

DRAFT PROJECT AREA PLAN

CANYON RIM COMMONS COMMUNITY REINVESTMENT AREA (CRA)

MILLCREEK COMMUNITY REINVESTMENT AGENCY, UTAH



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Definitions

As used in this Community Reinvestment Project Area Plan, the term:

"Act" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

"Agency" shall mean the Millcreek Community Reinvestment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

"Base taxable value" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"City" or "Community" shall mean Millcreek City.

"Legislative body" shall mean the City Council of Millcreek City, which is the legislative body of the City.

"Plan Hearing" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-1-102 (41) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community reinvestment set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (**Exhibit A & Exhibit B**).

"Net Present Value (NPV)" shall mean the discounted value of a cash flow. The NPV illustrates the total value of a stream of revenue over several years in today's dollars.

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

-  the base taxable value of property in the Project Area;
-  the projected tax increment expected to be generated within the Project Area;
-  the amount of tax increment expected to be shared with other taxing entities;
-  the amount of tax increment expected to be used to implement the Project Area plan;
-  if the area from which tax increment is to be collected is less than the entire Project Area:
 - the tax identification number of the parcels from which tax increment will be collected; or

- a legal description of the portion of the Project Area from which tax increment will be collected; and

☞ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

“Project Area Plan” or “Plan” shall mean the written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Project Area Plan refers to this document and all the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the collection of tax increment to fund the CANYON RIM COMMONS PLAN will be subject to an interlocal agreement process with the taxing entities within the Project Area.

“Taxes” includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible.

“Taxing Entity” shall mean any public entity that levies a tax on any property within the Project Area.

“Tax Increment” is as defined by the Act, but in general shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

“Tax Increment Period” shall mean the period in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

“Tax Year” shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2017 - October 31, 2018 tax year.

To the extent of the foregoing terms are defined by the Act or other applicable statutory law, the definitions set forth in this document are supplemental to those statutory definitions and are intended as clarifications only.

Introduction

The Millcreek Community Reinvestment Agency (the “Agency”), following thorough consideration of the needs and desires of Millcreek City (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this draft Project Area Plan (the “Plan”) for the Canyon Rim Commons Community Reinvestment Project Area (the “Project Area”). This Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which includes land along both sides of 3300 South, between 2000 East to the west, Pioneer Street to the east, 3225 South to the north and 3395 South to the south. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the redevelopment of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities – Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the establishment of the Project Area. The realization of the Plan is subject to interlocal agreements between the taxing entities individually and the Agency.

Resolution Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a survey resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on **May 14, 2018**.

Utah Code
§17C-5-104

Recitals of Prerequisites for Adopting a Community Reinvestment Project Area Plan

To adopt a community reinvestment project area plan, the Agency shall;

-  Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;
-  Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

UTAH CODE
§17C-5-105(1)

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area includes parcels along both sides of 3300 South, between 2000 East to the west, Pioneer Street to the east, 3225 South to the north and 3395 South to the south.

As delineated in the office of the Salt Lake County Recorder, the Project Area encompasses all the parcels detailed in **Exhibit C**.

UTAH CODE
§17C-5-105(2)

General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

General Land Uses

The property within the Project Area is currently zoned for commercial and residential uses. This Project Area Plan is consistent with the General Plan of the City. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

Layout of Principal Streets

There are numerous public streets within the Project Area. These streets are outlined in the attached map in **Exhibit A**.

Population Densities

There are 180 residences within the Project Area, including multiple apartments, duplexes & other multi-family housing complexes. The average household size within Salt Lake County is 2.97. Therefore, it is estimated that there is a population of approximately 535 within the Project Area, or 7.13 persons per acre. It is anticipated that the Project Area development may increase the population size within the Project Area.

Building Densities

There are currently 230 buildings within the Project Area. It is anticipated that the redevelopment of the Project Area will result in additional buildings and increased density within the City Center.

Impact of Community Reinvestment on Land Use, Layout of Principal Streets, and Population Densities

Community reinvestment activities within the Project Area will mostly consist of redevelopment of underutilized areas.

Land Use – It is anticipated that future development within the Project Area will include: residential, commercial, office and public gathering space

Layout of Principal Streets – It is anticipated that the community reinvestment of the Project Area will not alter the layout of the principal streets in the area. Future Development may include altering secondary streets and constructing new streets.

Population Densities –The Project Area will include residential development; therefore, the population density will increase within the Project Area.

UTAH CODE
§17C-5-105(3)

Standards Guiding the Community Reinvestment

To provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance and agreement, review and recommendations of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

UTAH CODE
§17C-5-105(4)

How the Purposes of this Title Will Be Attained By Project Area Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate the development within the Project Area

UTAH CODE
§17C-5-105(5)

Conformance of the Proposed Development to the Community's General Plan

The proposed Community Reinvestment Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

UTAH CODE
§17C-5-105(7)

Describe any Specific Project or Projects that are the object of the Proposed Community Reinvestment

There is a fresh opportunity to encourage redevelopment. With the assistance of the Project Area, small, narrow parcels would now be financially feasible to combine and support larger commercial development. There is an intense market demand for multi-family housing in this corridor, and with the assistance of the Project Area, such market demands could be leveraged for strong mixed-use projects that enhance

the commercial viability, as well. UTA has talked of potential bus rapid transit (BRT) along 3300 South, and so this project would also be important towards creating future transit-oriented developments within the Project Area.

UTAH CODE
§17C-5-105(8)

How the Agency Plans to Select a Participant

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including enough financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE
§17C-5-105(9)

Reason for Selection of the Project Area

State Road 171 (3300 South) has long been the “main street” of Millcreek, even well before its incorporation. Unfortunately, because of the haphazard way that the 3300 South corridor has developed, there are intermittent sidewalks, missing turn lanes, random shoulders, and power poles jogging in and out of the public right of way. Commercial on this street has struggled due to the irregular street itself, to narrow lots, to large tracts of land in church and school ownership. In late 2017, a Dan's supermarket closed at the corner of 2300 East and 3300 South, for example. City leaders have articulated the need to protect Millcreek's outstanding neighborhoods and put forward the strategy of steering the growth along major corridors and town centers. The Project Area would be an invaluable tool to help in those community goals.

UTAH CODE
§17C-5-105(10)

Description of Physical, Social and Economic Conditions Existing in the Project Area

Physical Conditions

The Project Area consists of approximately 75 acres of relatively flat, privately and publicly owned land as shown on the Project Area map.

Social Conditions

There are currently 180 residential units within the Project Area. Additionally, there is a church with connected green space.

Economic Conditions

The Agency wants to encourage upgrades and improvements within the Project Area that will directly benefit the existing economic base of the City.

UTAH CODE
§17C-5-105(11)

Description of any Financial Assistance that the Agency Anticipates Offering a Participant

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, on-site improvements, desirable Project Area improvements, land assemblage, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this plan, specifically to:

-  Foster and accelerate economic development;
-  Stimulate job development;
-  Promote the use of transit and the walkability of the area;
-  Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
-  Assist with property acquisition and/or land assembly; and
-  Provide attractive development for high-quality tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity.

UTAH CODE
§17C-5-105(12)

Anticipated Public Benefit to be Derived from the Community Development

The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the area.

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

“But For” Analysis

Many of the commercial structures in this corridor were built in the early 1960s and in desperate need of replacement, “but-for” the creation of the CRA and public participation, this vital corridor cannot reach its full potential.

Cost/Benefit Analysis

Based on the land use assumptions and tax increment participation levels, the following tables outline the benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create a net benefit to the City and the other taxing entities that participate in the Project Area.

TABLE 1: PROJECT AREA REVENUES

Entity	Property Tax	Sales Tax	Total Revenues
Salt Lake County (Including Library)	\$2,075,584	\$1,002,484	\$3,078,068
Granite School District	6,282,977	-	6,282,977
Millcreek City	1,616,128	\$572,848	2,188,976
South Salt Lake Valley Mosquito Abatement District	12,049	-	12,049
Mt. Olympus Improvement District	224,105	-	224,105
Central Utah Water Conservancy District	321,298	-	321,298
Unified Fire Service Area	1,492,428	-	1,492,428
Total Revenues	\$12,024,567	\$1,575,331	\$13,599,901

TABLE 2: PROJECT AREA EXPENDITURES

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Expenditures
Salt Lake County (Including Library)	\$1,452,909	\$44,606	\$-	\$-	\$1,497,515
Granite School District	4,398,084	437,995	-	-	4,836,079
Millcreek City	1,131,289	252,892	212,941	383,746	1,980,868
South Salt Lake Valley Mosquito Abatement District	8,434	617	-	-	9,051
Mt. Olympus Improvement District	156,874	29,293	-	-	186,167
Central Utah Water Conservancy District	224,908	18,187	-	-	243,095
Unified Fire Service Area	1,044,700	73,218	-	-	1,117,918
Total Expenditures	\$8,417,197	\$856,808	\$212,941	\$383,746	\$9,870,693

The total net benefit to the taxing entities of participating in the Project Area is \$3,729,208, with the City's net benefit being \$208,108.

EXHIBIT A: Legal Description of Canyon Rim Commons CRA

That area of incorporated Millcreek, a Municipal Corporation to be known as the Canyon Rim Commons Community Reinvestment Agency located in the South Half of Section 27, Township 1 South, Range 1 East of the Salt Lake Base and Meridian. Said area is further described as follows:

Beginning at the Southwest Corner of the Plum Tree Court Subdivision as depicted on that Subdivision Plat recorded in Book 87, at Page 3 in the Office of the Salt Lake County Recorder, said point being located S. 0°04'15" E. 897.63 feet, East 33.00 feet, and S. 0°04'15" E. 295.14 feet from the West Quarter Corner said Section 27; thence East along the South boundary of said Subdivision 213.80 feet, more, or less, to the West boundary of the Verdant Heights No. 3 Subdivision as depicted on that Subdivision Plat recorded in Book U, at Page 11; thence South and East along the boundary of said Subdivision 495 feet, more, or less to the Southeast corner of lot 312 of said Subdivision; thence North along the east line of said lot 41.69 feet, more, or less, to the Southwest corner of the property described in that Quit Claim Deed recorded in Book 7980, at Page 286; thence east along the South boundary of said property and the easterly extension thereof 131.6 feet, more, or less, to the East right of way of 2100 East Street; thence North along said right of way 33 feet, more, or less, to the Southwest corner of the property described in that Warranty Deed recorded in Book 9228, at Page 7521; thence East along the South boundaries of said property and the Verdant Heights No.4 Subdivision as depicted on that Subdivision Plat recorded in Book DD, at Page 71, 300.04 feet, more, or less, to the West boundary of the property described in that Successor Trustees Deed recorded in Book 10474, at Page 3763; thence South along said boundary 52.28 feet, more, or less, and continuing East along the South boundaries of said Property, and the properties described as parcels 1627306016, and 1627306010 in that Successor Trustees Deed recorded in Book 10474, at Page 3759, to the West boundary of the property described in that Quit Claim deed recorded in Book 10510, at Page 1020, said point being on the West line of Mott Drive; thence Northerly along said boundary and West line 169.89 feet, more, or less, and continuing East along the North line of said boundary 420 feet, more, or less, to the Northeast corner of said property; thence East along the South boundaries of the property described in that Warranty Deed recorded in Book 10554, at Page 5502, the property described in that Quit Claim Deed recorded in Book 10528, at Page 9353, the property described in that Warranty Deed recorded in 8220, at Page 2376, the property described in that Warranty Deed recorded in Book 5418, at Page 545, the property described in that Affidavit recorded in Book 10083, at Page 7149, the property described in that Warranty Deed recorded in Book 10383, at Page 9078, and the property described in those Warranty Deeds recorded in Book 7203, at Page 1300, and Book 10209, at Page 2847, 822 feet, more, or less, and continuing East along the centerline of 3225 South Street 1011 feet, more, or less, to the Northerly extension of the West boundary of the property described in that Warranty Deed recorded in Book 10508, at Page 4635; thence Southerly along said extension, the West Boundary of said property, and the West boundary of the property described in that Quit Claim Deed recorded in Book 9274, at Page 7056, 327 feet, more, or less, and continuing Southerly along the Centerline of Pioneer Street 793 feet, more, or less, to the easterly extension of the North boundary of the property described in that Warranty Deed recorded in Book 9383, at Page 1671; thence West along said extension, North boundary, and the North boundary of the property described in that Warranty Deed recorded in Book 10344, at Page 2401, 276.05 feet, more, or less, and continuing South along the West boundary of said property 40 feet, more, or less, to the centerline of 3395 South Street; thence West along said centerline 758 feet, more, or less, to the centerline of 2300 East Street; thence North along said centerline to the South right of way of 3370 South Street; thence West along said right of way 535 feet, more, or less, to the East boundary of the property described in that Quit Claim Deed recorded in Book 10460, at Page 8602; thence North along said boundary 110 feet, more, or less, to the Northeast corner of said property and the South boundary of the property described in that Quit Claim Deed recorded in Book 8437, at Page 5589; thence West along the South boundaries of said property, the property described in that Quit Claim Deed recorded in Book 8437, at Page 5592, the property described in that Quit Claim Deed recorded in Book 8437, at Page 5594, the property described in that Special Warranty Deed recorded in Book 9777, at Page 1762, the property described in that Special Warranty Deed recorded in Book 9797, at Page 1598, the property described in that Special Warranty Deed recorded in Book 9952, at Page 3287, and the Georgetown Square Condominiums as depicted on that Plat recorded in Book KK, at Page 43, 1125 feet, more, or less, to the

Northeast corner of the property described in that Warranty deed recorded in Book 1532, at Page 213; thence West along the North boundary of said property and Westerly extension thereof 336.90 feet, more, or less, and continuing West along the South boundary of the Evergreen Valley Condominiums as depicted on that Plat recorded in Book 1996, at Page 184, 284.52 feet, more, or less, to the East boundary of the property described in that Warranty Deed recorded in Book 1994, at Page 427; thence South and West along said boundary 305 feet, more, or less, and continuing West along the North Boundary of the property described in that Quit Claim Deed recorded in Book 451, at Page 306, 168 feet, more, or less, to the centerline of 2000 East Street; thence North along said centerline 893 feet, more, or less, to a point that is approximately 33 feet West of the Southwest Corner of said Plum Tree Court Subdivision and point of beginning; thence East 33 feet, more, or less, to said Southwest corner and point of beginning.

The above described Community Reinvestment Agency contains 74.966 acres, more, or less.

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EXHIBIT B: Project Area Map

MAP OF PROPOSED PROJECT AREA BOUNDARIES



EXHIBIT C: Parcel List

Taxable Property Schedule (2018)		
Parcel_ID	Owner	Acres
16273550150000	PAUL, BENJAMIN V & JENTZSCH, JENNIFER; J	0.01
16273290270000	ROSE, CHERRY L Z M L; TR	0.20
16273540100000	LANGSTON, LYNDI E	0.01
16273530040000	ABRAM, SYLVIA J	0.01
16273530100000	BLAKE, HELEN P	0.01
16273540570000	COLLOPY, PHYLLIS R	0.01
16274510290000	CHRIST UNITED METHODIST CHURCH	2.12
16273550230000	FLEYSHGAKKER, JUDY	0.01
16273290640000	LONG, STEVEN C	0.23
16273540080000	REULING, SYDNEY	0.01
16273540300000	MCGINN, RENAE	0.01
16273550050000	JARVIS, JOHN J & CHRISTA E; JT	0.01
16273540550000	GEORGETOWN SQUARE HOMEOWNERS ASSOCIATION	0.01
16273760190000	SIMPSON, WESLEE D & JUDY C; JT	0.25
16273540651001	MCLOUTH, MATT D HENSLEY, PAIGE E	0.01
16273060180000	BELLISSIMO MANAGEMENT LLC	0.16
16273540420000	HERTZ, STEPHEN C	0.01
16273550130000	ZUNIGA, GALA	0.01
16274520100000	CORP OF PB OF CH JC OF LDS	0.35
16273540270000	ZAMUDIO, RAUL N & MARILYN L; TRS	0.01
16273550140000	ROTHENBERG, NORMA	0.01
16273760610000	SIMPSON, WESLEE D & JUDY C; JT	0.23
16273530180000	SHARP, JULIE	0.01
16273510100000	HOLLY PROPERTY INVESTMENT LLC	0.17
16273520030000	ASSISTANCE LEAGUE OF SLC	0.38
16273530030000	COX, AMY E & JOHNSON, CAMILLE N; JT	0.01
16273570010000	SKENE, KAREN L; TR (KLS REV LIV TR	0.01
16273540170000	SPENCER, LORRAINE K; TR (LKS FAM LIV TRU	0.01
16273540330000	PALMER, TAYLOR	0.01
16273540040000	JACOBS, JOSEPH B & KAILY A; JT	0.01
16273530210000	SAXLEHNER, GARY A	0.01
16273510010000	NUPETCO ASSOCIATES LLC	0.81
16274520630000	DUNFIELD, ROBERT W & HEIDI; JT	0.23
16273560050000	HARKER, RICHARD T	0.01
16273540490000	BIGELOW, AMBER J	0.01
16273510030000	MALIBU INVESTMENT COMPANY	0.25
16273540520000	HOLCOMBE, AMBER J	0.01
16273540670000	ZAMUDIO, RAUL N & MARILYN L; TRS	0.01
16273540290000	TSUYUKI, KAREN E	0.01
16273060170000	SAP PROPERTIES LC	0.43
16273530070000	NELSON, BARBARA A	0.01
16274520560000	AMOCO OIL COMPANY	0.01

16273510080000	MALIBU INVESTMENT COMPANY	0.01
16273540210000	SACKETT, BYRAN G	0.01
16273550170000	MORRISON, SCOTT R	0.01
16274520280000	REB & DMB PROPERTIES, LLC	0.17
16273040100000	HILL, IVAN R & GAY A; TRS	0.06
16273550240000	STAKELY, MICHAEL J & CHAN, JENNY; TRS	0.01
16273540230000	HOUSER, WHITNEY	0.01
16273290300000	HENDERSON SECURITIES LLC	0.55
16274520350000	YEAGER, CAROLYN W & MONTE R; TRS	0.21
16274520330000	DANSIE, LYNN W; ETAL	0.45
16273540430000	FRANK, EDWARD B	0.01
16273510040000	BOARD OF EDUCATION OF THE GRANITE SCHOOL	0.43
16273290560000	MARGIN PROPERTIES	0.12
16273290430000	PENTARA CORPORATION	0.41
16273560070000	MILLS, RUBY G	0.01
16273760720000	STATEN, VERL G & JEAN D; TRS	0.55
16273530090000	CROFT, SARA	0.01
16273550090000	THORUP, JOHN B & LESLIE P; TRS	0.01
16273290320000	RASMUSSEN, RICKEY J	0.19
16274510070000	POWELL, RONALD A. & AFTON	0.25
16273550290000	JONES, MEGHAN	0.01
16273560030000	RASMUSSEN, RACHAEL	0.01
16273550270000	MCALLISTER, IRENE; TR (M REV FAM TRUST)	0.01
16273560040000	TAYLOR, STEVEN C & EVELYN; TRS	0.01
16273040110000	DEMPSTER, KYLE B & SNELLING, TY; TC	0.11
16273530160000	EMERSON, ROBERT J & VINCENT, STACY; JT	0.01
16273540651002	SALT LAKE COUNTY	0.01
16273540280000	WORKMAN, JAY A & JEANETTE T; TRS	0.01
16273290310000	JOHNSON, JANICA N	0.24
16273550070000	LEVA, KAREN	0.01
16273540320000	SCHADE, CAROL	0.01
16274520270000	WYLIE, NIKI C	0.17
16273540390000	SHAW, MATTHEW L	0.01
16274520020000	JENSEN, DONETTE B; TR (WF TRUST)	0.22
16273550080000	ODYSSEUS, KEVIN & N LOUISE; JT	0.01
16274510150000	RH PROPERTIES	0.57
16273540020000	BRIDGE, MELISSA A	0.01
16274520110000	MAZKIM 1 LLC	0.30
16273530080000	BEAN, BRANDON W & POTEMPA, SILVIA L; TC	0.01
16274520430000	BLOMMER, MICHAEL & KATHRYN; JT	0.23
16273290580000	SPECTRUM LR LIMITED PARTNERSHIP	1.64
16273060140000	FJS DYNASTY LC	0.28
16273540540000	GEORGETOWN SQUARE HOMEOWNERS ASSOCIATION	0.01
16273540400000	EVANS, SPENCER C	0.01
16273520280000	EXTRA SPACE PROPERTIES TWO LLC	0.68
16273570090000	FOREST, DEREK	0.01
16273540470000	RFG 7. LLC	0.01

16273540630000	FRANK, EDWARD B	0.01
16273290450000	KIUHARA, BARON O & HOLLI P; TRS	0.35
16274520010000	TESORO WEST COAST COMPANY	0.25
16273550020000	SHIELDS, TRISTAN R	0.01
16273530060000	SHARP, JULIE	0.01
16273550280000	MB - 15 LLC	0.01
16274520060000	QUESTAR GAS COMPANY	0.01
16274520600000	CORP OF PB OF CH JC OF LDS	4.50
16273760100000	CHERRY HILLS APARTMENTS BUSINESS TRUST	0.63
16273540110000	YING, VENNIE & DING, KEENAN; JT	0.01
16273290630000	MACKAY, MELVIN G; ET AL	0.38
16274520300000	ALLEN, SUSAN K; TR	0.57
16273550200000	WHITEHEAD, WENDY J	0.01
16273060110000	DELMAN HOLDINGS, LP	1.46
16273540440000	BENDIXEN, MICHAELNE & LEWIS H; JT	0.01
16273550190000	COLEMAN, DEBBY H	0.01
16274520570000	HSUEH, CHING YU & ZHU, GUANG ZE; TRS	0.28
16273530150000	HUAMAN, KIMBERLEE D	0.01
16273540610000	STEVENS, BETTY J	0.01
16273540190000	YING, VENNIE	0.01
16274520040000	3369 SOUTH 2300 EAST LLC	0.19
16273540150000	KINGHORN, MARIE	0.01
16273540130000	STEVENS, BETTY J	0.01
16273290480000	HOWARTH LIMITED LIABILITY COMPANY	0.42
16273540370000	SHEPHERD, MITCHELL T & MORAG; JT	0.01
16273520010000	PRATT PROGENY, LLC	0.25
16273550120000	TAAFFE, MYA C; TR (MCT TR)	0.01
16273290240000	TORREY INVESTMENTS LLC	0.51
16273520020000	ASSISTANCE LEAGUE OF SALT LAKE CITY	0.43
16273290380000	SALT LAKE COUNTY	0.03
16274520160000	ROBB, DEBRA A & BURNETT, MICHELLE; JT	0.42
16273530120000	DAVIES, BAILEY C	0.01
16274520640000	ANDERSON, ROBERT E; TR ET AL	0.26
16273520120000	SALT LAKE COUNTY	0.11
16273570050000	KANDOLIN, LARA	0.01
16274520580000	CAMERON, IAIN	0.54
16273510020000	HUAMAN, KIMBERLEE D & FRANKLIN; JT	0.25
16273540250000	VIALPANDO, ANITA & LUPINA; JT	0.01
16273540580000	MARTINEZ, JOYCE A	0.01
16273040250000	NGA TO, LLC	0.10
16273520050000	CAL COLEMAN INC	0.33
16273540310000	HENSLEY, PAIGE E MCLOUTH, MATT D	0.01
16274510030000	HOLBROOK, JOHN R & SANDRA C; TRS	0.28
16273560060000	WHITMON 3,LLC	0.01
16273540070000	ZURO, CARSON; JT ZURO, MCELLE; JT	0.01
16273540450000	SYFERT, LINDA A; ET AL	0.01
16273540160000	THURGOOD, TRACIE	0.01

16273290440000	JMJ PARTNERSHIP LLC	0.34
16273510050000	MALIBU INVESTMENT CO	1.41
16273060020000	PETERSEN, STANFORD B; TR (P FAM TRUST)	0.22
16273540530000	STOREY, LAURIE & ALYSON; JT	0.01
16273540340000	PARYZ, RACHEL M & MARTIN R; JT	0.01
16274520320000	GULLA, CHRISTINA	0.49
16274510270000	LAWRENCE, GARY R & MARY S (JT	0.20
16273540240000	DEBENHAM, JERRY D; TR (JDD FAM TR)	0.01
16273530140000	BELLISSIMO MANAGEMENT LLC	0.16
16273290570000	MARGIN PROPERTIES	0.19
16273550210000	YOUNG, SARA D	0.01
16274510160000	HDYLMN LLC	0.19
16273540560000	BRIDGE, MELISSA A	0.01
16274520120000	SCHILD, SUZANNE L & JEREMY; JT	0.31
16273540120000	FELIX, MARCO A	0.01
16274510020000	HOLBROOK, JOHN R & SANDRA C; TRS	0.23
16273570060000	CAPUTO, GREG S	0.01
16273530220000	GEORGETOWN SQUARE CONDO PH 1 & 2 COMMONA	3.20
16273540590000	PETRE, THOMAS J & MARJORIE S (JT)	0.01
16273290290000	J M J PARTNERSHIP LLC	0.40
16273560010000	EVERGREEN MANOR CONDMN COMMON AREA MASTE	0.51
16273290360000	ROSE, CHERRYL Z M L; TR	0.34
16273550160000	TAAFFE, MYA C; TR (MCT TR)	0.01
16273550330000	GUARDERAS, GABRIEL I	0.01
16273040080000	MOKO ENTERPRISES, LLC	0.26
16273040260000	EVERGREEN PLAZA LLC	0.26
16273540350000	JO ANNE F SMITH REV TR; SMITH, JO A F; T	0.01
16273550220000	NIELSON, PRESTON & WIXOM, DANIEL; JT	0.01
16273520060000	SALT LAKE COUNTY	0.03
16273540260000	NIELSEN, VELMA; JT SOVEREEN, RICHARD W	0.01
16273560090000	HILLSIDE ASSOC	0.01
16273760540000	EXTRA SPACE PROPERTIES TWO LLC	2.04
16273290250000	TORREY INVESTMENTS LLC	0.25
16273760080000	CHERRY HILLS APARTMENTS BUSINESS TRUST	0.37
16273570100000	EVERGREEN VALLEY CONDOMINIUMS COMMON AR	0.90
16274510080000	KUHN, HANS C; TR	0.18
16273040230000	ANDERSON, ALLEN M & LEAH J; TRS	0.18
16273290490000	ROSE, CHERRYL Z M L; TR	0.08
16273540030000	DAVIS, CAMERON J; JT DAVIS, FRED; JT	0.01
16273550060000	LOWENSTEIN, HOLLY	0.01
16273540500000	EVANS, CAROL C; TR	0.01
16273290370000	ROSE, CHERRYL Z M L; TR	0.48
16274520190000	SCOTT, WHITNI	0.26
16274520590000	UFPTFC LLC; 50% BBPTFC LLC; 50%	3.14
16273290420000	PENTARA CORPORATION	0.02
16273560080000	WIRTS PROPERTIES LLC	0.01
16273760090000	CHERRY HILLS APARTMENTS BUSINESS TRUST	0.10

16273760620000	SIMPSON, WESLEE D & JUDY C; JT	0.23
16273040300000	EAGLE CAPITAL GROUP LC	0.40
16273540180000	SHIELDS, CARLA C; TR (CCS LIV TRUST	0.01
16273540090000	COLEMAN, GAYLE B	0.01
16273550010000	MONTE BELLO CONDM PROJECT COMMON AREA MA	1.28
16273530130000	ORULLIAN, JUDITH	0.01
16273290500000	J B IZATT PLAZA, LLC	0.33
16273550320000	SANDBERG, JOLE	0.01
16273760730000	LAKELINE PROPERTIES LC	3.64
16273540140000	HALLIDAY CONSULTING LLC	0.01
16274520370000	KIRBY, DAVID G & PENNIE S	0.01
16274520360000	KIRBY, DAVID G. & PENNIE S	0.23
16273540660000	VANBLERKOM, LESLIE	0.01
16274520650000	RASQUINHA, ANTHONY	0.28
16273290400000	MARGIN PROPERTIES	0.23
16274510090000	HELME, THOMAS C & B COLLEEN (JT)	0.20
16273550110000	MARAGAKIS, KORNELIA F; TR (KFMR TRUST)	0.01
16273540600000	NIELSEN, VELMA; JT SOVEREEN, RICHARD W;	0.01
16273570040000	DOWSE, TAMELA D	0.01
16273540640000	BEAN, MICHAEL C & RUTH E	0.01
16273550250000	BARNES, RAEMI; JT WORTELBOER, AARON; JT	0.01
16273520150000	BOARD OF EDUCATION OF GRANITE SCHOOL D	0.06
16273040090000	MOKO ENTERPRISES, LLC	0.23
16273040310000	KAJDRJ PROPERTIES LLC	0.38
16273540460000	GAY, CHRISTOPHER I & JOSCELYN S; JT TR	0.01
16273540050000	GRITSENKO, OKSANA	0.01
16273290330000	GRANT, JAMES I & JULIE A; TRS (GFT	0.26
16273510150000	RICHARD T PRATT LTD	0.17
16273760670000	MOUNTAIN AMERICA FEDERAL CREDIT UNION	0.91
16274520200000	SHON, MAREK; JT SHON, NICOLE; JT	0.24
16273550030000	ABRAHAM, AMANDA	0.01
16273540060000	MAYHEW, LINDSAY	0.01
16273530170000	GEORGETOWN SQUARE HOMEOWNERS ASSOCIATION	0.01
16274520310000	WALDROUP, DAVID R & MARY L; TRS	0.50
16273550100000	OLSEN, LINDA J; TR	0.01
16273540380000	JENSEN, ELSIE V	0.01
16273760600000	MARTIN, JEFF L & CAROL J; JT	0.22
16274510200000	FERAGEN, JOHN L & SHARON P; JT	0.25
16273760120000	CHERRY HILLS APARTMENTS BUSINESS TRUST	0.57
16273760680000	LUCZAK, STEVEN J & LEANN B; JT	0.35
16273570030000	CUMMINGS, ANNE & OWEN; JT	0.01
16273550180000	JOLLEY, TERRY L	0.01
16273520040000	ASSISTANCE LEAGUE OF SALT LAKE CITY	0.19
16274520290000	DANIELS PIONEER PROPERTY LLC	0.29
16274520610000	DUNFIELD, ROBERT W & HEIDI; JT	0.42
16273540360000	TOWNSEND, JOHNNY E	0.01
16273760050000	SALT LAKE COUNTY	0.03

16274520050000	FIVER LLC	0.23
16273550300000	BAIR, JEFF M	0.01
16273510060000	BOARD OF EDUCATION OF GRANITE SCHOOL D	0.54
16273560020000	RENDEK, JAMES R	0.01
16273540410000	JOLLY, JUDY A	0.01
16273550310000	ROCK, ROBERT	0.01
16274520620000	DUNFIELD, ROBERT W & HEIDI; JT	0.23
16274520550000	AMOCO OIL COMPANY	0.01
16273530110000	SHAFFER, DAVID F & SAUNDRA K (JT)	0.01
16274520530000	BRONSON, STEPHEN M & OHLEN, JESSICA M; J	0.27
16273040270000	EVERGREEN PLAZA LLC	0.77
16273760110000	CHERRY HILLS APARTMENTS	0.42
16273570020000	LUNA, MARK A	0.01
16273040170000	MOKO ENTERPRISES, LLC	0.15
16274510060000	BISHOP, NEAL L & JOSEPH J; JT	0.27
16273040290000	STEIGER, LEE F	0.20
16273550260000	DECKER, JAMES C; ET AL	0.01
16273540480000	BERTAGNOLLI, CYNTHIA M	0.01
16273530190000	BEAN, BRANDON W & POTEMPA, SILVIA L; TC	0.01
16273530200000	ORULLIAN, JUDITH A & CROSBY, TIMMOTHY D	0.01
16273550040000	STRATTON, LEO N & LAVON B; TRS	0.01
16273530020000	DEBOER, BARBARA N; TR (BDB TRUST	0.01
16274520130000	TEAGUE, JENNIFER S	0.15
16273760060000	MOUNT O HOLDINGS, LLC	2.12
16274520140000	SANDOVAL, ANTHONY V, JR	0.19
16273040240000	QUESTAR GAS COMPANY (STATE TAX COMMISSIO	0.02
16273570080000	KARREN, KEITH & CAROL; JT	0.01
16273540200000	MARTINEZ, JOYCE A	0.01
16274510310000	RH PROPERTIES	0.51
16273290410000	MARGIN PROPERTIES; GEN PTRSHIP	0.01
16273540220000	LOCHER, JANIS M; TR ET AL	0.01
16273570070000	LEAVITT, KERRIE	0.01
16273760070000	CHERRY HILLS APARTMENTS BUSINESS TRUST	0.87
16273530050000	BURTON, LEONE	0.01
16274510010000	HOLBROOK, JOHN R & SANDRA C; TRS	0.52
Roads, Easements, Right-of-Ways, etc.		11.31
Total		74.97