



5400 South and Bangerter Highway Survey Area



BONNEVILLE RESEARCH

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February 20, 2007

Mr. Don Adams
Taylorsville Redevelopment Agency
City of Taylorsville
2600 West Taylorsville Boulevard
Taylorsville, UT 84118

Re: Taylorsville City 5400 South Bangerter Blight Study

This information is intended to provide the Taylorsville Redevelopment Agency the information to assist you in making a technically sound determination of whether or not blighted conditions are present in the Taylorsville 5400 South Bangerter Urban Renewal Project Area.

Taylorsville 5400 South Bangerter Urban Renewal Survey Area Findings:

The Proposed Taylorsville 5400 South Bangerter Urban Renewal Project Area contains 65.11 acres +/- of private real property divided into 86 parcels.

The Proposed Taylorsville 5400 South Bangerter 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 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

Your attention is directed to the following Legislative blight factors, which depict the geographic coincidence of shifting of uses, dislocation, and deterioration, leading to the cumulative conclusion of blighted conditions in the Redevelopment Survey Area:

1. Sixty six (66) of the total of seventy five (75) or 88% of the number of private parcels for a total of 53.75 +/- acres or 92% of the total Proposed Taylorsville 5400 South Bangerter 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 still our opinion that the Proposed Taylorsville 5400 South Bangerter 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 Taylorsville City Urban Renewal Agency.

Sincerely,

Bonneville Research

Robert 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 Taylorsville City Urban Renewal Agency makes this determination before a Redevelopment 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 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;
 - b. Or, significant noncompliance with current building code, safety 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;

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 Taylorsville City Redevelopment 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; zoned for urban purposes
- (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 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.

(1-b) Significant noncompliance with current building code, safety 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".

REDEVELOPMENT SURVEY AREA FINDINGS

Under terms of the contract with Taylorsville City Urban Renewal Agency, the Bonneville Research project team performed a field survey and analysis of conditions relating to blight in 5400 South Bangerter 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 30, 2006 to current to collect the physical data pertaining to conditions enumerated in the completed blight study.

Taylorsville 5400 South Bangerter Urban Renewal Survey Area comprises the following:

✓ Total Non Public Acreage in the Redevelopment Survey Area:	58.49
✓ Number of Private Parcels in the Redevelopment Survey Area:	75
✓ Total Public Acreage in the Redevelopment Survey Area:	6.62
✓ Number of Public Parcels in the Redevelopment Survey Area:	11
✓ Privately owned acreage in the Survey Area with Buildings or Improvements	56.56
✓ Number of Private Parcels with Buildings or Improvements:	70

Therefore, as a result of the field survey and analysis of conditions relating to blight in 5400 South Bangerter Survey Area and recommendations by Bonneville Research, the following Taylorsville 5400 South Bangerter Urban Renewal Project Area is proposed:

Proposed Taylorsville 5400 South Bangerter Urban Renewal Project Area:

Total Non Public Acreage in Proposed Redevelopment Project Area:	58.49
Number of Private Parcels in Proposed Redevelopment Project Area:	75
Private Acreage in Proposed Redevelopment Project Area: Area with Buildings or Improvements	56.56
Number of Private Parcels with Buildings or Improvements:	70
% of the number of Private Parcels with Buildings or Improvements:	93%
% of the total Private Acreage with Buildings or Improvements:	97%

Blight Findings:

Proposed Taylorsville 5400 South Bangerter 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 5400 South Bangerter 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 industrial, commercial and residential, and
 - The 5400 South Bangerter Proposed Project area is served by Electric, Water/Sewer, and Gas utilities, and is served by roads.
 - The 5400 South Bangerter Proposed Project area is zoned commercial C-2 or C-3 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, and
 - 73 of the 75 parcels in the 5400 South Bangerter Proposed Project area contain buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes.
 - Sixteen parcels are listed in the public record as being vacant but are a part of a greater development and have improvements.
 - The parcels containing buildings or improvements represent 97% of the total parcels in the Project area
 - The parcels containing buildings or improvements represent 90% of the acreage in the Project area.
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 within the proposed project area of four of the following factors:
 1. Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure, although sometimes interspersed with well maintained buildings and infrastructure:

Physical Dilapidation:

1. Vacant, Abandoned, Dysfunctional Land/Structures
9 Parcels: #15, #25, #34, #35, #53, #57, #63, #67, #86.
2. Driveway/Parking lots deteriorated and in need of replacement or significant maintenance:
45 parcels: #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #62, #63, #64, #65, #66, #67, #68, #75, #76, #77.

3. Roofs in need of replacement or significant maintenance:
No unusual evidence found
4. Building exterior in need of replacement or significant maintenance:
No unusual evidence found.
5. Building soffits and trim in need of replacement or significant maintenance:
No unusual evidence found.
6. Building masonry and/or chimney in need of replacement or significant maintenance:
No unusual evidence found.
7. Inadequate storm drainage:
45 parcels: #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #62, #63, #64, #65, #66, #67, #68, #75, #76, #77.
8. Change in highway frontage
No unusual evidence found.
9. Illegal dumping:
33 Parcels: #1, #4, #5, #8, #17, #18, #21, #23, #25, #26, #29, #32, #33, #37, #39, #40, #43, #44, #45, #46, #47, #48, #53, #55, #57, #58, #59, #61, #67, #68, #72, #75, #76.
10. Nonconforming signs:
16 Parcels: #5, #7, #16, #18, #26, #27, #32, #33, #47, #50, #52, #53, #56, #63, #72, #75..
11. Illegally occupied Mobile Home:
No unusual evidence found
12. Improper property setback:
1 Parcel: #54
13. Car-port violations or non conforming uses:
No unusual evidence found
14. Car-port or garage converted into living space:
No unusual evidence found
15. Parking backs to road:
No unusual evidence found
16. Posted For Sale or Lease or Actively Marketed:
6 Parcels: #63, #66, #67, #75, #76, #86.
17. Residential Not Owner Occupied
No unusual evidence found
18. Parking areas deteriorated and need to be sealed or replaced:
45 parcels: #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31,

#32, #33, #34, #35, #36, #37, #38, #39, #48, #49, #50, #51, #52, #53, #54, #55,
#56, #57, #58, #59, #61, #62, #63, #64, #65, #66, #67, #68, #75, #76, #77.

19. Insufficient off street parking
6 Parcels: #52, #53, #54, #56, #57, #68.
20. Inadequate landscaping:
44 Parcels: #4, #5, #20, #21, #23, #24, #25, #26, #27, #28, #29, #32, #33, #34,
#35, #36, #37, #39, #40, #41, #43, #44, #45, #46, #47, #48, #50, #51, #52, #53,
#54, #55, #56, #57, #58, #59, #61, #64, #65, #66, #68, #75, #76, #77.
21. Non-conforming commercial use.
No unusual evidence found.
22. Residential in Commercial Zone
No unusual evidence found.
23. Commercial in Residential Zone
No unusual evidence found

Deterioration:

1. Dysfunctional Industrial Land/Structures
No unusual evidence found
2. Vacant Residential Property:
1 Parcel: #86.
3. Vacant Commercial Property:
9 Parcels: #15, #25, #34, #35, #53, #57, #63, #67, #86.
4. Building with boarded up windows:
No unusual evidence found
5. Declining Retail Sales:
No unusual evidence found.
6. Retail Businesses which are no longer in business – last 5 years:
No unusual evidence found.
1. Commercial buildings, which have a high ration of short-term or month-to-month
leases:
No unusual evidence found
2. Posted For Sale or Lease or Actively Marketed:
6 Parcels: #63, #66, #67, #75, #76, #86.
3. Non Owner Occupied Residential Property:
No unusual evidence found
4. Car-port or garage converted into living space:
No unusual evidence found
5. Inadequate landscaping:
44 Parcels: #4, #5, #20, #21, #23, #24, #25, #26, #27, #28, #29, #32, #33, #34,

#35, #36, #37, #39, #40, #41, #43, #44, #45, #46, #47, #48, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #64, #65, #66, #68, #75, #76, #77.

6. Insufficient Off Street Parking:
6 Parcels: #52, #53, #54, #56, #57, #68.
7. Curb deficiencies:
3 parcels: #40, #48, #64.
8. Inadequate or sidewalks in need or repair
3 parcels: #40, #41, #64.
9. Abandoned, unlicensed, wrecked, or junked vehicles:
4 Parcels: #23, #54, #57, #62.
10. Weeds:
12 parcels: #4, #6, #15, #18, #25, #47, #53, #54, #57, #63, #67, #86.
11. Junk, accumulation of solid waste:
33 Parcels: #1, #4, #5, #8, #17, #18, #21, #23, #25, #26, #29, #32, #33, #37, #39, #40, #43, #44, #45, #46, #47, #48, #53, #55, #57, #58, #59, #61, #67, #68, #72, #75, #76.
12. Open outside storage of used material:
33 Parcels: #1, #4, #5, #8, #17, #18, #21, #23, #25, #26, #29, #32, #33, #37, #39, #40, #43, #44, #45, #46, #47, #48, #53, #55, #57, #58, #59, #61, #67, #68, #72, #75, #76.
13. Dumpster not enclosed:
44 parcels: #5, #18, #19, #20, #21, #23, #24, #25, #26, #27, #32, #33, #34, #35, #36, #37, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #58, #59, #61, #62, #64, #65, #66, #68, #75, #76, #77, #78.
14. Fencing violations:
1 Parcel: #17.
15. Unlicensed home business:
No unusual evidence found
16. Parking areas deteriorated and need to be sealed or replaced:
45 parcels: #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #62, #63, #64, #65, #66, #67, #68, #75, #76, #77.
17. Residential in commercial zone
No unusual evidence found
18. Residential parcels not adequately buffered from current or potential commercial development:
No unusual evidence found
19. Graffiti on walls:
32 parcels: #17, #18, #19, #20, #21, #23, #25, #26, #32, #33, #34, #35, #36, #37, #39, #40, #41, #48, #52, #53, #54, #55, #56, #58, #59, #61, #62, #66, #68, #75, #76, #77.

Defective Construction of Buildings or Infrastructure:

1. International Building Code deficiencies:
Buildings/Parcels that don't meet current Building Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
2. Electrical Code deficiencies:
Buildings/Parcels that don't meet current Building Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
3. Fire Code deficiencies:
Buildings/Parcels that don't meet current Fire Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
4. Mechanical Code deficiencies:
Buildings/Parcels that don't meet current Fire Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
5. ADA Access deficiencies:
No unusual evidence found
6. Inadequate streets – 5400 South- Serious congestion and safety problems
34 parcels: #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #39, #41, #42, #43, #44, #45, #46, #47, #48, #49, #55, #56, #58, #59, #61, #62, #64, #65, #76.
7. Inadequate streets – Bangerter Highway- Serious congestion and safety problems
9 parcels: #16, #19, #20, #21, #31, #32, #48, #65, #77.
8. Inadequate sidewalks in need or repair
2 parcels: #40, #64.
9. Inadequate storm drainage:
45 parcels: #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #62, #63, #64, #65, #66, #67, #68, #75, #76, #77.
10. Curb deficiencies:
2 parcels: #40, #64.

Evidence of Defective Construction of Buildings or Infrastructure therefore was found on 66 of the 75 parcels or 88% of the number of parcels, representing 53.75 acres or 92% of the total Proposed Project area.

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

Current Building Code:

1. International Building Code deficiencies:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
2. Electrical Code deficiencies:
Buildings/Parcels that don't meet current Electrical Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
3. Fire Code deficiencies:
Buildings/Parcels that don't meet current Fire Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
4. Mechanical Code deficiencies:
Buildings/Parcels that don't meet current Fire Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
5. ADA Access deficiencies:
No unusual evidence found
6. Driveway/Parking lots deteriorated and in need of replacement or significant maintenance:
45 parcels: #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #62, #63, #64, #65, #66, #67, #68, #75, #76, #77.
7. Roofs in need of replacement or significant maintenance:
No unusual evidence found
8. Building exterior in need of replacement or significant maintenance:
No unusual evidence found
9. Building soffits and trim in need of replacement or significant maintenance:
No unusual evidence found
10. Building masonry and chimney in need of replacement or significant maintenance:

No unusual evidence found

11. Inadequate storm drainage:

45 parcels: #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #62, #63, #64, #65, #66, #67, #68, #75, #76, #77.

Current Safety Code and Local Ordinances

1. Vacant, Abandoned, Dysfunctional Land/Structures

9 Parcels: #15, #25, #34, #35, #53, #57, #63, #67, #86.

2. Abandoned, unlicensed, wrecked, or junked vehicles

4 Parcels: #23, #54, #57, #62.

3. Junk, accumulation of solid waste and debris:

33 Parcels: #1, #4, #5, #8, #17, #18, #21, #23, #25, #26, #29, #32, #33, #37, #39, #40, #43, #44, #45, #46, #47, #48, #53, #55, #57, #58, #59, #61, #67, #68, #72, #75, #76.

4. Weeds:

12 parcels: #4, #6, #15, #18, #25, #47, #53, #54, #57, #63, #67, #86.

5. Inadequate landscaping:

44 Parcels: #4, #5, #20, #21, #23, #24, #25, #26, #27, #28, #29, #32, #33, #34, #35, #36, #37, #39, #40, #41, #43, #44, #45, #46, #47, #48, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #64, #65, #66, #68, #75, #76, #77.

6. Dumpster not enclosed:

44 parcels: #5, #18, #19, #20, #21, #23, #24, #25, #26, #27, #32, #33, #34, #35, #36, #37, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #52, #53, #53, #54, #55, #56, #58, #59, #61, #62, #64, #65, #66, #68, #75, #76, #77, #78.

7. Open outside storage of used material:

33 Parcels: #1, #4, #5, #8, #17, #18, #21, #23, #25, #26, #29, #32, #33, #37, #39, #40, #43, #44, #45, #46, #47, #48, #53, #55, #57, #58, #59, #61, #67, #68, #72, #75, #76.

8. Illegal Dumping:

33 Parcels: #1, #4, #5, #8, #17, #18, #21, #23, #25, #26, #29, #32, #33, #37, #39, #40, #43, #44, #45, #46, #47, #48, #53, #55, #57, #58, #59, #61, #67, #68, #72, #75, #76.

9. Improper building setback:

No unusual evidence found.

10. Parking backs to road:

No unusual evidence found

11. Improper RV/Boat/Truck Storage:

No unusual evidence found

12. Non-conforming commercial use.

No unusual evidence found

13. Graffiti on walls:

32 parcels: #17, #18, #19, #20, #21, #23, #25, #26, #32, #33, #34, #35, #36, #37, #39, #40, #41, #48, #52, #53, #54, #55, #56, #58, #59, #61, #62, #66, #68, #75, #76, #77.

14. Sidewalk deficiencies:
2 parcels: #40, #64.

Current Fire Code

1. Fire Code deficiencies:
Buildings/Parcels that don't meet current Fire Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
2. Garage violations or non conforming uses:
No unusual evidence found.
3. Car port violations or non conforming uses:
No unusual evidence found.
4. Insufficient off street parking
6 Parcels: #52, #53, #54, #56, #57, #68.
5. Dumpster not enclosed:
44 parcels: #5, #18, #19, #20, #21, #23, #24, #25, #26, #27, #32, #33, #34, #35, #36, #37, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #52, #53, #53, #54, #55, #56, #58, #59, #61, #62, #64, #65, #66, #68, #75, #76, #77, #78.
6. Fencing violations
No unusual evidence found
7. Abandoned, unlicensed, wrecked, or junked vehicles
4 Parcels: #23, #54, #57, #62.
8. Illegally parked vehicles
4 Parcels: #23, #54, #57, #62.
9. Weeds:
12 parcels: #4, #6, #15, #18, #25, #47, #53, #54, #57, #63, #67, #86.
10. Junk, accumulation of solid waste:
33 Parcels: #1, #4, #5, #8, #17, #18, #21, #23, #25, #26, #29, #32, #33, #37, #39, #40, #43, #44, #45, #46, #47, #48, #53, #55, #57, #58, #59, #61, #67, #68, #72, #75, #76.
11. Open outside storage of used material:
33 Parcels: #1, #4, #5, #8, #17, #18, #21, #23, #25, #26, #29, #32, #33, #37, #39, #40, #43, #44, #45, #46, #47, #48, #53, #55, #57, #58, #59, #61, #67, #68, #72, #75, #76.

Evidence of substantial noncompliance with current building code, safety code, or fire code requirements or local ordinances was therefore found on 66 of the 75 parcels or 88% of the number of parcels, representing 53.75 acres or 92% of the total Proposed Project area.

- (2) **Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;**
1. International Building Code deficiencies:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
 2. Electrical Code deficiencies:
Buildings/Parcels that don't meet current Electrical Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
 3. Fire Code deficiencies:
Buildings/Parcels that don't meet current Fire Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
 4. Mechanical Code deficiencies:
Buildings/Parcels that don't meet current Fire Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
 5. Inadequate streets – 5400 South- Serious congestion and safety problems
34 parcels: #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #39, #41, #42, #43, #44, #45, #46, #47, #48, #49, #55, #56, #58, #59, #61, #62, #64, #65, #76.
 6. Inadequate streets – Bangerter Highway- Serious congestion and safety problems
9 parcels: #16, #19, #20, #21, #31, #32, #48, #65, #77.
 7. Inadequate sidewalks in need or repair
2 parcels: #40, #64.
 8. Inadequate storm drainage:
45 parcels: #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #62, #63, #64, #65, #66, #67, #68, #75, #76, #77.
 9. Curb deficiencies:
2 parcels: #40, #64.

10. Health Department Complaints:
13 Parcels: #6, #17, #24, #28, #32, #46, #48, #56, #62, #64, #72, #77, #85.
11. Evidence of transient use:
No unusual evidence found
12. Abandoned, unlicensed, wrecked, or junked vehicles
4 Parcels: #23, #54, #57, #62.
13. Illegally parked vehicles
4 Parcels: #23, #54, #57, #62.
14. Weeds:
12 parcels: #4, #6, #15, #18, #25, #47, #53, #54, #57, #63, #67, #86.
15. Junk, accumulation of solid waste:
33 Parcels: #1, #4, #5, #8, #17, #18, #21, #23, #25, #26, #29, #32, #33, #37, #39, #40, #43, #44, #45, #46, #47, #48, #53, #55, #57, #58, #59, #61, #67, #68, #72, #75, #76.
16. Open outside storage of used material:
33 Parcels: #1, #4, #5, #8, #17, #18, #21, #23, #25, #26, #29, #32, #33, #37, #39, #40, #43, #44, #45, #46, #47, #48, #53, #55, #57, #58, #59, #61, #67, #68, #72, #75, #76.

Evidence of unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community was therefore found on 67 of the 75 parcels or 89% of the number of parcels, representing 55.72 acres or 95% of the total Proposed Project area.

Therefore the 5400 South Bangerter Proposed Project Area is determined to have evidence of 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;**
- FEMA flood zone
 - Proposed Project Area is not located within a FEMA flood zone.
 - CERCLIS – Super Fund Site
 - The vicinity of 5400 S 3600 West is currently under Super Fund investigation for PCE groundwater plume. A 1999 U.S. Geological Survey groundwater quality study of the Salt Lake Valley identified a perchloroethylene (PCE) ground water plume in the vicinity of 5400 South and 3600 West
 - LUST – Leaking Underground Storage Tank

- Parcels #39, #46, # have closed cases of a Leaking Underground Storage Tank.
 - No further remediation action is required unless use of property changes.

Evidence of Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development; was therefore found on 2 of the 75 parcels or 3% of the number of parcels, representing 1.64 acres or 3% of the total Proposed Project area.

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

Excessive Vacancy:

1. Vacant Buildings/Structures
3 Parcels: #17, #34, #35.
2. Vacant Retail Stores
2 Parcels: #75, #76
3. Commercial buildings, which have a high ration of short-term or month-to-month leases:
No unusual evidence found.

Abandoned Buildings:

1. Abandoned Buildings/Structures
No unusual evidence found.

Vacant Lots:

1. Vacant, Abandoned, Dysfunctional Land
4 Parcels: #15, #63, #67, #86.

Evidence of excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities was therefore found on 9 of the 75 parcels or 12% of the number of parcels, representing 10.89 acres or 19% of the total Proposed Project area

The 2006 Retail vacancy rate in the Central West area of the Salt Lake Valley is 5.72%

The 2006 Office vacancy rate in the Central West area of the Salt Lake Valley is 5.08%

Therefore the 5400 South Bangerter Proposed Project Area is determined to have evidence of evidence of 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;

1. International Building Code deficiencies:
Buildings/Parcels that don't meet current Building Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
2. Electrical Code deficiencies:
Buildings/Parcels that don't meet current Electrical Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
3. Fire Code deficiencies:
Buildings/Parcels that don't meet current Fire Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
4. Mechanical Code deficiencies:
Buildings/Parcels that don't meet current Fire Code:
52 parcels: #1, #4, #5, #16, #17, #20, #21, #23, #24, #25, #26, #27, #28, #29, #31, #32, #33, #34, #35, #36, #37, #39, #40, #42, #43, #44, #45, #46, #47, #48, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #64, #65, #66, #68, #70, #72, #75, #76, #77, #82, #85.
5. Driveway/Parking lots deteriorated and in need of replacement or significant maintenance:
45 parcels: #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #62, #63, #64, #65, #66, #67, #68, #75, #76, #77.
6. Roofs in need of replacement or significant maintenance:
No unusual evidence found
7. Building masonry and chimney in need of replacement or significant maintenance:
No unusual evidence found
8. Inadequate storm drainage:
45 parcels: #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #62, #63, #64, #65, #66, #67, #68, #75, #76, #77.
9. Inadequate streets – 5400 South- Serious congestion and safety problems
34 parcels: #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #39, #41, #42, #43, #44, #45, #46, #47, #48, #49, #55, #56, #58, #59, #61, #62, #64, #65, #76.
10. Inadequate streets – Bangerter Highway- Serious congestion and safety

problems

9 parcels: #16, #19, #20, #21, #31, #32, #48, #65, #77.

11. Change in highway frontage
No unusual evidence found.
12. Illegal dumping:
20 Parcels/Buildings: #7, #8, #9, #10, #11, #12, #16, #18, #20, #25, #27, #28, #29, #30, #32, #33, #37, #38, #39, #41.
13. Illegally occupied Mobile Home:
No unusual evidence found
14. Improper property setback:
No unusual evidence found
15. Car-port violations or non conforming uses:
No unusual evidence found
16. Car-port or garage converted into living space:
No unusual evidence found
17. Parking backs to road:
No unusual evidence found
18. Residential Not Owner Occupied
No unusual evidence found
19. Evidence of transient use:
No unusual evidence found
20. Parking areas deteriorated and need to be sealed or replaced:
45 parcels: #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #62, #63, #64, #65, #66, #67, #68, #75, #76, #77.
21. Insufficient off street parking
6 Parcels: #52, #53, #54, #56, #57, #68.
22. Inadequate landscaping:
44 Parcels: #4, #5, #20, #21, #23, #24, #25, #26, #27, #28, #29, #32, #33, #34, #35, #36, #37, #39, #40, #41, #43, #44, #45, #46, #47, #48, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #61, #64, #65, #66, #68, #75, #76, #77.
23. Non-conforming commercial use.
No unusual evidence found.
24. Residential in Commercial Zone
No unusual evidence found
25. Commercial in Residential Zone
No unusual evidence found

Evidence of abandoned or out-dated facilities that pose a threat to public health, safety, or welfare was therefore found on 66 of the 75 parcels or 88% of the number of parcels, representing 53.75 acres or 92% of the total Proposed Project area.

(6) Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;

The proposed 5400 South Bangerter Project Area DID NOT have a higher level of Calls for Police Service per square foot of buildings than other comparable non-blighted areas in Taylorsville from January 1, 2001 through October 31, 2006.

Areas	# Calls	Building Square Foot	Calls per Building Square Foot
5400 South Bangerter	4162	2,836,192	0.0064
Family Center - 5400 S Redwood	6573	799,787	0.0082
Albertson's - 4700 S Redwood	1250	134,000	0.0093

Evidence of criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county was therefore NOT found in the Proposed Project area.

(7) Defective or unusual conditions of title rendering the title non-marketable;

No unusual evidence found

Evidence of defective or unusual conditions of title rendering the title non-marketable was therefore found on 0 of the 41 parcels or 0% of the number of parcels, representing 0 acres or 0% of the total Proposed Project area

Proposed Taylorsville 5400 South Bangerter Urban Renewal Project Area:

FINDING A.

1. The Proposed Taylorsville 5400 South Bangerter Urban Renewal Project Area contains 58.49 acres +/- of private real property.
2. The Proposed Taylorsville 5400 South Bangerter 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 factors, but not necessarily the same factor.
 - The affected parcels comprise at least 66% of the acreage of the proposed project area

FINDING B.

Sixty six (66) of the total of seventy five (75) or 88% of the number of private parcels for a total of 53.75+/- acres or 92% of the total Proposed Taylorsville 5400 South Bangerter Urban Renewal Project Area exhibit four or more of the legislated "blight" factors.

FINDING C.

The Proposed Taylorsville 5400 South Bangerter Urban Renewal Project Area is a blighted area, the redevelopment 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 sufficiently area wide, and therefore leads to the cumulative conclusion of blighted conditions in the Proposed Taylorsville 5400 South Bangerter Urban Renewal Project Area.

Parcel #1

5237 S 4015 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108352001	Property Type: Improved Commercial
Street Address: 5237 S 4015 W	Style Type: *
City: Salt Lake City	Acreage: 1.08
County: Salt Lake	Building Sq. Ft.: 11,592
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Oquirrh Hills Office Building	Street Address: 5107 S 900 E # 140
Care of Name: Hm Owners Assoc/Asset Mngt	City: Salt Lake City
Last Name: Oquirrh	State: UT
First Name: Hills	Zip: 84117
	Telephone: *

VALUE INFORMATION

Land Value: \$0.00	Tax District: 64
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$0.00	Tax Amount: \$0.00

LEGAL DESCRIPTION

BEG N 0°10'40" W 755.63 FT FR SW COR SEC 8, T 2S, R 1W, S L M; S 89°55'44" W 66.58 FT; N 0°05'30" E 200 FT; N 89°55'44" E 235.1 FT; S 0°04'16" E 200 FT; S 89°55'44" W 169.09 FT TO BEG. 1.0807 AC

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Office
Year Built: 1978	Occupancy Class: *
Effective Year Built: 1979	Building Class: Masonary Wall
Total Sq. Ft.: 11,592	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 360	Exterior Grade: Average
Grand Floor Sq. Ft.: 5,796	Interior Grade: Average
Main Floor Sq. Ft.: 5,796	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 2	Foundation: Y
Average Street Height: 11	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 **Physical Dilapidation & Code & Zoning Non-Compliance**
Illegal Dumping
Junk or Solid Waste
Non-compliance with Building Code

Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions
Area-Wide Finding

#4 Excessive Vacancy
Area-Wide Finding

#5 Abandoned or Out-Dated Facilities
Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies

Parcel #2

5255 S 4015 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108352002	Property Type: Improved Commercial
Street Address: 5255 S 4015 W	Style Type: *
City: Salt Lake City	Acreage: 0.01
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date : *
Zip: 84118	Last Transfer Date: 06-19-1997
Subdivision: Oquirrh Hill	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Mercer Properties, Llc	Street Address: 5107 S 900 E # 140
Care of Name: Asset Management Serv	City: Salt Lake City
Last Name:	State: UT
First Name:	Zip: 84117
	Telephone: *

VALUE INFORMATION

Land Value: \$99,200.00	Tax District: 64
Improvements Value: \$231,600.00	Tax Year: 2006
Assessed Value Value: \$330,800.00	Tax Amount: \$4,425.44

LEGAL DESCRIPTION

UNIT 200, OQUIRRH HILLS OFFICE BUILDING .50% INT. 4881-138, 4872-79, 4872-80,81 4793-1462 6275-0186 6298-0721

Blight Factors

- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding
- #4 Excessive Vacancy**
Area-Wide Finding

Parcel #3

5255 S 4015 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108352003	Property Type: Improved Commercial
Street Address: 5255 S 4015 W	Style Type: *
City: Salt Lake City	Acreage: 0.01
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date : *
Zip: 84118	Last Transfer Date: *
Subdivision: Oquirrh Hill	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Mercer Properties, Llc	Street Address: 5107 S 900 E # 140
Care of Name: Asset Management Services	City: Salt Lake City
Last Name:	State: UT
First Name:	Zip: 84117
	Telephone: *

VALUE INFORMATION

Land Value: \$99,200.00	Tax District: 64
Improvements Value: \$231,600.00	Tax Year: 2006
Assessed Value Value: \$330,800.00	Tax Amount: \$4,425.44

LEGAL DESCRIPTION

UNIT 100, OQUIRRH HILLS OFFICE BUILDING .50% INT. 4881-138, 4872-79, 4872-80,81 4793-1462 6275-0186 6298-0721

Blight Factors

- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding
- #4 Excessive Vacancy**
Area-Wide Finding

Parcel #4

5287 S 4015 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357001	Property Type: Improved Commercial
Street Address: 5287 S 4015 W	Style Type: *
City: Salt Lake City	Acreage: 0.51
County: Salt Lake	Building Sq. Ft.: 3,000
State: UT	Last Trust Deed Date: 08-22-2006
Zip: 84118	Last Transfer Date: 08-22-2006
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Ddi Vantage Inc	Street Address: 535 E 4500 S # D140
Care of Name: *	City: Murray
Last Name: Ddi	State: UT
First Name: Vantage Inc	Zip: 84107
	Telephone: *

VALUE INFORMATION

Land Value: \$111,600.00	Tax District: 64
Improvements Value: \$123,100.00	Tax Year: 2006
Assessed Value Value: \$234,700.00	Tax Amount: \$3,139.82

LEGAL DESCRIPTION

BEG 660.63 FT N 0°10'40" W FR SW COR SEC 8, T 2S, R 1W, S L M; S 89°55'44" W 67.03 FT; N 0°05'30" E 95 FT; N 89°55'44" E 235.67 FT; S 0°04'16" E 95 FT; S 89°55'44" W 168.91 FT TO BEG. 0.51 AC M OR L. 4872-81 5213-0174 5421-2788 5710-1375 6467-1373

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Office
Year Built: 1985	Occupancy Class: *
Effective Year Built: 1985	Building Class: Masonary Wall
Total Sq. Ft.: 3,000	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 230	Exterior Grade: Fair
Grand Floor Sq. Ft.: 3,000	Interior Grade: Fair
Main Floor Sq. Ft.: 3,000	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Fair
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

#1 **Physical Dilapidation & Code & Zoning Non-Compliance**
Illegal Dumping
Inadequate Landscaping
Weeds

Junk or Solid Waste
Open Outside Storage of Used Material
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Illegal Dumping
Inadequate landscaping

Parcel #5

5313 S 4015 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357033	Property Type: Industrial Other
Street Address: 5313 S 4015 W	Style Type: *
City: Salt Lake City	Acreage: 0.34
County: Salt Lake	Building Sq. Ft.: 2,240
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: 02-27-2007
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Bonney, Stephen H	Street Address: 2885 E Apple Blossom Ln
Care of Name: *	City: Salt Lake City
Last Name: Bonney,	State: UT
First Name: Stephen	Zip: 84117
	Telephone: *

VALUE INFORMATION

Land Value: \$113,100.00	Tax District: 64
Improvements Value: \$239,900.00	Tax Year: 2006
Assessed Value Value: \$353,000.00	Tax Amount: \$4,722.43

LEGAL DESCRIPTION

BEG N 0°10'40" W 660.63 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; S 89°55'44" W 66.58 FT M OR L; S 0°05'30" W 175 FT; N 89°56'30" E 85 FT; N 0°10'40" W 175 FT M OR L; S 89°55' 44" W TO BEG. 0.34 AC M OR L. 5471-2651 5471-2652 6296-1190 , 6498-1765

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Automobile Center
Year Built: 1983	Occupancy Class: *
Effective Year Built: 1987	Building Class: Masonary Wall
Total Sq. Ft.: 2,240	Exterior Wall Type: Block
Perimeter Sq. Ft.: 204	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,240	Interior Grade: Average
Main Floor Sq. Ft.: 2,240	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 14	HVAC: Space Heat
	Percent Heated: 90%
	HVAC 2: FORCED-AIR/RADIANT-LOOP
	Percent Heated 2: 10%
	% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Illegal Dumping
Inadequate Landscaping

Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Illegal dumping
Inadequate landscaping

Parcel #6

**5345 S 4015 W # Apxbt
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2108357037	Property Type: Vacant Industrial Land
Street Address: 5345 S 4015 W # Apxbt	Style Type: *
City: Taylorsville	Acreage: 1.96
County: Salt Lake	Building Sq. Ft.:
State: UT	Last Trust Deed Date : 10-12-2005
Zip: 84118	Last Transfer Date: 09-08-2005
Subdivision: *	Census Tract: No Value

OWNER INFORMATION

Full Name: Aurum Llc	Street Address: 2733 E Parleys Wy # 300
Care of Name: *	City: Salt Lake City
Last Name: Aurum	State: UT
First Name: Llc	Zip: 84109
	Telephone: *

VALUE INFORMATION

Land Value: \$211,900.00	Tax District: 64
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$211,900.00	Tax Amount: \$2,728.21

LEGAL DESCRIPTION

BEG N 0°10'40" W 250 FT FR SW COR OF SEC 8, T 2S, R 1W, S L BEG N 0°10'40" W 250 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; S 89°56'30" W 68.97 FT; N 0°05'30" E 235.62 FT; N M; S 89°56'30" W 68.97 FT; N 0°05'30" E 235.62 FT; N 89°55'44" E 85 FT; N 0°05'30" E 175 FT; N 89°55'44" E 215.88 89°55'44" E 85 FT; N 0°05'30" E 175 FT; N 89°55'44" E 215.88 FT; S 0°03'30" E 281.01 FT; N 89°55'44" E 232.54 FT; N 0°03' FT; S 0°03'30" E 281.01 FT; N 89°55'44" E 232.54 FT; N 0°03' 30" W 93.67 FT; N 89°55'44" E 31.91 FT; S 0°03'30" E 240.66 30" W 93.67 FT; N 89°55'44" E 31.91 FT; S 0°03'30" E 240.66 FT; S 89°55'44" W 31.19 FT; N 0°03'30" W 17.27 FT; S 89°56' FT; S 89°55'44" W 31.19 FT; N 0°03'30" W 17.27 FT; S 89°56' 30" W 465.52 FT TO BEG. LESS THAT PORTION LYING IN 30" W 465.52 FT TO BEG. LESS THAT PORTION LYING IN KEARNS TAYLORSVILLE IMPROVEMENT DISTRICT. 1.96 AC M OR L. 5491-2178 IMPROVMENT DISTR 1.39 AC M OR L. 5491-2178 5491-2190 5491-2190 5819-2131 5819-2134 5982-187 5982-0202 6037-1598 5819-2131 5819-2134 5982-183, 187 5982-0202 6037-1598 6192-1316 6192-1316

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance**
Weeds
- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding
- #4 Excessive Vacancy**
Area-Wide Finding

Parcel #7

5345 S 4015 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357038	Property Type: Vacant Industrial Land
Street Address: 5345 S 4015 W	Style Type: *
City: Salt Lake City	Acreage: 0.5
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Aurum Llc	Street Address: 2733 E Parleys Wy # 300
Care of Name: *	City: Salt Lake City
Last Name: Aurum Llc	State: UT
First Name:	Zip: 84109
	Telephone: *

VALUE INFORMATION

Land Value: \$76,200.00	Tax District: 63
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$76,200.00	Tax Amount: \$981.08

LEGAL DESCRIPTION

BEG 567.248 FT N & 231.884 FT E FR SW COR OF SEC 8, T 2S, R 1W, S L M; N 0°03'30" W 93.67 FT; N 89°55'44" E 232.537 FT S 0°03'30" E 93.67 FT; S 89°55'44" W 232.537 FT TO BEG. 0.50 AC M OR L. 5491-2178 5491-2185 5982-183, 187 5982-0202 6037-1598 6192-1316

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance**
Non-conforming signs
- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding
- #4 Excessive Vacancy**
Area-Wide Finding

Parcel #8

5345 S 4015 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357046	Property Type: Improved Commercial
Street Address: 5345 S 4015 W	Style Type: *
City: Salt Lake City	Acreage: 1
County: Salt Lake	Building Sq. Ft.: 54,830
State: UT	Last Trust Deed Date : *
Zip: 84118	Last Transfer Date: 06-28-2004
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Aurum Llc	Street Address: 2733 E Parleys Wy # 300
Care of Name: *	City: Salt Lake City
Last Name: Aurum Llc	State: UT
First Name:	Zip: 84109
	Telephone: *

VALUE INFORMATION

Land Value: \$152,500.00	Tax District: 63
Improvements Value: \$3,196,000.00	Tax Year: 2006
Assessed Value Value: \$3,348,500.00	Tax Amount: \$43,111.94

LEGAL DESCRIPTION

BEG 567.248 FT N & 231.884 FT E FR SW COR OF SEC 8, T 2S, R 1W, S L M; S 0°03'30" E 187.34 FT; N 89°55'44" E 232.54 FT; N 0°03'30" W 187.198 FT; S 89°55'44" W 232.537 FT TO BEG. 1.0 AC M OR L. 5491-2185, 2190, 2194, 2200, 2205, 2209 5536-1821 5544-0998 5819-2134 5982-187 5982-0202 6037-1598 6192-1316

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Market
Year Built: 1988	Occupancy Class: *
Effective Year Built: 1988	Building Class: Masonary Wall
Total Sq. Ft.: 54,830	Exterior Wall Type: Block
Perimeter Sq. Ft.: 1026	Exterior Grade: Average
Grand Floor Sq. Ft.: 54,830	Interior Grade: Poor
Main Floor Sq. Ft.: 54,830	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Fair
Number of Stories: 1	Foundation: Y
Average Street Height: 24	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Office Mezzanine Office
Year Built: 1988	Occupancy Class: *

Effective Year Built: 1988	Building Class: Masonary Wall
Total Sq. Ft.: 450	Exterior Wall Type: Block
Perimeter Sq. Ft.: 1026	Exterior Grade: Average
Grand Floor Sq. Ft.: 54,830	Interior Grade: Fair
Main Floor Sq. Ft.: 450	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Fair
Number of Stories: 1	Foundation: Y
Average Street Height: 24	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Illegal Dumping
Junk or Solid Waste
Open Outside Storage of Used Material

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Illegal dumping

Parcel #15

**3848 W 5400 S # Apxbt
Salt Lake City, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2108357031	Property Type: Vacant Industrial Land
Street Address: 3848 W 5400 S # Apxbt	Style Type: *
City: Salt Lake City	Acreage: 0.76
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date : *
Zip: 84118	Last Transfer Date: 07-19-2007
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Xiong, Shaoqin	Street Address: 2197 E High Ridge Ln
Care of Name: *	City: Sandy
Last Name: Xiong,	State: UT
First Name: Shaoqin	Zip: 84092
	Telephone: 801-253-4335

VALUE INFORMATION

Land Value: \$69,500.00	Tax District: 63
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$69,500.00	Tax Amount: \$894.81

LEGAL DESCRIPTION

BEG N 89°56'30" E 1065.96 FT & N 0°03'30" W 452.26 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; S 89°56'30" W 158.992 FT; N 0°10'40" W 208.571 FT; N 89°54'55" E 159.427 FT; S 0°03'30" E 208.644 FT TO BEG. 0.76 AC M OR L. 5459-2999 5460-0001 5590-2218 6016-2413 6138-1880 6808-1661 6892-0096 7067-0483

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance**
 - Vacant Land or Building
 - Weeds
- #2 Unsanitary or Unsafe Conditions**
 - Area-Wide Finding
- #4 Excessive Vacancy**
 - Area-Wide Finding

Parcel #16

3818 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357035	Property Type: Improved Commercial
Street Address: 3818 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.63
County: Salt Lake	Building Sq. Ft.: 3,104
State: UT	Last Trust Deed Date: 01-15-1999
Zip: 84118	Last Transfer Date: 01-22-1998
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Valley Properties	Street Address: 3818 W 5400 S
Care of Name: *	City: Taylorsville
Last Name:	State: UT
First Name:	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$96,100.00	Tax District: 63
Improvements Value: \$330,400.00	Tax Year: 2006
Assessed Value Value: \$426,500.00	Tax Amount: \$5,491.19

LEGAL DESCRIPTION

BEG N 89°56'30" E 1065.96 FT & N 0°03'30" W 438.09 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; N 0°03'30" W 222.846 FT; N 89°54'44" E 105.022 FT; S'LY ALG CURVE TO L 225.93 FT; S 89° 56'30" W 142.81 FT M OR L TO BEG. 0.63 AC M OR L. 5475-1912 5596-0512 5988-0540 5991-0269 6021-2283 6093-1259 7546-2853

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Office
Year Built: 1999	Occupancy Class: *
Effective Year Built: 1999	Building Class: Wood Frame
Total Sq. Ft.: 3,104	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 238	Exterior Grade: Good
Grand Floor Sq. Ft.: 3,104	Interior Grade: Average
Main Floor Sq. Ft.: 3,104	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 9	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Office Basement
Year Built: 1999	Occupancy Class: *

Effective Year Built: 1999	Building Class: Wood Frame
Total Sq. Ft.: 3,104	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 238	Exterior Grade: Good
Grand Floor Sq. Ft.: 3,104	Interior Grade: Average
Main Floor Sq. Ft.: 3,104	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 9	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

- Deteriorated Parking Lot
- Inadequate Storm Drainage
- Non-conforming signs
- Non-compliance with Building Code
- Non-compliance with Electrical Code
- Non-Compliance with Fire Code
- Non-Compliance with Mechanical Code
- Inadequate Streets

#2 Unsanitary or Unsafe Conditions

- Area-Wide Finding

#4 Excessive Vacancy

- Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

- Building Code deficiencies
- Electrical Code deficiencies
- Fire Code deficiencies
- Mechanical Code deficiencies
- Deteriorated Parking Lot
- Inadequate storm drainage
- Inadequate streets

Parcel #17

3854 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357029	Property Type: Improved Commercial
Street Address: 3854 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.61
County: Salt Lake	Building Sq. Ft.: 4,980
State: UT	Last Trust Deed Date : 07-03-2003
Zip: 84118	Last Transfer Date: 10-02-2006
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Trimble, Faye Jt	Street Address: 1933 E Quail Crossing Ln
Care of Name: *	City: Sandy
Last Name: Trimble,	State: UT
First Name: Faye Jt	Zip: 84092
	Telephone: *

VALUE INFORMATION

Land Value: \$91,100.00	Tax District: 63
Improvements Value: \$251,300.00	Tax Year: 2006
Assessed Value Value: \$342,400.00	Tax Amount: \$4,408.40

LEGAL DESCRIPTION

BEG N 89°56'30" E 1065.96 FT & N 0°03'30" W 284.26 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; S 89°56'30" W 158.642 FT; N 0°10'40" W 168.001 FT; N 89°56'30" E 158.992 FT; S 0°03'30" E 168 FT TO BEG. 0.61 AC 5447-1295 5758-2396 6641-0004

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Day Care Center
Year Built: 1983	Occupancy Class: *
Effective Year Built: 1983	Building Class: Wood Frame
Total Sq. Ft.: 4,980	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 296	Exterior Grade: Average
Grand Floor Sq. Ft.: 4,980	Interior Grade: Average
Main Floor Sq. Ft.: 4,980	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 8	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance
Deteriorated Parking Lot
Inadequate Storm Drainage
Illegal Dumping

Junk or Solid Waste
Open Outside Storage of Used Material
Fencing violations
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Illegal dumping

Parcel #18

3820 W 5400 S
Taylorsville, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357055	Property Type: Industrial Other
Street Address: 3820 W 5400 S	Style Type: *
City: Taylorsville	Acreage: 0.19
County: Salt Lake	Building Sq. Ft.:
State: UT	Last Trust Deed Date : *
Zip: 84118	Last Transfer Date: 08-24-2007
Subdivision: *	Census Tract: No Value

OWNER INFORMATION

Full Name: 3820 West Lc	Street Address: 3820 W 5400 S
Care of Name: *	City: Taylorsville
Last Name: 3820	State: UT
First Name: West Lc	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$30,000.00	Tax District: 63
Improvements Value: \$125,400.00	Tax Year: 2006
Assessed Value Value: \$155,400.00	Tax Amount: \$2,000.78

LEGAL DESCRIPTION

BEG N 89°56'30" E 1065.96 FT & N 0°03'30" W 378.09 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; N 0°03'30" W 60 FT; N 89°56'30" E 142.81 FT M OR L; S'LY ALG A 2621.48 FT RADIUS CURVE TO L 46.415 FT; S 89°56'30" W 45.02 FT; S 0°03'30" E 15 FT; S 89°56'30" W 109.16 FT TO BEG. 0.19 AC M OR L. 5475-1912 6155-0007 6732-1928

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

- Deteriorated Parking Lot
- Inadequate Storm Drainage
- Illegal Dumping
- Nonconforming signs
- Weeds
- Junk or Solid Waste
- Open Outside Storage of Used Material
- Dumpster not Enclosed
- Graffiti on Walls

#2 Unsanitary or Unsafe Conditions

- Area-Wide Finding

#4 Excessive Vacancy

- Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

- Deteriorated Parking Lot
- Inadequate storm drainage
- Illegal dumping

Parcel #19

3820 W 5400 S
Taylorsville, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357056	Property Type: Vacant Industrial Land
Street Address: 3820 W 5400 S	Style Type: *
City: Taylorsville	Acreage: 0.02
County: Salt Lake	Building Sq. Ft.:
State: UT	Last Trust Deed Date : 09-08-2004
Zip: 84118	Last Transfer Date: 08-27-2007
Subdivision: *	Census Tract: No Value

OWNER INFORMATION

Full Name: 382o West Lc	Street Address: 3820 W 5400 S
Care of Name: *	City: Taylorsville
Last Name: 382o	State: UT
First Name: West Lc	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$1,800.00	Tax District: 63
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$1,800.00	Tax Amount: \$23.18

LEGAL DESCRIPTION

BEG N 89°56'30" E 1175.12 FT & N 0°03'30" W 378.09 FT FR SW COR SEC 8, T 2S, R 1W, SLM; N 0°03'30" W 15 FT; N 89°56'30" E 45.02 FT; S'LY ALG A 2621.48 FT RADIUS CURVE TO L 15.519 FT; S 89°56'30" W 49 FT TO BEG. 0.02 AC M OR L. 5475-1912 6155-0007 6732-1928

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Graffiti on Walls
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets

Parcel #20

3840 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357024	Property Type: Improved Commercial
Street Address: 3840 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.18
County: Salt Lake	Building Sq. Ft.: 196
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: 07-10-2006
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Blake, Gilbert E & Joye T	Street Address: 3840 W 5400 S
Care of Name: *	City: Taylorsville
Last Name: Blake	State: UT
First Name: Gilbert E	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$26,900.00	Tax District: 63
Improvements Value: \$98,300.00	Tax Year: 2006
Assessed Value Value: \$125,200.00	Tax Amount: \$1,611.95

LEGAL DESCRIPTION

BEG N 89°56'30" E 1065.96 FT & N 0°03'30" W 328.09 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; N 0°03'30" W 50 FT; N 89°56'30" E 158.16 FT; SE'LY ALG CURVE TO L 51.61 FT; S 89° 56'30" W 170.95 FT TO BEG. 0.18 AC

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Office
Year Built: 1992	Occupancy Class: *
Effective Year Built: 1992	Building Class: Masonary Wall
Total Sq. Ft.: 196	Exterior Wall Type: Block
Perimeter Sq. Ft.: 49	Exterior Grade: Average
Grand Floor Sq. Ft.: 196	Interior Grade: Average
Main Floor Sq. Ft.: 196	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 8	HVAC: Electric Wall
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Storage Garage
Year Built: 1992	Occupancy Class: *

Effective Year Built: 1992	Building Class: Masonary Wall
Total Sq. Ft.: 1,792	Exterior Wall Type: Block
Perimeter Sq. Ft.: 177	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,792	Interior Grade: Average
Main Floor Sq. Ft.: 1,792	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 16	HVAC: Space Heat
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

- Deteriorated Parking Lot
- Inadequate Storm Drainage
- Inadequate Landscaping
- Graffiti on Walls
- Non-compliance with Building Code
- Non-compliance with Electrical Code
- Non-Compliance with Fire Code
- Non-Compliance with Mechanical Code
- Inadequate Streets

#2 Unsanitary or Unsafe Conditions

- Area-Wide Finding

#4 Excessive Vacancy

- Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

- Building Code deficiencies
- Electrical Code deficiencies
- Fire Code deficiencies
- Mechanical Code deficiencies
- Deteriorated Parking Lot
- Inadequate storm drainage
- Inadequate streets
- Inadequate landscaping

Parcel #21

**3800 W 5400 S
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2108357027	Property Type: Improved Commercial
Street Address: 3800 W 5400 S	Style Type: *
City: Taylorsville	Acreage: 0.27
County: Salt Lake	Building Sq. Ft.: 2,274
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Roberts, Brent W & Beth T	Street Address: 3800 W 5400 S
Care of Name: West Lake Vet Hosp	City: Taylorsville
Last Name: Roberts,	State: UT
First Name: Brent	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$38,400.00	Tax District: 63
Improvements Value: \$256,000.00	Tax Year: 2006
Assessed Value Value: \$294,400.00	Tax Amount: \$3,790.40

LEGAL DESCRIPTION

BEG N 89°56'30" E 1065.96 FT & N 0°03'30" W 263.09 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; N 0°03'30" W 65 FT; N 89°56'30" E 170.95 FT; SE'LY ALG CURVE TO L 67.5 FT; S 89°56'30" W 189.14 FT TO BEG. 0.27 AC M OR L.

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Veterinary Hospital
Year Built: 1982	Occupancy Class: *
Effective Year Built: 1982	Building Class: Masonary Wall
Total Sq. Ft.: 2,274	Exterior Wall Type: Block
Perimeter Sq. Ft.: 200	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,274	Interior Grade: Average
Main Floor Sq. Ft.: 2,274	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 12	HVAC: Forced-Air/Radiant-Loop
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Office Basement Storage
Year Built: 1982	Occupancy Class: *

Effective Year Built: 1982	Building Class: Masonary Wall
Total Sq. Ft.: 1,600	Exterior Wall Type: Block
Perimeter Sq. Ft.: 200	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,274	Interior Grade: Average
Main Floor Sq. Ft.: 1,600	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 12	HVAC: Forced-Air/Radiant-Loop
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

- Deteriorated Parking Lot
- Inadequate Storm Drainage
- Illegal Dumping
- Inadequate Landscaping
- Abandoned Vehicles
- Junk or Solid Waste
- Open Outside Storage of Used Material
- Dumpster not Enclosed
- Graffiti on Walls
- Non-compliance with Building Code
- Non-compliance with Electrical Code
- Non-Compliance with Fire Code
- Non-Compliance with Mechanical Code
- Inadequate Streets

#2 Unsanitary or Unsafe Conditions

- Area-Wide Finding

#4 Excessive Vacancy

- Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

- Building Code deficiencies
- Electrical Code deficiencies
- Fire Code deficiencies
- Mechanical Code deficiencies
- Deteriorated Parking Lot
- Inadequate storm drainage
- Inadequate streets
- Illegal dumping
- Inadequate landscaping

Parcel #22

**5367 S 4015 W # Apxbt
Salt Lake City, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2107479006	Property Type: Vacant Industrial Land
Street Address: 5367 S 4015 W # Apxbt	Style Type: *
City: Salt Lake City	Acreage: 0.01
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date : 02-01-2006
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Aurum Llc	Street Address: 2733 E Parleys Wy # 300
Care of Name: *	City: Salt Lake City
Last Name: Aurum Llc	State: UT
First Name:	Zip: 84109
	Telephone: *

VALUE INFORMATION

Land Value: \$1,500.00	Tax District: 64
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$1,500.00	Tax Amount: \$20.07

LEGAL DESCRIPTION

BEG N 0°10'40" W 250 FT & W 68.96 FT FR SE COR OF SEC 7, T 2S, R 1W, S L M; N 0°05'30" E 110.07 FT M OR L; S 89°54'30" W 1.95 FT M OR L; S 0°05'30" W 110.07 FT M OR L; N 89°56'30" E 1.95 FT M OR L TO BEG. 0.004 AC M OR L. 5654-0366 5961-1254 5982-0190 6191-2685 6192-1316

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance**
 - Deteriorated Parking Lot
 - Inadequate Storm Drainage
- #2 Unsanitary or Unsafe Conditions**
 - Area-Wide Finding
- #4 Excessive Vacancy**
 - Area-Wide Finding
- #5 Abandoned or Out-Dated Facilities**
 - Deteriorated Parking Lot
 - Inadequate storm drainage

Parcel #23

5385 S 4015 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2107479007	Property Type: Industrial Other
Street Address: 5385 S 4015 W	Style Type: *
City: Salt Lake City	Acreage: 0.38
County: Salt Lake	Building Sq. Ft.: 5,160
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Whitmore'S Inc	Street Address: 870 E 9400 S # 206
Care of Name: *	City: Sandy
Last Name:	State: UT
First Name:	Zip: 84094
	Telephone: *

VALUE INFORMATION

Land Value: \$173,600.00	Tax District: 64
Improvements Value: \$639,600.00	Tax Year: 2006
Assessed Value Value: \$813,200.00	Tax Amount: \$10,878.99

LEGAL DESCRIPTION

BEG N 89°56'30" E 10.02 FT & N 0°13'14" W 33 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; S 89°56'30" W 10 FT; N 0°05'30" E 20 FT; S 89°56'30" W 62.48 FT; N 45°09'01" 14.16 FT; N 0°13'14" W 187 FT; N 89°56'30" E 82.37 FT; S 0°13'14" E 217 FT TO BEG. 0.38 AC M OR L. 5706-618 6056-1134

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Automobile Center
Year Built: 1985	Occupancy Class: *
Effective Year Built: 1989	Building Class: Masonary Wall
Total Sq. Ft.: 5,160	Exterior Wall Type: Block
Perimeter Sq. Ft.: 326	Exterior Grade: Average
Grand Floor Sq. Ft.: 5,160	Interior Grade: Average
Main Floor Sq. Ft.: 5,160	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 20	HVAC: Space Heat
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 **Physical Dilapidation & Code & Zoning Non-Compliance**
Deteriorated Parking Lot
Inadequate Storm Drainage
Illegal Dumping

Inadequate Landscaping
Abandoned Vehicles
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #24

3988 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357051	Property Type: Improved Commercial
Street Address: 3988 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.63
County: Salt Lake	Building Sq. Ft.: 2,564
State: UT	Last Trust Deed Date : 01-10-2001
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: K-#3, L L C	Street Address: Po Box 3525
Care of Name: Wendy'S International/Tx Dept	City: Mckinney
Last Name: K-#3	State: TX
First Name: L L C	Zip: 75070
	Telephone: *

VALUE INFORMATION

Land Value: \$148,800.00	Tax District: 64
Improvements Value: \$630,800.00	Tax Year: 2006
Assessed Value Value: \$779,600.00	Tax Amount: \$10,429.49

LEGAL DESCRIPTION

BEG N 0°10'40" W 53 FT & N 89°56'30" E 10.02 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; N 0°05'30" W 182 FT; N 89°56' 30" E 150 FT; S 0°05'30" E 182 FT; S 89°56'30" W 150 FT TO BEG. 0.63 AC 5722-2765 6078-2138 8104-1277

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Fast Food Resturant
Year Built: 1982	Occupancy Class: *
Effective Year Built: 1985	Building Class: Masonary Wall
Total Sq. Ft.: 2,564	Exterior Wall Brick
	Type:
Perimeter Sq. Ft.: 220	Exterior Grade: Good
Grand Floor Sq. Ft.: 2,564	Interior Grade: Good
Main Floor Sq. Ft.: 2,564	Interior Condition: Average
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: Fast Food Resturant
Year Built: 1999	Occupancy Class: *

Effective Year Built: 1999
Total Sq. Ft.: 290
Perimeter Sq. Ft.: 63
Grand Floor Sq. Ft.: 290
Main Floor Sq. Ft.: 290
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 9

Building Class: Wood Frame
Exterior Wall Type: Brick
Exterior Grade: Good
Interior Grade: Good
Interior Condition: Excellent
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 3
Year Built: 1999
Effective Year Built: 1999
Total Sq. Ft.: 201
Perimeter Sq. Ft.: 56
Grand Floor Sq. Ft.: 201
Main Floor Sq. Ft.: 201
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 8

Use Class: Fast Food Resturant
Occupancy Class: *
Building Class: Metal Frame
Exterior Wall Type: Metal
Exterior Grade: Fair
Interior Grade: Fair
Interior Condition: Good
Lighting Grade: Poor
Foundation: N
HVAC: None
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Inadequate Landscaping
Dumpster not Enclosed
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets

Parcel #25

**3970 W 5400 S
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2108357052	Property Type: Improved Commercial
Street Address: 3970 W 5400 S	Style Type: *
City: Taylorsville	Acreage: 0.23
County: Salt Lake	Building Sq. Ft.: 1,702
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: No Value

OWNER INFORMATION

Full Name: K-#3, L L C	Street Address: 4645 S Riverside Dr
Care of Name: *	City: Murray
Last Name:	State: UT
First Name:	Zip: 84123
	Telephone: *

VALUE INFORMATION

Land Value: \$119,600.00	Tax District: 64
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$119,600.00	Tax Amount: \$1,509.04

LEGAL DESCRIPTION

BEG N 0°03'30" W 53 FT & N 89°56'30" E 160.02 FT FR SW COR BEG N 0°03'30" W 53 FT & N 89°56'30" E 160.02 FT FR SW COR SEC 8, T 2S, R 1W, S L M; N 0°05'30" W 182 FT; S 89°56'30" W SEC 8, T 2S, R 1W, S L M; N 0°05'30" W 182 FT; S 89°56'30" W 150 FT; N 0°10'40" W 15 FT; N 89°56'30" E 455.5 FT; S 150 FT; N 0°10'40" W 15 FT; N 89°56'30" E 455.5 FT; S 0°03'30" E 77 FT; S 89°56'30" W 190 FT; S 0°03'30" E 120 FT; 0°03'30" E 77 FT; S 89°56'30" W 190 FT; S 0°03'30" E 120 FT; S 89°56'30" W 114.98 FT TO BEG. LESS THAT PORTION IN S 89°56'30" W 114.98 FT TO BEG. LESS THAT PORTION IN KEARNS TAYLORSVILLE-BENNION IMPROVMENT DISTRICT 0.23 AC M OR L. IMPROVEMENT DISTRICT 0.68 AC M OR L. 4626-1409, 1411, 4626-1409, 1411, 5566-1566, 5706-617, 618 5722-2765 5566-1566, 5706-617, 618 5722-2765 6078-2138 8104-1277 6078-2138 8104-1277

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

- Vacant Land or Building
- Deteriorated Parking Lot
- Inadequate Storm Drainage
- Illegal Dumping
- Inadequate Landscaping
- Weeds
- Junk or Solid Waste
- Open Outside Storage of Used Material
- Dumpster not Enclosed
- Graffiti on Walls
- Non-compliance with Building Code
- Non-compliance with Electrical Code
- Non-Compliance with Fire Code
- Non-Compliance with Mechanical Code
- Inadequate Streets

#2 Unsanitary or Unsafe Conditions

- Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

- Building Code deficiencies
- Electrical Code deficiencies
- Fire Code deficiencies
- Mechanical Code deficiencies
- Deteriorated Parking Lot
- Inadequate storm drainage
- Inadequate streets
- Illegal dumping
- Inadequate landscaping

Parcel #26

3950 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357006	Property Type: Improved Commercial
Street Address: 3950 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.28
County: Salt Lake	Building Sq. Ft.: 2,400
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: K Associates, Et Al	Street Address: 800 W Sixth St 6th Floor
Care of Name: Charles Dunn Co/231	City: Salt Lake City
Last Name: K	State: UT
First Name: Associates,	Zip: 90017
	Telephone: *

VALUE INFORMATION

Land Value: \$77,100.00	Tax District: 63
Improvements Value: \$274,100.00	Tax Year: 2006
Assessed Value Value: \$351,200.00	Tax Amount: \$4,521.70

LEGAL DESCRIPTION

BEG N 89°56'30" E 275 FT & N 0°03'30" W 53 FT FR SW COR SEC 8, T2S, R1W, SL MER N 0°03'30" W 120 FT; N 89°56'30" E 100 FT; S 0°03'30" E 120 FT; S 89°56'30" W 100 FT TO BEG. 0.28 AC, M OR L 4572-724, 5741-2765 5809-1118

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Fast Food Resturant
Year Built: 1965	Occupancy Class: *
Effective Year Built: 1984	Building Class: Masonary Wall
Total Sq. Ft.: 2,400	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 200	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,400	Interior Grade: Average
Main Floor Sq. Ft.: 2,400	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%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance
Deteriorated Parking Lot
Inadequate Storm Drainage
Illegal Dumping

Nonconforming signs
Inadequate Landscaping
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Inadequate landscaping

Parcel #27

3936 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357007	Property Type: Improved Commercial
Street Address: 3936 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.29
County: Salt Lake	Building Sq. Ft.: 1,369
State: UT	Last Trust Deed Date : 08-12-1999
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Carter, Roberta	Street Address: Po Box 4369
Care of Name: Q Lube #2039/Prop Tax Dept	City: Houston
Last Name: Carter,	State: TX
First Name: Roberta	Zip: 77210
	Telephone: *

VALUE INFORMATION

Land Value: \$75,600.00	Tax District: 63
Improvements Value: \$255,300.00	Tax Year: 2006
Assessed Value Value: \$330,900.00	Tax Amount: \$4,260.34

LEGAL DESCRIPTION

BEG N 89°56'30" E 375 FT & N 0°03'30" W 33 FT FR SW COR SEC 8, T 2S, R 1W, S L M; N 0°03'30" W 140 FT; N 89°56'30" E 90 FT; S 0°03'30" E 140 FT; S 89°56'30" W 90 FT TO BEG. 0.29 AC M OR L. 4626-1409

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Minilube Garage
Year Built: 1977	Occupancy Class: *
Effective Year Built: 1990	Building Class: Masonary Wall
Total Sq. Ft.: 1,369	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 142	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,369	Interior Grade: Average
Main Floor Sq. Ft.: 1,369	Interior Condition: Good
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 14	HVAC: Space Heat
	Percent Heated: 75%
	HVAC 2: PAKCAGE UNIT
	Percent Heated 2: 25%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Minilube Garage
Year Built: 1987	Occupancy Class: *

Effective Year Built: 1990
Total Sq. Ft.: 372
Perimeter Sq. Ft.: 70
Grand Floor Sq. Ft.: 372
Main Floor Sq. Ft.: 372
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 14

Building Class: Masonary Wall
Exterior Wall Type: Brick
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Good
Lighting Grade: Average
Foundation: Y
HVAC: Space Heat
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Nonconforming signs
Inadequate Landscaping
Dumpster not Enclosed
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Inadequate landscaping

Parcel #28

3900 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357013	Property Type: Improved Commercial
Street Address: 3900 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.8
County: Salt Lake	Building Sq. Ft.: 3,796
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Mc Donalds Corporation	Street Address: 8289 S 4300 W
Care of Name: Charles Sparrer	City: West Jordan
Last Name:	State: UT
First Name:	Zip: 84088
	Telephone: *

VALUE INFORMATION

Land Value: \$200,000.00	Tax District: 63
Improvements Value: \$731,800.00	Tax Year: 2006
Assessed Value Value: \$931,800.00	Tax Amount: \$11,996.93

LEGAL DESCRIPTION

BEG N 0°10'40" W 53 FT & N 89°56'30" E 507.11 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; N 0°03'30" W 155 FT; N 89°56' 30" E 223.87 FT; S 0°03'30" E 155 FT; S 89°56'30" W 223.87 FT TO BEG. 0.80 AC M OR L.

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Fast Food Resturant
Year Built: 1980	Occupancy Class: *
Effective Year Built: 1985	Building Class: Masonary Wall
Total Sq. Ft.: 3,796	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 296	Exterior Grade: Good
Grand Floor Sq. Ft.: 3,796	Interior Grade: Good
Main Floor Sq. Ft.: 3,796	Interior Condition: Average
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%

Blight Factors

- #1 **Physical Dilapidation & Code & Zoning Non-Compliance**
 - Inadequate Landscaping
 - Non-compliance with Building Code
 - Non-compliance with Electrical Code
 - Non-Compliance with Fire Code

Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions
Area-Wide Finding

#4 Excessive Vacancy
Area-Wide Finding

#5 Abandoned or Out-Dated Facilities
Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Inadequate streets
Inadequate landscaping

Parcel #29

3856 W 5400 S
Taylorsville, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357048	Property Type: Improved Commercial
Street Address: 3856 W 5400 S	Style Type: *
City: Taylorsville	Acreage: 1.93
County: Salt Lake	Building Sq. Ft.: 4,375
State: UT	Last Trust Deed Date: 10-03-2003
Zip: 84118	Last Transfer Date: 12-27-2001
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Nielsen, Jeffrey & Karen B	Street Address: P O Box 981014
Care of Name: *	City: Park City
Last Name: Nielsen	State: UT
First Name: Jeffrey	Zip: 84098
	Telephone: *

VALUE INFORMATION

Land Value: \$394,000.00	Tax District: 63
Improvements Value: \$626,300.00	Tax Year: 2006
Assessed Value Value: \$1,020,300.00	Tax Amount: \$13,136.36

LEGAL DESCRIPTION

BEG N 0°10'40" W 53 FT & N 89°56'30" E 763.48 FT FR SW COR OF SEC 8, T 2S, R 1W, S L M; S 89°56'30" W 32.5 FT; N 0°03'30" W 155 FT; S 89°56'30" W 223.87 FT; S 0°03'30" E 155 FT; S 89°56'30" W 42.11 FT; N 0°10'40" W 179.743 FT; N 89°56'30" E 298.368 FT; N 0°03'30" W 51.46 FT; N 89°56'30" E 282.5 FT; S 0°03'30" E 228.01 FT; S 88°24'51" W 121.4 FT; S 89°56'30" W 161.14 FT TO BEG. 1.93 AC M OR L. 5647-749, 751 6352-2235 8091-1987 8399-7954 8399-7954 8431-1601 8431-1618

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Bank
Year Built: 1980	Occupancy Class: *
Effective Year Built: 1982	Building Class: Masonary Wall
Total Sq. Ft.: 4,375	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 376	Exterior Grade: Average
Grand Floor Sq. Ft.: 7,964	Interior Grade: Average
Main Floor Sq. Ft.: 4,375	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: Office

Year Built: 1980
Effective Year Built: 1982
Total Sq. Ft.: 3,680
Perimeter Sq. Ft.: 376
Grand Floor Sq. Ft.: 7,964
Main Floor Sq. Ft.: 3,680
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 12

Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Type: Brick
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 3
Year Built: 1980
Effective Year Built: 1982
Total Sq. Ft.: 8,000
Perimeter Sq. Ft.: 376
Grand Floor Sq. Ft.: 7,964
Main Floor Sq. Ft.: 8,000
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 12

Use Class: Office Basement
Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Type: Brick
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Illegal Dumping
Inadequate Landscaping
Junk or Solid Waste
Open Outside Storage of Used Material
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Inadequate streets
Illegal dumping

Parcel #30

**3852 W 5400 S
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2108357053	Property Type: Vacant Industrial Land
Street Address: 3852 W 5400 S	Style Type: *
City: Taylorsville	Acreage: 0.18
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Nielsen, Jeffrey & Karen B	Street Address: P O Box 981014
Care of Name: *	City: Park City
Last Name: Nielsen	State: UT
First Name: Jeffrey	Zip: 84098
	Telephone: *

VALUE INFORMATION

Land Value: \$500.00	Tax District: 63
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$500.00	Tax Amount: \$6.44

LEGAL DESCRIPTION

BEG N 89°56'30" E 1081.07 FT & N 0°03'30" W 57.18 FT FR SW COR SEC 8, T 2S, R 1W, SLM; S 88°24'51" W 35.112 FT; N 0°03' 30" W 228.01 FT; N 89°56'30" E 20 FT; S 0°03'30" E 21.1 FT; N 89°56'30" E 15 FT; S 0°03'30" E 205.91 FT TO BEG. 0.18 AC M OR L. 6347-0206

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance**
 - Deteriorated Parking Lot
 - Inadequate Storm Drainage
 - Inadequate Streets
- #2 Unsanitary or Unsafe Conditions**
 - Area-Wide Finding
- #4 Excessive Vacancy**
 - Area-Wide Finding
- #5 Abandoned or Out-Dated Facilities**
 - Deteriorated Parking Lot
 - Inadequate storm drainage
 - Inadequate streets

Parcel #31

3812 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108357054	Property Type: Improved Commercial
Street Address: 3812 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.92
County: Salt Lake	Building Sq. Ft.: 1,195
State: UT	Last Trust Deed Date : *
Zip: 84118	Last Transfer Date: 10-02-2003
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Sun Development Lp	Street Address: 3648 Fm 1960 W #200
Care of Name: *	City: Houston
Last Name: Sun Development Lp	State: TX
First Name:	Zip: 77068
	Telephone: *

VALUE INFORMATION

Land Value: \$568,100.00	Tax District: 63
Improvements Value: \$343,000.00	Tax Year: 2006
Assessed Value Value: \$911,100.00	Tax Amount: \$11,730.41

LEGAL DESCRIPTION

BEG N 89°56'30" E 1081.07 FT & N 0°03'30" W 57.18 FT FR SW COR SEC 8, T 2S, R 1W, SLM; N 0°03'30" W 205.91 FT; N 89°56' 30" E 174.14 FT; SE'LY ALG CURVE TO L 75.48 FT; S 18°05' 44" E 75.72 FT; S 36°05'34" W 71.83 FT; S 89°56'30" W 34 FT; S 88°24'51" W 143.598 FT TO BEG. 0.92 AC M OR L. 6347-0206

COMMERCIAL STRUCTURE REPORT

Structure Number: 2	Use Class: Car Wash
Year Built: 1993	Occupancy Class: *
Effective Year Built: 1993	Building Class: Masonary Wall
Total Sq. Ft.: 1,195	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 154	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,195	Interior Grade: Average
Main Floor Sq. Ft.: 1,195	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 18	HVAC: None
	Percent Heated: 0%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 1	Use Class: Convenience Store
Year Built: 1993	Occupancy Class: *

Effective Year Built: 1993	Building Class: Wood Frame
Total Sq. Ft.: 1,326	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 154	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,326	Interior Grade: Average
Main Floor Sq. Ft.: 1,326	Interior Condition: Very Good
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%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

- Deteriorated Parking Lot
- Inadequate Storm Drainage
- Non-compliance with Building Code
- Non-compliance with Electrical Code
- Non-Compliance with Fire Code
- Non-Compliance with Mechanical Code
- Inadequate Streets

#2 Unsanitary or Unsafe Conditions

- Area-Wide Finding

#4 Excessive Vacancy

- Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

- Building Code deficiencies
- Electrical Code deficiencies
- Fire Code deficiencies
- Mechanical Code deficiencies
- Deteriorated Parking Lot
- Inadequate storm drainage
- Inadequate streets

Parcel #32

3770 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108376042	Property Type: Improved Commercial
Street Address: 3770 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.48
County: Salt Lake	Building Sq. Ft.: 2,808
State: UT	Last Trust Deed Date : 05-02-1997
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Fowler, Acil D & Diana M;	Street Address: 2254 Orchard View Ln
Care of Name: *	City: Escondido
Last Name: Fowler,	State: CA
First Name: Acil	Zip: 92027
	Telephone: *

VALUE INFORMATION

Land Value: \$167,200.00	Tax District: 63
Improvements Value: \$151,600.00	Tax Year: 2006
Assessed Value Value: \$318,800.00	Tax Amount: \$4,104.55

LEGAL DESCRIPTION

BEG S 89°56'30" W 1052.98 FT & N 0°03'30" W 58.5 FT FR S 1/4 COR SEC 8, T 2S, R 1W, SLM; N 0°03'30" W 144.55 FT; S 89°56'30" W 168.862 FT; S 18°05'44" E 144.13 FT; S 69°0 ' 07" E 21 FT; N 89°56'30" E 104.62 FT TO BEG. 0.48 AC M OR L 6320-2429

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Resturant
Year Built: 1982	Occupancy Class: *
Effective Year Built: 1982	Building Class: Masonary Wall
Total Sq. Ft.: 2,808	Exterior Wall Type: Block
Perimeter Sq. Ft.: 225	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,808	Interior Grade: Average
Main Floor Sq. Ft.: 2,808	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 14	HVAC: Forced-Air/Radiant-Loop
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Resturant
Year Built: 1989	Occupancy Class: *

Effective Year Built: 1989
Total Sq. Ft.: 387
Perimeter Sq. Ft.: 85
Grand Floor Sq. Ft.: 387
Main Floor Sq. Ft.: 387
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 12

Building Class: Masonary Wall
Exterior Wall Type: Block
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Forced-Air/Radiant-Loop
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Illegal Dumping
Nonconforming signs
Inadequate Landscaping
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #33

3762 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108376034	Property Type: Improved Commercial
Street Address: 3762 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 1.11
County: Salt Lake	Building Sq. Ft.: 11,180
State: UT	Last Trust Deed Date : 07-01-1996
Zip: 84118	Last Transfer Date: 07-01-1996
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: 21st Street Properties Llc	Street Address: Po Box 682290
Care of Name: 1863 Captain Molly Dr	City: Park City
Last Name: 21st Street Properties Llc	State: UT
First Name:	Zip: 84068
	Telephone: *

VALUE INFORMATION

Land Value: \$286,500.00	Tax District: 63
Improvements Value: \$1,906,800.00	Tax Year: 2006
Assessed Value Value: \$2,193,300.00	Tax Amount: \$28,238.74

LEGAL DESCRIPTION

BEG S 89°56'30" W 719 FT & N 0°07'15" W 53 FT FR S 1/4 COR OF SEC 8, T 2S, R 1W, S L M; N 0°03'30" W 150.05 FT; S 89°56'30" W 333.757 FT; S 0°03'30" E 150.05 FT; N 89°56'30" E 333.922 FT TO BEG. LESS STREET. 1.11 AC M OR L. 5785-1210 5933-1384 6078-1166, 1170. 6604-792 6840-1457 7079-1699

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Neighborhood Shopping Center
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1983	Building Class: Masonary Wall
Total Sq. Ft.: 11,180	Exterior Wall Type: Block
Perimeter Sq. Ft.: 502	Exterior Grade: Fair
Grand Floor Sq. Ft.: 11,180	Interior Grade: Fair
Main Floor Sq. Ft.: 11,180	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: Automobile Center

Year Built: 1986
Effective Year Built: 1983
Total Sq. Ft.: 4,848
Perimeter Sq. Ft.: 318
Grand Floor Sq. Ft.: 4,848
Main Floor Sq. Ft.: 4,848
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 16

Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Type: Block
Exterior Grade: Fair
Interior Grade: Fair
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Space Heat
Percent Heated: 90%
HVAC 2: PAKCAGE UNIT
Percent Heated 2: 10%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Illegal Dumping
Nonconforming signs
Inadequate Landscaping
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #34

3712 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108376035	Property Type: Improved Commercial
Street Address: 3712 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.36
County: Salt Lake	Building Sq. Ft.: 5,400
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: 21st Street Properties Llc	Street Address: Po Box 682290
Care of Name: 1863 Captain Molly Dr	City: Park City
Last Name: 21st Street Properties Llc	State: UT
First Name:	Zip: 84068
	Telephone: *

VALUE INFORMATION

Land Value: \$91,000.00	Tax District: 63
Improvements Value: \$712,700.00	Tax Year: 2006
Assessed Value Value: \$803,700.00	Tax Amount: \$10,347.64

LEGAL DESCRIPTION

BEG S 89°56'30" W 615 FT & N 0°07'15" W 203.049 FT FR S 1/4 COR OF SEC 8, T 2S, R 1W, S L M; S 89°56'30" W 104 FT; S 0°03'30" E 150.05 FT; N 89°56'30" E 104 FT; N 0°07'15" W 150.05 FT TO BEG. 0.36 AC M OR L. 5785-2710 5876-1496 5994-2370 6078-1166 6078-1170 6840-1457 7079-1699

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Retail Store
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1988	Building Class: Wood Frame
Total Sq. Ft.: 5,400	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 300	Exterior Grade: Fair
Grand Floor Sq. Ft.: 5,400	Interior Grade: Fair
Main Floor Sq. Ft.: 5,400	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 14	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance
 - Vacant Land or Building
 - Deteriorated Parking Lot
 - Inadequate Storm Drainage

Inadequate Landscaping
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Inadequate landscaping

Parcel #35

3692 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108376037	Property Type: Industrial Other
Street Address: 3692 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.41
County: Salt Lake	Building Sq. Ft.: 5,408
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: 09-10-2004
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: 21st Street Properties Llc	Street Address: Po Box 682290
Care of Name: 1863 Captain Molly Dr	City: Park City
Last Name: 21st Street Properties Llc	State: UT
First Name:	Zip: 84068
	Telephone: *

VALUE INFORMATION

Land Value: \$110,300.00	Tax District: 63
Improvements Value: \$718,300.00	Tax Year: 2006
Assessed Value Value: \$828,600.00	Tax Amount: \$10,668.23

LEGAL DESCRIPTION

BEG S 89°56'30" W 615 FT & N 0°07'15" W 53 FT FR S 1/4 COR OF SEC8, T 2S, R 1W, S L M; N 89°56'30" E 136.76 FT; N 0°07'15" W 120.63 FT; N 86°45'45" W 64.66 FT; N 0°07'15" W 10.65 FT; S 89°56'30" W 72.21 FT; S 0°07'15" E 135 FT TO BEG. 0.41 AC M OR L. 5871-332 5871-334 5932-1583 6078-1166 6078-1170 7079-1699 .

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Automobile Center
Year Built: 1987	Occupancy Class: *
Effective Year Built: 1990	Building Class: Masonary Wall
Total Sq. Ft.: 5,408	Exterior Wall Type: Block
Perimeter Sq. Ft.: 312	Exterior Grade: Fair
Grand Floor Sq. Ft.: 5,408	Interior Grade: Average
Main Floor Sq. Ft.: 5,408	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 14	HVAC: Space Heat
	Percent Heated: 85%
	HVAC 2: PAKCAGE UNIT
	Percent Heated 2: 15%
	% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance
Vacant Land or Building
Deteriorated Parking Lot
Inadequate Storm Drainage

Inadequate Landscaping
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Inadequate landscaping

Parcel #36

3690 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108376046	Property Type: Improved Commercial
Street Address: 3690 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.24
County: Salt Lake	Building Sq. Ft.: 3,392
State: UT	Last Trust Deed Date : 01-26-2006
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Burt, Brad L & Carleen D; Jt	Street Address: 3684 W 5400 S
Care of Name: *	City: Taylorsville
Last Name: Burt,	State: UT
First Name: Brad	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$60,500.00	Tax District: 61
Improvements Value: \$182,500.00	Tax Year: 2006
Assessed Value Value: \$243,000.00	Tax Amount: \$2,816.86

LEGAL DESCRIPTION

BEG S 89°56'30" W 410 FT FR S 1/4 COR SEC 8, T 2S, R 1W, SLM; S 89°56'30" W 68.24 FT; N 0°07'15" W 188.63 FT; N 89° 56'30" E 68.24 FT; S 0°07'15" E 188.63 FT TO BEG. LESS STREET. 0.24 AC M OR L. 7138-2094

COMMERCIAL STRUCTURE REPORT

Structure Number: 2	Use Class: Retail Store Basement Display
Year Built: 1983	Occupancy Class: *
Effective Year Built: 1983	Building Class: Masonary Wall
Total Sq. Ft.: 3,392	Exterior Wall Type: Block
Perimeter Sq. Ft.: 234	Exterior Grade: Average
Grand Floor Sq. Ft.: 3,392	Interior Grade: Average
Main Floor Sq. Ft.: 3,392	Interior Condition: Average
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: 0%

Structure Number: 1

Use Class: Barber Shop

Year Built: 1983
Effective Year Built: 1983
Total Sq. Ft.: 3,392
Perimeter Sq. Ft.: 234
Grand Floor Sq. Ft.: 3,392
Main Floor Sq. Ft.: 3,392
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 16

Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Type: Block
Exterior Grade: Average
Interior Grade: Fair
Interior Condition: Average
Lighting Grade: Fair
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Inadequate Landscaping
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Inadequate landscaping

Parcel #37

5350 S 3600 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108376050	Property Type: Improved Commercial
Street Address: 5350 S 3600 W	Style Type: *
City: Salt Lake City	Acreage: 1.47
County: Salt Lake	Building Sq. Ft.: 10,573
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: The Alonzo & Ranae Plum Family	Street Address: 5668 S Jordan Canal Rd
Care of Name: *	City: Taylorsville
Last Name: The	State: UT
First Name: Alonzo	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$279,400.00	Tax District: 63
Improvements Value: \$830,300.00	Tax Year: 2006
Assessed Value Value: \$1,109,700.00	Tax Amount: \$14,287.39

LEGAL DESCRIPTION

BEG S 89°56'30" W 255 FT & N 0°07'15" W 53 FT FR S 1/4 COR SEC 8, T 2S, R 1W, SLM; S 89°56'30" W 155 FT; N 0°07'15" W 135.63 FT; N 89°56'30" E 2.83 FT; N 0°03'30" W 13.42 FT; N 46°54'30" W 28.49 FT; N 28°30'32" E 34 FT; N 89°56'30" E 25 FT; N 33°58'34" E 173.44 FT; N 89°56'30" E 256.39 FT; S 0°07'15" E 95.13 FT; S 89°56'30" W 222 FT; S 0°07'15" E 247 FT TO BEG. 1.47 AC. 7465-0189

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Health Club
Year Built: 1980	Occupancy Class: *
Effective Year Built: 1980	Building Class: Masonary Wall
Total Sq. Ft.: 10,573	Exterior Wall Block Type:
Perimeter Sq. Ft.: 393	Exterior Grade: Average
Grand Floor Sq. Ft.: 10,573	Interior Grade: Average
Main Floor Sq. Ft.: 10,573	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: Health Club

Year Built: 1980
Effective Year Built: 1980
Total Sq. Ft.: 10,389
Perimeter Sq. Ft.: 364
Grand Floor Sq. Ft.: 9,189
Main Floor Sq. Ft.: 9,189
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 22

Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Block Type:
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Illegal Dumping
Inadequate Landscaping
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #38

5350 S 3600 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108376047	Property Type: Vacant Industrial Land
Street Address: 5350 S 3600 W	Style Type: *
City: Salt Lake City	Acreage: 0.25
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date : 08-13-1996
Zip: 84118	Last Transfer Date: 10-05-1998
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: The Alonzo & Ranae Plum Family	Street Address: 5668 S Jordan Canal Rd
Care of Name: *	City: Taylorsville
Last Name: The	State: UT
First Name: Alonzo	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$33,500.00	Tax District: 63
Improvements Value: \$8,400.00	Tax Year: 2006
Assessed Value Value: \$41,900.00	Tax Amount: \$539.46

LEGAL DESCRIPTION

BEG N 0°07'15" W 250 FT & S 89°56'30" W 33 FT FR S 1/4 COR SEC 8, T 2S, R 1W, S L M; S 89°56'30" W 222 FT; N 0°07'15" W 50 FT; N 89°56'30" E 222 FT; S 0°07'15" E 50 FT TO BEG. 0.25 AC M OR L 7414-0069

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance**
Deteriorated Parking Lot
Inadequate Storm Drainage
- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding
- #4 Excessive Vacancy**
Area-Wide Finding
- #5 Abandoned or Out-Dated Facilities**
Deteriorated Parking Lot
Inadequate storm drainage

Parcel #39

3616 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108376051	Property Type: Improved Commercial
Street Address: 3616 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 1
County: Salt Lake	Building Sq. Ft.: 8,000
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: 12-09-2005
Subdivision: *	Census Tract: UT-035-1135.21

OWNER INFORMATION

Full Name: Arthur N Rupe Foundation	Street Address: P.O.Box 19063
Care of Name: *	City: Phoenix
Last Name: Arthur	State: AZ
First Name: N Rupe Foundation	Zip: 85005
	Telephone: *

VALUE INFORMATION

Land Value: \$298,800.00	Tax District: 63
Improvements Value: \$762,600.00	Tax Year: 2006
Assessed Value Value: \$1,061,400.00	Tax Amount: \$13,665.53

LEGAL DESCRIPTION

BEG N 0^07'15" W 53 FT & S 89^56'30" W 33 FT FR S 1/4 COR SEC 8, T 2S, R 1W, SLM; S 89^56'30" W 222 FT; N 0^07'15" W 197 FT; N 89^56'30" E 222 FT; S 0^07'15" E 197 FT TO BEG. 1.0 AC M OR L. 5491-777 5016-754 7412-1680 7500-806

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Retail Store
Year Built: 1996	Occupancy Class: *
Effective Year Built: 1996	Building Class: Masonary Wall
Total Sq. Ft.: 8,000	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 360	Exterior Grade: Average
Grand Floor Sq. Ft.: 8,000	Interior Grade: Average
Main Floor Sq. Ft.: 8,000	Interior Condition: Excellent
Basement Sq. Ft.: *	Lighting Grade: Good
Number of Stories: 1	Foundation: Y
Average Street Height: 20	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 **Physical Dilapidation & Code & Zoning Non-Compliance**
Deteriorated Parking Lot
Inadequate Storm Drainage

Illegal Dumping
Inadequate Landscaping
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #40

3586 W 5400 S
Taylorsville, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108455008	Property Type: Improved Commercial
Street Address: 3586 W 5400 S	Style Type: *
City: Taylorsville	Acreage: 0.2
County: Salt Lake	Building Sq. Ft.: 2,836
State: UT	Last Trust Deed Date : *
Zip: 84118	Last Transfer Date: 03-18-2003
Subdivision: Indian Village South Sub #7	Census Tract: No Value

OWNER INFORMATION

Full Name: Hansen Property Investments Lp	Street Address: 1432 E Peach Orchard Ct
Care of Name: Lynn G & Rina Hansen	City: Draper
Last Name:	State: UT
First Name:	Zip: 84020
	Telephone: *

VALUE INFORMATION

Land Value: \$56,800.00	Tax District: 61
Improvements Value: \$227,700.00	Tax Year: 2006
Assessed Value: \$284,500.00	Tax Amount: \$3,297.92

LEGAL DESCRIPTION

LOT 332, INDIAN VILLAGE SOUTH SUB #7. 4549-612 4549-0613 5649-1584 6865-0254 8372-1983

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Fast Food Resturant
Year Built: 1977	Occupancy Class: *
Effective Year Built: 1977	Building Class: Masonary Wall
Total Sq. Ft.: 2,836	Exterior Wall Type: Block
Perimeter Sq. Ft.: 216	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,836	Interior Grade: Average
Main Floor Sq. Ft.: 2,836	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 18	HVAC: Forced-Air/Radiant-Loop
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance
 - Illegal Dumping
 - Inadequate Landscaping

Curb Deficiencies
Inadequate Sidewalks
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions
Area-Wide Finding

#4 Excessive Vacancy
Area-Wide Finding

#5 Abandoned or Out-Dated Facilities
Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Illegal dumping
Inadequate landscaping
Curb Deficiencies
Inadequate Sidewalks

Parcel #41

3586 W 5400 S
Taylorsville, UT
84118

PROPERTY INFORMATION

Parcel Number: 2108455009	Property Type: Vacant Industrial Land
Street Address: 3586 W 5400 S	Style Type: *
City: Taylorsville	Acreage: 0.2
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: Indian Village South Sub #7	Census Tract: No Value

OWNER INFORMATION

Full Name: Hansen Property Investments Lp	Street Address: 1432 E Peach Orchard Ct
Care of Name: Lynn G & Rina Hansen	City: Draper
Last Name:	State: UT
First Name:	Zip: 84020
	Telephone: *

VALUE INFORMATION

Land Value: \$94,300.00	Tax District: 61
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$94,300.00	Tax Amount: \$1,093.13

LEGAL DESCRIPTION

LOT 333, INDIAN VILLAGE SOUTH SUB #7. 4549-612 4549-0613 5649-1584 6865-0254 8372-1983

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

- Inadequate Landscaping
- Inadequate Sidewalks
- Dumpster not Enclosed
- Graffiti on Walls
- Inadequate Streets

#2 Unsanitary or Unsafe Conditions

- Area-Wide Finding

#4 Excessive Vacancy

- Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

- Inadequate streets
- Illegal dumping
- Inadequate landscaping

Parcel #42

3621 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117126025	Property Type: Improved Commercial
Street Address: 3621 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.79
County: Salt Lake	Building Sq. Ft.: 1,200
State: UT	Last Trust Deed Date : *
Zip: 84118	Last Transfer Date: 12-30-2003
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Kayo Oil Co	Street Address: 4001 Penbrook St
Care of Name: Real Estate Admin	City: Odessa
Last Name: Kayo Oil Co	State: TX
First Name:	Zip: 79762
	Telephone: *

VALUE INFORMATION

Land Value: \$378,500.00	Tax District: 63
Improvements Value: \$219,500.00	Tax Year: 2006
Assessed Value Value: \$598,000.00	Tax Amount: \$7,699.25

LEGAL DESCRIPTION

BEG S 89°56'30" W 47.035 FT & S 0°05'48" E 53 FT FR N 1/4 COR SEC 17, T 2S, R 1W, SLM; S 43°42'37" E 14.55 FT; S 0° 05'48" E 9.5 FT; SW'LY ALG CURVE TO R 82.32 FT; S 32°53' 13" W 37.49 FT; S 25°38'29" W 56.2 FT; S 89°56'30" W 150.14 FT; N 0°05'48" W 180 FT; N 89°56'30" E 207.965 FT TO BEG. 0.79 AC M OR L. 5438-2543 6085-2967 6127-493 6258-1525

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Convenience Store
Year Built: 1990	Occupancy Class: *
Effective Year Built: 1992	Building Class: Masonary Wall
Total Sq. Ft.: 1,200	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 146	Exterior Grade: Good
Grand Floor Sq. Ft.: 1,200	Interior Grade: Good
Main Floor Sq. Ft.: 1,200	Interior Condition: Good
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: Car Wash
Year Built: 1990	Occupancy Class: *

Effective Year Built: 1990
Total Sq. Ft.: 697
Perimeter Sq. Ft.: 116
Grand Floor Sq. Ft.: 697
Main Floor Sq. Ft.: 697
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 14

Building Class: Masonary Wall
Exterior Wall Type: Brick
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: None
Foundation: Y
HVAC: None
Percent Heated: 0%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Dumpster not Enclosed
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Inadequate streets

Parcel #43

3633 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117126024	Property Type: Improved Commercial
Street Address: 3633 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.37
County: Salt Lake	Building Sq. Ft.: 5,761
State: UT	Last Trust Deed Date : 10-13-2005
Zip: 84118	Last Transfer Date: 10-13-2005
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Sai Taylorsville Llc	Street Address: 4061 S Cumberland Dr
Care of Name: *	City: Holladay
Last Name: Sai	State: UT
First Name: Taylorsville Llc	Zip: 84124
	Telephone: *

VALUE INFORMATION

Land Value: \$87,600.00	Tax District: 63
Improvements Value: \$409,200.00	Tax Year: 2006
Assessed Value Value: \$496,800.00	Tax Amount: \$6,396.30

LEGAL DESCRIPTION

BEG S 0°05'48" E 53 FT & S 89°56'30" W 255 FT FR N 1/4 COR OF SEC 17, T 2S, R 1W, S L M; S 0°05'48" E 180 FT; S 89°56' 30" W 89.608 FT; N 0°05'48" W 180 FT; N 89°56'30" E 89.608 FT TO BEG. 0.37 AC M OR L. 5494-1257 6311-2206 6329-2402 8349-3122 8629-8315

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Retail Store
Year Built: 1993	Occupancy Class: *
Effective Year Built: 1995	Building Class: Masonary Wall
Total Sq. Ft.: 5,761	Exterior Wall Type: Block
Perimeter Sq. Ft.: 318	Exterior Grade: Average
Grand Floor Sq. Ft.: 5,761	Interior Grade: Average
Main Floor Sq. Ft.: 5,761	Interior Condition: Good
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 14	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance
 - Illegal Dumping
 - Inadequate Landscaping
 - Junk or Solid Waste

Open Outside Storage of Used Material
Dumpster not Enclosed
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #44

3665 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117126026	Property Type: Improved Commercial
Street Address: 3665 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.51
County: Salt Lake	Building Sq. Ft.: 5,040
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Halle-Von Voigtlander	Street Address: 20225 N Scottsdale Rd
Care of Name: Dept 1100 Uts09	City: Scottsdale
Last Name: Halle-Von	State: AZ
First Name: Voigtlander	Zip: 85255
	Telephone: *

VALUE INFORMATION

Land Value: \$120,600.00	Tax District: 63
Improvements Value: \$739,800.00	Tax Year: 2006
Assessed Value Value: \$860,400.00	Tax Amount: \$11,077.65

LEGAL DESCRIPTION

BEG S 0°05'48" E 53 FT & S 89°56'30" W 344.608 FT FR N 1/4 COR OF SEC 17, T 2S, R 1W, S L M; S 0°05'48" E 180 FT; S 89°56'30" W 122.222 FT; N 0°05'48" W 180 FT; N 89°56'30" E 122.222 FT TO BEG. 0.51 AC M OR L. 5690-251

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Automobile Center
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1991	Building Class: Masonary Wall
Total Sq. Ft.: 5,040	Exterior Wall Type: Block
Perimeter Sq. Ft.: 288	Exterior Grade: Average
Grand Floor Sq. Ft.: 5,040	Interior Grade: Average
Main Floor Sq. Ft.: 5,040	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 18	HVAC: Pakcage Unit
	Percent Heated: 20%
	HVAC 2: SPACE HEAT
	Percent Heated 2: 80%
	% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance
Illegal Dumping
Inadequate Landscaping
Junk or Solid Waste

Open Outside Storage of Used Material
Dumpster not Enclosed
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #45

3685 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117126021	Property Type: Improved Commercial
Street Address: 3685 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.69
County: Salt Lake	Building Sq. Ft.: 4,518
State: UT	Last Trust Deed Date : 03-17-2006
Zip: 84118	Last Transfer Date: 03-17-2006
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Dinsmore, Kenneth L	Street Address: 3685 W 5400 S
Care of Name: *	City: Salt Lake City
Last Name: Dinsmore,	State: UT
First Name: Kenneth L	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$163,500.00	Tax District: 63
Improvements Value: \$167,800.00	Tax Year: 2006
Assessed Value Value: \$331,300.00	Tax Amount: \$4,265.49

LEGAL DESCRIPTION

BEG S 0°05'48" E 53 FT & S 89°56'30" W 466.83 FT FR N 1/4 COR OF SEC 17, T 2S, R 1W, S L M; S 0°05'48" E 180 FT; S 89°56'30" W 166.67 FT; N 0°05'48" W 180 FT; N 89°56'30" E 166.67 FT TO BEG. 0.69 AC M OR L. 5494-1254 5494-1268 5795-2103 7096-426,427 7377-2857 8009-2313 8275-8643

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Car Wash
Year Built: 1985	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 4,518	Exterior Wall Type: Block
Perimeter Sq. Ft.: 406	Exterior Grade: Average
Grand Floor Sq. Ft.: 4,518	Interior Grade: Average
Main Floor Sq. Ft.: 4,518	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 12	HVAC: None
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 **Physical Dilapidation & Code & Zoning Non-Compliance**
Illegal Dumping
Inadequate Landscaping
Junk or Solid Waste

Open Outside Storage of Used Material
Dumpster not Enclosed
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #46

3705 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117126027	Property Type: Improved Commercial
Street Address: 3705 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.64
County: Salt Lake	Building Sq. Ft.: 2,180
State: UT	Last Trust Deed Date : 12-29-2004
Zip: 84118	Last Transfer Date: 12-29-2004
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Iverson Family Inv Llc	Street Address: 199 Sycamore St
Care of Name: *	City: San Carlos
Last Name: Iverson	State: CA
First Name: Family Inv Llc	Zip: 94070
	Telephone: *

VALUE INFORMATION

Land Value: \$152,100.00	Tax District: 63
Improvements Value: \$544,000.00	Tax Year: 2006
Assessed Value Value: \$696,100.00	Tax Amount: \$8,962.29

LEGAL DESCRIPTION

BEG S 89°56'30" W 633.5 FT & S 0°05'48" E 53 FT FR N 1/4 COR OF SEC 17, T 2S, R 1W, S L M; S 0°05'48" E 180 FT; S 89°56'30" W 155 FT; N 0°05'48" W 180 FT; N 89°56'30" E 155 FT TO BEG. 0.64 AC M OR L. 5861-1384 6734-1279

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Fast Food Resturant
Year Built: 1993	Occupancy Class: *
Effective Year Built: 1993	Building Class: Wood Frame
Total Sq. Ft.: 2,180	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 230	Exterior Grade: Good
Grand Floor Sq. Ft.: 2,180	Interior Grade: Very Good
Main Floor Sq. Ft.: 2,180	Interior Condition: Excellent
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%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance
Illegal Dumping
Inadequate Landscaping
Junk or Solid Waste

Open Outside Storage of Used Material
Dumpster not Enclosed
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #47

3725 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117126013	Property Type: Improved Commercial
Street Address: 3725 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.56
County: Salt Lake	Building Sq. Ft.: 4,200
State: UT	Last Trust Deed Date: 07-12-2002
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Gubler Properties, LLC	Street Address: 1398 S 500 W
Care of Name: Big 0 Tires	City: Woods Cross
Last Name:	State: UT
First Name:	Zip: 84087
	Telephone: *

VALUE INFORMATION

Land Value: \$143,800.00	Tax District: 63
Improvements Value: \$573,200.00	Tax Year: 2006
Assessed Value Value: \$717,000.00	Tax Amount: \$9,231.38

LEGAL DESCRIPTION

BEG S 89°56'30" W 788.5 FT & S 0°05'48" E 56.22 FT FR N 1/4 COR SEC 17, T 2S, R 1W, SLM; S 0°05'48" E 176.78 FT; S 89° 56'30" W 114.366 FT; N 0°05'48" W 8.845 FT; N 18°05'44" W 171.91 FT; N 88°24'51" E 167.54 FT TO BEG. 0.56 AC M OR L. 5429-1635 5650-2871, 6323-0290

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Automobile Center
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1991	Building Class: Masonary Wall
Total Sq. Ft.: 4,200	Exterior Wall Type: Block
Perimeter Sq. Ft.: 290	Exterior Grade: Average
Grand Floor Sq. Ft.: 4,200	Interior Grade: Average
Main Floor Sq. Ft.: 4,200	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 18	HVAC: Space Heat
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance
 - Illegal Dumping
 - Nonconforming signs
 - Inadequate Landscaping

Weeds
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #48

3765 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117126029	Property Type: Improved Commercial
Street Address: 3765 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.64
County: Salt Lake	Building Sq. Ft.: 2,564
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: M S C Inc	Street Address: 3212 S State St
Care of Name: *	City: South Salt Lake
Last Name:	State: UT
First Name:	Zip: 84115
	Telephone: *

VALUE INFORMATION

Land Value: \$140,800.00	Tax District: 63
Improvements Value: \$329,800.00	Tax Year: 2006
Assessed Value Value: \$470,600.00	Tax Amount: \$6,058.98

LEGAL DESCRIPTION

BEG S 89°56'30" W 958.45 FT & S 0°03'30" E 53 FT & S 18°05' 44" E 8.09 FT FR N 1/4 COR SEC 17, T 2S, R 1W, SLM; S 88° 24'51" W 11.65 FT; S 89°56'30" W 110 FT; S 34°31'30" W 69.7 FT; S 18°05'44" E 111.24 FT; N 89°56'30" E 180 FT; N 18°05' 44" W 171.91 FT TO BEG. 0.64 AC M OR L. 6232-733 6467-369,371

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Fast Food Resturant
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1988	Building Class: Wood Frame
Total Sq. Ft.: 2,564	Exterior Wall Type: Frame
Perimeter Sq. Ft.: 228	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,564	Interior Grade: Average
Main Floor Sq. Ft.: 2,564	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%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance
Deteriorated Parking Lot
Inadequate Storm Drainage
Illegal Dumping

Inadequate Landscaping
Curb Deficiencies
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #49

**4007 W 5400 S
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2118233001	Property Type: Vacant Industrial Land
Street Address: 4007 W 5400 S	Style Type: *
City: Taylorsville	Acreage: 0.05
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date: 11-21-1996
Zip: 84118	Last Transfer Date: 11-21-1996
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Early Holdings, Llc	Street Address: Po Box 9637
Care of Name: Early Holdings, Llc	City: Salt Lake City
Last Name: Early Holdings	State: UT
First Name: Llc	Zip: 84109
	Telephone: *

VALUE INFORMATION

Land Value: \$40,400.00	Tax District: 64
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$40,400.00	Tax Amount: \$540.47

LEGAL DESCRIPTION

BEG S 61.19 FT M OR L & W 32.14 FT M OR L FR NE COR SEC 18, T 2S, R 1W, SLM; S 0°05'30" W 65.76 FT; N 89°54'30" W 34.33 FT; N 0°05'30" E 48.26 FT; N 38°21'42" E 15.68 FT; E'LY ALG CURVE TO R 25.09 FT TO BEG. 0.05 AC M OR L 5300-68 6116-125, 126 6230-2664

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets

Parcel #50

**5423 S 4015 W
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2118233002	Property Type: Vacant Industrial Land
Street Address: 5423 S 4015 W	Style Type: *
City: Taylorsville	Acreage: 0.03
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: 04-04-1997
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Vaca, Omar	Street Address: 5423 S 4015 W
Care of Name: *	City: Taylorsville
Last Name: Vaca,	State: UT
First Name: Omar	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$10,100.00	Tax District: 64
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$10,100.00	Tax Amount: \$135.12

LEGAL DESCRIPTION

COM S 0°05'29" E 197.7 FT FR NW COR SEC 17, T 2S, R 1W, SL MER, N 89°49'30" W 67.74 FT; S 0°05'30" W 14 FT; S 89°49'30" E 90.48 FT; S 0°10'30" W 30.4 FT; S 89°49'30" E 5 FT; N 0°10'30" E 44.4 FT; N 89°49'30" W 27.76 FT TO BEG. 0.04 AC 6517-2392 7636-2792

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance**
 - Deteriorated Parking Lot
 - Inadequate Storm Drainage
 - Inadequate Landscaping
- #2 Unsanitary or Unsafe Conditions**
 - Area-Wide Finding
- #4 Excessive Vacancy**
 - Area-Wide Finding
- #5 Abandoned or Out-Dated Facilities**
 - Deteriorated Parking Lot
 - Inadequate storm drainage
 - Inadequate landscaping

Parcel #51

**5425 S 4015 W
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2118233003	Property Type: Vacant Industrial Land
Street Address: 5425 S 4015 W	Style Type: *
City: Taylorsville	Acreage: 0.03
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date : 04-04-1997
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Vaca, Omar	Street Address: 5423 S 4015 W
Care of Name: *	City: Taylorsville
Last Name: Vaca,	State: UT
First Name: Omar	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$15,700.00	Tax District: 64
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$15,700.00	Tax Amount: \$210.03

LEGAL DESCRIPTION

BEG S 0°05'29" E 211.7 FT FR NW COR SEC 17, T 2S,R 1W, S L M; N 89°49'30" W 27.4 FT; S 0°10'30" W 30.4 FT; S 89°49' 30" E 50.1 FT; N 0°10'30" E 30.4 FT; N 89°40'30" W 22.7 FT TO BEG. 0.03 AC. 7636-2792

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Inadequate Landscaping

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Deteriorated Parking Lot
Inadequate storm drainage
Inadequate landscaping

Parcel #52

**5423 S 4015 W
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2118233004	Property Type: Improved Commercial
Street Address: 5423 S 4015 W	Style Type: *
City: Taylorsville	Acreage: 0.03
County: Salt Lake	Building Sq. Ft.: 1,500
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Vaca, Omar	Street Address: 5423 S 4015 W
Care of Name: *	City: Taylorsville
Last Name: Vaca,	State: UT
First Name: Omar	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$14,600.00	Tax District: 64
Improvements Value: \$127,100.00	Tax Year: 2006
Assessed Value Value: \$141,700.00	Tax Amount: \$1,895.66

LEGAL DESCRIPTION

BEG S 0°05'29" E 211.7 FT & N 89°49'30" W 27.4 FT FR NW COR SEC 17, T 2S, R 1W, S L M; S 0°10'30" W 30.4 FT; N 89°40'30" W 40.38 FT; N 0°10'30" E 30.4 FT; S 89°49'30" E 40.38 FT TO BEG. 0.03 AC M OR L. 4857-1153 6517-2396 6517-2394 7636-2792

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Retail Store
Year Built: 1970	Occupancy Class: *
Effective Year Built: 1979	Building Class: Masonary Wall
Total Sq. Ft.: 1,500	Exterior Wall Type: Block
Perimeter Sq. Ft.: 160	Exterior Grade: Fair
Grand Floor Sq. Ft.: 1,500	Interior Grade: Fair
Main Floor Sq. Ft.: 1,500	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%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance
Deteriorated Parking Lot
Inadequate Storm Drainage
Nonconforming sign

Inadequate Landscaping
Insufficient off street parking
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate landscaping

Parcel #53

**5433 S 4015 W
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2118233005	Property Type: Improved Commercial
Street Address: 5433 S 4015 W	Style Type: *
City: Taylorsville	Acreage: 0.22
County: Salt Lake	Building Sq. Ft.: 2,000
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: 03-29-1996
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: L & N Thomas Property	Street Address: 5433 S 4015 W
Care of Name: *	City: Taylorsville
Last Name: L	State: UT
First Name: &	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$31,700.00	Tax District: 64
Improvements Value: \$175,100.00	Tax Year: 2006
Assessed Value Value: \$206,800.00	Tax Amount: \$2,766.57

LEGAL DESCRIPTION

COM 183 FT S FR NW COR SEC 17, T 2S, R 1W, SL MER, W 67 FT; S 14.70 FT; E 95.48 FT; S 44.4 FT; W 95.48 FT; S 40.9 FT; E 140 FT; N 100 FT; W 73 FT TO BEG. 0.22 AC 5693-2708 7363-2656 7363-2657

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Retail Store
Year Built: 1963	Occupancy Class: *
Effective Year Built: 1978	Building Class: Masonary Wall
Total Sq. Ft.: 2,000	Exterior Wall Type: Block
Perimeter Sq. Ft.: 273	Exterior Grade: Fair
Grand Floor Sq. Ft.: 4,000	Interior Grade: Fair
Main Floor Sq. Ft.: 2,000	Interior Condition: Fair
Basement Sq. Ft.: *	Lighting Grade: Fair
Number of Stories: 1	Foundation: Y
Average Street Height: 10	HVAC: Space Heat
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Storage Warehouse
Year Built: 1963	Occupancy Class: *
Effective Year Built: 1978	Building Class: Masonary Wall

Total Sq. Ft.: 2,000
Perimeter Sq. Ft.: 273
Grand Floor Sq. Ft.: 4,000
Main Floor Sq. Ft.: 2,000
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 10

Exterior Wall Type: Block
Exterior Grade: Fair
Interior Grade: Poor
Interior Condition: Fair
Lighting Grade: Fair
Foundation: Y
HVAC: Space Heat
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 3
Year Built: 1984
Effective Year Built: 1984
Total Sq. Ft.: 550
Perimeter Sq. Ft.: 91
Grand Floor Sq. Ft.: 550
Main Floor Sq. Ft.: 550
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 10

Use Class: Storage Warehouse
Occupancy Class: *
Building Class: Wood Frame
Exterior Wall Type: Frame
Exterior Grade: Fair
Interior Grade: Poor
Interior Condition: Fair
Lighting Grade: Fair
Foundation: Y
HVAC: Space Heat
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Vacant Land or Building
Deteriorated Parking Lot
Inadequate Storm Drainage
Illegal Dumping
Nonconforming sign
Inadequate Landscaping
Insufficient off street parking
Inadequate Sidewalks
Abandoned Vehicles
Weeds
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies

Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Illegal dumping
Insufficient off street parking
Inadequate landscaping

Parcel #54

5445 S 4015 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2118233006	Property Type: Improved Commercial
Street Address: 5445 S 4015 W	Style Type: *
City: Salt Lake City	Acreage: 0.13
County: Salt Lake	Building Sq. Ft.: 1,480
State: UT	Last Trust Deed Date : 09-28-2001
Zip: 84118	Last Transfer Date: 10-03-2001
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Iglesia Cristiana Pentecostes	Street Address: 5445 S 4015 W
Care of Name: *	City: Taylorsville
Last Name: Iglesia	State: UT
First Name: Cristiana	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$0.00	Tax District: 64
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$0.00	Tax Amount: \$0.00

LEGAL DESCRIPTION

BEG S 0°05'29" E 283 FT & S 89°56'30" W 67 FT FR NW COR SEC 17, T 2S, R 1W, S L M; N 89°56'30" E 140 FT; S 0°05'29" E 40 FT; S 89°56'30" W 140 FT; N 0°05'29" W 40 FT TO BEG. 0.13 AC M OR L. 4586-1197 5112-1469 5322-0693 7485-0560 8507-4280

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Office
Year Built: 1972	Occupancy Class: *
Effective Year Built: 1980	Building Class: Masonary Wall
Total Sq. Ft.: 1,480	Exterior Wall Type: Block
Perimeter Sq. Ft.: 280	Exterior Grade: Average
Grand Floor Sq. Ft.: 4,000	Interior Grade: Average
Main Floor Sq. Ft.: 1,480	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Fair
Number of Stories: 1	Foundation: Y
Average Street Height: 16	HVAC: Forced-Air/Radiant-Loop
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Storage Warehouse
Year Built: 1972	Occupancy Class: *

Effective Year Built: 1980
Total Sq. Ft.: 2,520
Perimeter Sq. Ft.: 280
Grand Floor Sq. Ft.: 4,000
Main Floor Sq. Ft.: 2,520
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 16

Building Class: Masonary Wall
Exterior Wall Type: Block
Exterior Grade: Average
Interior Grade: Fair
Interior Condition: Average
Lighting Grade: Fair
Foundation: Y
HVAC: Space Heat
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 3
Year Built: 1972
Effective Year Built: 1980
Total Sq. Ft.: 500
Perimeter Sq. Ft.: 280
Grand Floor Sq. Ft.: 4,000
Main Floor Sq. Ft.: 500
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 16

Use Class: Office Mezzanine Office
Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Type: Block
Exterior Grade: Average
Interior Grade: Fair
Interior Condition: Average
Lighting Grade: Fair
Foundation: Y
HVAC: Forced-Air/Radiant-Loop
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Improper Building Setback
Insufficient Off Street Parking
Inadequate Landscaping
Abandoned Vehicles
Weeds
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies

Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Insufficient off street parking
Inadequate landscaping

Parcel #55

3965 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101001	Property Type: Improved Commercial
Street Address: 3965 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.65
County: Salt Lake	Building Sq. Ft.: 5,740
State: UT	Last Trust Deed Date : 11-16-2001
Zip: 84118	Last Transfer Date: 11-21-1996
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Early Holdings, Llc	Street Address: Po Box 9637
Care of Name: Early Holdings, Llc	City: Salt Lake City
Last Name: Early Holdings	State: UT
First Name: Llc	Zip: 84109
	Telephone: *

VALUE INFORMATION

Land Value: \$190,400.00	Tax District: 64
Improvements Value: \$694,700.00	Tax Year: 2006
Assessed Value Value: \$885,100.00	Tax Amount: \$11,840.87

LEGAL DESCRIPTION

BEG E 174.75 FT & S 53 FT FR NW COR SEC 17, T 2S, R 1W, SLM; S 130 FT; W 241.25 FT; N 56 FT; E 34.33 FT; N 65.76 FT; E'LY ALG CURVE TO R 92.67 FT; E 114.75 FT TO BEG. 0.65 AC M OR L. 4504-322 4507-856 6076-511 6124-559 6230-2664

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Automobile Center
Year Built: 1955	Occupancy Class: *
Effective Year Built: 1979	Building Class: Masonary Wall
Total Sq. Ft.: 5,740	Exterior Wall Type: Block
Perimeter Sq. Ft.: 446	Exterior Grade: Fair
Grand Floor Sq. Ft.: 5,740	Interior Grade: Fair
Main Floor Sq. Ft.: 5,740	Interior Condition: Fair
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 14	HVAC: Space Heat
	Percent Heated: 83%
	HVAC 2: FORCED-AIR/RADIANT-LOOP
	Percent Heated 2: 17%
	% Sprinkled: 0%

Blight Factors

- #1 **Physical Dilapidation & Code & Zoning Non-Compliance**
 - Deteriorated Parking Lot
 - Inadequate Storm Drainage

Illegal Dumping
Inadequate Landscaping
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #56

3965 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101002	Property Type: Improved Commercial
Street Address: 3965 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.3
County: Salt Lake	Building Sq. Ft.: 726
State: UT	Last Trust Deed Date : 09-15-2005
Zip: 84118	Last Transfer Date: 09-15-2005
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Wbh Llc	Street Address: 152 W Burton Ave # G
Care of Name: *	City: South Salt Lake
Last Name: Wbh	State: UT
First Name: Llc	Zip: 84115
	Telephone: *

VALUE INFORMATION

Land Value: \$80,500.00	Tax District: 63
Improvements Value: \$245,500.00	Tax Year: 2006
Assessed Value Value: \$326,000.00	Tax Amount: \$4,197.25

LEGAL DESCRIPTION

BEG 174.25 FT E & 53 FT S FR NW COR OF SEC 17, T 2S, R 1W, S L M; S 130 FT; E 100 FT; N 130 FT; W 100 FT TO BEG. 0.30 AC M OR L. 6216-43, 45 6226-0361 6318-2434 6585-2726 7093-1911 7115-0274 7231-0134 7456-2829

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Fast Food Resturant
Year Built: 1995	Occupancy Class: *
Effective Year Built: 1997	Building Class: Masonary Wall
Total Sq. Ft.: 726	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 136	Exterior Grade: Good
Grand Floor Sq. Ft.: 726	Interior Grade: Good
Main Floor Sq. Ft.: 726	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%

Blight Factors

#1 **Physical Dilapidation & Code & Zoning Non-Compliance**
Deteriorated Parking Lot
Inadequate Storm Drainage
Nonconforming sign

Insufficient Off Street Parking
Inadequate Landscaping
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Insufficient off street parking
Inadequate landscaping

Parcel #57

**5445 S 4015 W
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2117101081	Property Type: Industrial Other
Street Address: 5445 S 4015 W	Style Type: *
City: Taylorsville	Acreage: 0.39
County: Salt Lake	Building Sq. Ft.: 2,800
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: No Value

OWNER INFORMATION

Full Name: Rivera, Jose	Street Address: 5387 W Stone Flower Wy
Care of Name: *	City: Salt Lake City
Last Name: Rivera,	State: UT
First Name: Jose	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$3,000.00	Tax District: 64
Improvements Value: \$28,200.00	Tax Year: 2006
Assessed Value Value: \$31,200.00	Tax Amount: \$1,252.18

LEGAL DESCRIPTION

BEG S 183 FT & E 73 FT FR NW COR SEC 17, T 2S, R 1W, SLM; S BEG S 183 FT & E 73 FT FR NW COR SEC 17, T 2S, R 1W, SLM; S 140 FT; E 162 FT; N 140 FT; W 162 FT TO BEG. LESS THAT 140 FT; E 162 FT; N 140 FT; W 162 FT TO BEG. LESS THAT PORTION LYING INSIDE TAYLORSVILLE BENNION IMPROVEMENT DIST. PORTION LYING INSIDE KEARNS IMPROVEMENT DIST. 0.13 AC. 0.39 AC. 5058-0007 5120-1415 5304-0842 6173-1049 7226-1102 5058-0007 5120-1415 5304-0842 6173-1049 7226-1102 8387-2477 8387-2477 8544-2124 8594-0446 8544-2124 8594-0446

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

- Vacant Land or Building
- Deteriorated Parking Lot
- Inadequate Storm Drainage
- Illegal Dumping
- Insufficient Off Street Parking
- Inadequate Landscaping
- Abandoned Vehicles
- Weeds
- Junk or Solid Waste
- Open Outside Storage of Used Material
- Non-compliance with Building Code
- Non-compliance with Electrical Code
- Non-Compliance with Fire Code
- Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions

- Area-Wide Finding

#4 Excessive Vacancy

- Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

- Building Code deficiencies

Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Illegal dumping
Insufficient off street parking
Inadequate landscaping

Parcel #58

**3951 W 5400 S
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2117101067	Property Type: Improved Commercial
Street Address: 3951 W 5400 S	Style Type: *
City: Taylorsville	Acreage: 1.14
County: Salt Lake	Building Sq. Ft.: 23,647
State: UT	Last Trust Deed Date: 06-01-2007
Zip: 84118	Last Transfer Date: 06-01-2007
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Mitchells Grub Box Prop Llc	Street Address: 3951 W 5400 S
Care of Name: *	City: Taylorsville
Last Name: Mitchells	State: UT
First Name: Grub Box Prop Llc	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$228,900.00	Tax District: 63
Improvements Value: \$466,600.00	Tax Year: 2006
Assessed Value Value: \$695,500.00	Tax Amount: \$8,954.56

LEGAL DESCRIPTION

BEG S 53 FT & 274.25 FT E FR NW COR OF SEC 17, T 2S, R 1W, S L M; E 155.57 FT; S 280 FT; W 194.82 FT; N 150 FT; E 39.25 FT; N 130 FT TO BEG. 1.14 AC M OR L. 6158-2998 THRU 3005 6159-1

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Bowling Alley
Year Built: 1956	Occupancy Class: *
Effective Year Built: 1967	Building Class: Masonary Wall
Total Sq. Ft.: 23,647	Exterior Wall Type: Block
Perimeter Sq. Ft.: 600	Exterior Grade: Average
Grand Floor Sq. Ft.: 21,407	Interior Grade: Average
Main Floor Sq. Ft.: 23,647	Interior Condition: Poor
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 10	HVAC: Pakcage Unit
	Percent Heated: 90%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Illegal Dumping

Insufficient Off Street Parking
Inadequate Landscaping
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Illegal dumping
Insufficient off street parking
Inadequate landscaping

Parcel #59

3951 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101068	Property Type: Improved Commercial
Street Address: 3951 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.93
County: Salt Lake	Building Sq. Ft.: 5,735
State: UT	Last Trust Deed Date : 06-22-2005
Zip: 84118	Last Transfer Date: 10-15-2003
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Jing Sun	Street Address: 3951 W 5400 S
Care of Name: *	City: Taylorsville
Last Name: Jing	State: UT
First Name: Sun	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$192,900.00	Tax District: 63
Improvements Value: \$357,100.00	Tax Year: 2006
Assessed Value Value: \$550,000.00	Tax Amount: \$7,081.25

LEGAL DESCRIPTION

BEG 53 FT S & 429.8 FT E FR NW COR OF SEC 17, T 2S, R 1W, S L M; E 145.18 FT; S 280 FT; W 145.18 FT; N 280 FT TO BEG. 0.93 AC M OR L. 6215-0610

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Resturant
Year Built: 1990	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 5,735	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 320	Exterior Grade: Good
Grand Floor Sq. Ft.: 5,735	Interior Grade: Good
Main Floor Sq. Ft.: 5,735	Interior Condition: Good
Basement Sq. Ft.: *	Lighting Grade: Good
Number of Stories: 1	Foundation: Y
Average Street Height: 11	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance**
 - Deteriorated Parking Lot
 - Inadequate Storm Drainage
 - Illegal Dumping
 - Inadequate Landscaping

Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #61

3901 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101015	Property Type: Improved Commercial
Street Address: 3901 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.18
County: Salt Lake	Building Sq. Ft.: 1,858
State: UT	Last Trust Deed Date : 05-26-2000
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Kee, Brett C	Street Address: 8600 S 700 E
Care of Name: *	City: Sandy
Last Name: Kee	State: UT
First Name: Brett C	Zip: 84070
	Telephone: *

VALUE INFORMATION

Land Value: \$39,800.00	Tax District: 63
Improvements Value: \$386,300.00	Tax Year: 2006
Assessed Value Value: \$426,100.00	Tax Amount: \$5,486.04

LEGAL DESCRIPTION

BEG 53 FT S & 690 FT E FR NW COR SEC 17 T 2S R 1W SL MER E 35 FT S 230 FT W 35 FT N 230 FT TO BEG 0.18 AC 6191-1326, 1327 6191-1328 6347-0775 6364-2856, 2862

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Retail Store
Year Built: 1960	Occupancy Class: *
Effective Year Built: 1980	Building Class: Masonary Wall
Total Sq. Ft.: 1,858	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 298	Exterior Grade: Average
Grand Floor Sq. Ft.: 3,904	Interior Grade: Average
Main Floor Sq. Ft.: 1,858	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 11	HVAC: Space Heat
	Percent Heated: 52%
	HVAC 2: PAKCAGE UNIT
	Percent Heated 2: 48%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Storage Warehouse
Year Built: 1960	Occupancy Class: *
Effective Year Built: 1980	Building Class: Masonary Wall

Total Sq. Ft.: 2,046
Perimeter Sq. Ft.: 298
Grand Floor Sq. Ft.: 3,904
Main Floor Sq. Ft.: 2,046
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 11

Exterior Wall Type: Stucco
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Space Heat
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Illegal Dumping
Inadequate Landscaping
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Illegal dumping
Inadequate landscaping

Parcel #62

3891 W 5400 S
Taylorsville, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101078	Property Type: Improved Commercial
Street Address: 3891 W 5400 S	Style Type: *
City: Taylorsville	Acreage: 0.22
County: Salt Lake	Building Sq. Ft.: 1,225
State: UT	Last Trust Deed Date : *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Ortega, Edward N	Street Address: 3891 W 5400 S
Care of Name: *	City: Taylorsville
Last Name: Ortega,	State: UT
First Name: Edward	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$68,200.00	Tax District: 63
Improvements Value: \$77,700.00	Tax Year: 2006
Assessed Value Value: \$145,900.00	Tax Amount: \$1,878.46

LEGAL DESCRIPTION

BEG N 89°56'30" E 823.9 FT & S 0°03'30" E 54.35 FT FR NW COR SEC 17, T 2S, R 1W, SLM; S 0°03'30" E 94.65 FT; S 89°56'30" W 98.9 FT; N 0°03'30" W 96 FT; N 89°56'30" E 77.64 FT; S 86°25'52" E 21.31 FT TO BEG. 0.22 AC M OR L. 5179-1281 6160-1062 6303-2413

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Retail Store
Year Built: 1974	Occupancy Class: *
Effective Year Built: 1974	Building Class: Masonary Wall
Total Sq. Ft.: 1,225	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 148	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,225	Interior Grade: Average
Main Floor Sq. Ft.: 1,225	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%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance
Deteriorated Parking Lot
Inadequate Storm Drainage
Abandoned Vehicles

Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets

Parcel #63

3901 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101079	Property Type: Vacant Industrial Land
Street Address: 3901 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.3
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Kee, Brett C	Street Address: 8600 S 700 E
Care of Name: *	City: Sandy
Last Name: Kee,	State: UT
First Name: Brett	Zip: 84070
	Telephone: *

VALUE INFORMATION

Land Value: \$27,400.00	Tax District: 63
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$27,400.00	Tax Amount: \$352.78

LEGAL DESCRIPTION

BEG N 89°56'30" E 823.9 FT & S 0°03'30" E 149 FT FR NW COR SEC 17, T 2S, R 1W, SLM; S 0°03'30" E 134 FT; S 89°56'30" W 98.9 FT; N 0°03'30" W 134 FT; N 89°56'30" E 98.9 FT TO BEG. 0.30 AC M OR L. 5179-1281 6160-1062 6303-2413

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Vacant Land or Building
Deteriorated Parking Lot
Inadequate Storm Drainage
Nonconforming sign
Weeds

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Deteriorated Parking Lot
Inadequate storm drainage

Parcel #64

3883 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101044	Property Type: Improved Commercial
Street Address: 3883 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.48
County: Salt Lake	Building Sq. Ft.: 2,651
State: UT	Last Trust Deed Date : 12-20-2001
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: A C Properties Lc	Street Address: Po Box 339
Care of Name: *	City: Midvale
Last Name:	State: UT
First Name:	Zip: 84047
	Telephone: *

VALUE INFORMATION

Land Value: \$133,600.00	Tax District: 63
Improvements Value: \$638,800.00	Tax Year: 2006
Assessed Value Value: \$772,400.00	Tax Amount: \$9,944.65

LEGAL DESCRIPTION

BEG N 89°56'30" E 863.9 FT & S 0°03'30" E 56.86 FT FR NW COR SEC 17, T 2S, R 1W, SLM; S 86°25'52" E 171.59 FT; SE'LY ALG CURVE TO R 29.63 FT; S 19°08'16" W 102.02 FT; S 89°56'3 " W 138.72 FT; N 0°03'30" W 136.14 FT TO BEG. 0.48 AC M OR L. 5427-1849 5608-1433 5608-1434 5687-1428 5859-0771 5885-478 6325-1546

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Fast Food Resturant
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1991	Building Class: Wood Frame
Total Sq. Ft.: 2,651	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 203	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,651	Interior Grade: Average
Main Floor Sq. Ft.: 2,651	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: Fast Food Resturant
Year Built: 1997	Occupancy Class: *

Effective Year Built: 1997
Total Sq. Ft.: 850
Perimeter Sq. Ft.: 101
Grand Floor Sq. Ft.: 850
Main Floor Sq. Ft.: 850
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 16

Building Class: Masonary Wall
Exterior Wall Type: Metal - Glass
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Inadequate Landscaping
Curb Deficiencies
Inadequate Sidewalks
Dumpster not Enclosed
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Inadequate landscaping

Parcel #65

3815 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101072	Property Type: Improved Commercial
Street Address: 3815 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 1.44
County: Salt Lake	Building Sq. Ft.: 5,856
State: UT	Last Trust Deed Date : 08-30-2006
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Gremar, L L C	Street Address: 6391 W 9960 N
Care of Name: *	City: Highland
Last Name: Gremar	State: UT
First Name: L L C	Zip: 84003
	Telephone: *

VALUE INFORMATION

Land Value: \$325,000.00	Tax District: 63
Improvements Value: \$720,900.00	Tax Year: 2006
Assessed Value Value: \$1,045,900.00	Tax Amount: \$13,465.96

LEGAL DESCRIPTION

BEG N 89°56'30" E 1292.95 FT & S 0°03'30" E 73 FT FR NW COR SEC 17, T 2S, R 1W, SLM; N 89°56'30" E 54.25 FT; S 73°44'44" E 31.57 FT; S 18°05'44" E 215.87 FT; S 14°11'09" E 125.93 FT; N 89°54'30" W 215.94 FT; S 0°05'30" W 5.69 FT; S 89° 56'30" W 53.57 FT; N 0°03'03" W 202.83 FT; N 89°56'30" E 87.4 FT; N 0°03'30" W 138.58 FT TO BEG. 1.44 AC M OR L. 7015-2202, 2210

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Retail Store
Year Built: 1984	Occupancy Class: *
Effective Year Built: 1988	Building Class: Wood Frame
Total Sq. Ft.: 5,856	Exterior Wall Type: Stucco
Perimeter Sq. Ft.: 310	Exterior Grade: Average
Grand Floor Sq. Ft.: 5,856	Interior Grade: Average
Main Floor Sq. Ft.: 5,856	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%

Blight Factors

- #1 **Physical Dilapidation & Code & Zoning Non-Compliance**
 - Deteriorated Parking Lot
 - Inadequate Storm Drainage

Inadequate Landscaping
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Inadequate landscaping

Parcel #66

3871 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101047	Property Type: Improved Commercial
Street Address: 3871 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 2.71
County: Salt Lake	Building Sq. Ft.: 41,957
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: W P S West Point Center	Street Address: 410 17th St #1730
Care of Name: Albertsons Inc #353	City: Denver
Last Name: W P S West Point Center	State: CO
First Name:	Zip: 80202
	Telephone: *

VALUE INFORMATION

Land Value: \$413,200.00	Tax District: 63
Improvements Value: \$3,113,200.00	Tax Year: 2006
Assessed Value Value: \$3,526,400.00	Tax Amount: \$45,402.40

LEGAL DESCRIPTION

BEG S 320.1 FT & E 720.33 FT FR NW COR SEC 17, T 2S, R 1W, S L M; S 0°03'30" E 200.33 FT; N 89°56'30" E 314 FT; S 0°03' 30" E 13.25 FT; N 89°56'30" E 107.76 FT; S 0°05'30" W 16 FT; S 89°54'30" E 117 FT; N 0°05'30" E 136.31 FT; S 89°56'30" W 53.57 FT; N 0°03'30" W 202.83 FT; S 89°56'30" W 90 FT; S 0° 03'30" E 103 FT; S 89°56'30" W 81.5 FT; S 0°03'30" E 6.25 FT S 89°56'30" W 314 FT TO BEG. 2.71 AC M OR L

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Market
Year Built: 1982	Occupancy Class: *
Effective Year Built: 1983	Building Class: Masonary Wall
Total Sq. Ft.: 41,957	Exterior Wall Type: Block
Perimeter Sq. Ft.: 866	Exterior Grade: Average
Grand Floor Sq. Ft.: 41,957	Interior Grade: Good
Main Floor Sq. Ft.: 41,957	Interior Condition: Average
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: 100%

Blight Factors

- #1 **Physical Dilapidation & Code & Zoning Non-Compliance**
 - Deteriorated Parking Lot
 - Inadequate Storm Drainage

Inadequate Landscaping
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage

Parcel #67

3903 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101025	Property Type: Vacant Industrial Land
Street Address: 3903 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 0.81
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date : 03-07-2000
Zip: 84118	Last Transfer Date: 03-22-2007
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Utah State Bldg Ownership Auth	Street Address: 4110 State Office Bldg
Care of Name: *	City: Salt Lake City
Last Name: Utah	State: UT
First Name: State Bldg Ownership Auth	Zip: 84114
	Telephone: *

VALUE INFORMATION

Land Value: \$129,800.00	Tax District: 63
Improvements Value: \$1,200.00	Tax Year: 2006
Assessed Value Value: \$131,000.00	Tax Amount: \$1,686.63

LEGAL DESCRIPTION

BEG 675 FT E & 53 FT S FR NW COR SEC 17, T 2S, R 1W, SLM; E 15 FT; S 506 FT; W 115 FT; N 276 FT; E 100 FT; N 230 FT TO BEG. 0.81 AC M OR L. 5179-1281 5787-1281 6160-1062

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

- Vacant Land or Building
- Deteriorated Parking Lot
- Inadequate Storm Drainage
- Illegal Dumping
- Weeds
- Junk or Solid Waste
- Open Outside Storage of Used Material

#2 Unsanitary or Unsafe Conditions

- Area-Wide Finding

#4 Excessive Vacancy

- Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

- Deteriorated Parking Lot
- Inadequate storm drainage
- Inadequate streets
- Illegal dumping

Parcel #68

5455 S 4015 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101038	Property Type: Improved Commercial
Street Address: 5455 S 4015 W	Style Type: *
City: Salt Lake City	Acreage: 0.21
County: Salt Lake	Building Sq. Ft.: 2,160
State: UT	Last Trust Deed Date: 11-25-1998
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Sprouse, Chris A, Jr	Street Address: 13659 S Rose Canyon Rd
Care of Name: *	City: Herriman
Last Name: Sprouse,	State: UT
First Name: Chris	Zip: 84065
	Telephone: 801-253-0960

VALUE INFORMATION

Land Value: \$52,900.00	Tax District: 64
Improvements Value: \$142,000.00	Tax Year: 2006
Assessed Value Value: \$194,900.00	Tax Amount: \$2,607.37

LEGAL DESCRIPTION

BEG S 0°05'29" E 323 FT & S 89°56'30" W 67 FT FR NW COR SEC 17, T 2S, R 1W, S L M; N 89°56'30" E 150 FT; S 0°05'29" E 60 FT; S 89°56'30" W 150 FT; N 0°05'29" W 60 FT TO BEG. 0.21 AC M OR L.

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Retail Store
Year Built: 1981	Occupancy Class: *
Effective Year Built: 1981	Building Class: Masonary Wall
Total Sq. Ft.: 2,160	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 204	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,160	Interior Grade: Average
Main Floor Sq. Ft.: 2,160	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 12	HVAC: Forced-Air/Radiant-Loop
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Illegal Dumping

Inadequate Landscaping
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Illegal dumping
Inadequate landscaping

Parcel #70

5471 S 4015 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101080	Property Type: Improved Commercial
Street Address: 5471 S 4015 W	Style Type: *
City: Salt Lake City	Acreage: 0.86
County: Salt Lake	Building Sq. Ft.: 2,368
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Mountain America Credit Union	Street Address: 7181 S Campus View Dr
Care of Name: *	City: West Jordan
Last Name: Mountain America Credit Union	State: UT
First Name:	Zip: 84084
	Telephone: *

VALUE INFORMATION

Land Value: \$193,200.00	Tax District: 64
Improvements Value: \$160,300.00	Tax Year: 2006
Assessed Value Value: \$353,500.00	Tax Amount: \$4,729.12

LEGAL DESCRIPTION

BEG N 89°59'04" W 67.1 FT & S 0°05'30" W 382.91 FT FR NW COR SEC 17, T 2S, R 1W, SLM; N 89°54'31" E 213.02 FT; S 0°05'29" E 176 FT; S 89°54'31" W 213.59 FT; N 0°05'30" E 176 FT TO BEG. 0.86 AC M OR L.

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Office
Year Built: 1981	Occupancy Class: *
Effective Year Built: 1985	Building Class: Masonary Wall
Total Sq. Ft.: 2,368	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 234	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,368	Interior Grade: Good
Main Floor Sq. Ft.: 2,368	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%

Blight Factors

#2 Unsanitary or Unsafe Conditions
Area-Wide Finding

#4 Excessive Vacancy
Area-Wide Finding

Parcel #72

5490 S 3910 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101057	Property Type: Apartment 10-19 Units
Street Address: 5490 S 3910 W	Style Type: *
City: Salt Lake City	Acreage: 3.82
County: Salt Lake	Building Sq. Ft.: 4,122
State: UT	Last Trust Deed Date: 07-31-2006
Zip: 84118	Last Transfer Date: 05-18-2006
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Autumn Glen Apts Llc	Street Address: 888 S Oneida St
Care of Name: *	City: Denver
Last Name: Autumn	State: CO
First Name: Glen Apts Llc	Zip: 84224
	Telephone: *

VALUE INFORMATION

Land Value: \$798,700.00	Tax District: 63
Improvements Value: \$3,995,400.00	Tax Year: 2006
Assessed Value Value: \$4,794,100.00	Tax Amount: \$33,948.22

LEGAL DESCRIPTION

BEG S 333 FT & N 89°56'30" E 235.53 FT FR NW COR OF SEC 17, T 2S, R 1W, S L M; N 89°56'30" E 340 FT; S 0°05'29" E 226.4 FT; S 89°56'30" W 51.78 FT; S 37°33'55" E 68.3 FT; S 9°33'55" E 122.75 FT; S 79°11'05" W 7 FT; S 10°48'55" E 39 FT; S 79°11'05" W 168.8 FT; N 89°54'30" W 223.43 FT; N 0°05'30" W 245.79 FT; N 89°56'30" E 38.92 FT; N 0°05'29" W 226.4 FT TO BEG. 3.82 AC M OR L. 5663-2918 6211-0203 6709-0505 6845-2170

COMMERCIAL STRUCTURE REPORT

Structure Number: 7	Use Class: Multiple Residence
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 4,122	Exterior Wall Type: Frame
Perimeter Sq. Ft.: 213	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,832	Interior Grade: Average
Main Floor Sq. Ft.: 1,832	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 2	Foundation: Y
Average Street Height: 8	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 8

Use Class: Multiple Residence

Year Built: 1986
Effective Year Built: 1990
Total Sq. Ft.: 8,048
Perimeter Sq. Ft.: 238
Grand Floor Sq. Ft.: 2,480
Main Floor Sq. Ft.: 2,480
Basement Sq. Ft.: *
Number of Stories: 3
Average Street Height: 8

Occupancy Class: *
Building Class: Wood Frame
Exterior Wall Type: Frame
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 9
Year Built: 1986
Effective Year Built: 1990
Total Sq. Ft.: 4,122
Perimeter Sq. Ft.: 213
Grand Floor Sq. Ft.: 1,832
Main Floor Sq. Ft.: 1,832
Basement Sq. Ft.: *
Number of Stories: 2
Average Street Height: 8

Use Class: Multiple Residence
Occupancy Class: *
Building Class: Wood Frame
Exterior Wall Type: Frame
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 10
Year Built: 1986
Effective Year Built: 1990
Total Sq. Ft.: 4,122
Perimeter Sq. Ft.: 213
Grand Floor Sq. Ft.: 1,832
Main Floor Sq. Ft.: 1,832
Basement Sq. Ft.: *
Number of Stories: 2
Average Street Height: 8

Use Class: Multiple Residence
Occupancy Class: *
Building Class: Wood Frame
Exterior Wall Type: Frame
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 11
Year Built: 1986
Effective Year Built: 1990
Total Sq. Ft.: 8,048
Perimeter Sq. Ft.: 238
Grand Floor Sq. Ft.: 2,480
Main Floor Sq. Ft.: 2,480
Basement Sq. Ft.: *
Number of Stories: 3
Average Street Height: 8

Use Class: Multiple Residence
Occupancy Class: *
Building Class: Wood Frame
Exterior Wall Type: Frame
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 12
Year Built: 1986
Effective Year Built: 1990
Total Sq. Ft.: 4,122
Perimeter Sq. Ft.: 213
Grand Floor Sq. Ft.: 1,832
Main Floor Sq. Ft.: 1,832
Basement Sq. Ft.: *
Number of Stories: 2
Average Street Height: 8

Use Class: Multiple Residence
Occupancy Class: *
Building Class: Wood Frame
Exterior Wall Type: Frame
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 13
Year Built: 1986
Effective Year Built: 1990
Total Sq. Ft.: 4,122
Perimeter Sq. Ft.: 213
Grand Floor Sq. Ft.: 1,832
Main Floor Sq. Ft.: 1,832
Basement Sq. Ft.: *
Number of Stories: 2
Average Street Height: 8

Use Class: Multiple Residence
Occupancy Class: *
Building Class: Wood Frame
Exterior Wall Type: Frame
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 14	Use Class: Multiple Residence
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 8,048	Exterior Wall Type: Frame
Perimeter Sq. Ft.: 238	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,480	Interior Grade: Average
Main Floor Sq. Ft.: 2,480	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 3	Foundation: Y
Average Street Height: 8	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 15	Use Class: Multiple Residence
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 4,122	Exterior Wall Type: Frame
Perimeter Sq. Ft.: 213	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,832	Interior Grade: Average
Main Floor Sq. Ft.: 1,832	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 2	Foundation: Y
Average Street Height: 8	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 16	Use Class: Club House
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 1,692	Exterior Wall Type: Frame
Perimeter Sq. Ft.: 166	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,692	Interior Grade: Average
Main Floor Sq. Ft.: 1,692	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: 6	Use Class: Multiple Residence
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 4,122	Exterior Wall Type: Frame
Perimeter Sq. Ft.: 213	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,832	Interior Grade: Average
Main Floor Sq. Ft.: 1,832	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 2	Foundation: Y
Average Street Height: 8	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 1	Use Class: Multiple Residence
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 4,122	Exterior Wall Type: Frame
Perimeter Sq. Ft.: 213	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,832	Interior Grade: Average
Main Floor Sq. Ft.: 1,832	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 2	Foundation: Y
Average Street Height: 8	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Multiple Residence
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 8,048	Exterior Wall Type: Frame
Perimeter Sq. Ft.: 238	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,480	Interior Grade: Average
Main Floor Sq. Ft.: 2,480	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 3	Foundation: Y
Average Street Height: 8	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *

Percent Heated 2: 0%

% Sprinkled: 0%

Structure Number: 3	Use Class: Multiple Residence
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 4,122	Exterior Wall Type: Frame
Perimeter Sq. Ft.: 213	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,832	Interior Grade: Average
Main Floor Sq. Ft.: 1,832	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 2	Foundation: Y
Average Street Height: 8	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 4	Use Class: Multiple Residence
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 4,122	Exterior Wall Type: Frame
Perimeter Sq. Ft.: 213	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,832	Interior Grade: Average
Main Floor Sq. Ft.: 1,832	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 2	Foundation: Y
Average Street Height: 8	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 5	Use Class: Multiple Residence
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1990	Building Class: Wood Frame
Total Sq. Ft.: 8,048	Exterior Wall Type: Frame
Perimeter Sq. Ft.: 238	Exterior Grade: Average
Grand Floor Sq. Ft.: 2,480	Interior Grade: Average
Main Floor Sq. Ft.: 2,480	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 3	Foundation: Y
Average Street Height: 8	HVAC: Pakcage Unit
	Percent Heated: 100%

HVAC 2: *

Percent Heated 2: 0%

% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

- Illegal Dumping
- Nonconforming sign
- Junk or Solid Waste
- Open Outside Storage of Used Material
- Dumpster not Enclosed
- Non-compliance with Building Code
- Non-compliance with Electrical Code
- Non-Compliance with Fire Code
- Non-Compliance with Mechanical Code
- Inadequate Streets

#2 Unsanitary or Unsafe Conditions

- Area-Wide Finding

#4 Excessive Vacancy

- Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

- Building Code deficiencies
- Electrical Code deficiencies
- Fire Code deficiencies
- Mechanical Code deficiencies
- Illegal dumping

Parcel #74

**5519 S 4015 W # Apxbt
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2117101051	Property Type: Vacant Industrial Land
Street Address: 5519 S 4015 W # Apxbt	Style Type: *
City: Taylorsville	Acreage: 0.25
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date : *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: No Value

OWNER INFORMATION

Full Name: Back Creek Lc	Street Address: 923 E Executive Park Dr
Care of Name: Rema Inc#F	City: Salt Lake City
Last Name: Back	State: UT
First Name: Creek	Zip: 84117
	Telephone: *

VALUE INFORMATION

Land Value: \$22,900.00	Tax District: 63
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$22,900.00	Tax Amount: \$294.84

LEGAL DESCRIPTION

BEG S 805.214 FT & E 200 FT FR NW COR OF SEC 17, T 2S, R 1W, S L M; S 89°54'30" E 221.18 FT; N 79°11'05" E 205.3 FT; S 89°54'30" E 201.62 FT; S 0°03'30" E 17.5 FT; N 89°54'30" W 201.62 FT; S 79°10'20" W 205.3 FT; N 89°54'30" W 221.18 FT; N 17.5 FT TO BEG. 0.25 AC M OR L. 5527-1090 5918-1290 6242-1360 6709-505, 6845-2170, 6845-2176

Blight Factors

- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding

- #4 Excessive Vacancy**
Area-Wide Finding

Parcel #75

3898 W 5535 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101058	Property Type: Improved Commercial
Street Address: 3898 W 5535 S	Style Type: *
City: Salt Lake City	Acreage: 1.22
County: Salt Lake	Building Sq. Ft.: 11,434
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Martinez, Tony R	Street Address: Po Box 1875
Care of Name: *	City: Sandy
Last Name: Martinez,	State: UT
First Name: Tony	Zip: 84091
	Telephone: *

VALUE INFORMATION

Land Value: \$186,000.00	Tax District: 63
Improvements Value: \$815,200.00	Tax Year: 2006
Assessed Value Value: \$1,001,200.00	Tax Amount: \$12,890.45

LEGAL DESCRIPTION

BEG S 558.866 FT & E 524.11 FT FR NW COR OF SEC 17, T 2S, R 1W, S L M; N 89°56'30" E 299.74 FT; S 0°03'30" E 208.58 FT; N 89°54'30" W 201.62 FT; S 79°11'05" W 36.84 FT; N 10° 18'55" W 39 FT; N 79°11'05" E 7 FT; N 9°33'55" W 122.75 FT N 37°33'55" W 68.3 FT TO BEG. 1.22 AC M OR L. 5527-1090, 1097, 4699-676, 5539-489 5663-2918 5979-2267 6132-1783 6566-1362 6639-0967

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Neighborhood Shopping Center
Year Built: 1986	Occupancy Class: *
Effective Year Built: 1986	Building Class: Masonary Wall
Total Sq. Ft.: 11,434	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 664	Exterior Grade: Average
Grand Floor Sq. Ft.: 11,434	Interior Grade: Average
Main Floor Sq. Ft.: 11,434	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%

Blight Factors

#1 **Physical Dilapidation & Code & Zoning Non-Compliance**
Deteriorated Parking Lot

Inadequate Storm Drainage
Illegal Dumping
Nonconforming sign
Inadequate Landscaping
Junk or Solid Waste
Open Outside Storage of Used Material
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Illegal dumping
Inadequate landscaping

Parcel #76

3855-3879 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101073	Property Type: Improved Commercial
Street Address: 3855-3879 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 6.35
County: Salt Lake	Building Sq. Ft.: 21,724
State: UT	Last Trust Deed Date : 02-28-1997
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: W P S West Point Center	Street Address: 74 E 500 S # 200
Care of Name: *	City: Bountiful
Last Name: W	State: UT
First Name: P	Zip: 84010
	Telephone: *

VALUE INFORMATION

Land Value: \$1,080,500.00	Tax District: 63
Improvements Value: \$3,515,600.00	Tax Year: 2006
Assessed Value Value: \$4,596,100.00	Tax Amount: \$59,174.79

LEGAL DESCRIPTION

BEG E 1292.95 FT & S 71.71 FT FR NW COR SEC 17, T 2S, R 1W, SLM; S 0^03'30" E 138.58 FT; S 89^56'30" W 177.4 FT; S 0^03'30" E 103 FT; S 89^56'30" W 81.5 FT; S 0^03'30" E 6.25 FT; S 89^56'30" W 314 FT; S 0^03'30" E 200.33 FT; N 89^56'30" E 314 FT; S 0^03'30" E 13.25 FT; N 89^56'30" E 107.76 FT; S 0^05'30" W 251.5 FT; S 89^54'30" E 10 FT; S 0^05'30" W 305.17 FT; N 89^54'30" W 326.41 FT; N 0^03'30" W 531.25 FT; S 89^56'30" W 133.9 FT; N 0^03'30" W 276 FT ; N 89^ 56'30" E 133.9 FT; N 0^03'30" W 228.68 FT; S 86^25'52" E 40.08 FT; S 0^03'30" E 136.14 FT; N 89^56'30" E 138.72 FT; N 19^08'16" E 102.02 FT; NWLY ALG 40 FT RADIUS CURVE TO L 29.63 FT; S 86^25'52" E 84.24 FT; N 89^56'30" E 173.75 FT TO BEG. 6.35 AC M OR L. 5427-1849 7288-2001

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Community Shopping Center
Year Built: 1982	Occupancy Class: *
Effective Year Built: 1982	Building Class: Masonary Wall
Total Sq. Ft.: 21,724	Exterior Wall Type: Block
Perimeter Sq. Ft.: 726	Exterior Grade: Average
Grand Floor Sq. Ft.: 21,724	Interior Grade: Average
Main Floor Sq. Ft.: 21,724	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 15	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2	Use Class: Neighborhood Shopping Center
Year Built: 1984	Occupancy Class: *
Effective Year Built: 1984	Building Class: Masonary Wall
Total Sq. Ft.: 14,250	Exterior Wall Type: Block
Perimeter Sq. Ft.: 570	Exterior Grade: Average
Grand Floor Sq. Ft.: 14,250	Interior Grade: Average
Main Floor Sq. Ft.: 14,250	Interior Condition: Good
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: 0%

Structure Number: 3	Use Class: Neighborhood Shopping Center
Year Built: 1982	Occupancy Class: *
Effective Year Built: 1982	Building Class: Masonary Wall
Total Sq. Ft.: 5,400	Exterior Wall Type: Block
Perimeter Sq. Ft.: 300	Exterior Grade: Average
Grand Floor Sq. Ft.: 5,400	Interior Grade: Average
Main Floor Sq. Ft.: 5,400	Interior Condition: Good
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 14	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

- Deteriorated Parking Lot
- Inadequate Storm Drainage
- Illegal Dumping
- Inadequate Landscaping
- Junk or Solid Waste
- Open Outside Storage of Used Material
- Dumpster not Enclosed
- Graffiti on Walls
- Non-compliance with Building Code
- Non-compliance with Electrical Code
- Non-Compliance with Fire Code
- Non-Compliance with Mechanical Code
- Inadequate Streets

#2 Unsanitary or Unsafe Conditions

- Area-Wide Finding

#4 Excessive Vacancy

- Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

- Building Code deficiencies
- Electrical Code deficiencies
- Fire Code deficiencies
- Mechanical Code deficiencies
- Deteriorated Parking Lot
- Inadequate storm drainage
- Inadequate streets
- Illegal dumping
- Inadequate landscaping

Parcel #77

3835-3849 W 5400 S
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101074	Property Type: Improved Commercial
Street Address: 3835-3849 W 5400 S	Style Type: *
City: Salt Lake City	Acreage: 6.47
County: Salt Lake	Building Sq. Ft.: 87,543
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Wps Company	Street Address: 1184 N Citrus Ave
Care of Name: K Mart Corp #7512/Tax Dept	City: Covina
Last Name:	State: CA
First Name:	Zip: 91722
	Telephone: *

VALUE INFORMATION

Land Value: \$986,400.00	Tax District: 63
Improvements Value: \$2,710,300.00	Tax Year: 2006
Assessed Value Value: \$3,696,700.00	Tax Amount: \$47,595.01

LEGAL DESCRIPTION

BEG N 89°56'30" E 1396.3 FT & S 0°03'30" E 53 FT & S 13°24'08" E 196.92 FT & S 17°01'08" E 172.22 FT & N 89°54'30" W 16.89 FT FR NW COR SEC 17, T 2S, R 1W, SLM; S 14°16'52" E 55.05 FT; S 18°05'44" E 662.34 FT; N 89°54'30" W 543.38 FT; N 0°05'30" E 305.17 FT; N 89°54'30" W 10 FT; N 0°05'30" E 235.5 FT; S 89°54'30" E 117 FT; N 0°05'30" E 142 FT; S 89°54'30" E 215.94 FT TO BEG. 6.47 AC M OR L. 6282-267 6604-1253 6841-1025 5297-1423 7079-2412

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Discount Store
Year Built: 1981	Occupancy Class: *
Effective Year Built: 1986	Building Class: Masonary Wall
Total Sq. Ft.: 87,543	Exterior Wall Type: Block
Perimeter Sq. Ft.: 1248	Exterior Grade: Average
Grand Floor Sq. Ft.: 87,543	Interior Grade: Average
Main Floor Sq. Ft.: 87,543	Interior Condition: Good
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 1	Foundation: Y
Average Street Height: 18	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2

Use Class: Discount Store

Year Built: 1992
Effective Year Built: 1992
Total Sq. Ft.: 2,232
Perimeter Sq. Ft.: 216
Grand Floor Sq. Ft.: 2,232
Main Floor Sq. Ft.: 2,232
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 18

Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Type: Block
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Deteriorated Parking Lot
Inadequate Storm Drainage
Inadequate Landscaping
Dumpster not Enclosed
Graffiti on Walls
Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code
Inadequate Streets

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies
Fire Code deficiencies
Mechanical Code deficiencies
Deteriorated Parking Lot
Inadequate storm drainage
Inadequate streets
Inadequate landscaping

Parcel #78

**5521 S 4015 W # Apxbt
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2117101053	Property Type: Vacant Industrial Land
Street Address: 5521 S 4015 W # Apxbt	Style Type: *
City: Taylorsville	Acreage: 0.11
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date : 09-09-1998
Zip: 84118	Last Transfer Date: 10-02-1998
Subdivision: *	Census Tract: No Value

OWNER INFORMATION

Full Name: Back Creek Lc	Street Address: 923 E Executive Park Dr
Care of Name: Rema Inc #F	City: Salt Lake City
Last Name: Back	State: UT
First Name: Creek	Zip: 84117
	Telephone: *

VALUE INFORMATION

Land Value: \$10,100.00	Tax District: 64
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$10,100.00	Tax Amount: \$135.12

LEGAL DESCRIPTION

BEG N 89°59'04" W 67.1 FT & S 0°05'30" W 804.23 FT FR NE COR OF SEC 18, T 2S, R 1W, S L M; S 89°54'30" E 267.99 FT; S 17.5 FT; N 89°54'30" W 268.66 FT; N 0°05'30" W 17.02 FT TO BEG. 0.11 AC M OR L. 5554-1427 5918-1290 6136-1552 6819-2656 6845-2170

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance**
Dumpster not Enclosed
- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding
- #4 Excessive Vacancy**
Area-Wide Finding

Parcel #79

**5525 S 4015 W # Apxbt
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2117101061	Property Type: Vacant Industrial Land
Street Address: 5525 S 4015 W # Apxbt	Style Type: *
City: Taylorsville	Acreage: 0.13
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: 10-13-1998
Subdivision: *	Census Tract: No Value

OWNER INFORMATION

Full Name: Back Creek Lc	Street Address: 923 E Executive Park Dr
Care of Name: Rema Inc #F	City: Salt Lake City
Last Name: Back	State: UT
First Name: Creek	Zip: 84117
	Telephone: *

VALUE INFORMATION

Land Value: \$11,900.00	Tax District: 64
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$11,900.00	Tax Amount: \$159.20

LEGAL DESCRIPTION

BEG N 1800.115 FT & E 96.509 FT FR W 1/4 COR SEC 17, T 2S, R 1W, S L M; N 89°54'30" W 172.01 FT; N 0°02'29" E 17.5 FT M OR L; S 89°54'30" E 316.52 FT M OR L; S 0°02'29" W 17.5 FT; N 89°54'30" W 144.51 FT TO BEG. 0.13 AC M OR L. 5644-898 5850-0943 5918-1290 6486-2462 6709-0505 6845-2170

Blight Factors

- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding
- #4 Excessive Vacancy**
Area-Wide Finding

Parcel #81

**5547 S 4015 W
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2117101020	Property Type: Vacant Industrial Land
Street Address: 5547 S 4015 W	Style Type: *
City: Taylorsville	Acreage: 0.61
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Westwood Professional Plaza	Street Address: 2440 E Shadow Wood Cir
Care of Name: *	City: Holladay
Last Name: Westwood Professional Plaza	State: UT
First Name:	Zip: 84117
	Telephone: *

VALUE INFORMATION

Land Value: \$132,900.00	Tax District: 64
Improvements Value: \$789,500.00	Tax Year: 2006
Assessed Value Value: \$922,400.00	Tax Amount: \$12,339.87

LEGAL DESCRIPTION

BEG 1551.34 FT N & 96.33 FT E FR W 1/4 COR SEC 17, T 2S, R 1W, S L M; N 0°02'29" E 248.78 FT; S 89°54'30" E 144.51 FT S 0°02'29" W 248.78 FT; N 89°54'30" W 144.51 FT TO BEG. LESS THAT PORTION IN TAYLOR-BENNION IMP DIST. 0.61 AC, M OR L. 4621-390,391,392

Blight Factors

- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding
- #4 Excessive Vacancy**
Area-Wide Finding

Parcel #82

**5547 S 4015 W
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2117101021	Property Type: Improved Commercial
Street Address: 5547 S 4015 W	Style Type: *
City: Taylorsville	Acreage: 0.22
County: Salt Lake	Building Sq. Ft.: 8,988
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Westwood Professional Plaza	Street Address: 5547 S 4015 W
Care of Name: *	City: Taylorsville
Last Name: Westwood	State: UT
First Name: Professional	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$47,900.00	Tax District: 63
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$47,900.00	Tax Amount: \$616.71

LEGAL DESCRIPTION

BEG 1551.34 FT N & 96.33 FT E FR W 1/4 COR SEC 17, T 2S, R 1W, S L M; N 0°02'29" E 248.78 FT; S 89°54'30" E 144.51 FT S 0°02'29" W 248.78 FT; N 89°54'30" W 144.51 FT TO BEG. LESS THAT PORTION IN KEARNS IMP DIST. 0.22 AC, M OR L. 4621-390, 391,392

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Medical Offices
Year Built: 1979	Occupancy Class: *
Effective Year Built: 1984	Building Class: Masonary Wall
Total Sq. Ft.: 8,988	Exterior Wall Type: Brick
Perimeter Sq. Ft.: 298	Exterior Grade: Average
Grand Floor Sq. Ft.: 4,494	Interior Grade: Average
Main Floor Sq. Ft.: 4,492	Interior Condition: Fair
Basement Sq. Ft.: *	Lighting Grade: Average
Number of Stories: 2	Foundation: Y
Average Street Height: 12	HVAC: Pakcage Unit
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Blight Factors

#2 Unsanitary or Unsafe Conditions
Area-Wide Finding

#4 Excessive Vacancy
Area-Wide Finding

Parcel #83

**5527 S 4015 W # Apxbt
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2117101065	Property Type: Vacant Industrial Land
Street Address: 5527 S 4015 W # Apxbt	Style Type: *
City: Taylorsville	Acreage: 1.44
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date : 06-09-2004
Zip: 84118	Last Transfer Date: 06-09-2004
Subdivision: *	Census Tract: No Value

OWNER INFORMATION

Full Name: Extra Space Properties Twelve Llc	Street Address: Po Box 19156
Care of Name: David L Rasmussen Esq	City: Alexandria
Last Name: Extra Space Properties Twelve Llc	State: VA
First Name:	Zip: 22320
	Telephone: *

VALUE INFORMATION

Land Value: \$219,500.00	Tax District: 63
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$219,500.00	Tax Amount: \$2,826.06

LEGAL DESCRIPTION

BEG S 0°05'29" E 559 FT & N 89°54'30" W 68.89 FT & S 0°05'30" W 262.82 FT & S 89°54'30" E 351.256 FT & S 0°02'29" W 17.5 FT FR NW COR OF SEC 17, T 2S, R 1W, S M; S 0°02'29" W 94.99 FT; N 89°58'05" E 542.08 FT; N 0°03'30" W 132.71 FT; N 89°54'30" W 201.62 FT; S 79°10'20" W 205.3 FT; N 89°54'30" W 138.8 FT TO BEG. 1.44 AC M/L 6016-1058 7592-2666 7592-2667 8106-0051 8111-573 8114-2280

Blight Factors

- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding
- #4 Excessive Vacancy**
Area-Wide Finding

Parcel #84

**5525 S 4015 W # Apxbt
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2117101063	Property Type: Vacant Industrial Land
Street Address: 5525 S 4015 W # Apxbt	Style Type: *
City: Taylorsville	Acreage: 0.22
County: Salt Lake	Building Sq. Ft.: *
State: UT	Last Trust Deed Date: *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: No Value

OWNER INFORMATION

Full Name: Back Creek, L C	Street Address: 923 E Executive Park Dr
Care of Name: Rema Inc #F	City: Salt Lake City
Last Name:	State: UT
First Name:	Zip: 84117
	Telephone: *

VALUE INFORMATION

Land Value: \$20,100.00	Tax District: 63
Improvements Value: \$0.00	Tax Year: 2006
Assessed Value Value: \$20,100.00	Tax Amount: \$258.79

LEGAL DESCRIPTION

BEG S 0°05'29" E 559 FT & N 89°54'30" W 68.89 FT & S 0°05' 30" W 262.82 FT & S 89°54'30" E 351.256 FT FR NW COR OF SEC 17, T 2S, R 1W, S L M; S 89°54'30" E 138.8 FT; N 79 10' 20" E 205.3 FT; S 89°54'30" E 201.62 FT; S 0°03'30" E 17.5 FT; N 89°54'30" W 201.62 FT; S 79°10'20" W 205.3 FT; N 89°54'30" W 138.8 FT; N 0°02'29" E 17.5 FT TO BEG. 0.22 AC M OR L. 5918-1290 6709-0511

Blight Factors

- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding
- #4 Excessive Vacancy**
Area-Wide Finding

Parcel #85

5520 S 3915 W
Salt Lake City, UT
84118

PROPERTY INFORMATION

Parcel Number: 2117101075	Property Type: Improved Commercial
Street Address: 5520 S 3915 W	Style Type: *
City: Salt Lake City	Acreage: 2.14
County: Salt Lake	Building Sq. Ft.: 1,200
State: UT	Last Trust Deed Date : 02-04-2002
Zip: 84118	Last Transfer Date: 10-13-1998
Subdivision: *	Census Tract: UT-035-1135.23

OWNER INFORMATION

Full Name: Extra Space Properties Twelve Llc	Street Address: Po Box 19156
Care of Name: David L. Rasmussen	City: Alexandria
Last Name: Extra Space Properties Twelve Llc	State: VA
First Name:	Zip: 22320
	Telephone: *

VALUE INFORMATION

Land Value: \$326,260.00	Tax District: 63
Improvements Value: \$2,747,610.00	Tax Year: 2006
Assessed Value Value: \$3,073,870.00	Tax Amount: \$38,970.05

LEGAL DESCRIPTION

BEG S 0°05'29" E 559 FT & N 89°54'30" W 68.89 FT & S 0°05'30" W 262.82 FT & S 89°54'30" E 489.84 FT & N 79°10'20" E 205.30 FT & S 89°54'30" E 201.62 FT; S 0°03'30" E 305.22 FT FR NW COR SEC 17, T 2S, R 1W, SLM; N 89°54'30" W 577.35 FT; N 0°02'29" E 266.28 FT; S 89°54'30" E 35 FT; S 0°02'29" W 112.49 FT; N 89°58'08" E 542.08 FT; S 0°03'30" E 155.01 FT TO BEG. 2.14 AC M OR L. 7297-0579 8106-0051 8111-573 8114-2280 8123-1399

COMMERCIAL STRUCTURE REPORT

Structure Number: 1	Use Class: Mini Warehouse
Year Built: 1985	Occupancy Class: *
Effective Year Built: 1987	Building Class: Masonary Wall
Total Sq. Ft.: 1,200	Exterior Wall Type: Block
Perimeter Sq. Ft.: 160	Exterior Grade: Average
Grand Floor Sq. Ft.: 1,200	Interior Grade: Average
Main Floor Sq. Ft.: 1,200	Interior Condition: Average
Basement Sq. Ft.: *	Lighting Grade: None
Number of Stories: 1	Foundation: Y
Average Street Height: 10	HVAC: None
	Percent Heated: 100%
	HVAC 2: *
	Percent Heated 2: 0%
	% Sprinkled: 0%

Structure Number: 2
Year Built: 1985
Effective Year Built: 1987
Total Sq. Ft.: 10,800
Perimeter Sq. Ft.: 1120
Grand Floor Sq. Ft.: 10,800
Main Floor Sq. Ft.: 10,800
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 10

Use Class: Mini Warehouse
Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Block Type:
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: None
Foundation: Y
HVAC: None
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 3
Year Built: 1985
Effective Year Built: 1987
Total Sq. Ft.: 9,800
Perimeter Sq. Ft.: 1020
Grand Floor Sq. Ft.: 9,800
Main Floor Sq. Ft.: 9,800
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 10

Use Class: Mini Warehouse
Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Block Type:
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: None
Foundation: Y
HVAC: None
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 4
Year Built: 1985
Effective Year Built: 1987
Total Sq. Ft.: 8,200
Perimeter Sq. Ft.: 860
Grand Floor Sq. Ft.: 8,200
Main Floor Sq. Ft.: 8,200
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 10

Use Class: Mini Warehouse
Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Block Type:
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: None
Foundation: Y
HVAC: None
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%

% Sprinkled: 0%

Structure Number: 5
Year Built: 1985
Effective Year Built: 1987
Total Sq. Ft.: 13,500
Perimeter Sq. Ft.: 960
Grand Floor Sq. Ft.: 13,500
Main Floor Sq. Ft.: 13,500
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 10

Use Class: Mini Warehouse
Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Type: Block
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Average
Lighting Grade: None
Foundation: Y
HVAC: None
Percent Heated: 0%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 6
Year Built: 1998
Effective Year Built: 1998
Total Sq. Ft.: 2,000
Perimeter Sq. Ft.: 130
Grand Floor Sq. Ft.: 1,000
Main Floor Sq. Ft.: 1,000
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 9

Use Class: Multiple Residence
Occupancy Class: *
Building Class: Wood Frame
Exterior Wall Type: Stucco
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Excellent
Lighting Grade: Average
Foundation: Y
HVAC: Pakcage Unit
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 7
Year Built: 1998
Effective Year Built: 1998
Total Sq. Ft.: 13,175
Perimeter Sq. Ft.: 870
Grand Floor Sq. Ft.: 13,175
Main Floor Sq. Ft.: 13,175
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 10

Use Class: Mini Warehouse
Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Type: Block
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Excellent
Lighting Grade: None
Foundation: Y
HVAC: None
Percent Heated: 100%

HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 8
Year Built: 1998
Effective Year Built: 1998
Total Sq. Ft.: 18,925
Perimeter Sq. Ft.: 952
Grand Floor Sq. Ft.: 18,925
Main Floor Sq. Ft.: 18,925
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 10

Use Class: Mini Warehouse
Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Block
Type:
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Excellent
Lighting Grade: None
Foundation: Y
HVAC: None
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Structure Number: 9
Year Built: 1998
Effective Year Built: 1998
Total Sq. Ft.: 3,870
Perimeter Sq. Ft.: 546
Grand Floor Sq. Ft.: 3,870
Main Floor Sq. Ft.: 3,870
Basement Sq. Ft.: *
Number of Stories: 1
Average Street Height: 10

Use Class: Mini Warehouse
Occupancy Class: *
Building Class: Masonary Wall
Exterior Wall Block
Type:
Exterior Grade: Average
Interior Grade: Average
Interior Condition: Excellent
Lighting Grade: None
Foundation: Y
HVAC: None
Percent Heated: 100%
HVAC 2: *
Percent Heated 2: 0%
% Sprinkled: 0%

Blight Factors

#1 Physical Dilapidation & Code & Zoning Non-Compliance

Non-compliance with Building Code
Non-compliance with Electrical Code
Non-Compliance with Fire Code
Non-Compliance with Mechanical Code

#2 Unsanitary or Unsafe Conditions

Area-Wide Finding

#4 Excessive Vacancy

Area-Wide Finding

#5 Abandoned or Out-Dated Facilities

Building Code deficiencies
Electrical Code deficiencies

Fire Code deficiencies
Mechanical Code deficiencies

Parcel #86

**5577 S 4015 W
Taylorsville, UT
84118**

PROPERTY INFORMATION

Parcel Number: 2118233013	Property Type: Single Family Residential
Street Address: 5577 S 4015 W	Style Type: ROW END TOWN
City: Taylorsville	Acreage: 0.07
County: Salt Lake	Building Sq. Ft.: 1,318
State: UT	Last Trust Deed Date : *
Zip: 84118	Last Transfer Date: *
Subdivision: *	Census Tract: No Value

OWNER INFORMATION

Full Name: Dyphibane, Outhit T	Street Address: 5577 S 4015 W
Care of Name: *	City: Taylorsville
Last Name: Dyphibane,	State: UT
First Name: Outhit	Zip: 84118
	Telephone: *

VALUE INFORMATION

Land Value: \$37,100.00	Tax District: 64
Improvements Value: \$111,900.00	Tax Year: 2006
Assessed Value Value: \$149,000.00	Tax Amount: \$1,096.33

LEGAL DESCRIPTION

BEG N 0°05'29" W 1551.18 FT FR W 1/4 COR SEC 17, T 2S, R 1W, SLM; S 89°54'30" E 27.54 FT; N 0°05'30" E 33.27 FT; N 89°54'30" W 100.3 S 0°05'30" W 33.27 FT; S 89°54'30" E 72.76 FT TO BEG. (BEING PT LOT 4, VILLAGE WEST TWIN HOMES). 8606-5945

Blight Factors

- #1 Physical Dilapidation & Code & Zoning Non-Compliance**
Vacant Land or Building
- #2 Unsanitary or Unsafe Conditions**
Area-Wide Finding
- #4 Excessive Vacancy**
Area-Wide Finding

TAYLORSVILLE URBAN RENEWAL AREA - 5400 South and Bangerter Highway

PROPERTY	PARCEL NUMBER	OWNERSHIP	ADDRESS	COMMON NAME/TYPE	PROPERTY TYPE	DATE OF	PARCEL SIZE		BUILDING	VALUE			TAX
						CONSTRUCTION	ACRES	SQ. FT.	SIZE (sf)	LAND	IMPROVEMENTS	TOTAL	AMOUNT
1	21-08-352-001	Oquirrh Hills Office Building	5237 S 4015 W	Multi Tenant Office	Improved Commercial	1978	1.08	47,045	11,592	-	-	-	-
2	21-08-352-002	Mercer Properties, LLC	5255 S 4015 W	Multi Tenant Office	Improved Commercial		0.01	436	-	99,200	231,600	330,800	4,425
3	21-08-352-003	Mercer Properties, LLC	5255 S 4015 W	Multi Tenant Office	Improved Commercial		0.01	436	-	99,200	231,600	330,800	4,425
4	21-08-357-001	Ddi Vantage, Inc	5287 S 4015 W	Office	Improved Commercial	1985	0.51	22,216	3,000	111,600	123,100	234,700	3,381
5	21-08-357-033	Stephen H Bonney	5313 S 4015 W	Tunex	Industrial	1983	0.34	14,810	2,240	113,100	239,900	353,000	4,722
6	21-08-357-037	Aurum, LLC	5345 S 4015 W	Gold's Parking	Vacant Improved		1.96	85,378	-	211,900	-	211,900	2,728
7	21-08-357-038	Faith Pearlman Et Al TR	5345 S 4015 W	Gold's Parking	Vacant Improved		0.50	21,780	-	76,200	-	76,200	981
8	21-08-357-046	Faith Pearlman Et Al TR	5345 S 4015 W	Gold's Gym	Improved Commercial	1988	1.00	43,560	55,280	152,500	3,196,000	3,348,500	43,445
9	21-08-357-039	Utah State Building	3858 W 5400 S	Dept of Public Safety	Public		0.50	21,780	-	45,700	-	45,700	-
10	21-08-357-045	Utah State Building	3850 W 5400 S	Dept of Public Safety	Public		1.00	43,560	-	94,500	-	94,500	-
11	21-08-357-047	Utah State Building	3858 W 5400 S	Dept of Public Safety	Public		0.50	21,780	-	45,700	-	45,700	-
12	21-08-357-041	Utah State Building	3910 S 5400 S	Dept of Public Safety	Public		1.00	43,560	-	91,500	-	91,500	-
13	21-08-357-042	Utah State Building	3858 W 5400 S	Dept of Public Safety	Public		0.50	21,780	-	45,700	-	45,700	-
14	21-08-357-043	Utah State Building	3858 W 5400 S	Dept of Public Safety	Public		0.50	21,780	-	45,700	-	45,700	-
15	21-08-357-031	Shaoqin Xiong	3848 W 5400 S	Vacant Land	Vacant		0.76	33,106	-	69,500	-	69,500	895
16	21-08-357-035	Valley Properties	3818 W 5400 S	Valley Insurance	Improved Commercial	1999	0.63	27,443	3,104	96,100	330,400	426,500	5,491
17	21-08-357-029	Trimble, Faye Jt	3854 W 5400 S	Vacant Building	Improved Commercial	1983	0.61	26,572	4,980	91,100	251,300	342,400	4,408
18	21-08-357-055	3820 West Lc	3820 W 5400 S	Beach Comber - Retail	Industrial		0.19	8,276	-	30,000	125,400	155,400	2,001
19	21-08-357-056	3820 West Lc	3820 W 5400 S	Beach Comber - Retail	Vacant Improved		0.02	871	-	1,800	-	1,800	23
20	21-08-357-024	Gilbert & Joye Blake	3840 W 5400 S	Conrad's Upholstery	Improved Commercial	1992	0.18	7,841	1,988	26,900	98,300	125,200	1,612
21	21-08-357-027	Brent W & Beth T Roberts	3800 W 5400 S	Veterinary	Improved Commercial	1982	0.27	11,761	3,874	38,400	256,000	294,400	3,790
22	21-07-479-006	Aurum, LLC	5367 S 4015 W	Vacant Land	Vacant Improved		0.01	436	-	1,500	-	1,500	20
23	21-07-479-007	Whitmore's Inc	5385 S 4015 W	Midas	Industrial	1985	0.38	16,553	5,160	173,600	639,600	813,200	10,879
24	21-08-357-051	K-#3, LLC	3988 W 5400 S	Wendy's	Improved Commercial	1982	0.63	27,443	3,055	148,200	630,800	779,000	10,429
25	21-08-357-052	K-#3, LLC	3970 W 5400 S	Flower Patch	Improved Commercial	1956	0.23	10,019	1,702	119,600	-	119,600	1,509
26	21-08-357-006	K Associates, Et Al	3950 W 5400 S	Little Caesar's	Improved Commercial	1965	0.28	12,197	2,400	77,100	274,100	351,200	4,522
27	21-08-357-007	Roberta Carter	3936 W 5400 S	Jiffy Lube	Improved Commercial	1977	0.29	12,632	1,741	75,600	255,300	330,900	4,260
28	21-08-357-013	McDonalds Corporation	3900 W 5400 S	McDonald's	Improved Commercial	1980	0.80	34,848	3,796	200,000	731,800	931,800	11,997
29	21-08-357-048	Jeffry Nielsen	3856 W 5400 S	Bank of the West	Improved Commercial	1980	1.93	84,071	16,055	394,000	626,300	1,020,300	13,136
30	21-08-357-053	Jeffry Nielsen	3852 W 5400 S	Vacant - Drive approach	Vacant Improved		0.18	7,841	-	500	-	500	6
31	21-08-357-054	Sun Development LP	3812 W 5400 S	Chevron	Improved Commercial	1993	0.92	40,075	2,521	568,100	343,000	911,100	11,730
32	21-08-376-042	Acil D & Diana M Fowler	3770 W 5400 S	Magic Wok	Improved Commercial	1982	0.48	20,909	3,195	167,200	151,600	318,800	4,105
33	21-08-376-034	21st Street Properties, LLC	3762 W 5400 S	Multi Tenant - Retail	Improved Commercial	1986	1.11	48,352	16,028	286,500	1,906,800	2,193,300	28,239
34	21-08-376-035	21st Street Properties, LLC	3712 W 5400 S	Vacant Techna Glass	Improved Commercial	1986	0.36	15,682	5,400	91,000	712,700	803,700	10,348
35	21-08-376-037	21st Street Properties, LLC	3692 W 5400 S	Vacant Firestone	Industrial	1987	0.41	17,860	5,408	110,300	718,300	828,600	10,668
36	21-08-376-046	Brad L & Carleen D Burt, JT	3690 W 5400 S	Nail Salon	Improved Commercial	1983	0.24	10,454	6,784	60,500	182,500	243,000	2,817
37	21-08-376-050	The Alonzo & Ranae Plum Family	5350 S 3600 W	Fitness Center	Improved Commercial	1980	1.47	64,033	20,962	279,400	830,300	1,109,700	14,287
38	21-08-376-047	The Alonzo & Ranae Plum Family	5350 S 3600 W	Vacant Land	Vacant Improved		0.25	10,890	-	33,500	8,400	41,900	539
39	21-08-376-051	Arthur N Rupe Foundation	3616 W 5400 S	Checker	Commercial	1996	1.00	43,560	8,000	298,800	762,600	1,061,400	13,666
40	21-08-455-008	Hansen Property Investments LP	3586 W 5400 S	Beans & Brews	Commercial	1977	0.20	8,712	2,836	56,400	227,700	284,100	3,298
41	21-08-455-009	Hansen Property Investments LP	3586 W 5400 S	Beans & Brews	Vacant Improved		0.20	8,712	-	94,300	-	94,300	1,093
42	21-17-126-025	Kayo Oil Co	3621 W 5400 S	Conoco	Commercial	1990	0.79	34,412	1,897	378,500	219,500	598,000	7,699
43	21-17-126-024	Sai Taylorsville, LLC	3633 W 5400 S	Matress Department	Commercial	1993	0.37	16,117	5,761	87,600	409,200	496,800	6,396
44	21-17-126-026	Halle-Von Voigtlander	3665 W 5400 S	Discount Tire	Commercial	1986	0.51	22,216	5,040	120,600	739,800	860,400	11,078
45	21-17-126-021	Kenneth Dinsmore	3685 W 5400 S	Car Wash	Commercial	1985	0.69	30,056	4,518	163,500	167,800	331,300	4,265
46	21-17-126-027	Iverson Family Inv, LLC	3705 W 5400 S	Arby's	Commercial	1993	0.64	27,878	2,180	152,100	544,000	696,100	8,962
47	21-17-126-013	Gubler Properties, LLC	3725 W 5400 S	Big O Tires	Commercial	1986	0.56	24,394	4,200	143,800	573,200	717,000	9,231
48	21-17-126-029	M S C, Inc	3765 W 5400 S	Betos	Commercial	1986	0.64	27,878	2,564	140,800	329,800	470,600	6,059
49	21-18-233-001	Early Holdings, LLC	4007 W 5400 S	Vacant Corner	Vacant Improved		0.05	2,178	-	40,400	-	40,400	540
50	21-18-233-002	Omar Vaca	5423 S 4015 W	Vacant Land	Vacant Improved		0.03	1,307	-	10,100	-	10,100	135
51	21-18-233-003	Omar Vaca	5425 S 4015 W	Vacant Land	Vacant Improved		0.03	1,307	-	15,700	-	15,700	210
52	21-18-233-004	Omar Vaca	5423 W 4015 W	Bakery	Commercial	1970	0.03	1,307	1,500	14,600	127,100	141,700	1,896
53	21-18-233-005	L & N Thomas Property	5433 S 4015 W	A1 Saw Service	Commercial	1963	0.22	9,583	4,550	31,700	175,100	206,800	2,767
54	21-18-233-006	Cristiana Iglesia Pentecostes	5445 S 4015 W	Church	Commercial	1972	0.13	5,663	4,500	-	-	-	-

55	21-17-101-001	Early Holdings, LLC	3965 W 5400 S	Firestone	Commercial	1955	0.65	28,314	5,740	190,400	694,700	885,100	11,841
56	21-17-101-002	WBH, LLC	3965 W 5400 S	Mad Creek	Commercial	1995	0.30	13,068	726	80,500	245,500	326,000	4,197
57	21-17-101-081	Jose Rivera	5445 S 4015 W		Industrial	1973	0.39	16,988	2,800	3,000	28,200	31,200	1,252
58	21-17-101-067	Mitchells Grub Box Prop LLC	3951 W 5400 S	Valley Bowling	Commercial	1956	1.14	49,658	23,647	228,900	466,600	695,500	8,955
59	21-17-101-068	Jing Sun	3951 W 5400 S	Mexican Restaurant	Commercial	1990	0.93	40,511	5,735	192,900	357,100	550,000	7,081
60	21-17-101-014	State of Utah Dept of Adm	3905 W 5400 S	Liquor Store	Public	1998	0.53	23,087	5,906	116,100	416,900	533,000	-
61	21-17-101-015	Brett C Kee	3901 W 5400 S	Innovative Car Audio	Commercial	1960	0.18	7,841	3,904	39,800	386,300	426,100	5,486
62	21-17-101-078	Edward N Ortega	3891 W 5400 S	Mr Ortega's	Commercial	1974	0.22	9,583	1,225	68,200	77,700	145,900	1,878
63	21-17-101-079	Brett C Kee	3901 W 5400 S	Vacant Land	Vacant		0.30	13,068	-	27,400	-	27,400	353
64	21-17-101-044	A C Properties, LC	3883 W 5400 S	Arctic Circle	Commercial	1986	0.48	20,909	3,501	133,600	638,800	772,400	9,945
65	21-17-101-072	Gremer, LLC	3815 W 5400 S	Check Smart/Rent-to-Own	Commercial	1984	1.44	62,726	5,856	325,000	720,900	1,045,900	13,466
66	21-17-101-047	W P S West Point Center	3871 W 5400 S	Albertson's	Commercial	1982	2.71	118,048	41,957	413,200	3,113,200	3,526,400	45,402
67	21-17-101-025	Brett C Kee	3903 W 5400 S	Vacant Land	Vacant		0.81	35,284	-	129,800	1,200	131,000	1,687
68	21-17-101-038	Chris A Sprouse, Jr	5455 S 4015 W	Durfey's Dry Cleaners	Commercial	1981	0.21	9,148	2,160	52,900	142,000	194,900	2,607
69	21-17-101-059	Cristiana Iglesia Pentecostes	5461 S 4015 W	Church	Public		0.16	6,970	-	29,000	-	29,000	-
70	21-17-101-080	Mountain America Credit Union	5471 S 4015 W	Mountain America CU	Commercial	1981	0.86	37,462	2,368	193,200	160,300	353,500	4,729
71	21-17-101-077	United States Postal Service	5495 S 4015 W	Post Office	Public		0.22	9,583	-	32,900	-	32,900	-
72	21-17-101-057	Autumn Glen Apts, LLC	5490 S 3910 W	Apartments	Apartments	1986	3.82	166,399	83,152	798,700	3,995,400	4,794,100	33,948
73	21-17-101-052	United States Postal Service	5495 S 4015 W	Post Office	Public		1.49	64,904	-	314,100	1,000,000	1,314,100	-
74	21-17-101-051	Back Creek, LC	5519 S 4015 W	Vacant Land	Vacant Improved		0.25	10,890	-	22,900	-	22,900	295
75	21-17-101-058	Tony R Martinez	3898 W 5535 S	Multi Tenant - Retail	Commercial	1986	1.22	53,143	11,434	186,200	815,200	1,001,400	12,890
76	21-17-101-073	W P S West Point Center	3855-3879 W 5400 S	Multi Tenant - Retail	Commercial	1982	6.35	276,606	41,374	1,080,500	3,515,600	4,596,100	59,175
77	21-17-101-074	W P S Company	3835-3849 W 5400 S	Kmart	Commercial	1981	6.47	281,833	89,775	986,400	2,710,300	3,696,700	47,595
78	21-17-101-053	Back Creek, LC	5521 S 4015 W	Vacant Land	Vacant Improved		0.11	4,792	-	10,100	-	10,100	135
79	21-17-101-061	Back Creek, LC	5525 S 4015 W	Vacant Land	Vacant Improved		0.13	5,663	-	11,900	-	11,900	159
80	21-17-101-062	City of Taylorsville	5557 S 4015 W	Vacant Land	Public		0.91	39,640	-	215,200	-	215,200	3,181
81	21-17-101-020	Westwood Professional Plaza	5547 S 4015 W	Multi Tenant - Office	Vacant Improved		0.61	26,572	-	132,900	789,500	922,400	12,340
82	21-17-101-021	Westwood Professional Plaza	5547 S 4015 W	Multi Tenant - Office	Commercial	1979	0.22	9,583	8,988	47,900	-	47,900	617
83	21-17-101-065	Extra Space Properties	5527 S 4015 W	Storage Units	Vacant Improved		1.44	62,726	-	219,500	-	219,500	2,826
84	21-17-101-063	Back Creek, LC	5525 W 4015 W	Storage Units	Vacant Improved		0.22	9,583	-	20,100	-	20,100	259
85	21-17-101-075	Extra Space Properties	5520 S 3915 W	Storage Units	Commercial	1985	2.14	93,218	81,470	326,260	2,747,610	3,073,870	38,970
86	21-18-233-013	Outhit T Dyphibane	5577 S 4015 W	Vacant	S-Family	2003	0.07	3,049	1,318	37,100	111,900	149,000	1,096

	PARCEL SIZE		BUILDING SIZE (sf)	VALUE		TOTAL	TAX	
	PROPERTIES	ACRES		SQ. FT.	LAND		IMPROVEMENTS	AMOUNT
Private	75	57.80	2,547,824	650,847	11,857,360	39,505,810	51,363,170	628,302
Public	11	7.31	288,367.20	-	931,000.00	1,000,000.00	1,931,000.00	3,181.30
Total	86	65.11	2,836,192	650,847	12,788,360	40,505,810	53,294,170	631,484
Vacant Improved	16	5.99						
Vacant Private	3	1.93						

TAYLORSVILLE URBAN RENEWAL AREA - 5400 South and Bangert Highway																			
PROPERTY PARCEL NUMBER	OWNERSHIP	ADDRESS	PROPERTY TYPE	PARCEL SIZE		BUILDING		VALUE		TAX AMOUNT	BLIGHT FACTOR #1	BLIGHT FACTOR #2	BLIGHT FACTOR #3	BLIGHT FACTOR #4	BLIGHT FACTOR #5	BLIGHT FACTOR #6	BLIGHT FACTOR #7	Total	4+ AVERAGE
				ACRES	SG. FT.	SIZE (sf)	LAND	IMPROVEMENTS	TOTAL										
1	21-08-352-001	Oquirrh Hills Office Building	5237 S 4015 W	Commercial	1.08	47,045	11,592	235,000	610,100	845,100	-	1.08	1.08		1.08	1.08		4.00	1.08
2	21-08-352-002	Merger Properties, LLC	5255 S 4015 W	Vacant	0.01	436	-	41,300	330,800	372,100	5,501		0.01					2.00	-
3	21-08-352-003	Merger Properties, LLC	5255 S 4015 W	Vacant	0.01	436	-	41,300	330,800	372,100	5,501		0.01					2.00	-
4	21-08-357-001	Ddi Vantage, Inc	5287 S 4015 W	Commercial	0.51	22,216	3,000	111,600	117,100	228,700	3,381	0.51	0.51		0.51	0.51		4.00	0.51
5	21-08-357-033	Stephen H Bonney	5313 S 4015 W	Industrial	0.34	14,810	2,240	113,100	137,200	250,300	3,700	0.34	0.34		0.34	0.34		4.00	0.34
6	21-08-357-037	Aurum, LLC	5345 S 4015 W	Vacant	1.96	85,378	-	211,900	-	211,900	5,653	1.96	1.96		1.96	1.96		4.00	1.96
7	21-08-357-038	Faith Pearman El Ai TR	5345 S 4015 W	Vacant	0.50	21,780	-	76,200	-	76,200	1,085	0.50	0.50		0.50	0.50		4.00	0.50
8	21-08-357-046	Faith Pearman El Ai TR	5345 S 4015 W	Commercial	1.00	43,560	55,280	152,500	2,204,000	2,356,500	33,549	1.00	1.00		1.00	1.00		4.00	1.00
9	21-08-357-039	Utah State Building	3858 W 5400 S	Public	-	-	-	45,700	-	45,700	-		-		-	-		-	-
10	21-08-357-045	Utah State Building	3850 W 5400 S	Public	-	-	-	94,500	-	94,500	-		-		-	-		-	-
11	21-08-357-047	Utah State Building	3858 W 5400 S	Public	-	-	-	45,700	-	45,700	-		-		-	-		-	-
12	21-08-357-041	Utah State Building	3910 S 5400 S	Public	-	-	-	91,500	-	91,500	-		-		-	-		-	-
13	21-08-357-042	Utah State Building	3858 W 5400 S	Public	-	-	-	45,700	-	45,700	-		-		-	-		-	-
14	21-08-357-043	Utah State Building	3858 W 5400 S	Public	-	-	-	45,700	-	45,700	-		-		-	-		-	-
15	21-08-357-031	Marjean Westwood El Ai TR	3848 W 5400 S	Vacant	0.76	33,106	-	69,500	-	69,500	989	0.76	0.76		0.76	0.76		4.00	0.76
16	21-08-357-035	Valley Properties	3818 W 5400 S	Commercial	0.63	27,443	6,208	96,100	308,000	404,100	5,753	0.63	0.63		0.63	0.63		4.00	0.63
17	21-08-357-029	Trimble, Faye JT	3854 W 5400 S	Commercial	0.61	26,572	4,980	91,100	251,300	342,400	4,875	0.61	0.61		0.61	0.61		4.00	0.61
18	21-08-357-055	Gilbert E Blake	3820 W 5400 S	Industrial	0.19	8,276	-	30,000	110,600	140,600	2,002	0.19	0.19		0.19	0.19		4.00	0.19
19	21-08-357-056	Gilbert E Blake	3820 W 5400 S	Vacant	0.02	871	-	1,800	-	1,800	26	0.02	0.02		0.02	0.02		4.00	0.02
20	21-08-357-024	Gary R & Vicki G Conrad JT	3840 W 5400 S	Commercial	0.18	7,841	1,988	26,900	80,500	107,400	1,529	0.18	0.18		0.18	0.18		4.00	0.18
21	21-08-357-027	Brent W & Beth T Roberts	3800 W 5400 S	Commercial	0.27	11,761	3,874	38,400	214,000	252,400	3,593	0.27	0.27		0.27	0.27		4.00	0.27
22	21-07-479-006	Faith Pearman El Ai TR	5367 S 4015 W	Vacant	0.01	436	-	1,500	-	1,500	22	0.01	0.01		0.01	0.01		4.00	0.01
23	21-07-479-007	Whitmore's Inc	5385 S 4015 W	Industrial	0.38	16,553	5,160	173,600	245,500	419,100	6,196	0.38	0.38		0.38	0.38		4.00	0.38
24	21-08-357-051	K-#3, LLC	3988 W 5400 S	Commercial	0.63	27,443	3,055	148,200	495,700	643,900	9,519	0.63	0.63		0.63	0.63		4.00	0.63
25	21-08-357-052	K-#3, LLC	3970 W 5400 S	Commercial	0.23	10,019	1,702	119,600	119,600	119,600	1,406	0.23	0.23		0.23	0.23		4.00	0.23
26	21-08-357-006	K Associates, El Ai	3950 W 5400 S	Commercial	0.28	12,197	2,400	77,100	211,700	288,800	4,112	0.28	0.28		0.28	0.28		4.00	0.28
27	21-08-357-007	Roberta Carter	3936 W 5400 S	Commercial	0.29	12,632	1,741	75,600	175,800	251,400	3,579	0.29	0.29		0.29	0.29		4.00	0.29
28	21-08-357-013	McDonalds Corporation	3900 W 5400 S	Commercial	0.80	34,848	3,796	200,000	485,200	685,200	9,755	0.80	0.80		0.80	0.80		4.00	0.80
29	21-08-357-048	Jeffry Nielsen	3856 W 5400 S	Commercial	1.93	84,071	16,055	394,000	628,300	1,020,300	14,526	1.93	1.93		1.93	1.93		4.00	1.93
30	21-08-357-053	Jeffry Nielsen	3852 W 5400 S	Vacant	0.18	7,841	-	500	-	500	7	0.18	0.18		0.18	0.18		4.00	0.18
31	21-08-357-054	SKM-SLC, LLC	3812 W 5400 S	Commercial	0.92	40,075	2,521	223,200	201,800	425,000	6,051	0.92	0.92		0.92	0.92		4.00	0.92
32	21-08-376-042	Acil D & Diana M Fowler	3770 W 5400 S	Commercial	0.48	20,909	3,195	110,100	169,800	279,900	3,985	0.48	0.48		0.48	0.48		4.00	0.48
33	21-08-376-034	Webfoot Enterprises, LC	3762 W 5400 S	Commercial	1.11	48,352	16,028	286,500	1,159,000	1,445,500	20,580	1.11	1.11		1.11	1.11		4.00	1.11
34	21-08-376-035	Webfoot Enterprises, LC	3712 W 5400 S	Commercial	0.36	15,882	5,400	91,000	414,200	505,200	7,193	0.36	0.36		0.36	0.36		4.00	0.36
35	21-08-376-037	Webfoot Enterprises, LC	3692 W 5400 S	Industrial	0.41	17,860	5,408	110,300	406,700	517,000	7,361	0.41	0.41		0.41	0.41		4.00	0.41
36	21-08-376-046	Brad L & Carleen D Burt, JT	3690 W 5400 S	Commercial	0.24	10,454	6,784	60,500	182,500	243,000	3,113	0.24	0.24		0.24	0.24		4.00	0.24
37	21-08-376-050	The Alonzo & Ranae Plum Family	5350 S 3600 W	Commercial	1.47	64,033	20,962	279,400	830,700	1,110,100	15,804	1.47	1.47		1.47	1.47		4.00	1.47
38	21-08-376-047	The Alonzo & Ranae Plum Family	5350 S 3600 W	Vacant	0.25	10,890	-	33,500	8,000	41,500	591	0.25	0.25		0.25	0.25		4.00	0.25
39	21-08-376-051	Arthur N Rupe Foundation	3616 W 5400 S	Commercial	1.00	43,560	8,000	298,800	423,200	722,000	10,279	1.00	1.00	1.00	1.00	1.00		5.00	1.00
40	21-08-455-008	Hansen Property Investments LP	3586 W 5400 S	Commercial	0.20	8,712	2,836	56,400	150,800	207,200	2,654	0.20	0.20		0.20	0.20		4.00	0.20
41	21-08-455-009	Hansen Property Investments LP	3586 W 5400 S	Vacant	0.20	8,712	-	94,300	-	94,300	1,208	0.20	0.20		0.20	0.20		4.00	0.20
42	21-17-126-025	Kayo Oil Co	3621 W 5400 S	Commercial	0.79	34,412	1,897	378,500	116,900	495,400	7,053	0.79	0.79		0.79	0.79		4.00	0.79
43	21-17-126-024	Sai Taylorville, LLC	3633 W 5400 S	Commercial	0.37	16,117	5,761	87,300	420,000	506,900	7,240	0.37	0.37		0.37	0.37		4.00	0.37
44	21-17-126-026	Halle-Von Voigtlander	3665 W 5400 S	Commercial	0.51	22,216	5,040	120,600	355,900	476,500	6,784	0.51	0.51		0.51	0.51		4.00	0.51
45	21-17-126-021	Kenneth Dismore	3685 W 5400 S	Commercial	0.69	30,056	4,518	163,500	197,600	361,100	5,141	0.69	0.69		0.69	0.69		4.00	0.69
46	21-17-126-027	Iverson Family Inv, LLC	3705 W 5400 S	Commercial	0.64	27,878	2,180	139,400	416,400	555,800	7,913	0.64	0.64	0.64	0.64	0.64		5.00	0.64
47	21-17-126-013	Gubler Properties, LLC	3725 W 5400 S	Commercial	0.56	24,394	4,200	143,800	289,400	433,200	6,167	0.56	0.56		0.56	0.56		4.00	0.56
48	21-17-126-029	M S C, Inc	3765 W 5400 S	Commercial	0.64	27,878	2,564	136,400	181,000	317,400	4,519	0.64	0.64		0.64	0.64		4.00	0.64
49	21-18-233-001	Early Holdings, LLC	4007 W 5400 S	Vacant	0.05	2,178	-	40,400	-	40,400	597	0.05	0.05		0.05	0.05		4.00	0.05
50	21-18-233-002	Omar Vaca	5423 S 4015 W	Vacant	0.03	1,307	-	10,100	-	10,100	149	0.03	0.03		0.03	0.03		4.00	0.03
51	21-18-233-003	Omar Vaca	5425 S 4015 W	Vacant	0.03	1,307	-	15,700	-	15,700	232	0.03	0.03		0.03	0.03		4.00	0.03
52	21-18-233-004	Omar Vaca	5423 W 4015 W	Commercial	0.03	1,307	1,500	14,600	89,400	104,000	1,537	0.03	0.03		0.03	0.03		4.00	0.03
53	21-18-233-005	L & N Thomas Property	5433 S 4015 W	Commercial	0.22	9,583	4,550	31,700	122,900	154,600	2,285	0.22	0.22		0.22	0.22		4.00	0.22
54	21-18-233-006	Cristiana Iglesia Pentecostes	5445 S 4015 W	Commercial	0.13	5,663	4,500	20,200	191,400	211,600	-	0.13	0.13		0.13	0.13		4.00	0.13
55	21-17-101-001	Early Holdings, LLC	3965 W 5400 S	Commercial	0.65	28,314	5,740	190,400	157,700	348,100	5,146	0.65	0.65		0.65	0.65		4.00	0.65
56	21-17-101-002	WBH, LLC	3965 W 5400 S	Commercial	0.30	13,068	726	80,800	121,100	201,900	2,874	0.30	0.30		0.30	0.30		4.00	0.30
57	21-17-101-081	Jose Rivera	5445 S 4015 W	Industrial	0.39	16,988	2,800	3,000	22,800	25,800	1,143	0.39	0.39		0.39	0.39		4.00	0.39
58	21-17-101-067	S-7-10 Investments	3951 W 5400 S	Commercial	1.14	49,658	23,647	228,900	233,200	462,100	6,579	1.14	1.14		1.14	1.14		4.00	1.14
59	21-17-101-068	Jing Sun	3951 W 5400 S	Commercial	0.93	40,511	5,735	192,900	396,100	598,000	8,386	0.93	0.93		0.93	0.93		4.00	0.93
60	21-17-101-014	State of Utah Dept of Adm	3905 W 5400 S	Public	-	-	5,898	116,100	-	416,900	533,000		-	-	-		-	-	
61	21-17-101-015	Brett C Kee	3901 W 5400 S	Commercial	0.18	7,841	3,904	39,800	187,600	227,400	3,237	0.18	0.18		0.18	0.18		4.00	0.18
62	21-17-101-078	Edward N Ortega	3891 W 5400 S	Commercial	0.22	9,583	1,225	68,200	58,200	126,400	1,800	0.22	0.22		0.22	0.22		4.00	0.22
63	21-17-101-079	Brett C Kee	3901 W 5400 S	Vacant	0.30	13,068	-	27,400	-	27,400	390	0.30	0.30		0.30	0.30		4.00	0.30
64	21-17-101-044	A C Properties, LC	3																

77	21-17-101-074	W P S Company	3835-3849 W 5400 S	Commercial	6.47	281,833	89,775	986,400	2,515,700	3,502,100	49,859	6.47	6.47	6.47	6.47	4.00	6.47				
78	21-17-101-053	Back Creek, LC	5521 S 4015 W	Vacant	0.11	4,792	-	10,100	-	10,100	149	0.11	0.11	0.11	0.11	4.00	0.11				
79	21-17-101-061	Back Creek, LC	5525 S 4015 W	Vacant	0.13	5,663	-	11,900	-	11,900	176	0.13	0.13	0.13	0.13	2.00	-				
80	21-17-101-062	City of Taylorsville	5557 S 4015 W	Public	-	-	-	215,200	-	215,200	3,181	-	-	-	-	-	-				
81	21-17-101-020	Westwood Professional Plaza	5547 S 4015 W	Vacant	0.61	26,572	-	93,000	-	93,000	1,375	-	0.61	0.61	-	2.00	-				
82	21-17-101-021	Westwood Professional Plaza	5547 S 4015 W	Commercial	0.22	9,583	8,988	33,500	452,600	486,100	6,921	0.22	0.22	0.22	0.22	2.00	-				
83	21-17-101-065	Extra Space Properties	5527 S 4015 W	Vacant	1.44	62,726	-	219,500	-	219,500	3,125	1.44	1.44	1.44	1.44	2.00	-				
84	21-17-101-063	Back Creek, LC	5525 W 4015 W	Vacant	0.22	9,563	-	20,100	-	20,100	286	0.22	0.22	0.22	0.22	2.00	-				
85	21-17-101-075	Extra Space Properties	5520 S 3915 W	Commercial	2.14	93,218	81,470	326,260	2,031,590	2,357,850	33,003	2.14	2.14	2.14	2.14	4.00	2.14				
86	21-18-233-013	Outlot T Dyphibane	5577 S 4015 W	S-Family	0.07	3,049	1,318	34,100	102,500	136,600	1,111	0.07	0.07	0.07	0.07	4.00	0.07				
												BLIGHT FACTOR						4+			
												#1	#2	#3	#4	#5	#6	#7	Total	Average	
TOTAL SURVEY AREA												54.05	57.80	1.64	57.80	54.05	-	-	-	54.05	54.05
# PROPERTIES												66	75	2	75	66	0	0	0	75	66
% ACREAGE												94%	100%	3%	100%	94%	0%	0%	0%	94%	