS OF THE APPRAISAL

The appraisal report is intended for use by Utah Center for Neighborhood Stabilization and Housing Plus for acquisition and/or loan underwriting.

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, August 8, 2022. The date of the report is August 23, 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]

[1] The 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).

[3] Appraisal 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

Greg Ratliff of Align Complete Real Estate, Greg Barratt of Berkadia, and Kip Paul of Cushman & Wakefield were all contacted regarding the likely exposure time and marketing period for projects similar to the subject. They are all actively involved in selling projects similar to the subject. These experts all indicated that although the market has slowed recently, reasonably priced properties 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 property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal*[4]".

The rental market is 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: *An opinion, based on supporting market data, of the 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*".[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. P116.
[5] The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, 2022, p. 68.

RECENT HISTORY OF THE APPRAISED PROPERTY

The site consists of 1.99 acres and is currently vacant and awaiting development. The site is proposed for development with a 150-unit Low-Income Housing Tax Credit (LIHTC) apartment project.

A sale of the site is currently pending at a price of $2,343,299. Details of this sale can be found later in this report.

The site sold from Mitchell Brother Holdings, LLC to the current owner (Housing Plus) in July 2021 at a price of $2,225,000.

At the time of the sale in July 2021, the site was not adequately zoned for development of a 150-unit LIHTC apartment project. The site has since received a rezone to MD (Mixed Development), where multifamily development is a permitted use.

There are no other known sales or listings of the site 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 multiple occasions, the last being August 8, 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.

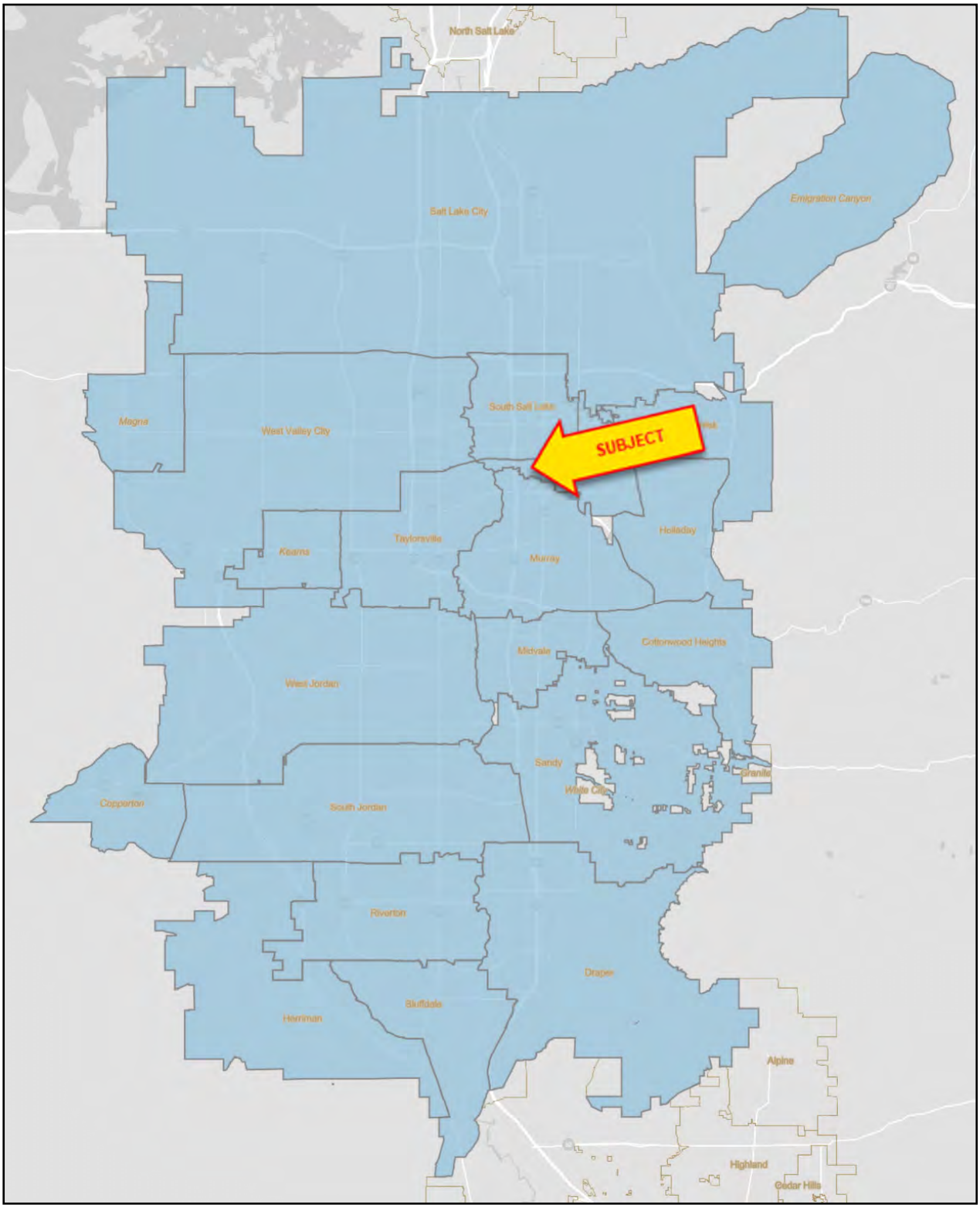
Utah is a nondisclosure state, meaning that when a property sells, neither the seller nor the buyer is required to divulge the sales price. Therefore, to locate recent sales, I contacted many owners and brokers active in the local market. The reporting of the descriptive data is included in full detail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

PRIMARY / SECONDARY MARKET AREA DEFINITION

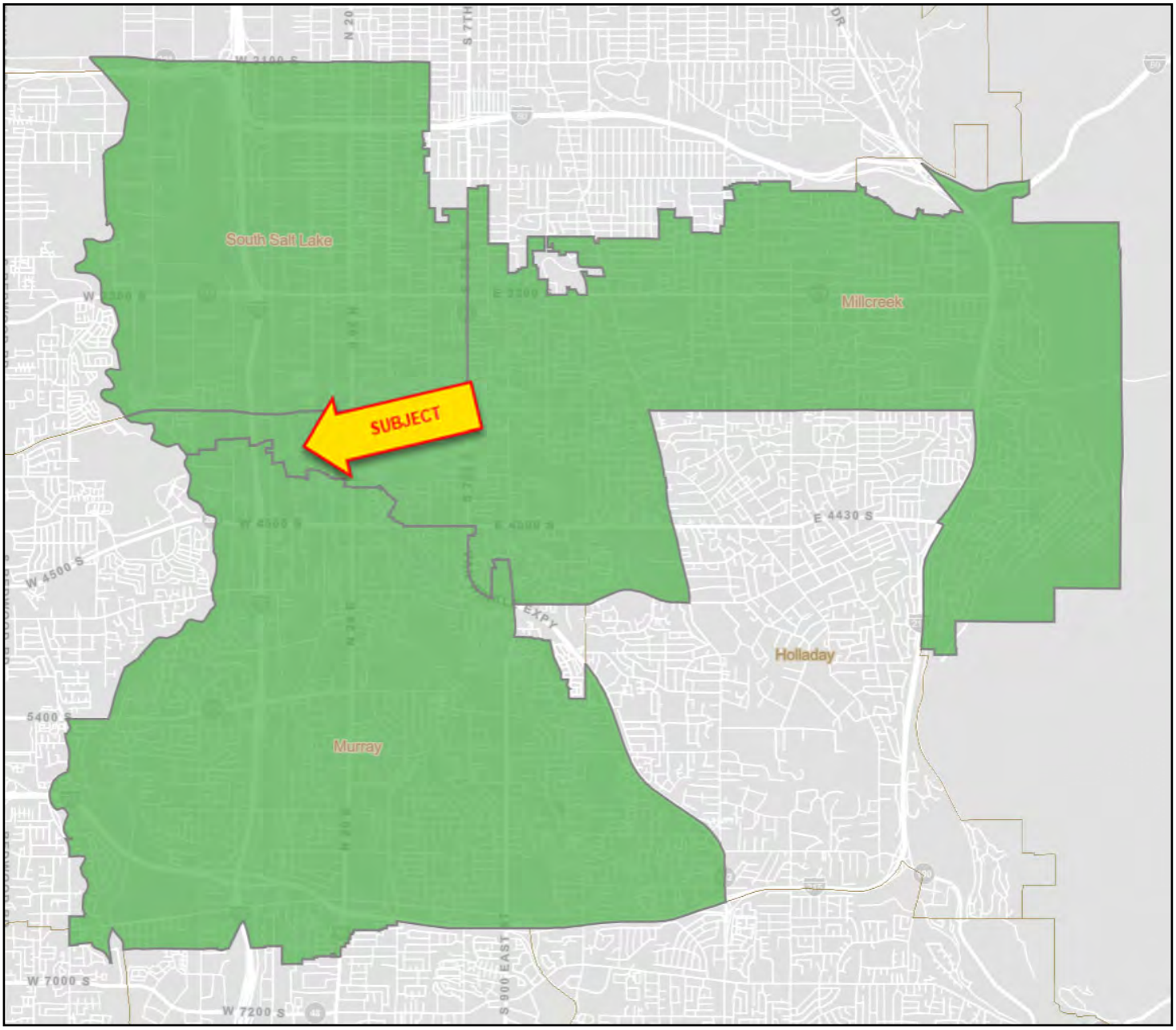
The Primary Market Area is the central portion of Salt Lake County, encompassing the cities of Murray, Millcreek, and South Salt Lake.

The secondary market area is Salt Lake County.

SECONDARY MARKET AREA MAP
(SALT LAKE COUNTY)



PRIMARY MARKET MAP
(MURRAY / MILLCREEK / SOUTH SALT LAKE)



SALT LAKE COUNTY AREA DESCRIPTION

The site is located in the central portion of Salt Lake County, within the city of Millcreek (±0.35 miles south of the Millcreek/South Salt Lake City boundary and abuts the Millcreek/Murray boundary to the south). It is about five miles south of the central business district of 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 2021, the population is estimated at 1,186,421, which is an increase of 15.2% 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 11.7% of the total population. Between 2010 and 2021, the trends in population for Salt Lake County's cities were as follows:

SALT LAKE COUNTY AND SALT LAKE CITY
POPULATION FIGURES 2010 & 2021

	2010	2021	Increase
Salt Lake County	**1,029,655**	**1,186,421**	**15.2%**
Salt Lake City	**186,440**	**200,478**	**7.5%**
West Valley City	**129,480**	**139,110**	**7.4%**
West Jordan	**103,712**	**116,541**	**12.4%**
Sandy	**87,461**	**95,050**	**8.7%**
South Jordan	**50,418**	**80,139**	**58.9%**
Millcreek	**62,139**	**64,110**	**3.2%**
Taylorsville	**58,652**	**59,242**	**1.0%**
Herriman	**21,875**	**58,198**	**166.0%**
Draper	**42,274**	**51,749**	**22.4%**
Murray	**46,746**	**49,729**	**6.4%**
Riverton	**38,753**	**45,148**	**16.5%**
Midvale	**27,964**	**35,938**	**28.5%**
Cottonwood Heights	**33,433**	**32,684**	**-2.2%**
Holladay	**26,472**	**31,390**	**18.6%**
South Salt Lake	**23,617**	**26,166**	**10.8%**
Bluffdale	**7,598**	**18,835**	**147.9%**

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%
2021	1,186,421	0.1% (1 year)
2025 *Projection*	1,238,021	4.3% (5 years)

Sources:
Historical Figures - U.S. Census Bureau
Projection – The Kem C. Gardner Policy Institute (2020-2060 State and County Projections) projects that the county's population will increase at an average annual rate of 1.07% between 2021 and 2025. Therefore, the actual 2021 U.S. Census population estimate has been trended forward at an annual rate of 1.07% to project the 2025 population.

Employment

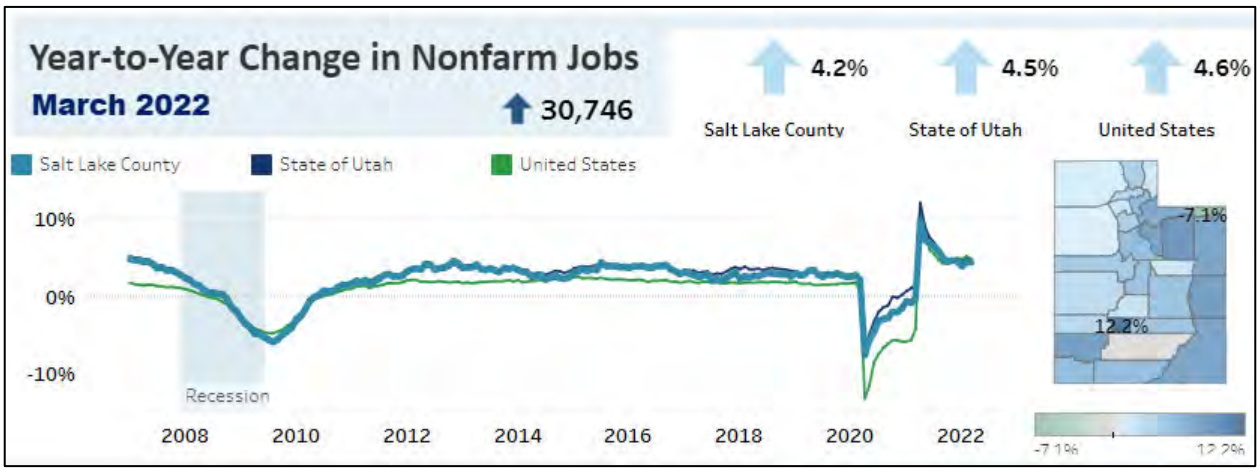
Employment in Salt Lake County increased each year from 2012 to 2019. The unemployment rate steadily declined from 2010 to 2019, before increasing 7.2% in June 2020 due to the COVID-19 pandemic. The June 2021 unemployment rate was 2.5%, up slightly from the 2.2% June 2019 figure. Total employment increased 3.6% from June 2021 to June 2022. The June 2022 unemployment rate was 2.0%.

SALT LAKE COUNTY
TREND IN EMPLOYMENT 2010 TO 2022
JUNE OF EACH YEAR)

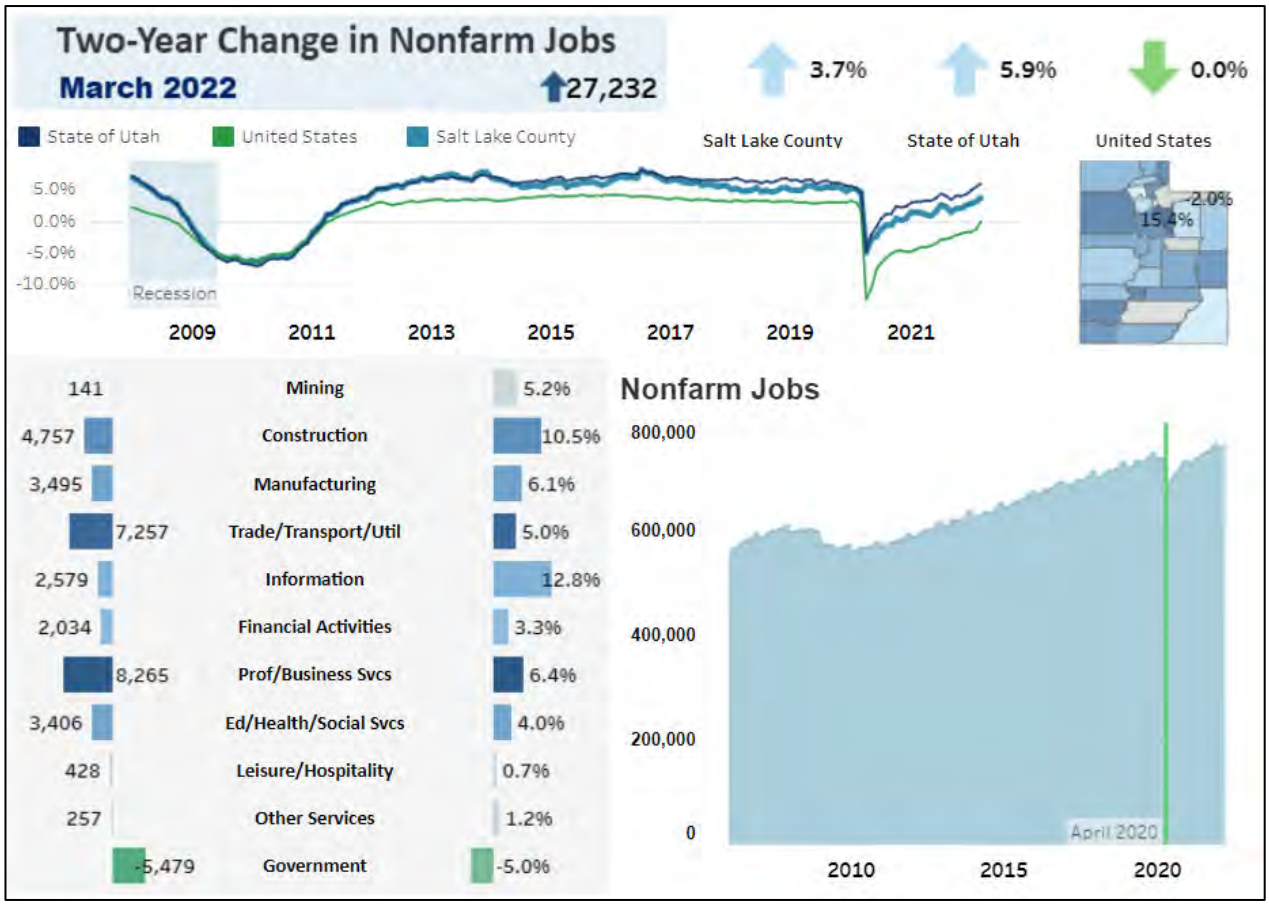
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	546,053	504,247	41,806	7.7%
2011	543,215	503,109	40,106	7.4%
2012	545,658	520,310	25,348	4.6%
2013	562,097	539,295	22.802	4.1%
2014	569,532	549,768	19,764	3.5%
2015	581,623	562,449	19,174	3.3%
2016	598,139	580,101	18,038	3.0%
2017	614,171	596,226	17,945	2.9%
2018	621,876	605,560	16,316	2.6%
2019	634,765	620,681	14,084	2.2%
2020	651,663	604,627	47,036	7.2%
2021	652,649	636,403	46,246	2.5%
2022	672,882	659,514	13,368	2.0%

Source: Utah Department of Workforce Services
Data Is Seasonally Adjusted

Between December 2020 and December 2021, employment increased 4.3%, or 31,923 jobs. The highest employment gains over December 2020 occurred in leisure/hospitality, professional/business services, and construction.



Note: Due to the extreme and rapid deterioration in nonfarm jobs during April 2020, year-over comparisons (shown above) do no 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:

MAJOR EMPLOYERS 2020

Salt Lake County

WORKFORCE SERVICES

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 Fulfullment 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.

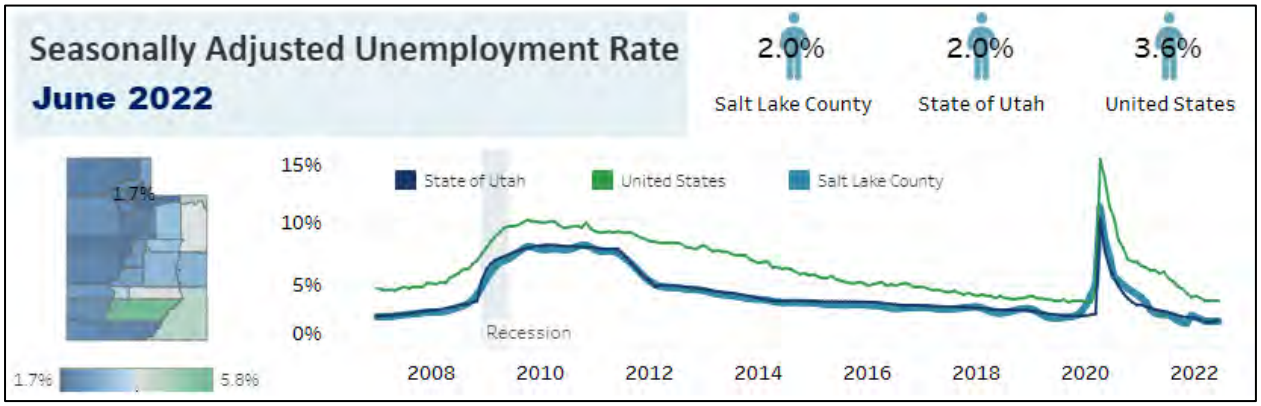
Nonfarm Jobs Two-Year Comparison First Quarter 2022*

	January 2022			February 2022			March 2022		
	Total Jobs	Numeric Change	Percent Change	Total Jobs	Numeric Change	Percent Change	Total Jobs	Numeric Change	Percent Change
TOTAL	756,959	20,505	2.8%	765,203	23,087	3.1%	767,097	27,232	3.7%
GOODS PRODUCTION	111,091	7,468	7.2%	112,693	8,083	7.7%	113,748	8,393	8.0%
Mining	2,797	128	4.8%	2,794	148	5.6%	2,835	141	5.2%
Construction	48,236	4,432	10.1%	49,337	4,757	10.7%	50,179	4,757	10.5%
Manufacturing	60,058	2,908	5.1%	60,562	3,178	5.5%	60,734	3,495	6.1%
SERVICE PRODUCTION	645,868	13,037	2.1%	652,510	15,004	2.4%	653,349	18,839	3.0%
Trade/Transport/Util	151,479	5,440	3.7%	152,657	7,070	4.9%	152,114	7,257	5.0%
Wholesale Trade	35,389	1,709	5.1%	35,656	1,980	5.9%	35,680	2,000	5.9%
Retail Trade	73,635	1,064	1.5%	74,493	2,171	3.0%	74,871	2,909	4.0%
Transportation/Warehousing	41,086	2,829	7.4%	41,140	3,077	8.1%	40,178	2,486	6.6%
Utilities	1,369	-162	-10.6%	1,368	-158	-10.4%	1,385	-138	-9.1%
Information	22,320	2,172	10.8%	22,759	2,271	11.1%	22,754	2,579	12.8%
Financial Activities	63,284	2,398	3.9%	63,423	2,189	3.6%	63,248	2,034	3.3%
Finance and Insurance	51,238	2,208	4.5%	51,214	1,907	3.9%	50,945	1,609	3.3%
Real Estate and Rental/Leasing	12,046	190	1.6%	12,209	282	2.4%	12,303	425	3.6%
Prof/Business Svcs	135,180	6,836	5.3%	136,877	7,790	6.0%	137,360	8,265	6.4%
Professional/Sci/Tech Svcs	69,744	8,030	13.0%	70,636	8,373	13.4%	70,835	8,721	14.0%
Management of Companies	16,016	-287	-1.8%	16,019	-440	-2.7%	16,035	-490	-3.0%
Admin Support/Waste Mgt	49,420	-907	-1.8%	50,222	-143	-0.3%	50,490	34	0.1%
Ed/Health/Social Svcs	87,791	2,587	3.0%	88,924	3,047	3.5%	88,874	3,406	4.0%
Educational Services	17,408	891	5.4%	17,758	803	4.7%	17,798	1,006	6.0%
Health Care/Social Services	70,383	1,696	2.5%	71,166	2,244	3.3%	71,076	2,400	3.5%
Leisure/Hospitality	60,867	-2,366	-3.7%	62,348	-1,793	-2.8%	62,970	428	0.7%
Arts/Entertainment/Recreation	9,497	-464	-4.7%	9,855	-314	-3.1%	9,968	105	1.1%
Accommodation/Food Services	51,370	-1,902	-3.6%	52,493	-1,479	-2.7%	53,002	323	0.6%
Other Services	21,467	-15	-0.1%	21,732	46	0.2%	21,856	257	1.2%
Government	103,386	-4,092	-3.8%	103,692	-5,701	-5.2%	104,069	-5,479	-5.0%
Federal	11,298	-300	-2.6%	11,237	-326	-2.8%	11,183	-343	-3.0%
Local	44,098	-1,658	-3.6%	44,402	-1,581	-3.4%	44,970	-874	-1.9%
State	47,990	-2,134	-4.3%	48,053	-3,794	-7.3%	47,916	-4,262	-8.2%
Unclassified	94	77	452.9%	98	85	653.8%	104	92	766.7%
Covered Agriculture*	340	97	39.9%	332	76	29.7%	356	69	24.0%
Private	653,573	24,597	3.9%	661,511	28,788	4.5%	663,028	32,711	5.2%

*Preliminary; Source: Utah Department of Workforce Services.

Unemployment

Salt Lake County's unemployment rate stands at 2.0% (June 2022), which is equal to 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 88,712 or 16.2%, from June 2010 to June 2019. The unemployment rate increased to a high of 7.2% in June 2020 due to the COVID-19 pandemic, but has rapidly declined since then. The unemployment rate was down to 2.0% by June 2022.

Total employment in Utah increased by 26.9% between June 2010 and June 2019. Employment decreased 3.3% between June 2019 and June 2020 due to the COV-19 pandemic, but increased 7.0% from June 2020 to June 2021 and 3.6% from June 2021 to June 2022.

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

Year	SALT LAKE COUNTY			STATE OF UTAH		
	Employment	Growth Rate	Unemployment Rate	Employment	Growth Rate	Unemployment Rate
2010	546,053	-2.4%	7.7%	1,244,308	-0.3%	7.9%
2011	543,215	-0.5%	7.4%	1,242,153	-0.2%	7.7%
2012	545,658	0.4%	4.6%	1,280,955	3.1%	4.8%
2013	562,097	3.0%	4.1%	1,327,663	3.6%	4.2%
2014	569,532	1.3%	3.5%	1,361,525	2.5%	3.6%
2015	581,623	2.1%	3.3%	1,400,856	2.9%	3.5%
2016	598,139	2.8%	3.0%	1,448,202	3.4%	3.4%
2017	614,171	2.7%	2.9%	1,506,746	4.0%	3.2%
2018	621,876	1.3%	2.6%	1,538,169	2.1%	2.9%
2019	634,765	2.1%	2.2%	1,579,297	2.7%	2.5%
2020	651,663	2.7%	7.2%	1,527,608	-3.3%	6.3%
2021	652,649	0.1%	2.5%	1,634,954	7.0%	2.8%
2022	672,882	3.1%	2.0%	1,693,835	3.6%	2.0%

Source: Utah Department of Workforce Services. Seasonally adjusted

Incomes

Median household income was estimated to be $80,119 in 2019, according to the U.S. Census Bureau's American Community Survey (the most recent figures available). This is slightly higher than the $75,780, median household income level found in the State of Utah. For 2022, the US Department of HUD estimates the median household income for a family of four is $102,400. This represents a 10.2% increase from 2021, when the median income was $92,900. Since 1999, the average annual increase has been 3.1%.

Wages

For the fourth quarter of 2021, the average monthly wage in the private sector in Salt Lake County was $6,148. This is 115% of the state-wide average wage of $5,334. 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
(FOURTH QUARTER 2021)

	Salt Lake County	State of Utah
Total Private Sector	**$6,148**	**$5,334**
Agriculture	$2,837	$3,454
Mining	$8,908	$7,497
Utilities	$12,006	$10,400
Construction	$6,309	$5,600
Manufacturing	$6,251	$6,069
Wholesale Trade	$7,983	$7,316
Retail Trade	$4,188	$3,673
Transportation and Warehousing	$5,118	$4,883
Information	$9,216	$9,116
Finance & Insurance	$10,206	$9,247
Real Estate and Rental Leasing	$6,792	$6,068
Professional / Scientific & Technical Svs	$9,274	$8,321
Management of Companies / Enterprises	$8,993	$9,156
Admin, Support, Waste Mgt, Remediation	$4,715	$4,289
Education Services	$4,131	$3,305
Health Care & Social Assistance	$5,076	$4,638
Arts, Entertainment and Recreation	$4,214	$3,044
Accommodation and Food Services	$2,233	$1,991
Other Services	$4,115	$3,730
Unclassified Establishments	$8,054	$7,980
Total Public Sector	**$5,672**	**$4,734**
Federal Government	$7,662	$6,853
State Government	$6,425	$5,042
Local Government	$4,338	$3,921

Source: Utah Department of Workforce Services. 4th 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.



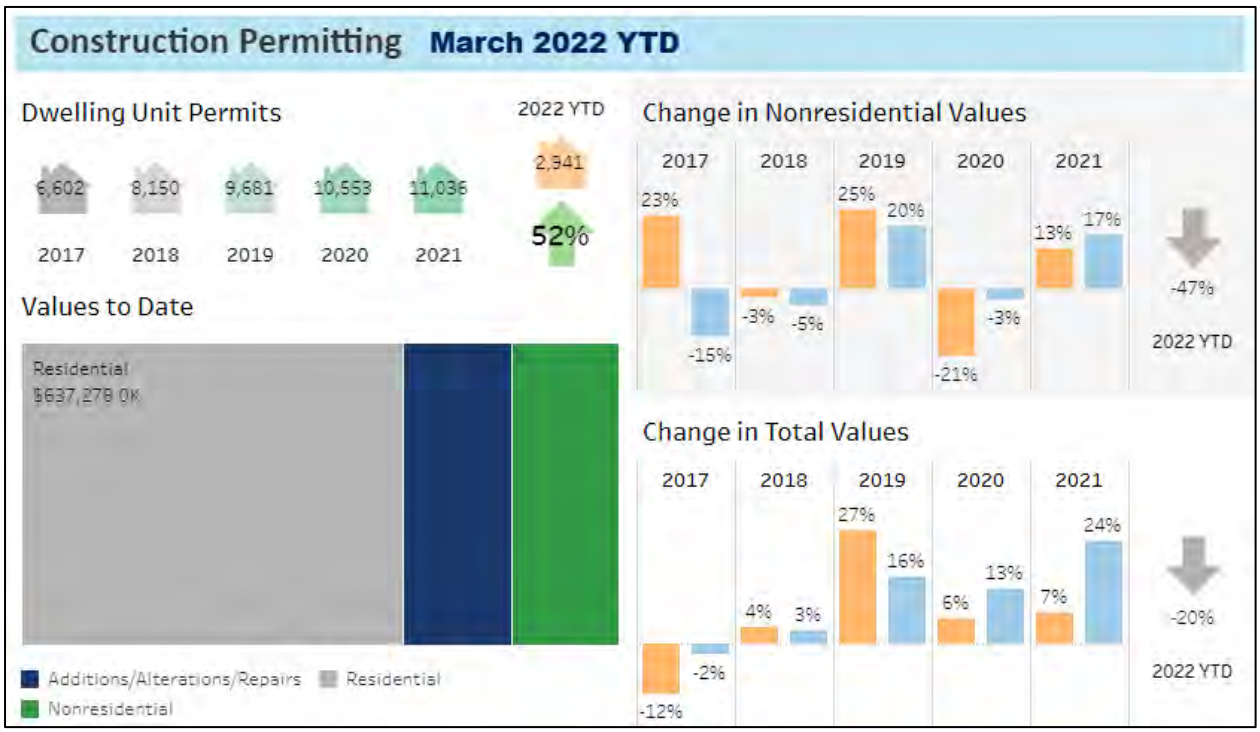


Construction

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 MAY 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 May)	4,640	-57.6%	$920.9	-40.2%	$658.6	-1.4%	$1,971.4	-30.2%

- In millions of dollars
- 2022 figure is through May.
- 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. However, single-family permits declined 11.0% during 2021.

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 May)	814

Source: Ivory-Boyer Construction Database

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 and by 8.1% in 2021.

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 May)	3,826

Source: Ivory-Boyer Construction Database

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, 7.4% during 2020 and 5.4% during 2021.

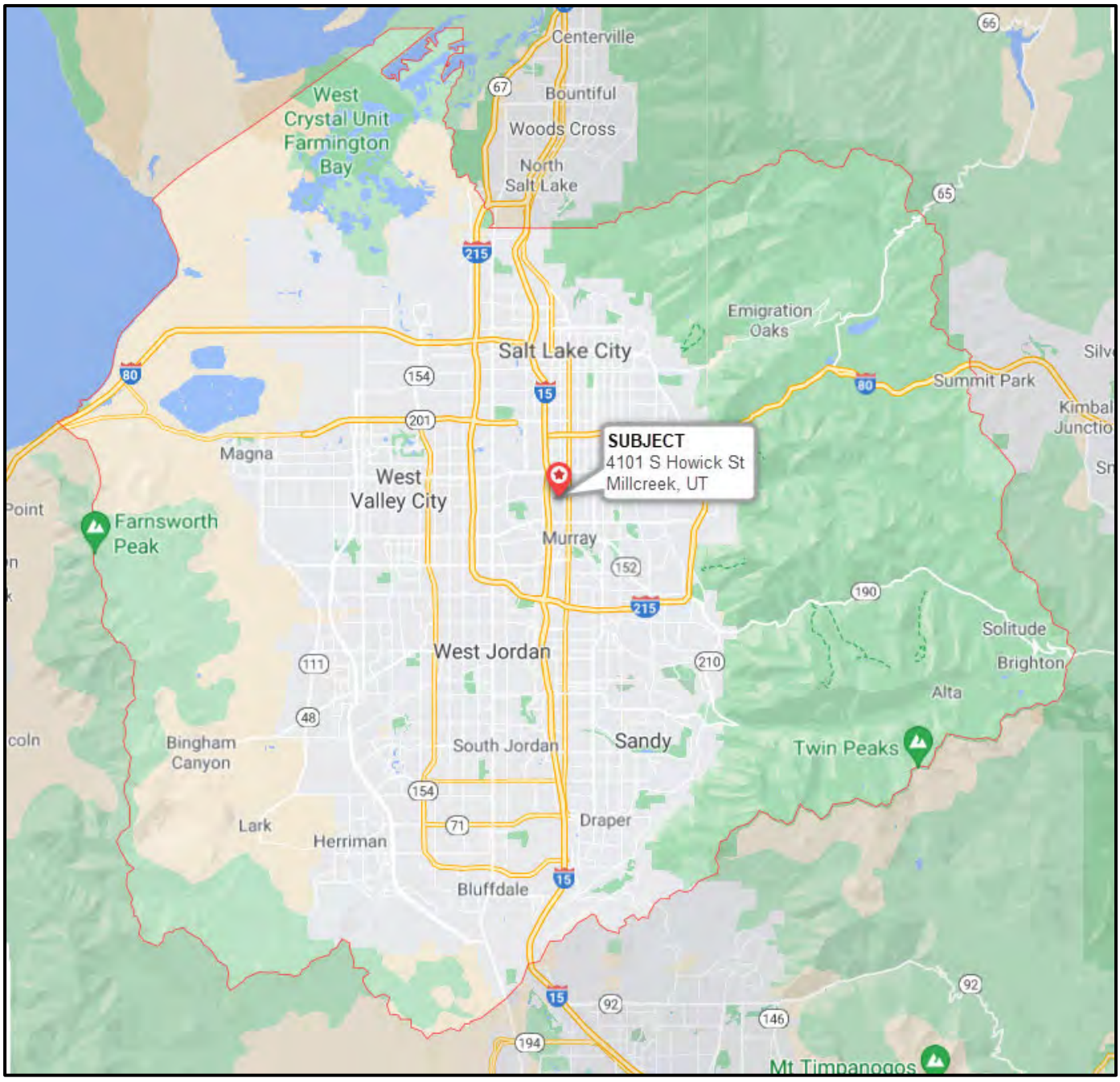
Employment in Salt Lake County increased by 109,850 or 21.7%, from April 2010 to April 2019. The unemployment rate increased to a high of 10.7% in April 2020 due to the COVID-19 pandemic but has steadily declined since then. The unemployment rate was down to 2.0% by June 2022, which is equal to the statewide average, but below 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 1.07% per year through 2025.

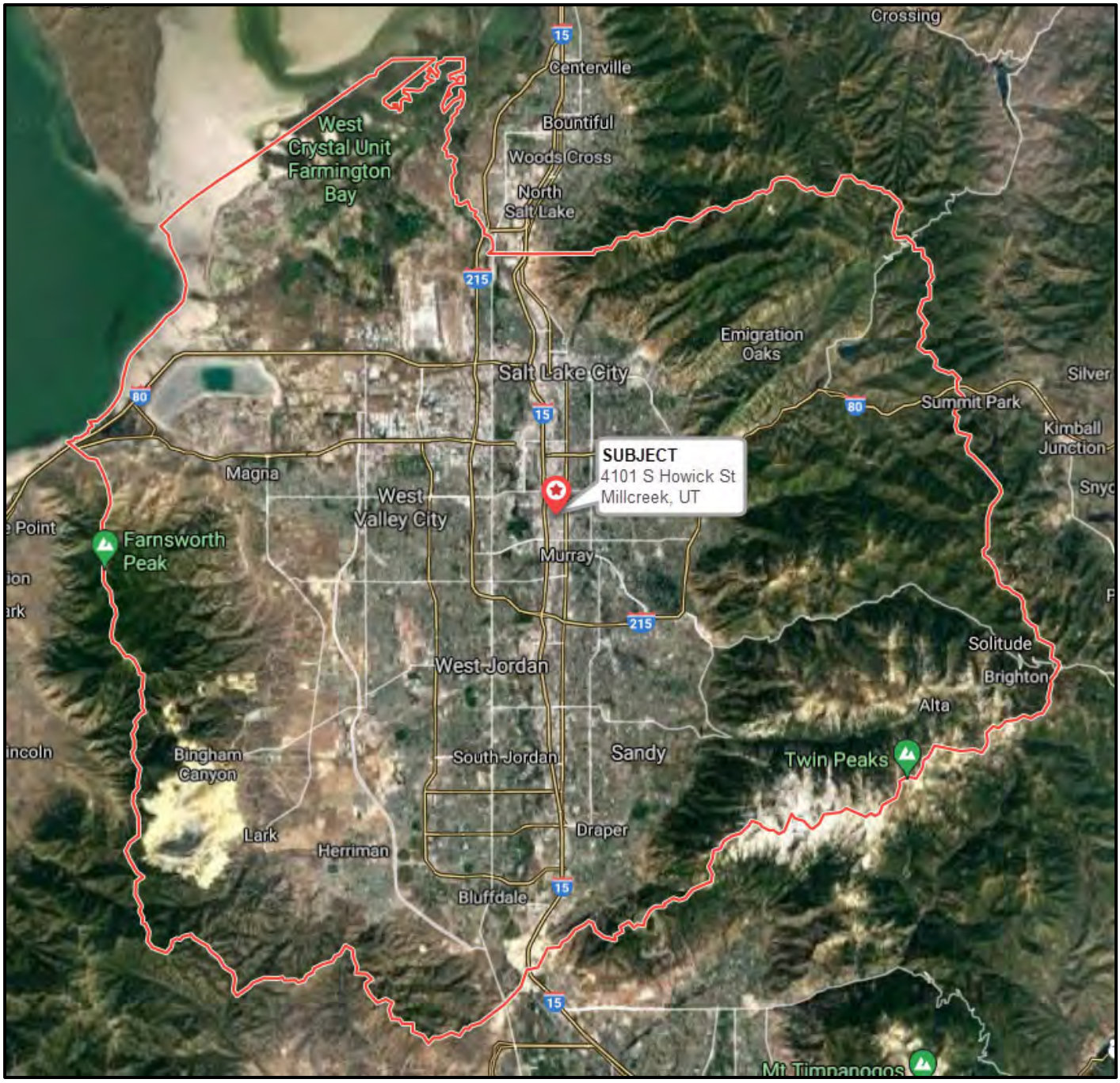
The COVID-19 pandemic slowed economic growth in 2020 and 2021, however, Utah is one of the best-equipped states to recover according to the Pew Research Center.

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.

SALT LAKE COUNTY MAP



SALT LAKE COUNTY AERIAL PHOTO



APARTMENT MARKET CONDITIONS IN SALT LAKE COUNTY

Absorption between 2010 and 2019 (per 2019 American Community Survey) was 16,434 units, an average of 1,826 per year. This is about double annual average during the 2000 to 2009 period. Much of the increased demand for apartments can be attributed to the weakness of the "for sale" housing market, which has led to strong growth in the number of renter households.

Vacancy rates in the area are low and rental rates have been increasing at 3% to 5% per year for the past few years.

The long-term outlook for rental housing in Salt Lake County is strong. Utah continues to experience the nation's highest birth rate. The state has experienced net in-migration over the past several years. The unemployment rate is well below national averages. According to the American Legislative Exchange Council, Utah is ranked as the state with the best economic outlook.

There are currently (2022) about 138,721 occupied rental units in Salt Lake County. This is projected to increase to 156,740 by 2026, an average annual increase of about 4,505 renter households.

Currently, about 30% of the rental units in Salt Lake County are single family homes or mobile homes and 15% are in two to four-unit structures. The remaining 57% are in structures with five or more units.

Characteristics of the local rental housing market are examined in the following pages.

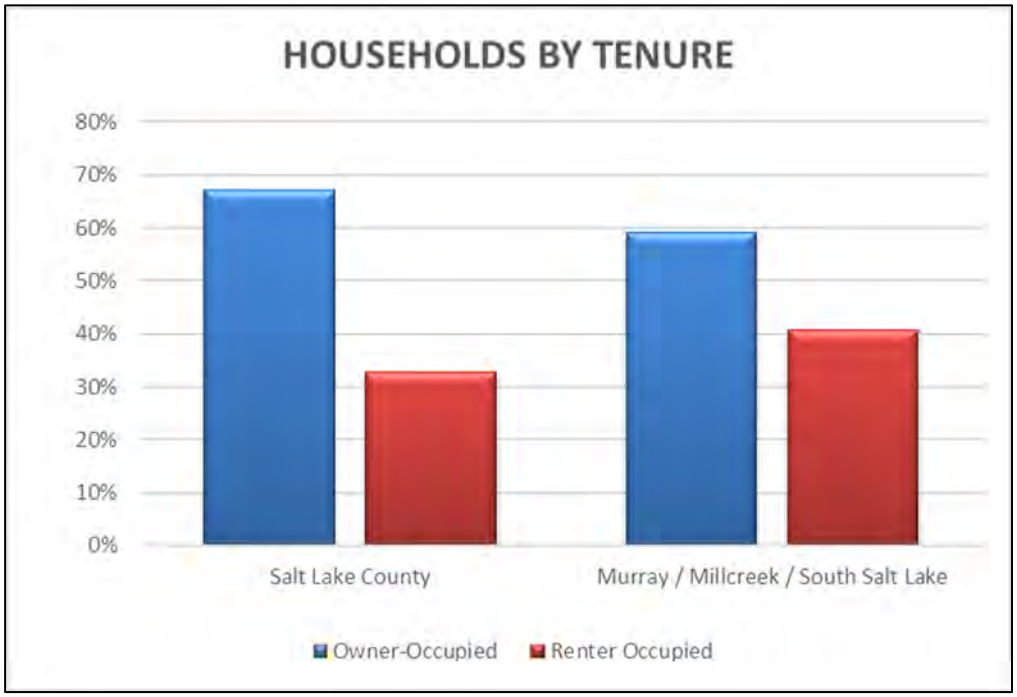
Households by Tenure

In Salt Lake County, nearly 33% of all households occupy rental housing. In the Primary Market Area, about 41% of all households are renters.

HOUSEHOLDS BY TENURE

	Salt Lake County		Murray / Millcreek / South Salt Lake	
	Number	Percentage	Number	Percentage
Owner-Occupied	258,772	67.3%	31,184	59.3%
Renter Occupied	125,920	32.7%	21,444	40.7%
Total Occupied Housing Units	384,692	100.0%	52,628	100.0%

Source: Salt Lake County - 2019 American Community Survey, 1-Year Estimates
Primary Market Area - 2019 American Community Survey, 5-Year Estimates
Census Table #: B25003



Renter Households by Age of Householder

The renter population in The Primary Market Area tends to be similar to Salt Lake County as a whole.

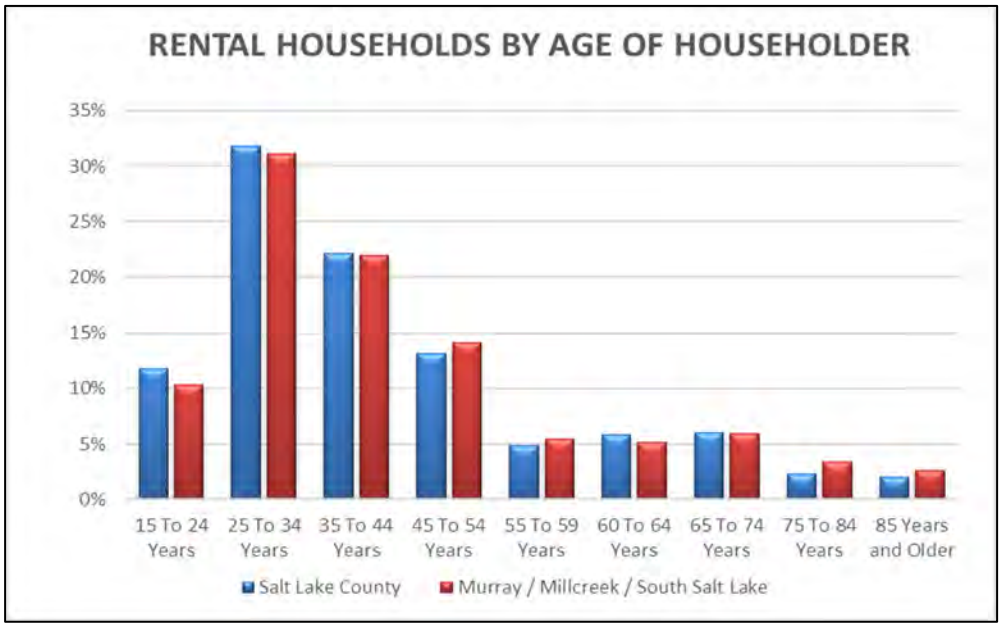
In Salt Lake County, about 44% of renter households are headed by persons that are under 35 years of age. Only about 10% of renter households are 65 years old or older.

In the Primary Market Area, about 41% of renter households are headed by persons that are under 35 years of age. About 12% are 65 years old or older.

RENTER HOUSEHOLDS BY AGE OF HOUSEHOLDER

	Salt Lake County		Murray / Millcreek / South Salt Lake	
Age of Householder	Number	Percentage	Number	Percentage
15 To 24 Years	14,852	11.8%	2,206	10.3%
25 To 34 Years	40,030	31.8%	6,667	31.1%
35 To 44 Years	27,935	22.2%	4,708	22.0%
45 To 54 Years	16,591	13.2%	3,037	14.2%
55 To 59 Years	6,136	4.9%	1,170	5.5%
60 To 64 Years	7,390	5.9%	1,105	5.2%
65 To 74 Years	7,569	6.0%	1,266	5.9%
75 To 84 Years	2,886	2.3%	718	3.3%
85 Years and Older	2,531	2.0%	567	2.6%
Total	125,920	100.0%	21,444	100.0%

Source: Salt Lake County - 2019 American Community Survey, 1-Year Estimates
Primary Market Area - 2019 American Community Survey, 5-Year Estimates
Census Table #: B25007



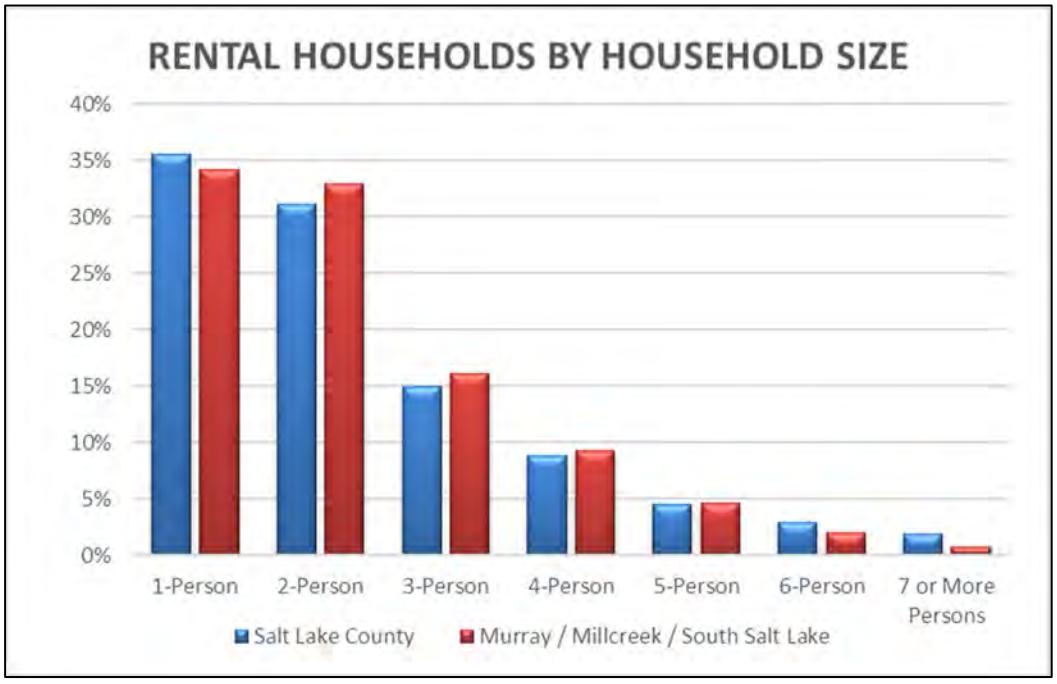
Renter Households by Household Size

The Primary Market Area has a similar percentage of small households compared with Salt Lake County as a whole. 67% of all renter households in both Salt Lake County and the Primary Market Area consist of one or two persons.

RENTER HOUSEHOLDS BY HOUSEHOLD SIZE

	Salt Lake County		Murray / Millcreek / South Salt Lake	
Household Size	Number	Percentage	Number	Percentage
1-Person	44,759	35.5%	7,327	34.2%
2-Person	39,222	31.1%	7,055	32.9%
3-Person	18,921	15.0%	3,459	16.1%
4-Person	11,180	8.9%	1,993	9.3%
5-Person	5,689	4.5%	1,006	4.7%
6-Person	3,715	3.0%	442	2.1%
7 or More Persons	2,434	1.9%	162	0.8%
Total	125,920	100.0%	21,444	100.0%

Source: Salt Lake County - 2019 American Community Survey, 1-Year Estimates
Primary Market Area - 2019 American Community Survey, 5-Year Estimates
Census Table #: B25009



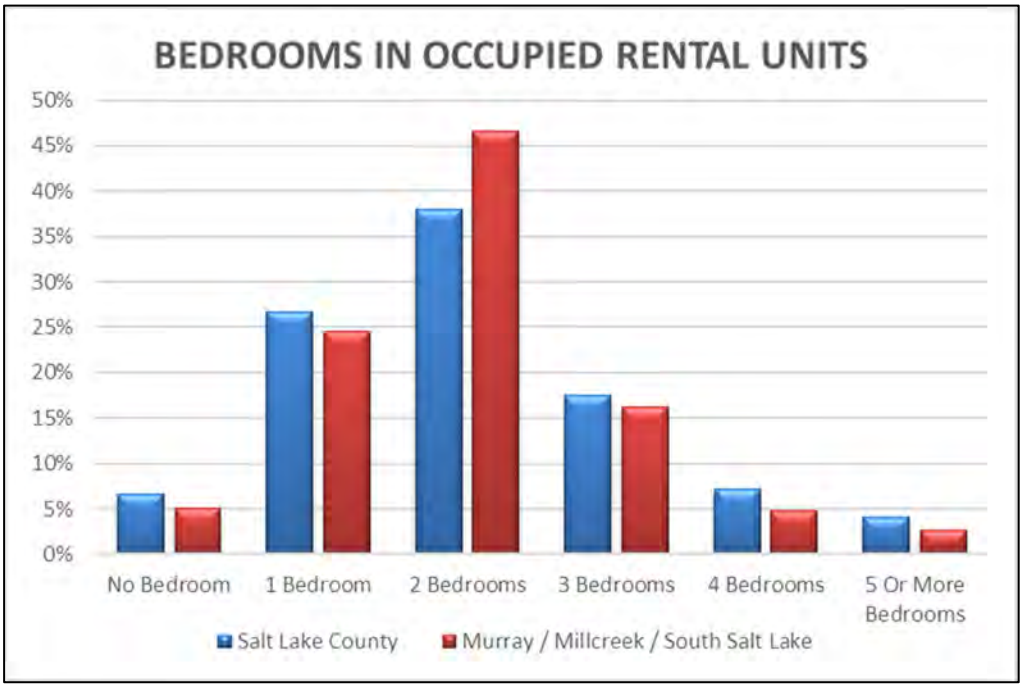
Bedrooms in Occupied Rental Units

Nearly 65% of all rental units in Salt Lake County are one-bedroom or two-bedroom units. That figure increase to nearly 71% in the Primary Market Area.

BEDROOMS IN OCCUPIED RENTAL UNITS

	Salt Lake County		Murray / Millcreek / South Salt Lake	
Bedrooms	Number	Percentage	Number	Percentage
No Bedroom	8,350	6.6%	1,101	5.1%
1 Bedroom	33,537	26.6%	5,259	24.5%
2 Bedrooms	47,761	37.9%	10,007	46.7%
3 Bedrooms	22,126	17.6%	3,485	16.3%
4 Bedrooms	8,960	7.1%	1,026	4.8%
5 Or More Bedrooms	5,186	4.1%	566	2.6%
Totals	125,920	100.0%	21,444	100.0%

Source: Salt Lake County - 2019 American Community Survey, 1-Year Estimates
Primary Market Area - 2019 American Community Survey, 5-Year Estimates
Census Table #: B25042



Renter Households by Units in Structure

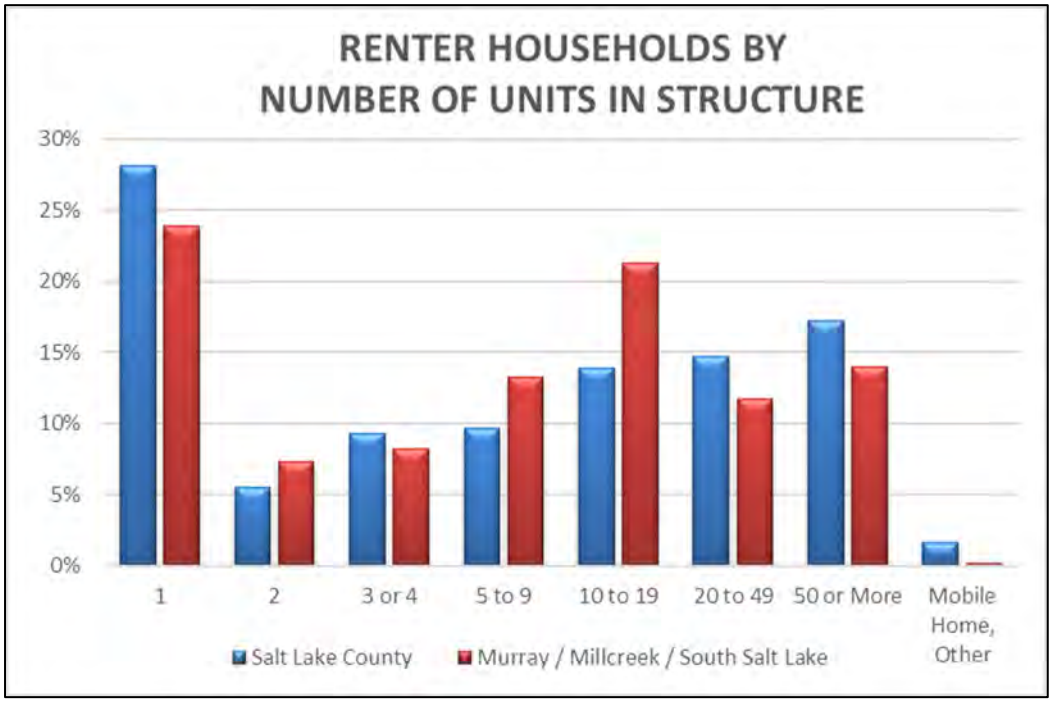
In Salt Lake County, about 65% of renters live in structures with three or more units. About 30% occupy single family homes or mobile homes.

In the Primary Market Area, about 69% of renters live in structures with three or more units, while about 24% occupy single family homes or mobile homes.

RENTER HOUSEHOLDS BY NUMBER OF UNITS IN STRUCTURE

	Salt Lake County		Murray / Millcreek / South Salt Lake	
Units in Structure	Number	Percentage	Number	Percentage
1	35,479	28.2%	5,123	23.9%
2	6,884	5.5%	1,571	7.3%
3 or 4	11,669	9.3%	1,768	8.2%
5 to 9	12,103	9.6%	2,845	13.3%
10 to 19	17,494	13.9%	4,566	21.3%
20 to 49	18,566	14.7%	2,524	11.8%
50 or More	21,730	17.3%	3,005	14.0%
Mobile Home, Other	1,995	1.6%	42	0.2%
Totals	125,920	100.0%	21,444	100.0%

Source: Salt Lake County - 2019 American Community Survey, 1-Year Estimates
Primary Market Area - 2019 American Community Survey, 5-Year Estimates
Census Table #: B25032



Renter Households by Year Constructed

The rental housing stock in the Primary Market Area is older than is found in the remainder of Salt Lake County.

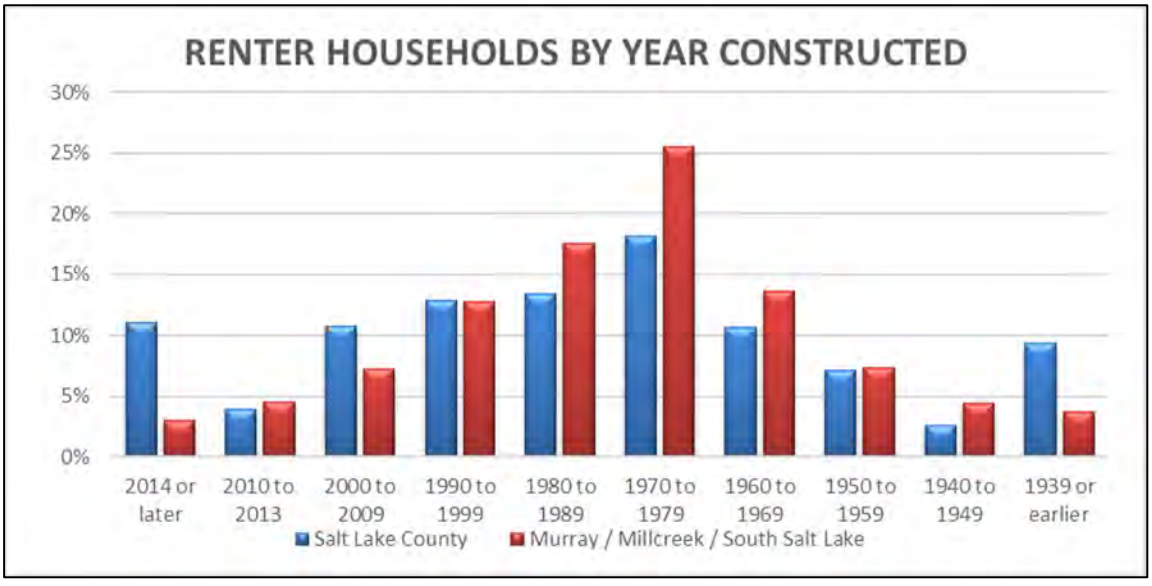
About 26% of rental housing in Salt Lake County has been constructed since 2000. The median year built for all rental housing is 1981.

Only about 15% of the rental housing in the Primary Market Area was constructed since 2000. About 77% of the rental housing in that area was constructed between 1950 and 1989. The median year built for rental housing is 1977.

RENTER HOUSEHOLDS BY YEAR CONSTRUCTED

	Salt Lake County		Murray / Millcreek / South Salt Lake	
Year Built	Number	Percentage	Number	Percentage
2014 or later	13,911	11.0%	652	3.0%
2010 to 2013	4,936	3.9%	979	4.6%
2000 to 2009	13,543	10.8%	1,563	7.3%
1990 to 1999	16,198	12.9%	2,757	12.9%
1980 to 1989	16,885	13.4%	3,764	17.6%
1970 to 1979	22,912	18.2%	5,478	25.5%
1960 to 1969	13,489	10.7%	2,930	13.7%
1950 to 1959	9,045	7.2%	1,580	7.4%
1940 to 1949	3,229	2.6%	942	4.4%
1939 or earlier	11,772	9.3%	799	3.7%
Totals	125,920	100.0%	21,444	100.0%
Median Year Built	1981		1977	

Source: Salt Lake County - 2019 American Community Survey, 1-Year Estimates
Primary Market Area - 2019 American Community Survey, 5-Year Estimates
Census Table #: B25036 & B25037



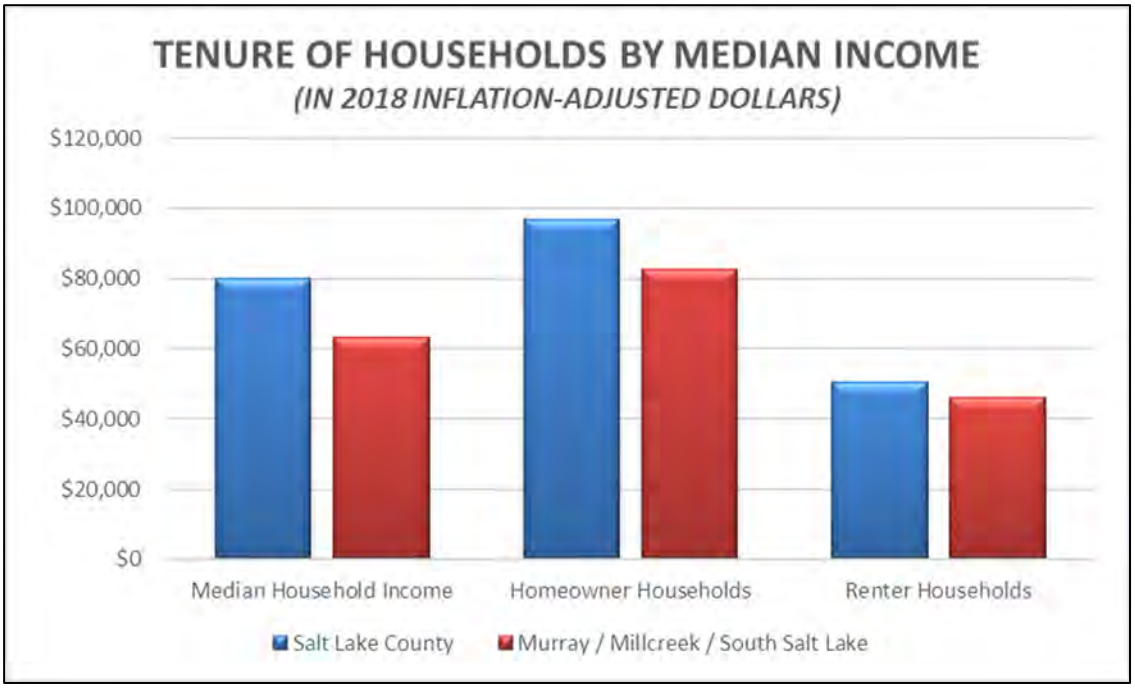
Households by Median Income

In Salt Lake County, income for renter households is about 63% of the area median income. In the Primary Market Area income for renter households is about 57% of the median income for the county as a whole. Overall median income levels are lower in the Primary Market Area than in Salt Lake County as a whole.

TENURE OF HOUSEHOLDS BY MEDIAN INCOME
(IN 2019 INFLATION-ADJUSTED DOLLARS)

	Salt Lake County	Murray / Millcreek / South Salt Lake
Median Household Income	$80,119	$63,412
Homeowner Households	$96,944	$82,799
Renter Households	$50,490	$45,929
Renter Income as Percentage of County Median Income	63.0%	57.3%

Source: Salt Lake County - 2019 American Community Survey, 1-Year Estimates
Primary Market Area - 2019 American Community Survey, 5-Year Estimates
Census Table #: B25119



Incomes of Renter Households

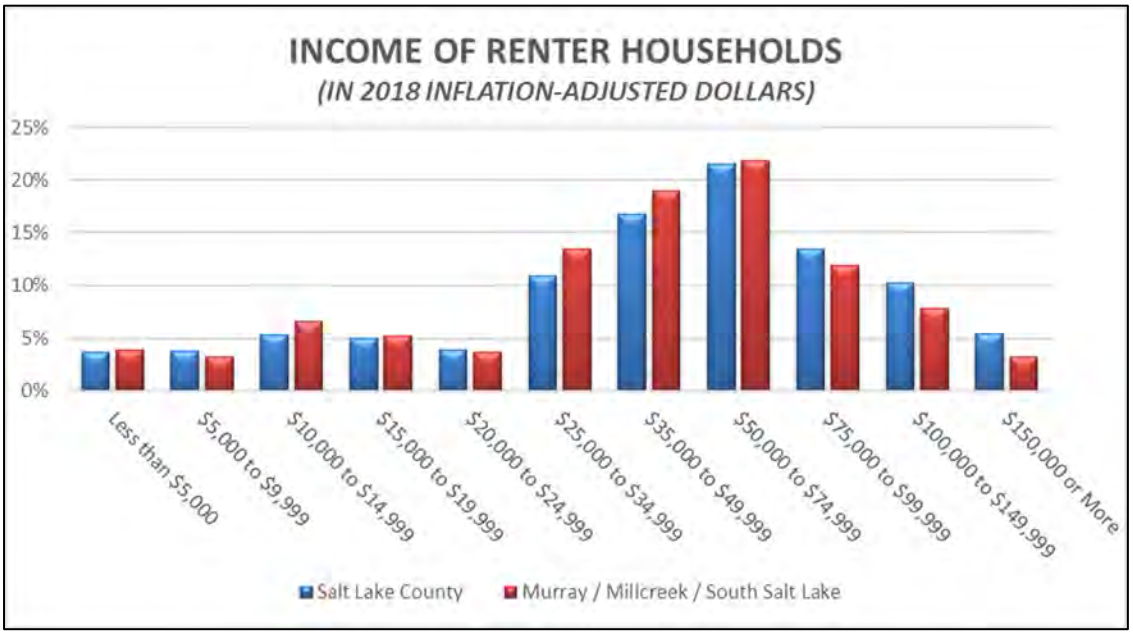
In the Salt Lake County, about 22% of all renter households have an income less than $25,000. Nearly 51% of households in the Primary Market Area earn more than $50,000 per year.

In the Primary Market Area, only about 23% of all renter households have an income less than $25,000. About 45% of households in the Primary Market Area earn more than $50,000 per year.

INCOMES OF RENTER HOUSEHOLDS
(IN 2019 INFLATION-ADJUSTED DOLLARS)

	Salt Lake County		Murray / Millcreek / South Salt Lake	
Income	Number	Percentage	Number	Percentage
Less than $5,000	4,694	3.7%	836	3.9%
$5,000 to $9,999	4,746	3.8%	689	3.2%
$10,000 to $14,999	6,682	5.3%	1,400	6.5%
$15,000 to $19,999	6,377	5.1%	1,117	5.2%
$20,000 to $24,999	4,902	3.9%	802	3.7%
$25,000 to $34,999	13,684	10.9%	2,892	13.5%
$35,000 to $49,999	21,067	16.7%	4,083	19.0%
$50,000 to $74,999	27,063	21.5%	4,700	21.9%
$75,000 to $99,999	16,912	13.4%	2,547	11.9%
$100,000 to $149,999	12,956	10.3%	1,670	7.8%
$150,000 or More	6,837	5.4%	708	3.3%
Totals	125,920	100.0%	21,444	100.0%

Source: Salt Lake County - 2019 American Community Survey, 1-Year Estimates
Primary Market Area - 2019 American Community Survey, 5-Year Estimates
Census Table #: B25118



Current Occupancy Rates

Currently, the average vacancy rate in Salt Lake County is estimated by various sources at between about 2.0% and 3.5%. A summary of the most reliable surveys conducted over the past few months is as follows:

SALT LAKE COUNTY VACANCY RATE SURVEYS

Source	Date of Survey	Vacancy Rate	Comments
Berkadia	1st Quarter 2022	2.1%	Up 40 basis points year-to-date
CBRE	Year-End 2021	2.9%	Down from 4.8% year-end 2020 figure
Marcus & Millichap	1st Quarter 2022	2.0%	Down from 3.7% figure one year earlier
Wadsworth Commercial Real Estate	2nd Quarter 2022	2.8%	Down from 4.1% figure one year earlier.
Cushman & Wakefield	August 2021	< 2%	Down from 3.9% figure one year earlier.
CoStar Group	4th Quarter 2021	3.5%	Down from 5.3% figure one year earlier.
Average		**2.6%**	

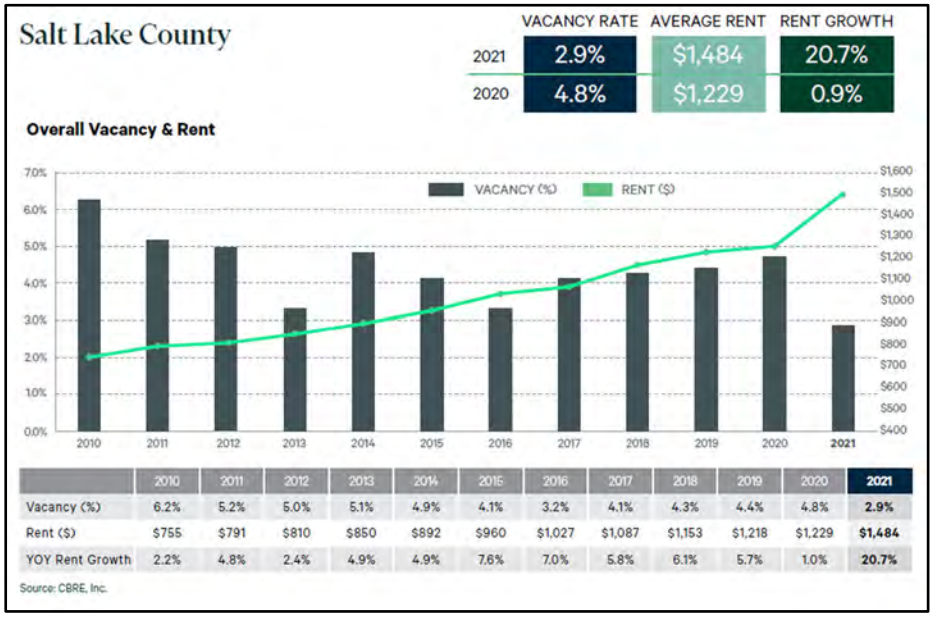
Based on the figures above, the current vacancy rate in Salt Lake County is estimated at about 2.6%.

General trends in apartment vacancy rates are visualized in the graph below from the Cushman & Wakefield *Mid-Year 2021 Greater Salt Lake Area Apartment Market Report.*



Trends in Rental Rates

According to CBRE's 2022 Greater Salt Lake Area Multifamily Market Report, the average rental rate in Salt Lake County increased 20.7% from year-end 2020 to year-end 2021:



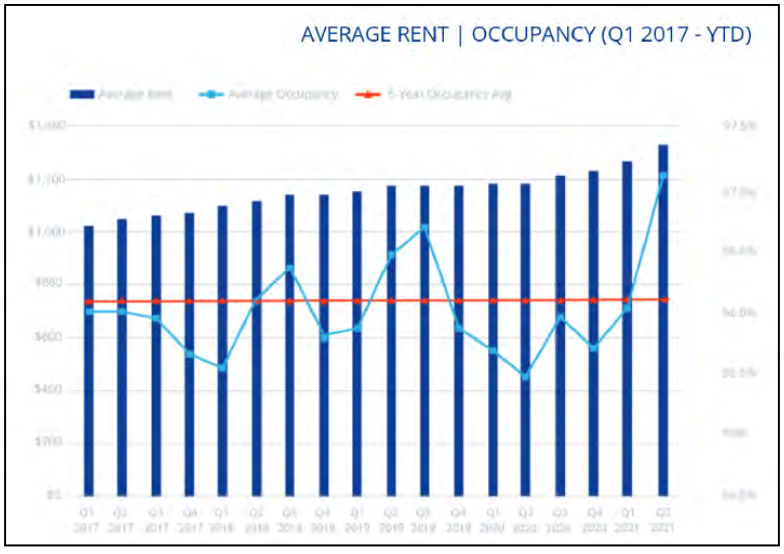
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Vacancy (%)	6.2%	5.2%	5.0%	5.1%	4.9%	4.1%	3.2%	4.1%	4.3%	4.4%	4.8%	**2.9%**
Rent ($)	$755	$791	$810	$850	$892	$960	$1,027	$1,087	$1,153	$1,218	$1,229	**$1,484**
YOY Rent Growth	2.2%	4.8%	2.4%	4.9%	4.9%	7.6%	7.0%	5.8%	6.1%	5.7%	1.0%	**20.7%**

Source: CBRE, Inc.

A study completed by Berkadia indicates that rental rates in the Salt Lake City metro area increased 2.5% year-to-date (1st Quarter 2022).

According to CoStar Group, the average rental rate increased 17.7% from 4th Quarter 2020 to 4th Quarter 2021.

According to Colliers International's Salt Lake City MSA Q2 2021 Multifamily Review, the average second quarter 2021 rent was $1,310, up 10.4% from one year prior:

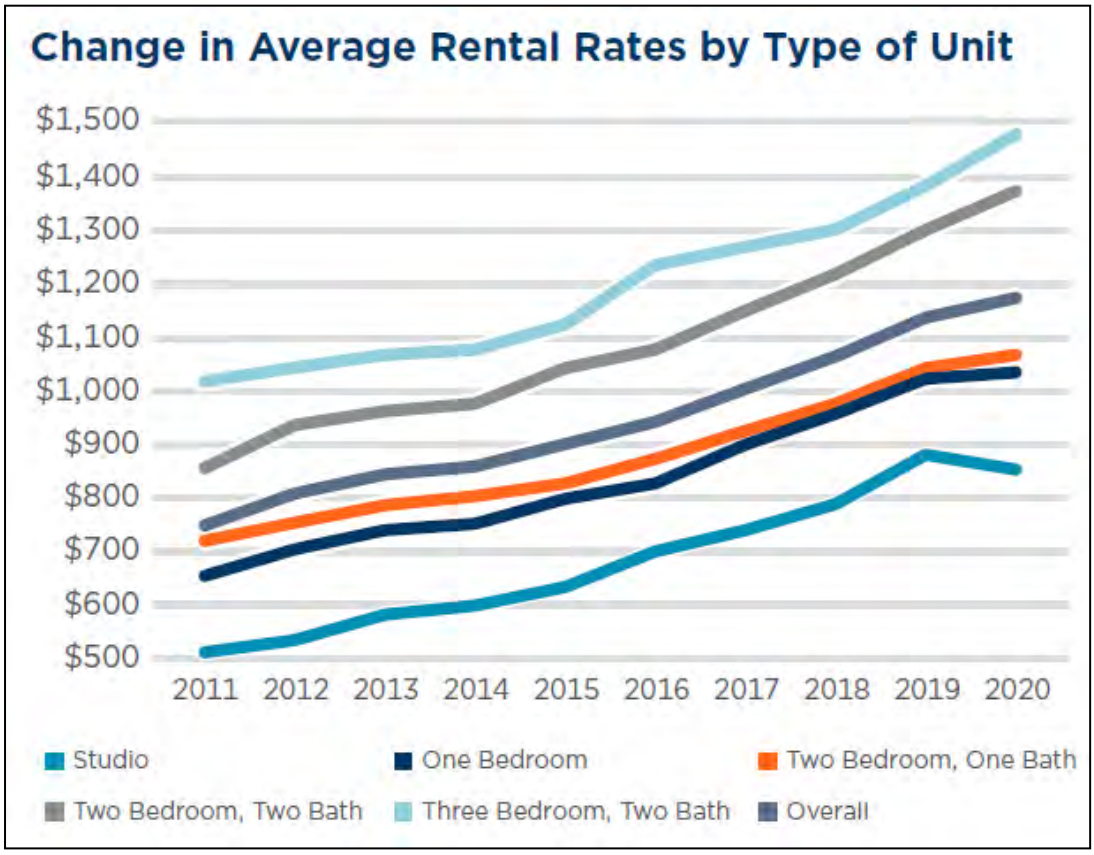


According to Cushman & Wakefield's Mid-Year 2021 Greater Salt Lake Area Apartment Market Report, the average August 2021 rental rate was $1,301, a 10.1% increase from one year prior:

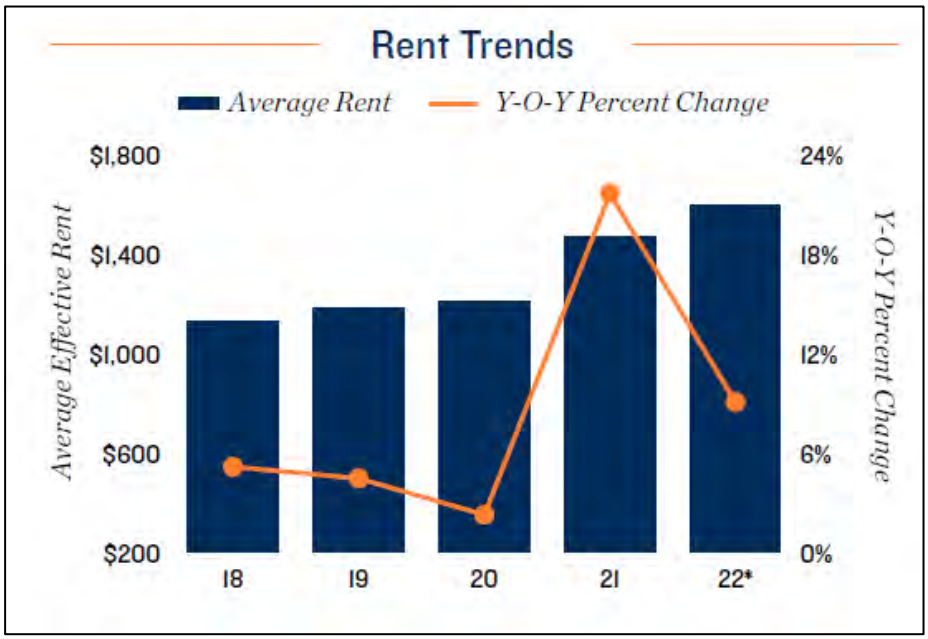
TABLE 2
Change in Average Rental Rates by Type of Unit - Salt Lake County

Type of Unit	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	% Change 2020-2021
Studio	$515	$538	$586	$603	$638	$705	$745	$794	$887	$859	$980	**14.1%**
One Bedroom	$659	$709	$745	$757	$804	$833	$906	$964	$1,030	$1,042	$1,190	**14.2%**
Two Bedroom, One Bath	$725	$759	$792	$809	$833	$879	$932	$983	$1,050	$1,075	$1,157	**7.6%**
Two Bedroom, Two Bath	$862	$943	$969	$983	$1,050	$1,085	$1,158	$1,227	$1,310	$1,383	$1,471	**6.4%**
Three Bedroom, Two Bath	$1,025	$1,051	$1,075	$1,085	$1,132	$1,244	$1,278	$1,311	$1,393	$1,490	$1,628	**9.3%**
Overall	$754	$814	$850	$865	$907	$949	$1,011	$1,072	$1,145	$1,182	$1,301	**10.1%**

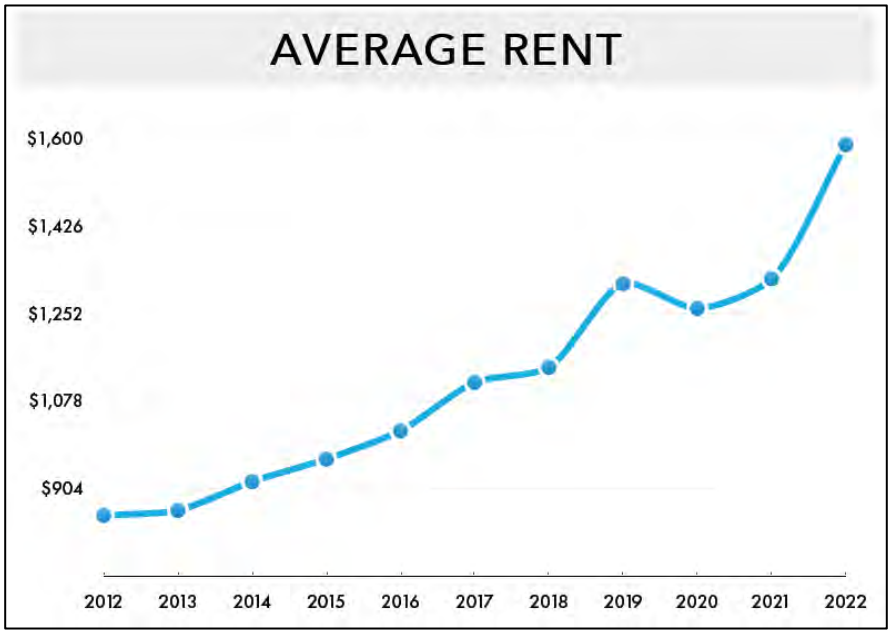
Source: Cushman & Wakefield



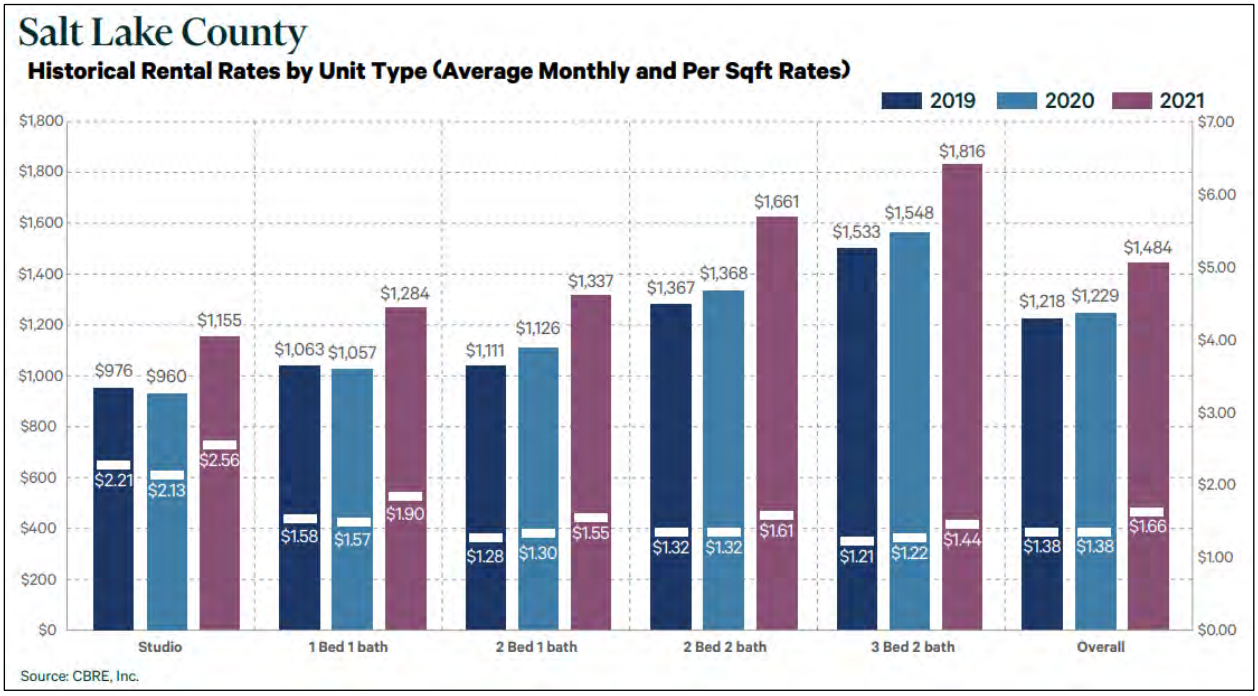
According to Marcus & Millichap, the average rent in the Salt Lake City Metro Area was $1,514 during March 2022, which is a 21.3% year-over-year increase. Average rents are forecasted to increase 9% during 2022:



According to Wadsworth Commercial Real Estate, rental rates in Salt Lake County increased 20.2% from 1st Quarter 2021 to 1st Quarter 2022:



According to CBRE's 2022 Greater Salt Lake Area Multifamily Market Report, the average 2021 rental rate in Salt Lake County was $1,155 for a studio; $1,284 for a one-bedroom; $1,661 for a two-bedroom unit (2x2); and $1,816 for a three-bedroom unit (3x2).



Housing Prices

According to the Wasatch Front Regional MLS, median selling prices for all housing in Salt Lake County increased from $455,450 in Q2 2021 to $553,000 in Q2 2022, an increase of 21.4%. For single family homes, median prices increased from $535,000 to $637,250, an increase of 19.1%.

Median Sold Price, All Unit Types

County	Q2 2020	Q2 2021	% Change	Q2 2022	% Change
Cache	$270,000	$362,150	34.1%	$450,000	24.3%
Davis	$354,000	$450,000	27.1%	$540,000	20.0%
Salt Lake	$369,900	$455,450	23.1%	$553,000	21.4%
Utah	$347,000	$449,750	29.6%	$545,000	21.2%
Washington	$355,000	$480,000	35.2%	$600,000	25.0%
Weber	$279,000	$370,000	32.6%	$450,000	21.6%
State of Utah	$340,000	$440,000	29.4%	$532,000	20.9%

Source: Wasatch Front Regional MLS

Median Sold Price, Single-Family Detached

County	Q2 2020	Q2 2021	% Change	Q2 2022	% Change
Cache	$288,000	$390,000	35.4%	$488,950	25.4%
Davis	$372,500	$475,000	27.5%	$580,000	22.1%
Salt Lake	$410,000	$535,000	30.5%	$637,250	19.1%
Utah	$385,000	$506,750	31.6%	$624,000	23.1%
Washington	$390,000	$510,000	30.8%	$627,500	23.0%
Weber	$299,900	$390,000	30.0%	$486,750	24.8%
State of Utah	$372,000	$480,000	29.0%	$590,000	22.9%

Source: Wasatch Front Regional MLS

According to current information from the Wasatch Front Regional Multiple Listing Service, 17,611 homes were sold in Salt Lake County over the past year (March 2021 to March 2022). As of Late-March 2022 there were only 562 homes for sale in Salt Lake County. This is equal to about 1.7 weeks of supply of listings.

According to the Kem C. Gardner Policy Institute, The State of the State's Housing Market, released October 2021:

Single-family home pricing in Utah has been steadily increasing the last five years. In 2015, households with incomes less than $50,000 could afford 70.6% of homes on the market. In 2019, 63.1% of renters in Utah were unable to afford the median home price and that number rose further in 2020, pricing out 72.8% of renters from buying a home. Historically low interest rates beginning in 2020 coupled with a robust economy have created the smallest supply of unsold vacant new and existing homes ever seen. Home prices in Utah have surged with the median home price of $497,100 as of Q3 2021.

Together these trends have removed the number of available apartment units from the market, helping drive already low vacancy rates down further and rent growth to unforeseen highs. Multifamily housing in Utah is more important than ever. Where renting for some used to be a matter of choice, it is now-and will continue to be-a necessity.

According to the Utah Association of Realtors, in Salt Lake City and Provo metropolitan areas, home sales in 2021 were down 7 and 5 percent from a year earlier to about 17,900 and 11,300 homes sold, respectively; the $460,000 and $455,000 median home sales prices represented increases from a year earlier of 22 and 27 percent, respectively

Home prices were up significantly from a year earlier in metropolitan areas throughout the Rocky Mountain region.

		Number of Homes Sold				Price		
	12 Months Ending	2020	2021	Percent Change	Average or Median	2020 ($)	2021 ($)	Percent Change
Billings (N&E)	November	5,025	4,950	-1	AVG	$289,500	$328,900	14
Cheyenne (N&E)	November	3,125	3,325	6	AVG	$307,600	$339,600	10
Colorado Springs (N&E)[a]	December	18,650	19,450	4	AVG	$397,700	$471,100	18
Denver (N&E)[a]	December	60,450	62,200	3	AVG	$515,000	$604,300	17
Fargo (N&E)	November	5,725	5,725	0	AVG	$245,000	$275,200	12
Provo (N&E)[b]	December	11,900	11,300	-5	MED	$359,500	$455,000	27
Pueblo (N&E)[a]	December	3,375	3,600	7	AVG	$243,700	$300,000	23
Salt Lake City (N&E)[b]	December	19,250	17,900	-7	MED	$378,500	$460,000	22
Sioux Falls (N&E)[c]	December	5,525	5,475	-1	AVG	$256,500	$292,200	14

AVG = average. MED = median. N&E = new and existing.
Notes: Provo data are for Utah County only. Salt Lake City data are for Salt Lake County only.
Sources: a) Colorado Association of REALTORS®; (b) Utah Association of REALTORS®; (c) REALTOR® Association of the Sioux Empire, Inc.; all other metropolitan areas—CoreLogic, Inc.

According to the Kem C. Gardner Policy Institute, home price increases for various cities from 2nd Quarter 2020 to 2nd Quarter 2021 are as follows.

Percent Change in Median Sales Price of Homes in Utah by Cities, Q2 2020-Q2 2021

City	2nd Quarter 2020	2nd Quarter 2021	Percent Change
Layton	$355,910	$504,289	41.7%
Herriman	$449,000	$620,000	38.1%
Lehi	$408,500	$556,000	36.1%
Ogden	$250,600	$332,000	32.5%
Provo	$344,900	$455,000	31.9%
Sandy	$440,000	$575,000	30.7%
Salt Lake City	$415,000	$542,000	30.6%
West Valley City	$315,000	$405,000	28.6%

Source: Kem C. Gardner Policy Institute, The State of the State's Housing Market, Oct 2021

Trends in Selling Prices of Apartments

An analysis of sales data from the 2000 to 2021 period has been completed. The survey deals only with those projects that are 100 units and over and were less than 30 years old.

TRENDS IN SELLING PRICES FOR MODERN (30 YEARS OLD OR NEWER) APARTMENT PROJECTS IN THE SALT LAKE MARKET
(100 UNIT PLUS PROJECTS)

Year	No. of Sales	Average Selling Price Per Sq. Ft.
2000	2	$52
2001	11	$63
2002	8	$72
2003	6	$75
2004	5	$80
2005	7	$85
2006	9	$93
2007	7	$107
2008	10	$107
2009	5	$102
2010	1	$111
2011	6	$121
2012	4	$131
2013	10	$140
2014	5	$183
2015	4	$182
2016	7	$206
2017	9	$235
2018	9	$247
2019	5	$267
2020	7	$322
2021	16	$398
2022	7	$506

2021 represented a new peak for selling prices, having increased by 259% since 2010.

Absorption Experience of New Apartment Projects

The absorption experience of new apartment projects has been strong recently. The absorption of experience of some local projects is as follows:

RECENT ABSORPTION OF NEW APARTMENT PROJECTS IN SALT LAKE COUNTY

Project	Year	No. of Units	Absorption Rate Per Month
Downtown 360	2017 - 18	151	12
4th West	2016 - 18	493	19
Greenprint at the TRAX	2017 - 18	60	15
Moda Bonneville	2017 - 18	158	13
Alta Gateway Station	2017 - 18	277	14
Project Open, Phase 1	2017 - 18	112	37
Liberty Blvd	2018	267	20
District North	2018	148	20
North Temple Flats	2018	168	50
Meridian	2018 - 19	263	16
21 by Urbana	2018 - 19	126	17
Block 44	2018 - 19	214	29
Pierpont by Urbana	2019 – 20	87	9
Cornell Place	2019 – 20	146	10
@2100	2020	82	18
Maven West	2020 - 21	30	10
Greenprint West Temple	2020 – 21	145	16
Paxton 365	2020 – 21	121	15
21 Lux	2021	206	26
Avia	2021 – 22	315	35
Oquirrh Hills	2016 - 18	288	21
Herriman Towne Center	2016 - 18	304	17
Station at Midvale	2017 - 18	184	35
Higrade	2018	102	25
Metro at Fireclay, Phase 1	2018 - 19	175	14
The Zeller	2018 - 19	293	17
Affinity 56, Phase 1	2018 - 19	192	16
ICON 9700	2018 - 19	264	18
Ritz Classic	2018 - 20	287	14
Odessa at the District	2019	120	15
Cliffs at Jordan Station	2019 - 20	237	14
Gardner Station	2019 - 20	276	11
Seasons at Murray Crossing	2019 - 20	293	15
Rockpoint	2019 - 20	251	15
Soleil Lofts	2019 - 21	600	24
Parc View Apartments and Towns	2019 - 20	374	21
Anthology at Vista Station	2019 - 20	241	13
Aspira at Anthem	2019 - 21	342	21
Seasons at Southpoint	2020	120	12
ICO Vista Station	2020	308	29
Vida at Daybreak, Phase 1	2020 - 21	243	17
Harmony 3900	2020 - 21	285	23
Point of View	2021 - 22	324	23
Canyon Vista, Phase 1	2021 - 22	448	21

Highlighted projects are all or partially rented under the LIHTC program.

The absorption rate at these projects has ranged from 9 to 50 units per month. The average is 19 units per month.

New Apartment Development in Salt Lake County

There has been a surge of new apartment development in Salt Lake County since 2011. Projects completed, under construction and planned in Salt Lake County are as follows:

SUMMARY OF APARTMENT CONSTRUCTION IN SALT LAKE COUNTY

Period	Number of Projects	Total Units
Completed 2011 – Current	**265**	**35,694**
Under Construction	**84**	**16,549**
Likely Starts Next Six Months	**45**	**7,021**
Potential Starts –February 2023 or Later	**73**	**13,422**

Over the past 11.6 years, 265 apartment projects have been completed in Salt Lake County. Those projects contain a total of 35,694 units. This is equal to an annual average of about 3,077 units per year. Over that period, the market-wide vacancy rate in Salt Lake County has declined.

If all of the "under construction" and "proposed" projects were to be completed within three and a half years, 36,992 units would be added to the market, an average of 10,569 per year.

Projected new supply includes 16,549 units under construction and 7,021 units likely to begin construction within the next six months. Therefore, 23,570 units should be delivered within the next 3 years, say August 2025.

An additional 13,422 additional units planned for construction six months or more from today. Those units would be delivered between 30 and 42 months from today, say by February 2026.

Historically, about 57% of all "proposed" apartment projects have begun construction within any 18-month period.

A review of the proposed apartment projects slated for development in January 2021 revealed the following:

- 44% of the units under construction in January 2021 were still under construction in July 2022 (4,422 / 10,099).
- As of January 2021, there were 5,781 units planned for construction within the next six months. 4,695 of those were under construction by July 2022 (81%).
- As of January 2021, there were 6,406 units planned for construction more than 6 months out. 2,573 of those were under construction by July 2022 (40%). However, there were additional units under construction that were not included in the January 2021 pipelines.

Considering the recent sharp spike in building material costs, it has been estimated that:

- All of the units currently under construction will be completed by August 2024.
- 80% of the projects planned for start of construction with the next six months will be completed within 30 months, say February 2026.
- 40% of the projects planned for start of construction beyond six months will begin construction within 18 months and will be completed by February 2026.

PROJECTED NEW APARTMENT SUPPLY IN SALT LAKE COUNTY

Period	Number of Units
Under Construction	**16,549**
80% of Likely Starts – Next Six Months	**5,617**
40% of Possible February 2023 or Later Starts	**5,369**
Estimated New Deliveries by February 2026	**27,535**

Demand for New Apartment Development

Demand for new apartments in 2022 and beyond will depend heavily on job growth and the trend in interest rates, as well as the supply of affordable “for sale” housing.

Absorption of apartment units in Salt Lake County has increased recently due to strong demand for rental housing, with an average of about 2,181 units absorbed per year between 2010 and 2019 (16,434 units absorbed per American Community Survey).

The population of Salt Lake County is projected to grow by about 6.3% between 2020 and 2026 (Kem C. Gardner Policy Institute State and County Projections 2020-2060).

Between 2000 and 2010, Salt Lake County's population grew at an average annual rate of 1.3%. The population increased by 126,278, which is equal to about 39,000 households. Renter households accounted for about 25% of the household growth, resulting in absorption of 9,750 rental housing units.

Between 2010 and 2019 the number of households in Salt Lake County increased by 45,761, or about 14%. Over that period, the number of renter households increased by 16,434, or 15%. Renter households accounted for about 36% of all household growth in Salt Lake County over that period.

SALT LAKE COUNTY HISTORICAL RENTER HOUSEHOLD GROWTH
(2010 TO 2019)

Year	Total Households	Homeowner Households	Renter Households
2010	338,931	229,445	109,486
2019	384,692	258,772	125,920

Source: **Salt Lake County - 2019 American Community Survey, 1-Year Estimates**

Between 2011 and 2019, about 20,000 rental housing units were completed and absorbed in Salt Lake County. According to the American Community Survey (US Census Bureau), a total of 38,162 households were added in Salt Lake County. Therefore, it appears that rental household represented 52% of all new household growth in the county.

Recently, rising home prices and rising interest rates have led to a decline in the percentage of households who can afford to purchase a home. In June 2019, there were 1,916 home sales reported in Salt Lake County, according to the Wasatch Front Regional MLS. This fell to 1,315 in June 2022, a decrease of 31%.

According to the Kem C. Gardner Policy Institute’s 2020 - 2060 State and County Projections, average annual household growth in Salt Lake County is projected at 1.56% between 2019 and 2026.

The lack of available "for sale" housing has had a positive impact on demand for rental housing in the area. Considering current market conditions, it is projected that renter households will account for 70% of household growth between 2022 and 2026.

At an annual household growth rate of 1.56%, household growth is projected as follows:

SALT LAKE COUNTY PROJECTED RENTER HOUSEHOLD GROWTH
2019 TO 2026

Year	Households	Growth	Homeowner Households	Renter Households	New Renter Households
2019	384,692	-	258,772	125,920	-
2020	390,693	1.56%	260,572	130,121	4,201
2021	396,788	1.56%	262,400	134,388	4,267
2022	402,978	1.56%	264,257	138,721	4,333
2023	409,264	1.56%	266,143	143,121	4,400
2024	415,649	1.56%	268,058	147,591	4,470
2025	422,133	1.56%	270,003	152,130	4,539
2026	428,718	1.56%	271,978	156,740	4,610

2019 Base Year figures per US Census Bureau, 2019 American Community Survey

As of 2026, there are projected to be 428,718 households in Salt Lake County, of which 156,740 (36.6%) will be renters.

SALT LAKE COUNTY SUPPLY AND DEMAND FOR APARTMENTS NEXT 42 MONTHS

Current Occupancy (2022)	138,721
New Demand Within 42 Months	18,019
Total Demand - - February 2026	156,740
Current Supply (based on assumed 2.5% vacancy)	142,278
New Supply by February 2026	27,535
Total Supply - - February 2026	169,813
Estimated Vacancy Rate - - February 2026	7.7%

The data presented above indicates that the market vacancy rate should be expected to increase to about 7.7% by February 2026, as projected new supply will exceed projected new demand by about 9,516 units. However, the market is currently in tight conditions, with a market-wide vacancy rate of about 2.5%.

It is unlikely that all of the projects currently proposed for construction will actually be developed and completed over the next three years. However, it is possible that additional projects will be added to the pipeline.

Based upon the projects known to be in the current pipeline and utilizing the demand projections presented previously, the projected market-wide vacancy rate, based upon various levels of new apartment construction is presented below.

SALT LAKE COUNTY VACANCY RATE - - FEBRUARY 2026
ASSUMING VARIOUS LEVELS OF APARTMENT DEVELOPMENT

Percentage of Potential February 2023 and Later Starts Developed	February 2026 Supply	Market Vacancy Rate – February 2026
20%	167,128	6.2%
30%	168,470	7.0%
40%	169,813	7.7%
50%	171,155	8.4%
60%	172,497	9.1%
70%	173,839	9.8%

Figures assume that all of the "under construction" and 80% of "likely starts next six months" will be developed. Potential Later than six month starts based on 20% to 70% development.

Depending on the number of proposed units that actually are constructed by February 2026, the market vacancy rate in Salt Lake County is expected to be between 6.2% and 9.8%.

SUMMARY OF APARTMENT MARKET CONDITIONS

Over the past few years, apartment market conditions have improved in Salt Lake County. Vacancy rates declined and rental rates increased. Concessions have become rare. Current market-wide vacancy is about 3%.

According to CBRE, the average rental rate in Salt Lake County increased by 1.0% from 2019 to 2020 and 20.7% from 2020 to 2021. A study completed by Berkadia indicates that rental rates in the Salt Lake City metro area increased 2.5% year-to-date (1st Quarter 2022). According to CoStar Group, the average rental rate increased 17.7% from 4th Quarter 2020 to 4th Quarter 2021. According to Marcus & Millichap, the average rent in the Salt Lake City Metro Area was $1,514 during March 2022, which is a 21.3% year-over-year. According to Wadsworth Commercial Real Estate, rental rates in Salt Lake County increased 20.2% from 1st Quarter 2021 to 1st Quarter 2022.

Strong demand and increasing rental rates have made construction of new apartments feasible. Current economic conditions have led to an increase in job creation. The number of households in Salt Lake County is expected to increase about 5.5% over the next three years.

The long-term outlook for rental housing in Salt Lake County is strong. Utah continues to experience the nation's highest birth rate. In addition, the state has experienced net-immigration. The unemployment rate is well below national averages. According to the American Legislative Exchange Council, Utah is ranked as the state with the best economic outlook.

Between 2011 and today, about 35,694 new apartment units were added to the market in Salt Lake County, adding about 33% to the supply. All of these new projects absorbed rapidly, and market-wide occupancy and rental rates have improved.

Substantial new construction is underway in Salt Lake County. Given current trends in construction and absorption, the average market vacancy rate is projected to be about 7.7% in February 2026. A +/- 7.7% vacancy rate is reflective of a market that is softening, but within relative balance.

NEIGHBORHOOD DESCRIPTION

The neighborhood is considered to be the transit corridor in the central portion of the Salt Lake Valley. Interstate-15, light rail lines and commuter rail lines run through this corridor.

Boundaries and Accessibility

The boundaries of the neighborhood consist of traffic arteries and natural features. These are 2100 South on the north, 7800 South on the south, State Street on the east and the Jordan River on the west.

Major north-south transportation routes within the neighborhood include Interstate-15, 300 West and State Street. Major east-west roadways include 2100 South; 3300 South, 3900 South, 4500 South, 5300 South, 7200 South and 7800 South.

Jurisdiction

The neighborhood falls under the jurisdiction of the cities of South Salt Lake, Murray, and Midvale. In addition, a portion is under the jurisdiction of the city of Millcreek.

Accessibility

Access to public transportation is good. The Utah Transit Authority (UTA) serves the Wasatch Front region. Both light rail and commuter rail lines run through the neighborhood. There are light rail stations are most major east / west traffic arteries. Commuter rail is accessible in Murray, near 5300 South.

Freeway access is also excellent. There are Interstate-15 interchanges at 2100 South; 3300 South; 4500 South; 5300 South and 7200 South. Access is also available to I-80 and I-215.

Proximity

The neighborhood is located in the central portion of Salt Lake County. It is three to ten miles south of the central business district of Salt Lake City. Major employment centers are easily accessible via the transit corridor.

Types of Development

Residential development in the neighborhood consists primarily of modern transit-oriented apartment projects. Commercial development is typically found along major roadways and near the freeway interchanges. There is also a good deal of light industrial and distribution enterprises located in the corridor, attracted by the excellent freeway access.

Build-Up

The neighborhood is about 90% built-up and is in a period of transition. Much of the light industry and distribution development is being replaced by high-density residential uses.

Adequacy of Utilities

All utilities are available within the neighborhood and are adequate to support additional development.

Detrimental Influences

Noise and traffic congestion are detrimental influences on some sites in the neighborhood. However, this is typical of any major transit corridor.

CONCLUSION

The neighborhood is likely to remain desirable as a residential location due to its proximity to freeways and mass transit, coupled with its ease of access to employment centers. The long-term outlook for real estate values in the neighborhood is good, with above-average increases likely.

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			

SITE DESCRIPTION

The subject site consists of 1.99 acres and is nearly level at street grade. It is located at the northeast corner of Central Avenue and Howick Street. The site is proposed for development with a 150-unit Low-Income Housing Tax Credit (LIHTC) apartment project.

The site is described in detail as follows:

Location:	NEC Central Avenue and Howick Street
Approximate Address:	4101 South Howick Street Millcreek, Utah 84107
Shape:	Nearly rectangular
Size:	1.99 acres
Frontage:	265.29 feet along the north side of Central Avenue 353.80 feet along the east side of Howick Street
Topography:	Generally level
Drainage:	Natural drainage is westerly
Soil:	No geotechnical engineering study was available for review. Similar nearby sites are developed with large structures. Therefore, it has been assumed that soil conditions are sufficient to support development of the site.
Environmental Conditions:	A Phase I Environmental Site Assessment conducted by Terracon Consultants, Inc and dated April 9, 2021, was provided. According to the assessment the following RECs or Controlled RECs (CRECs) were identified in connection with the site: *Significant soil staining observed on the site: two to three large soil stains caused by unknown chemicals were observed on the site that pose a REC to the site.* *East-adjoining long-term auto use and former USTs: The east-adjoining and up-gradient property has been used as an auto wrecking facility and has conducted auto repair since the 1980s with documented solvent use. Additionally, a release has occurred with known impacts from the former USTs. There is a likelihood of release based on the long-term use of the east-adjoining property.* Terracon Consulting, Inc recommended additional investigation to evaluate subsurface conditions associated with the identified RECs.

Access:	The site is easily accessible via Central Avenue which runs to the south of the site. State Street, a major north/south traffic artery, is accessible via Central Avenue 0.5 miles east of the site. Commerce Drive is accessible via Central Avenue 0.2 miles west of the site. Commerce Drive connects with 4500 South, about 0.7 miles southwest of the site, and provides convenient access to Interstate-15 and the remainder of the interstate system (I-80 and I-215).
Visibility:	The site has good visibility from bordering roadways.
Utilities and Services:	All utilities and services are available to the site.
Flood Zone:	The property is located in a federally designated flood hazard Zone X as shown on FEMA map #49035C0292G, dated September 25, 2009. . This is an area with minimal potential for flooding.
Easements and Rights-of-Way:	It has been assumed that public utility easements have been granted to those utilities which service the property, and that there are no other unapparent easements or rights-of-way.
Development Potential:	Good. The site is considered to be 100% developable.
Present Improvements:	The site is vacant; no improvements exist upon the site.
Surrounding Land Uses:	Industrial to the north, south, east, and west. The site is bordered to the south by Central Avenue and to the west by Howick Street.
Zoning:	The site falls under the jurisdiction of the city of Millcreek and has been zoned MD (Mixed Development). This is a mixed-use district where multifamily development is permitted.

AERIAL PHOTOS OF SITE



Looking Northwesterly at the Site



Looking Southwesterly at the Site



Looking Southeasterly at the Site



Looking Northeasterly at the Site

PHOTOGRAPHS OF THE SITE



Looking Northwesterly Across the Site



Looking Northerly Across the Site



Looking Northeasterly Across the Site



Looking Easterly Across the Site



Street Scene; Howick Street Looking Northerly (Subject is at Right)



Looking Southeasterly Across the Site



Street Scene: Central Ave, Looking Westerly (Subject is at Right)

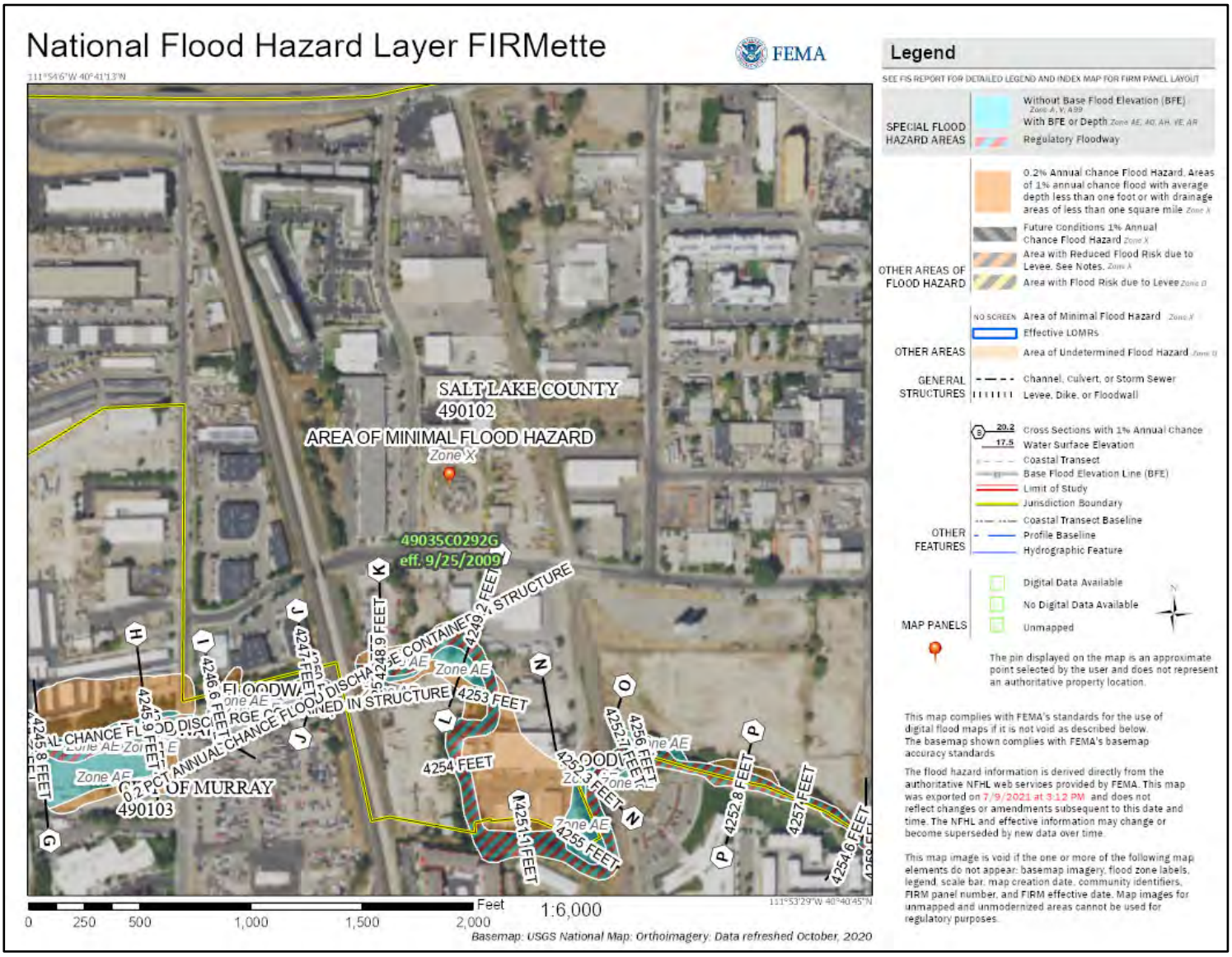


Street Scene: Central Ave, Looking Easterly (Subject is at Left)

FLOOD MAP

Flood features near 4101 South Howick Street, Millcreek, Utah 84107

COMMUNITY	PANEL	ZONE	DATE
49035c	0292g	X	09/25/2009



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

ZONING MAP



MD

HIGHEST AND BEST USE

The purpose of this report is to form an opinion of the value for a 1.99-acre parcel of land located at 4101 South Howick Street, Millcreek, Utah. The highest and best use analysis identifies the most profitable, competitive use to which the property can be put.

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 use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."***[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 existing 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, 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, or right-of-ways are believed to exist that restrict the development of the parcel. There are numerous easements that exist upon the subject site; however, they serve to promote, not to inhibit, development of the subject site.

Potential uses are limited to permissible and legal uses allowed by the prevailing MD (Mixed Development) zoning. *The purpose of the Mixed Development Zone is to provide areas for Property to be developed in a unified and consistent fashion and establish minimum standards for a new commercial development (the "Project") on the Property as described in the development agreement*

Physically Possible

The land is suitable for the legally permissible uses. The parcel has adequate access along and wide frontage on public roadways.

A Phase I Environmental Site Assessment conducted by Terracon Consultants, Inc and dated April 9, 2021, was provided. According to the assessment there were several RECs or Controlled RECs identified in connection with the site. Environmental remediation may be required in coordination with the development of the site.

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 multifamily residential development would be financially feasible at this time.

Maximally Productive Use Conclusion

The site is suitable for multifamily residential development. Development of a 150 unit apartment project is planned for the site.

VALUATION SECTION

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.

The highest and best use of the site is for high-density multifamily residential development. Recent sales of similar site have been considered. The search for comparable data was concentrated in the northern-central portion of Salt Lake County.

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

Land Sale 1 (Pending Sale of the Subject)

Identification

Location:	4101 South Howick Street
City/State:	Millcreek, Utah
A.P. Numbers:	15-36-453-055
Property Rights:	Fee simple
Proximity to Subject:	Subject

Land Description

Size:	±1.99 acres
Units Developable:	150
Planned Density:	75 units per acre
Configuration:	Nearly rectangular
Frontage:	265.29 feet along Central Avenue 353.80 feet along Howick Street
Zoning:	MD (Mixed Development)
Jurisdiction:	Salt Lake City
Topography:	Generally level and at street grade.
Utilities:	All available and adequate.
Flood Plain:	No (Zone X)

Transaction

Date of Sale:	Pending
Sales Price:	$2,343,299
Other Known Costs:	None
Terms:	Cash to seller
Cash Equivalent Sales Price:	$2,343,299
Grantor:	Housing Plus
Grantee:	The Howick, LLLP

Units of Comparison

Price/Square Foot:	$27.03
Price Per Unit:	$15,622

Confirmation

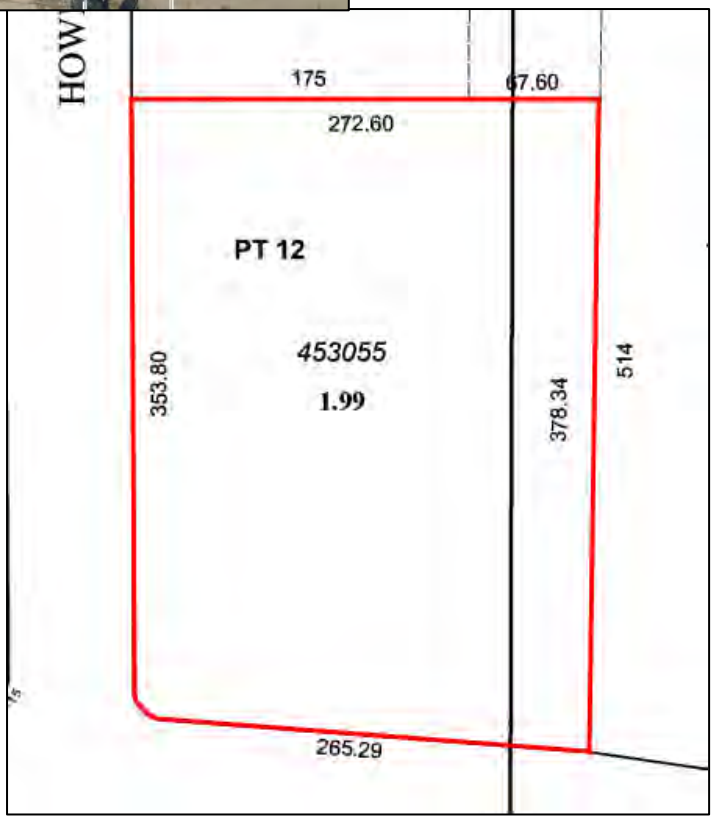
Purchase and Sale Agreement and the Buyer

Remarks

Planned for development of a 150-unit Low-Income Housing Tax Credit (LIHTC) apartment project.

This sale is basically a pass-through to The Howick, LLLP at a price slightly higher than was paid by Housing Plus. Therefore, the price represents “unentitled” value.


S HOWICK ST
200
199
W CENTRAL AVE


175
67.60
272.60
PT 12
453055
1.99
353.80
378.34
514
265.29

Land Sale 2

Identification

Location:	633 East 3300 South
City/State:	South Salt Lake, UT
A.P. Numbers:	16-30-431-012
Property Rights:	Fee simple
Proximity to Subject:	2.4 miles northeast

Land Description

Size:	4.22 acres
Units Developable:	230
Planned Density:	55 units per acre
Configuration:	Irregular
Frontage:	Wide frontage on 3300 South Narrow frontage on 700 East
Zoning:	CC (Commercial Corridor)
Jurisdiction:	South Salt Lake
Topography:	Generally level and at street grade.
Utilities:	All available and adequate.
Flood Plain:	Yes (see remarks)

Transaction

Date of Sale:	12/20
Sales Price:	$6,200,000
Other Known Costs:	$50,000 to raze existing improvements.
Terms:	Cash to seller
Cash Equivalent Sales Price:	$6,250,000
Grantor:	Brickyard Retail, LLC
Grantee:	Shadow Creek Holdings, LLC

Units of Comparison

Price Per Sq.Ft.:	$34.00
Price Per Unit:	$27,174

Confirmation

Rich Day, buyer

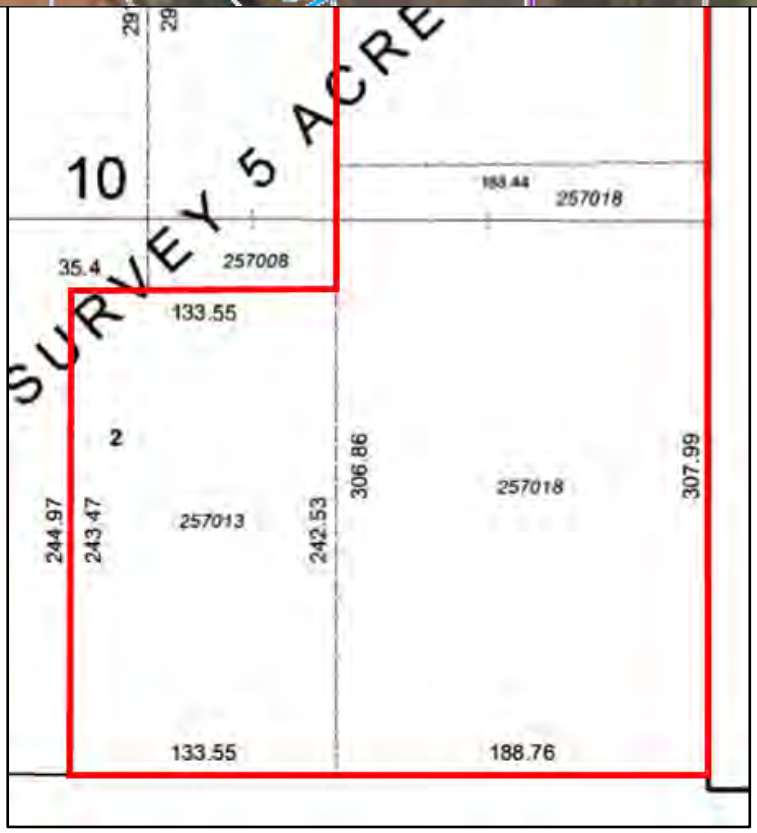
Remarks

Purchased for development of a 230-unit apartment project.

The site is located near Millcreek and lies partially within flood zones. The improvements will be designed to lie outside of the flood zones.

The site was entitled as the expense of the buyer.


Mill Creek
16 - 29
E JEPSON
S 700 E
S 7th E
3200
3230
3246
3264
71
583
635
655
673
699
3300 S
E 3300 S
171
MILLCREEK


SURVEY 5 ACRE
10
2
29
28
257018
257008
257013
35.4
133.55
244.97
243.47
242.53
306.86
307.99
133.55
188.76

Land Sale 3

Identification

Location:	186 Berger Lane
City/State:	Murray, UT
A.P. Numbers:	21-12-207-006; 016
Property Rights:	Fee simple
Proximity to Subject:	1.6 miles south

Land Description

Size:	1.04 acres
Configuration:	Irregular
Frontage:	141.38 feet along Berger Lane
Units Planned:	99
Anticipated Density:	95 units per acre
Jurisdiction:	Murray
Zoning:	M-U (Mixed-Use)
Topography:	Generally level and at street grade
Utilities:	All available and adequate
Flood Plain:	Buildable area is outside of the flood zone

Transaction

Date of Sale:	6/21
Sale Price:	$1,683,000
Other Known Costs:	Estimate $50,000 demolition costs
Terms:	Cash to seller
Cash Equivalent Sales Price:	$1,733,000
Grantor:	Bowthope, Brent P
Grantee:	Ardmore Apartments, LLC

Units of Comparison

Price Per Sq.Ft.:	$38.25
Price Per Unit:	$17,505

Confirmation

Jonny Arbuckle, Buyer

Remarks

The price was based on 99 units at $17,000 per door.

The site was zoned, but not entitled.

The site is located adjacent to a creek, which somewhat hinders development.


Cottonwood Creek
100
W Berger Ln

Land Sale 4

Identification

Location:	3055 South Richmond Street
City/State:	Salt Lake City, Utah
A.P. Numbers:	16-29-281-011; 012; 013
Property Rights:	Fee simple
Proximity to Subject:	1.3 miles northeast

Land Description

Size:	0.77 acres (33,550 square feet +/-)
Units Developable:	+/- 95 units, plus 4,000 of office / retail
Planned Density:	123 units per acre
Configuration:	Nearly rectangular
Frontage:	165 feet on Richmond Street. 221 feet on Villa Vista Avenue (Gunn Avenue)
Zoning:	C-3
Jurisdiction:	Millcreek
Topography:	Generally level and at street grade.
Utilities:	All available and adequate.
Flood Plain:	No (Zone X)

Transaction

Date of Sale:	7/21
Sales Price:	$3,300,000
Other Known Costs:	$30,000 in demolition (estimate)
Terms:	Cash to seller
Cash Equivalent Sales Price:	$3,330,000
Grantor:	Karey A. Bagley; Lody Whitear; Kris W. Fidone
Grantee:	CW Jasper, LLC

Units of Comparison

Price/Square Foot:	$99.25
Price Per Unit:	$35,053

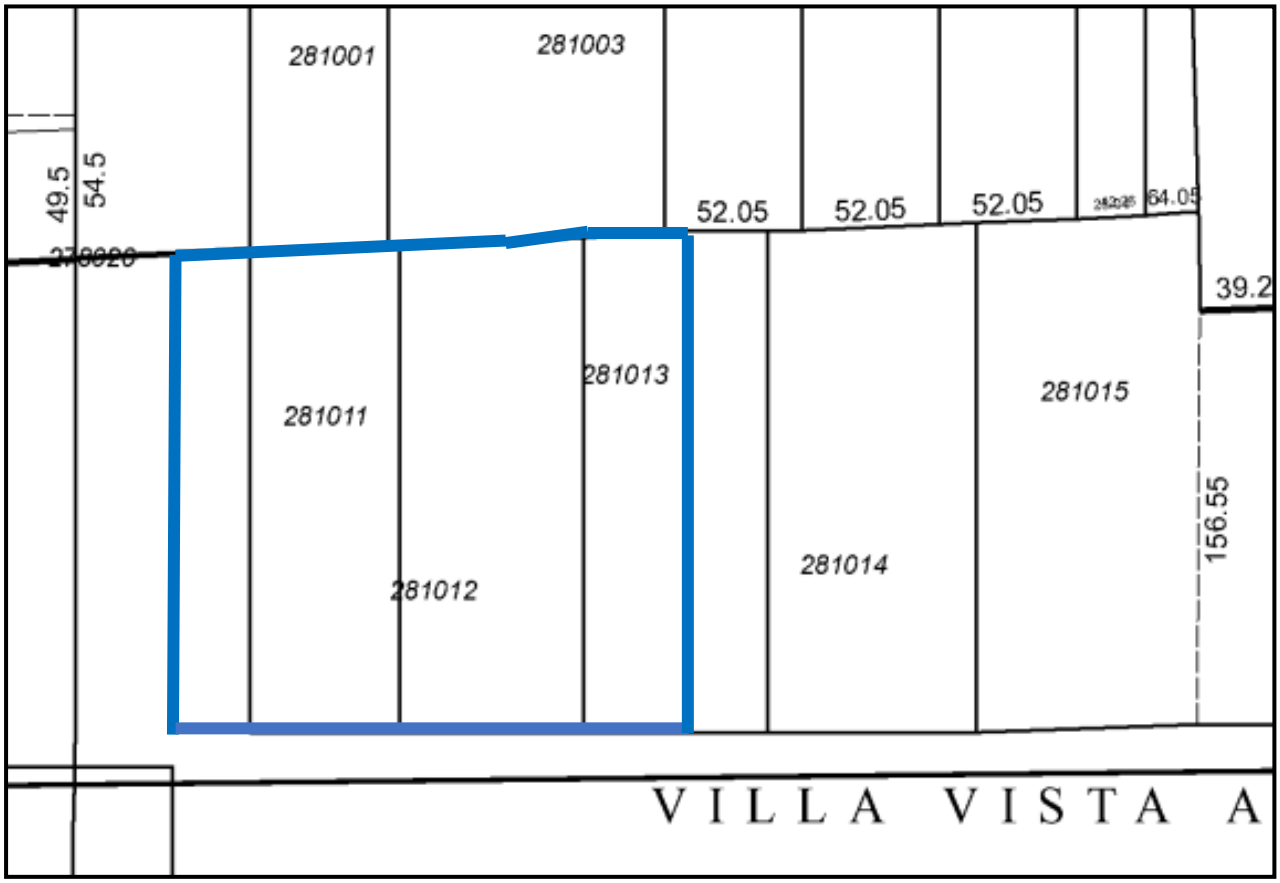
Confirmation

Tyler Morris, buyer

Remarks

3 parcels assembled for development of a +/- 95 unit apartment project.

This site falls within the Millcreek City Center Master Plan and is located within an Opportunity Zone.


281001
281003
49.5
54.5
52.05
52.05
52.05
64.05
39.2
281013
281015
281011
156.55
281012
281014
VILLA VISTA A

Land Sale 5

Identification

Location:	4074 South West Temple
City/State:	Millcreek, Utah
A.P. Number	15-36-476-032; 033
Property Rights:	Fee simple
Proximity to Subject:	0.1 miles northeast

Land Description

Size:	1.149 acres (50,068 square feet)
Configuration:	Nearly rectangular
Frontage:	197.34 feet along West Temple Street
Zoning:	R-M (Residential Multiple Family)
Units Planned:	60
Anticipated Density:	52 units per acre
Jurisdiction:	Millcreek
Topography:	Nearly level and at street grade
Utilities:	All available and adequate
Flood Plain:	No

Transaction

Date of Sale:	5/21
Sales Price:	$1,350,000
Other Known Costs:	None
Terms:	Cash to seller
Cash Equivalent Sales Price:	$1,350,000
Grantor:	Great West Investments, LLC
Grantee:	Community Development Corporation of Utah

Units of Comparison

Price/Square Foot:	$26.97
Price Per Unit:	$22,500

Confirmation

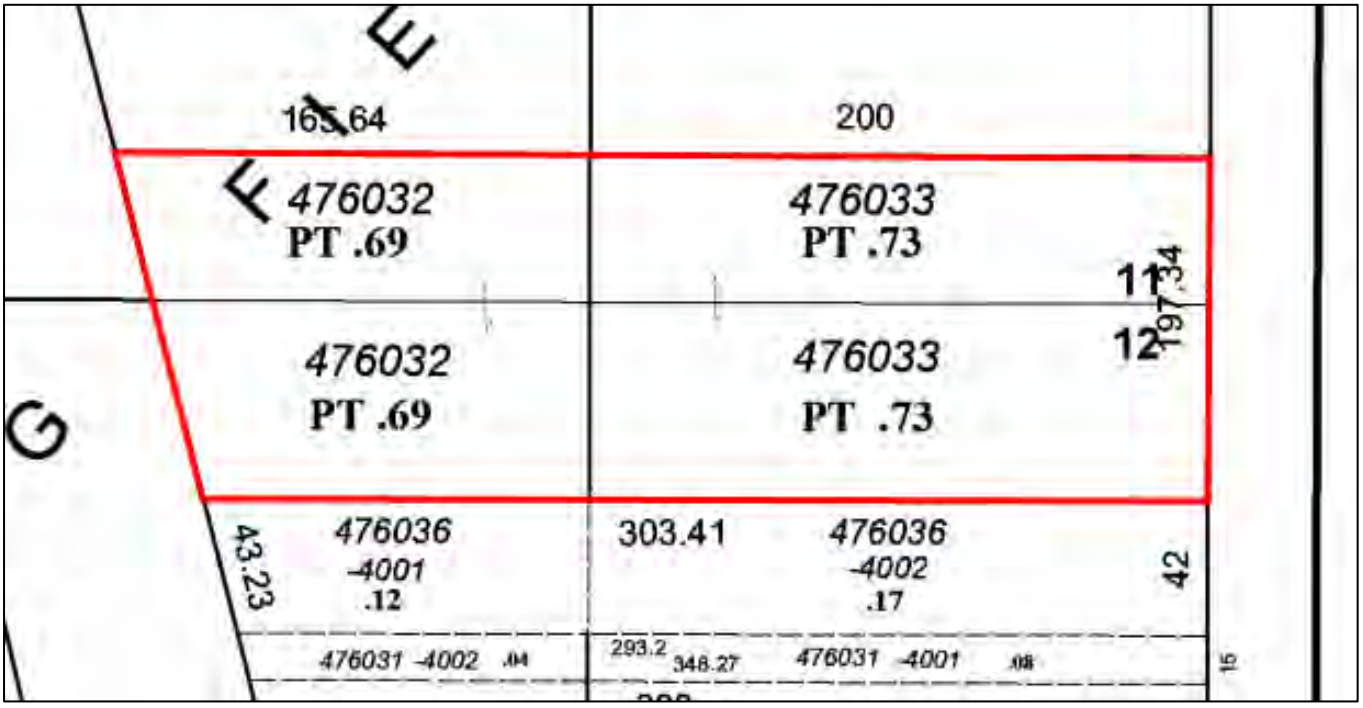
Purchase and Sale Agreement and the Buyer

Remarks

Site purchased for development with a 60-unit age-restricted Low-Income Housing Tax Credit (LIHTC) apartment project.

The site was adequately zoned, but not entitled at the time of sale.

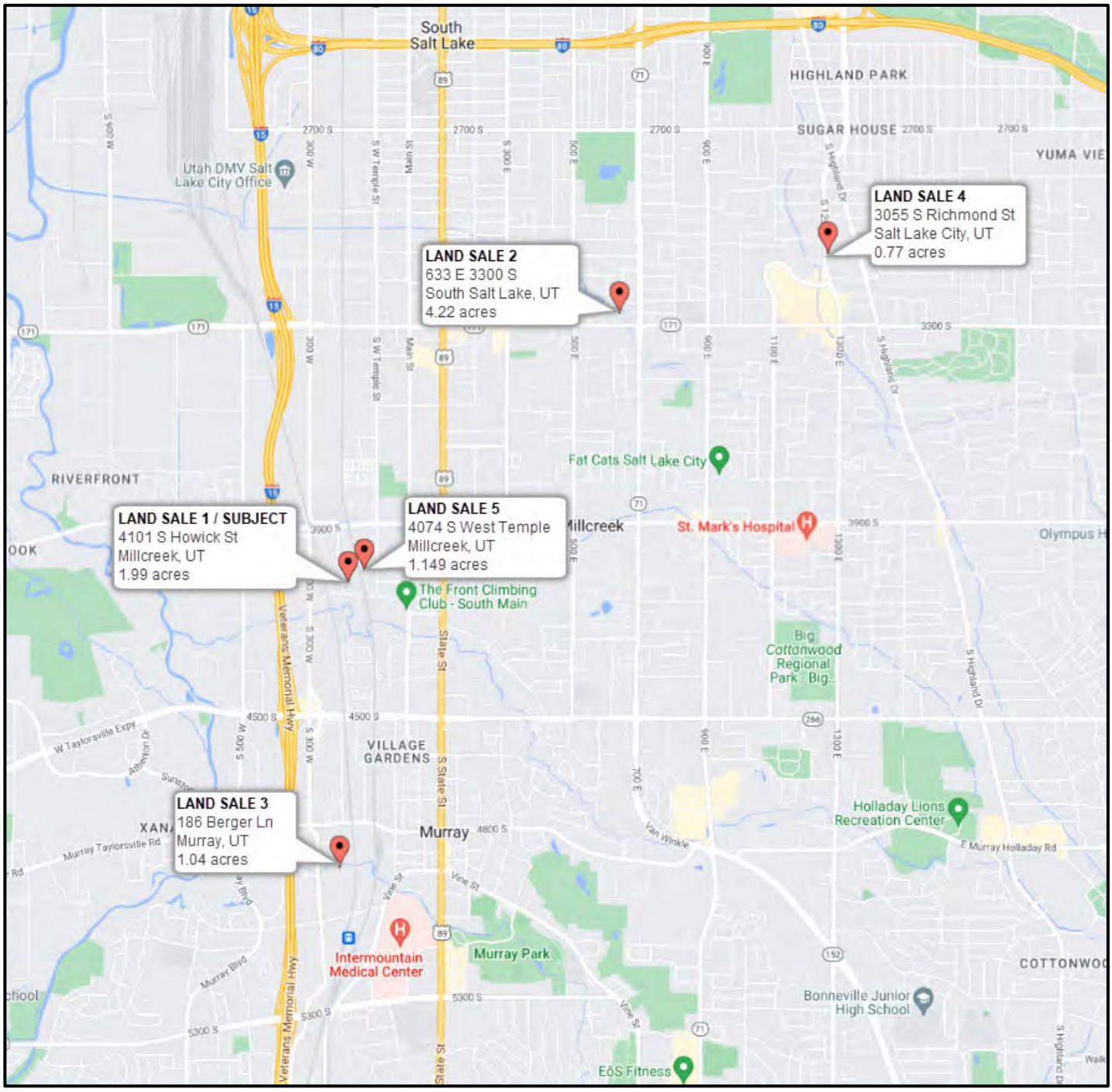

SWEST TEMPLE ST


E
165.64
200
F
476032
PT .69
476033
PT .73
11
197.34
12
476032
PT .69
476033
PT .73
G
43.23
476036
-4001
.12
303.41
476036
-4002
.17
42
476031 -4002 .04
293.2
348.27
476031 -4001 .08
15

SUMMARY OF THE LAND SALES

No.	Address	Date of Sale	Size/ Acres	Units/ Acre	Sales Price	Price / Unit	Price / Sq.Ft.
1	4104 South Howick Street Millcreek *(Pending Sale of the Subject)*	Pending	1.99	75	$2,343,299	$15,622	$27.03
2	633 East 3300 South South Salt Lake	12/20	4.22	55	$6,250,000	$27,174	$34.00
3	186 Berger Lane Murray	6/21	1.04	95	$1,733,000	$17,505	$38.25
4	3055 South Richmond Street Salt Lake City	7/21	0.77	123	$3,330,000	$35,053	$99.25
5	4074 South West Temple Millcreek	5/21	1.149	52	$1,350,000	$22,500	$26.97

COMPARABLE LAND SALES MAP



4101 South Howick Street (Site)		PRICE PER UNIT DEVELOPABLE				
Sale Number	SUBJECT	1	2	3	4	5
Address	4101 South Howick Street	4101 South Howick Street	633 East 3300 South	186 Berger Lane	3055 South Richmond Street	4074 South West Temple
Selling Price		$2,343,299	$6,250,000	$1,733,000	$3,330,000	$1,350,000
Date of Sale		Pending	Dec-20	Jun-21	Jul-21	May-21
Size / Acres	1.99	1.99	4.220	1.04	0.77	1.149
Units Developable	150	150	230	99	95	60
Price Per Unit		$15,622	$27,174	$17,505	$35,053	$22,500
Adjustments						
Property Rights		$0	$0	$0	$0	$0
Adjusted Price		$15,622	$27,174	$17,505	$35,053	$22,500
Financing Terms		$0	$0	$0	$0	$0
Condition of Sale		$0	$0	$0	$0	$0
Normal Sales Price		$15,622	$27,174	$17,505	$35,053	$22,500
Market Conditions (Time)		0%	8%	6%	5%	0%
Time Adjusted Price		$15,622	$29,438	$18,526	$36,951	$22,500
Comparison to the Subject						
Zoning	MD	M	Commercial Corridor	Mixed-Use	C-3	Multiple Family
Density Per Acre	75	75	55	95	123	52
Location	Good	Equal	Superior	Equal	Superior	Equal
Topography / Configuration	Adequate	Equal	Equal	Inferior	Equal	Equal
Utilities / Improvements	Adequate	Equal	Equal	Equal	Equal	Equal
Entitlements / Zoning	Adequate	Inferior	Inferior	Inferior	Equal	Inferior
Other Factors	None	Equal	Equal	Equal	Superior	Equal
Adjustments						
Density		0%	-1%	1%	3%	-2%
Physical Factors						
Location		0%	-10%	0%	-20%	0%
Size		0%	0%	0%	0%	0%
Topography / Configuration		0%	0%	5%	0%	0%
Utilities / Improvements		0%	0%	0%	0%	0%
Entitlements / Zoning		30%	15%	15%	0%	15%
Other Factors		0%	0%	0%	-10%	0%
Adjusted Price Per Unit		$20,309	$30,616	$22,417	$26,974	$25,425
Total Percentage Change		30.00%	12.67%	28.06%	-23.05%	13.00%
Adjusted Value Range		Low	$20,309		High	$30,616
Relative Weight		10%	20%	20%	20%	30%
Indicated Value		$25,660	Per Unit		Rounded	$25,700

4101 South Howick Street (Site)		PRICE PER SQUARE FOOT				
Sale Number	SUBJECT	1	2	3	4	5
Address	4101 South Howick Street	4101 South Howick Street	633 East 3300 South	186 Berger Lane	3055 South Richmond Street	4074 South West Temple
Selling Price		$2,343,299	$6,250,000	$1,733,000	$3,330,000	$1,350,000
Date of Sale		Pending	Dec-20	Jun-21	Jul-21	May-21
Size / Acres	1.99	1.99	4.220	1.04	0.77	1.149
Units Developable	150	150	230	99	95	60
Price Per Acre		$27.03	$34.00	$38.25	$99.28	$26.97
Adjustments						
Property Rights		$0.00	$0.00	$0.00	$0.00	$0.00
Adjusted Price		$27.03	$34.00	$38.25	$99.28	$26.97
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		$27.03	$34.00	$38.25	$99.28	$26.97
Market Conditions (Time)		0%	8%	6%	5%	0%
Time Adjusted Price		$27.03	$36.83	$40.49	$104.66	$26.97
Comparison to the Subject						
Zoning	MD	M	Commercial Corridor	Mixed-Use	C-3	Multiple Family
Density Per Acre	75	75	55	95	123	52
Location	Good	Equal	Superior	Equal	Superior	Equal
Topography / Configuration	Adequate	Equal	Equal	Inferior	Equal	Equal
Utilities / Improvements	Adequate	Equal	Equal	Equal	Equal	Equal
Entitlements	Adequate	Inferior	Inferior	Inferior	Equal	Inferior
Other Factors	None	Equal	Equal	Equal	Superior	Equal
Adjustments						
Density		0%	1%	-1%	-3%	2%
Physical Factors						
Location		0%	-10%	0%	-20%	0%
Size		0%	0%	0%	0%	0%
Topography / Configuration		0%	0%	5%	0%	0%
Utilities / Improvements		0%	0%	0%	0%	0%
Entitlements		30%	15%	15%	0%	15%
Other Factors		0%	0%	0%	-10%	0%
Adjusted Price Per Acre		$35.14	$39.04	$48.18	$70.12	$31.56
Total Percentage Change		30.00%	14.83%	25.94%	-29.37%	17.00%
Adjusted Value Range		Low	$31.56		High	$70.12
Relative Weight		10%	20%	20%	20%	30%
Indicated Value		$44.45	Per Sq.Ft.		Rounded	$44.50

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 required for this factor.

Financing Terms and Conditions of Sale

Each of the sales was cash equivalent, with no unusual conditions. No adjustments were made for this factor.

Market Conditions

All of the Sales has closed within the past 10 months or are pending sale. The market for multifamily sites has been improved over that period. An adjustment of 5% per year has been made to the comparable sales.

ADDITIVE ADJUSTMENTS

Zoning / Density

Higher-density sites typically sell for more "per square foot" than do lower-density sites. Conversely, higher-density sites typically sell for less "per unit" than do lower density sites.

The subject is to be developed at a density of 75 units per acre. The planned densities of the sold sites ranged from 52 to 123 units per acre. Sites will lower densities per unit required negative adjustments in the “per unit” grid and positive adjustments in the “per square foot” grid. Sites will higher densities per unit required positive adjustments in the “per unit” grid and negative adjustments in the “per square foot” grid.

Physical Factors

Location

The subject is located in the western portion of the city of Millcreek and is surrounded by primarily industrial improvements. It is within walking distance of mass transit.

Sale 1 is the pending sale of the subject, no adjustments required.

Sale 2 is located in South Salt Lake, adjacent to major transit arteries, but not near mass transit. It is considered to be superior to the subject in location, receiving a negative adjustment for this factor.

Sales 3 and 5 are equal to the subject in location as they are similar to the subject in their proximity to mass transit and are surrounded by similar quality developments.

Sale 4 is located in Salt Lake City, but falls under the Millcreek master plan. It is located close to Brickyard Plaza and Sugar House. It is considered superior to the subject in location.

Size

The subject contains 1.99 acres. The sold properties ranged from 0.77 to 4.22 acres in size. Smaller parcels typically sell for more per unit that do larger parcels. However, it is difficult to assemble sites for large apartment developments, therefore, no adjustments were made for this factor.

Topography / Configuration

The subject and most of the comparable sales are nearly level and reasonably configured. Sale 3 is located in close proximity to a flood zone that makes the site more difficult to develop. Therefore, Sale 3 received positive adjustment for this factor.

Utilities / Improvements

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

Entitlements / Zoning

The site (Sale 1) is zoned MD (Mixed Development). This is a mixed-use district that allows for multifamily development.

Sale 1 received positive adjustment for this factor, as it was zoned for light commercial at the time it was purchased by the seller, who then is selling to the buyer at an “unentitled” price.

Each of the remaining Sales were zoned for the intended use. However, for Sales 2, 3 and 5, entitlements had not been received. Positive adjustments were made for this factor.

Other Factors

Sale 4 includes some office/retail space in the planned development. A negative adjustment was required for this factor.

LAND VALUE CONCLUSION

Prior to adjustment, the range of selling prices per unit was $15,622 to $35,053. After making the necessary adjustments, the range of value per unit is $20,309 to $30,616.

Prior to adjustment, the range of selling prices per square foot was $27.03 to $99.28 After making the necessary adjustments, the range of value per square foot is $31.56 to $70.12.

The most weight was assigned to Sale 5 which is most recent closed sale of an adequately zoned site in close proximity to the subject.

The value indications are as follows:

Land Value

150	**Units Developable**	**X**	**$25,700**	**=**	**$3,855,000**
86,684	**Square Feet**	**X**	**$44.50**	**=**	**$3,857,456**

The value indications are fairly close and accurately reflect the analysis of market participants. Therefore, a land value of **$3,855,000** is concluded.

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 “as-is” 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 1.99-acre parcel of land, located at 4101 South Howick Street, Millcreek, Utah, as of the date of inspection, August 8, 2022, is:

THREE MILLION EIGHT HUNDRED FIFTY-FIVE THOUSAND DOLLARS ($3,855,000)

The indicated value reflects the value of the real estate. No value has been assigned to any personal property, furniture, fixtures, or good-will.

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

ADDENDUM

ZONING COMPLIANCE LETTER

Millcreek City Council
Jeff Silvestrini, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Cheri Jackson, District 3
Bev Uipi, District 4

Millcreek City Hall
3330 South 1300 East
Millcreek, Utah 84106
801-214-2700
millcreek.us

May 20, 2022

Mr. Michael Akerlow
Community Development Corporation of Utah
501 East 1700 South
Salt Lake City, UT 8405

RE: Zoning Compliance Letter / ZM-22-006

Parcel # 15-36-453-055-0000
Address: 4101 South Howick Street, Millcreek, Utah

To Whom It May Concern,

In response to your request concerning the project's compliance with applicable zoning codes, regulations, and ordinances, we have conducted a comprehensive research of zoning files. Here are the findings for the above referenced parcel:

- The property is in the City of Millcreek, Salt Lake County, Utah.
- The property is zoned Light Manufacturing (M-1). The applicant submitted a rezoning application to Mixed Development (MD) on May 15, 2022. The rezoning application was given recommendation for approval by Community Council on May 3, 2022, and Planning Commission on May 18, 2022. Subsequently, the rezoning will go before first reading by City Council including a public hearing on June 13, 2022 and will go to second reading on June 27, 2022. Multifamily housing is a permitted use with a Conditional Use Permit under the MD zone district. Refer to Chapter 19.55 of the Millcreek Municipal Code for a complete list of permitted uses at: https://millcreek.municipalcodeonline.com/book?type=planzone#name=Chapter_19.55_MD_MIXED_DEVELOPMENT_ZONE
- The property is not located in an overlay district
- The property is not located in a historic district
- There are no pending complaints of zoning violations on the property.
- The proposed affordable housing project will be subject to a development agreement outlining specific conditions and criteria as part of the rezone approval process.

As part of the rezoning application, the applicant has requested a parking reduction. Millcreek's parking requirements, found in Chapter 19.80 of the Millcreek Code, contains a provision that allows the Planning Director to establish an off-street parking requirement for uses that are not specified in the Code. A parking study commissioned by Millcreek was performed by Fehr and Peers that analyzed other affordable housing parking requirement ratios. The recommended ratios for this development are as follows:

- 0.75 stalls per 1-bedroom unit
- 1 stall per 2-bedroom unit
- 1.25 stalls per 3-bedroom and 4-bedroom units

City Council will make the final determination regarding the final parking ratios at the June 13, 2022 hearing.

At this time, a building permit application for the proposed project cannot be accepted until final land use approval has been granted from the City. Should City Council approve the applicant's rezone application, the proposed project will still need to obtain a City approved Conditional Use Permit to ensure all applicable codes are met. The Millcreek Planning Commission is recognized as the Land Use Authority and has the authority to approve or approve with conditions, based on standards, all conditional use applications. Based on Millcreek's recent experiences with similar type projects, we would expect this development would take 4-8 months for Conditional Use Permit approval and 90 days for the building plans review (building permit ready).

Should you have any further questions regarding this matter, please feel free to contact me at 801-214-2700 or by email at rmay@millcreek.us

Sincerely,

Robert May, Long Range Planning Manager
Millcreek Planning & Zoning Department

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P61217066 dated February 11, 2021, and change order dated March 10, 2021 was conducted consistent with the procedures included in ASTM E1527-13, *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 and Kelly Shaw performed the site reconnaissance on March 25, 2021.

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 approximately 1.99 acres of land that is used for vehicle and equipment storage by the east-adjoining Robinson Construction.

Historical Information
The site was undeveloped land from 1937 to 1981. By 1983 the site was used as a storage lot and has remained a storage lot on and off until present day.

The north-adjoining property was undeveloped land until 1986 when the current building was constructed, and it has been occupied by commercial businesses including Air Control Product, Printing Department; Rainbow Crafts, Discount Microcomputer, and the tenant Robert I Merrill Company.

The east-adjoining property was mostly undeveloped land aside from a single residence at the south of the property from 1937 to 1946. By 1950 an additional residence appears in the southeast corner of the property. By 1962 both residences were demolished, and the property appeared to be graded. By 1972 a new structure was constructed on the southwest corner of the property. By 1977 it appears that the property was used as a storage lot and occupied by an auto wrecking company. By 1981 most of the property, aside from the southwest corner, appears to be asphalted, and occupied by Ray Bethers Trucking in the 1980s to at least 2001. By 2005 the lot is vacant aside from the southwest structure. The lot is again used as a storage lot beginning in 2006 until present day and occupied by Robinson Construction.

Adjoining the site to the south is West Central Avenue which has been in its current alignment since prior to 1937. Beyond West Central Avenue to the south had two residences from 1937 until 1958 when the east property appeared to be graded along the east perimeter. In 1962 the west side of the property has an agricultural field. By 1972 most of the property was graded, the

structures remained and the eastern most portion of the property appeared to be a storage lot. By 1981 a structure and parking lot were added to the property. The property has remained largely unchanged since 1981. The property at 165 West Central Avenue is occupied by Rocky Mountain Movers and the property at 175 West Central Avenue is occupied by Nelson Trucking.

The west-adjoining property was undeveloped land with residences beyond before 1937 until sometime between 1971 and 1977 when the residences were demolished. By 1981 the west adjoining Howick Street had been constructed with vacant land and a commercial structure with parking lot beyond. By 1997 the commercial structure expanded east replacing the vacant land and a parking lot was added. The land usage has remained largely unchanged since 1997. The property is currently occupied by European & Domestic Automotive Repair, Salty Hive Crossfit, SWC Healthworks, Inc., and Salt Lake Detail Company.

Recognized Environmental Conditions (RECs) were not identified with the historical uses of the site; however, the east-adjoining and up-gradient property was used as an auto wrecking facility in the 1960s and has conducted auto repair since at least the 1980s. There is a likelihood of release based on the long-term use if the east-adjoining property.

Records Review

The site was not recognized on the regulatory databases searched. The east-adjoining facility was listed as a Small Quality Generator in 1986, with ignitable waste, spent halogenated solvents and non-halogenated solvents generated. The hazardous waste was removed from the facility regularly by Safety Kleen. It was recorded that the facility generated solvents and anti-freeze, with 30 gallons of parts washer solvents were generated monthly. In 2009 the facility was listed as not a generator; no violations were identified. Based on the long-term use of solvents at the facility, approximately 30-plus years and the buildings proximity to the site, the RCRA-SQG listing represent a REC to the site. Additionally, the east adjoining property had two USTs removed in 2001, with Total Petroleum Hydrocarbons (TPH) Gasoline Range Organics (GRO) and TPH Diesel Range Organics (DRO) identified in the soil Initial Screen Levels (ISLs) and below Tier 1 Screening Levels. Contaminated overfill was put back into the excavation and groundwater was not sampled. The case was closed on May 2, 2002, however, based on estimated depth to groundwater, gasoline and diesel are likely to have reached the groundwater, and impacted the groundwater beneath the site, which represents a REC.

Site Reconnaissance

During the site reconnaissance vehicles including construction equipment were observed being stored on the site. Stained soil was observed near some of the vehicles including a large stain at the back of a Robinson Construction vehicle. The stain was approximately 5 feet long and 3 feet wide with some chemicals ponding at the surface and a strong odor being emitted. There was a Mayflower Moving truck along the west perimeter of the site with soil stains along the length of the box portion of the truck. When the box of the truck was opened, a number of leaking chemical containers were observed, the deck of the truck was saturated, and the chemicals were leaking out of the side and bottom. Trash debris including chemical containers and old asphalt were

observed on the site. RECs were identified with the staining near the Robinson Construction vehicle and the Mayflower Moving truck.

Adjoining Properties

The site is adjoined to the north by Robert I Merrill Company, a bathroom fixtures & accessories shop. To the east is 176 West Central Avenue: Robinson Construction and equipment storage lot. The south-adjoining property is West Central Avenue followed by 165 West Central Avenue: Rocky Mountain Movers and 175 West Central Avenue: Nelson Trucking. The west-adjoining property is Howick Street followed by a commercial strip with multiple businesses, and parking lot beyond. RECs were not identified with the observed conditions of 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 E 1527-13 at 4101 South Howick Street, Millcreek, Salt Lake County, Utah, the site. The following RECs or Controlled RECs (CRECs) were identified in connection with the site:

- **Significant soil staining observed on the site:** two to three large soil stains caused by unknown chemicals were observed on the site that pose a REC to the site.
- **East-adjoining long-term auto use and former USTs:** The east-adjoining and up-gradient property has been used as an auto wrecking facility and has conducted auto repair since the 1980s with documented solvent use. Additionally, a release has occurred with known impacts from the former USTs. There is a likelihood of release based on the long-term use of the east-adjoining property.

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 associated with the identified RECs.

ENVIRONMENTAL SUPPLEMENT

HOUSING PLUS ENVIRONMENTAL CONDITIONS SUPPLEMENT

INSTRUCTIONS: *HOUSING PLUS recognizes that the Appraiser is not an Environmental Professional. However, HOUSING PLUS would like to know if you (as a Professional Appraiser) observe any of the following conditions or items on or near the subject site during the appraisal process. Please assist HOUSING PLUS in becoming aware of potential environmental concerns you may have observed during your site visit by completing the following basic questions. Additionally, if possible, please provide photographs of the potential environmental concerns. Thank you for your assistance.*

A. IDENTIFICATION

Property Address or Brief Description 4101 South Howick Street, Salt Lake City, UT

Date of Inspection August 8, 2022

B. STORAGE TANKS

Did you observe any above ground storage tanks or vent/supply pipes protruding from the ground? [ ] Yes [X] No

- *If yes, please provide photo(s) and/or brief description (i.e. tanks, pipes, location).* [ ] Could not observe

C. COLLECTION SITES

1. Did you observe open pits, dumps, evaporation/holding ponds, etc.? [ ] Yes [X] No
   - *If yes, please provide photo(s) and/or brief description of each pit/pond (i.e., size, contents).* [ ] Could not observe

2. Did you observe evidence of pollutants in the water or around the edges of the ponds, such as odors, "oily" films, stains or stressed vegetation? [ ] Yes [X] No [ ] N/A

D. DRUMS/CONTAINERS AND/OR PESTICIDES/CHEMICALS

1. Did you observe any drums/containers/sacks? [ ] Yes [X] No
   - *If yes, please provide photo(s) showing container(s) & location(s), and/or a brief description.* [ ] Could not observe

2. Did you observe any evidence or have knowledge that any part of the property is or has been used for chemical manufacturing or other environmentally sensitive processes? [X] Yes [ ] No
   - *If yes, please explain:*

   See Phase 1 ESA in Addendum

3. Did you observe evidence or have knowledge of any chemical or contaminants that are either being created or used as part of a production process on this site? [X] Yes [ ] No

E. ASBESTOS

1. Were the improvements constructed prior to 1980? [ ]Yes [ ] No [X]
   N/A
2. Did you observe friable floor or ceiling tiles or "popcorn" ceiling? [ ]Yes [ ] No [X]
   N/A
   - If yes, please provide photo(s.)

F. MISCELLANEOUS

1. Did you observe evidence of soil contamination or other related conditions? [ ] Yes [ ] No
   - If yes, please provide photo(s) and/or explain below (i.e. stressed vegetation, gullies, mounds of dirt or debris, evidence of buried debris or containers, foul or chemical odors). [X] Could not

2. Did you observe signs of water leaks, water damage or mold? [ ]Yes [ ] No [ ]
   - If yes, please provide photo(s) and describe where and extent. [X] Could not observe

3. Please describe the property type/use of the properties adjoining the subject:

North: Industrial Improvements

South: Central Avenue, Industrial Improvements

East: Howick Street, Industrial Improvements

West: Industrial Improvements

By signing below, the appraiser does not imply or represent that he/she has expertise in the field of environment contamination.

Appraiser _____ Date: _____

Appraiser _____ Date: August 23, 2022

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 condominium projects, 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, condominium and planned unit developments

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

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

THE HYVE	Salt Lake City, Utah	301 Units
QUADE APARTMENTS	Salt Lake City, Utah	237 Units
ICON 9700	Sandy, Utah	264 Units
BROOKFIELD	St. George, Utah	160 Units
DECKER STATION	West Valley City, Utah	219 Units
COTTONWOOD ON HIGHLAND	Millcreek, Utah	250 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
SUGARMONT	Salt Lake City, Utah	341 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
TRAILHEAD APARTMENTS	Washington, Utah	111 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
RESIDENCES AT SUGAR ALLEY	Salt Lake City, Utah	193 Units
PORTER RANCH TOWNHOMES	Eagle Mountain, Utah	128 Units
THE CITIZEN	Salt Lake City, Utah	264 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

western states multifamily
appraisers & consultants

PROFESSIONAL SERVICES AGREEMENT
APPRAISAL ASSIGNMENT
PAGE 1

DATE OF AGREEMENT: JULY 21, 2022

PARTIES TO AGREEMENT:

Client:
Ms. LuAnn Spangenberg
Lending Manager
Utah Center for Neighborhood Stabilization
6880 South 700 West, Office 102
Midvale, UT 84047
Email: LuAnn@utcns.com
Phone: (801) 316-9117

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

Client hereby engages Appraiser to complete an appraisal assignment as follows:

PROPERTY IDENTIFICATION
A 1.99 acre parcel of land intended for development with a LIHTC apartment project
4101 South Howick Street
Millcreek, Utah

INTEREST VALUED
Market Value "as is"

PREVIOUS SERVICES PROVIDED ON THE PROJECT WITH THE PAST 3 YEARS
I am completing an appraisal for Housing Plus in July 2021

INTENDED USERS
Client

INTENDED USE
For use by the client establishing value for mortgage lending

Note: No other use is intended by Appraiser. The intended use as stated shall be used by Appraiser in determining the appropriate Scope of Work for the assignment.

TYPE OF APPRAISAL
Narrative Appraisal Report.

DATE OF VALUE
Date of inspection

HYPOTHETICAL CONDITIONS, EXTRAORDINARY ASSUMPTIONS
It will be assumed that the site is to be developed with the number of units and project design outlined in the market study that is being completed in conjunction with this appraisal.

APPLICABLE REQUIREMENTS OTHER THAN THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)
None

SCOPE OF WORK
The Appraisal Report will comply with all requirements of the current USPAP.

The report shall be prepared and signed by Jeff Neese, MAI. Jeff Neese, MAI will personally inspect the subject property and all comparable properties.

Report Option and Format
Narrative Appraisal Report.

DELIVERY DATE
The appraisal will be delivered in PDF format with 2 weeks of date of receipt of the signed agreement.

DELIVERY METHOD
Final report to be delivered via e-mail.

PAYMENT TO APPRAISER
$2,500.

ITEMS REQUIRED TO COMPLETE THE APPRAISAL
*Pending sale contract, or closing statement
*Soils report and mitigation costs, if any
*Environmental report and mitigation costs, if any
*Any city approvals for development of the site

PROPERTIES UNDER CONTRACT FOR SALE
If the property appraised is currently under contract for sale, Client shall provide to Appraiser a copy of said contract including all addenda.

CONFIDENTIALITY
Appraiser shall not provide a copy of the written Appraisal Report to, or disclose the results of the appraisal 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).

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: 2022.07.21 15:15:53 -06'00'

(Signature)

JEFF NEESE, MAI
(Printed Name)

JULY 21, 2022
(Date)

BY CLIENT:

(Signature)

LuAnn Spangenberg
(Printed Name)

July 27, 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

Form #2

Phase I Environmental Site Assessment

Howick Flats Update

4101 South Howick Street

Millcreek, Salt Lake County, Utah

June 14, 2022

Terracon Project No. 61227220



Prepared for:
BlueLine Development, Inc.
Missoula, Montana

Prepared by:
Terracon Consultants, Inc.
Midvale, Utah

terracon.com

Terracon

Environmental ■ Facilities ■ Geotechnical ■ Materials

June 14, 2022

Community Development Corporation of Utah
BlueLine Development, Inc.
1004 South Ave West
Missoula, Montana 59801-7909

Attn: Mr. Christian Pritchett
P: (406) 214-2052
E: christian@bluelinedevelopment.net

Re: Phase I Environmental Site Assessment
Howick Flats
4101 South Howick Street
Millcreek, Salt Lake County, Utah
Terracon Project No. 61227220

Dear Mr. Pritchett:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P61227220 dated May 25, 2022.

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

TABLE OF CONTENTS

Page No.

EXECUTIVE SUMMARY ..... **i**
Findings and Opinions i
Significant Data Gaps iii
Conclusions iii
Recommendations iii
1.0 INTRODUCTION **1**
1.1 Site Description 1
1.2 Scope of Services 1
1.3 Standard of Care 1
1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps 2
1.5 Reliance 3
1.6 Client Provided Information 3
2.0 PHYSICAL SETTING **4**
3.0 HISTORICAL USE INFORMATION **4**
3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps 5
3.2 Historical City Directories 6
3.3 Site Ownership 7
3.4 Title Search 7
3.5 Environmental Liens and Activity and Use Limitations 7
3.6 Interviews Regarding Current and Historical Site Uses 8
3.7 Prior Report Review 8
4.0 RECORDS REVIEW **9**
4.1 Federal and State/Tribal Databases 9
4.2 Local Agency Inquiries 12
5.0 SITE RECONNAISSANCE **13**
5.1 General Site Information 13
5.2 Overview of Current Site Occupants 13
5.3 Overview of Current Site Operations 13
5.4 Site Observations 13
6.0 ADJOINING PROPERTY RECONNAISSANCE **15**
7.0 ADDITIONAL SERVICES **16**
8.0 DECLARATION **16**

APPENDICES

APPENDIX A Exhibit 1–Topographic Map, Exhibit 2–Site Diagram

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 Terracon Proposal No. P61227220 dated May 25, 2022 and was conducted consistent with the procedures included in ASTM E1527-13, *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. Kelly M. Shaw performed the site reconnaissance on June 6, 2022.

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 approximately 1.99 acres of vacant land, Salt Lake County Parcel number 15-36-453-055.

Historical Information
The site was undeveloped land from 1937 to 1981. By 1983 the site was used as a storage lot and has remained a storage lot on and off until 2021. The site is currently a vacant lot.

The north-adjoining property was undeveloped land until 1986 when the current building was constructed, and it has been occupied by commercial businesses including Air Control Product, Printing Department; Rainbow Crafts, Discount Microcomputer, and the tenant Robert I Merrill Company.

The east-adjoining property was mostly undeveloped land aside from a single residence at the south of the property from 1937 to 1946. By 1950 an additional residence appears in the southeast corner of the property. Both residences were demolished by 1962, and the property appeared to be graded. By 1972 a new structure was constructed on the southwest corner of the property, and it appears that the property was used as a storage lot and occupied by an auto wrecking company by 1977. Most of the property, aside from the southwest corner, appears to be asphalted, and occupied by Ray Bethers Trucking in the 1980s to at least 2001 and and occupied by Robinson Construction since 2006.

Adjoining the site to the south is West Central Avenue and two residences from 1937 until 1958. In 1962 the west side of the property has an agricultural field. By 1972 most of the property was graded, the structures remained and the eastern most portion of the property appeared to be a storage lot. By 1981 a structure and parking lot were added to the property. The property has remained largely unchanged since 1981. The property at 165 West Central Avenue is occupied

by Rocky Mountain Movers and the property at 175 West Central Avenue is occupied by Nelson Trucking.

The west-adjoining property was undeveloped land with residences before 1937 until sometime between 1971 and 1977 when the residences were demolished. By 1981 the west adjoining Howick Street had been constructed with vacant land and a commercial structure with parking lot beyond. The commercial structure expanded east and a parking lot was added by 1997. The property is currently occupied by European & Domestic Automotive Repair, Salty Hive Crossfit, SWC Healthworks, Inc., and Salt Lake Detail Company.

Recognized Environmental Conditions (RECs) were not identified with the historical uses of the site; however, the east-adjoining and up-gradient property was used as an auto wrecking facility in the 1960s and has conducted auto repair since at least the 1980s. Based on sampling conducted at the site, as discussed below, this east-adjoining facility is not a REC.

Previous Reports

Terracon Consultants, Inc. completed a Phase I Environmental Site Assessment report on April 9, 2021 for the site. The ESA reported the site to consist of an approximately 1.99-acre vehicle and equipment storage yard. The report found that there was significant soil staining at the site and the east-adjoining long-term auto use and former USTs represented RECs to the site. It was recommended that additional investigation to evaluate the subsurface conditions be conducted.

Terracon Consultants completed a Limited Site Investigation (LSI) on August 5, 2021. Soil and groundwater samples were collected from six locations. Analytical results showed that neither Total Petroleum Hydrocarbons Gasoline Range Organics (TPH-GRO), Total Petroleum Hydrocarbons Diesel Range Organics (TPH-DRO), Total Recoverable Petroleum Hydrocarbons (TRPH), nor Volatile Organic Compound (VOC) concentrations in the soil or groundwater exceeded the Environmental Protection Agency (EPA) Residential Regional Screening Levels (RSLs) or The Division of Environmental Response and Remediation (DERR) screening levels. Based on the results of the sampling the former releases at the site are considered a Historical REC (HREC).

Records Review

The site was not recognized on the regulatory databases searched. The east-adjoining facility was listed as a Small Quality Generator in 1986, with ignitable waste, spent halogenated solvents, and non-halogenated solvents generated. The hazardous waste was removed from the facility regularly by Safety Kleen. In 2009 the facility was listed as not a generator; no violations were identified. Additionally, the east adjoining property had two USTs removed in 2001. A LSI was performed at the site in August 2021. No impacts to soil or groundwater were detected above Residential RSLs or DERR Screening Levels. Based on the results of on-site testing, this facility does not represent a REC to the site.

Site Reconnaissance

During Terracon's site reconnaissance minor wood, plastic, paper, and metal debris were observed. RECs were not identified during the site reconnaissance.

Adjoining Properties

The site is adjoined to the north by Robert I Merrill Company, a bathroom fixtures & accessories shop. To the east is Robinson Construction and equipment storage lot. The south-adjoining property is West Central Avenue followed by Rocky Mountain Movers and Nelson Trucking. The west-adjoining property is Howick Street followed by a commercial strip with multiple businesses and parking lot beyond. RECs were not identified with the observed conditions of 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 E 1527-13 at 4101 South Howick Street, Millcreek, Salt Lake County, Utah, the site. RECs or Controlled RECs (CRECs) were not identified in connection with the site:

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs or CRECs. As such, no additional investigation is warranted at this time.

1.0 INTRODUCTION

1.1 Site Description

Site Name	Howick Flats
Site Location/Address	4101 South Howick Street, Millcreek, Salt Lake County, Utah
Land Area	Approximately 1.99 acres
Site Improvements	None
Anticipated Future Site Use	Redevelopment for multi-family residential use
Reason for the ESA	Acquiring the site

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 Terracon Proposal No. P61227220 dated May 25, 2022 and was conducted consistent with the procedures included in ASTM E1527-13, *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. 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.

ASTM E1527-13 contains a definition of "migrate/migration," which refers to “the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.” By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

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, 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.

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 or petroleum products 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 BlueLine Development, Inc and Community Development Corporation of Utah. Use or reliance by any other party is prohibited without the written authorization of BlueLine Development, Inc. 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 Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. 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 E1527-13.

1.6 Client Provided Information

Prior to the site visit, John Hastings, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

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.			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		X	

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
material to a REC in connection with the site.			
Obvious Indicators of Contamination at the site.	X		

Terracon's consideration of the client provided information did identify RECs, which were noted in the previous ESA report. A copy of the questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 4,260 feet above sea level	USGS Topographic Map, Salt Lake City South Quadrangle, 1999 (Appendix A)
Topographic Gradient	Gently sloping towards the south	
Closest Surface Water	Big Cottonwood Creek, approximately 290 feet south of the site.	
Soil Characteristics		
Soil Type	Deckerman fine sandy loam (De)	Web Soil Survey https://websoilsurvey.sc.egov.usda.gov/
Description	Landform—Flood plain, lake plains; Parent material—Alluvium and/or lacustrine deposits	
Geology/Hydrogeology		
Formation	Quaternary alluvium (Qal)	Interactive Geologic Map Portal https://geology.utah.gov/
Description	Boulder to pebble gravel, sand, silt, and clay.	
Estimated Depth to Groundwater	Approximately 9 feet below ground surface (bgs)	Terracon's LSI on the site July 14, 2021
Hydrogeologic Gradient	West, northwest	Building Products, LUST (Facility ID 4002201)

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 and selected historical aerial photographs (at approximately 10 to 15-year intervals) were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps and aerial photographs are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR (Environmental Data Resources) to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, Sanborn maps were not available for the site.

- Topographic map: Salt Lake City South, Utah, **1999** (1:24,000)
- Aerial photographs:
  - EDR, **1937, 1946, 1950, 1958, 1962, 1965 (site not visible in photo), 1971, 1977, 1981, 1983, 1993, 1997, 2006, 2011** and **2016**, 1" =500'
  - Google Earth Pro, various years **1997** to **2021**, varying scales

Historical Maps and Aerial Photographs

Direction	Description
Site	Undeveloped land (1937-1981). The site appears to be an equipment storage lot (1983-2003). Equipment has been removed and the land is vacant (2004-2009). The site is being used as an equipment storage lot (2011-2021).
North	Undeveloped land (1937-1983). A commercial structure was constructed adjacent to the north perimeter (1993-2021).
East	Undeveloped land and a single residence (1937-1958). The residence appears to have been demolished, the property is vacant land (1962). A new structure adjacent to the east perimeter was constructed, the remaining property appears to be vacant land (1971). The portion of the property that was vacant in the 1971 photo now appears to be used for equipment storage (1977). A paved parking lot was constructed, and equipment continued to be stored on the property (1981-1993). It appears equipment is no longer being stored at the property (1997). The storage yard has been cleared and the building remains on the southwest portion of the parcel (2005). The paved portion of the property is being used for equipment storage (2006-2021).
South	A roadway (West Central Ave) adjoins the site to the south followed by vacant land (1937-1950). A single residence appears to have been constructed south of the roadway (1958). Additional structures and a parking lot were constructed south of the roadway (1971-1977). An additional structure was constructed with a parking lot south of the roadway (1981). The residence from the 1958 photo appears to have been demolished (1993). A new structure with an unpaved parking lot appears in the location of the previous 1958 residence (2006). The new structure that appeared in the 2006 photo is gone leaving the lot vacant (2011-2021).

Direction	Description
West	Undeveloped land (1937). Residences appear beyond the vacant land (1946). The residences beyond the vacant land appear to have been demolished (1971). A roadway (South Howick Street) was constructed with vacant land and a commercial property beyond (1981). A parking lot and commercial building were constructed adjacent west of the roadway (1997-2021).

3.2 Historical City Directories

The city directories used in this study were made available from the previous ESA (selected years reviewed: 1925-2020) and were reviewed at approximate five-year intervals, if readily available. Street listings not available prior to 1934. The current street address for the site was identified as 4101 South Howick Street.

Historical City Directories

Direction	Description
Site	**4101 South Howick Street:** No Listing (1939-2020)
North	**4049 South Howick Street:** No Listing (1969/70-1981); Air Control Product (1986); Printing Dept (1986); Rainbow Crafts (1990/91); Discount Microcomputer (1995/96); No Listing (2000-2005); Robert I Merrill Co [Bathroom Fixtures & Accessories] (2010-2020)
East	**176 West Central Avenue:** No Listing (1925-1934); Pieper Emil A (1940-1955); McCarty Frank (1940-1944); Fuller E K Inc [Contractors] (1960-1965); Amer Auto Wrecking (1969); No Listing (1975); Ray Bethers Trucking (1980-2001); Real Estate Brokers Service (2001); No Listing (2006); Real Estate Brokers Lending [Real Estate] (2011); No Listing (2016-2020)
South	**165 West Central Avenue:** No Listing (1925-1965); Transport Serv Co (1969); Ray Bethers Trucking (1975); Building Products (1975-1985); Signdesign (1991); No Listing (1996); Cameron Ashly Bldg (2001); Guardian Building Pdts Dist (2006); Ashley Cameron [Nonclassified Establishments] (2011); No Listing (2016-2020)
South	**175 West Central Avenue:** No Listing (1925-1928); Seifert Carl W (1934-1940); Noorda Henry (1944); Noorda Forest (1949-1955); Thompson Vaughn S (1955); Stewart Frank A (1960); Hansen Donald (1960); No Listing (1965-1980); K King (1985); Moffat Bros Trucking (1985); Bonneville Salt (1991-1996); Nelson Trucking (1991-2001); No Listing (2006); Nelson Contractors Inc [Demolition Contractors] (2011-2016); No Listing (2020)
South	**175 ½ West Central Avenue:** No Listing (1925-1949); Butcher Willard (1955); No Listing (1960-2020)
South	**185 West Central Avenue:** No Listing (1925); Reich John (1928); No Listing (1934-2020)
South	**191 West Central Avenue:** No Listing (1925-1969); Danny McNabb (1975); No Listing (1980-2020)
South	**197 West Central Avenue:** No Listing (1925-1960); Howells Nicki (1965); Ron Pomikala (1969); C G McGuire (1975); No Current Listing (1980-2001); Tammy Eller (2006); Anderson Leslie B (2011-2016); No Listing (2020)

Direction	Description
South	**207 West Central Avenue:** No Listing (1925-1960); Vacant (1965); Frank Cowasn Shop (1969); Bill Bowers (1975); F Cowan Trucking (1975); No Listing (1980); Ralph J Ambler (1985); No Current Listing (1991-1996); Ken E Gines (2001); Shawn A Anderson (2006); No Listing (2011-2020)
West	**4050 South Howick Street:** No Listing (1969/70-1995/96); Belles Custom Upholstery [Reupholstery Furniture Repair] (2000); Jensen David (2000); VanPatten Richard L (2000); VanPatten & Assoc [Used Car Dealers] (2000-2020); Not Verified (2000); S W C Consultants [Management Consulting Services] (2000); Unexpected Obstacles [Repair Services] (2000); Powell Brothers And Sons [Flat Glass] (2000); Formica Tub Enclosure Formica Tops [Single Farm Housing Construction] (2000); Intermountain Premium Service [Nondurable Goods] (2000); Suntan Supply Co [Durable Goods] (2000); Performance Chips Inc [Truck Accessories] (2005); Hydro Pressure Clean LLC [Parking Area/Lots Maintenance] (2005-2010); R M Hydro Blasting [Demolition Contractors] (2010-2015); Vision Makers Intl [Stone-Retail] (2010); Document Express [Printers] (2010); Woody's Flooring [Floor Laying Refinishing/Resurfacing] (2010-2020); B G Products Iss Inc [Petroleum Products] (2010-2020); Cross Fit New Life [Health Clubs Studios/Gymnasium] (2015-2020); Kelly Sam (2015); Wasatch Hydroponics [Hydroponics Equipment/Supply] (2015); New Look Finishes [Non-classified Establishments] (2020); Schmitt William G (2020); Burr Justin (2020)

The east-adjoining and up-gradient property has been used as an auto wrecking facility in the 1960s and has conducted auto repair since the 1980s. There is a likelihood of release based on the long-term use of the east-adjoining property; however, based on the LSI sampling completed at the site in 2021, the east-adjoining property is not considered a REC.

3.3 Site Ownership

Based on a review of information obtained from the Salt Lake County assessor's records, the current site owner is Housing Plus, and the previous owner was Mitchell Brothers Holdings LLC.

3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.5 Environmental Liens, 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, 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 these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

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
N/A	Daniel J. Adams / 801-316-9112	Owner representative, Housing Plus	June 1, 2022

Mr. Daniel Adams, owner, completed and returned the Owner Questionnaire via email. Mr. Adams indicated that they have been familiar with the site 10 months. Mr. Adams indicated that he has no past knowledge of the site, nor is he aware of any environmental investigations or previous Phase I ESAs at the site. Mr. Adams noted that he is not aware of any past, pending, or threatened environmental litigation, nor is he aware of any possible violations of environmental laws, possible environmental liability or potential environmental concerns.

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
  Howick Flats
  4101 South Howick Street, Millcreek, Utah
  Dated: April 9, 2021
  Prepared by: Terracon Consultants, Inc.
  For: Community Development Corporation of Utah

The Terracon April 9, 2021 Phase I Environmental Site Assessment report noted the site to consist of an approximately 1.99-acre vehicle and equipment storage yard. The report found that there was significant soil staining at the site and the east-adjoining long-term auto use and former USTs represented RECs to the site. It was recommended that additional investigation to evaluate the subsurface conditions be conducted.

- Limited Site Investigation
  Howick Flats
  4101 South Howick Street, Millcreek, Utah
  Dated: August 5, 2021
  Prepared by: Terracon Consultants, Inc.
  For: Community Development Corporation of Utah

The August 5, 2021 Limited Site Investigation (LSI) was completed to investigate the RECs associated with the ESA completed on April 9, 2021. Soil and groundwater samples were collected from six locations. Total Petroleum Hydrocarbons Diesel Range Organics (TPH-DRO) were detected in 5 of the soil samples and the 6 groundwater samples; however, concentrations were below Environmental Protection Agency (EPA) Residential Regional Screening Levels (RSLs) and The Division of Environmental Response and Remediation (DERR) screening levels. Analytical results also showed that Total Petroleum Hydrocarbons Gasoline Range Organics (TPH-GRO), Total Recoverable Petroleum Hydrocarbons (TRPH), nor Volatile Organic Compound (VOC) concentrations in the soil or groundwater exceeded the EPA Residential RSLs or DERR screening levels. Based on the results of the sampling the former releases at the site are considered a Historical REC (HREC).

4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company. 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 was 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	2
CERCLIS / NFRAP / SEMS ARCHIVE	Comprehensive Environmental Response, Compensation, & Liability Information System/No Further Remedial Action Planned	0.5	4

Database	Description	Distance (miles)	Listings
ERNS	Emergency Response Notification System	Site	0
IC / EC	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1	0
NPL (Delisted)	National Priorities Delisted List	0.5	0
RCRA CORRACTS/ TSD	RCRA Corrective Action Activity	1	0
RCRA Generators	Resource Conservation and Recovery Act	Site and adjoining properties	2
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	0
IC	Institutional Controls Sites	Site	0
LUST	Leaking Underground Storage Tanks	0.5	28
SWF/LF	Solid Waste Facilities/Landfills	0.5	0
UST	Underground Storage Tanks	Site and adjoining properties	3
VCP	Voluntary Cleanup Program	0.5	5

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. 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	Is a REC, CREC, or HREC to the Site
Ray Bethers Trucking Inc/ SLT Express Inc. 176 W. Central Avenue	East adjoining/cross gradient	UST, LUST, RCRA-NonGen/NLG	No, based on discussion below

Facility Name and Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
/4255 South 300 West			
Nelson Trucking, Inc/ Moffat Bros. Trucking 175 W Central Avenue	South adjoining/up gradient	UST, LUST, RCRA NonGen	No, based on discussion below
Building Products 165 W. Central Avenue	Southeast adjoining/up gradient	UST, LUST	No, based on discussion below

Ray Bethers Trucking Inc (Facility ID 4001770) /SLT Express

This facility was located to the east and identified on the RCRA NonGen/NLR, UST, and LUST database. Two 6,000-gallon USTs, previously containing diesel fuel, were removed from the southern portion of the property, approximately 130 feet east of the site in November 2001. TPH-GRO and TPH-DRO were identified in the soil on the west side of the tank excavation above Initial Screen Levels (ISLs) of 150 and 500 milligrams per kilogram (mg/kg), respectively and below Tier 1 Screening Levels of 1,500 and 5,000 mg/kg, respectively. The northwest corner detected TPH-GRO at 480 mg/kg and TPH-DRO at 620 mg/kg. The southwest corner detected TPH-GRO at 310 mg/kg, and TPH-DRO at 440 mg/kg. Contaminated overfill was put back into the excavation. Groundwater was not sampled. The case was closed on May 2, 2002, based on the levels being below the Tier 1 Screening Levels.

The facility was listed as a SQG in 1986, with ignitable waste, spent halogenated solvents, and non-halogenated solvents generated. An EPA identification form from 1988 stated that the hazardous waste was removed from the facility regularly by Safety Kleen, and the company had filed for bankruptcy in 1988. Another letter in 1998 stated that the facility generates solvents and anti-freeze. Thirty gallons of parts washer solvents were generated monthly. In 2009 the facility was listed as not a generator; no violations were identified.

Terracon performed a Limited Site Investigation at the site (4101 Howick Street) in August 2021. Three borings were advanced along the eastern portion of the site, and Laboratory results for the samples collected indicated that no TPH-GRO, TPH-DRO, TRPH, nor VOC concentrations exceeded EPA Residential RSL, or DERR screening levels in either soil or groundwater. Based on the sampling results, it appears that the adjoining facility has not significantly impacted the site and is not considered a REC at this time.

Nelson Trucking, Inc (Facility ID 4000613) / Moffatt Brothers Trucking

This facility is located to the south, and identified on the RCRA NonGen/NLR, UST, and LUST database. In 1985 and 2007 Moffatt Brothers Trucking was listed as not a RCRA generator, records of hazardous waste were not identified. Five 500-gallon tanks were removed in 1990 from Nelson Trucking. Tanks were used for used oil, hazardous substance, and unknown substance. Two 10,000-gallon tanks were removed in 1999. One tank was used for gasoline, the other was used for diesel. A leak was detected with the diesel tank removal, the tank was identified on the south side of Big Cottonwood Creek (approximately 500 feet south of the site). The LUST case was closed with a “No Further Action” letter on January 14, 2000. No

groundwater impacts were identified. Soil results were below Tier 1 screening levels. Based on distance and closure, this facility is not a REC to the site.

Building Products (Facility ID 4002201)
This facility is located to the south, southeast across Central Avenue and identified on the UST, and LUST databases. An 8,000-gallon diesel and a 1,000-gallon gasoline tank located south of the building were removed in 1998. Samples taken on June 4, 1998 detected benzene, toluene, ethylbenzene, total xylene, naphthalene, and total purgeable hydrocarbons (TPH) in the groundwater and soil. TPH was detected at 1,200 milligrams per liter (mg/L), above the Tier 1 Screening Level of 10 mg/L. Benzene was detected at 0.36 mg/L, above the Tier 1 Screening Level of 0.30 mg/L, and Naphthalene was detected at 0.93 mg/L, above the Tier 1 Screening level of 0.70 mg/L. Approximately 150 gallons of water was pumped out and over excavated soil was left on the property. Confirmation samples on previously detected constituents of concern were at less than Tier 1 Screening Levels; however, some remained above Initial Screening Levels (ISLs). A "No Further Action" letter was issued on October 15, 1998. Information indicates that petroleum contamination of the soil and/or groundwater remains at the property but is not at depths or locations that are considered a threat to human health or to the environment. Based on distance and closure, this facility is not considered 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 7 facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this 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 Environmental Health Department / JMaxfield@slco.org	A response was received from Ms. Jeannine Maxfield on May 31, 2022. According to Ms. Maxfield no records were found for the site.
Utah Department of Environmental Quality / https://enviro.deq.utah.gov/	The site was not listed on the DEQ website. Records for the adjoining facilities are discussed in Section 4.1.
United Fire Authority fowlks@unifiedfire.org	A response was received from Ms. Shelli Fowlks on June 2, 2022. According to Ms. Fowlks, no records were found for 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	Kelly M. Shaw
Reconnaissance Date	June 6, 2022
Weather Conditions	Sunny, 82 degrees
Site Contact/Title	None

5.2 Overview of Current Site Occupants

The site is a vacant lot with no occupants.

5.3 Overview of Current Site Operations

The site is a vacant lot with no operations.

5.4 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	

Category	Item or Feature	Observed or Identified
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	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	
	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	
	Interior floor drains	
Electrical Transformers/ PCBs	Transformers and/or capacitors	
	Other equipment	

Category	Item or Feature	Observed or Identified
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	

Releases or Potential Releases

Trash, debris and/or other waste materials
Minor wood, plastic, paper, and metal trash were observed during the site reconnaissance. The trash does not represent 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	Robert I Merrill Company
East	Robinson Construction
South	Rocky Mountain Movers and Nelson Trucking Inc.
West	European & Domestic Automotive Repair, Salty Hive Crossfit, SWC Healthworks, Inc. and Salt Lake Detail Company

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) were not conducted.

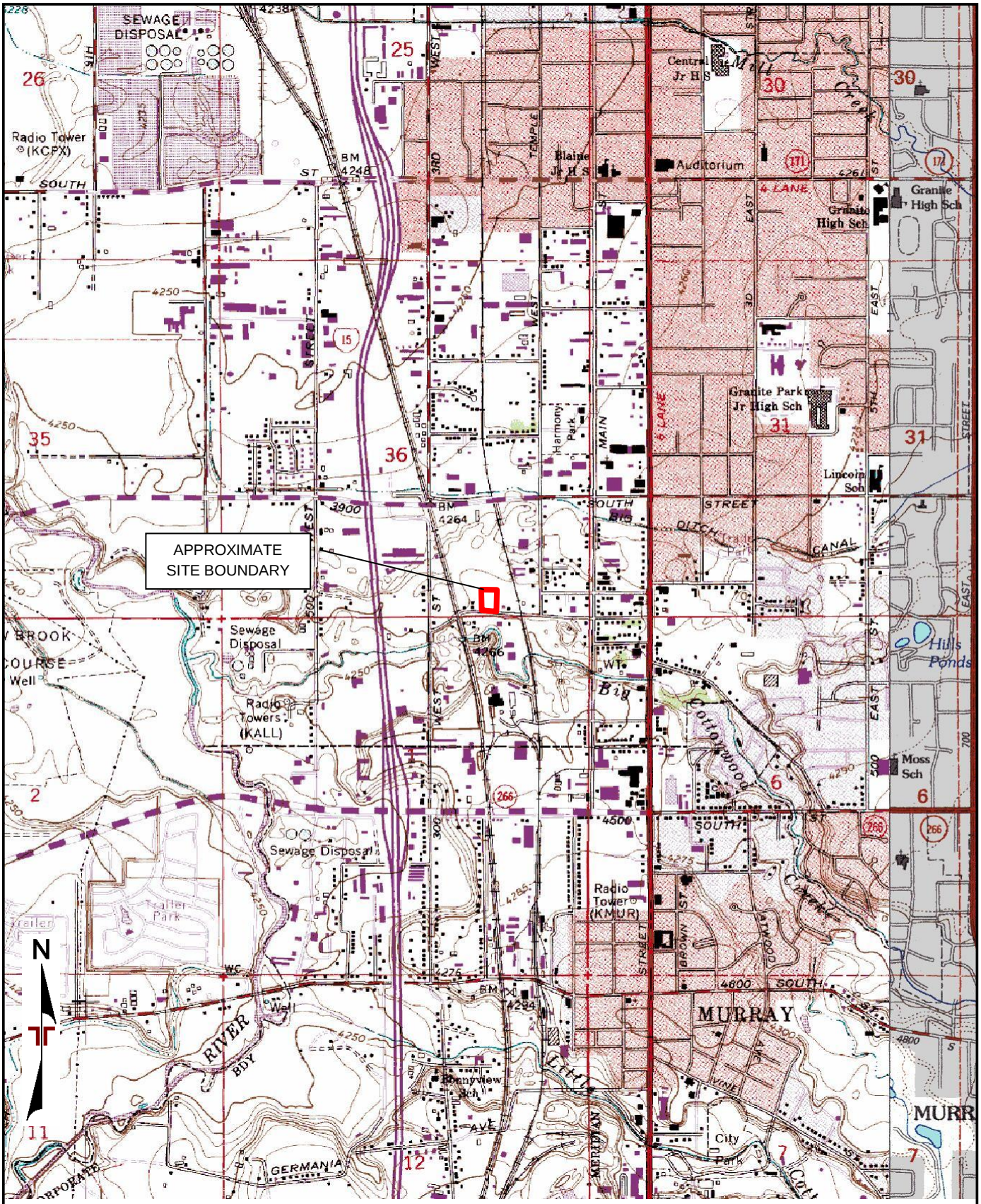
8.0 DECLARATION

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 MAP
EXHIBIT 2 – SITE DIAGRAM



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGICAL SURVEY
QUADRANGLES INCLUDE: SALT LAKE CITY SOUTH, UT (1/1/1999) and SUGAR HOUSE, UT (1/1/1998).

Project Manager:	KMS
Drawn by:	KMS
Checked by:	TC
Approved by:	TC

Project No.	61227220
Scale:	1"=2,000'
File Name:	EX 1
Date:	June 2022

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

TOPOGRAPHIC MAP

Howick Flats
4101 South Howick Street
Millcreek, UT

Exhibit
1



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: TC Approved by: TC	Project No. 61227220 Scale: AS SHOWN File Name: EX 2 Date: June 2022	Terracon 6949 S High Tech Dr Ste 100 Midvale, UT 84047-3707	SITE DIAGRAM Howick Flats 4101 South Howick Street Millcreek, UT	Exhibit 2

APPENDIX B
SITE PHOTOGRAPHS

Site Photographs
Howick Flats ■ Millcreek, Utah
Date Photos were taken: June 7, 2022 ■ Terracon Project No. 61227220



Photo #1 Looking north across the site from the southern boundary.



Photo #2 Looking east across the southern portion of the site from the west boundary.



Photo #3 North adjoining Robert I Merill Co. offices.



Photo #4 East adjoining Robinson Construction.



Photo #5 South adjoining West Central Avenue followed by Nelson Trucking.



Photo #6 West adjoining Howick Street followed by a strip plaza.

APPENDIX C
HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE

Person Completing Questionnaire:
John Hastings, BlueLine Development
440-665-9619 jhastings@bluelinedevelopment.com

Site Name: The Howick

Address: 4101 S Howick St., Salt Lake City, UT 84107 (often referred to as Millcreek City)

Point of Contact for Access:
Luann Spangenberg, Utah Center for Neighborhood Stabilization (UCNS)
801-316-9117 luann@utcns.com

Current site Owner: UCNS/Housing Plus (Affiliated entities) – contact info is Luann Spangenberg above

Site Operator: UCNS/Housing Plus – Luann is contact – property is vacant

Reasons for ESA: Financing/Acquisition

Anticipated future use: 150 units apartments, 2 levels parking

Relevant Docs – See Phase 1 and LSI attached – completed by Terracon

Additional:
No environmental liens, no use limitations or controls filed

No knowledge of reduced sale price due to environmental causes/contaminants

We *are* aware of the RECs identified in the attached reports (obvious given pictures/report etc…)

Terracon

PROPERTY OWNER
SITE ASSESSMENT QUESTIONNAIRE

Please return by email to Kelly Shaw email: kelly.shaw@terracon.com

Property Name/Address: 4101 South Howick St., Millcreek City, Utah

Form Completed By: Daniel J. Adams Date: 6/1/2022
Phone No: 801.316.9112

Your relationship to the property (Owner, Owner Representative, Property Manager, Tenant, etc.): Owner

How long have you owned the property? Approximately 10 months

How long have you been associated with, or had knowledge of, the property? Approximately 11 months

Section 1 Current and Historical Uses of Property

1. Name(s) and phone number of current and any previous occupant(s) or provide a tenant list.

No tenants

2. Please describe the current use(s) of the property or indicate uses on the tenant list.

Vacant Land

3. Please describe the past (historic) uses of the property, with approximate dates.

No information

4. Has a previous Phase I ESA or other Environmental Investigation been done on the property? Please provide a copy of these previous studies.

We are unaware of any environmental investigations

Section 2 Potential Environmental Conditions

If you are aware of any of the conditions identified, please answer yes, so that we can clarify all past and present environmental conditions.

	Conditions	Yes	No
1.	**Industrial Uses of Subject or Adjoining Properties** Industrial uses including but not limited to: gas/service stations, auto repair or painting, printing, dry cleaners, photo processing, or chrome plating, smelting petroleum refining and/or other chemical manufacturing		x
2.	**Agricultural / Silviculture / Aquiculture Uses** Crop production, concentrated animal feeding (poultry, cattle, fish, etc.)		x
3.	**Waste Storage or Disposal** Junkyard, recycling facility, battery storage, landfill, dump, wastewater lagoon		x
4.	**Equipment Use, Storage, or Abandonment** Production lines, hydraulic equipment, vehicles, heavy equipment		x
5.	**Hazardous Materials** (greater than 5-gallon containers or 25-lb bags) Pesticides, paints, solvents, acids, bases, antifreeze, other regulated materials If yes, please list approximate quantities and specify materials on a separate sheet.		x
6.	**Petroleum Hydrocarbons** (greater than 5 gallon containers) Gasoline, diesel, lubricating oil, waste oil, fuel oil, heating oil or bunker oil, kerosene, benzene, toluene, ethylbenzene xylene, aviation or jet fuel If yes, please list approximate quantities and specify materials on a separate sheet.		x
7.	**Spills or Releases of Petroleum Hydrocarbons or Hazardous Materials** Stained soil, dead vegetation or any other evidence of a petroleum or chemical spill		x
8.	**PCBs** Transformers, hydraulic equipment		x
9.	**Surface Water Issues** Pits, ponds, or lagoons associated with wastewater storage		x
10.	**Groundwater Issues** Monitoring or drinking water wells, injection wells or drains that go directly into the ground		x
11.	**Wastewater Issues** Floor drains and trenches, sumps, oil water separators on the site		x

Conditions	Yes	No
12. Underground Storage Tanks (USTs) / Above ground Storage Tanks (ASTs) UST / ASTs present or removed – If yes, please specify material stored: gasoline, diesel, fuel oil, used oil, and indicate capacity.		x
13. Asbestos Issues Asbestos Survey, Inspection, Operation and Management Plans, Abatement Reports		x
14. Septic Tanks and Leachfields Currently used or abandoned		x
15. Utility Corridors Oil or Gas Pipelines, Right-of-ways, Easements		x
16. Regulatory Compliance Stormwater Plans, Spill Prevention Plans, Air Permits, Wastewater Discharge Permits, UST Permits, 404 Wetlands Permit. If yes, specify which Plan or Permit.		x
17. Natural Resource Issues Wetlands and Riparian Areas, Critical Habitat, Threatened and Endangered Species, Historic or Cultural Resources		x
18. Legal or Regulatory Actions Are you aware of any governmental enforcement actions or environmental liens with regards to the property, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products, involving the property against the owner or any tenant of the property?		x

I have completed the above questionnaire to the best of my knowledge.

Signature: _____ Date June 1, 2022

Printed name: Daniel J. Adams Company: Housing Plus

Howick Flats

4101 W. Howick Street

Salt Lake City, UT 84107

Inquiry Number: 6377120.5

February 23, 2021

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

02/23/21

Site Name:

Howick Flats
4101 W. Howick
Salt Lake City, UT 84107
EDR Inquiry # 6377120.5

Client Name:

Terracon
6949 South High Tech Drive
Midvale, UT 84047
Contact: Tina Cheney

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:

Year	Scale	Details	Source
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: October 04, 1997	USGS/DOQQ
1993	1"=500'	Flight Date: August 14, 1993	USGS
1983	1"=500'	Flight Date: August 27, 1983	USDA
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
1950	1"=500'	Flight Date: August 01, 1950	USGS
1946	1"=500'	Flight Date: August 16, 1946	USDA
1937	1"=500'	Flight Date: October 09, 1937	USDA

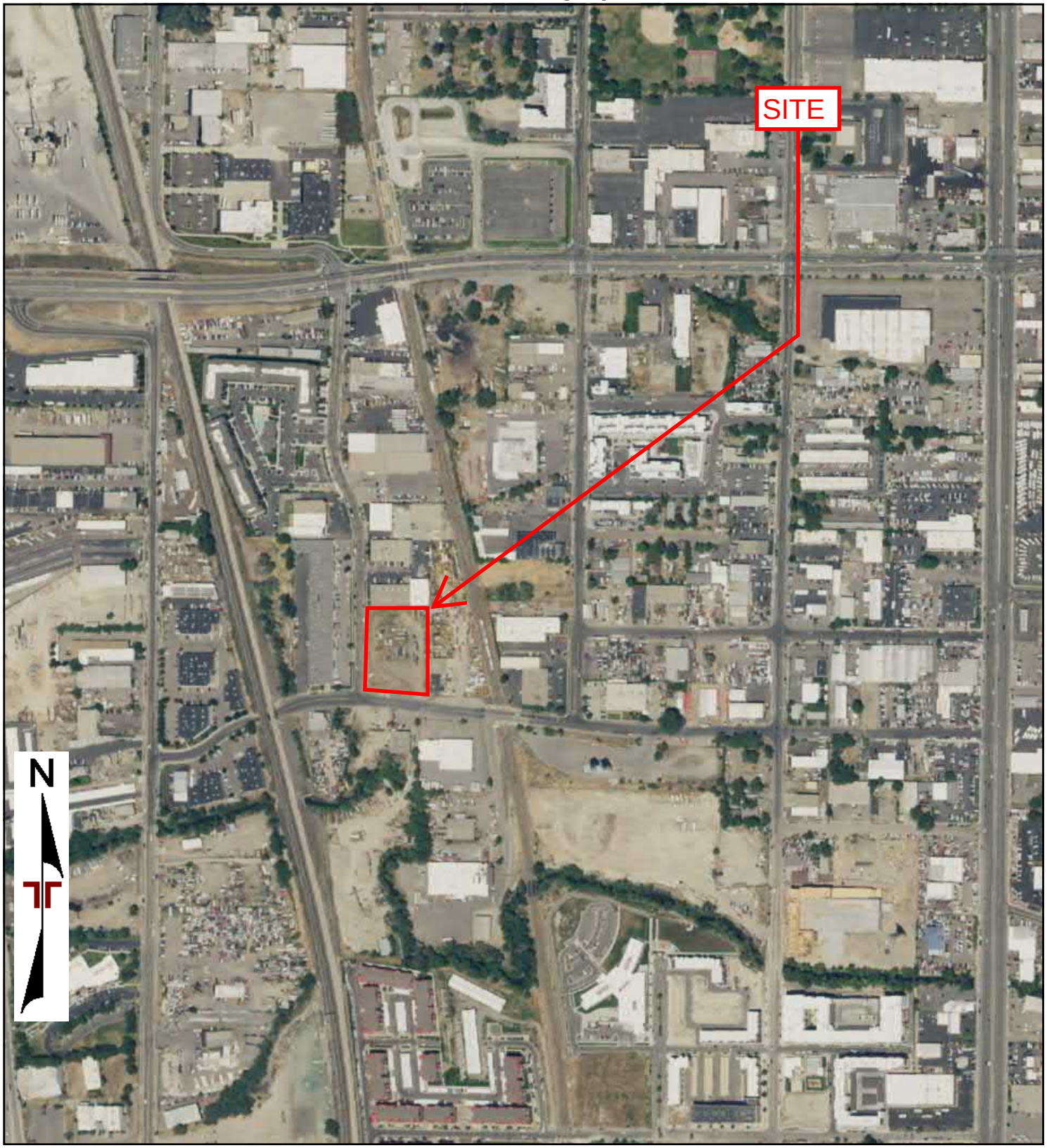
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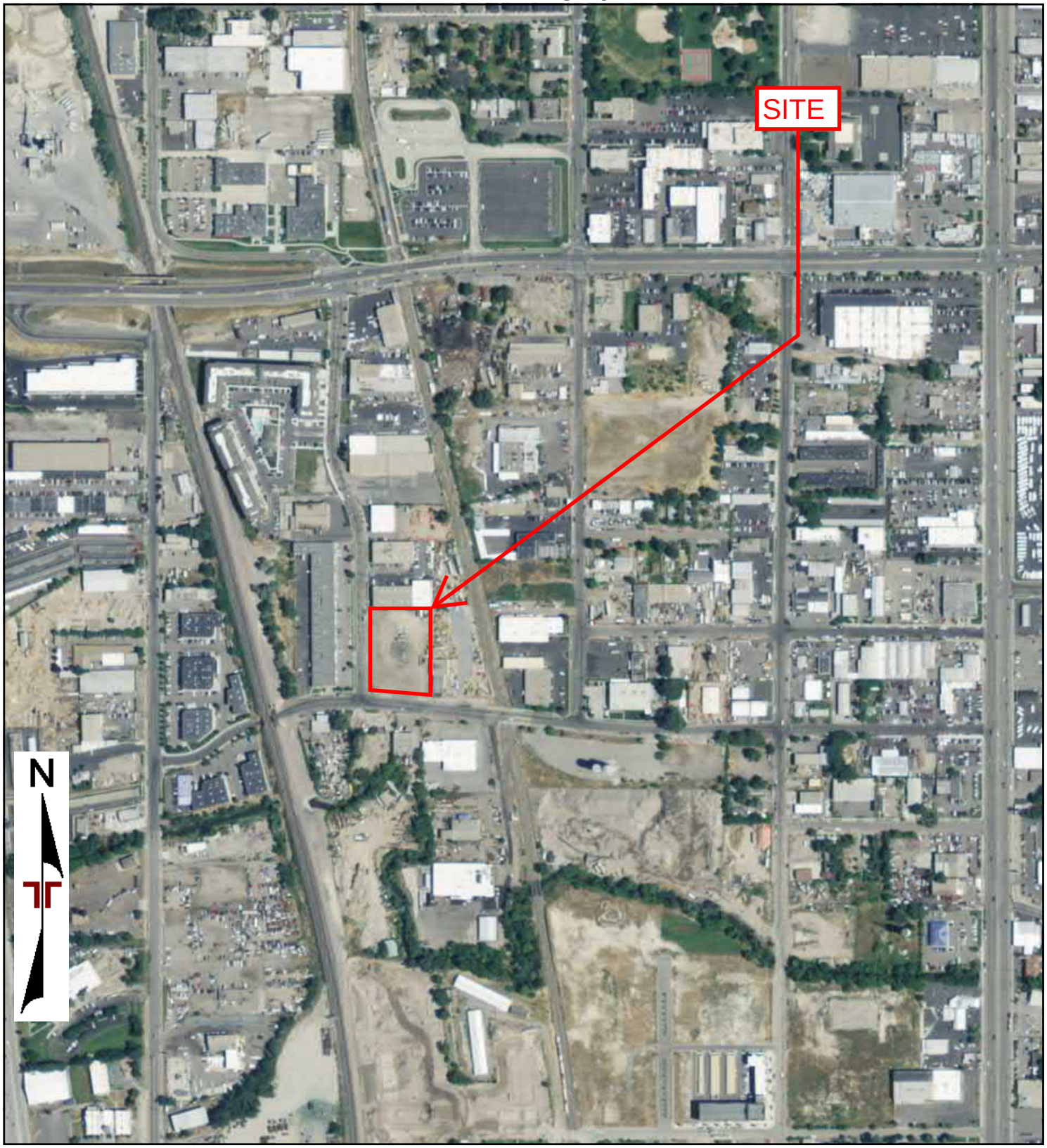
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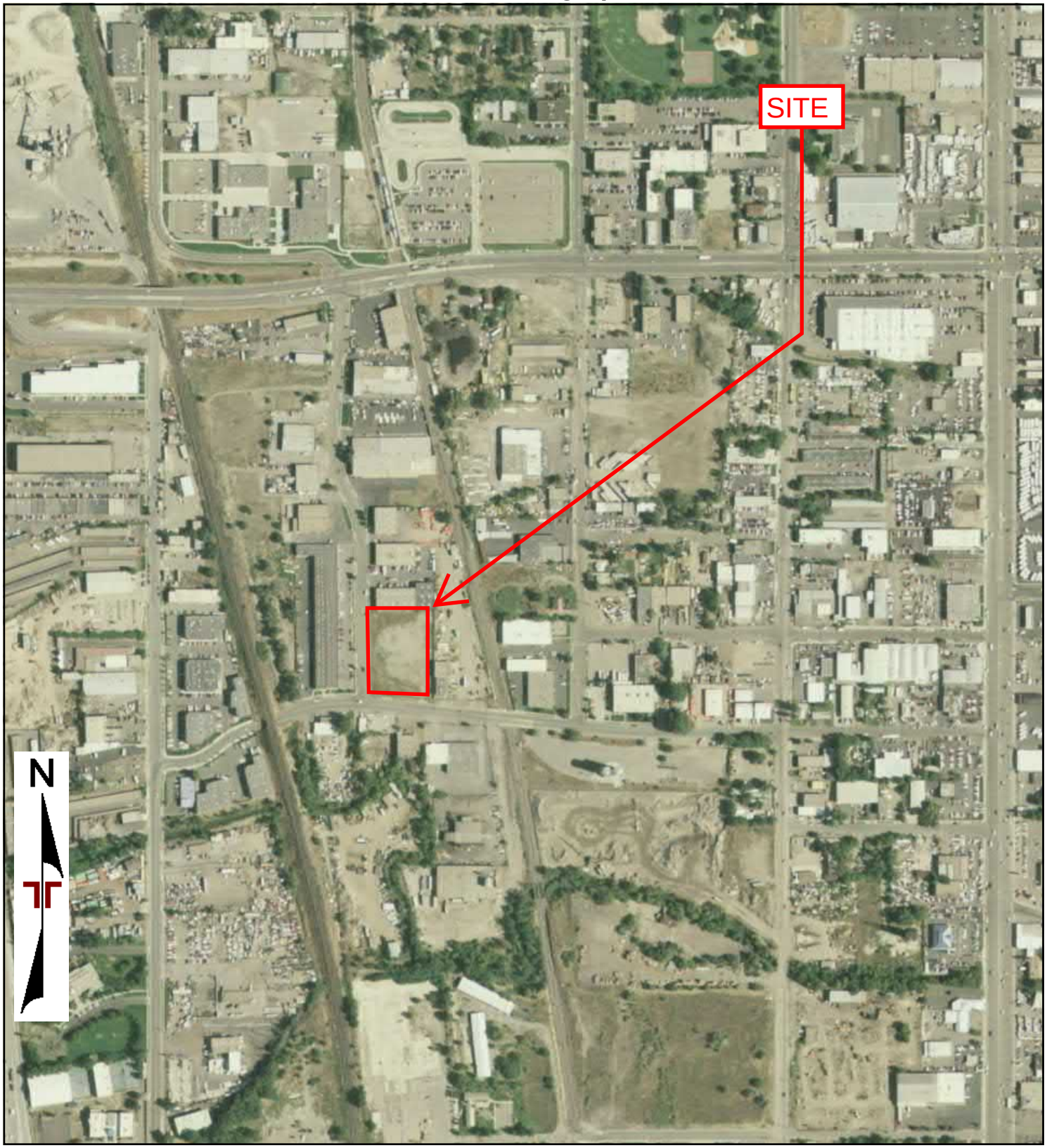
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Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	2016 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 2016			



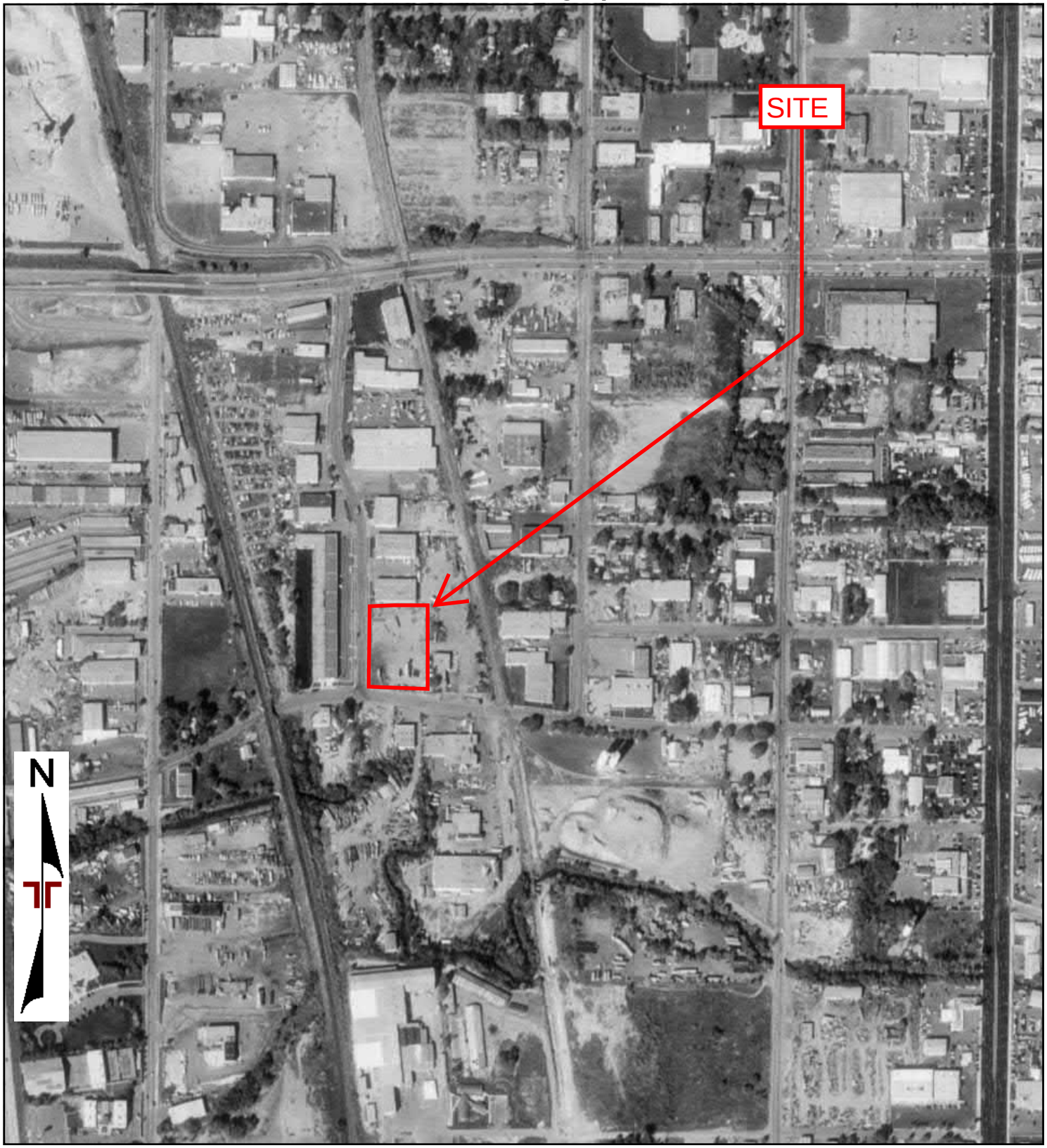
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Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	2011 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 2011			



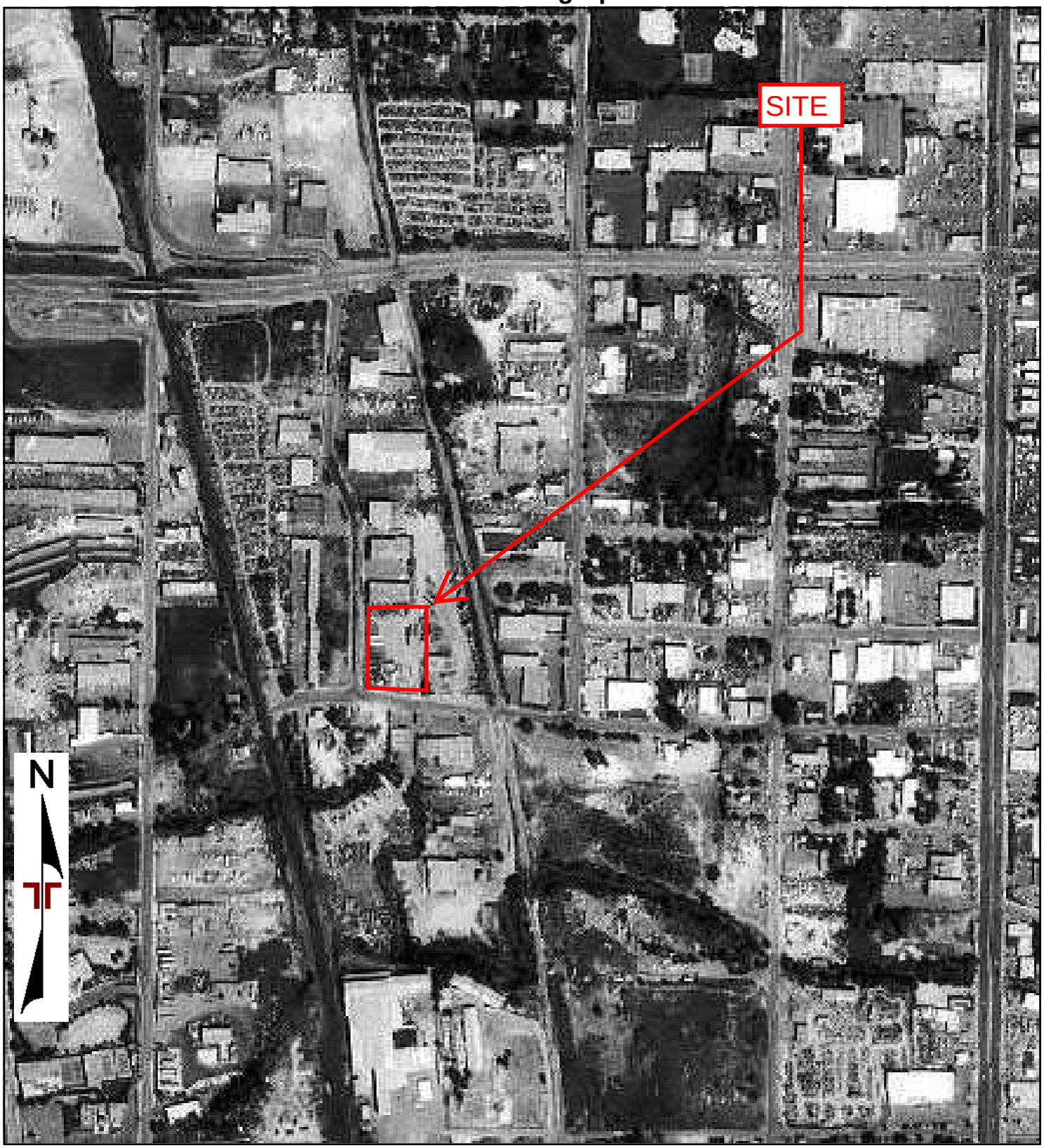
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Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	2006 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 2006			



0 Feet 500 1000 2000

Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1997 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1997			



0 Feet 500 1000 2000

Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1993 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1993			



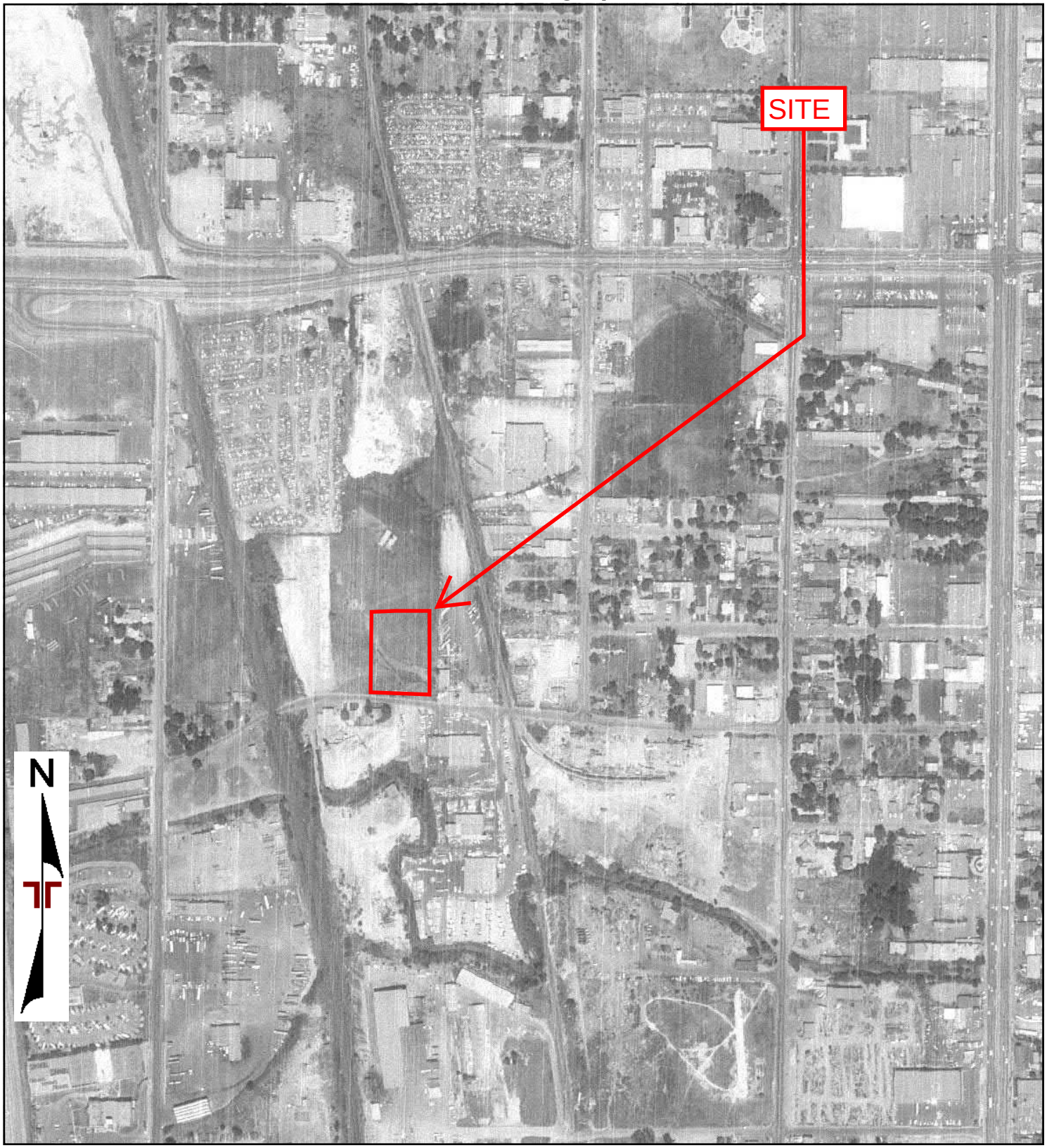
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Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1983 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1983			



0 Feet 500 1000 2000

Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1981 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1981			



0 Feet 500 1000 2000

Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1977 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1977			



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Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1971 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1971			



0 Feet 500 1000 2000

Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1965 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1965			



0 Feet 500 1000 2000

Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1962 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1962			



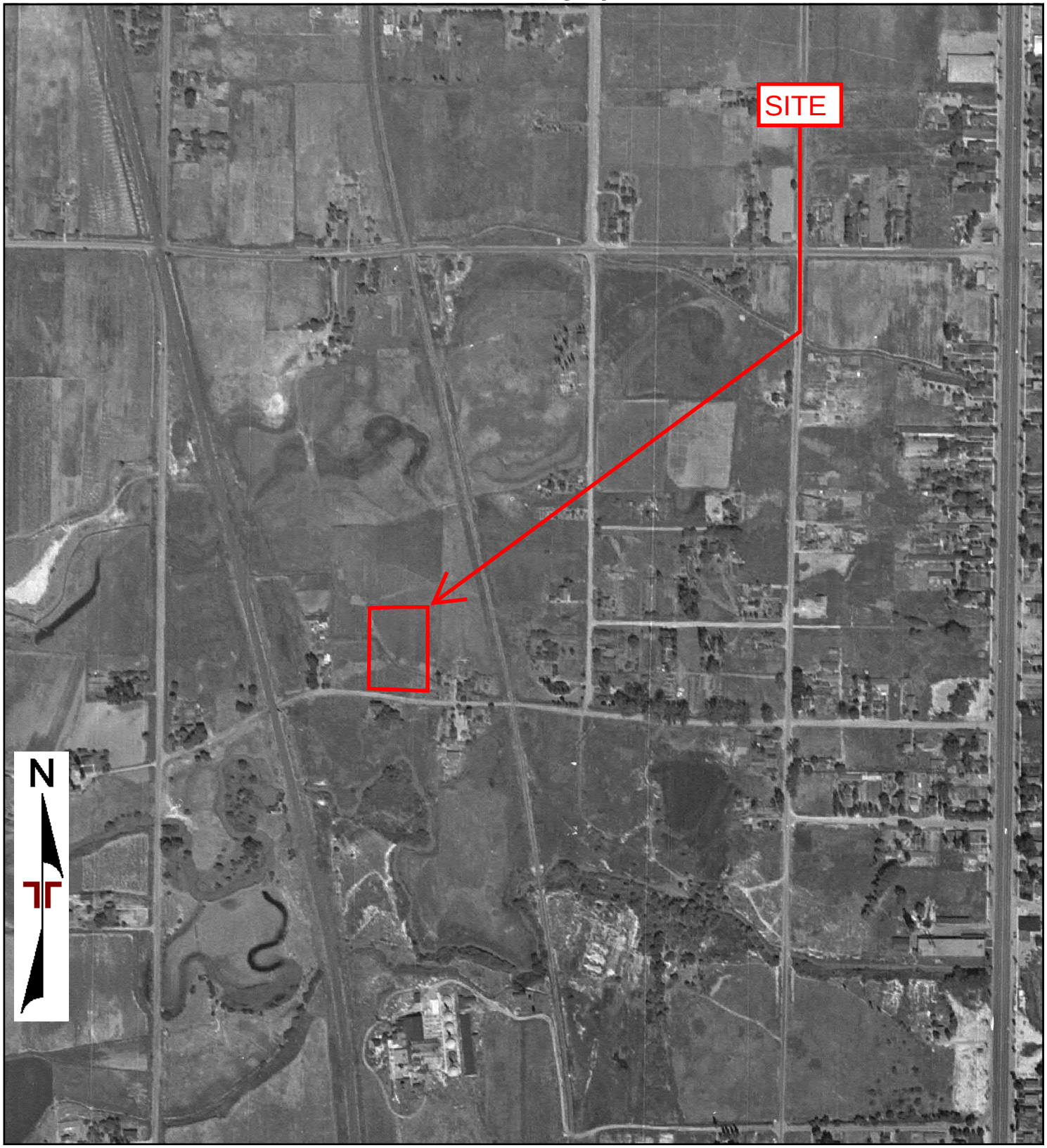
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Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1958 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1958			



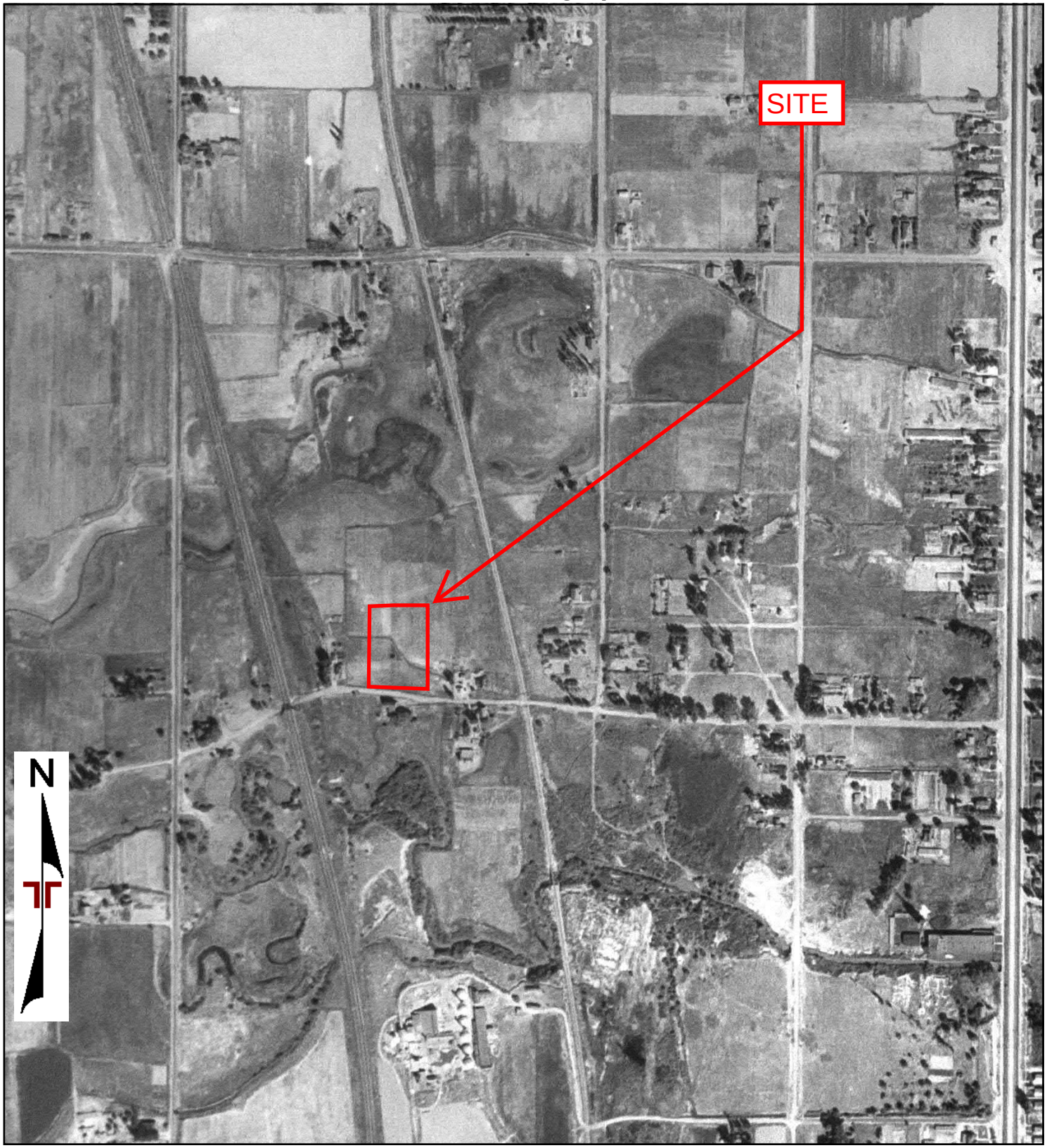
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Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1950 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1950			



0 Feet 500 1000 2000

Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1946 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1946			



0 Feet 500 1000 2000

Project Manager:	Project No: 61217066	Terracon 6949 South High Tech Drive Midvale, UT 84047	1937 AERIAL PHOTOGRAPH Howick Flats 4101 W. Howick Street Salt Lake City, UT 84107	Appendix C
Drawn By:	Scale: As Shown			
Checked By:	File Name:			
Approved By:	Date: 1937			

APPENDIX D
ENVIRONMENTAL DATABASE INFORMATION

Howick Flats
4101 South Howick Street
Salt Lake City, UT 84107

Inquiry Number: 7000033.2s
May 31, 2022

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	180
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-35
Physical Setting Source Map Findings	A-37
Physical Setting Source Records Searched	PSGR-1

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:
4101 SOUTH HOWICK STREET
SALT LAKE CITY, UT 84107

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	SLT EXPRESS WAY INC.	4255 SOUTH 300 WEST,	RCRA NonGen / NLR, WI MANIFEST, AZ MANIFEST	Lower	61, 0.012, SE
A2	RAY BETHERS TRUCKING	176 W. CENTRAL AVE.	UT LUST, UT UST, RCRA NonGen / NLR, UT NPDES	Lower	94, 0.018, SE
A3	SLT EXPRESS	176 WEST CENTRAL AVE	FINDS, ECHO, WI MANIFEST, AZ MANIFEST	Lower	94, 0.018, SE
A4	SLT EXPRESS	176 WEST CENTRAL AVE	RCRA NonGen / NLR, PADS	Lower	94, 0.018, SE
A5	S L T EXPRESS	176 W CENTRAL AVE	TX Ind. Haz Waste	Lower	94, 0.018, SE
A6	MOFFAT BROS. TRUCKIN	175 WEST CENTRAL	RCRA NonGen / NLR	Lower	111, 0.021, South
A7	NELSON TRUCKING, INC	175 W CENTRAL AVE (	UT LUST, UT UST, UT AST	Lower	111, 0.021, South
A8	BUILDING PRODUCTS	165 W CENTRAL AVE (4	UT LUST, UT UST	Lower	152, 0.029, SE
9	INTERMOUNTAIN COATIN	4033 SOUTH 210 WEST	RCRA-VSQG, FINDS, ECHO	Higher	184, 0.035, North
10	BOB CAT TRANSMISSION	220 W CENTRAL AVE ST	EDR Hist Auto	Lower	314, 0.059, WSW
B11	DAW INC.	4080 S WEST TEMPLE	UT UST	Higher	403, 0.076, East
C12	COMPOSITES ONE LLC	4026 SOUTH WEST TEMP	RCRA NonGen / NLR, FINDS, ECHO	Higher	421, 0.080, NE
C13	MANFREDS AUTO REPAIR	4020 W TEMPLE SOUTH	EDR Hist Auto	Higher	483, 0.091, NE
B14	ANCHOR PRINTING & GR	4100 SOUTH WEST TEMP	RCRA NonGen / NLR, FINDS, ECHO	Higher	489, 0.093, ESE
D15	BUILDING PRODUCTS, I	155-A W CENTRAL AVE	UT LUST, UT UST	Lower	502, 0.095, SSE
D16	SUPERSHINE INC	155 WEST CENTRAL AVE	RCRA NonGen / NLR	Lower	528, 0.100, SSE
D17	SUPER SHINE AUTOMOTI	155 WEST CENTRAL AVE	RCRA NonGen / NLR, FINDS, ECHO	Lower	528, 0.100, SSE
18	LOVERIDGE MACHINE CO	4097 SOUTH WEST TEMP	RCRA-VSQG, FINDS, ECHO	Higher	621, 0.118, ESE
E19	TEMPLES' MASCHINE IN	3995 SOUTH 210 WEST	RCRA NonGen / NLR	Higher	623, 0.118, North
C20	MARV'S BODY SHOP	4016 SOUTH WEST TEMP	RCRA-VSQG, FINDS, ECHO	Higher	632, 0.120, NE
F21	GLOBAL TRANSMISSION	4025 S WEST TEMPLE	EDR Hist Auto	Higher	655, 0.124, ENE
E22	OTTO'S AUTO & MARINE	3975 S 210 W	UT UST	Higher	677, 0.128, NNE
F23	GERMANIA SMELTING &	4900 SOUTH WEST TEMP	SEMS, LEAD SMELTERS	Higher	705, 0.134, NE
F24	ROYAL AUTO	4015 SOUTH WEST TEMP	RCRA-VSQG	Higher	712, 0.135, NE
25	CONELY COMPANY	4000 S WEST TEMPLE	UT UST	Higher	801, 0.152, NE
26	MORGRO CHEMICAL COMP	145 WEST CENTRAL AVE	RCRA-VSQG	Lower	824, 0.156, SSE
G27	DON STOCKLEY TRUCKIN	3995 S 300 W	UT UST, UT Financial Assurance	Higher	882, 0.167, NW
28	CENTRAL BODY SHOP	3965 SOUTH 210 WEST	RCRA-VSQG	Higher	888, 0.168, North
29	SPECIALTY LENS CORPO	3955 HOWICK STREET	RCRA-LQG, FINDS	Higher	912, 0.173, North
H30	LEWIS G. BAKER	51 W GORDON	UT UST	Higher	943, 0.179, East
G31	PACK TRANSPORT, INC.	3975 SOUTH 300 WEST	RCRA NonGen / NLR	Higher	1025, 0.194, NW
H32	DIAMOND TIRES	34 W CENTRAL AVE	UT LUST, UT UST	Higher	1044, 0.198, ESE
33	PROFESSIONAL CARE AU	3947 SOUTH WEST TEMP	RCRA-VSQG	Higher	1133, 0.215, NE
I34	VALLEY COAL	197 W 3900 S	UT LUST, UT UST	Higher	1230, 0.233, NNE
I35	VALLEY COAL	197 WEST 3900 SOUTH	SEMS-ARCHIVE	Higher	1230, 0.233, NNE
J36	MCKINNON ENTERPRISES	4128/4142/4160/4180	US BROWNFIELDS	Higher	1298, 0.246, ESE
37	MILLCREEK LANDSCAPIN	4128 SOUTH MAIN STRE	RCRA NonGen / NLR	Higher	1300, 0.246, ESE
38	MOLLERUP MOVING & ST	3960 S 300 W	UT LUST, UT UST	Higher	1331, 0.252, WNW
39	ROCKY MOUNTAIN COLLI	4051 S. MAIN STREET	UT LUST, UT UST	Higher	1397, 0.265, East

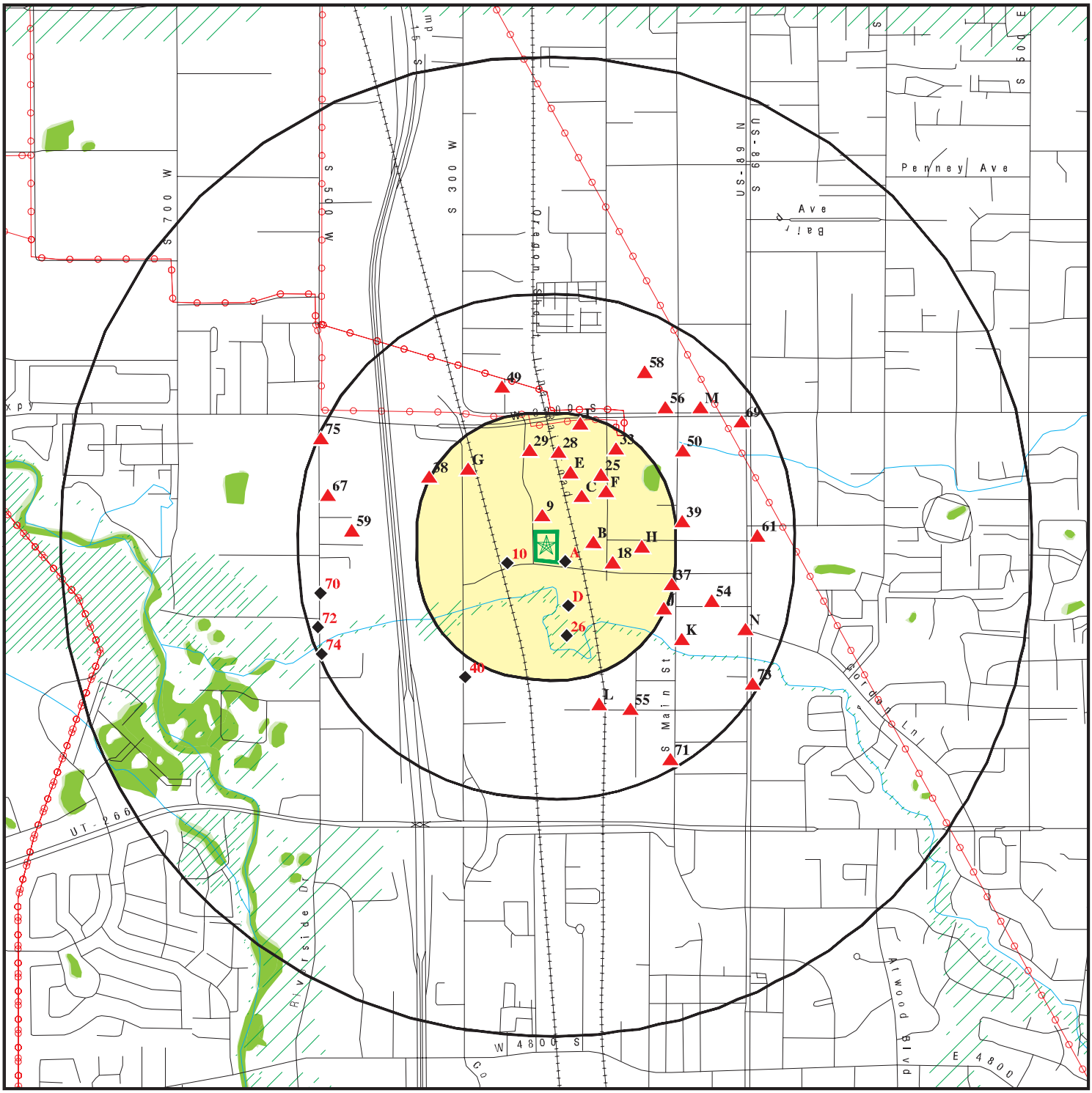
MAPPED SITES SUMMARY

Target Property Address:
4101 SOUTH HOWICK STREET
SALT LAKE CITY, UT 84107

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	TRUCKERS	4255 S 300 W	UT LUST, UT UST	Lower	1519, 0.288, SSW
J41	J & M CONSTRUCTION C	4165 S MAIN ST	UT LUST, UT UST	Higher	1521, 0.288, ESE
K42	FORMER MORGAN - HANA	4200 SOUTH MAIN STRE	UT INST CONTROL, UT VCP	Higher	1546, 0.293, SE
K43	CONTRACTOR'S WAREHOU	4200 S MAIN ST	UT LUST, UT UST	Higher	1546, 0.293, SE
L44	SIMPSON STEEL FABRIC	120 WEST FIRECLAY AV	UT LUST, UT UST, RCRA NonGen / NLR, FINDS, ECHO	Higher	1617, 0.306, SSE
L45	SIMPSON STEEL	120 WEST FIRECLAY AV	UT VCP	Higher	1617, 0.306, SSE
K46	WRIGHT ENGINEERING &	4205 SOUTH MAIN STRE	US BROWNFIELDS	Higher	1631, 0.309, SE
L47	106 W FIRECLAY AVE	106 W FIRECLAY AVE	US BROWNFIELDS	Higher	1647, 0.312, SSE
L48	STARWOOD & FIRECLAY	106 WEST FIRECLAY	US BROWNFIELDS	Higher	1647, 0.312, SSE
49	SMITH DETROIT DIESEL	250 W 3900 S	UT LUST, UT UST, FINDS, ECHO	Higher	1658, 0.314, NNW
50	OLSETH PROPERTY	3951 SOUTH MAIN STRE	US BROWNFIELDS	Higher	1664, 0.315, NE
K51	FORMER MINERALS EQUI	4221 SOUTH MAIN STRE	UT INST CONTROL	Higher	1664, 0.315, SE
K52	FORMER MINERALS EQUI	4221 SOUTH MAIN STRE	UT VCP	Higher	1664, 0.315, SE
L53	MORGAN OR HANOVER SM	4280 SOUTH WEST TEMP	SEMS-ARCHIVE, LEAD SMELTERS	Higher	1702, 0.322, SSE
54	CENCO INC.	45 E COLUMBIA AVE (	UT LUST, UT UST	Higher	1776, 0.336, ESE
55	FIRECLAY BATTERY	4300 FIRECLAY AVE	SEMS-ARCHIVE	Higher	1827, 0.346, SSE
56	FASTRAC SINCLAIR 390	12 W 3900 S	UT LUST, UT UST, UT SPILLS, UT Financial Assurance	Higher	1835, 0.348, NE
M57	RAVARINO GROUP	50 EAST 3900 SOUTH S	US BROWNFIELDS	Higher	1967, 0.373, NE
58	PM OFFICE PARK - BUI	3815 S WEST TEMPLE	UT LUST, UT UST	Higher	2028, 0.384, NNE
59	HONNEN EQUIPMENT (PR	4055 SOUTH 500 WEST	RCRA-VSQG, UT LUST, UT UST, UT AST	Higher	2038, 0.386, West
M60	U-HAUL RENTAL CENTER	55 E 3900 S	UT LUST, UT UST	Higher	2111, 0.400, NE
61	7 ELEVEN 1852-29175	4051 S STATE ST	UT LUST, UT UST, UT Financial Assurance	Higher	2227, 0.422, East
N62	ROSA PROPERTIES II L	4180 & 4190 SOUTH ST	US BROWNFIELDS	Higher	2228, 0.422, ESE
N63	WOODHULL BROTHERS SM	4200 SOUTH STATE STR	SEMS-ARCHIVE, LEAD SMELTERS	Higher	2236, 0.423, ESE
N64	MURRAY LAUNDRY	4200 SOUTH STATE STR	UT VCP	Higher	2236, 0.423, ESE
N65	MURRAY LAUNDRY 4200	4200 S. STATE STREET	SEMS, PRP	Higher	2236, 0.423, ESE
N66	OLD MURRAY LAUNDRY	4220 S STATE ST	UT LUST, UT UST	Higher	2250, 0.426, ESE
67	BLUE RIBBON ENTERPRI	3997 S 500 W	UT LUST, UT UST	Higher	2341, 0.443, WNW
N68	FORMER ANTIQUER BUIL	4201 S STATE	UT LUST, UT UST	Higher	2385, 0.452, ESE
69	CROSSLAND MORTGAGE C	3902 S STATE STREET	UT LUST	Higher	2392, 0.453, ENE
70	JAMES H. CLARK & SON	4100 S 663 W	UT LUST, UT UST, UT Financial Assurance	Lower	2420, 0.458, WSW
71	U.S.WEST 674196	4400 S MAIN ST	UT LUST, UT UST	Higher	2531, 0.479, SSE
72	S.L. COUNTY CTTNWD S	4150 S 500 W	UT LUST, UT UST	Lower	2532, 0.480, WSW
73	RANDY'S INC. AUTO SA	4275 S STATE ST	UT LUST, UT UST	Higher	2564, 0.486, ESE
74	COTTONWOOD IMPROVEME	4179 SOUTH 500 WEST	UT VCP	Lower	2599, 0.492, WSW
75	ALDER CONSTRUCTION	3937 S 500 W	UT LUST, UT UST	Higher	2601, 0.493, WNW

OVERVIEW MAP - 7000033.2S



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

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

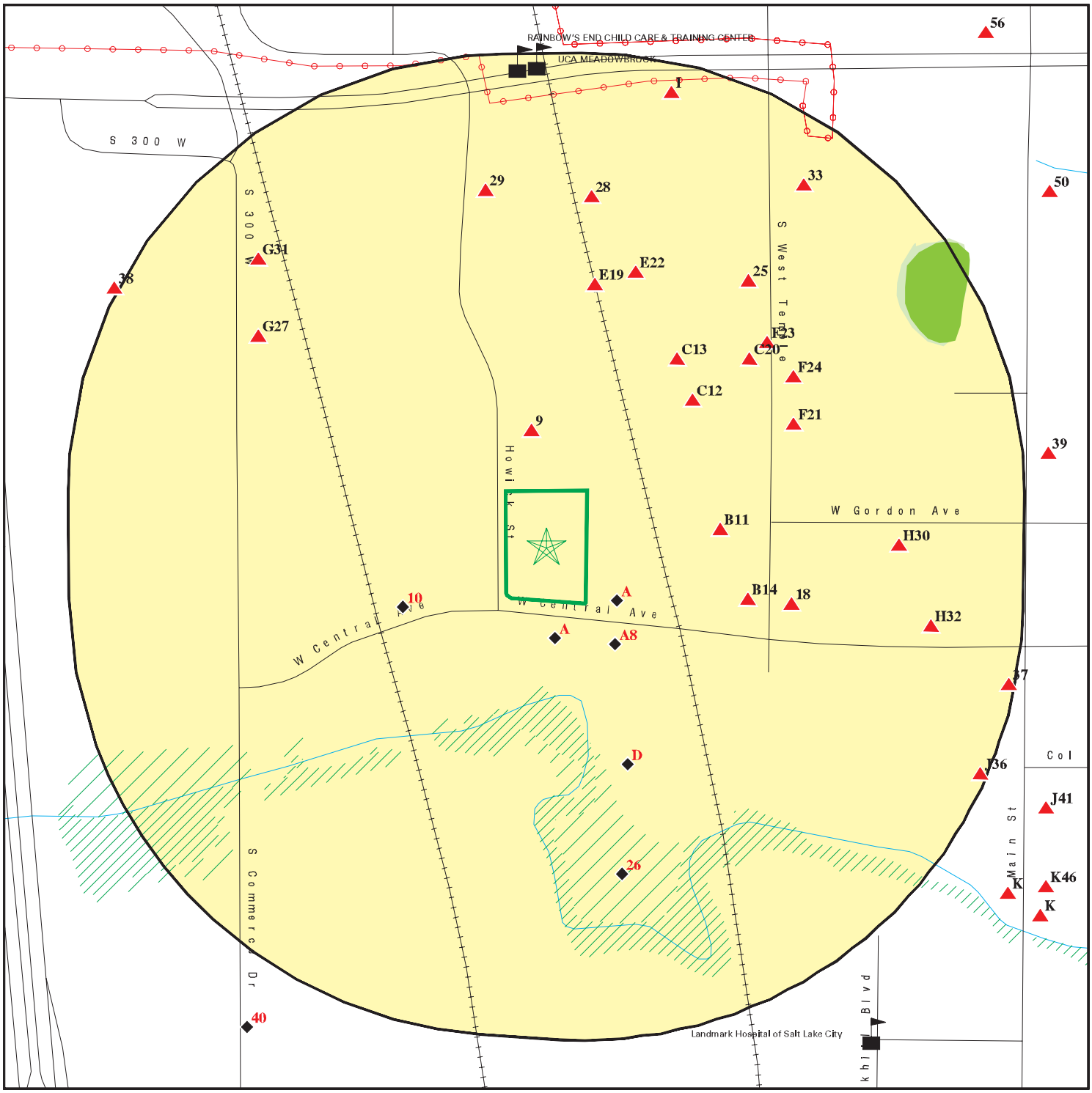
State Wetlands

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: Howick Flats	CLIENT: Terracon
ADDRESS: 4101 South Howick Street Salt Lake City UT 84107	CONTACT: Kelly Shaw
LAT/LONG: 40.682965 / 111.896375	INQUIRY #: 7000033.2s DATE: May 31, 2022 12:14 pm

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DETAIL MAP - 7000033.2S



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

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Power transmission lines

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:	Howick Flats	CLIENT:	Terracon
ADDRESS:	4101 South Howick Street Salt Lake City UT 84107	CONTACT:	Kelly Shaw
		INQUIRY #:	7000033.2s
LAT/LONG:	40.682965 / 111.896375	DATE:	May 31, 2022 12:15 pm

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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
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	1	1	NR	NR	2
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	1	3	NR	NR	4
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		3	4	NR	NR	NR	7
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
UT SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
Lists of state and tribal landfills and solid waste disposal facilities								
UT SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal leaking storage tanks								
UT LUST	0.500		4	2	22	NR	NR	28

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
UT LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UT UST	0.250		5	6	NR	NR	NR	11
UT AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
UT INST CONTROL	0.500		0	0	2	NR	NR	2
Lists of state and tribal voluntary cleanup sites								
UT VCP	0.500		0	0	5	NR	NR	5
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
UT BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	1	6	NR	NR	7
Local Lists of Landfill / Solid Waste Disposal Sites								
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
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
UT CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
UT PFAS	0.500		0	0	0	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
UT SPILLS	TP		NR	NR	NR	NR	NR	0
UT SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		9	2	NR	NR	NR	11
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	0	0	0	NR	0
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	0	0	0	NR	0
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
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
UT EMI	TP		NR	NR	NR	NR	NR	0
UT DRYCLEANERS	0.250		0	0	NR	NR	NR	0
UT EWA	TP		NR	NR	NR	NR	NR	0
UT Financial Assurance	TP		NR	NR	NR	NR	NR	0
UT FUDS	TP		NR	NR	NR	NR	NR	0
TX Ind. Haz Waste	0.250		1	0	NR	NR	NR	1
AZ MANIFEST	0.250		2	0	NR	NR	NR	2
WI MANIFEST	0.250		2	0	NR	NR	NR	2
UT MMRP	TP		NR	NR	NR	NR	NR	0
UT NPDES	TP		NR	NR	NR	NR	NR	0
UT TIER 2	TP		NR	NR	NR	NR	NR	0
UT UIC	TP		NR	NR	NR	NR	NR	0
UT 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	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
EDR Hist Auto	0.125		3	NR	NR	NR	NR	3
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
UT RGA LF	TP		NR	NR	NR	NR	NR	0
UT RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	30	18	39	0	0	87

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.

A1 **SLT EXPRESS WAY INC.** **RCRA NonGen / NLR** **1007116676**
SE **4255 SOUTH 300 WEST, STE 2** **WI MANIFEST** **UTR000007708**
< 1/8 **MURRAY, UT 84017** **AZ MANIFEST**
0.012 mi.
61 ft. **Site 1 of 8 in cluster A**

Relative: **Lower**
Actual: **4255 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20080731
Handler Name:	SLT EXPRESS WAY INC.	
Handler Address:		4255 SOUTH 300 WEST, STE 2
Handler City,State,Zip:		MURRAY, UT 84017
EPA ID:		UTR000007708
Contact Name:		ALAN WILSON
Contact Address:		SOUTH 300 WEST, STE 2
Contact City,State,Zip:		MURRAY, UT 84017
Contact Telephone:		801-631-5762
EPA Region:		08
Land Type:		Private
Federal Waste Generator Description:		Not a generator, verified
Active Site Indicator:		Handler Activities
Mailing Address:		SOUTH 300 WEST, STE 2
Mailing City,State,Zip:		MURRAY, UT 84017
Owner Name:		R & L MITCHELL COMPANY
Owner Type:		Private
Operator Name:		SLT EXPRESS WAY , INC.
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		Yes
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

SLT EXPRESS WAY INC. (Continued) **1007116676**

Handler Date of Last Change:	20090618
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

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SLT EXPRESS WAY , INC.
Legal Status:	Private
Date Became Current:	20010901
Owner/Operator Address:	176 WEST CENTRAL AVENUE STE #1
Owner/Operator City,State,Zip:	MURRAY, UT 84017
Owner/Operator Telephone:	800-627-3047

Owner/Operator Indicator:	Owner
Owner/Operator Name:	R & L MITCHELL COMPANY
Legal Status:	Private
Date Became Current:	19990101
Owner/Operator Address:	176 WEST CENTRAL AVENUE STE #1
Owner/Operator City,State,Zip:	MURRAY, UT 84017
Owner/Operator Telephone:	800-627-3047

Owner/Operator Indicator:	Owner
Owner/Operator Name:	R & L MITCHELL COMPANY
Legal Status:	Private
Date Became Current:	19990101
Owner/Operator Address:	176 WEST CENTRAL AVENUE STE #1
Owner/Operator City,State,Zip:	MURRAY, UT 84017
Owner/Operator Telephone:	800-627-3047

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SLT EXPRESS WAY, INC.
Legal Status:	Private
Date Became Current:	20010101
Owner/Operator Address:	4255 SOUTH 300 WEST STE. 2
Owner/Operator City,State,Zip:	MURRAY, UT 84107
Owner/Operator Telephone:	801-631-5762

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SLT EXPRESS WAY , INC.
Legal Status:	Private
Date Became Current:	20010901
Owner/Operator Address:	176 WEST CENTRAL AVENUE STE #1
Owner/Operator City,State,Zip:	MURRAY, UT 84017
Owner/Operator Telephone:	800-627-3047

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ARROWHEAD CAPITOL
Legal Status:	Private
Date Became Current:	20010101
Owner/Operator Address:	4255 SOUTH 300 WEST STE. 2
Owner/Operator City,State,Zip:	MURRAY, UT 84107
Owner/Operator Telephone:	801-631-5762

SLT EXPRESS WAY INC. (Continued) **1007116676**

Historic Generators:
Receive Date: 20031021
Handler Name: SLT EXPRESS WAY 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: 20080731
Handler Name: SLT EXPRESS WAY 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 Code: 562112
NAICS Description: HAZARDOUS WASTE COLLECTION

Facility Has Received Notices of Violation:
Found Violation: No

Found Violation: No

Found Violation: No

Found Violation: No

Found Violation: No

Found Violation: No

Evaluation Action Summary:
Evaluation Date: 20050310
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: RSD
Evaluation Responsible Sub-Organization: SWU

Evaluation Date: 20080627
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: NON-FINANCIAL RECORD REVIEW
Evaluation Responsible Person Identifier: AOO

Evaluation Date: 20080731
Evaluation Responsible Agency: State
Found Violation: No

SLT EXPRESS WAY INC. (Continued) **1007116676**

Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	AFP
Evaluation Date:	20031209
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	NON-FINANCIAL RECORD REVIEW
Evaluation Responsible Person Identifier:	R4TRG
Evaluation Responsible Sub-Organization:	NR
Evaluation Date:	20031202
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	NON-FINANCIAL RECORD REVIEW
Evaluation Responsible Person Identifier:	R2WEK
Evaluation Responsible Sub-Organization:	WC
Evaluation Date:	20031209
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	NON-FINANCIAL RECORD REVIEW
Evaluation Responsible Person Identifier:	R7JBW
Evaluation Responsible Sub-Organization:	SC

WI MANIFEST:

Name:	SLT EXPRESS WAY INC
Address:	176 W CENTRAL AVE STE 1
City,State,Zip:	MURRAY, UT 84017
Year:	2005
EPA ID:	UTR000007708
FID:	399029400
ACT Code:	291
ACT Status:	A
ACT Code 1:	291
ACT Name:	HW Transporter-PCB-Full Service Contractor
Contact Title:	MGR
Contact Name:	ALAN WILSON
Contact Address:	PO BOX 995
Contact City/State/Zip:	TOLLESON, AZ 85353
Contact Telephone:	8006273047
Name:	SLT EXPRESS WAY INC
Address:	176 W CENTRAL AVE STE 1
City,State,Zip:	MURRAY, UT 84017
Year:	2004
EPA ID:	UTR000007708
FID:	399029400
ACT Code:	291
ACT Status:	A
ACT Code 1:	291
ACT Name:	HW Transporter-PCB-Full Service Contractor
Contact Title:	MGR
Contact Name:	ALAN WILSON
Contact Address:	PO BOX 995
Contact City/State/Zip:	TOLLESON, AZ 85353

SLT EXPRESS WAY INC. (Continued) **1007116676**

Contact Telephone: 8006273047

AZ MANIFEST:

Name:	SLT EXPRESSWAY INC.
Address:	4255 SOUTH 300 WEST, STE B
City,State,Zip:	MURRY, UT 84017
Report Year:	2007
EPA Id:	UTR000007708
Management Methods:	H061
DOT Id Number:	UN1993
Quantity:	173
Waste Code 1:	D035

Name:	SLT EXPRESSWAY INC.
Address:	4255 SOUTH 300 WEST, STE B
City,State,Zip:	MURRY, UT 84017
Report Year:	2007
EPA Id:	UTR000007708
Management Methods:	H061
DOT Id Number:	UN1993
Quantity:	41
Waste Code 1:	D018

Name:	SLT EXPRESSWAY INC.
Address:	4255 SOUTH 300 WEST, STE B
City,State,Zip:	MURRY, UT 84017
Report Year:	2007
EPA Id:	UTR000007708
Management Methods:	H061
DOT Id Number:	UN1993
Quantity:	11
Waste Code 1:	D018

Name:	SLT EXPRESSWAY INC.
Address:	4255 SOUTH 300 WEST, STE B
City,State,Zip:	MURRY, UT 84017
Report Year:	2007
EPA Id:	UTR000007708
Management Methods:	H061
DOT Id Number:	UN1993
Quantity:	11
Waste Code 1:	D018

Name:	SLT EXPRESSWAY INC.
Address:	4255 SOUTH 300 WEST, STE B
City,State,Zip:	MURRY, UT 84017
Report Year:	2007
EPA Id:	UTR000007708
Management Methods:	H061
DOT Id Number:	UN1993
Quantity:	11
Waste Code 1:	D001

Name:	SLT EXPRESSWAY INC.
Address:	4255 SOUTH 300 WEST, STE B
City,State,Zip:	MURRY, UT 84017

SLT EXPRESS WAY INC. (Continued) **1007116676**

Report Year:	2007
EPA Id:	UTR000007708
Management Methods:	H061
DOT Id Number:	UN1993
Quantity:	11
Waste Code 1:	D035

Name:	SLT EXPRESSWAY INC.
Address:	4255 SOUTH 300 WEST, STE B
City,State,Zip:	MURRY, UT 84017
Report Year:	2007
EPA Id:	UTR000007708
Management Methods:	H061
DOT Id Number:	UN1203
Quantity:	115
Waste Code 1:	D001

Name:	SLT EXPRESSWAY INC.
Address:	4255 SOUTH 300 WEST, STE B
City,State,Zip:	MURRY, UT 84017
Report Year:	2007
EPA Id:	UTR000007708
Management Methods:	H061
DOT Id Number:	UN1993
Quantity:	19
Waste Code 1:	D001

Name:	SLT EXPRESSWAY INC.
Address:	4255 SOUTH 300 WEST, STE B
City,State,Zip:	MURRY, UT 84017
Report Year:	2007
EPA Id:	UTR000007708
Management Methods:	H061
DOT Id Number:	UN1993
Quantity:	33
Waste Code 1:	D035

Name:	SLT EXPRESSWAY INC.
Address:	4255 SOUTH 300 WEST, STE B
City,State,Zip:	MURRY, UT 84017
Report Year:	2007
EPA Id:	UTR000007708
Management Methods:	H061
DOT Id Number:	UN1993
Quantity:	14
Waste Code 1:	D001

Click this hyperlink while viewing on your computer to access
141 additional AZ MANIFEST: record(s) in the EDR Site Report.

A2 **RAY BETHERS TRUCKING INC** **UT LUST** **1000104741**
SE **176 W. CENTRAL AVE.** **UT UST** **UTD046109666**
< 1/8 **MURRAY, UT 84107** **RCRA NonGen / NLR**
0.018 mi. **UT NPDES**
94 ft. **Site 2 of 8 in cluster A**

Relative:
Lower

Actual:
4255 ft.

LUST:

Name:	RAY BETHERS TRUCKING, INC.
Address:	176 W CENTRAL AVE (4115 S.)
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4001770
Release Id:	LMC
Closed Date:	**05/02/2002**
Notification Date:	11/30/2001
Owner Name:	RAY BETHERS TRUCKING INC
Owner Address:	176 W CENTRAL AVE
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84107
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Project Manager:	[Dale Urban]

UST:

Name:	RAY BETHERS TRUCKING, INC.
Address:	176 W CENTRAL AVE (4115 S.)
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4001770
Owner Name:	RAY BETHERS TRUCKING INC
Owner Address:	176 W CENTRAL AVE
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Owner Phone:	(801) 262-5549
Total Tanks:	2
Closed Tanks:	2

RCRA NonGen / NLR:

Date Form Received by Agency:	20090910
Handler Name:	RAY BETHERS TRUCKING INC
Handler Address:	176 W. CENTRAL AVE.
Handler City,State,Zip:	MURRAY, UT 84107
EPA ID:	UTD046109666
Contact Name:	KEVIN ATKINSON
Contact Address:	176 W. CENTRAL AVE.
Contact City,State,Zip:	MURRAY, UT 84107
Contact Telephone:	801-262-5549
EPA Region:	08
Federal Waste Generator Description:	Not a generator, verified
Mailing Address:	W. CENTRAL AVE.
Mailing City,State,Zip:	MURRAY, UT 84107
Owner Name:	RAY BETHERS
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

RAY BETHERS TRUCKING INC (Continued) **1000104741**

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:	20090921
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:	D000
Waste Description:	Not Defined
Waste Code:	D001
Waste Description:	IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RAY BETHERS
Legal Status:	Private
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:	RAY BETHERS
Legal Status:	Private
Owner/Operator Address:	DATA NOT REQUESTED
Owner/Operator City,State,Zip:	DATA NOT REQUESTED, UT 99999
Owner/Operator Telephone:	999-999-9999

RAY BETHERS TRUCKING INC (Continued) **1000104741**

Historic Generators:

Receive Date:	20090910
Handler Name:	RAY BETHERS TRUCKING 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

Receive Date:	19860924
Handler Name:	RAY BETHERS TRUCKING INC
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:	No

Evaluation Action Summary:

Evaluation Date:	20090910
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier:	ED

NPDES:

Name:	ROBINSON CONSTRUCTION GROUP LLC
City,State,Zip:	UT
Permit:	UTR273319
Permit Status Desc:	Admin Continued
NonConstruction Storm Water:	GRAMA
Date Noi Received:	12/10/2015
Date Coverage Issued/Renewed:	12/10/2015
Date Coverage Effective:	12/10/2015
Date Coverage Expires:	12/31/2018
Permit Type:	NON-POTW
Permit Name:	ROBINSON CONSRUCTION GROUP LLC

Name:	ROBINSON CONSTRUCTION GROUP LLC
Address:	176 W. CENTRAL AVE.
City,State,Zip:	MURRAY, UT 84107
Permit:	UTR273319
Permit Status Desc:	ACTIVE
NonConstruction Storm Water:	STORMWATER
Facility Oper Name:	Robinson Construction Group LLC

RAY BETHERS TRUCKING INC (Continued) **1000104741**

Facility Oper Address:	P.O. Box 552
Facility Oper City:	OREM
Facility Oper State:	UT
Facility Oper Zip:	84059
Facility Oper Phone #:	801-225-5222
Status Of Owner/Oper:	PRIVATE
Facility Oper Contact Person:	Rick Stott
Facility Oper Contact Title:	Shop Foreman
Facility Oper Contact Phone:	801-319-0061
Facility Site Contact Person:	Rick Stott
Facility Site Contact Title:	Shop Foreman
Facility Site Contact Phone:	801-319-0061
Muni Operating Storm Sewer System:	Millcreek
Receiving Water Body:	Big Cottonwood Creek
Primary SIC Code:	42
Group 1:	P
Primary Sector:	P
Certification Name:	Eric Robinson
Date Signed:	12/10/2015
Date Noi Received:	12/10/2015
Date Coverage Effective:	01/01/2019
Date Coverage Expires:	12/31/2023
Permit Type:	INDUSTRIAL
Facility Site Lat:	40.68273
Facility Site Long:	-111.89584
Certification Email:	tim@rdrobinson.net
Certification Position:	Owner/Manager

Name:	ROBINSON CONSTRUCTION GROUP LL
Address:	176 WEST CENTRAL AVE
City,State,Zip:	MURRAY, UT 84107
Permit:	UTR273319
NonConstruction Storm Water:	NON CONSTRUCTION
Facility Oper Name:	ROBINSON CONSTRUCTION GROUP LL
Facility Oper Address:	P.O. BOX 552
Facility Oper City:	OREM
Facility Oper State:	UT
Facility Oper Zip:	84059
Facility Oper Phone #:	(801) 225-5222
Status Of Owner/Oper:	P
Facility Oper Contact Person:	RICK STOTT
Facility Oper Contact Title:	SHOP FOREMAN
Facility Oper Contact Phone:	(801) 319-0061
Facility Site Contact Person:	RICK STOTT
Facility Site Contact Title:	SHOP FOREMAN
Facility Site Contact Phone:	(801) 225-5222
Muni Operating Storm Sewer System:	MILLCREEK
Receiving Water Body:	BIG COTTONWOOD CREEK
Primary SIC Code:	4221
Group 1:	P
Primary Sector:	P
Certification Name:	ERIC ROBINSON
Date Signed:	12/10/2015
Date Noi Received:	12/10/2015
Date Noi Complete:	12/10/2015
Date Coverage Issued/Renewed:	12/10/2015
Date Coverage Effective:	12/10/2015

RAY BETHERS TRUCKING INC (Continued) **1000104741**

Date Coverage Expires: 12/31/2018
Facility Site Lat: 40.682728
Facility Site Long: -111.895835

A3 **SLT EXPRESS** **FINDS** **1000392595**
SE **176 WEST CENTRAL AVE** **ECHO** **N/A**
< 1/8 **MURRAY, UT 84107** **WI MANIFEST**
0.018 mi. **AZ MANIFEST**
94 ft. **Site 3 of 8 in cluster A**

Relative:
Lower

Actual:
4255 ft.

FINDS:
Registry ID: 110005201833

Click Here:

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: 1000392595
Registry ID: 110005201833
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110005201833
Name: SLT EXPRESS
Address: 176 WEST CENTRAL AVE
City,State,Zip: MURRAY, UT 84107

WI MANIFEST:
Name: SLT EXPRESS INC
Address: 176 W CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Year: 2008
EPA ID: UTD981552425
FID: 998388160
ACT Code: 209
ACT Status: A
ACT Code 1: 209
ACT Name: HW Handler (Out-of-State) - TSD/Generator

Transport:
Year: 2008
Manifest Doc ID: 002301629FLE
Transporter EPA ID: UTD981552425
Transport Order Num: 1
Transport Date: 8/27/2008

Waste:
Year: 2008
Manifest DOC ID: 002301629FLE
Waste Page No: 1

SLT EXPRESS (Continued) **1000392595**

Waste Line No: 1
Waste Code: D001
Waste Amount: 150
Unit of Measure: P
Waste Lbs: 150

Year: 2008
Manifest Doc ID: 001094240FLE
Transporter EPA ID: UTD981552425
Transport Order Num: 1
Transport Date: 1/31/2008

Waste:
Year: 2008
Manifest DOC ID: 001094240FLE
Waste Page No: 1
Waste Line No: 2
Waste Code: D009
Waste Amount: 18
Unit of Measure: P
Waste Lbs: 18
Year: 2008
Manifest DOC ID: 001094240FLE
Waste Page No: 1
Waste Line No: 3
Waste Code: D001
Waste Amount: 450
Unit of Measure: P
Waste Lbs: 450
Year: 2008
Manifest DOC ID: 001094240FLE
Waste Page No: 1
Waste Line No: 1
Waste Code: D009
Waste Amount: 225
Unit of Measure: P
Waste Lbs: 225

Year: 2008
Manifest Doc ID: 000675424FLE
Transporter EPA ID: UTD981552425
Transport Order Num: 1
Transport Date: 7/3/2008

Waste:
Year: 2008
Manifest DOC ID: 000675424FLE
Waste Page No: 1
Waste Line No: 3
Waste Code: D004
Waste Amount: 62
Unit of Measure: P
Waste Lbs: 62
Year: 2008
Manifest DOC ID: 000675424FLE
Waste Page No: 1

SLT EXPRESS (Continued) **1000392595**

Waste Line No: 2
Waste Code: D009
Waste Amount: 12
Unit of Measure: P
Waste Lbs: 12
Year: 2008
Manifest DOC ID: 000675424FLE
Waste Page No: 1
Waste Line No: 1
Waste Code: D009
Waste Amount: 30
Unit of Measure: P
Waste Lbs: 30

Name: SLT EXPRESS INC
Address: 176 W CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Year: 2008
EPA ID: UTD981552425
FID: 998388160
ACT Code: 291
ACT Status: I

Transport:
Year: 2008
Manifest Doc ID: 002301629FLE
Transporter EPA ID: UTD981552425
Transport Order Num: 1
Transport Date: 8/27/2008

Waste:
Year: 2008
Manifest DOC ID: 002301629FLE
Waste Page No: 1
Waste Line No: 1
Waste Code: D001
Waste Amount: 150
Unit of Measure: P
Waste Lbs: 150

Year: 2008
Manifest Doc ID: 001094240FLE
Transporter EPA ID: UTD981552425
Transport Order Num: 1
Transport Date: 1/31/2008

Waste:
Year: 2008
Manifest DOC ID: 001094240FLE
Waste Page No: 1
Waste Line No: 2
Waste Code: D009
Waste Amount: 18
Unit of Measure: P
Waste Lbs: 18

SLT EXPRESS (Continued) **1000392595**

Year: 2008
Manifest DOC ID: 001094240FLE
Waste Page No: 1
Waste Line No: 3
Waste Code: D001
Waste Amount: 450
Unit of Measure: P
Waste Lbs: 450
Year: 2008
Manifest DOC ID: 001094240FLE
Waste Page No: 1
Waste Line No: 1
Waste Code: D009
Waste Amount: 225
Unit of Measure: P
Waste Lbs: 225

Year: 2008
Manifest Doc ID: 000675424FLE
Transporter EPA ID: UTD981552425
Transport Order Num: 1
Transport Date: 7/3/2008

Waste:
Year: 2008
Manifest DOC ID: 000675424FLE
Waste Page No: 1
Waste Line No: 3
Waste Code: D004
Waste Amount: 62
Unit of Measure: P
Waste Lbs: 62
Year: 2008
Manifest DOC ID: 000675424FLE
Waste Page No: 1
Waste Line No: 2
Waste Code: D009
Waste Amount: 12
Unit of Measure: P
Waste Lbs: 12
Year: 2008
Manifest DOC ID: 000675424FLE
Waste Page No: 1
Waste Line No: 1
Waste Code: D009
Waste Amount: 30
Unit of Measure: P
Waste Lbs: 30

Name: SLT EXPRESS INC
Address: 176 W CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Year: 2007
EPA ID: UTD981552425
FID: 998388160
ACT Code: 291

SLT EXPRESS (Continued) **1000392595**

ACT Status: I
ACT Code 1: 0
Contact City/State/Zip: 0
Contact Telephone: 0

Name: SLT EXPRESS INC
Address: 176 W CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Year: 2007
EPA ID: UTD981552425
FID: 998388160
ACT Code: 209
ACT Status: A
ACT Code 1: 209
ACT Name: HW Handler (Out-of-State) - TSD/Generator
Contact City/State/Zip: 0
Contact Telephone: 0

Name: SLT EXPRESS INC
Address: 176 W CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Year: 2005
EPA ID: UTD981552425
FID: 998388160
ACT Code: 209
ACT Status: A
ACT Code 1: 209
ACT Name: HW TSD (Out-of-State)
Contact City/State/Zip: 0
Contact Telephone: 0

Name: SLT EXPRESS INC
Address: 176 W CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Year: 2005
EPA ID: UTD981552425
FID: 998388160
ACT Code: 291
ACT Status: I
ACT Code 1: 0
Contact City/State/Zip: 0
Contact Telephone: 0

Name: SLT EXPRESS INC
Address: 176 W CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Year: 2004
EPA ID: UTD981552425
FID: 998388160
ACT Code: 209
ACT Status: A
ACT Code 1: 209
ACT Name: HW TSD (Out-of-State)

SLT EXPRESS (Continued) **1000392595**

Name: SLT EXPRESS INC
Address: 176 W CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Year: 2004
EPA ID: UTD981552425
FID: 998388160
ACT Code: 291
ACT Status: I

AZ MANIFEST:
Name: SLT EXPRESSWAY INC.
Address: 176 WEST CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Report Year: 2007
EPA Id: UTD981552425
Management Methods: H040
DOT Id Number: UN1325
Quantity: 360
Waste Code 1: D004

Name: SLT EXPRESSWAY INC.
Address: 176 WEST CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Report Year: 2007
EPA Id: UTD981552425
Management Methods: H040
DOT Id Number: UN1325
Quantity: 300
Waste Code 1: D006

Name: SLT EXPRESSWAY INC.
Address: 176 WEST CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Report Year: 2007
EPA Id: UTD981552425
Management Methods: H040
DOT Id Number: UN3175
Quantity: 2321
Waste Code 1: D005

Name: SLT EXPRESSWAY INC.
Address: 176 WEST CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Report Year: 2007
EPA Id: UTD981552425
Management Methods: H040
DOT Id Number: UN1325
Quantity: 516
Waste Code 1: D018

Name: SLT EXPRESSWAY INC.
Address: 176 WEST CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Report Year: 2007

SLT EXPRESS (Continued) **1000392595**

EPA Id: UTD981552425
Management Methods: H040
DOT Id Number: UN1325
Quantity: 321
Waste Code 1: F003

Name: SLT EXPRESSWAY INC.
Address: 176 WEST CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Report Year: 2007
EPA Id: UTD981552425
Management Methods: H040
DOT Id Number: UN1325
Quantity: 300
Waste Code 1: D007

Name: SLT EXPRESSWAY INC.
Address: 176 WEST CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Report Year: 2007
EPA Id: UTD981552425
Management Methods: H040
DOT Id Number: UN3175
Quantity: 1848
Waste Code 1: D001

Name: SLT EXPRESSWAY INC.
Address: 176 WEST CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Report Year: 2007
EPA Id: UTD981552425
Management Methods: H040
DOT Id Number: UN1325
Quantity: 360
Waste Code 1: D001

Name: SLT EXPRESSWAY INC.
Address: 176 WEST CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Report Year: 2007
EPA Id: UTD981552425
Management Methods: H040
DOT Id Number: UN1325
Quantity: 300
Waste Code 1: F003

Name: SLT EXPRESSWAY INC.
Address: 176 WEST CENTRAL AVE
City,State,Zip: MURRAY, UT 84107
Report Year: 2007
EPA Id: UTD981552425
Management Methods: H040
DOT Id Number: UN1325
Quantity: 300
Waste Code 1: F005

SLT EXPRESS (Continued) **1000392595**

Click this hyperlink while viewing on your computer to access
39 additional AZ MANIFEST: record(s) in the EDR Site Report.

A4 **SLT EXPRESS** **RCRA NonGen / NLR** **1016943266**
SE **176 WEST CENTRAL AVE** **PADS** **UTD981552425**
< 1/8 **MURRAY, UT 84107**
0.018 mi.
94 ft. **Site 4 of 8 in cluster A**

Relative: **Lower**
Actual: **4255 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20070625
Handler Name:	SLT EXPRESS	
Handler Address:		176 WEST CENTRAL AVE
Handler City,State,Zip:		MURRAY, UT 84107
EPA ID:		UTD981552425
EPA Region:		08
Federal Waste Generator Description:		Not a generator, verified
Mailing Address:		CENTRAL AVE
Mailing City,State,Zip:		MURRAY, UT 84107
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:		20070626
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No
Importer of Spent Lead Acid Batteries:		No
Exporter of Spent Lead Acid Batteries:		No

SLT EXPRESS (Continued) **1016943266**

Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: JERRY MCMORRIS
Legal Status: Private
Owner/Operator Address: 2001 BLAKE STREET
Owner/Operator City,State,Zip: DENVER, CO 80205
Owner/Operator Telephone: 303-289-8246

Historic Generators:
Receive Date: 20070625
Handler Name: SLT EXPRESS
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: 19871020
Handler Name: SLT EXPRESS
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: 20010312
Handler Name: SLT EXPRESS
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: 20020320
Handler Name: SLT EXPRESS
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

SLT EXPRESS (Continued) **1016943266**

Facility Has Received Notices of Violation:
- Found Violation: Yes
- Agency Which Determined Violation: State
- Violation Short Description: Transporters - General
- Date Violation was Determined: 19911220
- Actual Return to Compliance Date: 19920630
- Return to Compliance Qualifier: Documented
- Violation Responsible Agency: State
- Enforcement Identifier: 001
- Date of Enforcement Action: 19920609
- Enforcement Responsible Agency: State
- Corrective Action Component: No
- Enforcement Type: FINAL 3008(A) COMPLIANCE ORDER
- Enforcement Responsible Person: JPL
- Proposed Amount: 5000

- Found Violation: No

- Found Violation: No

Evaluation Action Summary:
- Evaluation Date: 19911220
- Evaluation Responsible Agency: State
- Found Violation: Yes
- Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
- Evaluation Responsible Person Identifier: JPL
- Actual Return to Compliance Date: 19920630

- Evaluation Date: 20030310
- Evaluation Responsible Agency: State
- Found Violation: No
- Evaluation Type Description: NON-FINANCIAL RECORD REVIEW
- Evaluation Responsible Person Identifier: R4LAD
- Evaluation Responsible Sub-Organization: NR

- Evaluation Date: 20030304
- Evaluation Responsible Agency: State
- Found Violation: No
- Evaluation Type Description: NON-FINANCIAL RECORD REVIEW
- Evaluation Responsible Person Identifier: R2WEK
- Evaluation Responsible Sub-Organization: WC

PADS:
- Name: SLT EXPRESS, INC
- Address: 1900 S. INDUSTRIAL RD
- City,State,Zip: SALT LAKE CITY, UT 84104
- EDR ID: 1016943266
- EPAID: UTD981552425
- Region: 8
- Generator: N
- Storer: N
- Disposer: N
- Transporter: Y
- Smelter: N
- Research Facility: N

SLT EXPRESS (Continued) **1016943266**

Mailing Address:	1900 S. INDUSTRIAL RD
Mailing City:	SALT LAKE CITY
Mailing State:	UT
Mailing Zip:	84104
Mailing Country:	US
Owner Name:	JERRY MCMORRIS
Certification Date:	08/15/1994
Contact Name:	WAYNE MILNE
Contact Telephone:	800-627-3047

A5 **S L T EXPRESS** **TX Ind. Haz Waste** **S104274643**
SE **176 W CENTRAL AVE** **N/A**
< 1/8 **MURRAY, TX 84107**
0.018 mi.
94 ft. **Site 5 of 8 in cluster A**

Relative: **Lower**

Actual: **4255 ft.**

Ind. Haz Waste:

Name:	S L T EXPRESS
Address:	176 W CENTRAL AVE
City,State,Zip:	MURRAY, UT 84107
Registration Number:	84591
Registration Initial Notification Date:	06/27/1996
Registration Last Amendment Date:	06/27/2003
EPA Identification:	UTD981552425
Primary NAICS Code:	484121
Status Change Date:	19960627
Registration is Generator of Waste:	No
Registration is Receivers of Waste:	No
Registration is Transporter of Waste:	Yes
Registration is Transfer Facility:	No
Facility is STEERS Reporter:	No
Reqired to Submit Annual Waste Summary:	No
Facility Involved In Recycling:	No
Revcr Has Monthly Reporting Requirement:	0
Company Name:	S L T EXPRESS INC
Contact Name:	BRAD SCHINDLER
Contact Telephone Number:	801-2652520
Mailing Address:	PO BOX 651268
Mailing City,St,Zip:	SALT LAKE CITY, UT 841651268
Mailing County:	UNITED STATES
Facility Country:	UNITED STATES
TNRCC Facility ID:	104019
Site Owner Tax ID:	840434441
Site Location Latitude:	-00.000
Site Location Longitude:	-000.000
Last Update to NOR Data:	20030821
Non Notifier:	No

Business Records Not Found for this RegNo/Year:

Owner:

Owner Mailing Address:	PO BOX 651268
Owner City,St,Zip:	SALT LAKE CITY, UT 84165 1268
Owner Country:	UNITED STA
Owner Phone Number:	1-801-2652520
Owner Fax Number:	1-801-2652521
Owner Email Address:	brad_schindler@hotmail.com
Owner Business Type:	Unknown

S L T EXPRESS (Continued) **S104274643**

Operator Records Not Found for this RegNo/Year:

Contact:
- Contact Name: BRAD SCHINDLER
- Contact Title: DIRECTOR SALES
- Contact Role: PRICONT
- Contact Address: PO BOX 651268
- Conact City,St,Zip: SALT LAKE CITY, UT 84165 1268
- Contact Phone: 1-801-2652520
- Contact Fax: 1-801-2652521
- Contact Email: brad_schindler@hotmail.com

Contact:
- Contact Role: OWNCON
- Contact Address: PO BOX 651268
- Conact City,St,Zip: SALT LAKE CITY, UT 84165 1268
- Contact Phone: 1-801-2652520
- Contact Fax: 1-801-2652521
- Contact Email: brad_schindler@hotmail.com

Unit Records Not Found for this RegNo/Year:

One Time Shipper Records Not Found for this RegNo/Year:
- Transporter for hire: 1
- Transport own waste: 0
- Eq 01, if transport waste type = 1: 01
- Eq 02, if transport waste type = 2: 02
- Eq 04, if transport waste type = H: 04

Waste Records Not Found for this RegNo/Year:

A6 **MOFFAT BROS. TRUCKING** **RCRA NonGen / NLR** **1010335288**
South **175 WEST CENTRAL** **UTD009801630**
< 1/8 **SALT LAKE CITY, UT 84107**
0.021 mi.
111 ft. **Site 6 of 8 in cluster A**

Relative: **Lower**
Actual: **4254 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20070222
Handler Name:	MOFFAT BROS. TRUCKING	
Handler Address:		175 WEST CENTRAL
Handler City,State,Zip:		SALT LAKE CITY, UT 84107
EPA ID:		UTD009801630
Contact Name:		GRANT MOFFAT
Contact Address:		175 WEST CENTRAL
Contact City,State,Zip:		SALT LAKE CITY, UT 84107
Contact Telephone:		801-266-9092
EPA Region:		08
Federal Waste Generator Description:		Not a generator, verified
Mailing Address:		CENTRAL
Mailing City,State,Zip:		SALT LAKE CITY, UT 84107
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

MOFFAT BROS. TRUCKING (Continued) **1010335288**

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:	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:	20070222
Handler Name: MOFFAT BROS. TRUCKING	
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:	19851022
Handler Name: MOFFAT BROS. TRUCKING	
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

MOFFAT BROS. TRUCKING (Continued) **1010335288**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

A7 **NELSON TRUCKING, INC.** **UT LUST** **U003150064**
South **175 W CENTRAL AVE (4115 S)** **UT UST** **N/A**
< 1/8 **SALT LAKE CITY, UT 84107** **UT AST**
0.021 mi.
111 ft. **Site 7 of 8 in cluster A**

Relative:
Lower

Actual:
4254 ft.

LUST:

Name:	NELSON TRUCKING, INC.
Address:	175 W CENTRAL AVE (4115 S)
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4000613
Release Id:	FLS
Closed Date:	**05/31/1995**
Notification Date:	03/12/1990
Owner Name:	NELSON TRUCKING INC
Owner Address:	2683 WEST CARSON LANE
Owner City:	WEST JORDAN
Owner State:	UT
Owner Zip:	84084
Owner City,St,Zip:	WEST JORDAN, UT 84084
Project Manager:	[Robin Jenkins]

Name:	NELSON TRUCKING, INC.
Address:	175 W CENTRAL AVE (4115 S)
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4000613
Release Id:	KXJ
Closed Date:	**01/14/2000**
Notification Date:	04/01/1999
Owner Name:	NELSON TRUCKING INC
Owner Address:	2683 WEST CARSON LANE
Owner City:	WEST JORDAN
Owner State:	UT
Owner Zip:	84084
Owner City,St,Zip:	WEST JORDAN, UT 84084
Project Manager:	[Doug Hansen]

UST:

Name:	NELSON TRUCKING, INC.
Address:	175 W CENTRAL AVE (4115 S)
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4000613
Owner Name:	NELSON TRUCKING INC
Owner Address:	2683 WEST CARSON LANE
Owner City,St,Zip:	WEST JORDAN, UT 84084
Owner Phone:	(801) 266-3900
Total Tanks:	7
Closed Tanks:	7

NELSON TRUCKING, INC. (Continued) **U003150064**

AST:
Name: NELSON TRUCKING, INC.
Address: 175 W CENTRAL AVE (4115 S)
City: SALT LAKE CITY
Facility Id: 4000613
Owner Name: NELSON TRUCKING INC

Tank Id: 10
Tank Status: Currently In Use
Tank Capacity: 10000
Substance Stored: Diesel

A8 **BUILDING PRODUCTS** **UT LUST U003367103**
SE **165 W CENTRAL AVE (4100 S)** **UT UST N/A**
< 1/8 **MURRAY, UT 84107**
0.029 mi.
152 ft. **Site 8 of 8 in cluster A**

Relative:
Lower

Actual:
4254 ft.

LUST:
Name: BUILDING PRODUCTS
Address: 165 W CENTRAL AVE (4100 S)
City,State,Zip: MURRAY, UT 84107
Facility ID: 4002201
Release Id: KMM
Closed Date: **08/05/1998**
Notification Date: 06/08/1998
Owner Name: RAY BETHERS TRUCKING INC
Owner Address: 176 W CENTRAL AVE
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84107
Owner City,St,Zip: SALT LAKE CITY, UT 84107
Project Manager: [Dale Urban]

UST:
Name: BUILDING PRODUCTS
Address: 165 W CENTRAL AVE (4100 S)
City,State,Zip: MURRAY, UT 84107
Facility ID: 4002201
Owner Name: RAY BETHERS TRUCKING INC
Owner Address: 176 W CENTRAL AVE
Owner City,St,Zip: SALT LAKE CITY, UT 84107
Owner Phone: (801) 262-5549
Total Tanks: 2
Closed Tanks: 2

9
North
< 1/8
0.035 mi.
184 ft.

INTERMOUNTAIN COATING INC
4033 SOUTH 210 WEST
SALT LAKE CITY, UT 84047

RCRA-VSQG
FINDS
ECHO

1004788543
UT0000228304

Relative:
Higher

Actual:
4258 ft.

RCRA-VSQG:

Date Form Received by Agency:	19940408
Handler Name:	INTERMOUNTAIN COATING INC
Handler Address:	4033 SOUTH 210 WEST
Handler City,State,Zip:	SALT LAKE CITY, UT 84047
EPA ID:	UT0000228304
Contact Name:	RAY ROBINSON
Contact Address:	4033 SOUTH 210 WEST
Contact City,State,Zip:	SALT LAKE CITY, UT 84047
Contact Telephone:	801-263-7803
EPA Region:	08
Land Type:	Private
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
Active Site Indicator:	Handler Activities
Mailing Address:	210 WEST
Mailing City,State,Zip:	SALT LAKE, UT 84047
Owner Name:	PAUL KEYSER
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-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

INTERMOUNTAIN COATING INC (Continued) **1004788543**

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: PAUL KEYSER
Legal Status: Private
Owner/Operator Address: 4033 SOUTH 210 WEST
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84047
Owner/Operator Telephone: 801-263-7803

Historic Generators:
Receive Date: 19940408
Handler Name: INTERMOUNTAIN COATING INC
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 Codes: No NAICS Codes Found

Facility Has Received Notices of Violation:
Found Violation: No

Evaluation Action Summary:
Evaluation Date: 20141021
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: AFP

FINDS:
Registry ID: 110008173840

Click Here:

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

INTERMOUNTAIN COATING INC (Continued) **1004788543**

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:	1004788543
Registry ID:	110008173840
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110008173840
Name:	INTERMOUNTAIN COATING INC
Address:	4033 SOUTH 210 WEST
City,State,Zip:	SALT LAKE CITY, UT 84047

10
WSW
< 1/8
0.059 mi.
314 ft.

BOB CAT TRANSMISSIONS **EDR Hist Auto** **1021105913**
220 W CENTRAL AVE STE 2 **N/A**
SALT LAKE CITY, UT 84107

Relative:
Lower

Actual:
4255 ft.

EDR Hist Auto

Year:	Name:	Type:
1989	R P M AUTO REPAIR	General Automotive Repair Shops
1990	R P M AUTO REPAIR	General Automotive Repair Shops
1991	R P M AUTO REPAIR	General Automotive Repair Shops
1994	A-BILITY ALGNMT BRAKE SPCLISTS	Automotive Repair Shops, NEC
1994	BOB CAT TRANSMISSIONS	Automotive Transmission Repair Shops
1995	A-BILITY ALGNMT BRAKE SPCLISTS	Automotive Repair Shops, NEC
1995	BOB CAT TRANSMISSIONS	Automotive Transmission Repair Shops
1996	BOB CAT TRANSMISSIONS	Automotive Transmission Repair Shops
1997	4X4 SERVICE	General Automotive Repair Shops
1997	BOB CAT TRANSMISSIONS	Automotive Transmission Repair Shops
1998	BOB CAT TRANSMISSIONS	Automotive Transmission Repair Shops
1998	4X4 SERVICE	General Automotive Repair Shops
1999	BOB CAT TRANSMISSIONS	Automotive Transmission Repair Shops
2000	BOB CAT TRANSMISSIONS	Automotive Transmission Repair Shops
2001	BOB CAT TRANSMISSIONS	Automotive Transmission Repair Shops
2002	BOB CAT TRANSMISSIONS	Automotive Transmission Repair Shops
2003	BOB CAT TRANSMISSIONS	Automotive Transmission Repair Shops
2004	BOB CAT TRANSMISSIONS	Automotive Transmission Repair Shops
2004	TRACYS AUTO TRANSMISSIONS	Automotive Transmission Repair Shops
2005	TRACYS AUTO TRANSMISSIONS	Automotive Transmission Repair Shops
2006	TRACYS AUTO TRANSMISSIONS	Automotive Transmission Repair Shops
2007	TRACYS AUTO TRANSMISSIONS	Automotive Transmission Repair Shops
2008	TRACYS AUTO TRANSMISSIONS	Automotive Transmission Repair Shops
2009	TRACYS AUTO TRANSMISSIONS	Automotive Transmission Repair Shops
2010	TRACYS AUTO TRANSMISSIONS	Automotive Transmission Repair Shops
2011	TRACYS AUTO TRANSMISSIONS	Automotive Transmission Repair Shops
2012	TRACYS AUTO TRANSMISSIONS	Automotive Transmission Repair Shops
2013	TRACYS AUTO TRANSMISSIONS	Automotive Transmission Repair Shops
2014	TRACYS AUTO TRANSMISSIONS	Automotive Transmission Repair Shops

B11 **DAW INC.** **UT UST** **U003149626**
East **4080 S WEST TEMPLE** **N/A**
< 1/8 **MURRAY, UT 84107**
0.076 mi.
403 ft. **Site 1 of 2 in cluster B**

Relative: UST:
Higher

Actual:
4259 ft.

Name:	DAW INC.
Address:	4080 S WEST TEMPLE
City,State,Zip:	MURRAY, UT 84107
Facility ID:	4001746
Owner Name:	DAW INC
Owner Address:	4080 S WEST TEMPLE
Owner City,St,Zip:	MURRAY, UT 84107
Owner Phone:	(801) 266-6563
Total Tanks:	1
Closed Tanks:	1

C12 **COMPOSITES ONE LLC** **RCRA NonGen / NLR** **1001818902**
NE **4026 SOUTH WEST TEMPLE** **FINDS** **UTR000005371**
< 1/8 **SALT LAKE CITY, UT 84107** **ECHO**
0.080 mi.
421 ft. **Site 1 of 3 in cluster C**

Relative: RCRA NonGen / NLR:
Higher

Actual:
4258 ft.

Date Form Received by Agency:		20070308
Handler Name:	COMPOSITES ONE LLC	
Handler Address:		4026 SOUTH WEST TEMPLE
Handler City,State,Zip:		SALT LAKE CITY, UT 84107
EPA ID:		UTR000005371
Contact Name:		NANCY DEHMLOW
Contact Address:		4026 SOUTH WEST TEMPLE
Contact City,State,Zip:		SALT LAKE CITY, UT 84107
Contact Telephone:		847-437-0200
EPA Region:		08
Land Type:		Private
Federal Waste Generator Description:		Not a generator, verified
Mailing Address:		SOUTH WEST TEMPLE
Mailing City,State,Zip:		SALT LAKE CITY, UT 84107
Owner Name:		COMPOSITES ONE LLC
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

COMPOSITES ONE LLC (Continued) **1001818902**

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:	20070316
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:	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.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	COMPOSITES ONE LLC
Legal Status:	Private
Owner/Operator Address:	P.O. BOX 3208
Owner/Operator City,State,Zip:	ARLINGTON HEIGHTS, IL
Owner/Operator Telephone:	847-437-0200
Owner/Operator Indicator:	Owner
Owner/Operator Name:	COMPOSITES ONE LLC
Legal Status:	Private
Owner/Operator Address:	P.O. BOX 3208
Owner/Operator City,State,Zip:	ARLINGTON HEIGHTS, IL
Owner/Operator Telephone:	847-437-0200

Historic Generators:

Receive Date:	20070308
Handler Name:	COMPOSITES ONE LLC

COMPOSITES ONE LLC (Continued) **1001818902**

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: 19991112
Handler Name: COMPOSITES ONE LLC
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: 110005211485

Click Here:

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: 1001818902
Registry ID: 110005211485
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110005211485
Name: COMPOSITES ONE LLC
Address: 4026 SOUTH WEST TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84107

C13 **MANFREDS AUTO REPAIR MANFRED** **EDR Hist Auto** **1014186312**
NE **4020 W TEMPLE SOUTH** **N/A**
< 1/8 **MURRAY, UT 84107**
0.091 mi.
483 ft. **Site 2 of 3 in cluster C**

Relative: EDR Hist Auto
Higher

Actual:
4258 ft.

Year:	Name:	Type:
1980	MANFREDS AUTO REPAIR MANFRED	AUTOMOBILE REPAIRING
1980	MANFRED AUTO REPAIR	General Automotive Repair Shops
1982	MANFRED AUTO REPAIR	General Automotive Repair Shops
1983	MANFRED AUTO REPAIR	General Automotive Repair Shops
1985	MANFREDS AUTO REPAIR	AUTOMOBILE REPAIRING
1985	MANFRED AUTO REPAIR	General Automotive Repair Shops
1986	MANFRED AUTO REPAIR	General Automotive Repair Shops
1987	MANFRED AUTO REPAIR	General Automotive Repair Shops
1988	MANFRED AUTO REPAIR	General Automotive Repair Shops
1989	MANFRED AUTO REPAIR	General Automotive Repair Shops
1990	MANFRED AUTO REPAIR	General Automotive Repair Shops
1991	MANFRED AUTO REPAIR	General Automotive Repair Shops
1994	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
1995	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
1996	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
1997	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
1998	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
1999	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
2000	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
2001	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
2002	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
2003	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
2004	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
2005	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
2006	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
2007	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops
2008	BROWN RANDY AUTOMOTIVE	General Automotive Repair Shops

B14 **ANCHOR PRINTING & GRAPHICS INC.** **RCRA NonGen / NLR** **1004788597**
ESE **4100 SOUTH WEST TEMPLE** **FINDS** **UTD042733071**
< 1/8 **SALT LAKE CITY, UT 84107** **ECHO**
0.093 mi.
489 ft. **Site 2 of 2 in cluster B**

Relative: RCRA NonGen / NLR:
Higher

Actual:
4260 ft.

Date Form Received by Agency:	20111020
Handler Name:	ANCHOR PRINTING & GRAPHICS INC.
Handler Address:	4100 SOUTH WEST TEMPLE
Handler City,State,Zip:	SALT LAKE CITY, UT 84107
EPA ID:	UTD042733071
Contact Name:	RALPH MEREDITH
Contact Address:	4100 SOUTH WEST TEMPLE
Contact City,State,Zip:	SALT LAKE CITY, UT 84107
Contact Telephone:	801-265-1400
EPA Region:	08
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Mailing Address:	SAME AS ABOVE
Mailing City,State,Zip:	SALT LAKE CITY, UT 84107
Owner Name:	TANYA HENRIE
Owner Type:	Private

ANCHOR PRINTING & GRAPHICS INC. (Continued) **1004788597**

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:	20111020
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:	F001
Waste Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING 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 F002, 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

ANCHOR PRINTING & GRAPHICS INC. (Continued) **1004788597**

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:	TANYA HENRIE
Legal Status:	Private
Owner/Operator Address:	4100 SOUTH WEST TEMPLE
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84107
Owner/Operator Telephone:	801-265-1400

Owner/Operator Indicator:	Owner
Owner/Operator Name:	TANYA HENRIE
Legal Status:	Private
Owner/Operator Address:	4100 SOUTH WEST TEMPLE
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84107
Owner/Operator Telephone:	801-265-1400

Historic Generators:

Receive Date:	20111020
Handler Name:	ANCHOR PRINTING & GRAPHICS 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

Receive Date:	19990624
Handler Name:	ANCHOR PRINTING & GRAPHICS INC.
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

ANCHOR PRINTING & GRAPHICS INC. (Continued) **1004788597**

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: 20111014
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: ED

FINDS:
Registry ID: 110005197036

Click Here:

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.
The CIM (Utah - Common Identifier Mechanism) is Utah's Department of Environmental Quality (UDEQ) mechanism for compliance and permitting operations.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1004788597
Registry ID: 110005197036
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110005197036
Name: ANCHOR PRINTING & GRAPHICS INC.
Address: 4100 SOUTH WEST TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84107

D15 **BUILDING PRODUCTS, INC.** **UT LUST U000813059**
SSE **155-A W CENTRAL AVE** **UT UST N/A**
< 1/8 **SALT LAKE CITY, UT 84120**
0.095 mi.
502 ft. **Site 1 of 3 in cluster D**

Relative:
Lower

Actual:
4253 ft.

Client Plot

LUST:
Name: BUILDING PRODUCTS, INC.
Address: 155-A W CENTRAL AVE
City,State,Zip: SALT LAKE CITY, UT 84120
Facility ID: 4000103
Release Id: IRS
Closed Date: **10/15/1998**
Notification Date: 09/08/1994
Owner Name: ROBERTA FISHER
Owner Address: 3992 S 2280 E

BUILDING PRODUCTS, INC. (Continued) **U000813059**

Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84124
Owner City,St,Zip:	SALT LAKE CITY, UT 84124
Project Manager:	[DeAnn Rasmussen]

UST:

Name:	BUILDING PRODUCTS, INC.
Address:	155-A W CENTRAL AVE
City,State,Zip:	SALT LAKE CITY, UT 84120
Facility ID:	4000103
Owner Name:	ROBERTA FISHER
Owner Address:	3992 S 2280 E
Owner City,St,Zip:	SALT LAKE CITY, UT 84124
Owner Phone:	(801) 573-7991
Total Tanks:	2
Closed Tanks:	2

D16 **SUPERSHINE INC** **RCRA NonGen / NLR** **1000472399**
SSE **155 WEST CENTRAL AVE** **UTD988069373**
< 1/8 **MURRAY, UT 84107**
0.100 mi.
528 ft. **Site 2 of 3 in cluster D**

Relative: **Lower**
Actual: **4253 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20080325
Handler Name:	SUPERSHINE INC	
Handler Address:		155 WEST CENTRAL AVE
Handler City,State,Zip:		MURRAY, UT 84107
EPA ID:		UTD988069373
Contact Name:		GARTH WARATH
Contact Address:		155 WEST CENTRAL AVE
Contact City,State,Zip:		MURRAY, UT 84107
Contact Telephone:		801-261-1566
EPA Region:		08
Federal Waste Generator Description:		Not a generator, verified
Mailing Address:		WEST CENTRAL AVE
Mailing City,State,Zip:		MURRAY, UT 84107
Owner Name:		DOUG JEROLAMON
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

SUPERSHINE INC (Continued) **1000472399**

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:	20080326
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: 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: DOUG JEROLAMON
Legal Status: Private
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: DOUG JEROLAMON

SUPERSHINE INC (Continued) **1000472399**

Legal Status: Private
Owner/Operator Address: DATA NOT REQUESTED
Owner/Operator City,State,Zip: DATA NOT REQUESTED, UT 99999
Owner/Operator Telephone: 999-999-9999

Historic Generators:
Receive Date: 20080325
Handler Name: SUPERSHINE 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

Receive Date: 19901101
Handler Name: SUPERSHINE INC
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: No

Evaluation Action Summary:
Evaluation Date: 20080325
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: ED

D17 **SUPER SHINE AUTOMOTIVE DETAILING** **RCRA NonGen / NLR** **1010336310**
SSE **155 WEST CENTRAL AVE.** **FINDS** **UTD988068987**
< 1/8 **MURRAY, UT 99999** **ECHO**
0.100 mi.
528 ft. **Site 3 of 3 in cluster D**

Relative: **Lower**
Actual: **4253 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20070222
Handler Name: SUPER SHINE AUTOMOTIVE DETAILING
Handler Address: 155 WEST CENTRAL AVE.
Handler City,State,Zip: MURRAY, UT 99999
EPA ID: UTD988068987
EPA Region: 08
Land Type: Private
Federal Waste Generator Description: Not a generator, verified
Short-Term Generator Activity: No

SUPER SHINE AUTOMOTIVE DETAILING (Continued) **1010336310**

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:	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:	19911105
Handler Name:	SUPER SHINE AUTOMOTIVE DETAILING
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:	19910304
Handler Name:	SUPER SHINE AUTOMOTIVE DETAILING
Federal Waste Generator Description:	Not a generator, verified
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No

SUPER SHINE AUTOMOTIVE DETAILING (Continued) **1010336310**

Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20070222
Handler Name: SUPER SHINE AUTOMOTIVE DETAILING
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: 19900907
Actual Return to Compliance Date: 19910116
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: 19910116
Enforcement Identifier: 001
Date of Enforcement Action: 19901018
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: INITIAL 3008(A) COMPLIANCE

Evaluation Action Summary:
Evaluation Date: 19900907
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: 19910116
Scheduled Compliance Date: 19910116

FINDS:
Registry ID: 110064303472

Click Here:

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.

SUPER SHINE AUTOMOTIVE DETAILING (Continued) **1010336310**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1010336310
Registry ID:	110064303472
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110064303472
Name:	SUPER SHINE AUTOMOTIVE DETAILING
Address:	155 WEST CENTRAL AVE.
City,State,Zip:	MURRAY, UT 99999

18
ESE
< 1/8
0.118 mi.
621 ft.

LOVERIDGE MACHINE CO **RCRA-VSQG** **1004788537**
4097 SOUTH WEST TEMPLE **FINDS** **UT0000143289**
MURRAY, UT 84107 **ECHO**

Relative:
Higher

Actual:
4261 ft.

RCRA-VSQG:

Date Form Received by Agency:		19940223
Handler Name:	LOVERIDGE MACHINE CO	
Handler Address:		4097 SOUTH WEST TEMPLE
Handler City,State,Zip:		MURRAY, UT 84107
EPA ID:		UT0000143289
Contact Name:		JAMIE GORDON
Contact Address:		4097 SOUTH WEST TEMPLE
Contact City,State,Zip:		MURRAY, UT 84107
Contact Telephone:		801-262-1414
EPA Region:		08
Land Type:		Private
Federal Waste Generator Description:		Conditionally Exempt Small Quantity Generator
Active Site Indicator:		Handler Activities
Mailing Address:		SOUTH WEST TEMPLE
Mailing City,State,Zip:		MURRAY, UT 84107
Owner Name:		DENNIS T. LOVERIDGE
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-TSDFs Where RCRA CA has Been Imposed Universe:		No

LOVERIDGE MACHINE CO (Continued) **1004788537**

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:	20000915
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:	DENNIS T. LOVERIDGE
Legal Status:	Private
Owner/Operator Address:	4097 SOUTH WEST TEMPLE
Owner/Operator City,State,Zip:	MURRAY, UT 84107
Owner/Operator Telephone:	801-255-8104

Historic Generators:

Receive Date:	19940223
Handler Name: LOVERIDGE MACHINE CO	
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 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:	110005194583

LOVERIDGE MACHINE CO (Continued) **1004788537**

Click Here:

Environmental Interest/Information System:

US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.
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:	1004788537
Registry ID:	110005194583
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110005194583
Name:	LOVERIDGE MACHINE COMPANY
Address:	4097 SOUTH WEST TEMPLE
City,State,Zip:	MURRAY, UT 84107

E19 **TEMPLES' MASCHINE INC** **RCRA NonGen / NLR** **1000348152**
North **3995 SOUTH 210 WEST** **UTD069805810**
< 1/8 **SALT LAKE CITY, UT 84107**
0.118 mi.
623 ft. **Site 1 of 2 in cluster E**

Relative: **Higher**
Actual: **4259 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20080312
Handler Name:	TEMPLES' MASCHINE INC	
Handler Address:		3995 SOUTH 210 WEST
Handler City,State,Zip:		SALT LAKE CITY, UT 84107
EPA ID:		UTD069805810
Contact Name:		W MICHAEL
Contact Address:		3995 SOUTH 210 WEST
Contact City,State,Zip:		SALT LAKE CITY, UT 84107
Contact Telephone:		801-261-1276
EPA Region:		08
Federal Waste Generator Description:		Not a generator, verified
Mailing Address:		SOUTH 210 WEST
Mailing City,State,Zip:		SALT LAKE CITY, UT 84107
Owner Name:		MICHAEL W TEMPLES
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

TEMPLES' MASCHINE INC (Continued) **1000348152**

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:	20080313
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:	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.

TEMPLES' MASCHINE INC (Continued) **1000348152**

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: MICHAEL W TEMPLES
Legal Status: Private
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: MICHAEL W TEMPLES
Legal Status: Private
Owner/Operator Address: DATA NOT REQUESTED
Owner/Operator City,State,Zip: DATA NOT REQUESTED, UT 99999
Owner/Operator Telephone: 999-999-9999

Historic Generators:
Receive Date: 20080312
Handler Name: TEMPLES' MASCHINE 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

Receive Date: 19860919
Handler Name: TEMPLES' MASCHINE INC
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: 20020918
Handler Name: TEMPLES' MASCHINE INC
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: No

Found Violation: No

TEMPLES' MASCHINE INC (Continued) **1000348152**

Evaluation Action Summary:

Evaluation Date:	19860903
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	XXX
Evaluation Date:	20080312
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier:	ED

C20 **MARV'S BODY SHOP** **RCRA-VSQG** **1000429181**
NE **4016 SOUTH WEST TEMPLE** **FINDS** **UTD982647356**
< 1/8 **SALT LAKE CITY, UT 84107** **ECHO**
0.120 mi.
632 ft. **Site 3 of 3 in cluster C**

Relative: **Higher**
Actual: **4258 ft.**

RCRA-VSQG:

Date Form Received by Agency:		20101104
Handler Name:	MARV'S BODY SHOP	
Handler Address:		4016 SOUTH WEST TEMPLE
Handler City,State,Zip:		SALT LAKE CITY, UT 84107
EPA ID:		UTD982647356
Contact Name:		JIM CARTER
Contact Address:		WEST TEMPLE
Contact City,State,Zip:		SALT LAKE CITY, UT 84107
Contact Telephone:		801-268-1871
Contact Title:		OWNER
EPA Region:		08
Land Type:		Private
Federal Waste Generator Description:		Conditionally Exempt Small Quantity Generator
Active Site Indicator:		Handler Activities
Mailing Address:		WEST TEMPLE
Mailing City,State,Zip:		SALT LAKE CITY, UT 84107
Owner Name:		JIM CARTER & MARTIN MONTGOMERY
Owner Type:		Private
Operator Name:		MARV'S BODY SHOP
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

MARV'S BODY SHOP (Continued) **1000429181**

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:	20130613
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:	D000
Waste Description:	Not Defined

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:	JIM CARTER & MARTIN MONTGOMERY
Legal Status:	Private
Owner/Operator Address:	DATA NOT REQUESTED
Owner/Operator City,State,Zip:	DATA NOT REQUESTED, UT 99999

MARV'S BODY SHOP (Continued) **1000429181**

Owner/Operator Telephone: 999-999-9999

Owner/Operator Indicator: Owner
Owner/Operator Name: MARV'S BODY SHOP
Legal Status: Private
Date Became Current: 19880629
Owner/Operator Address: 4016 SOUTH WEST TEMPLE
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84107
Owner/Operator Telephone: 801-268-1871

Owner/Operator Indicator: Owner
Owner/Operator Name: JIM CARTER & MARTIN MONTGOMERY
Legal Status: Private
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: Operator
Owner/Operator Name: MARV'S BODY SHOP
Legal Status: Private
Date Became Current: 19880629
Owner/Operator Address: 4016 SOUTH WEST TEMPLE
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84107
Owner/Operator Telephone: 801-268-1871

Historic Generators:
Receive Date: 19880629
Handler Name: MARV'S BODY SHOP
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

Receive Date: 20101104
Handler Name: MARV'S BODY SHOP
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: 811121
NAICS Description: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Facility Has Received Notices of Violation:
Found Violation: No

Evaluation Action Summary:
Evaluation Date: 20101027

MARV'S BODY SHOP (Continued) **1000429181**

Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: ED

FINDS:
Registry ID: 110005203038

Click Here:

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: 1000429181
Registry ID: 110005203038
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110005203038
Name: MARV'S BODY SHOP
Address: 4016 SOUTH WEST TEMPLE
City,State,Zip: SALT LAKE CITY, UT 84107

F21 **GLOBAL TRANSMISSION** **EDR Hist Auto** **1021026410**
ENE **4025 S WEST TEMPLE** **N/A**
< 1/8 **SALT LAKE CITY, UT 84107**
0.124 mi.
655 ft. **Site 1 of 3 in cluster F**

Relative: Higher
Actual: 4259 ft.

EDR Hist Auto

Year:	Name:	Type:
2012	GLOBAL TRANSMISSION	Automotive Transmission Repair Shops
2013	GLOBAL TRANSMISSION	Automotive Transmission Repair Shops
2014	GLOBAL TRANSMISSION	Automotive Transmission Repair Shops

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E22 **OTTO'S AUTO & MARINE, INC.** **UT UST** **U003150047**
NNE **3975 S 210 W** **N/A**
1/8-1/4 **SALT LAKE CITY, UT 84107**
0.128 mi.
677 ft. **Site 2 of 2 in cluster E**

Relative: Higher
Actual: 4259 ft.

UST:
Name: OTTO'S AUTO & MARINE, INC.
Address: 3975 S 210 W
City,State,Zip: SALT LAKE CITY, UT 84107
Facility ID: 4000671
Owner Name: OTTO THERKELSEN
Owner Address: 3975 S 210 W
Owner City,St,Zip: SALT LAKE CITY, UT 84107

OTTO'S AUTO & MARINE, INC. (Continued) **U003150047**

Owner Phone: (801) 268-3192
Total Tanks: 2
Closed Tanks: 2

F23 **GERMANIA SMELTING & REFINING COMPANY** **SEMS** **1000482831**
NE **4900 SOUTH WEST TEMPLE** **LEAD SMELTERS** **UTD988071601**
1/8-1/4 **MURRAY, UT 84107**
0.134 mi.
705 ft. **Site 2 of 3 in cluster F**

Relative:
Higher

Actual:
4258 ft.

SEMS:
Site ID: 0801130
EPA ID: UTD988071601
Name: GERMANIA SMELTING & REFINING COMPANY
Address: 4900 SOUTH WEST TEMPLE
City,State,Zip: MURRAY, UT 84107
Cong District: 02
FIPS Code: 49035
FF: N
NPL: Site is Part of NPL Site

SEMS Detail:
Region: 08
Site ID: 0801130
EPA ID: UTD988071601
Site Name: GERMANIA SMELTING & REFINING COMPANY
NPL: A
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1991-05-20 04:00:00
Finish Date: 5/20/1991 4:00:00 AM
Current Action Lead: St Perf

Region: 08
Site ID: 0801130
EPA ID: UTD988071601
Site Name: GERMANIA SMELTING & REFINING COMPANY
NPL: A
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 1
Start Date: 1991-09-30 04:00:00
Finish Date: 9/30/1991 4:00:00 AM
Qual: H
Current Action Lead: St Perf

Region: 08
Site ID: 0801130
EPA ID: UTD988071601
Site Name: GERMANIA SMELTING & REFINING COMPANY
NPL: A
FF: N
OU: 00

GERMANIA SMELTING & REFINING COMPANY (Continued) **1000482831**

Action Code:	SI
Action Name:	SI
SEQ:	1
Start Date:	1993-05-13 04:00:00
Finish Date:	6/9/1994 4:00:00 AM
Qual:	A
Current Action Lead:	St Perf

Lead Smelter Sites:

Site ID:	0801130
Facility Region Id:	08
FF Ind:	N
NAI:	N
NPL:	Site is Part of NPL Site

F24 **ROYAL AUTO** **RCRA-VSQG** **1000147293**
NE **4015 SOUTH WEST TEMPLE** **UTD982596553**
1/8-1/4 **SALT LAKE CITY, UT 84107**
0.135 mi.
712 ft. **Site 3 of 3 in cluster F**

Relative: **Higher**
Actual: **4258 ft.**

RCRA-VSQG:

Date Form Received by Agency:		20101104
Handler Name:	ROYAL AUTO	
Handler Address:		4015 SOUTH WEST TEMPLE
Handler City,State,Zip:		SALT LAKE CITY, UT 84107
EPA ID:		UTD982596553
Contact Name:		BECKY SAFI
Contact Address:		WEST TEMPLE
Contact City,State,Zip:		SALT LAKE CITY, UT 84107
Contact Telephone:		801-261-4900
Contact Title:		OFFICER
EPA Region:		08
Land Type:		Private
Federal Waste Generator Description:		Conditionally Exempt Small Quantity Generator
Active Site Indicator:		Handler Activities
Mailing Address:		WEST TEMPLE
Mailing City,State,Zip:		SALT LAKE CITY, UT 84107
Owner Name:		ROYAL AUTO
Owner Type:		Private
Operator Name:		ROYAL AUTO
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:		---

ROYAL AUTO (Continued) **1000147293**

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:	20130614
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:	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:	ROYAL AUTO
Legal Status:	Private

ROYAL AUTO (Continued) **1000147293**

Date Became Current: 20100405
Owner/Operator Address: 4015 SOUTH WEST TEMPLE
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84107
Owner/Operator Telephone: 801-261-4900

Owner/Operator Indicator: Owner
Owner/Operator Name: YUSEF BASMENJI
Legal Status: Private
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: Operator
Owner/Operator Name: ROYAL AUTO
Legal Status: Private
Date Became Current: 20100405
Owner/Operator Address: 4015 SOUTH WEST TEMPLE
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84107
Owner/Operator Telephone: 801-261-4900

Historic Generators:
Receive Date: 19890405
Handler Name: ROYAL AUTO
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

Receive Date: 20101104
Handler Name: ROYAL AUTO
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: 811121
NAICS Description: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Facility Has Received Notices of Violation:
Found Violation: No

Found Violation: No

Evaluation Action Summary:
Evaluation Date: 20101027
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT

ROYAL AUTO (Continued) **1000147293**

Evaluation Responsible Person Identifier: ED

Evaluation Date: 20170623
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: AFP

---

25 **CONELY COMPANY** **UT UST** **U003149585**
NE **4000 S WEST TEMPLE** **N/A**
1/8-1/4 **MURRAY, UT 84107**
0.152 mi.
801 ft.

Relative: **Higher**
Actual: **4258 ft.**

UST:
Name: CONELY COMPANY
Address: 4000 S WEST TEMPLE
City,State,Zip: MURRAY, UT 84107
Facility ID: 4001518
Owner Name: CONELY COMPANY
Owner Address: P O BOX 57660
Owner City,St,Zip: MURRAY, UT 84107
Owner Phone: (801) 266-6452
Total Tanks: 1
Closed Tanks: 1

---

26 **MORGRO CHEMICAL COMPANY** **RCRA-VSQG** **1000236803**
SSE **145 WEST CENTRAL AVENUE** **UTD092022888**
1/8-1/4 **SALT LAKE CITY, UT 84107**
0.156 mi.
824 ft.

Relative: **Lower**
Actual: **4252 ft.**

RCRA-VSQG:
Date Form Received by Agency: 20101104
Handler Name: MORGRO CHEMICAL COMPANY
Handler Address: 145 WEST CENTRAL AVENUE
Handler City,State,Zip: SALT LAKE CITY, UT 84107
EPA ID: UTD092022888
Contact Name: LUIS CISNEROS
Contact Address: CENTRAL AVENUE
Contact City,State,Zip: SALT LAKE CITY, UT 84107
Contact Telephone: 801-266-1132
Contact Title: PLANT MANAGER
EPA Region: 08
Land Type: Private
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Active Site Indicator: Handler Activities
Mailing Address: CENTRAL AVENUE
Mailing City,State,Zip: SALT LAKE CITY, UT 84107
Owner Name: MORGRO CHEMICAL COMPANY
Owner Type: Private
Operator Name: MORGRO CHEMICAL COMPANY
Operator Type: Private
Short-Term Generator Activity: No
Importer Activity: No

MORGRO CHEMICAL COMPANY (Continued) **1000236803**

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:	20130613
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:	U239
Waste Description:	BENZENE, DIMETHYL- (I,T) (OR) XYLENE (I)

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	PUBLICITY OWNED CORP.
Legal Status:	Private
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:	MORGRO CHEMICAL COMPANY
Legal Status:	Private
Date Became Current:	19860519
Owner/Operator Address:	145 WEST CENTRAL AVENUE

MORGRO CHEMICAL COMPANY (Continued) **1000236803**

Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84107
Owner/Operator Telephone: 801-266-1132

Owner/Operator Indicator: Operator
Owner/Operator Name: MORGRO CHEMICAL COMPANY
Legal Status: Private
Date Became Current: 19860519
Owner/Operator Address: 145 WEST CENTRAL AVENUE
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84107
Owner/Operator Telephone: 801-266-1132

Historic Generators:
Receive Date: 19860519
Handler Name: MORGRO CHEMICAL COMPANY
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

Receive Date: 20101104
Handler Name: MORGRO CHEMICAL 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: 325311
NAICS Description: NITROGENOUS FERTILIZER MANUFACTURING

Facility Has Received Notices of Violation:
Found Violation: No

Evaluation Action Summary:
Evaluation Date: 20101027
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: ED

G27
NW
1/8-1/4
0.167 mi.
882 ft.

DON STOCKLEY TRUCKING
3995 S 300 W
MURRAY, UT 84107

Site 1 of 2 in cluster G

UT UST **U003149636**
UT Financial Assurance **N/A**

Relative:
Higher

Actual:
4259 ft.

UST:

Name:	DON STOCKLEY TRUCKING
Address:	3995 S 300 W
City,State,Zip:	MURRAY, UT 84107
Facility ID:	4001433
Owner Name:	DON STOCKLEY TRUCKING
Owner Address:	3995 S 300 W
Owner City,St,Zip:	MURRAY, UT 84107
Owner Phone:	(801) 265-2220
Total Tanks:	1
Closed Tanks:	0

Financial Assurance 2:

Name:	DON STOCKLEY TRUCKING
Address:	3995 S 300 W
City,State,Zip:	MURRAY, UT 84107
Facility ID:	4001433
Federal Regulated Tank:	True
Mechanism:	PST Fund

28
North
1/8-1/4
0.168 mi.
888 ft.

CENTRAL BODY SHOP
3965 SOUTH 210 WEST
SALT LAKE CITY, UT 84107

RCRA-VSQG **1000419124**
UTD106876360

Relative:
Higher

Actual:
4260 ft.

RCRA-VSQG:

Date Form Received by Agency:		20110222
Handler Name:	CENTRAL BODY SHOP	
Handler Address:		3965 SOUTH 210 WEST
Handler City,State,Zip:		SALT LAKE CITY, UT 84107
EPA ID:		UTD106876360
Contact Name:		TODD ELLISON
Contact Address:		3965 SOUTH 210 WEST
Contact City,State,Zip:		SALT LAKE CITY, UT 84107
Contact Telephone:		801-261-1864
Contact Title:		OWNER
EPA Region:		08
Land Type:		Private
Federal Waste Generator Description:		Conditionally Exempt Small Quantity Generator
Active Site Indicator:		Handler Activities
Mailing Address:		210 WEST
Mailing City,State,Zip:		SALT LAKE CITY, UT 84107
Owner Name:		RICK ELLISON
Owner Type:		Private
Operator Name:		CENTRAL BODY SHOP
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

CENTRAL BODY SHOP (Continued) **1000419124**

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:	20130607
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:	D000
Waste Description:	Not Defined
Waste Code:	D001
Waste Description:	IGNITABLE WASTE
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,

CENTRAL BODY SHOP (Continued) **1000419124**

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:	Operator
Owner/Operator Name:	CENTRAL BODY SHOP
Legal Status:	Private
Date Became Current:	19880629
Owner/Operator Address:	3965 SOUTH 210 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84107
Owner/Operator Telephone:	801-261-1864

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RICK ELLISON
Legal Status:	Private
Date Became Current:	19880629
Owner/Operator Address:	3965 SOUTH 210 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84107
Owner/Operator Telephone:	801-261-1864

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RICK ELLISON
Legal Status:	Private
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:	TODD ELLISON
Legal Status:	Private
Date Became Current:	20100420
Owner/Operator Address:	3965 SOUTH 210 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84107
Owner/Operator Telephone:	801-261-1864

Owner/Operator Indicator:	Owner
Owner/Operator Name:	TODD ELLISON
Legal Status:	Private
Date Became Current:	20100420
Owner/Operator Address:	3965 SOUTH 210 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84107
Owner/Operator Telephone:	801-261-1864

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RICK ELLISON
Legal Status:	Private
Date Became Current:	19880629
Owner/Operator Address:	3965 SOUTH 210 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84107
Owner/Operator Telephone:	801-261-1864

Owner/Operator Indicator:	Operator
Owner/Operator Name:	CENTRAL BODY SHOP
Legal Status:	Private

CENTRAL BODY SHOP (Continued) **1000419124**

Date Became Current: 19880629
Owner/Operator Address: 3965 SOUTH 210 WEST
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84107
Owner/Operator Telephone: 801-261-1864

Historic Generators:
Receive Date: 19880629
Handler Name: CENTRAL BODY SHOP
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

Receive Date: 20100420
Handler Name: CENTRAL BODY SHOP
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
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

Receive Date: 20110222
Handler Name: CENTRAL BODY SHOP
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: 811121
NAICS Description: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Facility Has Received Notices of Violation:
Found Violation: No

Found Violation: No

Found Violation: No

Evaluation Action Summary:
Evaluation Date: 19970109
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: AFP
Evaluation Responsible Sub-Organization: HW

CENTRAL BODY SHOP (Continued) **1000419124**

Evaluation Date:	20100420
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	AFP
Evaluation Date:	20110217
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier:	ED

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29 North 1/8-1/4 0.173 mi. 912 ft. **SPECIALTY LENS CORPORATION** **RCRA-LQG 1001485940**
3955 HOWICK STREET **FINDS UTR000004895**
SALT LAKE CITY, UT 84107

Relative: Higher

Actual: 4260 ft.

RCRA-LQG:

Date Form Received by Agency:	20220224
Handler Name:	SPECIALTY LENS CORPORATION
Handler Address:	3955 HOWICK STREET
Handler City,State,Zip:	MILLCREEK, UT 84107
EPA ID:	UTR000004895
Contact Name:	FRANCISCO J MARTINEZ
Contact Address:	HOWICK STREET
Contact City,State,Zip:	MILLCREEK, UT 84107
Contact Telephone:	801-290-3791
Contact Email:	FMARTINEZ@ESSILORUSA.COM
Contact Title:	PROCESS ENGINEER AND EHS MANAGER
EPA Region:	08
Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Biennial Report Cycle:	2021
Active Site Indicator:	Handler Activities
Mailing Address:	HOWICK STREET
Mailing City,State,Zip:	MILLCREEK, UT 84107
Owner Name:	ESSILOR OF AMERICA
Owner Type:	Private
Operator Name:	SPECIALTY LENS CORPORATION
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

SPECIALTY LENS CORPORATION (Continued) **1001485940**

Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Hazardous Secondary Material Indicator:	N
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:	20220225
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2019

Click Here for Biennial Reporting System Data:
Year: 2017

Click Here for Biennial Reporting System Data:
Year: 2015

Click Here for Biennial Reporting System Data:
Year: 2013

Click Here for Biennial Reporting System Data:
Year: 2011

Click Here for Biennial Reporting System Data:
Year: 2007

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:
Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: D002
Waste Description: CORROSIVE WASTE

SPECIALTY LENS CORPORATION (Continued) **1001485940**

Waste Code: D004
Waste Description: ARSENIC

Waste Code: D005
Waste Description: BARIUM

Waste Code: D006
Waste Description: CADMIUM

Waste Code: D007
Waste Description: CHROMIUM

Waste Code: D008
Waste Description: LEAD

Waste Code: D009
Waste Description: MERCURY

Waste Code: D010
Waste Description: SELENIUM

Waste Code: D011
Waste Description: SILVER

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: U057
Waste Description: CYCLOHEXANONE (I)

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: ESSILOR OF AMERICA
Legal Status: Private
Date Became Current: 20030303
Owner/Operator Address: 13515 NORTH STEMMONS FREEWAY
Owner/Operator City,State,Zip: DALLAS, TX 75237
Owner/Operator Telephone: 801-290-3791

Owner/Operator Indicator: Owner
Owner/Operator Name: ESSILOR OF AMERICA (A DELAWARE CORP)
Legal Status: Private
Date Became Current: 20030303
Owner/Operator Address: 13515 N. STEMMONS FREEWAY
Owner/Operator City,State,Zip: DALLAS, TX 75237

Owner/Operator Indicator: Owner
Owner/Operator Name: ESSILOR OF AMERICA

SPECIALTY LENS CORPORATION (Continued) **1001485940**

Legal Status:	Private
Date Became Current:	20030303
Owner/Operator Address:	13515 NORTH STEMMONS FREEWAY
Owner/Operator City,State,Zip:	DALLAS, TX 75237
Owner/Operator Telephone:	801-290-3793
Owner/Operator Indicator:	Operator
Owner/Operator Name:	SPECIALTY LENS CORPORATION
Legal Status:	Private
Date Became Current:	19920301
Owner/Operator Address:	3955 S HOWICK ST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84107
Owner/Operator Telephone:	801-290-3791
Owner/Operator Email:	FMARTINEZ@ESSILORUSA.COM
Owner/Operator Indicator:	Operator
Owner/Operator Name:	ESSILOR OF AMERICA (A DELAWARE CORP)
Legal Status:	Private
Date Became Current:	20030303
Owner/Operator Address:	13515 N. STEMMONS FREEWAY
Owner/Operator City,State,Zip:	DALLAS, TX 75237
Owner/Operator Telephone:	801-290-3793
Owner/Operator Indicator:	Operator
Owner/Operator Name:	SPECIALTY LENS CORPORATION
Legal Status:	Private
Date Became Current:	20030303
Owner/Operator Address:	3955 SOUTH HOWICK STREET
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84107
Owner/Operator Telephone:	801-290-3793
Owner/Operator Indicator:	Owner
Owner/Operator Name:	ESSILOR OF AMERICA (A DELAWARE CORP)
Legal Status:	Private
Date Became Current:	20030303
Owner/Operator Address:	13515 N. STEMMONS FREEWAY
Owner/Operator City,State,Zip:	DALLAS, TX 75237
Owner/Operator Telephone:	801-290-3793
Owner/Operator Indicator:	Operator
Owner/Operator Name:	SPECIALITY LENS CORPORATION
Legal Status:	Private
Date Became Current:	19920301
Owner/Operator Indicator:	Operator
Owner/Operator Name:	SPECIALTY LENS CORPORATION
Legal Status:	Private
Date Became Current:	19920301
Owner/Operator Indicator:	Operator
Owner/Operator Name:	SPECIALITY LENS CORPORATION
Legal Status:	Private
Date Became Current:	19920301
Owner/Operator Indicator:	Owner
Owner/Operator Name:	ESSILOR OF AMERICA
Legal Status:	Private

SPECIALTY LENS CORPORATION (Continued) **1001485940**

Date Became Current: 20030303
Owner/Operator Address: 13515 NORTH STEMMONS FREEWAY
Owner/Operator City,State,Zip: DALLAS, TX 75237
Owner/Operator Telephone: 801-290-3791

Owner/Operator Indicator: Owner
Owner/Operator Name: ESSILOR OF AMERICA (A DELAWARE CORP)
Legal Status: Private
Date Became Current: 20030303
Owner/Operator Address: 13515 N. STEMMONS FREEWAY
Owner/Operator City,State,Zip: DALLAS, TX 75237
Owner/Operator Telephone: 801-290-3793

Owner/Operator Indicator: Operator
Owner/Operator Name: SPECIALITY LENS CORPORATION
Legal Status: Private
Date Became Current: 19920301

Owner/Operator Indicator: Operator
Owner/Operator Name: ESSILOR OF AMERICA (A DELAWARE CORP)
Legal Status: Private
Date Became Current: 20030303
Owner/Operator Address: 13515 N. STEMMONS FREEWAY
Owner/Operator City,State,Zip: DALLAS, TX 75237
Owner/Operator Telephone: 801-290-3793

Owner/Operator Indicator: Owner
Owner/Operator Name: ESSILOR OF AMERICA
Legal Status: Private
Date Became Current: 20030303
Owner/Operator Address: 13515 NORTH STEMMONS FREEWAY
Owner/Operator City,State,Zip: DALLAS, TX 75237
Owner/Operator Telephone: 801-290-3791

Owner/Operator Indicator: Operator
Owner/Operator Name: SPECIALTY LENS CORPORATION
Legal Status: Private
Date Became Current: 19920301
Owner/Operator Address: 3955 S HOWICK ST
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84107
Owner/Operator Telephone: 801-290-3791
Owner/Operator Email: FMARTINEZ@ESSILORUSA.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: ESSILOR OF AMERICA (A DELAWARE CORP)
Legal Status: Private
Date Became Current: 20030303
Owner/Operator Address: 13515 N. STEMMONS FREEWAY
Owner/Operator City,State,Zip: DALLAS, TX 75237
Owner/Operator Telephone: 801-290-3793

Owner/Operator Indicator: Operator
Owner/Operator Name: SPECIALTY LENS CORPORATION
Legal Status: Private
Date Became Current: 20030303
Owner/Operator Address: 3955 SOUTH 210 WEST
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84107

SPECIALTY LENS CORPORATION (Continued) **1001485940**

Owner/Operator Telephone: 801-290-3793

Owner/Operator Indicator: Owner
Owner/Operator Name: ESSILOR OF AMERICA
Legal Status: Private
Date Became Current: 20030303
Owner/Operator Address: 13515 NORTH STEMMONS FREEWAY
Owner/Operator City,State,Zip: DALLAS, TX 75237
Owner/Operator Telephone: 801-290-3791

Owner/Operator Indicator: Owner
Owner/Operator Name: ESSILOR OF AMERICA
Legal Status: Private
Date Became Current: 20030303
Owner/Operator Address: 13515 NORTH STEMMONS FREEWAY
Owner/Operator City,State,Zip: DALLAS, TX 75237
Owner/Operator Telephone: 801-290-3791

Owner/Operator Indicator: Owner
Owner/Operator Name: FWJ AND ASSOCIATES
Legal Status: Private
Owner/Operator Address: 195 WEST 3900 SOUTH
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84157
Owner/Operator Telephone: 801-266-2545

Owner/Operator Indicator: Operator
Owner/Operator Name: SPECIALTY LENS CORPORATION
Legal Status: Private
Date Became Current: 19920301
Owner/Operator Address: 3955 SOUTH 210 WEST
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84107
Owner/Operator Telephone: 801-288-8819

Owner/Operator Indicator: Owner
Owner/Operator Name: ESSILOR OF AMERICA (A DELAWARE CORP)
Legal Status: Private
Date Became Current: 20030303
Owner/Operator Address: 13515 N. STEMMONS FREEWAY
Owner/Operator City,State,Zip: DALLAS, TX 75237

Historic Generators:
Receive Date: 20120405
Handler Name: SPECIALTY LENS CORP - LENS FACILITY
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: 20140228
Handler Name: SPECIALTY LENS CORPORATION
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No

SPECIALTY LENS CORPORATION (Continued) **1001485940**

Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20160301
Handler Name: SPECIALITY LENS CORPORATION
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: 20180301
Handler Name: SPECIALTY LENS CORPORATION
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
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20200227
Handler Name: SPECIALTY LENS CORPORATION
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
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20220224
Handler Name: SPECIALTY LENS CORPORATION
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: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20130614
Handler Name: SPECIALTY LENS CORP - LENS FACILITY
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

SPECIALTY LENS CORPORATION (Continued) **1001485940**

Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20130912
Handler Name: SPECIALTY LENS CORPORATION
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: 20171213
Handler Name: SPECIALTY LENS CORPORATION
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
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 19990413
Handler Name: SPECIALTY LENS CORP.
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

Receive Date: 20100126
Handler Name: SPECIALTY LENS CORPORATION
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

Receive Date: 20080219
Handler Name: SPECIALTY LENS CORPORATION
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: 326199

SPECIALTY LENS CORPORATION (Continued) **1001485940**

NAICS Description: ALL OTHER PLASTICS PRODUCT MANUFACTURING

NAICS Code: 339115
NAICS Description: OPHTHALMIC GOODS MANUFACTURING

Facility Has Received Notices of Violation:
Found Violation: No

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - Records/Reporting
Date Violation was Determined: 20210630
Actual Return to Compliance Date: 20210701
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Enforcement Identifier: 001
Date of Enforcement Action: 20210715
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: AJW

Found Violation: No

Found Violation: No

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Preparedness, Prevention, and Emergency Procedures
Date Violation was Determined: 20210630
Actual Return to Compliance Date: 20210811
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Enforcement Identifier: 001
Date of Enforcement Action: 20210715
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: AJW

Found Violation: No

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Universal Waste - Small Quantity Handlers
Date Violation was Determined: 20210630
Actual Return to Compliance Date: 20210811
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Enforcement Identifier: 001
Date of Enforcement Action: 20210715
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: AJW

Found Violation: Yes

SPECIALTY LENS CORPORATION (Continued) **1001485940**

Agency Which Determined Violation: State
Violation Short Description: Preparedness, Prevention, and Emergency Procedures
Date Violation was Determined: 20210630
Actual Return to Compliance Date: 20210811
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Enforcement Identifier: 001
Date of Enforcement Action: 20210715
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: AJW

Evaluation Action Summary:

Evaluation Date: 20130912
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: PJS

Evaluation Date: 20210630
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: AJW
Actual Return to Compliance Date: 20210701

Evaluation Date: 20061002
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: SMH

Evaluation Date: 20171205
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: AFP

Evaluation Date: 20210630
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: AJW
Actual Return to Compliance Date: 20210811

Evaluation Date: 20110421
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: AFP

Evaluation Date: 20210630
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: AJW

SPECIALTY LENS CORPORATION (Continued) **1001485940**

Actual Return to Compliance Date: 20210811

Evaluation Date: 20210630
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: AJW
Actual Return to Compliance Date: 20210811

FINDS:
Registry ID: 110070740154

Click Here:

Environmental Interest/Information System:
HAZARDOUS WASTE BIENNIAL REPORTER
Registry ID: 110005211118

Click Here:

Environmental Interest/Information System:
AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.
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.

H30 **LEWIS G. BAKER** **UT UST** **U003150040**
East **51 W GORDON** **N/A**
1/8-1/4 **SALT LAKE CITY, UT 84107**
0.179 mi.
943 ft. **Site 1 of 2 in cluster H**

Relative:
Higher

Actual:
4260 ft.

UST:
Name: LEWIS G. BAKER
Address: 51 W GORDON
City,State,Zip: SALT LAKE CITY, UT 84107
Facility ID: 4000057
Owner Name: LEWIS G BAKER
Owner Address: 4255 CUMBERLAND RD
Owner City,St,Zip: SALT LAKE CITY, UT 84124
Owner Phone: (801) 277-5834
Total Tanks: 1

LEWIS G. BAKER (Continued) **U003150040**

Closed Tanks: 1

G31 **PACK TRANSPORT, INC.** **RCRA NonGen / NLR** **1010335390**
NW **3975 SOUTH 300 WEST** **UTD047112065**
1/8-1/4 **SALT LAKE CITY, UT 84107**
0.194 mi.
1025 ft. **Site 2 of 2 in cluster G**

Relative: **Higher**
Actual: **4267 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20070222
Handler Name:	PACK TRANSPORT, INC.	
Handler Address:		3975 SOUTH 300 WEST
Handler City,State,Zip:		SALT LAKE CITY, UT 84107
EPA ID:		UTD047112065
Contact Name:		GWYN DAVIDSON
Contact Address:		3975 SOUTH 300 WEST
Contact City,State,Zip:		SALT LAKE CITY, UT 84107
Contact Telephone:		801-262-3397
EPA Region:		08
Federal Waste Generator Description:		Not a generator, verified
Mailing Address:		SOUTH 300 WEST
Mailing City,State,Zip:		SALT LAKE CITY, UT 84107
Owner Name:		GWYN DAVIDSON
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-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:		20070308

PACK TRANSPORT, INC. (Continued) **1010335390**

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

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	GWYN DAVIDSON
Legal Status:	Private
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:	GWYN DAVIDSON
Legal Status:	Private
Owner/Operator Address:	DATA NOT REQUESTED
Owner/Operator City,State,Zip:	DATA NOT REQUESTED, UT 99999
Owner/Operator Telephone:	999-999-9999

Historic Generators:

Receive Date:	20070222
Handler Name: PACK TRANSPORT, 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

Receive Date:	19820512
Handler Name: PACK TRANSPORT, 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:	20020920
Handler Name: PACK TRANSPORT, 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

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

PACK TRANSPORT, INC. (Continued) **1010335390**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

H32 **DIAMOND TIRES** **UT LUST** **U003149630**
ESE **34 W CENTRAL AVE** **UT UST** **N/A**
1/8-1/4 **MURRAY, UT 84107**
0.198 mi.
1044 ft. **Site 2 of 2 in cluster H**

Relative:
Higher

Actual:
4260 ft.

LUST:

Name:	DIAMOND TIRES
Address:	34 W CENTRAL AVE
City,State,Zip:	MURRAY, UT 84107
Facility ID:	4001971
Release Id:	ILI
Closed Date:	**09/12/1994**
Notification Date:	01/31/1994
Owner Name:	DIAMOND TIRES
Owner Address:	34 W CENTRAL AVE
Owner City:	MURRAY
Owner State:	UT
Owner Zip:	84107
Owner City,St,Zip:	MURRAY, UT 84107
Project Manager:	[Kate Johnson]

UST:

Name:	DIAMOND TIRES
Address:	34 W CENTRAL AVE
City,State,Zip:	MURRAY, UT 84107
Facility ID:	4001971
Owner Name:	DIAMOND TIRES
Owner Address:	34 W CENTRAL AVE
Owner City,St,Zip:	MURRAY, UT 84107
Total Tanks:	1
Closed Tanks:	1

---

33 **PROFESSIONAL CARE AUTO WORKS** **RCRA-VSQG** **1000228648**
NE **3947 SOUTH WEST TEMPLE** **UTD122335557**
1/8-1/4 **SALT LAKE CITY, UT 84107**
0.215 mi.
1133 ft.

Relative:
Higher

Actual:
4262 ft.

RCRA-VSQG:

Date Form Received by Agency:	20090910
Handler Name:	PROFESSIONAL CARE AUTO WORKS
Handler Address:	3947 SOUTH WEST TEMPLE
Handler City,State,Zip:	SALT LAKE CITY, UT 84107
EPA ID:	UTD122335557
Contact Name:	DEBBIE ROWLAND
Contact Address:	3947 SOUTH WEST TEMPLE
Contact City,State,Zip:	SALT LAKE CITY, UT 84107

PROFESSIONAL CARE AUTO WORKS (Continued) **1000228648**

Contact Telephone:	801-261-0666
EPA Region:	08
Land Type:	Private
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
Active Site Indicator:	Handler Activities
Mailing Address:	WEST TEMPLE
Mailing City,State,Zip:	SALT LAKE CITY, UT 84107
Owner Name:	GORDON FURNESS
Owner Type:	Private
Operator Name:	PROFESSIONAL CARE AUTO WORKS
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
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

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D035

PROFESSIONAL CARE AUTO WORKS (Continued) **1000228648**

Waste Description: METHYL ETHYL KETONE

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:	GORDON FURNESS
Legal Status:	Private
Date Became Current:	19881017
Owner/Operator Address:	3947 SOUTH
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84107
Owner/Operator Telephone:	801-261-0666

Owner/Operator Indicator:	Operator
Owner/Operator Name:	PROFESSIONAL CARE AUTO WORKS
Legal Status:	Private
Date Became Current:	19881017
Owner/Operator Address:	3947 SOUTH
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84107
Owner/Operator Telephone:	801-261-0666

Owner/Operator Indicator:	Owner
Owner/Operator Name:	GORDON FURNESS
Legal Status:	Private
Owner/Operator Address:	DATA NOT REQUESTED
Owner/Operator City,State,Zip:	DATA NOT REQUESTED, UT 99999
Owner/Operator Telephone:	999-999-9999

Historic Generators:

Receive Date:	19881017
Handler Name:	PROFESSIONAL CARE BODY SHOP INC
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

PROFESSIONAL CARE AUTO WORKS (Continued) **1000228648**

Current Record: No

Receive Date: 20090910
Handler Name: PROFESSIONAL CARE AUTO WORKS
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: 811121
NAICS Description: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Facility Has Received Notices of Violation:
Found Violation: No

Evaluation Action Summary:
Evaluation Date: 20090910
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: AFP

I34 **VALLEY COAL** **UT LUST U003150049**
NNE **197 W 3900 S** **UT UST N/A**
1/8-1/4 **SALT LAKE CITY, UT 84107**
0.233 mi.
1230 ft. **Site 1 of 2 in cluster I**

Relative:
Higher

Actual:
4260 ft.

LUST:
Name: VALLEY COAL
Address: 197 W 3900 S
City,State,Zip: SALT LAKE CITY, UT 84107
Facility ID: 4001218
Release Id: HUJ
Closed Date: **09/14/1999**
Notification Date: 04/24/1992
Owner Name: VALLEY COAL
Owner Address: 197 W 3900 S
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84107
Owner City,St,Zip: SALT LAKE CITY, UT 84107
Project Manager: [John Menatti]

UST:
Name: VALLEY COAL
Address: 197 W 3900 S
City,State,Zip: SALT LAKE CITY, UT 84107
Facility ID: 4001218
Owner Name: VALLEY COAL
Owner Address: 197 W 3900 S

VALLEY COAL (Continued) **U003150049**

Owner City,St,Zip: SALT LAKE CITY, UT 84107
Owner Phone: (801) 266-3711
Total Tanks: 3
Closed Tanks: 3

I35 **VALLEY COAL** **SEMS-ARCHIVE** **1007646597**
NNE **197 WEST 3900 SOUTH** **UTN000802418**
1/8-1/4 **SALT LAKE CITY, UT 84107**
0.233 mi.
1230 ft. **Site 2 of 2 in cluster I**

Relative:
Higher

Actual:
4260 ft.

SEMS Archive:
Site ID: 0802418
EPA ID: UTN000802418
Name: VALLEY COAL
Address: 197 WEST 3900 SOUTH
City,State,Zip: SALT LAKE CITY, UT 84107
FIPS Code: 49035
FF: N
NPL: Not on the NPL
Non NPL Status: Removal Only Site (No Site Assessment Work Needed)

SEMS Archive Detail:
Region: 08
Site ID: 0802418
EPA ID: UTN000802418
Site Name: VALLEY COAL
NPL: N
FF: N
OU: 00
Action Code: VS
Action Name: ARCH SITE
SEQ: 1
Finish Date: 2007-03-06 05:00:00
Current Action Lead: EPA Perf In-Hse

Region: 08
Site ID: 0802418
EPA ID: UTN000802418
Site Name: VALLEY COAL
NPL: N
FF: N
OU: 00
Action Code: RS
Action Name: RV ASSESS
SEQ: 1
Start Date: 2004-08-17 04:00:00
Finish Date: 2005-09-01 04:00:00
Current Action Lead: EPA Perf

J36 **MCKINNON ENTERPRISES LLC** **US BROWNFIELDS** **1015995393**
ESE **4128/4142/4160/4180 SOUTH MAIN STREET** **N/A**
1/8-1/4 **SALT LAKE CITY, UT 84107**
0.246 mi.
1298 ft. **Site 1 of 2 in cluster J**

Relative: **Higher**

Actual: **4259 ft.**

US BROWNFIELDS:

Name:	MCKINNON ENTERPRISES LLC
Address:	4128/4142/4160/4180 SOUTH MAIN STREET
City,State,Zip:	SALT LAKE CITY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	2101228-002,-003,-006,-007,-008
Parcel size:	2.28
Latitude:	40.6814359
Longitude:	-111.8915005
HCM Label:	Address Matching-House Number
Map Scale:	-
Point of Reference:	Entrance Point of a Facility or Station
Highlights:	Former Use: The McKinnon property consists of five, small parcels that have been utilized for heavy equipment storage since 1970 and a tent repair/manufacturer shop since 1990. Prior to 1970, the property was purposed as a used car lot and as vacant greenspace.
Datum:	North American Datum of 1983
Acres Property ID:	122561
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	2605
Assessment Funding Source:	EPA
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity:	-
Grant Type:	Hazardous & Petroleum
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	N
Cooperative Agreement Number:	96835701
Start Date:	3/2/2017
Ownership Entity:	Private
Completion Date:	4/12/2017
Current Owner:	McKinnon Enterprises LLC
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	-

MCKINNON ENTERPRISES LLC (Continued) **1015995393**

State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	Y
Asbestos cleaned:	-
Controled substance found:	-
Controled 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:	Y
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	Y
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
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:	-
Past use industrial acreage:	2.28
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	N
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:	-

MCKINNON ENTERPRISES LLC (Continued) **1015995393**

Unknown clean up:	-
Arsenic contaminant found:	Y
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	Y
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:	Y
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	The McKinnon property consists of five, small parcels that have been utilized for heavy equipment storage since 1970 and a tent repair/manufacturer shop since 1990. Prior to 1970, the property was purposed as a used car lot and as vacant greenspace.
Below Poverty Number:	376
Below Poverty Percent:	19.59
Meidan Income:	1412
Meidan Income Number:	1051
Meidan Income Percent:	54.77
Vacant Housing Number:	47
Vacant Housing Percent:	5.45
Unemployed Number:	78
Unemployed Percent:	4.06

Name:	MCKINNON ENTERPRISES LLC
Address:	4128/4142/4160/4180 SOUTH MAIN STREET
City,State,Zip:	SALT LAKE CITY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	2101228-002,-003,-006,-007,-008
Parcel size:	2.28
Latitude:	40.6814359
Longitude:	-111.8915005
HCM Label:	Address Matching-House Number
Map Scale:	-
Point of Reference:	Entrance Point of a Facility or Station
Highlights:	Former Use: The McKinnon property consists of five, small parcels that have been utilized for heavy equipment storage since 1970 and a tent repair/manufacturer shop since 1990. Prior to 1970, the property was purposed as a used car lot and as vacant greenspace.
Datum:	North American Datum of 1983
Acres Property ID:	122561
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-

MCKINNON ENTERPRISES LLC (Continued) **1015995393**

Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	6667
Assessment Funding Source:	EPA
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity:	-
Grant Type:	Hazardous & Petroleum
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	Y
Cooperative Agreement Number:	97860701
Start Date:	9/27/2010
Ownership Entity:	Private
Completion Date:	11/1/2010
Current Owner:	McKinnon Enterprises LLC
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
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:	Y
Asbestos cleaned:	-
Controled substance found:	-
Controled 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:	Y
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	Y
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-
Sediments found:	-

MCKINNON ENTERPRISES LLC (Continued) **1015995393**

Sediments cleaned:	-
Soil affected:	Y
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:	-
Past use industrial acreage:	2.28
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	N
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:	Y
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	Y
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:	Y
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	The McKinnon property consists of five, small parcels that have been utilized for heavy equipment storage since 1970 and a tent repair/manufacturer shop since 1990. Prior to 1970, the property was purposed as a used car lot and as vacant greenspace.
Below Poverty Number:	376
Below Poverty Percent:	19.59
Meidan Income:	1412
Meidan Income Number:	1051

MCKINNON ENTERPRISES LLC (Continued) **1015995393**

Meidan Income Percent:	54.77
Vacant Housing Number:	47
Vacant Housing Percent:	5.45
Unemployed Number:	78
Unemployed Percent:	4.06
Name:	MCKINNON ENTERPRISES LLC
Address:	4128/4142/4160/4180 SOUTH MAIN STREET
City,State,Zip:	SALT LAKE CITY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	2101228-002,-003,-006,-007,-008
Parcel size:	2.28
Latitude:	40.6814359
Longitude:	-111.8915005
HCM Label:	Address Matching-House Number
Map Scale:	-
Point of Reference:	Entrance Point of a Facility or Station
Highlights:	Former Use: The McKinnon property consists of five, small parcels that have been utilized for heavy equipment storage since 1970 and a tent repair/manufacturer shop since 1990. Prior to 1970, the property was purposed as a used car lot and as vacant greenspace.
Datum:	North American Datum of 1983
Acres Property ID:	122561
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	38700
Assessment Funding Source:	EPA
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity:	-
Grant Type:	Hazardous & Petroleum
Accomplishment Type:	Phase II Environmental Assessment
Accomplishment Count:	N
Cooperative Agreement Number:	96835701
Start Date:	7/20/2017
Ownership Entity:	Private
Completion Date:	9/25/2017
Current Owner:	McKinnon Enterprises LLC
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-

MCKINNON ENTERPRISES LLC (Continued) **1015995393**

IC in place:	-
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	Y
Asbestos cleaned:	-
Controled substance found:	-
Controled 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:	Y
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	Y
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
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:	-
Past use industrial acreage:	2.28
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	N
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:	-

MCKINNON ENTERPRISES LLC (Continued) **1015995393**

SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	Y
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	Y
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:	Y
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	The McKinnon property consists of five, small parcels that have been utilized for heavy equipment storage since 1970 and a tent repair/manufacturer shop since 1990. Prior to 1970, the property was purposed as a used car lot and as vacant greenspace.
Below Poverty Number:	376
Below Poverty Percent:	19.59
Meidan Income:	1412
Meidan Income Number:	1051
Meidan Income Percent:	54.77
Vacant Housing Number:	47
Vacant Housing Percent:	5.45
Unemployed Number:	78
Unemployed Percent:	4.06

Name:	MCKINNON ENTERPRISES LLC
Address:	4128/4142/4160/4180 SOUTH MAIN STREET
City,State,Zip:	SALT LAKE CITY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	2101228-002,-003,-006,-007,-008
Parcel size:	2.28
Latitude:	40.6814359
Longitude:	-111.8915005
HCM Label:	Address Matching-House Number
Map Scale:	-
Point of Reference:	Entrance Point of a Facility or Station
Highlights:	Former Use: The McKinnon property consists of five, small parcels that have been utilized for heavy equipment storage since 1970 and a tent repair/manufacturer shop since 1990. Prior to 1970, the property was purposed as a used car lot and as vacant greenspace.
Datum:	North American Datum of 1983
Acres Property ID:	122561
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-

MCKINNON ENTERPRISES LLC (Continued) **1015995393**

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:	Hazardous & Petroleum
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96835701
Start Date:	-
Ownership Entity:	Private
Completion Date:	-
Current Owner:	McKinnon Enterprises LLC
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
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:	Y
Asbestos cleaned:	-
Controled substance found:	-
Controled 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:	Y
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	Y
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-

MCKINNON ENTERPRISES LLC (Continued) **1015995393**

Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
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:	-
Past use industrial acreage:	2.28
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	N
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:	Y
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	Y
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:	Y
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	The McKinnon property consists of five, small parcels that have been utilized for heavy equipment storage since 1970 and a tent repair/manufacturer shop since 1990. Prior to 1970, the property was purposed as a used car lot and as vacant greenspace.
Below Poverty Number:	376
Below Poverty Percent:	19.59
Meidan Income:	1412

MCKINNON ENTERPRISES LLC (Continued) **1015995393**

Meidan Income Number:	1051
Meidan Income Percent:	54.77
Vacant Housing Number:	47
Vacant Housing Percent:	5.45
Unemployed Number:	78
Unemployed Percent:	4.06

---

37 **MILLCREEK LANDSCAPING** **RCRA NonGen / NLR** **1010336777**
ESE **4128 SOUTH MAIN STREET** **UTP000000076**
1/8-1/4 **SALT LAKE CITY, UT 84115**
0.246 mi.
1300 ft.

Relative: **Higher**

Actual: **4260 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20070222
Handler Name:	MILLCREEK LANDSCAPING	
Handler Address:		4128 SOUTH MAIN STREET
Handler City,State,Zip:		SALT LAKE CITY, UT 84115
EPA ID:		UTP000000076
Contact Name:		DENNIS LATHAM
Contact Address:		P.O. BOX 30880
Contact City,State,Zip:		SALT LAKE CITY, UT 84130-0880
Contact Telephone:		801-524-4606
EPA Region:		08
Land Type:		Private
Federal Waste Generator Description:		Not a generator, verified
Mailing Address:		P.O. BOX 30880
Mailing City,State,Zip:		SALT LAKE CITY, UT 84130-0880
Owner Name:		ZIONS FIRST NATIONAL BANK, TRUSTEE
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-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

MILLCREEK LANDSCAPING (Continued) **1010336777**

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:	20070227
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:	ZIONS FIRST NATIONAL BANK, TRUSTEE
Legal Status:	Private
Owner/Operator Address:	P.O. BOX 30880
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84130-0880
Owner/Operator Telephone:	801-524-4606

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ZIONS FIRST NATIONAL BANK, TRUSTEE
Legal Status:	Private
Owner/Operator Address:	P.O. BOX 30880
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84130-0880
Owner/Operator Telephone:	801-524-4606

Historic Generators:

Receive Date:	19940526
Handler Name: MILLCREEK LANDSCAPING	
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: MILLCREEK LANDSCAPING	
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: MILLCREEK LANDSCAPING	
Federal Waste Generator Description:	Not a generator, verified

MILLCREEK LANDSCAPING (Continued) **1010336777**

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 Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

---

38 WNW 1/4-1/2 0.252 mi. 1331 ft. **MOLLERUP MOVING & STORAGE CO.** **UT LUST U003150046**
3960 S 300 W **UT UST N/A**
SALT LAKE CITY, UT 84107

Relative: Higher
Actual: 4270 ft.

LUST:

Name:	MOLLERUP MOVING & STORAGE CO.
Address:	3960 S 300 W
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4000619
Release Id:	JLM
Closed Date:	**04/22/1996**
Notification Date:	04/22/1996
Owner Name:	MOLLERUP MOVING & STORAGE CO
Owner Address:	3960 S 300 W
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84107
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Project Manager:	UST

UST:

Name:	MOLLERUP MOVING & STORAGE CO.
Address:	3960 S 300 W
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4000619
Owner Name:	MOLLERUP MOVING & STORAGE CO
Owner Address:	3960 S 300 W
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Owner Phone:	(801) 268-3546
Total Tanks:	1
Closed Tanks:	1

39
East
1/4-1/2
0.265 mi.
1397 ft.

ROCKY MOUNTAIN COLLISION REPAIR
4051 S. MAIN STREET
SALT LAKE CITY, UT 84107

UT LUST **U004292452**
UT UST **N/A**

Relative:
Higher

Actual:
4262 ft.

LUST:

Name:	ROCKY MOUNTAIN COLLISION REPAIR
Address:	4051 S. MAIN STREET
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4002564
Release Id:	NUD
Closed Date:	**10/08/2019**
Notification Date:	02/27/2019
Owner Name:	MH & HH INVESTMENTS, LLC
Owner Address:	3051 WAYMARK CIRCLE
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84109
Owner City,St,Zip:	SALT LAKE CITY, UT 84109
Project Manager:	Eileen Brennan

UST:

Name:	ROCKY MOUNTAIN COLLISION REPAIR
Address:	4051 S. MAIN STREET
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4002564
Owner Name:	MH & HH INVESTMENTS, LLC
Owner Address:	3051 WAYMARK CIRCLE
Owner City,St,Zip:	SALT LAKE CITY, UT 84109
Owner Phone:	(801) 243-7498
Total Tanks:	1
Closed Tanks:	1

40
SSW
1/4-1/2
0.288 mi.
1519 ft.

TRUCKERS
4255 S 300 W
MURRAY, UT 84107

UT LUST **U003167741**
UT UST **N/A**

Relative:
Lower

Actual:
4255 ft.

LUST:

Name:	TRUCKERS
Address:	4255 S 300 W
City,State,Zip:	MURRAY, UT 84107
Facility ID:	4000904
Release Id:	FEE
Closed Date:	**10/06/1995**
Notification Date:	05/23/1989
Owner Name:	PHILIP S SIRIANNI SR
Owner Address:	4500 WILSHIRE BLVD
Owner City:	LOS ANGELES
Owner State:	CA
Owner Zip:	90010
Owner City,St,Zip:	LOS ANGELES, CA 90010
Project Manager:	[Evan Sullivan]

UST:

Name:	TRUCKERS
Address:	4255 S 300 W

TRUCKERS (Continued) **U003167741**

City,State,Zip:	MURRAY, UT 84107
Facility ID:	4000904
Owner Name:	PHILIP S SIRIANNI SR
Owner Address:	4500 WILSHIRE BLVD
Owner City,St,Zip:	LOS ANGELES, CA 90010
Owner Phone:	(213) 935-4500
Total Tanks:	11
Closed Tanks:	11

J41 **J & M CONSTRUCTION CO., INC.** **UT LUST** **U003150043**
ESE **4165 S MAIN ST** **UT UST** **N/A**
1/4-1/2 **SALT LAKE CITY, UT 84107**
0.288 mi.
1521 ft. **Site 2 of 2 in cluster J**

Relative:
Higher

Actual:
4258 ft.

LUST:

Name:	J & M CONSTRUCTION CO., INC.
Address:	4165 S MAIN ST
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4000439
Release Id:	JFI
Closed Date:	**03/12/1996**
Notification Date:	10/30/1995
Owner Name:	J & M CONSTRUCTION CO INC
Owner Address:	4165 S MAIN
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84107
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Project Manager:	[Robin Jenkins]

UST:

Name:	J & M CONSTRUCTION CO., INC.
Address:	4165 S MAIN ST
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4000439
Owner Name:	J & M CONSTRUCTION CO INC
Owner Address:	4165 S MAIN
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Total Tanks:	2
Closed Tanks:	2

K42 **FORMER MORGAN - HANAUER SMELTER** **UT INST CONTROL** **S107596878**
SE **4200 SOUTH MAIN STREET** **UT VCP** **N/A**
1/4-1/2 **MURRAY, UT**
0.293 mi.
1546 ft. **Site 1 of 5 in cluster K**

Relative:
Higher

Actual:
4260 ft.

INST CONTROL:

Name:	FORMER MORGAN - HANAUER SMELTER
Address:	4200 SOUTH MAIN STREET
City:	MURRAY
Facility Id:	C045
Doc #:	DERR-2008-008832
Sub Program:	IC Agreements
Doc Date:	08/12/2008

FORMER MORGAN - HANAUER SMELTER (Continued) **S107596878**

Title:	ENVIRONMENTAL COVENANT Final
PM:	Joseph Katz
Branch:	CERCLA Branch
PGM:	Voluntary Cleanup Program (VCP)
Division:	DERR
URL:	http://eqedocs.utah.gov/Viewer.aspx?file=168.178.6.41/docs/derr/CERCLA%20Branch/18%20-%20Salt%20Lake/Voluntary%20Cleanup%20Program%20(VCP)/FORMER%20MORGAN%20-%20HANAUER%20SMELTER/IC%20Agreements/DERR-2008-008832.pdf

VCP:

Name:	FORMER MORGAN-HANAUER SMELTER
Address:	4200 SOUTH MAIN STREET
City,State,Zip:	MURRAY, UT
VCP Number:	VCP-C045
Site Acreage:	15.00
Project Manager:	JOSEPH KATZ
Status:	COC/SMP
Date Of Application:	12/07/2005
Date Of Agreement:	03/14/2006
Date Of Completion:	8/21/2008
EPA Cerclis Archive Date:	10/24/2008

K43 **CONTRACTOR'S WAREHOUSE** **UT LUST U003149595**
SE **4200 S MAIN ST** **UT UST N/A**
1/4-1/2 **MURRAY, UT 84107**
0.293 mi.
1546 ft. **Site 2 of 5 in cluster K**

Relative:
Higher

Actual:
4260 ft.

LUST:

Name:	CONTRACTOR'S WAREHOUSE
Address:	4200 S MAIN ST
City,State,Zip:	MURRAY, UT 84107
Facility ID:	4000335
Release Id:	FZR
Closed Date:	**05/04/1995**
Notification Date:	08/09/1990
Owner Name:	GRANITE CONSTRUCTION CO.
Owner Address:	1000 N WARM SPRINGS RD
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84116
Owner City,St,Zip:	SALT LAKE CITY, UT 84116
Project Manager:	[Evan Sullivan]

Name:	CONTRACTOR'S WAREHOUSE
Address:	4200 S MAIN ST
City,State,Zip:	MURRAY, UT 84107
Facility ID:	4000335
Release Id:	IWS
Closed Date:	**05/04/1995**
Notification Date:	04/03/1991
Owner Name:	GRANITE CONSTRUCTION CO.
Owner Address:	1000 N WARM SPRINGS RD
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84116

CONTRACTOR'S WAREHOUSE (Continued) **U003149595**

Owner City,St,Zip: SALT LAKE CITY, UT 84116
Project Manager: [Evan Sullivan]

UST:
Name: CONTRACTOR'S WAREHOUSE
Address: 4200 S MAIN ST
City,State,Zip: MURRAY, UT 84107
Facility ID: 4000335
Owner Name: GRANITE CONSTRUCTION CO.
Owner Address: 1000 N WARM SPRINGS RD
Owner City,St,Zip: SALT LAKE CITY, UT 84116
Owner Phone: (801) 486-2411
Total Tanks: 6
Closed Tanks: 6

L44 **SIMPSON STEEL FABRICATORS & ERECTORS INCORPORATED** **UT LUST** **1000992736**
SSE **120 WEST FIRECLAY AVENUE** **UT UST** **UT0000961961**
1/4-1/2 **MURRAY, UT 84107** **RCRA NonGen / NLR**
0.306 mi. **FINDS**
1617 ft. **Site 1 of 5 in cluster L** **ECHO**

Relative:
Higher

Actual:
4272 ft.

LUST:
Name: SIMPSON STEEL FAB. & ERECTORS
Address: 120 W FIRECLAY AVE (4295 S)
City,State,Zip: SALT LAKE CITY, UT 84107
Facility ID: 4000931
Release Id: FPM
Closed Date: **04/26/1995**
Notification Date: 03/28/1990
Owner Name: SIMPSON STEEL FAB & ERECTORS
Owner Address: 120 W FIRECLAY AVE
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84107
Owner City,St,Zip: SALT LAKE CITY, UT 84107
Project Manager: [Evan Sullivan]

Name: SIMPSON STEEL FAB. & ERECTORS
Address: 120 W FIRECLAY AVE (4295 S)
City,State,Zip: SALT LAKE CITY, UT 84107
Facility ID: 4000931
Release Id: KNA
Closed Date: **06/12/1998**
Notification Date: 05/05/1998
Owner Name: SIMPSON STEEL FAB & ERECTORS
Owner Address: 120 W FIRECLAY AVE
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84107
Owner City,St,Zip: SALT LAKE CITY, UT 84107
Project Manager: UST

Name: SIMPSON STEEL FAB. & ERECTORS
Address: 120 W FIRECLAY AVE (4295 S)
City,State,Zip: SALT LAKE CITY, UT 84107
Facility ID: 4000931
Release Id: MMR

SIMPSON STEEL FABRICATORS & ERECTORS INCORPORATED (Continued) **1000992736**

Closed Date:	**09/03/2009**
Notification Date:	05/22/2009
Owner Name:	SIMPSON STEEL FAB & ERECTORS
Owner Address:	120 W FIRECLAY AVE
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84107
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Project Manager:	[Melissa Turchi]

UST:

Name:	SIMPSON STEEL FAB. & ERECTORS
Address:	120 W FIRECLAY AVE (4295 S)
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4000931
Owner Name:	SIMPSON STEEL FAB & ERECTORS
Owner Address:	120 W FIRECLAY AVE
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Owner Phone:	(801) 262-5476
Total Tanks:	3
Closed Tanks:	3

RCRA NonGen / NLR:

Date Form Received by Agency:	20080312
Handler Name:	SIMPSON STEEL FABRICATORS
Handler Address:	120 WEST FIRECLAY AVE
Handler City,State,Zip:	MURRAY, UT 84107
EPA ID:	UT0000961961
Contact Name:	JERRY WORTHEN
Contact Address:	120 WEST FIRECLAY AVE
Contact City,State,Zip:	MURRAY, UT 84107
Contact Telephone:	801-262-5476
EPA Region:	08
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Mailing Address:	WEST FIRECLAY AVE
Mailing City,State,Zip:	MURRAY, UT 84107
Owner Name:	SIMPSON STEEL
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

SIMPSON STEEL FABRICATORS & ERECTORS INCORPORATED (Continued) **1000992736**

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:	20080313
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:	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:	SIMPSON STEEL
Legal Status:	Private
Owner/Operator Address:	120 WEST FIRECLAY AVE
Owner/Operator City,State,Zip:	MURRAY, UT 84107
Owner/Operator Telephone:	801-262-5476

SIMPSON STEEL FABRICATORS & ERECTORS INCORPORATED (Continued) **1000992736**

Owner/Operator Indicator: Owner
Owner/Operator Name: SIMPSON STEEL
Legal Status: Private
Owner/Operator Address: 120 WEST FIRECLAY AVE
Owner/Operator City,State,Zip: MURRAY, UT 84107
Owner/Operator Telephone: 801-262-5476

Historic Generators:
Receive Date: 20080312
Handler Name: SIMPSON STEEL 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

Receive Date: 19941119
Handler Name: SIMPSON STEEL FABRICATORS
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: No

Evaluation Action Summary:
Evaluation Date: 20080312
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: ED

FINDS:
Registry ID: 110000770130

Click Here:

Environmental Interest/Information System:
US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of

SIMPSON STEEL FABRICATORS & ERECTORS INCORPORATED (Continued) **1000992736**

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.
OSHA ESTABLISHMENT
The CIM (Utah - Common Identifier Mechanism) is Utah's Department of Environmental Quality (UDEQ) mechanism for compliance and permitting operations.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000992736
Registry ID:	110000770130
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110000770130
Name:	SIMPSON STEEL FABRICATORS & ERECTORS INCORPORATED
Address:	120 WEST FIRECLAY AVENUE
City,State,Zip:	MURRAY, UT 84107

L45 **SIMPSON STEEL** **UT VCP** **S106591920**
SSE **120 WEST FIRECLAY AVENUE** **N/A**
1/4-1/2 **MURRAY, UT**
0.306 mi.
1617 ft. **Site 2 of 5 in cluster L**

Relative: **Higher**
Actual: **4272 ft.**

VCP:

Name:	SIMPSON STEEL
Address:	120 WEST FIRECLAY AVENUE
City,State,Zip:	MURRAY, UT
VCP Number:	VCP-C037
Site Acreage:	20.50
Project Manager:	JOSEPH KATZ
Status:	Certificate of Completion issued
Date Of Application:	06/14/2004
Date Of Agreement:	09/02/2004
Date Of Completion:	3/22/2010

K46 **WRIGHT ENGINEERING & CONSTRUCTION COMPANY** **US BROWNFIELDS** **1015995392**
SE **4205 SOUTH MAIN STREET** **N/A**
1/4-1/2 **MURRAY, UT 84107**
0.309 mi.
1631 ft. **Site 3 of 5 in cluster K**

Relative: **Higher**
Actual: **4260 ft.**

US BROWNFIELDS:

Name:	WRIGHT ENGINEERING & CONSTRUCTION COMPANY
Address:	4205 SOUTH MAIN STREET
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	2206102002
Parcel size:	1.91
Latitude:	40.6797171
Longitude:	-111.891236
HCM Label:	Address Matching-House Number
Map Scale:	-
Point of Reference:	Entrance Point of a Facility or Station

WRIGHT ENGINEERING & CONSTRUCTION COMPANY (Continued) **1015995392**

Highlights:	Former Use: The Wright property is currently identified as a storage yard for vehicles and materials/equipment associated with construction-related activities. Based on aerial photographs, the property was vacant undeveloped land until year 1958 at the earliest. Between years 1962-1966, five structures were developed on the property with the addition of numerous stored vehicles. Aside from the placement of where the stored vehicles are located on the subject site, no other significant changes were observed through 2010.
Datum:	North American Datum of 1983
Acres Property ID:	122549
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	6667
Assessment Funding Source:	EPA
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity:	-
Grant Type:	Hazardous
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	Y
Cooperative Agreement Number:	97860701
Start Date:	11/29/2010
Ownership Entity:	Private
Completion Date:	12/8/2010
Current Owner:	Wright Engineering & Construction Company, Inc.
Did Owner Change:	N
Cleanup Required:	U
Video Available:	N
Photo Available:	N
Institutional Controls Required:	U
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:	-
Controled substance found:	-
Controled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	-
Groundwater cleaned:	-
Lead contaminant found:	-

WRIGHT ENGINEERING & CONSTRUCTION COMPANY (Continued) **1015995392**

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:	-
Past use industrial acreage:	1.91
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	N
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:	-

WRIGHT ENGINEERING & CONSTRUCTION COMPANY (Continued) **1015995392**

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 Wright property is currently identified as a storage yard for vehicles and materials/equipment associated with construction-related activities. Based on aerial photographs, the property was vacant undeveloped land until year 1958 at the earliest. Between years 1962-1966, five structures were developed on the property with the addition of numerous stored vehicles. Aside from the placement of where the stored vehicles are located on the subject site, no other significant changes were observed through 2010.
Below Poverty Number:	368
Below Poverty Percent:	19.13
Meidan Income:	1266
Meidan Income Number:	1052
Meidan Income Percent:	54.68
Vacant Housing Number:	47
Vacant Housing Percent:	5.41
Unemployed Number:	78
Unemployed Percent:	4.05
Name:	WRIGHT ENGINEERING & CONSTRUCTION COMPANY
Address:	4205 SOUTH MAIN STREET
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	2206102002
Parcel size:	1.91
Latitude:	40.6797171
Longitude:	-111.891236
HCM Label:	Address Matching-House Number
Map Scale:	-
Point of Reference:	Entrance Point of a Facility or Station
Highlights:	Former Use: The Wright property is currently identified as a storage yard for vehicles and materials/equipment associated with construction-related activities. Based on aerial photographs, the property was vacant undeveloped land until year 1958 at the earliest. Between years 1962-1966, five structures were developed on the property with the addition of numerous stored vehicles. Aside from the placement of where the stored vehicles are located on the subject site, no other significant changes were observed through 2010.
Datum:	North American Datum of 1983
Acres Property ID:	122549
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	-
Assessment Funding Source:	-
Redevelopment Funding:	-

WRIGHT ENGINEERING & CONSTRUCTION COMPANY (Continued) **1015995392**

Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	-
Cleanup Funding Entity:	-
Grant Type:	Hazardous
Accomplishment Type:	Phase II Environmental Assessment
Accomplishment Count:	N
Cooperative Agreement Number:	97860701
Start Date:	3/26/2012
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Wright Engineering & Construction Company, Inc.
Did Owner Change:	N
Cleanup Required:	U
Video Available:	N
Photo Available:	N
Institutional Controls Required:	U
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:	-
Controled substance found:	-
Controled 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:	-

WRIGHT ENGINEERING & CONSTRUCTION COMPANY (Continued) **1015995392**

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:	1.91
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	N
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:	The Wright property is currently identified as a storage yard for vehicles and materials/equipment associated with construction-related activities. Based on aerial photographs, the property was vacant undeveloped land until year 1958 at the earliest. Between years 1962-1966, five structures were developed on the property with the addition of numerous stored vehicles. Aside from the placement of where the stored vehicles are located on the subject site, no other significant changes were observed through 2010.
Below Poverty Number:	368
Below Poverty Percent:	19.13
Meidan Income:	1266
Meidan Income Number:	1052
Meidan Income Percent:	54.68

WRIGHT ENGINEERING & CONSTRUCTION COMPANY (Continued) **1015995392**

Vacant Housing Number:	47
Vacant Housing Percent:	5.41
Unemployed Number:	78
Unemployed Percent:	4.05

L47 **106 W FIRECLAY AVE** **US BROWNFIELDS** **1026006365**
SSE **106 W FIRECLAY AVE** **N/A**
1/4-1/2 **MURRAY, UT 84107**
0.312 mi.
1647 ft. **Site 3 of 5 in cluster L**

Relative: **Higher**
Actual: **4273 ft.**

US BROWNFIELDS:

Name:	106 W FIRECLAY AVE
Address:	106 W FIRECLAY AVE
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	3.04
Latitude:	40.6779754
Longitude:	-111.8929845
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Datum:	-
Acres Property ID:	237098
IC Data Access:	-
Start Date:	-
Redev Completition 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:	Hazardous

106 W FIRECLAY AVE (Continued) **1026006365**

Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96835701
Start Date:	-
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Neighborhood Housing Services of Provo
Did Owner Change:	N
Cleanup Required:	N
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
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:	-
Controled substance found:	-
Controled 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:	-

106 W FIRECLAY AVE (Continued) **1026006365**

Past use commercial acreage:	-
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:	The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Below Poverty Number:	153
Below Poverty Percent:	30.85
Meidan Income:	404

106 W FIRECLAY AVE (Continued) **1026006365**

Meidan Income Number:	278
Meidan Income Percent:	56.05
Vacant Housing Number:	21
Vacant Housing Percent:	8.98
Unemployed Number:	16
Unemployed Percent:	3.23
Name:	106 W FIRECLAY AVE
Address:	106 W FIRECLAY AVE
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	3.04
Latitude:	40.6779754
Longitude:	-111.8929845
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Datum:	-
Acres Property ID:	237098
IC Data Access:	-
Start Date:	-
Redev Completition 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:	Hazardous
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96835701
Start Date:	-

106 W FIRECLAY AVE (Continued) **1026006365**

Ownership Entity:	Private
Completion Date:	-
Current Owner:	Neighborhood Housing Services of Provo
Did Owner Change:	N
Cleanup Required:	N
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
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:	-
Controled substance found:	-
Controled 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:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-

106 W FIRECLAY AVE (Continued) **1026006365**

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:	The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Below Poverty Number:	153
Below Poverty Percent:	30.85
Meidan Income:	404
Meidan Income Number:	278
Meidan Income Percent:	56.05
Vacant Housing Number:	21
Vacant Housing Percent:	8.98

106 W FIRECLAY AVE (Continued) **1026006365**

Unemployed Number:	16
Unemployed Percent:	3.23
Name:	106 W FIRECLAY AVE
Address:	106 W FIRECLAY AVE
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	3.04
Latitude:	40.6779754
Longitude:	-111.8929845
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Datum:	-
Acres Property ID:	237098
IC Data Access:	-
Start Date:	-
Redev Completition 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:	Hazardous
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96835701
Start Date:	-
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Neighborhood Housing Services of Provo
Did Owner Change:	N

106 W FIRECLAY AVE (Continued) **1026006365**

Cleanup Required:	N
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
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:	-
Controled substance found:	-
Controled 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:	-
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:	-

106 W FIRECLAY AVE (Continued) **1026006365**

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:	The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Below Poverty Number:	153
Below Poverty Percent:	30.85
Meidan Income:	404
Meidan Income Number:	278
Meidan Income Percent:	56.05
Vacant Housing Number:	21
Vacant Housing Percent:	8.98
Unemployed Number:	16
Unemployed Percent:	3.23
Name:	106 W FIRECLAY AVE

106 W FIRECLAY AVE (Continued) **1026006365**

Address:	106 W FIRECLAY AVE
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	3.04
Latitude:	40.6779754
Longitude:	-111.8929845
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Datum:	-
Acres Property ID:	237098
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	8837
Assessment Funding Source:	EPA
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity:	-
Grant Type:	Hazardous
Accomplishment Type:	Supplemental Assessment
Accomplishment Count:	Y
Cooperative Agreement Number:	96835701
Start Date:	6/4/2018
Ownership Entity:	Private
Completion Date:	10/10/2018
Current Owner:	Neighborhood Housing Services of Provo
Did Owner Change:	N
Cleanup Required:	N
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N

106 W FIRECLAY AVE (Continued) **1026006365**

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:	-
Controled substance found:	-
Controled 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:	-
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:	-

106 W FIRECLAY AVE (Continued) **1026006365**

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:	The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Below Poverty Number:	153
Below Poverty Percent:	30.85
Meidan Income:	404
Meidan Income Number:	278
Meidan Income Percent:	56.05
Vacant Housing Number:	21
Vacant Housing Percent:	8.98
Unemployed Number:	16
Unemployed Percent:	3.23
Name:	106 W FIRECLAY AVE
Address:	106 W FIRECLAY AVE
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment

106 W FIRECLAY AVE (Continued) **1026006365**

Property Number:	-
Parcel size:	3.04
Latitude:	40.6779754
Longitude:	-111.8929845
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Datum:	-
Acres Property ID:	237098
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	2750
Assessment Funding Source:	EPA
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity:	-
Grant Type:	Hazardous
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	N
Cooperative Agreement Number:	96835701
Start Date:	6/4/2018
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Neighborhood Housing Services of Provo
Did Owner Change:	N
Cleanup Required:	N
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-

106 W FIRECLAY AVE (Continued) **1026006365**

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:	-
Controled substance found:	-
Controled 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:	-
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:	-

106 W FIRECLAY AVE (Continued) **1026006365**

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:	The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Below Poverty Number:	153
Below Poverty Percent:	30.85
Meidan Income:	404
Meidan Income Number:	278
Meidan Income Percent:	56.05
Vacant Housing Number:	21
Vacant Housing Percent:	8.98
Unemployed Number:	16
Unemployed Percent:	3.23

Name:	106 W FIRECLAY AVE
Address:	106 W FIRECLAY AVE
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	3.04
Latitude:	40.6779754
Longitude:	-111.8929845

106 W FIRECLAY AVE (Continued) **1026006365**

HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Datum:	-
Acres Property ID:	237098
IC Data Access:	-
Start Date:	-
Redev Completition 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:	Hazardous
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96835701
Start Date:	-
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Neighborhood Housing Services of Provo
Did Owner Change:	N
Cleanup Required:	N
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
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:	-

106 W FIRECLAY AVE (Continued) **1026006365**

State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled 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:	-
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:	-

106 W FIRECLAY AVE (Continued) **1026006365**

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:	The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Below Poverty Number:	153
Below Poverty Percent:	30.85
Meidan Income:	404
Meidan Income Number:	278
Meidan Income Percent:	56.05
Vacant Housing Number:	21
Vacant Housing Percent:	8.98
Unemployed Number:	16
Unemployed Percent:	3.23
Name:	106 W FIRECLAY AVE
Address:	106 W FIRECLAY AVE
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	3.04
Latitude:	40.6779754
Longitude:	-111.8929845
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: The site appeared to have industrial facilities and a

106 W FIRECLAY AVE (Continued) **1026006365**

road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.

Datum:	-
Acres Property ID:	237098
IC Data Access:	-
Start Date:	-
Redev Completition 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:	Hazardous
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96835701
Start Date:	-
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Neighborhood Housing Services of Provo
Did Owner Change:	N
Cleanup Required:	N
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	N
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:	-

106 W FIRECLAY AVE (Continued) **1026006365**

Controled substance found:	-
Controled 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:	-
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:	-

106 W FIRECLAY AVE (Continued) **1026006365**

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:	The site appeared to have industrial facilities and a road transecting the property. In the earliest aerial photographs (1937), there appear to be 6 or more vertical aboveground storage tanks (ASTs) along the western boundary, one large building, and 4 or more smaller buildings. It is unclear what the tanks were used for and whether they are on the site or the west-adjoining property. The 1946 aerial photograph shows the site unchanged except it appears only 5 large ASTs are present. In 1958, 2 additional large buildings are present, and the northern portion of the site appears to have been filled northwards to Big Cottonwood Creek. In 1971, the AST and the original large building have been removed, but a third smaller structure has been built east of the northern building. In 1983 an additional building had been built along the western property line. By 2015 the western-most building had been removed, and 3 structures remain on the site until the present day. The site appeared to remain industrial in nature throughout its history.
Below Poverty Number:	153
Below Poverty Percent:	30.85
Meidan Income:	404
Meidan Income Number:	278
Meidan Income Percent:	56.05
Vacant Housing Number:	21
Vacant Housing Percent:	8.98
Unemployed Number:	16
Unemployed Percent:	3.23

L48 **STARWOOD & FIRECLAY PROPERTY** **US BROWNFIELDS** **1026655340**
SSE **106 WEST FIRECLAY** **N/A**
1/4-1/2 **MURRAY, UT 84107**
0.312 mi.
1647 ft. **Site 4 of 5 in cluster L**

Relative:
Higher

Actual:
4273 ft.

US BROWNFIELDS:

Name:	STARWOOD & FIRECLAY PROPERTY
Address:	106 WEST FIRECLAY
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	0.61
Latitude:	40.67805955
Longitude:	-111.89426448
HCM Label:	-
Map Scale:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

Point of Reference:	-
Highlights:	-
Datum:	-
Acres Property ID:	242435
IC Data Access:	-
Start Date:	-
Redev Completition 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:	Hazardous & Petroleum
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96896101
Start Date:	-
Ownership Entity:	-
Completion Date:	-
Current Owner:	-
Did Owner Change:	-
Cleanup Required:	U
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
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:	9/2/2004
State/tribal program ID:	C037
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled 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:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

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:	-
Past use industrial acreage:	0.61
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:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

Past Use: Multistory	-
Property Description:	-
Below Poverty Number:	202
Below Poverty Percent:	19.37
Meidan Income:	2635
Meidan Income Number:	598
Meidan Income Percent:	57.33
Vacant Housing Number:	34
Vacant Housing Percent:	6.72
Unemployed Number:	56
Unemployed Percent:	5.37
Name:	STARWOOD & FIRECLAY PROPERTY
Address:	106 WEST FIRECLAY
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	0.61
Latitude:	40.67805955
Longitude:	-111.89426448
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	-
Datum:	-
Acres Property ID:	242435
IC Data Access:	-
Start Date:	-
Redev Completition 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:	Hazardous & Petroleum
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96896101
Start Date:	-
Ownership Entity:	-
Completion Date:	-
Current Owner:	-
Did Owner Change:	-
Cleanup Required:	U
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	-
State/tribal program date:	9/2/2004
State/tribal program ID:	C037
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled 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:	-
Past use industrial acreage:	0.61
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:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

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:	-
Below Poverty Number:	202
Below Poverty Percent:	19.37
Meidan Income:	2635
Meidan Income Number:	598
Meidan Income Percent:	57.33
Vacant Housing Number:	34
Vacant Housing Percent:	6.72
Unemployed Number:	56
Unemployed Percent:	5.37

Name:	STARWOOD & FIRECLAY PROPERTY
Address:	106 WEST FIRECLAY
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	0.61
Latitude:	40.67805955
Longitude:	-111.89426448
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	-
Datum:	-
Acres Property ID:	242435
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

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:	Hazardous & Petroleum
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96896101
Start Date:	-
Ownership Entity:	-
Completion Date:	-
Current Owner:	-
Did Owner Change:	-
Cleanup Required:	U
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
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:	9/2/2004
State/tribal program ID:	C037
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled 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:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

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:	-
Past use industrial acreage:	0.61
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:	-
Below Poverty Number:	202
Below Poverty Percent:	19.37
Meidan Income:	2635
Meidan Income Number:	598
Meidan Income Percent:	57.33
Vacant Housing Number:	34
Vacant Housing Percent:	6.72
Unemployed Number:	56
Unemployed Percent:	5.37

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

Name:	STARWOOD & FIRECLAY PROPERTY
Address:	106 WEST FIRECLAY
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	0.61
Latitude:	40.67805955
Longitude:	-111.89426448
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	-
Datum:	-
Acres Property ID:	242435
IC Data Access:	-
Start Date:	-
Redev Completition 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:	Hazardous & Petroleum
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96896101
Start Date:	-
Ownership Entity:	-
Completion Date:	-
Current Owner:	-
Did Owner Change:	-
Cleanup Required:	U
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
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:	9/2/2004
State/tribal program ID:	C037
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled substance cleaned:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

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:	-
Past use industrial acreage:	0.61
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:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

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:	-
Below Poverty Number:	202
Below Poverty Percent:	19.37
Meidan Income:	2635
Meidan Income Number:	598
Meidan Income Percent:	57.33
Vacant Housing Number:	34
Vacant Housing Percent:	6.72
Unemployed Number:	56
Unemployed Percent:	5.37

Name:	STARWOOD & FIRECLAY PROPERTY
Address:	106 WEST FIRECLAY
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	0.61
Latitude:	40.67805955
Longitude:	-111.89426448
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	-
Datum:	-
Acres Property ID:	242435
IC Data Access:	-
Start Date:	-
Redev Completition 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:	Hazardous & Petroleum
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96896101

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

Start Date:	-
Ownership Entity:	-
Completion Date:	-
Current Owner:	-
Did Owner Change:	-
Cleanup Required:	U
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
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:	9/2/2004
State/tribal program ID:	C037
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled 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:	-
Past use industrial acreage:	0.61
Future use greenspace acreage:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

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:	-
Below Poverty Number:	202
Below Poverty Percent:	19.37
Meidan Income:	2635
Meidan Income Number:	598
Meidan Income Percent:	57.33
Vacant Housing Number:	34
Vacant Housing Percent:	6.72
Unemployed Number:	56
Unemployed Percent:	5.37

Name:	STARWOOD & FIRECLAY PROPERTY
Address:	106 WEST FIRECLAY
City,State,Zip:	MURRAY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	-
Parcel size:	0.61
Latitude:	40.67805955
Longitude:	-111.89426448
HCM Label:	-
Map Scale:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

Point of Reference:	-
Highlights:	-
Datum:	-
Acres Property ID:	242435
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	3000
Assessment Funding Source:	EPA
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity:	-
Grant Type:	Hazardous & Petroleum
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	Y
Cooperative Agreement Number:	96896101
Start Date:	4/10/2020
Ownership Entity:	-
Completion Date:	4/29/2020
Current Owner:	-
Did Owner Change:	-
Cleanup Required:	U
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
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:	9/2/2004
State/tribal program ID:	C037
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled 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:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

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:	-
Past use industrial acreage:	0.61
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:	-

STARWOOD & FIRECLAY PROPERTY (Continued) **1026655340**

Past Use: Multistory	-
Property Description:	-
Below Poverty Number:	202
Below Poverty Percent:	19.37
Meidan Income:	2635
Meidan Income Number:	598
Meidan Income Percent:	57.33
Vacant Housing Number:	34
Vacant Housing Percent:	6.72
Unemployed Number:	56
Unemployed Percent:	5.37

49
NNW
1/4-1/2
0.314 mi.
1658 ft.

SMITH DETROIT DIESEL ALLISON INCORPORATED
250 W 3900 S
SALT LAKE CITY, UT 84107

UT LUST **1000405734**
UT UST **N/A**
FINDS
ECHO

Relative:
Higher

Actual:
4265 ft.

LUST:

Name:	SMITH DETROIT DIESEL ALLISON INC
Address:	250 W 3900 S
City,State,Zip:	SALT LAKE CITY, UT 84127
Facility ID:	4000946
Release Id:	FGW
Closed Date:	**12/15/1997**
Notification Date:	09/07/1989
Owner Name:	SMITH DETROIT DIESEL ALLISON INC
Owner Address:	P O BOX 27527
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84127
Owner City,St,Zip:	SALT LAKE CITY, UT 84127
Project Manager:	[Evan Sullivan]

UST:

Name:	SMITH DETROIT DIESEL ALLISON INC
Address:	250 W 3900 S
City,State,Zip:	SALT LAKE CITY, UT 84127
Facility ID:	4000946
Owner Name:	SMITH DETROIT DIESEL ALLISON INC
Owner Address:	P O BOX 27527
Owner City,St,Zip:	SALT LAKE CITY, UT 84127
Owner Phone:	(801) 262-2631
Total Tanks:	5
Closed Tanks:	5

FINDS:
Registry ID: 110002299021

Click Here:

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

SMITH DETROIT DIESEL ALLISON INCORPORATED (Continued) **1000405734**

corrective action activities required under RCRA.
The CIM (Utah - Common Identifier Mechanism) is Utah's Department of Environmental Quality (UDEQ) mechanism for compliance and permitting operations.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000405734
Registry ID:	110002299021
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002299021
Name:	SMITH DETROIT DIESEL ALLISON INCORPORATED
Address:	250 W 3900 S
City,State,Zip:	SALT LAKE CITY, UT 84107

50
NE
1/4-1/2
0.315 mi.
1664 ft.

OLSETH PROPERTY **US BROWNFIELDS** **1015995395**
3951 SOUTH MAIN STREET **N/A**
SALT LAKE CITY, UT 84107

Relative:
Higher

Actual:
4268 ft.

US BROWNFIELDS:

Name:	OLSETH PROPERTY
Address:	3951 SOUTH MAIN STREET
City,State,Zip:	SALT LAKE CITY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	1631351002
Parcel size:	0.82
Latitude:	40.685879
Longitude:	-111.890458
HCM Label:	Address Matching-House Number
Map Scale:	-
Point of Reference:	Entrance Point of a Facility or Station
Highlights:	Property owner did not want County to move forward wtih Phase II sampling Former Use: The property currently serves as a single-family residence with attached garage. The east portion of the site also contains multiple sheds that were not accessed during the Phase I assessment, at the request of the property owner. Based on aerial photographs, the current single-family residence has been situated on the property since the year 1962. Smaller structures and substantial vegetation growth have also been documented over the years, but the property has remained relatively unchanged since the early 1990's.
Datum:	North American Datum of 1983
Acres Property ID:	122563
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	6667
Assessment Funding Source:	EPA
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-

OLSETH PROPERTY (Continued) **1015995395**

Redevelopment Start Date:	-
Assessment Funding Entity:	US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity:	-
Grant Type:	Hazardous
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	Y
Cooperative Agreement Number:	97860701
Start Date:	11/5/2010
Ownership Entity:	Private
Completion Date:	12/21/2010
Current Owner:	Darrell S. & Beverly A. Olseth
Did Owner Change:	N
Cleanup Required:	U
Video Available:	N
Photo Available:	N
Institutional Controls Required:	U
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:	-
Controled substance found:	-
Controled 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:	-

OLSETH PROPERTY (Continued) **1015995395**

Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	0.41
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	0.41
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	N
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:	The property currently serves as a single-family residence with attached garage. The east portion of the site also contains multiple sheds that were not accessed during the Phase I assessment, at the request of the property owner. Based on aerial photographs, the current single-family residence has been situated on the property since the year 1962. Smaller structures and substantial vegetation growth have also been documented over the years, but the property has remained relatively unchanged since the early 1990's.
Below Poverty Number:	371
Below Poverty Percent:	20.08
Meidan Income:	1476
Meidan Income Number:	1001
Meidan Income Percent:	54.17
Vacant Housing Number:	126
Vacant Housing Percent:	14.2

OLSETH PROPERTY (Continued) **1015995395**

Unemployed Number: 113
Unemployed Percent: 6.11

K51 **FORMER MINERALS EQUIPMENT COMPANY** **UT INST CONTROL** **S121172586**
SE **4221 SOUTH MAIN STREET** **N/A**
1/4-1/2 **MURRAY, UT**
0.315 mi.
1664 ft. **Site 4 of 5 in cluster K**

Relative:
Higher

Actual:
4262 ft.

INST CONTROL:

Name:	FORMER MINERALS EQUIPMENT COMPANY
Address:	4221 SOUTH MAIN STREET
City:	MURRAY
Facility Id:	C064
Doc #:	DERR-2011-013609
Sub Program:	IC Agreements
Doc Date:	09/15/2011
Title:	First Amendment to Environmental Covenant Final
PM:	Karen Keller
Branch:	CERCLA Branch
PGM:	Voluntary Cleanup Program (VCP)
Division:	DERR
URL:	http://eqedocs.utah.gov/Viewer.aspx?file=168.178.6.41/docs/derr/CERCLA %20Branch/18%20-%20Salt%20Lake/Voluntary%20Cleanup%20Program%20(VCP)/Former%20Minerals%20Equipment%20Company/IC%20Agreements/DERR-2011-013609.pdf

Name:	FORMER MINERALS EQUIPMENT COMPANY
Address:	4221 SOUTH MAIN STREET
City:	MURRAY
Facility Id:	C064
Doc #:	DERR-2011-013609
Sub Program:	IC Agreements
Doc Date:	09/15/2011
Title:	First Amendment to Environmental Covenant Final
PM:	Karen Keller
Branch:	CERCLA Branch
PGM:	Voluntary Cleanup Program (VCP)
Division:	DERR
URL:	http://eqedocs.utah.gov/Viewer.aspx?file=168.178.6.41/docs/derr/CERCLA %20Branch/18%20-%20Salt%20Lake/Voluntary%20Cleanup%20Program%20(VCP)/Former%20Minerals%20Equipment%20Company%20Property%202/IC%20Agreements/DERR-2011-013609.pdf

Name:	FORMER MINERALS EQUIPMENT COMPANY
Address:	4221 SOUTH MAIN STREET
City:	MURRAY
Facility Id:	C064
Doc #:	DERR-2009-006062
Sub Program:	IC Agreements
Doc Date:	05/11/2009
Title:	Environmental Covenant Final
PM:	Karen Keller
Branch:	CERCLA Branch
PGM:	Voluntary Cleanup Program (VCP)
Division:	DERR
URL:	http://eqedocs.utah.gov/Viewer.aspx?file=168.178.6.41/docs/derr/CERCLA %20Branch/18%20-%20Salt%20Lake/Voluntary%20Cleanup%20Program%20(VCP)/F

FORMER MINERALS EQUIPMENT COMPANY (Continued) **S121172586**

ormer%20Minerals%20Equipment%20Company/IC%20Agreements/DERR-2009-006062.pdf

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K52 **FORMER MINERALS EQUIPMENT COMPANY PROPERTY #2** **UT VCP** **S109034030**
SE **4221 SOUTH MAIN STREET** **N/A**
1/4-1/2 **MURRAY, UT**
0.315 mi.
1664 ft. **Site 5 of 5 in cluster K**

Relative: **Higher**
Actual: **4262 ft.**

VCP:

Name:	FORMER MINERALS EQUIPMENT COMPANY PROPERTY
Address:	4221 SOUTH MAIN STREET
City,State,Zip:	MURRAY, UT
VCP Number:	VCP-C064
Site Acreage:	6.40
Project Manager:	[KAREN WALLNER]
Status:	Certificate of Completion issued
Date Of Application:	03/14/2008
Date Of Agreement:	04/30/2008
Date Of Completion:	5/28/2009

Name:	FORMER MINERALS EQUIPMENT COMPANY PROPERTY #2
Address:	4221 SOUTH MAIN STREET
City,State,Zip:	MURRAY, UT
VCP Number:	VCP-C072
Site Acreage:	6.40
Project Manager:	[KAREN WALLNER]
Status:	COC/SMP
Date Of Application:	04/05/2011
Date Of Agreement:	05/17/2011
Date Of Completion:	11/18/2013

L53 **MORGAN OR HANOVER SMELTING WORKS** **SEMS-ARCHIVE** **1000482832**
SSE **4280 SOUTH WEST TEMPLE** **LEAD SMELTERS** **UTD988071619**
1/4-1/2 **MURRAY, UT 84123**
0.322 mi.
1702 ft. **Site 5 of 5 in cluster L**

Relative: **Higher**
Actual: **4273 ft.**

SEMS Archive:

Site ID:	0801129
EPA ID:	UTD988071619
Name:	MORGAN OR HANOVER SMELTING WORKS
Address:	4280 SOUTH WEST TEMPLE
City,State,Zip:	MURRAY, UT 84123
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:	0801129
EPA ID:	UTD988071619
Site Name:	MORGAN OR HANOVER SMELTING WORKS
NPL:	N
FF:	N

MORGAN OR HANOVER SMELTING WORKS (Continued) **1000482832**

OU: 00
Action Code: VS
Action Name: ARCH SITE
SEQ: 1
Start Date: 2008-10-24 04:00:00
Finish Date: 2008-10-24 04:00:00
Current Action Lead: EPA Perf In-Hse

Region: 08
Site ID: 0801129
EPA ID: UTD988071619
Site Name: MORGAN OR HANOVER SMELTING WORKS
NPL: N
FF: N
OU: 00
Action Code: VA
Action Name: OTHR CLEANUP
SEQ: 1
Start Date: 2005-12-07 05:00:00
Finish Date: 2008-10-24 04:00:00
Qual: N
Current Action Lead: St Ovrsght

Region: 08
Site ID: 0801129
EPA ID: UTD988071619
Site Name: MORGAN OR HANOVER SMELTING WORKS
NPL: N
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 1
Finish Date: 1992-09-03 04:00:00
Qual: H
Current Action Lead: St Perf

Region: 08
Site ID: 0801129
EPA ID: UTD988071619
Site Name: MORGAN OR HANOVER SMELTING WORKS
NPL: N
FF: N
OU: 00
Action Code: SI
Action Name: SI
SEQ: 1
Start Date: 1993-04-20 04:00:00
Finish Date: 1997-01-23 05:00:00
Qual: L
Current Action Lead: St Perf

Region: 08
Site ID: 0801129
EPA ID: UTD988071619
Site Name: MORGAN OR HANOVER SMELTING WORKS
NPL: N

MORGAN OR HANOVER SMELTING WORKS (Continued) **1000482832**

FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1991-05-20 04:00:00
Finish Date:	1991-05-20 04:00:00
Current Action Lead:	St Perf

Lead Smelter Sites:

Site ID:	0801129
Facility Region Id:	08
FF Ind:	N
NAI:	N
NPL:	Not on the NPL
Primary Site-Sub Type:	Mining Only (Mining)

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54 **CENCO INC.** **UT LUST U003150056**
ESE **45 E COLUMBIA AVE (4160 S.)** **UT UST N/A**
1/4-1/2 **SALT LAKE CITY, UT 84107**
0.336 mi.
1776 ft.

Relative:
Higher

Actual:
4263 ft.

LUST:

Name:	CENCO INC.
Address:	45 E COLUMBIA AVE (4160 S.)
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4000151
Release Id:	KVW
Closed Date:	**08/30/2001**
Notification Date:	01/21/1999
Owner Name:	CENCO INC
Owner Address:	45 COLUMBIA AVE
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84107
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Project Manager:	[Doug Hansen]

UST:

Name:	CENCO INC.
Address:	45 E COLUMBIA AVE (4160 S.)
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4000151
Owner Name:	CENCO INC
Owner Address:	45 COLUMBIA AVE
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Owner Phone:	(801) 262-7461
Total Tanks:	1
Closed Tanks:	1

55
SSE
1/4-1/2
0.346 mi.
1827 ft.

FIRECLAY BATTERY
4300 FIRECLAY AVE
MURRAY, UT 84107

SEMS-ARCHIVE **1000710112** **UTD988074969**

Relative:
Higher

Actual:
4278 ft.

SEMS Archive:

Site ID:	0801231
EPA ID:	UTD988074969
Name:	FIRECLAY BATTERY
Address:	4300 FIRECLAY AVE
City,State,Zip:	MURRAY, UT 84107
Cong District:	02
FIPS Code:	49035
FF:	N
NPL:	Not on the NPL
Non NPL Status:	Referred to Removal - NFRAP

SEMS Archive Detail:

Region:	08
Site ID:	0801231
EPA ID:	UTD988074969
Site Name:	FIRECLAY BATTERY
NPL:	N
FF:	N
OU:	00
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Finish Date:	2005-11-22 05:00:00
Current Action Lead:	EPA Perf In-Hse

Region:	08
Site ID:	0801231
EPA ID:	UTD988074969
Site Name:	FIRECLAY BATTERY
NPL:	N
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	1
Start Date:	1994-07-28 04:00:00
Finish Date:	1996-04-04 05:00:00
Qual:	W
Current Action Lead:	EPA Perf

Region:	08
Site ID:	0801231
EPA ID:	UTD988074969
Site Name:	FIRECLAY BATTERY
NPL:	N
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1993-04-13 04:00:00
Finish Date:	1993-04-13 04:00:00
Current Action Lead:	EPA Perf

FIRECLAY BATTERY (Continued) **1000710112**

Region:	08
Site ID:	0801231
EPA ID:	UTD988074969
Site Name:	FIRECLAY BATTERY
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Finish Date:	1994-01-14 05:00:00
Qual:	L
Current Action Lead:	EPA Perf

Region:	08
Site ID:	0801231
EPA ID:	UTD988074969
Site Name:	FIRECLAY BATTERY
NPL:	N
FF:	N
OU:	00
Action Code:	AR
Action Name:	ADMIN REC
SEQ:	1
Start Date:	1993-06-23 04:00:00
Finish Date:	1993-06-23 04:00:00
Qual:	V
Current Action Lead:	EPA Perf

Region:	08
Site ID:	0801231
EPA ID:	UTD988074969
Site Name:	FIRECLAY BATTERY
NPL:	N
FF:	N
OU:	00
Action Code:	BB
Action Name:	PRP RV
SEQ:	1
Start Date:	1994-04-18 04:00:00
Finish Date:	1994-10-19 04:00:00
Qual:	C
Current Action Lead:	EPA Ovrsght

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56 **FASTRAC SINCLAIR 3900 SOUTH** **UT LUST** **U003150353**
NE **12 W 3900 S** **UT UST** **N/A**
1/4-1/2 **SOUTH SALT LAKE, UT 84115** **UT SPILLS**
0.348 mi. **UT Financial Assurance**
1835 ft.

Relative:
Higher

Actual:
4267 ft.

LUST:

Name:	FASTRAC SINCLAIR 3900 SOUTH
Address:	12 W 3900 S
City,State,Zip:	SOUTH SALT LAKE, UT 84115
Facility ID:	4001070
Release Id:	MJK
Closed Date:	**10/26/2020**

FASTRAC SINCLAIR 3900 SOUTH (Continued) **U003150353**

Notification Date:	04/23/2008
Owner Name:	RIZWAN FAROOQ
Owner Address:	2690 SOUTH 700 EAST
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84106
Owner City,St,Zip:	SALT LAKE CITY, UT 84106
Project Manager:	Avery Holyoak

UST:

Name:	FASTRAC SINCLAIR 3900 SOUTH
Address:	12 W 3900 S
City,State,Zip:	SOUTH SALT LAKE, UT 84115
Facility ID:	4001070
Owner Name:	RIZWAN FAROOQ
Owner Address:	2690 SOUTH 700 EAST
Owner City,St,Zip:	SALT LAKE CITY, UT 84106
Total Tanks:	5
Closed Tanks:	3

SPILLS:

Address:	12 W 3900 S
City:	SOUTH SALT LAKE
New Incident Number:	6906
Date Reported:	04/25/2008
Incident Start Date:	04/24/2008
Responsible Party Name:	Reynolds Excavating
Material:	water from tank install
Incident Summary:	Illegal discharge of water from tank install pit onto vacant lot behind gas station. They were told yesterday (4/24/08) stop pumping after ~10 minutes of pumping. They were told to get a frac tank onsite if needed. This morning they were pumping again. Talked to Dan Griffin with water quality this morning.

Financial Assurance 2:

Name:	FASTRAC SINCLAIR 3900 SOUTH
Address:	12 W 3900 S
City,State,Zip:	SOUTH SALT LAKE, UT 84115
Facility ID:	4001070
Federal Regulated Tank:	True
Mechanism:	PST Fund

M57 **RAVARINO GROUP** **US BROWNFIELDS** **1015995394**
NE **50 EAST 3900 SOUTH STATE STREET** **N/A**
1/4-1/2 **SALT LAKE CITY, UT 84107**
0.373 mi.
1967 ft. **Site 1 of 2 in cluster M**

Relative:
Higher

Actual:
4268 ft.

US BROWNFIELDS:

Name:	RAVARINO GROUP
Address:	50 EAST 3900 SOUTH STATE STREET
City,State,Zip:	SALT LAKE CITY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	1631351039
Parcel size:	5.68

RAVARINO GROUP (Continued) **1015995394**

Latitude:	40.6869269
Longitude:	-111.8897421
HCM Label:	Address Matching-House Number
Map Scale:	-
Point of Reference:	Entrance Point of a Facility or Station
Highlights:	Former Use: The subject property currently holds a data call center that was converted from a former grocery store. A search of Salt Lake County archives revealed that the land-use designation for this property changed multiple times over the past 35-years, with approved conditional uses that included: a grocery store, home improvement store, automobile dealership, kiosks, and a drive-through coffee shop.
Datum:	North American Datum of 1983
Acres Property ID:	122562
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	5785
Assessment Funding Source:	EPA
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity:	-
Grant Type:	Hazardous
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	N
Cooperative Agreement Number:	97860701
Start Date:	9/27/2010
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Ravarino Group LLC TRS ET AL
Did Owner Change:	N
Cleanup Required:	U
Video Available:	N
Photo Available:	N
Institutional Controls Required:	U
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:	-
Controled substance found:	-
Controled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-

RAVARINO GROUP (Continued) **1015995394**

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:	5.68
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:	-

RAVARINO GROUP (Continued) **1015995394**

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:	The subject property currently holds a data call center that was converted from a former grocery store. A search of Salt Lake County archives revealed that the land-use designation for this property changed multiple times over the past 35-years, with approved conditional uses that included: a grocery store, home improvement store, automobile dealership, kiosks, and a drive-through coffee shop.
Below Poverty Number:	455
Below Poverty Percent:	18.72
Meidan Income:	1568
Meidan Income Number:	1286
Meidan Income Percent:	52.92
Vacant Housing Number:	187
Vacant Housing Percent:	15.94
Unemployed Number:	167
Unemployed Percent:	6.87

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58 **PM OFFICE PARK - BUILDING C** **UT LUST U003180642**
NNE **3815 S WEST TEMPLE** **UT UST N/A**
1/4-1/2 **SOUTH SALT LAKE, UT 84115**
0.384 mi.
2028 ft.

Relative:
Higher

Actual:
4265 ft.

LUST:

Name:	PM OFFICE PARK - BUILDING C
Address:	3815 S WEST TEMPLE
City,State,Zip:	SOUTH SALT LAKE, UT 84115
Facility ID:	4002162
Release Id:	KBF
Closed Date:	**05/22/1997**
Notification Date:	05/22/1997
Owner Name:	ARGENTA PM LLC
Owner Address:	5959 OAK HILLS DRIVE
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84121
Owner City,St,Zip:	SALT LAKE CITY, UT 84121
Project Manager:	UST

UST:

Name:	PM OFFICE PARK - BUILDING C
Address:	3815 S WEST TEMPLE
City,State,Zip:	SOUTH SALT LAKE, UT 84115
Facility ID:	4002162
Owner Name:	ARGENTA PM LLC
Owner Address:	5959 OAK HILLS DRIVE
Owner City,St,Zip:	SALT LAKE CITY, UT 84121
Owner Phone:	(801) 272-8182

PM OFFICE PARK - BUILDING C (Continued) **U003180642**

Total Tanks: 1
Closed Tanks: 1

59
West
1/4-1/2
0.386 mi.
2038 ft.

HONNEN EQUIPMENT (PREV. SCOTT MACHINERY)
4055 SOUTH 500 WEST
SALT LAKE CITY, UT 84123

RCRA-VSQG **1000837377**
UT LUST **UTD988077095**
UT UST
UT AST

Relative:
Higher

Actual:
4273 ft.

RCRA-VSQG:

Date Form Received by Agency:	20110628
Handler Name:	HONNEN EQUIPMENT (PREV. SCOTT MACHINERY)
Handler Address:	4055 SOUTH 500 WEST
Handler City,State,Zip:	SALT LAKE CITY, UT 84123
EPA ID:	UTD988077095
Contact Name:	KELLY DOYLE
Contact Address:	4055 SOUTH 500 WEST
Contact City,State,Zip:	SALT LAKE CITY, UT 84123
Contact Telephone:	801-293-2192
Contact Title:	STORE MANAGER
EPA Region:	08
Land Type:	Private
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
Active Site Indicator:	Handler Activities
Mailing Address:	500 WEST
Mailing City,State,Zip:	SALT LAKE CITY, UT 84123
Owner Name:	BRENT SCOTT
Owner Type:	Private
Operator Name:	SCOTT MACHINERY COMPANY
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
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A

HONNEN EQUIPMENT (PREV. SCOTT MACHINERY) (Continued) **1000837377**

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:	20130612
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:	D009
Waste Description:	MERCURY

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	SCOTT MACHINERY
Legal Status:	Private
Owner/Operator Address:	4055 SOUTH 500 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84116
Owner/Operator Telephone:	801-262-7441
Owner/Operator Indicator:	Operator
Owner/Operator Name:	HONNEN EQUIPMENT
Legal Status:	Private
Date Became Current:	20110628
Owner/Operator Address:	4055 SOUTH 500 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84123
Owner/Operator Telephone:	801-293-2192
Owner/Operator Indicator:	Operator
Owner/Operator Name:	SCOTT MACHINERY COMPANY
Legal Status:	Private
Date Became Current:	19920812
Owner/Operator Address:	4055 SOUTH 500 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84116
Owner/Operator Telephone:	801-262-7441
Owner/Operator Indicator:	Owner
Owner/Operator Name:	BRENT SCOTT
Legal Status:	Private
Date Became Current:	19920812
Owner/Operator Address:	4055 SOUTH 500 WEST
Owner/Operator City,State,Zip:	SALT LAKE CITY, UT 84116
Owner/Operator Telephone:	801-262-7441

Historic Generators:

Receive Date:	19920812
Handler Name:	SCOTT MACHINERY COMPANY
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator

HONNEN EQUIPMENT (PREV. SCOTT MACHINERY) (Continued) **1000837377**

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: 20110628
Handler Name: HONNEN EQUIPMENT (PREV. SCOTT MACHINERY)
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: 42383
NAICS Description: INDUSTRIAL MACHINERY AND EQUIPMENT MERCHANT WHOLESALERS

NAICS Code: 81131
NAICS Description: COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT (EXCEPT AUTOMOTIVE AND ELECTRONIC) REPAIR AND MAINTENANCE

Facility Has Received Notices of Violation:
Found Violation: No

Evaluation Action Summary:
Evaluation Date: 20070717
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier: ED

LUST:
Name: SCOTT MACHINERY COMPANY
Address: 4055 S 500 W
City,State,Zip: SALT LAKE CITY, UT 84123
Facility ID: 4000920
Release Id: KAQ
Closed Date: **02/15/2013**
Notification Date: 05/09/1997
Owner Name: SCOTT MACHINERY COMPANY
Owner Address: 4055 S 500 W
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84123
Owner City,St,Zip: SALT LAKE CITY, UT 84123
Project Manager: Kevin Beery

UST:
Name: SCOTT MACHINERY COMPANY
Address: 4055 S 500 W

HONNEN EQUIPMENT (PREV. SCOTT MACHINERY) (Continued) **1000837377**

City,State,Zip:	SALT LAKE CITY, UT 84123
Facility ID:	4000920
Owner Name:	SCOTT MACHINERY COMPANY
Owner Address:	4055 S 500 W
Owner City,St,Zip:	SALT LAKE CITY, UT 84123
Owner Phone:	(801) 262-7441
Total Tanks:	3
Closed Tanks:	3

AST:

Name:	SCOTT MACHINERY COMPANY
Address:	4055 S 500 W
City:	SALT LAKE CITY
Facility Id:	4000920
Owner Name:	SCOTT MACHINERY COMPANY
Tank Id:	4
Tank Status:	Currently In Use
Tank Capacity:	500
Substance Stored:	Used Oil
Tank Id:	5
Tank Status:	Currently In Use
Tank Capacity:	500
Substance Stored:	Used Oil
Tank Id:	6
Tank Status:	Currently In Use
Tank Capacity:	1000
Substance Stored:	Diesel

M60 **U-HAUL RENTAL CENTER (72059)** **UT LUST U003150060**
NE **55 E 3900 S** **UT UST N/A**
1/4-1/2 **SOUTH SALT LAKE, UT 84107**
0.400 mi.
2111 ft. **Site 2 of 2 in cluster M**

Relative:
Higher

Actual:
4268 ft.

LUST:

Name:	U-HAUL RENTAL CENTER (72059)
Address:	55 E 3900 S
City,State,Zip:	SOUTH SALT LAKE, UT 84107
Facility ID:	4001095
Release Id:	IER
Closed Date:	**10/20/1993**
Notification Date:	07/12/1993
Owner Name:	U HAUL CO OF UTAH INC
Owner Address:	55 E 3900 S
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84107
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Project Manager:	[Mike Pfeiffer]

UST:

Name:	U-HAUL RENTAL CENTER (72059)

U-HAUL RENTAL CENTER (72059) (Continued) **U003150060**

Address:	55 E 3900 S
City,State,Zip:	SOUTH SALT LAKE, UT 84107
Facility ID:	4001095
Owner Name:	U HAUL CO OF UTAH INC
Owner Address:	55 E 3900 S
Owner City,St,Zip:	SALT LAKE CITY, UT 84107
Owner Phone:	(801) 265-0596
Total Tanks:	5
Closed Tanks:	5

---

61 **7 ELEVEN 1852-29175** **UT LUST** **U003150349**
East **4051 S STATE ST** **UT UST** **N/A**
1/4-1/2 **SALT LAKE CITY, UT 84115** **UT Financial Assurance**
0.422 mi.
2227 ft.

Relative:
Higher

Actual:
4264 ft.

LUST:

Name:	7 ELEVEN 1852-29175
Address:	4051 S STATE ST
City,State,Zip:	SALT LAKE CITY, UT 84115
Facility ID:	4001425
Release Id:	LMN
Closed Date:	**09/27/2002**
Notification Date:	01/06/2002
Owner Name:	7-ELEVEN INC
Owner Address:	PO BOX 711
Owner City:	DALLAS
Owner State:	TX
Owner Zip:	75221
Owner City,St,Zip:	DALLAS, TX 75221
Project Manager:	Hong-Lei Tao

Name:	7 ELEVEN 1852-29175
Address:	4051 S STATE ST
City,State,Zip:	SALT LAKE CITY, UT 84115
Facility ID:	4001425
Release Id:	MIU
Closed Date:	**07/09/2015**
Notification Date:	02/28/2008
Owner Name:	7-ELEVEN INC
Owner Address:	PO BOX 711
Owner City:	DALLAS
Owner State:	TX
Owner Zip:	75221
Owner City,St,Zip:	DALLAS, TX 75221
Project Manager:	Hong-Lei Tao

UST:

Name:	7 ELEVEN 1852-29175
Address:	4051 S STATE ST
City,State,Zip:	SALT LAKE CITY, UT 84115
Facility ID:	4001425
Owner Name:	7-ELEVEN INC
Owner Address:	PO BOX 711
Owner City,St,Zip:	DALLAS, TX 75221
Owner Phone:	(214) 415-0146
Total Tanks:	3

7 ELEVEN 1852-29175 (Continued) **U003150349**

Closed Tanks: 0

Financial Assurance 2:

Name:	7 ELEVEN 1852-29175
Address:	4051 S STATE ST
City,State,Zip:	SALT LAKE CITY, UT 84115
Facility ID:	4001425
Federal Regulated Tank:	True
Mechanism:	PST Fund

N62 **ROSA PROPERTIES II LC** **US BROWNFIELDS** **1015995554**
ESE **4180 & 4190 SOUTH STATE STREET** **N/A**
1/4-1/2 **SALT LAKE CITY, UT 84107**
0.422 mi.
2228 ft. **Site 1 of 6 in cluster N**

Relative:
Higher

Actual:
4264 ft.

US BROWNFIELDS:

Name:	ROSA PROPERTIES II LC
Address:	4180 & 4190 SOUTH STATE STREET
City,State,Zip:	SALT LAKE CITY, UT 84107
Recipient Name:	Salt Lake County
Grant Type:	Assessment
Property Number:	22-06-102-016-000, 22-06-102-021-000
Parcel size:	2.29
Latitude:	40.6804399
Longitude:	-111.8883782
HCM Label:	Address Matching-House Number
Map Scale:	-
Point of Reference:	Entrance Point of a Facility or Station
Highlights:	-
Datum:	North American Datum of 1983
Acres Property ID:	154761
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	5000
Assessment Funding Source:	EPA
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity:	-
Grant Type:	Hazardous
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	Y
Cooperative Agreement Number:	97860701
Start Date:	6/1/2012
Ownership Entity:	-
Completion Date:	10/26/2012
Current Owner:	-
Did Owner Change:	-
Cleanup Required:	U

ROSA PROPERTIES II LC (Continued) **1015995554**

Video Available:	-
Photo Available:	Y
Institutional Controls Required:	U
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:	-
Controled substance found:	-
Controled 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:	-
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:	-

ROSA PROPERTIES II LC (Continued) **1015995554**

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:	-
Below Poverty Number:	850
Below Poverty Percent:	22.58
Meidan Income:	3837
Meidan Income Number:	2085
Meidan Income Percent:	55.39
Vacant Housing Number:	89
Vacant Housing Percent:	5.48
Unemployed Number:	139
Unemployed Percent:	3.69

N63 **WOODHULL BROTHERS SMELTER** **SEMS-ARCHIVE** **1003877793**
ESE **4200 SOUTH STATE STREET** **LEAD SMELTERS** **UTD988071593**
1/4-1/2 **MURRAY, UT 84123**
0.423 mi.
2236 ft. **Site 2 of 6 in cluster N**

Relative: **Higher**
Actual: **4263 ft.**

SEMS Archive:

Site ID:	0801131
EPA ID:	UTD988071593
Name:	WOODHULL BROTHERS SMELTER
Address:	4200 SOUTH STATE STREET
City,State,Zip:	MURRAY, UT 84123
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

WOODHULL BROTHERS SMELTER (Continued) **1003877793**

SEMS Archive Detail:

Region:	08
Site ID:	0801131
EPA ID:	UTD988071593
Site Name:	WOODHULL BROTHERS SMELTER
NPL:	N
FF:	N
OU:	00
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Finish Date:	1993-07-09 04:00:00
Current Action Lead:	EPA Perf In-Hse

Region:	08
Site ID:	0801131
EPA ID:	UTD988071593
Site Name:	WOODHULL BROTHERS SMELTER
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Finish Date:	1991-09-30 04:00:00
Qual:	H
Current Action Lead:	St Perf

Region:	08
Site ID:	0801131
EPA ID:	UTD988071593
Site Name:	WOODHULL BROTHERS SMELTER
NPL:	N
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	1
Finish Date:	1993-07-09 04:00:00
Qual:	N
Current Action Lead:	St Perf

Region:	08
Site ID:	0801131
EPA ID:	UTD988071593
Site Name:	WOODHULL BROTHERS SMELTER
NPL:	N
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1991-05-20 04:00:00
Finish Date:	1991-05-20 04:00:00
Current Action Lead:	St Perf

WOODHULL BROTHERS SMELTER (Continued) **1003877793**

Lead Smelter Sites:
- Site ID: 0801131
- Facility Region Id: 08
- FF Ind: N
- NAI: N
- NPL: Not on the NPL

N64 **MURRAY LAUNDRY** **UT VCP** **S108669162**
ESE **4200 SOUTH STATE STREET** **N/A**
1/4-1/2 **SALT LAKE CITY, UT**
0.423 mi.
2236 ft. **Site 3 of 6 in cluster N**

Relative:
Higher

Actual:
4263 ft.

VCP:
- Name: MURRAY LAUNDRY
- Address: 4200 SOUTH STATE STREET
- City,State,Zip: SALT LAKE CITY, UT
- VCP Number: VCP-C058
- Site Acreage: 1.95
- Project Manager: JOSEPH KATZ
- Status: Terminated by agency
- Date Of Application: 07/12/2007
- Date Of Agreement: 09/21/2007
- Date Of Termination: 05/17/2011

N65 **MURRAY LAUNDRY 4200 S. STATE PLUME** **SEMS** **1003073252**
ESE **4200 S. STATE STREET** **PRP** **UT0009946260**
1/4-1/2 **SALT LAKE CITY, UT 84107**
0.423 mi.
2236 ft. **Site 4 of 6 in cluster N**

Relative:
Higher

Actual:
4263 ft.

SEMS:
- Site ID: 0801812
- EPA ID: UT0009946260
- Name: MURRAY LAUNDRY 4200 S. STATE PLUME
- Address: 4200 S. STATE STREET
- City,State,Zip: SALT LAKE CITY, UT 84107
- Cong District: 02
- FIPS Code: 49035
- FF: N
- NPL: Not on the NPL
- Non NPL Status: Referred to Removal - NFRAP

SEMS Detail:
- Region: 08
- Site ID: 0801812
- EPA ID: UT0009946260
- Site Name: MURRAY LAUNDRY 4200 S. STATE PLUME
- NPL: N
- FF: N
- OU: 00
- Action Code: ES
- Action Name: ESI
- SEQ: 2
- Start Date: 2012-05-25 05:00:00
- Finish Date: 10/9/2012 4:00:00 AM

MURRAY LAUNDRY 4200 S. STATE PLUME (Continued) **1003073252**

Qual:	W
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0801812
EPA ID:	UT0009946260
Site Name:	MURRAY LAUNDRY 4200 S. STATE PLUME
NPL:	N
FF:	N
OU:	00
Action Code:	RV
Action Name:	RMVL
SEQ:	1
Start Date:	2013-04-15 04:00:00
Finish Date:	9/29/2013 5:00:00 AM
Qual:	C
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0801812
EPA ID:	UT0009946260
Site Name:	MURRAY LAUNDRY 4200 S. STATE PLUME
NPL:	N
FF:	N
OU:	00
Action Code:	RS
Action Name:	RV ASSESS
SEQ:	1
Start Date:	2013-04-15 04:00:00
Finish Date:	9/29/2013 5:00:00 AM
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0801812
EPA ID:	UT0009946260
Site Name:	MURRAY LAUNDRY 4200 S. STATE PLUME
NPL:	N
FF:	N
OU:	00
Action Code:	BB
Action Name:	PRP RV
SEQ:	1
Start Date:	2015-04-20 05:00:00
Finish Date:	11/22/2017 5:00:00 AM
Current Action Lead:	EPA Ovrsght
Region:	08
Site ID:	0801812
EPA ID:	UT0009946260
Site Name:	MURRAY LAUNDRY 4200 S. STATE PLUME
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	2001-07-17 04:00:00

MURRAY LAUNDRY 4200 S. STATE PLUME (Continued) **1003073252**

Finish Date:	7/17/2001 4:00:00 AM
Qual:	L
Current Action Lead:	St Perf
Region:	08
Site ID:	0801812
EPA ID:	UT0009946260
Site Name:	MURRAY LAUNDRY 4200 S. STATE PLUME
NPL:	N
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	2000-11-02 05:00:00
Finish Date:	11/2/2000 5:00:00 AM
Current Action Lead:	St Perf
Region:	08
Site ID:	0801812
EPA ID:	UT0009946260
Site Name:	MURRAY LAUNDRY 4200 S. STATE PLUME
NPL:	N
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	1
Start Date:	2004-04-26 04:00:00
Finish Date:	9/7/2005 4:00:00 AM
Qual:	L
Current Action Lead:	St Perf
Region:	08
Site ID:	0801812
EPA ID:	UT0009946260
Site Name:	MURRAY LAUNDRY 4200 S. STATE PLUME
NPL:	N
FF:	N
OU:	00
Action Code:	VA
Action Name:	OTHR CLEANUP
SEQ:	1
Start Date:	2007-09-21 04:00:00
Finish Date:	11/17/2010 5:00:00 AM
Qual:	H
Current Action Lead:	St Perf
Region:	08
Site ID:	0801812
EPA ID:	UT0009946260
Site Name:	MURRAY LAUNDRY 4200 S. STATE PLUME
NPL:	N
FF:	N
OU:	00
Action Code:	ES
Action Name:	ESI

MURRAY LAUNDRY 4200 S. STATE PLUME (Continued) **1003073252**

SEQ: 1
Start Date: 2011-10-27 04:00:00
Finish Date: 12/6/2012 5:00:00 AM
Qual: W
Current Action Lead: St Perf

PRP:
PRP Name: ARTESIAN SPRINGS II, LLC
DAVID G. BEVAN
HOOPER KNOWLTON
MURRAY TOWERS, L.C.
MURRAY TOWERS, L.C.
PARLEYS PARTNERS, LLC

N66 **OLD MURRAY LAUNDRY** **UT LUST U003850511**
ESE **4220 S STATE ST** **UT UST N/A**
1/4-1/2 **SALT LAKE CITY, UT 84107**
0.426 mi.
2250 ft. **Site 5 of 6 in cluster N**

Relative:
Higher

Actual:
4261 ft.

LUST:
Name: OLD MURRAY LAUNDRY
Address: 4220 S STATE ST
City,State,Zip: SALT LAKE CITY, UT 84107
Facility ID: 4002312
Release Id: LMW
Closed Date: **06/25/2003**
Notification Date: 01/16/2002
Owner Name: Lake Line Development
Owner Address: 6806 S 1300 E
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84121
Owner City,St,Zip: SALT LAKE CITY, UT 84121
Project Manager: [John Menatti]

UST:
Name: OLD MURRAY LAUNDRY
Address: 4220 S STATE ST
City,State,Zip: SALT LAKE CITY, UT 84107
Facility ID: 4002312
Owner Name: Lake Line Development
Owner Address: 6806 S 1300 E
Owner City,St,Zip: SALT LAKE CITY, UT 84121
Owner Phone: (801) 617-2255
Total Tanks: 2
Closed Tanks: 2

67
WNW
1/4-1/2
0.443 mi.
2341 ft.

BLUE RIBBON ENTERPRISES
3997 S 500 W
SALT LAKE CITY, UT 84121

UT LUST **U003229687**
UT UST **N/A**

Relative:
Higher

Actual:
4269 ft.

LUST:

Name:	BLUE RIBBON ENTERPRISES
Address:	3997 S 500 W
City,State,Zip:	SALT LAKE CITY, UT 84121
Facility ID:	4002184
Release Id:	KHH
Closed Date:	**02/18/1998**
Notification Date:	11/21/1997
Owner Name:	CHARLENE HAYES
Owner Address:	missing
Owner City:	UNKNOWN
Owner State:	??
Owner Zip:	0
Owner City,St,Zip:	UNKNOWN, ?? 0
Project Manager:	[Dale Urban]

UST:

Name:	BLUE RIBBON ENTERPRISES
Address:	3997 S 500 W
City,State,Zip:	SALT LAKE CITY, UT 84121
Facility ID:	4002184
Owner Name:	CHARLENE HAYES
Owner Address:	missing
Owner City,St,Zip:	UNKNOWN, ?? 0
Owner Phone:	(801) 261-0389
Total Tanks:	1
Closed Tanks:	1

N68
ESE
1/4-1/2
0.452 mi.
2385 ft.

FORMER ANTIQUER BUILDING
4201 S STATE
SALT LAKE CITY, UT 84111

Site 6 of 6 in cluster N

UT LUST **U003298140**
UT UST **N/A**

Relative:
Higher

Actual:
4264 ft.

LUST:

Name:	FORMER ANTIQUER BUILDING
Address:	4201 S STATE
City,State,Zip:	SALT LAKE CITY, UT 84111
Facility ID:	4002191
Release Id:	KJM
Closed Date:	**02/24/2003**
Notification Date:	02/18/1998
Owner Name:	WARREN HYER
Owner Address:	9528 S 220 E
Owner City:	SANDY
Owner State:	UT
Owner Zip:	84070
Owner City,St,Zip:	SANDY, UT 84070
Project Manager:	[John Menatti]

UST:

Name:	FORMER ANTIQUER BUILDING
Address:	4201 S STATE

FORMER ANTIQUER BUILDING (Continued) **U003298140**

City,State,Zip:	SALT LAKE CITY, UT 84111
Facility ID:	4002191
Owner Name:	WARREN HYER
Owner Address:	9528 S 220 E
Owner City,St,Zip:	SANDY, UT 84070
Owner Phone:	(801) 571-4707
Total Tanks:	3
Closed Tanks:	3

69
ENE
1/4-1/2
0.453 mi.
2392 ft.

CROSSLAND MORTGAGE CORPORATION **UT LUST** **U003530206**
3902 S STATE STREET **N/A**
SALT LAKE CITY, UT 84107

Relative:
Higher

Actual:
4270 ft.

LUST:

Name:	CROSSLAND MORTGAGE CORPORATION
Address:	3902 S STATE STREET
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4002220
Release Id:	KWJ
Closed Date:	**04/09/1999**
Notification Date:	02/10/1999
Owner Name:	RAVARINO ENTERPRISES
Owner Address:	5493 MERLYN ST
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84117
Owner City,St,Zip:	SALT LAKE CITY, UT 84117
Project Manager:	[Dale Urban]

70
WSW
1/4-1/2
0.458 mi.
2420 ft.

JAMES H. CLARK & SON INC. **UT LUST** **U003150322**
4100 S 663 W **UT UST** **N/A**
SALT LAKE CITY, UT 84165 **UT Financial Assurance**

Relative:
Lower

Actual:
4245 ft.

LUST:

Name:	JAMES H. CLARK & SON INC.
Address:	4100 S 663 W
City,State,Zip:	SALT LAKE CITY, UT 84165
Facility ID:	4000444
Release Id:	KHY
Closed Date:	**09/17/1998**
Notification Date:	12/22/1997
Owner Name:	JAMES H CLARK & SON INC
Owner Address:	PO BOX 651130
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84165
Owner City,St,Zip:	SALT LAKE CITY, UT 84165
Project Manager:	[Doug Hansen]

Name:	JAMES H. CLARK & SON INC.
Address:	4100 S 663 W
City,State,Zip:	SALT LAKE CITY, UT 84165

JAMES H. CLARK & SON INC. (Continued) **U003150322**

Facility ID:	4000444
Release Id:	LKI
Closed Date:	**12/03/2001**
Notification Date:	07/11/2001
Owner Name:	JAMES H CLARK & SON INC
Owner Address:	PO BOX 651130
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84165
Owner City,St,Zip:	SALT LAKE CITY, UT 84165
Project Manager:	[Doug Hansen]

UST:

Name:	JAMES H. CLARK & SON INC.
Address:	4100 S 663 W
City,State,Zip:	SALT LAKE CITY, UT 84165
Facility ID:	4000444
Owner Name:	JAMES H CLARK & SON INC
Owner Address:	PO BOX 651130
Owner City,St,Zip:	SALT LAKE CITY, UT 84165
Owner Phone:	(801) 266-9322
Total Tanks:	3
Closed Tanks:	1

Financial Assurance 2:

Name:	JAMES H. CLARK & SON INC.
Address:	4100 S 663 W
City,State,Zip:	SALT LAKE CITY, UT 84165
Facility ID:	4000444
Federal Regulated Tank:	True
Mechanism:	PST Fund

71
SSE
1/4-1/2
0.479 mi.
2531 ft.

U.S.WEST 674196
4400 S MAIN ST
MURRAY, UT 84107

UT LUST **U003149580**
UT UST **N/A**

Relative: Higher

Actual: 4280 ft.

LUST:

Name:	U.S.WEST 674196
Address:	4400 S MAIN ST
City,State,Zip:	MURRAY, UT 84107
Facility ID:	4000598
Release Id:	NCD
Notification Date:	11/12/2013
Owner Name:	CENTURYLINK
Owner Address:	70 SOUTH STATE STREET
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84111
Owner City,St,Zip:	SALT LAKE CITY, UT 84111
Project Manager:	Kevin Beery

Name:	U.S.WEST 674196
Address:	4400 S MAIN ST
City,State,Zip:	MURRAY, UT 84107
Facility ID:	4000598

U.S.WEST 674196 (Continued) **U003149580**

Release Id:	HWD
Closed Date:	**03/04/2014**
Notification Date:	10/19/1992
Owner Name:	CENTURYLINK
Owner Address:	70 SOUTH STATE STREET
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84111
Owner City,St,Zip:	SALT LAKE CITY, UT 84111
Project Manager:	[Robin Davis]

UST:

Name:	U.S.WEST 674196
Address:	4400 S MAIN ST
City,State,Zip:	MURRAY, UT 84107
Facility ID:	4000598
Owner Name:	CENTURYLINK
Owner Address:	70 SOUTH STATE STREET
Owner City,St,Zip:	SALT LAKE CITY, UT 84111
Owner Phone:	(385) 295-9172
Total Tanks:	4
Closed Tanks:	4

72
WSW
1/4-1/2
0.480 mi.
2532 ft.

S.L. COUNTY CTTNWD SANITARY DIST **UT LUST** **U003150589**
4150 S 500 W **UT UST** **N/A**
SALT LAKE CITY, UT 84123

Relative:
Lower

Actual:
4245 ft.

LUST:

Name:	S.L. COUNTY CTTNWD SANITARY DIST
Address:	4150 S 500 W
City,State,Zip:	SALT LAKE CITY, UT 84123
Facility ID:	4000867
Release Id:	KPJ
Closed Date:	**08/19/1998**
Notification Date:	08/17/1998
Owner Name:	COTTONWOOD IMPROVEMENT DISTRICT
Owner Address:	8620 S HIGHLAND DR
Owner City:	SANDY
Owner State:	UT
Owner Zip:	84093
Owner City,St,Zip:	SANDY, UT 84093
Project Manager:	[Dale Urban]

UST:

Name:	S.L. COUNTY CTTNWD SANITARY DIST
Address:	4150 S 500 W
City,State,Zip:	SALT LAKE CITY, UT 84123
Facility ID:	4000867
Owner Name:	COTTONWOOD IMPROVEMENT DISTRICT
Owner Address:	8620 S HIGHLAND DR
Owner City,St,Zip:	SANDY, UT 84093
Owner Phone:	(801) 943-7671
Total Tanks:	1
Closed Tanks:	1

73
ESE
1/4-1/2
0.486 mi.
2564 ft.

RANDY'S INC. AUTO SALES
4275 S STATE ST
SALT LAKE CITY, UT 84107

UT LUST **U003150054**
UT UST **N/A**

Relative:
Higher

Actual:
4259 ft.

LUST:

Name:	RANDY'S INC. AUTO SALES
Address:	4275 S STATE ST
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4001514
Release Id:	FGN
Closed Date:	**04/03/2003**
Notification Date:	09/07/1989
Owner Name:	RANDY LARSEN
Owner Address:	4717 WALLACE LN
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84117
Owner City,St,Zip:	SALT LAKE CITY, UT 84117
Project Manager:	[John Menatti]

UST:

Name:	RANDY'S INC. AUTO SALES
Address:	4275 S STATE ST
City,State,Zip:	SALT LAKE CITY, UT 84107
Facility ID:	4001514
Owner Name:	RANDY LARSEN
Owner Address:	4717 WALLACE LN
Owner City,St,Zip:	SALT LAKE CITY, UT 84117
Owner Phone:	(801) 268-2101
Total Tanks:	3
Closed Tanks:	3

74
WSW
1/4-1/2
0.492 mi.
2599 ft.

COTTONWOOD IMPROVEMENT DISTRICT
4179 SOUTH 500 WEST
MURRAY, UT

UT VCP **S105855132**
N/A

Relative:
Lower

Actual:
4254 ft.

VCP:

Name:	COTTONWOOD IMPROVEMENT DISTRICT
Address:	4179 SOUTH 500 WEST
City,State,Zip:	MURRAY, UT
VCP Number:	VCP-C015
Site Acreage:	8.00
Project Manager:	BILL REES
Status:	Certificate of Completion issued
Date Of Application:	03/03/1999
Date Of Agreement:	04/14/1999
Date Of Completion:	1/30/2002

75
WNW
1/4-1/2
0.493 mi.
2601 ft.

ALDER CONSTRUCTION
3937 S 500 W
SALT LAKE CITY, UT 84123

UT LUST **1000657503**
UT UST **N/A**

Relative:
Higher

Actual:
4269 ft.

LUST:

Name:	ALDER CONSTRUCTION
Address:	3937 S 500 W
City,State,Zip:	SALT LAKE CITY, UT 84123
Facility ID:	4001255
Release Id:	HJJ
Closed Date:	**02/09/1996**
Notification Date:	02/13/1992
Owner Name:	ALDER CONSTRUCTION
Owner Address:	3939 S 500 W
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84123
Owner City,St,Zip:	SALT LAKE CITY, UT 84123
Project Manager:	[Doug Hansen]

UST:

Name:	ALDER CONSTRUCTION
Address:	3937 S 500 W
City,State,Zip:	SALT LAKE CITY, UT 84123
Facility ID:	4001255
Owner Name:	ALDER CONSTRUCTION
Owner Address:	3939 S 500 W
Owner City,St,Zip:	SALT LAKE CITY, UT 84123
Total Tanks:	1
Closed Tanks:	1

Count: 7 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MURRAY	S105855125	PALLAS YARD	5410-5830 SOUTH AND 300 WEST		UT VCP
MURRAY	U004281688	BUEHNER CONCRETE	5200 S MAIN ST	84107	UT LUST, UT UST
MURRAY	U004281679	BUEHNER CONCRETE COMPANY	5200 S MAIN ST	84107	UT LUST, UT UST
MURRAY	U003149624	MURRAY PLANT REMOVAL	5265 S MAIN ST	84107	UT LUST, UT UST
SALT LAKE CITY	U003150617	UTAH TILE & ROOFING, INC.	555 W 3900 S #C	84123	UT LUST, UT UST
SALT LAKE CITY	1026578628	CENTRAL VALLEY WATER	800 W CENTRAL VALLEY RD	84115	PRP
SALT LAKE CITY	S128535411	TAYLORSVILLE SENIOR CENTER	4743 PLYMOUTH VIEW DRIVE		UT VCP

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	03/03/2022	03/04/2022	05/27/2022
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	02/16/2022	03/01/2022	05/27/2022
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	12/06/2021	12/07/2021	02/24/2022
UT	FUDS	Formerly Used Defense Sites	Utah AGRC	07/19/2021	07/19/2021	10/07/2021
UT	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Quality	10/02/2020	10/06/2020	12/29/2020
UT	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Quality	03/03/2022	03/04/2022	03/21/2022
UT	INST CONTROL	Sites with Institutional Controls	Department of Environmental Quality	01/19/2022	01/20/2022	04/05/2022
UT	LAST	Leaking Aboveground Storage Tank Sites	Department of Environmental Quality	03/03/2022	03/04/2022	05/27/2022
UT	LUST	Sites with Leaking Underground Storage Tanks	Department of Environmental Quality	01/11/2022	01/12/2022	04/01/2022
UT	MMRP	Military Munitions Response Program	Department of Environmental Quality	06/25/2021	09/14/2021	12/06/2021
UT	NPDES	Permitted Facilities Listing	Department of Environmental Quality	12/06/2021	12/08/2021	02/24/2022
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	12/31/2020	03/17/2021	06/08/2021
UT	UIC	UIC Site Location Listing	Department of Natural Resources	01/19/2022	01/19/2022	04/13/2022
UT	UOPF	Used Oil Permitted Facilities	Department of Environmental Quality	12/06/2021	12/07/2021	02/24/2022
UT	UST	List of Sites with Underground Storage Tanks	Department of Environmental Quality	01/11/2022	01/12/2022	04/01/2022
UT	VCP	Voluntary Cleanup Sites List	Department of Environmental Quality	12/27/2021	02/11/2022	05/10/2022
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	12/14/2021	12/15/2021	03/10/2022
US	BRS	Biennial Reporting System	EPA/NTIS	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	12/31/2021	01/14/2022	03/25/2022
US	CORRACTS	Corrective Action Report	EPA	02/28/2022	03/02/2022	03/17/2022
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 Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	01/25/2022	02/03/2022	02/22/2022
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	01/01/2022	01/04/2022	01/10/2022
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	12/31/2021	03/01/2022	03/10/2022
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	11/04/2021	11/22/2021	02/25/2022
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	12/01/2021	02/15/2022	05/10/2022
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/17/2022	02/17/2022	05/10/2022
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	12/15/2021	12/16/2021	03/10/2022
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	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/12/2021	11/15/2021	02/08/2022
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	10/14/2021	11/15/2021	02/08/2022
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/12/2021	11/15/2021	02/08/2022
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	01/25/2022	02/03/2022	02/22/2022
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	01/25/2022	02/03/2022	02/22/2022
US	LUCIS	Land Use Control Information System	Department of the Navy	02/08/2022	02/11/2022	05/10/2022
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	07/29/2021	08/24/2021	11/19/2021
US	NPL	National Priority List	EPA	01/25/2022	02/03/2022	02/22/2022
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	01/25/2022	02/03/2022	02/25/2022

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	01/25/2022	02/03/2022	02/22/2022
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	02/28/2022	03/02/2022	03/17/2022
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RMP	Risk Management Plans	Environmental Protection Agency	04/27/2022	05/04/2022	05/10/2022
US	ROD	Records Of Decision	EPA	01/25/2022	02/03/2022	02/22/2022
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	01/25/2022	02/03/2022	02/22/2022
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	01/25/2022	02/03/2022	02/22/2022
US	SSTS	Section 7 Tracking Systems	EPA	01/19/2022	01/19/2022	04/11/2022
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	02/22/2022	02/23/2022	05/10/2022
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/21/2022	02/23/2022	05/24/2022
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/13/2021	12/17/2021	03/17/2022
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	02/22/2022	02/23/2022	05/10/2022
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	02/21/2022	02/23/2022	05/24/2022
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/01/2022	02/23/2022	05/24/2022
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

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
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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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 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

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.

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	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). Regulatory agencies have generally defined ACM as a material containing greater that 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. 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.
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."

Description of Selected General Terms and Acronyms

Term/Acronym	Description
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.
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.

Description of Selected General Terms and Acronyms

Term/Acronym	Description
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/TSDs	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/TSDs	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.
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. De minimis 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.

Description of Selected General Terms and Acronyms

Term/Acronym	Description
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
Wetlands	Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The Corps of Engineers Wetlands Delineation Manual (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. 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.

Millcreek City Council
Jeff Silvestrini, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Cheri Jackson, District 3
Bev Uipi, District 4

Millcreek City Hall
3330 South 1300 East
Millcreek, Utah 84106
801-214-2700
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March 3, 2023

Salt Lake County Office of Regional Development
2001 South State Street – S2-100
PO Box 144575
Salt Lake City, UT 84114

RE: The Howick / Salt Lake County Housing Trust Fund ARPA Program

To Whom It May Concern,

The City of Millcreek is pleased to provide this letter of support for Community Development Corporation of Utah's application for the Salt Lake County Housing Trust Fund ARPA funding to be used to develop The Howick, an affordable apartment project located at 4101 S. Howick St., Millcreek, UT 84107. The Howick consists of 150 units for households earning at or below 60% of the area median income, with 11 units slated as deeply affordable at 30% AMI. The project focuses on the shortage of much needed family housing, with 41 three-bedroom units and 28 four-bedroom units, while also providing an elevated outdoor amenity space with play structures and gathering places.

As emphasized in Millcreek's Moderate Income Housing Plan, The Howick will provide a diversity of housing choices that meets the needs of all stages of the lifecycle. The diversity of unit types will allow a wide range of affordable housing options with both three- and four-bedroom units targeted to lower income families. All units will be restricted to low-income individuals with area median incomes ranging between 30% and 60% AMI – these low and very low-income households are targeted income group in our plan.

Millcreek encourages high density and affordable housing developments near transit stations, which is further reflected in the goals and strategies of our most recently updated Moderate Income Housing report. The Meadowbrook Trax station is located less than ¼ mile from The Howick, which Millcreek supported

a reduction of parking through the rezone process. Additionally, the Murray North Trax station is within walking distance from the Howick making this project an ideal walkable community to transit, parks, food, retail, and services. This is the type of diverse housing that we support in our General Plan –and for the Meadowbrook neighborhood transitioning into a vibrant community. We look forward to collaborating with the Community Development Corporation of Utah in finding ways to incentivize affordable housing developments and reducing any unnecessary barriers.

Please let me know if you have any further questions. We look forward to embracing this project and many more into our community.

Sincerely,

Robert May
Long Range Planning Manager
Millcreek Planning and Zoning Department

Salt Lake County Housing Trust Fund ARPA Request for Applications
The Howick - 4101 S Howick St., Millcreek, UT 84107
Community Development Corporation of Utah

On the following page is a sample certificate of insurance for Community Development Corporation of Utah, a partner on The Howick Development. The prject will carry the required insurance requirements prior to closing on the funds, if awarded.

Client#: 2631 COMMUNIDEV

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/15/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Vickie J. Garcia	
Moreton & Company - Utah P.O. Box 58139 Salt Lake City, UT 84158-0139 801 531-1234	PHONE (A/C, No, Ext): 801 531-1234	FAX (A/C, No): 801-531-6117
	E-MAIL ADDRESS: vgarcia@moreton.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Scottsdale Insurance Company	41297
INSURER B : Nationwide Assurance Company	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Community Development Corp of Utah
501 East 1700 South
Salt Lake City, UT 84105

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			CPS7652606	08/31/2022	08/31/2023	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 3,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			ACPBA013049590[illegible]	07/01/2022	07/01/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$

SAMPLE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Verification of Insurance subject to the terms and conditions of the policy.

CERTIFICATE HOLDER

Insured Copy
For Informational Purposes

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Salt Lake County housing Trust Fund ARPA Request for Applications.
The Howick – 4101 S Howick St., Millcreek, UT 84107

Application Checklist #21: Examples of other affordable housing projects completed in the last 7 years.

Completed Affordable Housing Projects of the development team are provided in Appendix F of application.

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF CORPORATIONS AND COMMERCIAL CODE
I Hereby certify that the foregoing has been filed
and approved on the 22 Day of 5, 19 90
EXAMINER: P Bailey Date 5-22-90

141879

RECEIVED
MAY 22 1990

ARTICLES OF INCORPORATION
OF
SALT LAKE COMMUNITY DEVELOPMENT CORPORATION
A Non-Profit Corporation

The undersigned hereby makes, executes and adopts the following Articles of Incorporation of SALT LAKE COMMUNITY DEVELOPMENT CORPORATION.

ARTICLE I

The name of this corporation shall be SALT LAKE COMMUNITY DEVELOPMENT CORPORATION.

ARTICLE II

The period of existence and the duration of the life of this corporation shall be perpetual.

ARTICLE III

This corporation is organized as a non-profit corporation, for the charitable purpose of preserving and improving Salt Lake City neighborhoods and retaining quality affordable housing in the City. This corporation shall also engage in the solicitation of public funds and private donations to be used for these purposes; to do all things reasonable necessary in order to serve the purposes of this corporation, as authorized under the Utah statutory provisions for non-profit corporations and in conformance with the Federal statutory provisions and Internal Revenue Service rules and regulations regarding non-profit tax exempt organizations as defined in Internal Revenue Code - 501(c)(3).

01420032

ARTICLE IV

This corporation shall have no members or stockholders. No part of the net earnings of the corporation shall inure to the benefit of any member, stockholder of officer of the corporation. The corporation shall be authorized and empowered to employ persons, to pay reasonable compensation for services to the corporation, and to make payments and distributions in furtherance of the purposes of the corporation.

ARTICLE V

Three directors shall constitute the initial governing board of the corporation, said board shall exercise all powers of the board of directors and shall hold office until a regular board of directors is selected in accordance with these articles. The names and addresses of the three original directors are:

STAN PENFOLD
218 East Fifth South
Salt Lake City, Utah 84111

CHUCK PIELE
218 East Fifth South
Salt Lake City, Utah 84111

ANNETTE CUMMING
218 East Fifth South
Salt Lake City, Utah 84111

ARTICLE VI

The name and address of the incorporator of this corporation is:

STAN PENFOLD
218 East Fifth South
Salt Lake City, Utah 84111

ARTICLE VII

The board of directors shall consist of at least eight (8) members, of whom two/thirds shall constitute a quorum. Said directors are to be selected as follows:

a. eight directors, one appointed by each of the city's eight community council districts,

b. two directors, appointed by the Salt Lake Association of Community Councils (SLACC),

c. up to five technical directors, to be selected by the original eight directors above.

The board of directors shall nominate and select new members of the board by a two/thirds vote.

ARTICLE VIII

All terms of members of the board shall be for two years. The members of the board of directors are subject to recall or

removal by a two-thirds vote of the entire board of directors.

ARTICLE IX

The board of directors shall have the power to select a president, a vice president, a secretary and a treasurer, which they shall do at their first regular meeting. These officers shall perform the duties of administration of the board of directors.

ARTICLE X

If a vacancy occurs in the board of directors for any reason, the vacancy shall be filled by the manner described above for selecting the board; the new director shall serve for the unexpired term of the former member being replaced.

ARTICLE XI

It shall be the duty of the board of directors to formulate and adopt a statement of policy and detailed purposes and procedures by which the corporation shall fulfill the purposes set forth above.

ARTICLE XII

The board of directors shall have the power to, and may adopt, by-laws for the corporation; the board of directors may amend said by-laws by a majority vote at any regular meeting of the board.

ARTICLE XIII

The location of the corporation's initial principal office shall be:

218 East Fifth South
Salt Lake City, Utah 84111

The board of directors shall have the power to change the location of the corporation's principal office.

ARTICLE XIV

The initial registered agent for the corporation shall be:

STAN PENFOLD
218 East Fifth South
Salt Lake City, Utah 84111

ARTICLE XV

The corporation is not organized for the pecuniary profit of its members, directors, or officers, nor may it issue stock nor declare nor distribute dividends, and no part of its net income shall inure to the benefit of any director, officers or members; and any balance of money or assets remaining after the full payment of corporation obligations of all and any kind shall be given to the Salt Lake Association of Community Councils (SLACC).

As limited by the Internal REvenue Code, no substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, nor intervene in, or issue, publish or distributo any statements regarding, any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not pormitted to be carried on by corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal REvenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue law).

Upon the dissolution of the corporation, the corporation shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation to the Salt Lake Association of Community Councils (SLACC), an exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1954.

--oooOOOooo--

IN WITNESS WHEREOF, I have set my hand and seal as incorporator, this 22 day of May, 1990.

Stan Penfold

STAN PENFOLD
Incorporator

CONSENT TO SERVE AS REGISTERED AGENT

STAN PENFOLD consents to serve as the registered Agent of this newly formed corporation, SALT LAKE COMMUNITY DEVELOPMENT CORPORATION.

Dated this 22 day of MAY, 1990.

Stan Penfold

STAN PENFOLD
Registered Agent

STATE OF UTAH

SALT LAKE COUNTY

On the 22nd day of May, 1989, STAN PENFOLD personally appeared before me, a notary public, and being first duly sworn upon oath, declared and stated that he is the person who signed the foregoing Articles of Incorporation as incorporator, intending to form a non-profit corporation in the State of Utah, SALT LAKE COMMUNITY DEVELOPMENT CORPORATION, and that the statements contained in the foregoing Articles of Incorporation are true and correct.

Barbara Haight

NOTARY PUBLIC
RESIDING AT SALT LAKE COUNTY
STATE OF UTAH

My comm. expires:

Notary Public
BARBARA HAIGHT
451 So. State St. Rm 415
Salt Lake City, Utah 84102
My Commission Expires
August 1, 1993
State of Utah

RECEIVED
1991 MAR 27 AM 8:33
DIVISION OF CORPORATIONS
STATE OF UTAH

EXPEDITE

ARTICLES OF AMENDMENT

OF

SALT LAKE COMMUNITY DEVELOPMENT CORPORATION

A Non-Profit Corporation CO 141879

The undersigned hereby makes, executes and adopts the following Articles of Amendment of SALT LAKE COMMUNITY DEVELOPMENT CORPORATION.

ARTICLE XV, as follows:

Upon the dissolution of the corporation, the corporation shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all assets of the corporation exclusively for the purpose of the corporation or to such organizations(s) as shall at the time, qualify as being exempt under section 501 (c) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any United States Internal Revenue law).

The amendment above was adopted at a board meeting of the SALT LAKE COMMUNITY DEVELOPMENT CORPORATION with an unanimous vote on March 25, 1991.

--oooooooooo--

IN WITNESS WHEREOF, I have set my hand and seal as incorporator of the amendment, this 25 day of MARCH, 1991.

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF CORPORATIONS AND CODE
I hereby certify that the foregoing has been filed
and approved on the 27th Day of Mar 91
in the office of this Division
EXAMINER [illegible] 3/27/91

Division Director

Mark Fetzer
MARK FETZER, Chairman

Charles N. Piele
CHARLES PIELE, Vice Chairman

10860100003

141879

State of Utah
Department of Commerce
Division of Corporations and Commercial Code

I Hereby certify that the foregoing has been filed and approved on the 28 day of Jan 1992 in the office of this Division and hereby issue this Certificate thereof.

Examiner KVL Date 1/29/92

Peter Van Alstyne
Division Director

ARTICLES OF AMENDMENT TO

ARTICLES OF INCORPORATION OF

SALT LAKE COMMUNITY DEVELOPMENT CORPORATION

A Non-Profit Corporation

Pursuant to the provisions of §16-6-51, Utah Code Annotated, the undersigned Non-Profit Corporation adopts the following Articles of Amendment to its Articles of Incorporation:

FIRST: The name of the Corporation is SALT LAKE COMMUNITY DEVELOPMENT CORPORATION.

SECOND: The amendments adopted are as follows:

A. Articles IV and V shall be amended in their entirety and in substitution of these Articles shall be the following:

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1992 JAN 28 PM 3:40
DIVISION OF CORPORATIONS
& COMMERCIAL CODE
STATE OF UTAH

ARTICLE IV

This corporation may have members as determined by the board of directors. In the event that the governing board determines that it is in the best interest of the corporation to have one or more classes of members, the designation of such class or classes, the manner of election or appointment, the qualifications and rights of members of each class, and any provisions for termination or forfeiture of membership shall be set forth in the bylaws of the corporation. The bylaws may further contain provisions relating to the imposition of dues, assessments or other charges on members, and provisions restricting the transfer of memberships. Members shall not be individually or personally liable for the debts or obligations of the corporation. No part of the net earnings of the corporation shall inure to the benefit of any member, stockholder or officer of the corporation. The corporation shall be authorized and empowered to employ persons, to pay reasonable compensation for services to the corporation, and to make payments and distributions in furtherance of the purposes of the corporation.

ARTICLE V

The Corporation shall be managed and directed by a Board of Directors which shall be comprised of at least

2028010073

8, but not more than 15 members. The election and term of Directors shall be governed by Bylaws for the Corporation, if adopted by the Board of Directors. In the absence of Bylaws adopted for the Corporation, a majority of Directors shall elect all Directors.

B. Articles VII, VIII, IX, X, and XI shall be stricken from the Articles of Incorporation of the corporation.

THIRD: There are no members who have voting rights in the corporation.

FOURTH: The foregoing amendment was adopted by the governing board of the corporation at a duly held meeting on the 21st day of January, 1992, said amendment receiving a vote of at least two-thirds of the members of said governing board.

DATED this 26th day of January, 1992.

SALT LAKE COMMUNITY DEVELOPMENT CORPORATION

By: Mark Fetzer
Mark Fetzer, President

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

I, DEBORAH M WALTON, a Notary Public, do hereby certify that on this 27th day of January, 1992, personally appeared before me Mark Fetzer, who being by me first duly sworn, declared that he is the President SALT LAKE COMMUNITY DEVELOPMENT CORPORATION, and that he signed the foregoing Articles of Amendment to Articles of Incorporation as President of said Corporation and that the statements contained therein are true.

Notary Public
DEBORAH M. WALTON
2469 Highland Dr. #201
Salt Lake City, Utah 84106
My Commission Expires
March 10, 1993
State of Utah

Deborah M Walton
NOTARY PUBLIC

RECEIVED
SEP 28 2004
Utah Div. of Corp. & Comm. Code

ARTICLES OF AMENDMENT

TO

ARTICLES OF INCORPORATION

FOR

SALT LAKE COMMUNITY DEVELOPMENT CORPORATION

09-28-04P04:17 RCVD

PURSUANT to the provisions of Utah Code Ann. §16-6a-1005, the undersigned Utah non-profit corporation adopts the following Articles of Amendment to its Articles of Incorporation:

FIRST: The name of the Corporation is Salt Lake Community Development Corporation.

SECOND: The amendments adopted are as follows:

(A) ARTICLE I of the Articles of Incorporation shall be deleted in its entirety and replaced. The amendment adopted is as follows:

"ARTICLE I

CORPORATE NAME

The name of this Corporation shall be COMMUNITY DEVELOPMENT CORPORATION OF UTAH."

(B) ARTICLE III of the Articles of Incorporation shall be deleted in its entirety and replaced. The amendment adopted is as follows:

"ARTICLE III

CORPORATE PURPOSE

The corporation is organized as a non-profit corporation for the charitable purposes of preserving and improving Utah neighborhoods and assisting families and individuals with achieving and maintaining ownership of quality, affordable housing by: 1) locating housing; 2) renovating or developing residential projects including single family homes, multi-family units and other housing

Date: 09/28/2004
Receipt Number: 1260936
Amount Paid: $17.00

opportunities; 3) providing loans, grants, financial assistance, loan brokerage services and other financial services; 4) providing home ownership training and education; and 5) providing any other service, activity or action which may be appropriate or necessary to assist in affordable housing ownership. The corporation shall also engage in the solicitation of public funds and private donations to be used for these purposes; to do all things reasonably necessary in order to serve the purposes of this corporation, as authorized under the Utah statutory provisions for non-profit corporations and in conformance with the Federal statutory provisions and Internal Revenue Service rules and regulations regarding non-profit tax exempt organizations as defined in Internal Revenue Code § 501(c)(3)."

THIRD: The foregoing amendments were adopted by the governing board of the corporation at a duly held meeting on the 27th day of September, 2004, said amendments receiving a vote of at least two-thirds of the members of said governing board.

FOURTH: There are no members who have voting rights in the corporation and action by the members was not required in adopting the amendments.

DATED this 27th day of September, 2004.

SALT LAKE COMMUNITY DEVELOPMENT CORPORATION:

By: Tom Godfrey
Tom Godfrey, President

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

I, Dennis M. Astill, a Notary Public, do hereby certify that on this 27th day of September, 2004, personally appeared before me Tom Godfrey who, being by me first duly sworn, declared that he is the President of Salt Lake Community Development Corporation, and that he signed the foregoing Articles of Amendment to the Articles of Incorporation of Salt Lake Community Development Corporation, as President of said corporation, and that the statements contained therein are true.

Notary Public

Notary Public
DENNIS M. ASTILL
3 Triad Center, #500
Salt Lake City, Utah 84180
My Commission Expires
October 20 2006
State of Utah

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248667579
Oct. 21, 2011 LTR 4168C E0
87-0476889 000000 00
00013336
BODC: TE

COMMUNITY DEVELOPMENT CORPORATION
OF UTAH
501 E 1700 S
SALT LAKE CTY UT 84105-2915

012686

Employer Identification Number: 87-0476889
Person to Contact: Mr Gerding
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Oct. 12, 2011, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in April 1991.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

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COMMUNITY DEVELOPMENT CORPORATION
OF UTAH
501 E 1700 S
SALT LAKE CTY UT 84105-2915

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Doris P. Kenwright

Doris Kenwright, Operation Mgr.
Accounts Management Operations 1