

TAYLORSVILLE URBAN RENEWAL AREA - 4100 South Redwood Road

PROPERTY	PARCEL NUMBER	OWNERSHIP	ADDRESS	COMMON NAME/TYPE	PROPERTY TYPE	DATE OF CONSTRUCTION	PARCEL SIZE		BUILDING SIZE (sf)	VALUE		TOTAL	TAX AMOUNT
							ACRES	SQ. FT.		LAND	IMPROVEMENTS		
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	Meadowbrook	Improved Commercial	1968	8.57	373,309	102,306	2,889,200	4,687,700	7,576,900	76,489
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD	Tesoro	Improved Commercial	1985	0.46	20,038	1,726	340,600	208,700	549,300	5,545
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD	US Bank	Improved Commercial	1965	0.36	15,682	3,726	174,600	441,500	616,100	6,220

	PROPERTIES	PARCEL SIZE		BUILDING SIZE (sf)	VALUE		TOTAL	TAX AMOUNT
		ACRES	SQ. FT.		LAND	IMPROVEMENTS		
Private	3	9.39	409,028	107,758	3,404,400	5,337,900	8,742,300	88,254
Public	0	-	-	-	-	-	-	-
Total	3	9.39	409,028	107,758	3,404,400	5,337,900	8,742,300	88,254



Bonneville Research

170 South Main Street Suite 775

Salt Lake City • Utah • 84101

801-364-5300

June 24, 2009

Mr. Keith Snarr
Redevelopment Agency of Taylorsville City
2600 West Taylorsville Boulevard
Taylorsville, UT 84118

Re: Blight Study for Taylorsville 4100 South and Redwood Road Urban Renewal Survey Area and Proposed Project Area

This information is intended to provide the Redevelopment Agency of Taylorsville City (the “Agency”) the information to assist the Agency in making a technically sound determination of whether or not blighted conditions are present in the Taylorsville 4100 South and Redwood Road Urban Renewal Survey Area (“Survey Area”) and the proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area (Project Area”).

Taylorsville 4100 South and Redwood Road Urban Renewal Survey Area Findings:

The proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area contains 9.39 acres +/- of private real property divided into 3 parcels.

The proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area does meet the following tests:

1. The proposed Project Area consists predominantly of non-greenfield parcels;
2. The proposed Project Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential.
3. At least 50% of the parcels within the proposed Project Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses.
4. The present condition or use of the proposed Project Area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety or welfare, as shown by the existence of at least four of the statutory factors of blight, leading to the cumulative conclusion of blighted conditions in the Survey Area and proposed Project Area. Three (3) of the total of three (3) or 100% of the number of private parcels for a total of 9.39 +/- acres or

100% of the total proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area exhibit four or more of the legislated "blight" factors.

As a result of our survey, and the additional information presented it is our opinion that the proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area is a "blighted area" in conformity with Sections 17C-2-301 and 17C-2-303 Utah Code Annotated 1953, as amended, the renewal of which is necessary to effectuate a public purpose.

We have enjoyed the challenge of this assignment and look forward to a continued working relationship with the Redevelopment Agency of Taylorsville City.

Sincerely,

Bonneville Research

Jonathan L. Springmeyer

BLIGHT ANALYSIS SURVEY OBJECTIVES AND SUMMARY

The term "blight" describes a wide range of problems ranging from the physical deterioration of buildings to the presence of health and social problems of the survey population. The Utah **"Community Development and Renewal Agencies Act"** requires the collection of technical documentation, which could be considered by the legislative body in supporting a legislative finding of blight. The Redevelopment Agency of Taylorsville City makes this determination before an Urban Renewal Project Area is established.

To examine this requirement, Bonneville Research undertook the collection of technical documentation which could be considered by the Redevelopment Agency and the legislative body in supporting a finding of blight, as defined and determined by Sections 17C-2-301 and 17C-2-303 Utah Code Annotated 1953, as amended.

For this report the definition of "blight", and the technical process followed to determine the presence of blight, is specific to Sections 17C-2-301 and particularly 17C-2-303 Utah Code Annotated 1953, as amended, which defines the existence of blight and the "factors" which contribute to blight.

Legislative "Blight" Factors:

- ✓ (a) (i) the proposed project area consists predominantly of non-greenfield parcels;
- (ii) the proposed project area is currently zoned for urban purposes and generally served by utilities;
- (iii) at least 50% of the parcels within the proposed project area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses;
- (iv) the present condition or use of the proposed project area
 - ✓ substantially impairs the sound growth of the municipality,
 - ✓ retards the provision of housing accommodations, or
 - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed project area of at least four of the following factors:
 1. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
 - a. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or
 - b. significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances;
 2. Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;
 3. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;
 4. Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;
 5. Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;
 6. Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;
 7. Defective or unusual conditions of title rendering the title non-marketable;
- (v) (A) at least 50% of the parcels within the proposed project area are affected by at least one of the factors, but not necessarily the same factor, listed in Subsection (1)(a)(iv); and

(B) the affected parcels comprise at least 66% of the acreage of the proposed project area;

Key Elements of “Community Development and Renewal Agencies Act”:

The “Community Development and Renewal Agencies Act” requires the assembly of a substantial body of information on a wide range of physical conditions in the Survey Area. The data must exhibit the characteristics of detail and reliability in measuring the characteristics enumerated in the before quoted statutes. Further, the data collected must be supported by a methodologically sound procedure, carried out by experienced professionals.

It is important to note the finding of blight is a cumulative conclusion attributable to the presence of a number of blighting factors.

- ✓ No single factor may be authoritatively cited as a "cause" of blight.
- ✓ It is a function of the presence of several physical or environmental factors, which, in combination produce the phenomenon known as blight.

The goal of the proven Bonneville Research approach has been to formulate a broad range of measurable indices capable of measuring the presence or lack of presence of the physical and environmental factors set forth in the “Community Development and Renewal Agencies Act”, as amended.

Legislative Criteria - Methodology or Index

- (a) (i) the proposed project area consists predominantly of non-greenfield parcels;
- (ii) the proposed project area is currently zoned for urban purposes and generally served by utilities;
- (iii) at least 50% of the parcels within the proposed project area contain nonagricultural or nonaccessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses;
- (iv) the present condition or use of the proposed project area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed project area of at least four of the following factors:

(1-a) Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure

- Detailed survey of the building conditions, environmental deficiencies, and land use.
 - Needs maintenance
 - Needs rehab
 - Needs major repair
 - Needs removal

- Building, Electrical, Fire, Energy, Seismic, and ADA Codes; Structural deficiencies, significant lack of code compliance, the nature and quality of landscaping, building facade conditions, the condition of paving, street and sidewalk conditions.
- Infrastructure - Aging, obsolete, broken infrastructure.
- Land Use Configurations - The design, layout and use of areas including access, parking, visibility, and other factors which impact on vacant and underutilized buildings. Poor, awkward or now illegal plot plans and property dimensions. Inability to create workable land assemblies or reuses without intervention. Inadequate public r-o-w and public purpose easements.

OR

(1-b) Significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances.

- Building, Electrical, Fire, Energy, Seismic, and ADA Codes; Structural deficiencies, significant lack of code compliance, the nature and quality of landscaping, building facade conditions, the condition of paving, street and sidewalk conditions.

(2) Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;

- Detailed survey of public health, social, facilities and economic problems.
- Excessive Fire Danger
- FEMA flood zone
- Geocoding of public health, social, facilities and economic problems.

(3) Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;

Detailed survey of environmental deficiencies, and land use.

- CERCLIS, LUST & UST computer search of Utah State files.
- Field survey of potential environmental problems, including asbestos construction, petroleum storage, and other hazardous waste problems.

(4) Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;

- Location of vacant, boarded or empty structures, properties for sale, and non-owner occupied residences and properties.
- Detailed survey of trash and debris, overgrown weeds, vacant and boarded structures.
- Economic trends as indicated by retail sales, number and quality of retail establishments, and employment.
- Declines in property values.

- (5) Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;**
- Lack of adequate public infrastructure.
 - Building built prior to the state enactment of a Seismic code.
 - Obsolete, vacant, structures, properties for sale, and non-owner occupied residences and properties.
 - Detailed survey of the building conditions, environmental deficiencies, land use, age, incompatibility, and assessed valuation.
 - Geocoding of environmental and economic problems.
 - Detailed survey of trash and debris, overgrown weeds, vacant and boarded structures.
 - Economic trends as indicated by retail sales, number and quality of retail establishments, and employment.
 - Declines in property values.
- (6) Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;**
- Geocoding of calls for service, criminal activity, social and economic problems.
- (7) Defective or unusual conditions of title rendering the title non-marketable;**
- Ongoing foreclosures, lease defaults, tax defaults, multiple liens
 - Improper, dangerous site access or accessibility.

The finding of blight is a cumulative conclusion attributable to not one, but several physical and environmental factors. No single factor should be cited as a cause of blight. Indeed, blight is attributable to a multiplicity of influences, which, in combination, produce the phenomenon of "Blight".

SURVEY AREA FINDINGS

Under terms of the contract with the Agency, the Bonneville Research project team performed a field survey and analysis of conditions relating to blight in the 4100 South and Redwood Road Urban Renewal Survey Area, as defined by the "Community Development and Renewal Agencies Act", and specifically Sections 17C-2-301 and 17C-2-303 Utah Code Annotated, 1953, as amended. The survey and analysis was performed from September 5, 2008 to current to collect the physical data pertaining to conditions enumerated in the completed blight study.

The 4100 South and Redwood Road Urban Renewal Survey Area comprises the following:

✓ Total Non Public Acreage in the Survey Area:	9.39
✓ Number of Private Parcels in the Survey Area:	3
✓ Total Public Acreage in the Area:	0
✓ Number of Public Parcels in the Area:	0
✓ Privately owned acreage in the Survey Area with Buildings or Improvements	9.39
✓ Number of Private Parcels with Buildings or Improvements:	3

Therefore, as a result of the field survey and analysis of conditions relating to blight in the 4100 South and Redwood Road Urban Renewal Survey Area and recommendations by Bonneville Research, the following 4100 South and Redwood Road Urban Renewal Project Area is proposed:

Proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area:

Total Non Public Acreage in proposed Project Area:	9.39
Number of Private Parcels in Proposed Project Area:	3
Private Acreage in Proposed Project Area with Buildings or Improvements	9.39
Number of Private Parcels with Buildings or Improvements:	3
% of the number of Private Parcels with Buildings or Improvements:	100%
% of the total Private Acreage with Buildings or Improvements:	100%

Blight Findings:

Proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area:

1. The proposed Project Area consists predominantly of non-greenfield parcels.
 - "Greenfield" means land not developed beyond agricultural or forestry use
 - The proposed Project Area contains no greenfield parcels.
2. The proposed Project Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential:
 - The proposed Project Area is served by Electric, Water/Sewer, and Gas utilities, and is served by roads.
 - The proposed Project Area is zoned commercial C-2 in its entirety.
3. At least 50% of the parcels within the proposed Project Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses:
 - 3 of the 3 parcels in the proposed Project Area contain buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes.
 - The parcels containing buildings or improvements represent 100% of the total parcels in the Project Area
 - The parcels containing buildings or improvements represent 100% of the acreage in the Project Area.
4. The present condition or use of the Survey Area:
 - ✓ substantially impairs the sound growth of the municipality,
 - ✓ retards the provision of housing accommodations, or
 - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed Project Area of at least four of the following factors:
 - A. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
 1. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or
 2. Significant noncompliance with current building code, safety code, health code, or fire code requirements or local ordinances;
 - B. Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;
 - C. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;
 - D. Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;
 - E. Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;
 - F. Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county; and
 - G. Defective or unusual conditions of title rendering the title non-marketable;

Proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area:

FINDING A.

1. The Proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area contains 9.39 acres +/- of private real property.
2. The Proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area does meet the following tests:
 - The proposed Project Area consists predominantly of non-greenfield parcels;
 - The proposed Project Area is currently zoned for urban purposes and generally served by utilities.
 - At least 50% of the parcels within the proposed Project Area contain nonagricultural or nonaccessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses
 - At least 50% of the parcels within the proposed Project Area are affected by at least one of the blight factors, but not necessarily the same factor.
 - The affected parcels comprise at least 66% of the acreage of the proposed Project Area

FINDING B.

Three (3) of the total of three (3) or 100% of the number of private parcels for a total of 9.39+/- acres or 100% of the total proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area exhibit four or more of the legislated "blight" factors.

FINDING C.

The proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area is a blighted area, the renewal of which is necessary to effectuate a public purpose. Evidence of "blight" conditions or indicators was found in the proposed Project Area, sufficient to be determined to be present area wide, and therefore leads to the cumulative conclusion of blighted conditions in the proposed Taylorsville 4100 South and Redwood Road Urban Renewal Project Area.

TOTALS

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Dilapidation, deterioration or noncompliance with code	Unsanitary or unsafe conditions	Environmental hazards	Excessive vacancy	Abandoned or out-dated facilities	Criminal activity higher than non-blighted area	Defective Title	# Blight Factors
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	x	x		x	x	x		5
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD	x	x		x		x		4
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD	x	x		x	x	x		5
TOTAL NUMBER OF PARCELS WITH 1 BLIGHT FACTOR											3
TOTAL NUMBER OF PARCELS WITH 4 OR MORE BLIGHT FACTORS											3
100%											100%

Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure, although sometimes interspersed with well maintained buildings and infrastructure

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Vacant, Abandoned, Dysfunctional Land/Structures	Roofs in need of replacement or significant maintenance	Building exterior in need of replacement or significant maintenance	Building soffits and trim in need of replacement or significant maintenance	Building masonry and/or chimney in need of replacement or significant maintenance	Inadequate storm drainage	Illegal Dumping	Illegal signs	Illegally occupied Mobile Home	Posted for sale or lease or actively marketed	Recent sale or transfer of ownership
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	x	x	x	x	x	x	x	x		x	
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD						x					
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD						x					
TOTAL NUMBER OF PARCELS				1	1	1	1	1	3	1	1	0	1	0
% TOTALS				33%	33%	33%	33%	33%	100%	33%	33%	0%	33%	0%

Substantial physical dilapidation, deterioration, or defective construction of built structures, although sometimes interspersed with well maintained buildings and infrastructure

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Non-conforming commercial use	Residential in commercial zone	Commercial in residential zone	Residential parcels not adequately buffered from current or potential commercial development	Vacant Residential Property	Vacant Commercial Property	Building with boarded up windows	Non-owner occupied residential property	Inadequate landscaping	Abandoned, unlicensed, wrecked or junked vehicles	Weeds	Junk, accumulation of solid waste	Open outside storage of used material
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD						x			x	x	x	x	x
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD									x				
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD									x				
TOTAL NUMBER OF PARCELS				0	0	0	0	0	1	0	0	3	1	1	1	1
% TOTALS				0%	0%	0%	0%	0%	33%	0%	0%	100%	33%	33%	33%	33%

Substantial physical dilapidation, deterioration, or defective construction of built structures, although sometimes interspersed with well maintained buildings and infrastructure

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Dumpster not enclosed	Fencing violations	Parking areas deteriorated and need to be sealed or replaced	Graffiti on walls	Buildings that don't meet current building code	Buildings that don't meet current electrical code	Buildings that don't meet current mechanical code	ADA access deficiencies	Inadequate streets	Inadequate sidewalks in need of repair	Curb deficiencies	Improper property setback	Insufficient off street parking	Multiple buildings on single parcel
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	x	x	x	x	x	x	x	x		x	x			
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD			x		x	x		x				x		
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD			x		x	x		x						
TOTAL NUMBER OF PARCELS				1	1	3	1	3	3	1	3	0	1	1	1	0	0
% TOTALS				33%	33%	100%	33%	100%	100%	33%	100%	0%	33%	33%	33%	0%	0%

**Substantial physical dilapidation, deterioration, or defective construction of built
although sometimes interspersed with well maintained buildings and infrastru**

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	TOTAL BLIGHT FACTORS OUT OF 38	% OF TOTAL BLIGHT FACTORS
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	25	66%
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD	7	18%
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD	6	16%
TOTAL NUMBER OF PARCELS				3	
% TOTALS				100%	

Substantial noncompliance with current building code, safety code, or fire code requirements or local ordinances

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Buildings that don't meet current building code	Buildings that don't meet current electrical code	Buildings that don't meet current mechanical code	ADA access deficiencies	Parking lots deteriorated	Roofs in need of replacement or significant maintenance	Building exterior in need of replacement or significant maintenance	Building soffits and trim in need of replacement or significant maintenance	Building masonry in need of replacement or significant maintenance	Inadequate storm drainage
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	x	x	x	x	x	x	x	x	x	x
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD	x	x		x	x					x
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD	x	x		x	x					x
		TOTAL NUMBER OF PARCELS		3	3	1	3	3	1	1	1	1	3
		% TOTALS		100%	100%	33%	100%	100%	33%	33%	33%	33%	100%

Substantial noncompliance with current building code, safety code, or fire code re

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Vacant, abandoned, dysfunctional land or structures	Abandoned unlicensed wrecked or junked vehicles	Junk, accumulation or solid waste and debris	Weeds	Inadequate landscaping	Dumpster not enclosed	Open outside storage or used material	Illegal dumping	Improper building setback	Graffiti on walls	Sidewalk deficiencies	Insufficient off street parking
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	x	x	x	x	x	x	x	x		x	x	
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD					x				x			
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD					x							
		TOTAL NUMBER OF PARCELS		1	1	1	1	3	1	1	1	1	1	1	0
		% TOTALS		33%	33%	33%	33%	100%	33%	33%	33%	33%	33%	33%	0%

Substantial noncompliance with current building code, safety code, or fire code re

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Lots of inadequate or unusual size or shape	Inadequate access	Non-conforming to current zone	Buildings that don't meet current fire code	Inadequate water flow	No fire suppression system	Single family residential converted to multi family	Special firefighting hazards	TOTAL BLIGHT FACTORS OUT OF 30	% OF TOTAL BLIGHT FACTORS
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	x			x		x			23	77%
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD						x		x	9	30%
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD									6	20%
		TOTAL NUMBER OF PARCELS		1	0	0	1	0	2	0	1	3	
		% TOTALS		33%	0%	0%	33%	0%	67%	0%	33%	100%	

Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Health Dept Complaints	Buildings that don't meet current electrical code	Buildings that don't meet current mechanical code	Buildings that don't meet current fire code	Inadequate fire water flow	Inadequate Streets	Inadequate sidewalks	Curb deficiencies	Evidence of transient use	Abandoned, unlicensed, wrecked, or junked vehicles
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	x	x	x	x			x	x	x	x
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD	x	x					x	x		
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD		x					x	x		
		TOTAL NUMBER OF PARCELS		2	3	1	1	0	0	3	3	1	1
		% TOTALS		67%	100%	33%	33%	0%	0%	100%	100%	33%	33%

Illegally parked vehicles	Weeds	Junk, accumulation of solid waste	Open outside storage of used material	TOTAL BLIGHT FACTORS OUT OF 14	% OF TOTAL BLIGHT FACTORS
x	x	x	x	12	86%
	x			5	36%
	x			4	29%
1	3	1	1	3	
33%	100%	33%	33%	100%	

**Environmental hazards, as defined in state or federal law,
that require remediation as a condition for current or future use and development**

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	FEMA Flood Zone	CERCLA - Super Fund Site	Open LUST Site	Closed LUST Site	UST Compliance Violations	TOTAL BLIGHT FACTORS OUT OF 5	% OF TOTAL BLIGHT FACTORS
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD						0	0%
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD						0	0%
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD						0	0%
		TOTAL NUMBER OF PARCELS		0	0	0	0	0	0	0
		% TOTALS		0%	0%	0%	0%	0%	0%	0%

Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Vacant Buildings	Vacant Retail Stores	Commercial Buildings with a high ratio of short term leases	Abandoned buildings	Vacant, abandoned, dysfunctional land	TOTAL BLIGHT FACTORS OUT OF 5	% OF TOTAL BLIGHT FACTORS
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	x	x			x	3	60%
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD						0	0%
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD						0	0%
		TOTAL NUMBER OF PARCELS		1	1	0	0	1	1	
		% TOTALS		33%	33%	0%	0%	33%	33.3%	
		HOMEOWNER VACANCY RATES - US CENSUS BUREAU - 3RD QUARTER 2008 - UTAH							2.4%	
		RENTAL VACANCY RATES - US CENSUS BUREAU - 3RD QUARTER 2008 - UTAH							7.8%	
		RETAIL VACANCY RATE - 2008 -							7.5%	

Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Buildings built prior to enactment of State Seismic Code	Roofs in need of replacement or significant maintenance	Building masonry in need of replacement or significant maintenance	Inadequate streets	Illegal dumping	Evidence of transient use	Insufficient off street parking	Non-conforming commercial use	Residential in Commerical Zone	Commerical in Residential Zone	TOTAL BLIGHT FACTORS OUT OF 10	% OF TOTAL BLIGHT FACTORS
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	x	x	x		x	x					5	50%
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD											0	0%
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD	x										1	10%
TOTAL NUMBER OF PARCELS				2	1	1	0	1	1	0	0	0	0	2	
% TOTALS				67%	33%	33%	0%	33%	33%	0%	0%	0%	0%	67%	

Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county.

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Criminal activity higher than non-blighted area	TOTAL BLIGHT FACTORS OUT OF 1	% OF TOTAL BLIGHT FACTORS
1	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	x	1	100%
2	21-03-201-001	TESORO WEST COAST COMPANY	4101 S REDWOOD RD	x	1	100%
3	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD	x	1	100%
TOTAL NUMBER OF PARCELS				3	3	
% TOTALS				100%	100%	

Defective or unusual conditions of title rendering the title non-marketable

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	Defective title	TOTAL BLIGHT FACTORS OUT OF 1	% OF TOTAL BLIGHT FACTORS
1	21-03-201-0	M.B.S.C., LLC	4191 S REDWOOD RD		0	0%
2	21-03-201-0	TESORO WEST COAST COMPANY	4101 S REDWOOD RD		0	0%
3	21-03-201-0	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD		0	0%
		TOTAL NUMBER OF PARCELS		0	0	
		% TOTALS		0%	0%	

Parcel #1

**4191 S Redwood Rd
Salt Lake City, UT
84123**

PROPERTY INFORMATION

Parcel Number: 2103201004	Property Type: Improved Commercial
Street Address: 4191 S Redwood Rd	Style Type: *
City: Salt Lake City	Acreage: 8.57
County: Salt Lake	Total Building Sq. Ft.: 102,306
State: UT	Last Trust Deed Date : 12-19-2002
Zip: 84123	Last Transfer Date: 01-02-2001
Subdivision: *	Census Tract: UT-035-1135.11

OWNER INFORMATION

Full Name: M.B.S.C., Llc	Street Address: 3212 S State St
Care of Name: *	City: Salt Lake City
Last Name:	State: UT
First Name:	Zip: 84115
	Telephone: *

VALUE INFORMATION

Land Value: \$2,889,200.00	Tax District: 61
Improvements Value: \$4,687,700.00	Tax Year: 2008
Assessed Total: \$7,576,900.00	Tax Amount: \$76,488.81

LEGAL DESCRIPTION

BEG 53 FT E & S 0^03'15" E 335 FT FR N 1/4 COR SEC 3, T 2S, R 1W, SL MER, S 0^03'15" E 506.81 FT; S 89^43'45" E 510 FT; N 0^16'15" E 840.16 FT; S 68^24'02" W 25.34 FT; S 82^41'08" W 259.27 FT; W'LY ALG A CURVE TO RIGHT 104.43 FT; S 0^03'15" E 278.965 FT; W 130 FT TO BEG. 8.57 AC M OR L 5549-2335 5816-2926 8413-2183

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Fast Food Resturant
Year Built: 1968	Occupancy Class: *
Effective Year Built: 1993	Building Class: Masonary Wall
Total Sq. Ft.: 2513	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 224	Exterior Grade: Average
Grand Floor Sq. Ft.: 2428	Interior Grade: Average
Main Floor Sq. Ft.: 2513	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 10	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Community Shopping Center
Year Built: 1974	Occupancy Class: *

Effective Year Built: 1980	Building Class: Masonary Wall
Total Sq. Ft.: 95991	Exterior Wall Type: Block
Perimeter Sq. Ft.: 1790	Exterior Grade: Average
Grand Floor Sq. Ft.: 95991	Interior Grade: Average
Main Floor Sq. Ft.: 95991	Interior Condition: Fair
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 16	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 75%

Structure Number: 3	Use Class: Resturant
Year Built: 1974	Occupancy Class: *
Effective Year Built: 1980	Building Class: Masonary Wall
Total Sq. Ft.: 3802	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 256	Exterior Grade: Average
Grand Floor Sq. Ft.: 3802	Interior Grade: Average
Main Floor Sq. Ft.: 3802	Interior Condition: Fair
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 12	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

BLIGHT FACTORS

Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or significant noncompliance with current building code, safety code, health code, or fire code requirements or local ordinances.

Inadequate storm drainage

Inadequate landscaping

Parking areas deteriorated and need to be sealed or replaced

Buildings that don't meet current building code

Buildings that don't meet current electrical code

ADA access deficiencies

Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety, or welfare of the community

Area wide finding

Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities

Area wide finding

Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare

Buildings built prior to enactment of State Seismic Code

Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county.
Area wide finding

Parcel #2

**4101 S Redwood Rd
West Valley, UT
84123**

PROPERTY INFORMATION

Parcel Number: 2103201001	Property Type: Improved Commercial
Street Address: 4101 S Redwood Rd	Style Type: *
City: West Valley	Acreage: 0.46
County: Salt Lake	Total Building Sq. Ft.: 1,726
State: UT	Last Trust Deed Date: *
Zip: 84123	Last Transfer Date: *
Subdivision: *	Census Tract: *

OWNER INFORMATION

Full Name: Tesoro West Coast Company	Street Address: 13111 Northwest Fwy #125
Care of Name: *	City: Houston
Last Name: Tesoro West Coast Company	State: TX
First Name:	Zip: 77040
	Telephone: *

VALUE INFORMATION

Land Value: \$340,600.00	Tax District: 61
Improvements Value: \$208,700.00	Tax Year: 2008
Assessed Total: \$549,300.00	Tax Amount: \$5,545.18

LEGAL DESCRIPTION

BEG E 53 FT & S 0°03'15" E 60 FT FR N 1/4 COR SEC 3, T 2S, R 1W, SLM; S 0°03'15" E 155 FT; E 130 FT; N 0°03'15" W 159 FT M OR L TO S LINE 4100 S ST; SW'LY ALG SD S LINE TO BEG. 0.46 AC. 5533-0466 4794-0068 5568-0104

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Convenience Store
Year Built: 1985	Occupancy Class: *
Effective Year Built: 1988	Building Class: Masonary Wall
Total Sq. Ft.: 1230	Exterior Wall Type: Concrete
Perimeter Sq. Ft.: 142	Exterior Grade: Good
Grand Floor Sq. Ft.: 1230	Interior Grade: Good
Main Floor Sq. Ft.: 1230	Interior Condition: Good
Basement Sq. Ft.: *	Lighting Grade: Good
Number of Stories: 1	Foundation: Y
Average Street Height: 12	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Car Wash
Year Built: 1989	Occupancy Class: *
Effective Year Built: 1992	Building Class: Masonary Wall
Total Sq. Ft.: 496	Exterior Wall Type: Stucco

Perimeter Sq. Ft.: 94	Exterior Grade: Average
Grand Floor Sq. Ft.: 496	Interior Grade: Average
Main Floor Sq. Ft.: 496	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Fair
Number of Stories: 1	Foundation: Y
Average Street Height: 12	HVAC: Other
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

BLIGHT FACTORS

Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or significant noncompliance with current building code, safety code, health code, or fire code requirements or local ordinances.

Vacant, abandoned, dysfunctional land/structures
Roofs in need of replacement or significant maintenance
Building exterior in need of replacement or significant maintenance
Building soffits and trim in need of replacement or significant maintenance
Building masonry and/or chimney in need of replacement or significant maintenance
Inadequate storm drainage
Illegal dumping
Illegal signs
Posted for sale or lease or actively marketed
Vacant commercial property
Inadequate landscaping
Abandoned, unlicensed, wrecked or junked vehicles
Weeds
Junk, accumulation of solid waste
Open outside storage of used material
Dumpster not enclosed
Fencing violations
Parking areas deteriorated and need to be sealed or replaced
Graffiti on walls
Buildings that don't meet current building code
Buildings that don't meet current electrical code
Buildings that don't meet current mechanical code
ADA access deficiencies
Inadequate sidewalks in need of repair
Curb deficiencies
Lots of inadequate or unusual size or shape
Buildings that don't meet current fire code
No fire suppression system
Special firefighting hazards

Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety, or welfare of the community

Area wide finding

Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities

Area wide finding

Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare

Buildings built prior to enactment of State Seismic Code

Roofs in need of replacement or significant maintenance

Building masonry and/or chimney in need of replacement or significant maintenance

Illegal dumping

Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county.

Area wide finding

Parcel #3

**4135 S Redwood Rd
Salt Lake City, UT
84123**

PROPERTY INFORMATION

Parcel Number: 2103201003	Property Type: Improved Commercial
Street Address: 4135 S Redwood Rd	Style Type: *
City: Salt Lake City	Acreage: 0.36
County: Salt Lake	Total Building Sq. Ft.: 3,726
State: UT	Last Trust Deed Date: *
Zip: 84123	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.11

OWNER INFORMATION

Full Name: Continental Building Company	Street Address: 2800 E Lake St
Care of Name: Us Bank Corp Prop Lake0012	City: Minneapolis
Last Name:	State: MN
First Name:	Zip: 55406
	Telephone: *

VALUE INFORMATION

Land Value: \$174,600.00	Tax District: 61
Improvements Value: \$441,500.00	Tax Year: 2008
Assessed Total: \$616,100.00	Tax Amount: \$6,219.53

LEGAL DESCRIPTION

BEG S 40 FT & E 33 FT & S 0^03'15" E 175 FT & E 20 FT FR N 1/4 COR SEC 3, T 2S, R 1W, S L M; S 0^03'15" E 120 FT; E 130 FT; N 0^03'15" W 120 FT; W 130 FT TO BEG. 0.36 AC M OR L

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Bank
Year Built: 1965	Occupancy Class: *
Effective Year Built: 1985	Building Class: Masonary Wall
Total Sq. Ft.: 2626	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 220	Exterior Grade: Average
Grand Floor Sq. Ft.: 2626	Interior Grade: Average
Main Floor Sq. Ft.: 2626	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 12	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Bank Finished Basement
Year Built: 1965	Occupancy Class: *
Effective Year Built: 1985	Building Class: Masonary Wall
Total Sq. Ft.: 1100	Exterior Wall Type: Brick

Perimeter Sq. Ft.: 220
Grand Floor Sq. Ft.: 2626
Main Floor Sq. Ft.: 1100
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 12

Exterior Grade: Average
Interior Grade: Fair
Interior Condition: Fair
Lighting Grade: Fair
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

BLIGHT FACTORS

Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or significant noncompliance with current building code, safety code, health code, or fire code requirements or local ordinances.

Inadequate storm drainage
Inadequate landscaping
Parking areas deteriorated and need to be sealed or replaced
Buildings that don't meet current building code
Buildings that don't meet current electrical code
ADA access deficiencies
Inadequate streets
Inadequate sidewalks in need of repair
Curb deficiencies
Improper property setback
No fire suppression system
Special firefighting hazards

Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety, or welfare of the community

Area wide finding

Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities

Area wide finding

Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county.

Area wide finding