

**INTERNATIONAL REAL ESTATE
SOLUTIONS, INC.**

**Demolition Applications
and Supporting Documents for
Bishop Place Structures**

TAB 1



Structural Design
(801) 876-3501

Date: 28 Dec 2016

Salt Lake City Building Department
Attn: Inspections

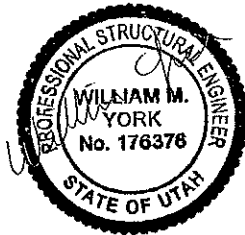
Subject: Bishop's Place Structures

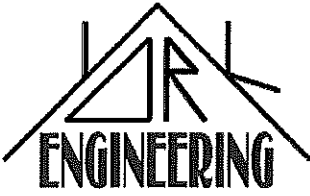
The purpose of this letter is to provide a brief follow-up to the letter written regarding the Bishop's Place Homes (see attachment). To my knowledge, nothing has changed since I wrote the attached letter except for the passage of time. Continued exposure to the elements has further degraded the structures. There is simply no way, that I can see, to repair these structures.

Please feel free to call with any questions or Concerns.

Respectfully Yours,

William M York, S.E.





York Engineering
2329 W. Spring Hollow Rd.
Morgan, Ut. 84050

(801)876-3501

Date: 14 Jan 2016

Salt Lake City Building Department
Attn: Inspections

Subject: Bishop Place Structures

The purpose of this letter is to provide a brief summary of our findings and observations following a visit to the homes located along Bishop Place in Salt lake City:

1. The homes appear to have been vacant and unattended for years. All of the degradation and damage that you expect to see was evident.
2. The homes do not appear to have any foundations or footings under them. Some have a concrete curbing around the perimeter but it is shallow and does little to support the structure and provides no frost protection.
3. The existing floor joist are sitting on or near the soil and as such are expected to be rotten and otherwise degraded and beyond repair.
4. The walls do not have any lateral resistance that can be quantified. In addition the roof/floor/wall/connections are highly deficient to resist any significant wind or earthquake event.
5. Their no any framing connections beyond simple nailing techniques of the period.
6. All of the roofs are sagging and the framing is expected to fall well below current standards. In addition, the roofing is degraded which has most likely led to significant water damage and rot throughout the structures. Missing and broken windows and doors have exacerbated the water problem.
7. Mechanical and electrical components will need to be completely replaced and updated.

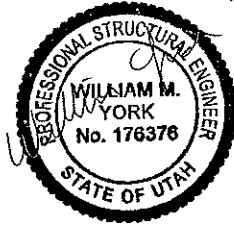
In summary the structures have significant structural deficiencies and in my opinion, there exist no practical way to bring the existing structures up to current code requirements. I recommend that they be rebuilt from the ground up. As is the structures pose significant health and safety hazzards.

York Engineering will require that the Salt Lake City Building Department accept full responsibility for the existing structures, in writing, prior to any engineering for additions to the structures. In addition, York Engineering will require that a hold harmless agreement be provided which fully and completely indemnifies York Engineering or any of it's agents regarding the existing structures.

Please feel free to call if there are any questions or concerns.

Respectfully Yours;
York Engineering Inc.

William M. York, PE SE



14 Jan 2016



Breen Homes

February 19, 2015

Job Number 15021

RE: Bishop Place
Salt Lake City, UT

I have made two site visits to walk through Lots 3, 4, 8, 9, 10, and 11. The developer has proposed tearing down the homes on these lots and building new ones. As an engineer I concur with this proposal, for the reasons outlined below. All of these homes are very similar and have the same issues.

Lot #3: The roof is in decent shape and could reasonably be reinforced and properly attached to the walls below. The walls were originally built with cut stone masonry. The mortar has degraded to the point that the stones can be pulled out by hand increasing the seismic load the home must bear as well as causing a hazard. There are also wood studs inlaid into these exterior walls. These studs do not appear to be properly attached to the floor. The floor joists are rotting where they sit on the foundation wall. The attachment of the floor system to the foundation is nonexistent-it just sits on the foundation wall. The concrete foundations will not meet current code and are inadequate due to the lack of reinforcing. There are also many cracks and places of deterioration in the foundation. There is no separation between the soil and wood framing, causing the wood to rot.

Lot #4: The roof is in decent shape and could reasonably be reinforced and properly attached to the walls below. The home is framed with wood stud exterior walls. These studs do not appear to be properly attached to the floor and many of them are rotting. The floor joists are rotting where they sit on the foundation wall. The attachment of the floor system to the foundation is nonexistent-it just sits on the foundation wall. The concrete foundations will not meet current code and are inadequate due to the lack of reinforcing. There are also many cracks and places of deterioration in the foundation. There is no separation between the soil and wood framing, causing the wood to rot.

Lot #8: The roof is in decent shape and could reasonably be reinforced and properly attached to the walls below. The walls were originally built with cut stone masonry. The mortar has degraded to the point that the stones can be pulled out by hand increasing the seismic load the home must bear as well as causing a hazard. There are also wood studs inlaid into these exterior walls. These studs do not appear to be properly attached to the floor. The floor joists are rotting where they sit on the

foundation wall. The attachment of the floor system to the foundation is nonexistent-it just sits on the foundation wall. The concrete foundations will not meet current code and are inadequate due to the lack of reinforcing. There are also many cracks and places of deterioration in the foundation. There is no separation between the soil and wood framing, causing the wood to rot. This home has also sustained major damage by a fire in the south end of the home. It burned the walls and the roof has collapsed in this area.

Lot #9: The roof is in decent shape and could reasonably be reinforced and properly attached to the walls below. The walls were originally built with cut stone masonry. The mortar has degraded to the point that the stones can be pulled out by hand increasing the seismic load the home must bear as well as causing a hazard. There are also wood studs inlaid into these exterior walls. These studs do not appear to be properly attached to the floor. The floor joists are rotting where they sit on the foundation wall. The attachment of the floor system to the foundation is nonexistent-it just sits on the foundation wall. The concrete foundations will not meet current code and are inadequate due to the lack of reinforcing. There are also many cracks and places of deterioration in the foundation. There is no separation between the soil and wood framing, causing the wood to rot.

Lot #10: The roof is in decent shape and could reasonably be reinforced and properly attached to the walls below. The walls were originally built with cut stone masonry. The mortar has degraded to the point that the stones can be pulled out by hand increasing the seismic load the home must bear as well as causing a hazard. There are also wood studs inlaid into these exterior walls. These studs do not appear to be properly attached to the floor. The floor joists are rotting where they sit on the foundation wall. The attachment of the floor system to the foundation is nonexistent-it just sits on the foundation wall. The concrete foundations will not meet current code and are inadequate due to the lack of reinforcing. There are also many cracks and places of deterioration in the foundation. There is no separation between the soil and wood framing, causing the wood to rot.

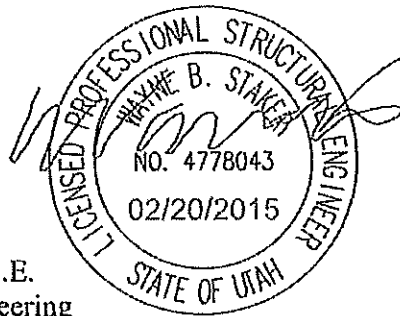
Lot #11: The roof is in decent shape and could reasonably be reinforced and properly attached to the walls below. The walls were originally built with cut stone masonry. The mortar has degraded to the point that the stones can be pulled out by hand increasing the seismic load the home must bear as well as causing a hazard. There are also wood studs inlaid into these exterior walls. These studs do not appear to be properly attached to the floor. The floor joists are rotting where they sit on the foundation wall. The attachment of the floor system to the foundation is nonexistent-it just sits on the foundation wall. The concrete foundations will not meet current code and are inadequate due to the lack of reinforcing. There are also many cracks and places of deterioration in the foundation. A concrete curb has been added on the exterior of the home covering up a portion of the wood framing and siding.



All of these homes are constructed similarly, and the construction is very old and dilapidated. None of these homes have shear walls that are approved by code. Major repairs must be done to each home mainly at the foundation level. Each home needs a new foundation along with proper connections to the floor framing. These foundation fixes are very hard to do with the home remaining intact. Much of the floor needs to be replaced because of the rotting.

It is my opinion that these homes should be demolished and rebuilt because of the foundation issues and the ability of them to resist lateral pressures.

Sincerely,



Wayne Staker S.E.
Compass Engineering

TAB 2

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

Property Type: _____

Site No. _____

IDENTIFICATION

Street Address: 243 West Bishop Place

UTM: _____

Name of Structure: _____

T. _____ R. _____ S. _____

Present Owner: _____

Owner Address: _____

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #: _____

STATUS/USE

Original Owner: Emily V.B. Harrison

Construction Date: 1904-1911 Demolition Date: _____

Original Use: residence

Present Use: residence

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
 Good
 Deteriorated

- Site
 Ruins

- Unaltered
 Minor Alterations
 Major Alterations

- Significant
 Contributory
 Not Contributory

- Not of the
Historic Period

- National Landmark
 National Register
 State Register
- District
 Multi-Resource
 Thematic

DOCUMENTATION

Photography:

Date of Slides: _____

Slide No.: _____

Date of Photographs: 1980

Photo No.: _____

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- Abstract of Title
 Plat Records/Map
 Tax Card & Photo
 Building Permit
 Sewer Permit

- Sanborn Maps
 City Directories
 Biographical Encyclopedias
 Oblituary Index
 County & City Histories

- Newspapers
 Utah State Historical Society
 Personal Interviews
 LDS Church Archives
 LDS Genealogical Society

- U of U Library
 BYU Library
 USU Library
 SLC Library
 Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Polk, Salt Lake City Directory, 1924.

"Emily V.B. Harrison," Deseret News, March 26, 1956, p. B9.

Salt Lake County Plat Records, 1860-1940.

Researcher:

Fred Aegerter

Date: 1980

Street Address: 243 Bishop Place

Site No:

ARCHITECTURE

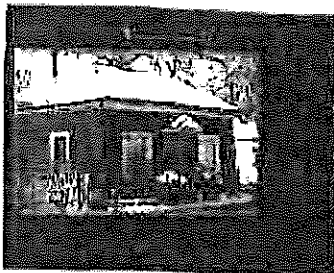
Architect/Builder:

Building Materials: asphalt fake brick siding over ?

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story gable roof residence with a symmetrical main facade and a small gabled entrance hood. There is a rear frame lean-to.



HISTORY

Statement of Historical Significance:

Construction Date: 1904-1911

From evidence of title, city directories, and Sanborn Maps, this house appears to have been built between 1904 and 1911. There is a possibility that this house was moved from the site of the Denver Rio Grande station. The original owner of the property, when the house was erected, was Emily Viletta Bishop Harrison.

Harrison was born April 12, 1869, in Cheltenham, England. She was a daughter of Thomas and Sarah Haynes Bishop. Emily married James W. Harrison on April 12, 1893. She was the mother of at least three children. She was a member of the L.D.S. Church. She died March 24, 1956, in San Louis Obispo, California.

Emily deeded the home to Bower Investment Company in 1925. Bowers deeded to Zach Partington and his wife, Mildred Bishop Partington in 1933.

Utah State Historical Society
Historic Preservation Research Office

Property Type: _____

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 248 Bishop Place

UTM:

Name of Structure:

T. R. S.

Present Owner:

Owner Address:

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #:

STATUS/USE 2

Original Owner: Alexander L. Bishop

Construction Date: 1898-1904 Demolition Date:

Original Use: residence

Present Use: residence

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|--|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input checked="" type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Spring '80 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Records, 1860-1940.
Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.
"Alexander L. Bishop," Deseret News, January 24, 1931, p. 2.

Researcher: Fred Aegerter

Date: 6/80

Street Address: 248 Bishop Place

Site No:

4
ARCHITECTURE

Architect/Builder:

Building Materials: frame, shiplap

Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one and a half story gable roofed house with a gable facade having patterned shingle siding in the gable, pent eaves, a projecting front porch, turned porch posts, and a tripartite window. There are rear frame extensions.

HISTORY

Statement of Historical Significance:

Construction Date: 1898-1904

From evidence of title, city directories, and Sanborn Maps, this house appears to have been built between 1898 and 1904. There is a possibility that this house was moved to its present location from the site of the Denver-Rio Grande Station. The original owner of the house appears to have been Alexander Larendo Bishop.

Bishop was born about 1865 in England. He was married and his wife's given name was Mary Elizabeth. The couple had six children. Alex was employed as a well driver. He was in a partnership with his brother, Charles W. Bishop. Alexander Bishop died January 24, 1931. His wife resided at the residence through 1940.

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Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 249 Bishop Place

UTM:

Name of Structure:

T. R. S.

Present Owner:

Owner Address:

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #:

STATUS/USE 2

Original Owner: Emily V.B. Harrison

Construction Date: 1904-1911 Demolition Date:

Original Use: residence

Present Use: residence

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs: 1980

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Records, 1860-1940.

Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.

Polk, Salt Lake City Directory, 1917, 1924.

"Emily V.B. Harrison," Deseret News, March 26, 1956 p. B3.

Researcher: Fred Aegerter

Date: 1980

Street Address: 249 West Bishop Place

Site No:

4
ARCHITECTURE

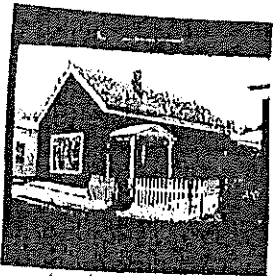
Architect/Builder:

Building Materials: fake brick asphalt over ?

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story gable roof house with an off center chimney. Its floor plan is the shot gun arrangement with rear extensions. There is a frame entrance porch with turned posts.



5
HISTORY

Statement of Historical Significance:

Construction Date: 1904-1911

From evidence of title, city directories, and Sanborn maps, this home was built between 1904 and 1911. There is a possibility that this house was moved to its present site from the site of the Denver Rio Grande station. The original owner of the building was Emily Viletta Bishop Harrison.

Harrison was born April 12, 1869, in Cheltenham, England. She was a daughter of Thomas and Sarah Haynes Bishop. Emily married James W. Harrison on April 12, 1893. The couple had three children. She was a member of the L.D.S. Church. She died March 24, 1956. Harrison deeded the house to Walter Garrick in 1923.

Utah State Historical Society
Historic Preservation Research Office

Property Type: _____

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 253 West Bishop Place

UTM:

Name of Structure:

T. R. S.

Present Owner:

Owner Address:

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #:

STATUS/USE 2

Original Owner: Emily V.B. Harrison

Construction Date: 1904-1911 Demolition Date:

Original Use: residence

Present Use: residence

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|--|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input checked="" type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: Slide No.: Date of Photographs Spring '80 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records / Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Records, 1860-1940.
Sanborn Maps, SLC, 1898, 1911, 1903, 1969
"Emily V.B. Harrison," Deseret News, March 26, 1956. p. B9.

Researcher: Fred Aegerter

Date: 6/80

Street Address: 253 West Bishop Place

Site No:

4
ARCHITECTURE

Architect/Builder:

Building Materials: asbestos siding over ?

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story shot gun plan house with a gable roof and frame porch. It has a rear extension the same as 255 West Bishop Place.



HISTORY 5

Statement of Historical Significance:

Construction Date: 1904-1911

From evidence of title, city directories, and Sanborn Maps, this house appears to have been built between 1904 and 1911. There is a possibility that this home was moved from the site of the Denver Rio Grande station. The original owner was Emily Viletta Bishop Harrison.

Harrison was born April 12, 1869, in Cheltenham, England. She was a daughter of Thomas and Saray Haynes Bishop. Emily married James W. Harrison on April 12, 1893. The couple had three children. She was a member of the L.D.S. Church. She died March 24, 1956, in San Luis Obispo, California. Chain of title is as follows:

1923 Harrison to Walter Garrick
1934 Garrick to Harry Bishop

Utah State Historical Society
Historic Preservation Research Office

Property Type: _____

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 257 West Bishop Place

UTM:

Name of Structure:

T. R. S.

Present Owner:

Owner Address:

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #:

STATUS/USE 2

Original Owner: Emily Viletta Bishop Harrison Construction Date: 1904 Demolition Date:

Original Use: residence Present Use: residence

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|--|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input checked="" type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: Slide No.: Date of Photographs: Spring '80 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records / Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Records, 1860-1940.
 Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.
 Polk, Salt Lake City Directory, 1917, 1924.
 "Emily Viletta Bishop Harrison," Deseret News, March 26, 1956, p. B9.

Researcher: Fred Aegerter

Date: 6/80

Street Address: 257 West Bishop Place

Site No:

4
ARCHITECTURE

Architect/Builder:

Building Materials: asbestos siding over ?

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story shotgun plan house with a gable roof and frame extensions on the west including a screenporch. Originally, it was similar to 253 West Bishop Place. It abutts a second house on the southeast, 257 1/2, a one story gable roofed structure with gable facade symmetrically arranged.



5
HISTORY

Statement of Historical Significance:

Construction Date: 1904

From evidence of title, city directories, and Sanborn Maps, this home was built in 1904. There is a possibility that this home was moved here from the site of the present day Denver Rio Grande station. The original owner of the house was Emily Viletta Bishop Harrison.

Harrison was born April 12, 1869, in Cheltenham, England. She was a daughter of Thomas and Sarah Haynes Bishop. Emily married James W. Harrison on April 12, 1893. She was the mother of at least three children. She was a member of the L.D.S. Church. She died March 24, 1956, in San Luis Obispo, California.

Emily deeded the home to Sidney E. Bishop, her brother, in 1925.

Utah State Historical Society
Historic Preservation Research Office

Property Type: _____

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 258 West Bishop Place

UTM:

Name of Structure:

T. R. S.

Present Owner:

Owner Address:

Year Built (Tax Record):

Effective Age:

Tax #:

Legal Description

Kind of Building:

STATUS/USE 2

Original Owner: Charles W. Bishop

Construction Date: 1901-1911 Demolition Date:

Original Use: residence

Present Use: residence

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Good
- Deteriorated

- Site
- Ruins

- Unaltered
- Minor Alterations
- Major Alterations

- Significant
- Contributory
- Not Contributory

- Not of the
Historic Period

- National Landmark
- National Register
- State Register
- District
- Multi-Resource
- Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Spring '80

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Records, 1860-1940.
 Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.
 Polk, Salt Lake City Directory, 1901, 1924.
 "Charles W. Bishop," Deseret News, August 29, 1938, p. 6, 9.

Researcher: Fred Aegerter

Date: 6/80

Architect/Builder:

Building Materials: frame; ship lap

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story gable roofed house with broad side to the street. There have been major window alterations. Originally this home was of the vernacular type. There is an off-center chimney. The rear extension with a gable roof creates a "T". There is also an entrance on the east.

Statement of Historical Significance:

Construction Date: 1901-19

From evidence of title, city directories, and Sanborn Maps, this house appears to have been built between 1901 and 1911. There is a possibility that this house was moved from the present location of the Denver Rio Grande station. The original owner of this house was Charles W. Bishop.

Bishop was born March 1, 1867. He was a son of Thomas and Sarah Haynes Bishop. Bishop was employed as a well driver from as early as 1897 until as late as 1937. His wife, Florence L., and he had seven children who survived him. He died August 27, 1938. The family kept the house through 1940.

Utah State Historical Society

Property Type: _____

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 262 West Bishop Place

UTM:

Name of Structure:

T. R. S.

Present Owner:

Owner Address:

Year Built (Tax Record):

Effective Age:

Tax #:

Legal Description

Kind of Building:

STATUS/USE 2

Original Owner: Amanda C.F. Bishop

Construction Date: 1898-1911 Demolition Date:

Original Use: residence

Present Use: residence

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Spring '80 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/ Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Records, 1860-1940.

Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.

Polk, Salt Lake City Directory, 1911, 1917, 1924.

"Amanda C.F. Bishop," Deseret News, May 5, 1951, p. B4.

4
ARCHITECTURE

Architect/Builder:

Building Materials: asbestos shingles over ?

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story square plan house with a hip roof and carport extension to the east. There have been major window alterations.

5
HISTORY

Statement of Historical Significance:

Construction Date: 1898-19

From evidence of title, city directories, and Sanborn Maps, this house was built between 1898 and 1911. There is a possibility that this house was moved to its present location from the site of the Denver Rio Grande station. The first resident of the house appears to have been Amanda Charlotte Fagerstrom Bishop.

Amanda was born March 1, 1866, in Sweden. She was a daughter of Erich and Sophia Carlson Fagerstrom. Amanda came to Utah in 1887. She married Thomas Bishop in 1898. She was a member of the L.D.S. Church. She died on May 4, 1951, in Bountiful, Utah. Three children survived her. The Bishop family has continued to own the house.

Utah State Historical Society
Historic Preservation Research Office

Property Type: _____

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 265-67 Bishop Place

UTM:

Name of Structure:

T. R. S.

Present Owner:

Owner Address:

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #:

STATUS/USE 2

Original Owner: Samuel Holmes

Construction Date: 1927

Demolition Date:

Original Use: duplex

Present Use: duplex

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|--|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input checked="" type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input checked="" type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs Spring '80 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Records, 1860-1940.
Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.
Polk, Salt Lake City Directory, 1928, 1930.

Researcher: Fred Aegerter

Date: 6/80

Street Address: 265-267 Bishop Place

Site No:

ARCHITECTURE 4

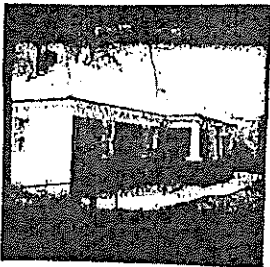
Architect/Builder:

Building Materials: brick; concrete

Building Type/Style: duplex

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story bungalow style duplex with a hip roof and symmetrical facade. The hipped roof entrance portico has battered supports.



HISTORY 5

Statement of Historical Significance:

Construction Date: 1927

From evidence of title, city directories, and Sanborn maps, this duplex appears to have been built in 1927. The original owner of the duplex appears to have been Samuel Holmes. The first residents of the home were Joseph A. Anderson and Wade H. Pickett.

Samuel Holmes was born April 8, 1858, in Enfield Highway, Middlesex, England. He came to Utah in 1876. He married Mary Louise Deeks on September 23, 1880. After Mary died he married Lucy Widdison in 1918. He was employed with the Utah Central Railway and in 1889, he opened up Holmes Boiler Company. He worked there until 1933. He was a member of the L.D.S. Church. He died May 7, 1935.



2 |



Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: ⁴³²~~434~~ North 300 West

UTM:

Name of Structure:

T. R. S.

Present Owner:



Owner Address:

Bountiful, UT 84010

Year Built (Tax Record): 1913

Effective Age:

Tax #: 01 3658

Legal Description

Kind of Building:

STATUS/USE 2

Original Owner: Leo A. Jones

Construction Date: 1913

Demolition Date:

Original Use: residence

Present Use: residence

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|--|--|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input checked="" type="checkbox"/> Contributory | <input type="checkbox"/> Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: Slide No.: Date of Photographs: Spring '80 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input checked="" type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Records, 1860-1940.
 Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.
 Polk, Salt Lake City Directory, 1913, 1914.
 "Leo A. Jones," Salt Lake Tribune, September 3, 1970, p. D3.

Researcher: Fred Aegerter

Date: 6/80

Street Address: 432 North 300 West

Site No:

ARCHITECTURE

Architect/Bullder:

Building Materials: brick

Building Type/Style: Bungalow

Description of physical appearance & significant architectural features:
(include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one and a half story Bungalow which shows the influence of the Craftsman style. It has a gable roof and a large front dormer. Gables have large wooden brackets, and rafter ends are left exposed in the eaves for decorative effect. The wide front porch has squat wooden columns on brick railing walls. There is a curved south side bay window.

--Thomas W. Hanchett

HISTORY

Statement of Historical Significance:

Construction Date: 1913

From the evidence of a building permit entry, this house was built in 1913. The one story brick home is listed as costing \$4,000. The original owner is listed as W.H. Jones, although the title of the land was given to Leo A. Jones and he is listed as the first resident.

Leo A. Jones was born March 8, 1878, in Salt Lake City. He was a son of William and Lucy Patmore Poulton Jones. He married Mabel Whipple on December 11, 1901. Jones was employed as a jeweler for 73 years. He was the father of four daughters. He died September 1, 1970. Jones lived in this house through 1940.

TAB 3

STREETSCAPE PHOTOGRAPHS
International Real Estate Solutions, Inc.
Demolition Application

Photographs of Bishop Place



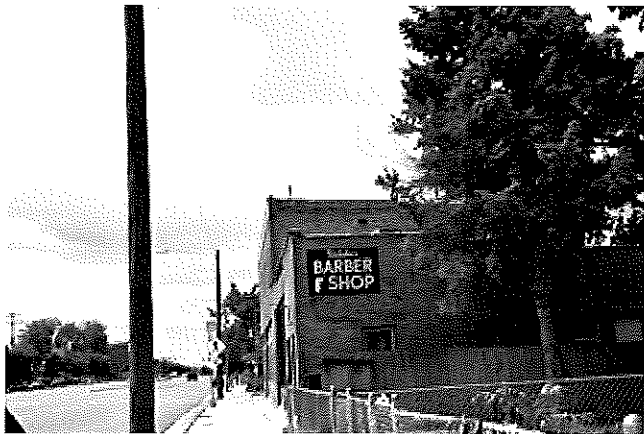


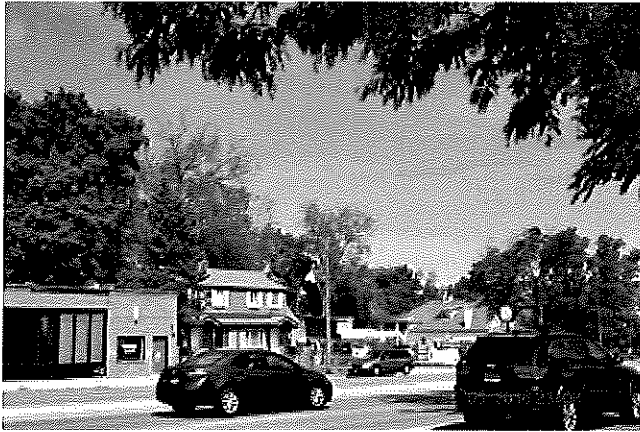


Photographs of Neighboring Structures on 300 West

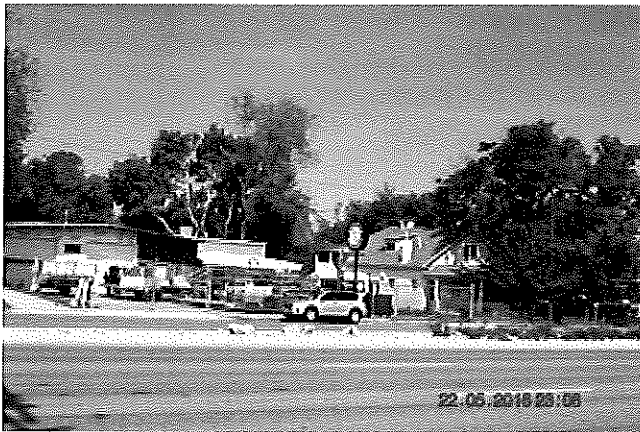




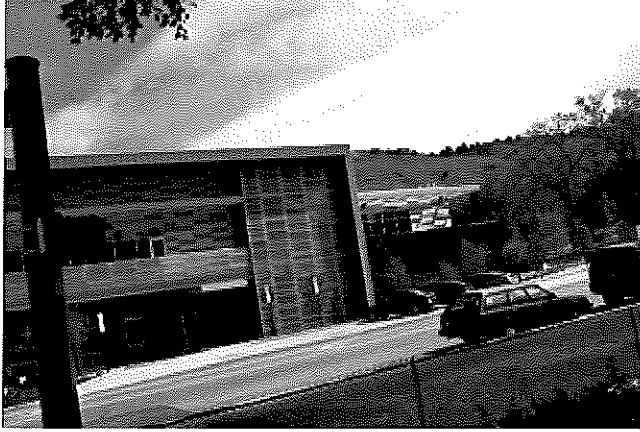




Photographs of Neighboring Noncontributing Structures











TAB 4

8/9/2016

**Salt Lake City Corporation
Building Permit Inspection Listing**

Page 1 of 2

Permit ID: 52240 **Issue Date:** 02/13/1980

*248 WEST
BISHOP PL*

Insp Date: 02/13/1980	Inspection Kind: SP
Insp Time: 00:00:00	Inspection Type: 999
Inspector: 34	Inspection Stage:
Comment:	Violation: 0
TOO MANY VIOLATIONS TO LIST	

Insp Date: 02/25/1980	Inspection Kind: HO
Insp Time: 00:00:00	Inspection Type: 999
Inspector: 30	Inspection Stage:
Comment:	Violation: 0
MADE INSP W/34 TO PREPARE CASE	

Insp Date: 02/29/1980	Inspection Kind: SP
Insp Time: 00:00:00	Inspection Type: 999
Inspector: 34	Inspection Stage: PAR
Comment:	Violation: 0
N/O ISSUED	

Insp Date: 04/11/1980	Inspection Kind: SP
Insp Time: 00:00:00	Inspection Type: 999
Inspector: 34	Inspection Stage:
Comment:	Violation: 0
HOUSE IS BEING DEMOLISHED	

Insp Date: 04/14/1980	Inspection Kind: HO
Insp Time: 00:00:00	Inspection Type: 999
Inspector: 34	Inspection Stage: PAR
Comment:	Violation: 0
HOUSE DEMOLISHED SOME DEBRIS STILLREMAINREMAININGREMAINING REMAINING	

Insp Date: 04/16/1980	Inspection Kind: SP
Insp Time: 00:00:00	Inspection Type: 999
Inspector: 34	Inspection Stage: COM
Comment:	Violation: 0
OWNER COMPLIED WITH N/O.HOUSE DEMOLISHEDAND LOT CLEAREDAND LOT CLEARED AND LOT CLEARED	

Permit ID: 52240 **Issue Date:** 07/16/1990

Insp Date: 07/26/1990 Inspection Kind: PL

Insp Time: 00:00:00 Inspection Type: 999

Inspector: 09 Inspection Stage:

Comment: Violation: 0

1100. MIN WET VENTED SECTION IS 2" YOU N
EED 2" PIPE PAST THE WASH BASIN.

Insp Date: 08/02/1990 Inspection Kind: EL

Insp Time: 00:00:00 Inspection Type: 999

Inspector: 01 Inspection Stage: COM

Comment: Violation: 0

(1200) PACKAGE STORE 103. PAINTER TOREPL
REPLACE AFTER PRINTING IS COMPLETED

TAB 5

Capitol Hill Historic District

Page 3

ANALYSIS:

The criteria used for determining whether an area is eligible for listing on the City Register is essentially the same as the National Register:

The following criteria are designed to guide the States, Federal agencies, and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register.

The quality of *significance* in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past

50 years *shall not be considered eligible* for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

The Capitol Hill Historic District is currently listed on both National and State Registers.

The Historical Landmark Committee, in recommending that the historic district be created in response to the neighborhood's original petition in 1980, had found that the area met the criteria and was eligible for listing on the City Register.

In the three years that have elapsed, there has been no substantial change in the area to change this 1980 evaluation. Some erosion of the character has taken place in some areas due to insensitive work and yet some historic preservation has continued. Although rehabilitation, demolition, and new condominium construction has occurred without design review, the character of the area still warrants protection as an historic district and still meets the criteria for evaluation.

Capitol Hill Historic District

Page 4

BOUNDARY ISSUE:

The boundaries for the proposed Capitol Hill Historic District submitted by the Citizens for Capitol Hill Historic District vary slightly from both the National Register Historic District and the boundaries proposed in 1980. Major differences are:

1. The State Capitol Building grounds have been excluded since the City has no design review authority over State buildings.
2. The southern boundary has been modified to exclude major intrusions.
3. Wasatch Springs Building and Park have been excluded. The building is already individually listed on the City Register.
4. The residential area west of Canyon Road is included. This area is ~~listed on the National Register in the City Creek Historic District~~ and was proposed earlier to be placed on the City Register as an expansion to the Avenues Historic District.

The boundary should be drawn to circumscribe that area of Capitol Hill developed before 1930 and still substantially intact. It should be drawn to exclude potential intrusions on or near the boundary and at the same time to produce an intelligible boundary for the areas where the density of significant and contributing structures is high. The boundary should also be easy to administrate.

HISTORIC LANDMARK COMMITTEE RECOMMENDATION

The Historic Landmark Committee recommends designation of the Capitol Hill Historic District to the City Register with the boundary changes as indicated on the attached map. The boundaries of this district would be "squared off" and be easier to administrate. The major intrusions in the border areas will receive less scrutinization if the changes proposed during the design review will have no impact on the character of the district than those projects which do impact the character of the district. When a street is involved as a demarcation of a district boundary, that boundary will include the entire public right-of-way so a consistent treatment for both sides of a street will be reviewed when City projects are proposed affecting those boundaries.

The following is an excerpt from the Historic Landmark Committee minutes of December 7, 1983, involving the boundary discussion:

"Mrs. Churchill moved that the Capitol Hill Historic District be nominated to the City Register of Cultural Resources as proposed by the Citizens for Capitol Hill Historic District. Mr. Rich seconded the motion. Discussion then took place on the motion. Mr. England indicated his concerns with boundaries, particularly the western boundary line. Mr. Atherton (representing the Citizen for Capitol Hill Historic District) indicated he felt that 300 West should be in the Capitol Hill Historic District because of its impact on the remainder of the area, the small scale fabric, and also because the residents want to be included in the district. Mrs. Churchill stated that the Committee must make sure that the boundaries of the district are defensible. Mr. Loosli suggested the possibility of extending the boundary on 300 West to include all of the public property on 300 West. Ms. Edeiken stated that there are two philosophies relating to boundaries of historic districts. One philosophy is that they are defensible strictly on professional evaluations (the building is or isn't of the period and contributory to the district). Intrusions on the borders are generally excluded. The other philosophy is that the historic district boundary should include a buffer zone or transition area as the Committee will only have design review over what is in the historic district, not over "impacts" as the Federal review would allow. The second philosophy of including a buffer zone in the district might offer the area more protection from

Capitol Hill Historic District

Page 6

the Committee's standpoint. Mr. VanAlstyne suggested that the boundaries of the district be squared off and that it would be realized that not all projects would receive the same level of scrutinization. This would mean that a project that would not impact the character of the district would receive less scrutinization than a project that would impact the character of the district. Mr. Atherton said that looking at 300 West at a pedestrian level the fabric of the Capitol Hill Community does extend to 300 West in the area outlined as the historic district boundary. Discussion also took place on the fact that the Salt Lake City Board of Education property is excluded in this proposal. Mr. Atherton said that since the school board opposed being a part of the historic district in 1980, when it was first proposed, it was excluded in this proposal. Mr. Loosli felt that since the Committee has been reviewing the school board's projects in the Avenues Historic District and the school board is now familiar with the Committee, perhaps they would be in favor of being included in the Capitol Hill Historic District. It was felt that the property should be included in the district because if the property were sold, its development could impact the character of the historic district.

Mrs. Churchill moved that the Committee approve the nomination of the Capitol Hill Historic District with the following boundary change from what was originally submitted in the petition: Main Street along 200 North for the southwest boundary, up 300 West to the outer edge of the public property on all edges (i.e. the outer edge of the street rather than the inner edge). Mr. Rich seconded the motion, all voting "Aye."

LE:rm
January 3, 1983

TAB 6

PROCEEDINGS OF THE CITY COUNCIL OF SALT LAKE CITY, UTAH

TUESDAY, MARCH 13, 1984

A public hearing was held at 6:30 p.m. to consider this issue.

Mrs. Linda Edeiken, planning and zoning, showed pictures of the James Jensen Granary. She said that the building was constructed in 1870 by James Jensen and is significant as the only 19th Century agricultural building indentified in the Central City area survey.

Mrs. Edeiken said that the owners of the Donahue house could not attend this meeting and they requested that their hearing be postponed.

No one from the audience addressed this issue.

Councilmember Parker moved and Councilmember Fannesbeck seconded to place the James Jensen Granary on the City Register of Cultural Resources and designate the structure as a landmark site; also to continue the hearing on the Donahue house to April 10, 1984, which motion carried, all members present voting aye.

(L 84-1)

Petition 400-138 of 1983 by Citizens
for the Capitol Hill Historic District

RE: Requesting that Capitol Hill be designated as a historic district.

A public hearing was held at 6:45 p.m. to discuss this petition.

Mr. Mark Hafey, planning and zoning, said that the Capitol Hill Historic District currently listed on the national and state registers was first formerly proposed for designation to the city register in 1980. The Historic Landmark Committee and the Planning Commission recommended to the Council that the designation be made but because of opposition expressed at a public hearing in December of 1980, the City Council postponed a decision and took the matter under advisement. Late last year a request was made that this matter be acted upon but because of the time lapse the Council felt that a new petition should be submitted.

Mr. Hafey said that the Capitol Hill District is significant as the oldest surviving residential area in the city. Its streets and houses document over 130 years of residential construction and neighborhood development. The District preserves a representative cross section of the city's and the state's architectural and historical resources ranging from the high-style mansions to the tightly-packed cottages. The buildings and patterns of the neighborhood life on the hill are representative of other early neighborhoods of the city now broken and vanished. Mr. Hafey said that the Capitol Hill master plan adopted by the Planning Commission and the City Council recommends the establishment of a historic district as a means of implementing the stated goals of preserving the historic integrity of the neighborhood by application of the landmarks ordinance, protection of the significant buildings from demolition, and reasonable design controls for the new buildings and substantial remodelings of the structures within the proposed district.

PROCEEDINGS OF THE CITY COUNCIL OF SALT LAKE CITY, UTAH

TUESDAY, MARCH 13, 1984

Mr. Hafey said that the Historic Landmark Committee, when they originally recommended creation of the district, found that the area met the criteria and was eligible for listing on the city's register. In the three years that have lapsed there has been no substantial change in the area to change the 1980 evaluation. Mr. Hafey outlined the proposed district on a map and said that the Planning Commission has reviewed this petition and recommends approval.

Councilmember Fannesbeck said that this request is before the Council with a favorable recommendation from the Landmarks Committee and Planning and Zoning, it is part of the master plan recommendation, and it is currently on the state and national registers.

Mr. Peter Atherton, 430 North Main, spoke on behalf of the citizens who filed the petition. He said that they recognize the unique quality of Capitol Hill as a neighborhood close to downtown with a certain variety of character. This area has survived and continues today as an active neighborhood. Mr. Atherton said that it was important to maintain a residential base within the city. Having identifiable and specific different neighborhood units is an important part of any city's planning guidelines. The intention of the historic district is to encourage the growth and the life of the historic district without compromising the quality that already exists. In order to do this the individuals within the district must make certain sacrifices so that a larger cooperative spirit to maintain the character of the district may benefit. Mr. Atherton said that while this district is important to the future of Capitol Hill it is equally an important planning tool and benefit for the city as a whole to maintain its contact with its past and to maintain unique quality and character among its various residential neighborhoods.

The following people opposed the creation of the historic district:

Darryl Thomas, 234 North State
Preston Parkinson, 2069 Yale Avenue, representing the R. L. Bird family who owns three low-cost units in the area
Leo Adams, 125 West 500 North
Mike Reed, 376 No. 200 West
Richard Reed, 686 Hilltop Road
Richard Rowly, 331 North Center
Betty Packard, 180 North State
Charlene Booth, 208 North State
Audrey Allison, 105 East Capitol
Paul Allison, 105 East Capitol
Steve Reed, 376 No. 200 West
Juan Renteria, 358 No. 300 West
Mr. Cannon, owner of nine units in the area
Bob Sykes, 430 Wall
Calvin Smith, 47, 49, 51, and 53 Gordon Place

These citizens opposed the added regulations which would be imposed on the property owners by the creation of the district. They felt that their rights as property owners would be unduly restricted and that present zoning regulations allow adequate restrictions. They felt that the significant homes in the area should be individually placed on the register because not all the homes in the area are historic. Many felt that this issue should be voted upon by the people.

PROCEEDINGS OF THE CITY COUNCIL OF SALT LAKE CITY, UTAH

TUESDAY, MARCH 13, 1984

The following people supported the creation of the historic district:

Barbara Petty, 960 East Capitol Boulevard, representing the
Children's Museum
Representative Jim Witucky, 566 DeSoto Street
Allen Roberts, 670 North 200 West
Rob White, 352 Quince
Nancy Cohn, 414 Quince
Helen Draper, 680 Wall Street
Sandy Jenkins, 344 North 200 West
Randall Dixon, 726 Wall Street
Craig Pozzi, 584 Wall Street
Laura Young Wells, 108 East Capitol Street
Hermoine Jex, 272 Wall
Stephanie Churchill, representing the Utah Heritage Foundation
Roger Crandall, 429 Wall
Gordon Hashimoto, Emigration Canyon
Steve England, 540 West Capitol
Wallace Cooper, 364 Quince, representing Ronald Walker who is a
member of the Salt Lake City Board of Education
Norman Carley, 69 and 71 Gordon Place
Greg Maines, 152 West 300 No.
Sidney Draper, 680 Wall Street

These citizens felt that the district would preserve the historic value of the area and would also serve to make the area more desirable. Many of the citizens indicated that property values and the quality of housing would increase and that crime would decrease. They felt that the restrictions would serve to upgrade the area and that current zoning regulations already restrict the use of property. The new restrictions would add a review process to ensure the visual quality of construction. Many felt a need to protect the heritage and character of this area because they feel it is a unique and interesting residential area close to the city. Comments were also made that the decline of this area is being reversed and the creation of the district would aid this improvement trend.

Written comments were received from the following people (these comments are on file in the Office of the City Recorder):

W. Audrey Allison	Charlene Booth and Earl Booth
Ronald W. Walker	Paul W. Allison
Hermoine Jex	

Mr. Carl Child, Salt Lake City Board of Education, requested that the properties belonging to the Board of Education be excluded from the proposed district. This would include the entire Washington Elementary School site and all of the West High School site lying east of 300 West between 200 North and 300 North. The Board does not want the restrictions to apply to Board-owned property.

Councilmember Fonesbeck indicated that since Washington School is in the middle of the district it may not be legally possible, according to state law, to remove that school from the district.

PROCEEDINGS OF THE CITY COUNCIL OF SALT LAKE CITY, UTAH

TUESDAY, MARCH 13, 1984

Mayor Wilson expressed his support for the formation of the Capitol Hill Historic District. He said that Capitol Hill is a symbol of downtown proximity. The integration of people into the downtown part of the city is very unusual and is only found in maybe one or two other cities in the country. Because of that, Mayor Wilson felt the restoration of the quality of that neighborhood was very important. He said that the city policy has supported renovation. CDBG funds have been put into the neighborhood and continual support has been given to the improvement of historical properties in the neighborhood. Mayor Wilson felt that this historical district would only be a natural extension. He felt that each neighborhood in the city offers some visual contribution. Newer neighborhoods offer new homes and new presentations and older neighborhoods offer the historical perspective.

Mayor Wilson also felt that the regulatory aspect is reasonable. This regulation doesn't forbid anybody from redoing their home but it does require a design review. It does not affect the use mix because that's controlled by zoning. Again, Mayor Wilson added his support for this district and felt that it would be an improvement to the city.

Councilmember Whitehead asked about the current zoning of the area and the appeal process in regards to structural improvements.

Mr. Hafey said that the zoning in the area includes Residential "R-5", which allows high density development, Residential "R-4", and Residential "R-2", which is the majority of the zoning and allows duplexes as maximum development. He said that there is some "R-5A" zoning which allows for multiple units. Mr. Hafey said that there is the Capitol Hill protected area which covers the south side of the Capitol Building and a portion of the west side, which restricts the height of the buildings.

Mrs. Linda Edeiken, planning and zoning, said that whether an area is a historic district or not, building permits are required. Any modification on the exterior needs a building permit except for minor repairs, painting, and landscaping. When a home owner is proposing a change on the exterior that requires the permit, they first apply to the Landmark Committee for the review process. If they get a favorable response from the Landmark Committee and the Planning Commission then they get a permit. Anyone who has a complaint about a recommendation by the Landmark Committee can appeal it to the Planning Commission. The Planning Commission will make a decision and if the party is not satisfied by the Planning Commission's decision they can bring their complaint to the City Council.

Councilmember Parker asked if the City Council could ignore the wishes of the School Board, which is an elected body. Earlier Mr. Hafey indicated that the state statute has been modified so that the School Board would have to abide by local zoning ordinances. Mr. Roger Cutler, city attorney, said that he had not researched this question but he accepted Mr. Hafey's statement and indicated that the state legislature has the power to give the city this authority.

Councilmember Fannesbeck felt that the neighborhood would not be opposed to the exclusion of the School Board's property if state statute allows this to be done.

Concerning Case No. 428 Mr. Loosli moved that the Committee approve the placement of two 4 foot by 4 foot backlit panel signs on the face of the building on the south elevation in two separate locations (the end recessed panels). They do not have to be recessed within the panels. Mr. Rich seconded the motion. Question was called on the motion with Mr. Stransky voting "Nay" and the other members voting "Aye."

Case No. 432 by Wallace Wright, Jr. to relocate an exterior stairway at 199 Trolley Square.

Fred Babcock, project architect, was present. Ms. Edeiken explained that at the last meeting there were two proposals from the applicant: one to move the stairway to the east facade of the building (front) and another to leave it on the south side of the building with some modifications. The Committee had indicated they wanted it left on the south side of the building but had some additional concerns that needed to be dealt with. Mr. Babcock showed the drawings and explained the stairway's relationship to the glassed walkway that was approved in Case No. 410. The canvas awning that presently exists would be taken down when the greenhouse connector is constructed. A signage proposal was not discussed. Mr. Babcock explained that the stairway is necessary to provide access to the second story level above the "EIBO's" restaurant.

Mr. Loosli moved that the Committee approve the modification of the stairway on the south facade as proposed because it would not detract from the east facade of the building in this location. (It was emphasized that the proposal did not deal with signage or awnings; approval is only for the stairway.) Mr. Rich seconded the motion, all voting "Aye."

NOMINATIONS

Capitol Hill Historic District

Ms. Edeiken read a letter from Citizens for Capitol Hill Historic District asking for the nomination of the Capitol Hill Historic District to the City Register of Cultural Resources. (The letter is in the official minute book with the original copy of these minutes). Peter Atherton, a resident of 430 North Main, was present representing the Citizens for Capitol Hill Historic District. Ms. Edeiken explained in detail the proposed boundaries for the district and how they differ from the boundaries suggested in the Capitol Hill Master Plan, those proposed for a city register district in 1980, and those for the National Register District. She reviewed the information contained in the staff report dealing with the boundary issue; the major differences are:

1. The State Capitol Building grounds have been excluded in this proposal since the city has no design review authority over State buildings.
2. The southern boundary has been modified to exclude major intrusions.

3. Wasatch Springs Building and Park have been excluded. The building is already individually listed on the City Register.
4. The residential area west of Canyon Road is included. This area is listed on the National Register in the City Creek Historic District and was proposed earlier to be placed on the City Register as an expansion to the Avenues Historic District.

The proposed City Register western boundary would take in 300 West but exclude the properties on the face of the blocks between 300 and 400 North. Mr. Stransky asked Ms. Edeiken if the differences in the boundaries for the State, National and City Historic Districts creates conflicts. She said it would be well if the boundaries coincided in many instances, but that the emphasis of the Historical Landmark Committee on local significance can differ somewhat from the National and State Registers. The Committee may want to include 300 West in the city historic district for a design control function while the National Register is looking strictly at what buildings are and are not significant (historical evaluation only). The National Register only affects Federal involvement in a proposed project and review can extend to bordering projects having "impact" on the District. The Historical Landmark Committee's design review's jurisdiction is limited to the legal boundaries of the area. From a professional standpoint the boundaries need to be defensible; the boundaries need to encompass an area that is identified as meeting the historic district criteria such as association, setting, and design. Ms. Edeiken also mentioned that a concern of the Committee is that the boundaries for the historic district would be easy to administrate. Delineating edges of a district and their treatment are debatable issues among professionals. The concept of a buffer zone or transition area to protect the character of an area was explained. There are no clear-cut answers.

Ms. Edeiken gave a slide presentation describing the Capitol Hill area and the proposed historic district. Facts mentioned were: (1) the proposed Capitol Hill Historic District preserves houses that date from the 1850's to the 1980's, (2) there are three sections of the Capitol Hill area--Arsenal Hill consists of highstyle homes, Marmalade District so named because of the original street names (Apricot, Strawberry, Quince, etc.) and the workmen's cottage area including Reed Avenue and Fern Avenue--and (3) the majority of the area has maintained its residential area; there are fewer commercial and industrial structures in the area now than in 1900. In the slide presentation Ms. Edeiken also showed some examples of new construction sites and restoration of older buildings that would be in the design review purview of the Committee if the district were designated.

Mrs. Churchill moved that the Capitol Hill Historic District be nominated to the City Register of Cultural Resources as proposed by the Citizens for Capitol Hill Historic District. Mr. Rich seconded the motion. Discussion then took place on the motion. Mr. England indicated his concerns with the boundaries, particularly the western boundary line. Mr. Atherton indicated

he felt that 300 West should be in the Capitol Hill Historic District because of its impact on the remainder of the area, the small scale fabric, and also because the residents want to be included in the district. Mrs. Churchill stated that the Committee must make sure that the boundaries of the district are defensible. Mr. Loosli suggested the possibility of extending the boundary on 300 West to include all of the public property on 300 West. Ms. Edeiken stated that there are two philosophies relating to boundaries of historic districts. One philosophy is that they are defensible strictly on professional evaluations (the building is or isn't of the period and contributory to the district). Intrusions on the borders are generally excluded. The other philosophy is that the historic district boundary should include a buffer zone or transition area as the Committee will only have design review over what is in the historic district, not over "impacts" as the Federal review would allow. The second philosophy of including a buffer zone in the district might offer the area more protection from the Committee's standpoint. Mr. VanAlstyne suggested that the boundaries of the district be squared off and that it would be realized that not all projects would receive the same level of scrutinization. This would mean that a project that would not impact the character of the district would receive less scrutinization than would a project that would impact the character of the district. Mr. Atherton said that looking at 300 West at a pedestrian level the fabric of the Capitol Hill Community does extend to 300 West in the area outlined as the historic district boundary. Discussion also took place on the fact that the Salt Lake City Board of Education property is excluded in this proposal. Mr. Atherton said that since the school board opposed being a part of the historic district in 1980 when it was first proposed it was excluded from this proposal. Mr. Loosli felt that since the Committee has been reviewing the school boards projects in the Avenues Historic District and the school board is now familiar with the Committee perhaps they would now be in favor of being included in the Capitol Hill Historic District. It was felt that the property should be included in the district because if the property were sold its development could impact the character of the historic district.

Mrs. Churchill moved that the Committee approve the nomination of the Capitol Hill Historic District with the following boundary change from what was originally submitted in the petition: Main Street along 200 North for the southwest boundary, up 300 West to the outer edge of the public property on all edges (i.e. the outer edge of the street rather than the inner edge). Mr. Rich seconded the motion, all voting "Aye."

James Jensen Granary at 626 South 400 East

Ms. Edeiken gave a slide presentation and indicated the granary is behind the home located at 626 South 400 East. She read the statement of significance for the granary: "Probably built by James Jensen, a local farmer, in the 1870's, this granary is significant as the only nineteenth century agricultural building identified in the central city area of Salt

TAB 7

ORION GOFF
BUILDING OFFICIAL

SALT LAKE CITY CORPORATION
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
BUILDING SERVICES DIVISION

FRANK B. GRAY
DIRECTOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

Date Issued: January 4, 2013
Cert. Mail No.: 7011 3500 0001 2089 2579

NOTICE AND ORDER

International Real Estate
Solutions, Inc
Attn: Donald E Armstrong
6839 Bufflehead Drive
Park City, UT 84098

RE: Properties located at 432 North 300 West, Salt Lake City, Utah, Sidwell Number: 08-36-254-009; 267 West Bishop Place, Salt Lake City, Utah, Sidwell Number: 08-36-254-022; 265 West Bishop Place, Salt Lake City, Utah, Sidwell Number 08-36-254-023; 259 West Bishop Place, Salt Lake City, Utah, Sidwell Number: 08-36-254-024; 249 West Bishop Place, Salt Lake City, Utah, Sidwell Number: 08-36-254-025; 241 West Bishop Place, Salt Lake City, Utah, Sidwell Number: 08-36-254-026; 244 West Bishop Place, Salt Lake City, Utah, Sidwell Number: 08-36-254-062; 248 West Bishop Place, Salt Lake City, Utah, Sidwell Number: 08-36-254-061; and 258 West Bishop Place, Salt Lake City, Utah, Sidwell Number: 08-36-254-018.

NOTICE

Notice is hereby given that the above referenced properties are vacant, unsecured or improperly boarded. If the structures are left unsecured, they are likely to become a haven for vagrants and a dangerous eyesore for the entire neighborhood. Sections 9.16.030 and 18.48.090 of the Salt Lake City Ordinance require that all unsecured structures be legally boarded, to prevent entry by unauthorized persons. In addition, the properties are to be cleared of all weeds, solid waste or other unsightly or deleterious objects. Boarding must be completed as per Salt Lake City Ordinance No. 80 of 1994 Sections 18.48.120, 18.48.130 and 18.48.250 with landscaping per section 21A.48. Whenever a property owner, manager or tenant intends to clean, repair, renovate, reopen or reoccupy a building that has been boarded, the building is to be inspected and a permit must be issued by the Salt Lake City Building Services Division prior to the building owner, manager or tenant initiating any of the above action. Any person conducting any work on a building that has been boarded or closed to occupancy must have a copy of the permit on site, or they will be evicted from the premises.

ORDER

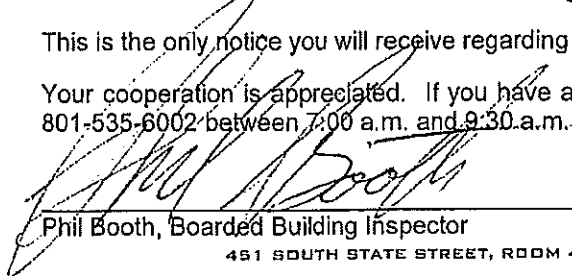
You are hereby ordered to secure these properties with a six foot fence around entire perimeter to prevent unauthorized access. Failure to secure these properties will cause this office to hire a contractor to secure these properties with a 6' construction fence around the entire perimeter. The charges and all unpaid contractor costs and fees will then be levied against the properties in the form of a property tax lien.

Section 18.48.110 specifies fees as follows:

1. The fees and charges for services, which would otherwise have been charged for the securing of a boarding permit pursuant to Section 18.48.140
2. A One Hundred Dollar (\$100) fee to partially recover the City's cost in administering the boarding, and
3. The actual costs of the boarding and maintenance as billed to the City by the contractor.

This is the only notice you will receive regarding this problem.

Your cooperation is appreciated. If you have any questions regarding this Notice and Order, please call me at 801-535-6002 between 7:00 a.m. and 9:30 a.m. or between 4:30 p.m. and 5:00 p.m. Tuesday through Friday.


Phil Booth, Boarded Building Inspector

451 SOUTH STATE STREET, ROOM 406, PO BOX 145481, SALT LAKE CITY, UTAH 84114

TELEPHONE: 801-535-7225 FAX: 801-535-6131

WWW.SLCCGOV.COM



VTDI 08-36-254-009-0000 DIST 01M TOTAL ACRES 0.18
INTERNATIONAL REAL ESTATE TAX CLASS UPDATE REAL ESTATE 107400
SOLUTIONS, INC LEGAL BUILDINGS 56490
ATTEN: Donald E Armstrong PRINT P TOTAL VALUE 163890

6839 BUFFLEHEAD DR NO:
PARK CITY UT 84098 EDIT 0 FACTOR BYPASS
LOC: 432 N 300 W EDIT 0 BOOK 10043 PAGE 7241 DATE 08/08/2012
SUB: BLK 121 PLAT A TYPE PLOT PLAT

01/03/2013 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG 2 1/2 RDS S OF NW COR OF LOT 3 BLK 121 PLAT A SLC SUR S
4 RD E 120 FT N 4 RD W 120 FT TO BEG LESS R OF W.
5202-1446,1447 5202-1448 3173-419 6959-1628 9388-5816
9427-2387 9476-8712 10043-6967

Board 8

#72

Phil Booth

6002

Include All Address + Sidwell #'s

90

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

Parcel Address **Parcel Number** **Parcel Land used**
267 W BISHOP PL 08-36-254-022-0000

Parcel Zoning
SR-3:SPECIAL DEVELOPMENT PATTERN
RESIDENTIAL DISTRICT

Parcel Structure Addresses:

Parcel Sub Structure Addresses:

Owner: INTERNATIONAL REAL ESTATE SOLUTIONS, INC
6839 BUFFLEHEAD DR
PARK CITY, UT 84098-

Acreage:	0.04	Land Value:	\$24500.00
Taxable Value:	\$34870.00	Bldg. Value:	\$38900.00
Green Belt value:	\$0.00	Final Value:	\$63400.00

Legal 0808
Desc.: COM 3.5 RDS N & 89.84 FT E FR SW COR LOT 3 BLK 121 PLAT A
SLC SUR E 31.32 FT S 3.5 RDS W 31.32 FT N 3.5 RDS TO BEG
3173-418 6959-1628 9388-5816 9427-2387 9476-8712
10043-6967

C.C.: CAPITOL HILL
C.D.: COUNCIL DISTRICT 3

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
265 W BISHOP PL	<u>08-36-254-023-0000</u>	SINGLE FAMILY RESIDENCE	SR-3:SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

Parcel Structure Addresses: 265 W BISHOP PL

Parcel Sub Structure Addresses: 267 W BISHOP PL

Owner: INTERNATIONAL REAL ESTATE SOLUTIONS, INC
6839 BUFFLEHEAD DR
PARK CITY, UT 84098-

Acreage:	0.06	Land Value:	\$25700.00
Taxable Value:	\$38445.00	Bldg. Value:	\$44200.00
Green Belt value:	\$0.00	Final Value:	\$69900.00

Legal 0808
Desc.: COM 3.5 RDS N & 121.16 FT E FR SW COR LOT 3 BLK 121 PLAT A
SLC SUR E 43.84 FT S 3.5 RDS W 43.84 FT N 3.5 RDS TO BEG
3173-417 6959-1628 9388-5816 9427-2387 9476-8712
10043-6967

C.C.: CAPITOL HILL
C.D.: COUNCIL DISTRICT 3

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
259 W BISHOP PL	<u>08-36-254-024-0000</u>	SINGLE FAMILY RESIDENCE	SR-3:SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

Parcel Structure Addresses: 259 W BISHOP PL

Parcel Sub Structure Addresses:

Owner: INTERNATIONAL REAL ESTATE SOLUTIONS, INC
 6839 BUFFLEHEAD DR
 PARK CITY, UT 84098-

Acreage:	0.05	Land Value:	\$25200.00
Taxable Value:	\$40040.00	Bldg. Value:	\$47600.00
Green Belt value:	\$0.00	Final Value:	\$72800.00

Legal 0731

Desc.: BEG 10 RDS E FR SW COR LOT 3, BLK 121, PLAT A, S L C SUR; E
 2.5 RDS; N 3.5 RDS; W 2.5 RDS; S 3.5 RDS TO BEG 4702-0832
 6335-1036 9350-3342 9350-8580 9354-2202 9366-0994

C.C.: CAPITOL HILL
 C.D.: COUNCIL DISTRICT 3

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
249 W BISHOP PL	08-36-254-025-0000	SINGLE FAMILY RESIDENCE	SR-3:SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

Parcel Structure Addresses: 249 W BISHOP PL

Parcel Sub Structure Addresses:

Owner: INTERNATIONAL REAL ESTATE SOLUTIONS, INC
249 W BISHOP PL
SALT LAKE CITY, UT 84103-1250

Acreage:	0.05	Land Value:	\$25200.00
Taxable Value:	\$35475.00	Bldg. Value:	\$39300.00
Green Belt value:	\$0.00	Final Value:	\$64500.00

Legal 0830

Desc.: BEG 12 1/2 RD E OF SW COR OF LOT 3 BLK 121 PLAT A SLC SUR E
2 1/2 RD N 3 1/2 RD W 2 1/2 RD S 3 1/2 RD TO BEG 6191-835
6191-0837 7154-0665,0667,0668 7284-1694 7469-0420 8550-1227
8678-7541 8791-8470 8800-0339 9092-1389 9933-3950
9977-9880

C.C.: CAPITOL HILL
C.D.: COUNCIL DISTRICT 3

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
241 W BISHOP PL	08-36-254-026-0000	MULTIPLE RESIDENTIAL	SR-3:SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

Parcel Structure Addresses: 241 W BISHOP PL; 245 W BISHOP PL

Parcel Sub Structure Addresses:

Owner: INTERNATIONAL REAL ESTATE SOLUTIONS, INC
6839 BUFFLEHEAD DR
PARK CITY, UT 84098-

Acreage:	0.11	Land Value:	\$31300.00
Taxable Value:	\$56210.00	Bldg. Value:	\$70900.00
Green Belt value:	\$0.00	Final Value:	\$102200.00

Legal 0816
Desc.: BEG AT SE COR LOT 3, BLK 121, PLAT A, SLC SUR; N 3 1/2 RDS;
W 5 RDS; S 3 1/2 RDS; E 5 RDS TO BEG 4022-0225 5673-2843
5673-2846 5745-1047 5950-473 9473-2413 9501-9140
10046-1143,1147

C.C.: CAPITOL HILL
C.D.: COUNCIL DISTRICT 3

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
244 W BISHOP PL	08-36-254-062-0000	IMPROVED RESIDENTIAL LOT	SR-3:SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

Parcel Structure Addresses:

Parcel Sub Structure Addresses:

Owner: INTERNATIONAL REAL ESTATE SOLUTIONS, INC	Acreage: 0.09	Land Value: \$28700.00
6839 BUFFLEHEAD DR	Taxable Value: \$28700.00	Bldg. Value: \$0.00
PARK CITY, UT 84098-	Green Belt value: \$0.00	Final Value: \$28700.00

Legal 0830

Desc.: BEG NE COR LOT 3, BLK 121, PLAT A, SLC SUR; W 82.5 FT; S 95.25 FT; E 82.5 FT; N 95.25 FT TO BEG. LESS 5 SQ FT OUT OF CENTER. ALSO LESS BEG W 45 FT FR NE COR SD LOT 3; W 37.5 FT; S 95.25 FT; E 37.5 FT; N 95.25 FT TO BEG. 8031-2802 8831-7849

C.C.: CAPITOL HILL
C.D.: COUNCIL DISTRICT 3

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
248 W BISHOP PL	08-36-254-061-0000	SINGLE FAMILY RESIDENCE	SR-3:SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

Parcel Structure Addresses: 248 W BISHOP PL

Parcel Sub Structure Addresses:

Owner: INTERNATIONAL REAL ESTATE SOLUTIONS, INC
6839 BUFFLEHEAD DR
PARK CITY, UT 84098-

Acreage:	0.08	Land Value:	\$26700.00
Taxable Value:	\$41140.00	Bldg. Value:	\$48100.00
Green Belt value:	\$0.00	Final Value:	\$74800.00

Legal 0830
Desc.: BEG W 45 FT FR NE COR LOT 3, BLK 121, PLAT A, SLC SUR; W
37.5 FT; S 95.25 FT; E 37.5 FT; N 95.25 FT TO BEG. 8031-2802
8567-4356 8960-8034 9935-5988

C.C.: CAPITOL HILL
C.D.: COUNCIL DISTRICT 3

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
258 W BISHOP PL	08-36-254-018-0000	SINGLE FAMILY RESIDENCE	SR-3:SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

Parcel Structure Addresses: 258 W BISHOP PL

Parcel Sub Structure Addresses:

Owner: INTERNATIONAL REAL ESTATE SOLUTIONS INC
6839 BUFFLEHEAD DR
PARK CITY, UT 84098-

Acreage:	0.18	Land Value:	\$38200.00
Taxable Value:	\$34980.00	Bldg. Value:	\$25400.00
Green Belt value:	\$0.00	Final Value:	\$63600.00

Legal 0830
Desc.: BEG 10 RDS E OF NW COR OF LOT 3 BLK 121 PLAT A SLC SUR E 5
RD S 95 1/4 FT W 5 RD N 95 1/4 FT TO BEG 6128-0641 6756-2398
7024-0433 9093-2551

C.C.: CAPITOL HILL
C.D.: COUNCIL DISTRICT 3

Utah Business Search - Details

INTERNATIONAL REAL ESTATE SOLUTIONS, INC.

Entity Number: 5122501-0142

Company Type: Corporation - Domestic - Profit

Address: 6839 BUFFLEHEAD DR PARK CITY, UT 84098

State of Origin:

Registered Agent: DONALD E ARMSTRONG

435-649-6477

Registered Agent Address:

6839 BUFFLEHEAD DR

PARK CITY, UT 84098

Status: Active

Status: Active as of 06/14/2005

Renew By: 05/31/2013

Status Description: Good Standing

The "Good Standing" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

Employment Verification: Not Registered with Verify Utah

History

Registration Date: 05/13/2002

Last Renewed: 04/13/2012

Additional Information

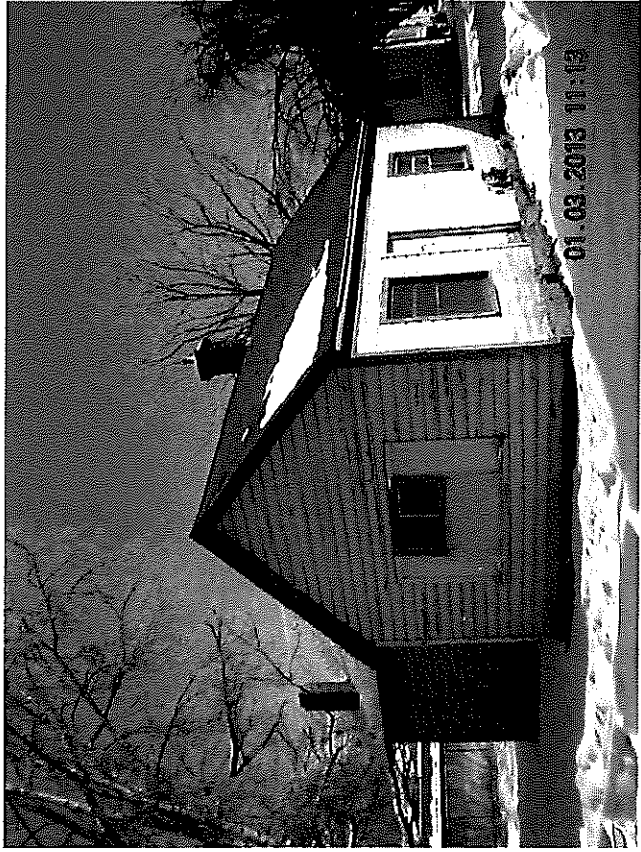
NAICS Code: 9999 NAICS Title: 9999-Nonclassifiable Establishment

Doing Business As

MOUNTAIN PACIFIC REAL ESTATE

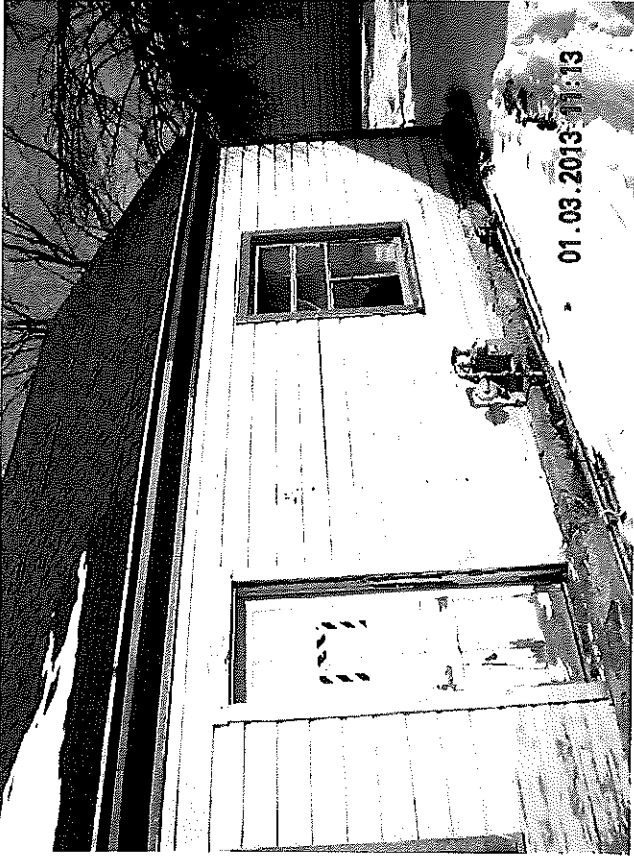
Refine your search by:

- Search by:
- Business Name
- Number
- Executive Name
- Search Hints



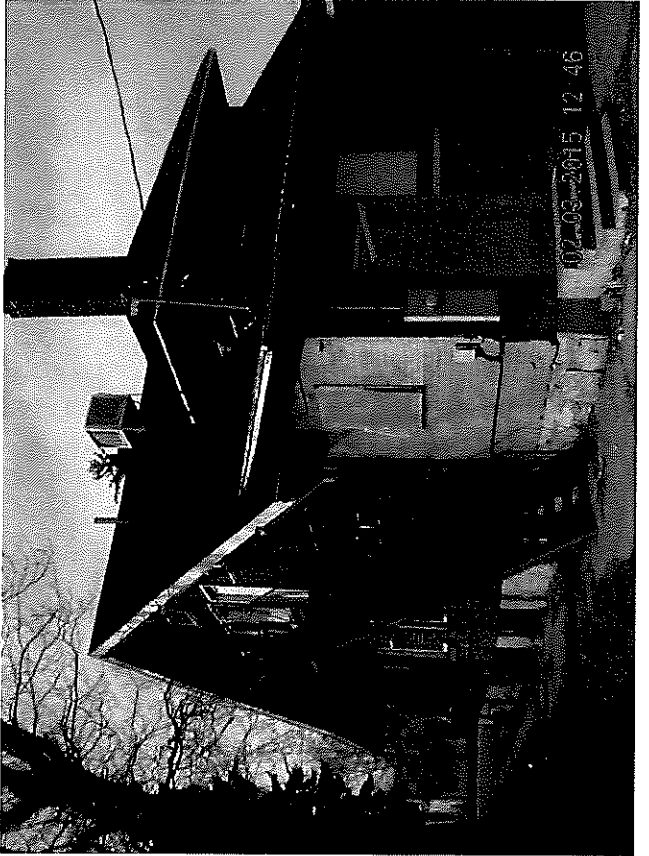
BISHOP PLACE GARY R. 1-3-13



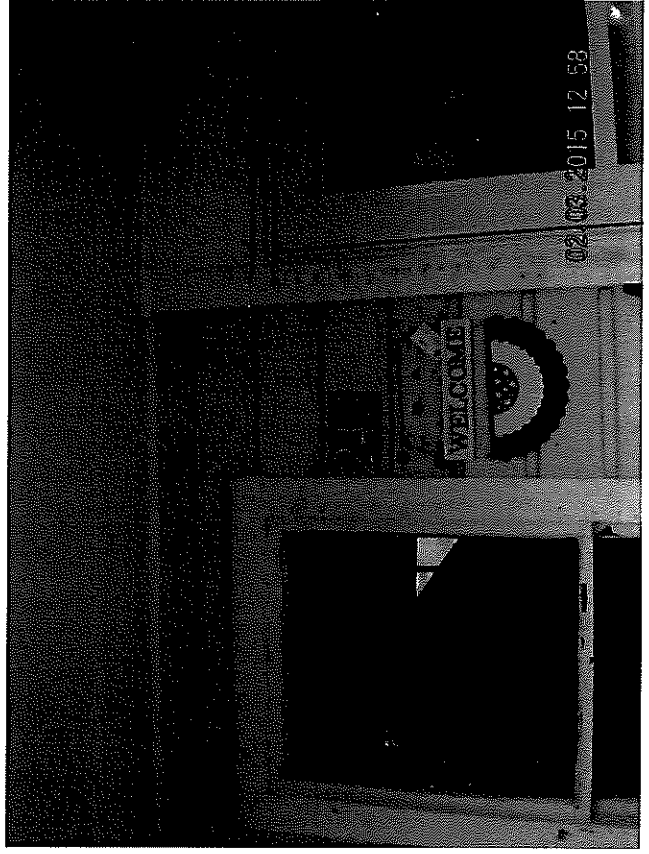


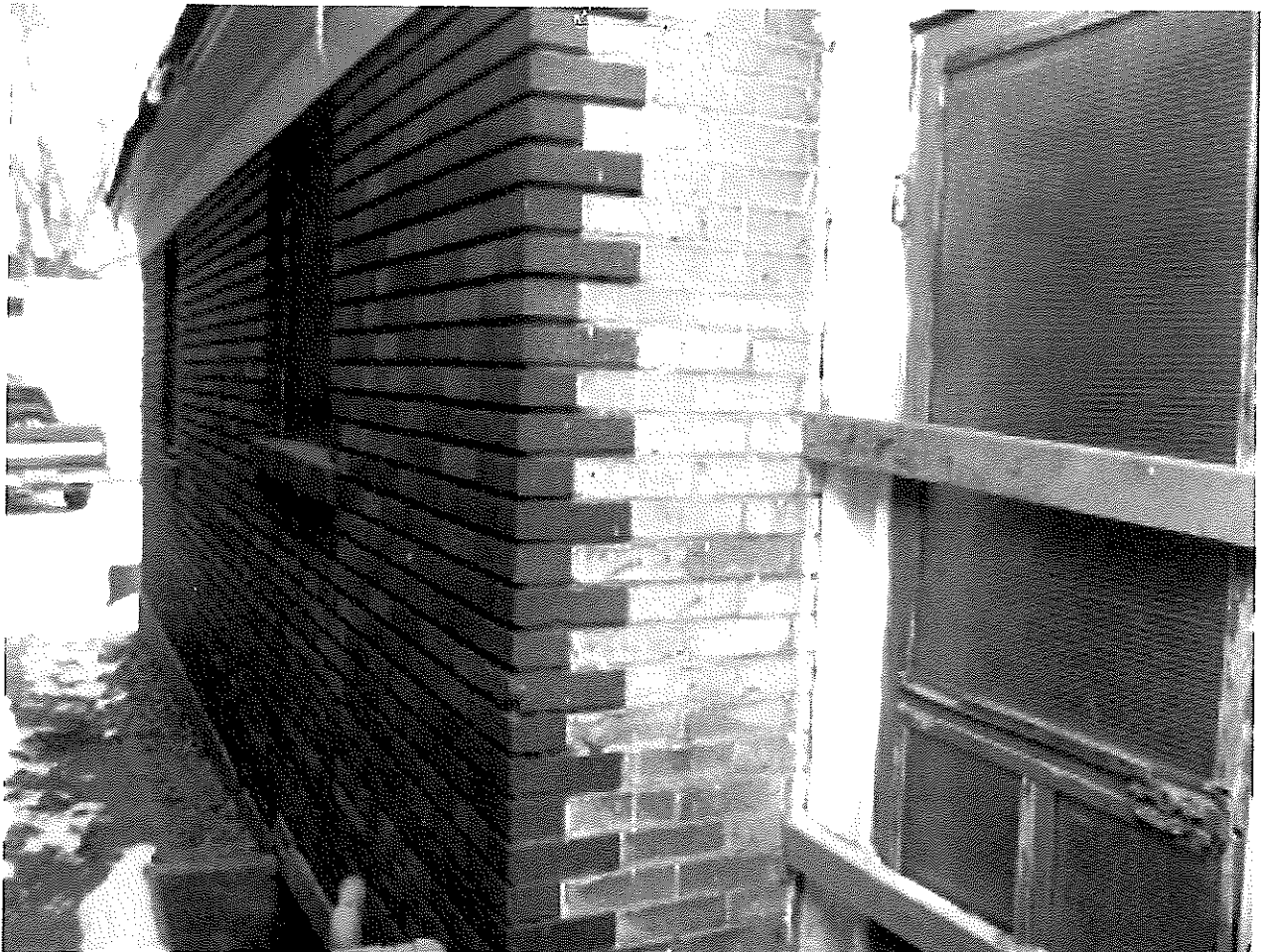
BISHOP PLACE GARY R. 1-3-13





432 NORTH 300 WEST





432 N 300W

Bishop Pl

1/8/2013





432 N 300 W

Bishop Pl

1/8/2013

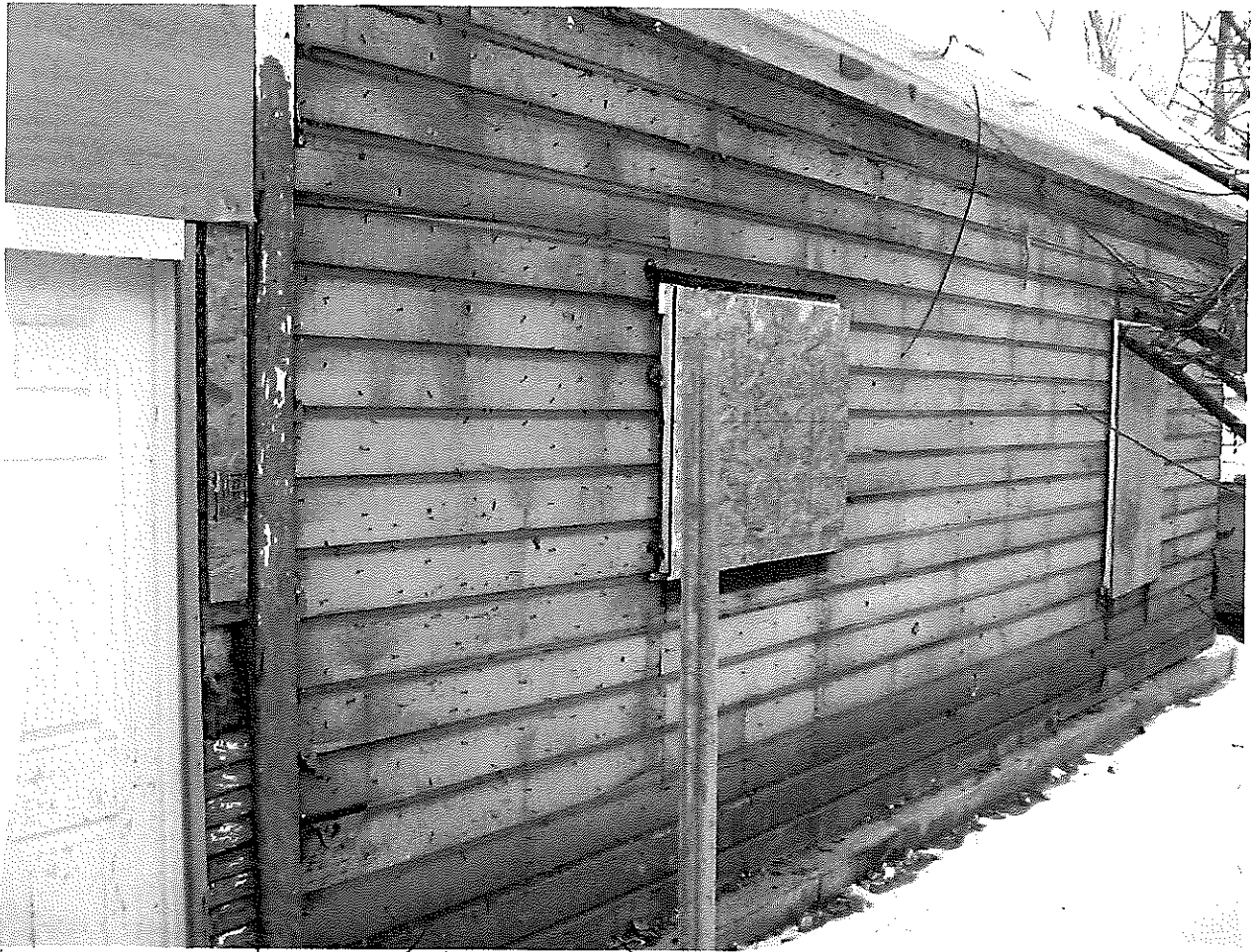




432 N 300W. (Bishop PL)

1/8/2013





432 N 300W

(Bishop PL)

1/8/2013





432 N 300 W

(Bishop PL)

1/8/2013





Bishop Pl

1/8/2013





Bishop Pl

1/8/2013





Bishop Place

1/8/2013





Bishop Pl.

1/8/2013





Bishop Pl

1/8/2013





Bishop PL

1/8/2013





Bishop Pl.

1/8/2013



COMMUNITY & ECONOMIC DEVELOPMENT
CIVIL ENFORCEMENT
451 South State Street Room 406
PO Box 145481
Salt Lake City, UT 84114

AFFIDAVIT

Address of Subject: 432 N 300 W, Salt Lake City, UT

NOTICE AND ORDER POSTED

I HEREBY CERTIFY that I executed the posting of the Notice and Order in the following manner
on. 1/4/2013

Affixed to front door.

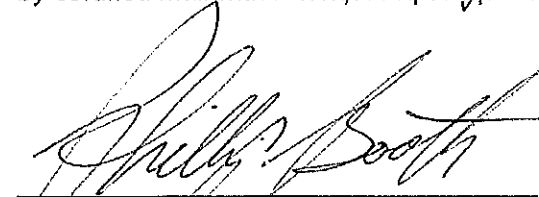
NOTICE and ORDER SERVED

I HEREBY CERTIFY that on the _____ day of _____, 2013, the attached Notice
and Order was served at the time of _____. The method of personal service was as follows.

Name of person served:
Connection of person with the property:
Address/location of personal service:

NOTICE AND ORDER SENT

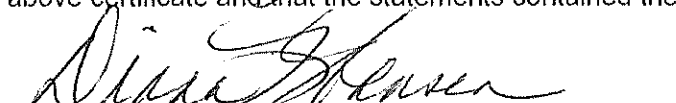
I HEREBY CERTIFY that on January 4, 2013 the attached Notice and Order was sent
by certified mail with return receipt requested to:

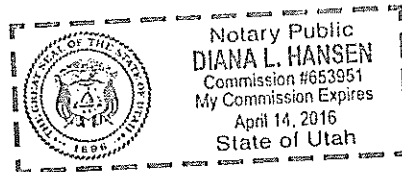

Phillip Booth, Housing/Zoning Officer

Civil Enforcement
451 South State Street Room 406
PO Box 145481
Salt Lake City, UT 84114

STATE OF UTAH)
)ss
COUNTY OF SALT LAKE)

On this 7th day of January, 2013, personally appeared before me, Phillip
Booth, Housing/Zoning Officer of Salt Lake City, Utah, who acknowledged that he signed the
above certificate and that the statements contained therein are true.


Notary Public, Salt Lake City, UT



TAB 8

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2012-155642

Reported: Sep-04-2012 19:00:19

Incident Location

Address : 262 W BISHOP PL
District : 1 Beat : Z3 Grid : 131
Telephone no. : 414-8353

General Information

Report number: 2012-155642
Case Type : THEFT/LARCENY INVESTIGATION Priority : 4
Cleared : Sep-04-2012 19:01:35
How call received : TELEPHONE

Call taker ID : 28J HAGGERTY, CORTNEY

Complainant Information

Name : ABAIO THOMAS
State : UT
Remarks :
Sep-04-2012 19:00:19 - THEF -

Clearance Information

Final Case type : LARCENY - FROM MOTOR VEH (PROWL)
Report expected : NO Founded : YES
Cleared by : DISPATCHER LOGS/NOT FOR OFFICER CLEARANC

Dispatch Details

Related text page(s)

Document: ProQA DOC
Author: 28J - Haggerty, Cortney
Subject: ProQA Log
Related date/time: Sep-04-2012 1901

ProQA LOG

Problem Description: THEF
Dispatch Level: LOW PRIORITY CALL - DISP OR TELE OR FIELD
Callback Number: 801-414-8353
Location: 262 W BISHOP PL
Caller: THOMAS ABAIO
Dispatch Level: 130B01
CAD code: 130B1
Incident: P12-155642
Chief Complaint: THEFT (LARCENY)

[Short Key Questions]

(sorted by user configured order and then sequence)

1. Caller on scene.
2. Vict caller.

4. Susp not in area.
6. Prop taken: LADDER

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2012-155642

Reported: Sep-04-2012 19:00:19

7. Est value: 200
3. Time lapse: LAST NIGHT

Unit/Officer Details

19:01 Sep 04 CT4 28J
PROQA DISPATCH LEVEL IS LOW PRIORITY CALL - DISP O

**** END OF HARDCOPY ****

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2015-113885

Reported: Jun-23-2015 22:07:42

Incident Location

Address : 248 W BISHOP PL
District : 1 Beat : Z3 Grid : 131
Telephone no. : 618-8871

General Information

Report number: 2015-113885
Case Type : TRESPASSING/UNWANTED - IND/SMALL GROUP Priority : 3
Dispatch : Jun-23-2015 22:11:25
Enroute : Jun-23-2015 22:11:25
At Scene : Jun-23-2015 22:14:52
Cleared : Jun-23-2015 22:35:25
How call received : TELEPHONE
Unit ids : #1 - B125 #2 - B243
Call taker ID : 181D RODDOM, KELLIE

Complainant Information

Name : TOM
State : UT
Home Telephone : 801 618-8871
Remarks :
Jun-23-2015 22:07:42 - PS CIVIL ISSUE...WIFE
REFUSING TO LEAVE -

Clearance Information

Final Case type : PUB ORD - CIVIL CASES
Report expected : NO Founded : NO
Cleared by : NO FURTHER ACTION REQUIRED
Reporting Officer1 : N34 - Cook, Matthew

Dispatch Details

Unit number : B125 Dispatched: Jun-23-2015 22:11:25
Officer 1 : N34 - Cook, Matthew
Enroute : Jun-23-2015 22:11:25
At scene: Jun-23-2015 22:14:52
Cleared : Jun-23-2015 22:35:06
Dispatcher ID : 217D

Unit number : B243 Dispatched: Jun-23-2015 22:11:25
Officer 1 : O25 - Sanders, Ryan
Enroute : Jun-23-2015 22:11:25
At scene: Jun-23-2015 22:17:08
Cleared : Jun-23-2015 22:35:25
Dispatcher ID : 217D

Related text page(s)

Document : ProQA DOC
Author : 181D - Roddom, Kellie

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2015-113885

Reported: Jun-23-2015 22:07:42

Subject: ProQA Log

Related date/time: Jun-23-2015 2210

-----2015-06-23 22:08:52-----

248 W BISHOP PL

TRESPASSING / UNWANTED

PROBLEM DESCRIPTION: PS CIVIL ISSUE...WIFE REFUSING TO LEAVE

CALLBACK#: 801-618-8871

CALLER : TOM

-----2015-06-23 22:09:04-----

DISPATCH LEVEL: HIGH PRIORITY-133D02

5. NO KNOWN WPNS INVL.
2. VICT CALLER ON SCENE.
4. NOT A REFERRAL.
6. TRESPASSING/UNWANTED - 1 SUBJ INVL.
1. CALLER ON SCENE.
3. IN PROGRESS.

-----2015-06-23 22:09:50-----

PERSON #1

TYPE: SUSPECT

RACE: BLACK

GENDER: FEMALE

CLOTHING: BLU FLOWERED SUNDRESS

AGE: 26

DOB: 12/05/1986

NAME: RAVEN WAGNER

-----2015-06-23 22:10:15-----

1. SUSP ON SCENE.
4. NO ONE IN DANGER.
2. SUSP DESC:
3. NO SUSP VEH INVL.
5. PROPERTY OWNER: OCOMP

Unit/Officer Details

22:09 Jun 23 CT16 181D
PROQA DISPATCH LEVEL IS HIGH PRIORITY

22:11 Jun 23 WEST 217D E :B125 P N34
248 W BISHOP PL

22:11 Jun 23 WEST 217D E :B243 P O25
248 W BISHOP PL

22:14 Jun 23 WEST 217D S :B125 P N34

22:14 Jun 23 WEST 217D S :B125 P N34
Sent to MDT: B125,Status changed to S by WEST

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2015-113885

Reported: Jun-23-2015 22:07:42

22:17 Jun 23 WEST 217D S :B243 P O25

22:17 Jun 23 WEST 217D S :B243 P O25
Sent to MDT: B243,Status changed to S by WEST

22:35 Jun 23 B125 N34 A :B125 P N34

22:35 Jun 23 WEST 217D A :B243 P O25

22:35 Jun 23 B125 N34 A :B125 P N34
UPDATED CASE SL113885 FOUNDED-N REPORT-N CLEARED
BY-N FINAL-73993 BOLO-N STUDY FLAG- REM-

** END OF HARDCOPY **

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2016-105469

Reported: Jun-14-2016 21:18:38

Incident Location

Address : 248 W BISHOP PL
District : 1 Beat : Z3 Grid : 131
Telephone no. : 833-6213

General Information

Report number: 2016-105469
Case Type : TRESPASSING/UNWANTED - IND/SMALL GROUP Priority : 2
Dispatch : Jun-14-2016 21:41:45
Enroute : Jun-14-2016 21:41:45
At Scene : Jun-14-2016 21:50:51
Cleared : Jun-14-2016 22:15:11
How call received : TELEPHONE
Unit ids : #1 - C132 #2 - C131
Call taker ID : 45L ANDERSON, THERESA

Complainant Information

Name : KATELYN
State : UT
Home Telephone : 801 833-6213
Remarks :

Jun-14-2016 21:18:38 - PEOPLE TRESPASSING IN A
VACANT HOUSE -

Anderson, Theresa(at CT16) on 2016-06-14 21:21:14
- TWO ARE CURRENTLY ON THE ROOF.....BOTH ETOH

Anderson, Theresa(at CT16) on 2016-06-14 21:21:26
- NOW ANOTHER M CLIMBING UP....

Anderson, Theresa(at CT16) on 2016-06-14 21:21:34
- TURN DOWN THE ALLEY FROM THIS ADDR

Anderson, Theresa(at CT16) on 2016-06-14 21:21:49
- SUSPS ARE SCREAMING PROFANITIES, YELLING, ON THE
ROOF

Hutchison, Loni(at CT07) on 2016-06-14 21:29:40 -
ANOTHER CALL FROM KATELYN 801 833 6213 ...STATING
MS ARE NOW AT THEIR ADDRESS DIRECTLY ACROSS THE
ST FROM WASHINGTON ELEMENTARY...STATES SUSPS CAN
BE CLEARLY SEEN AND HEARD FROM DISP ADDRESS

Hutchison, Loni(at CT07) on 2016-06-14 21:30:15 -
REQ AREA CHECK DUE TO M BEING VISIBLE AND STILL
HAVING THE OPEN CONTAINER

Hutchison, Loni(at CT07) on 2016-06-14 21:31:38 -
COMPLEX WHERE SUSPS ARE AT IS 439 N 200 W...AT
MARMALADE HILL APARTMENTS,

Gundersen, Rebekah(at WEST) on 2016-06-14
21:37:55 - B130 COPIES HOLDING

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2016-105469

Reported: Jun-14-2016 21:18:38

Clearance Information

Remarks :

**JOSHUA OLSON 05-20-1985 ADMITTED TO TRESSPASSING
AND WAS INTOX. HE WAS GIVEN A WARNING AND TOLD TO
STAY OFF PROP.**

Final Case type : **PRIVACY - TRESPASS**
Report expected : **NO** Founded : **YES**
Cleared by : **NO FURTHER ACTION REQUIRED**
Reporting Officer1 : **Q25 - Fox, Clinton**
Reporting Officer2 : **N33 - Leong, Conrad**

Dispatch Details

Unit number : **C132** Dispatched: **Jun-14-2016 21:41:45**
Officer 1 : **Q25 - Fox, Clinton**
Officer 2 : **N33 - Leong, Conrad**
Enroute : **Jun-14-2016 21:41:45**
At scene: **Jun-14-2016 21:50:51**
Cleared : **Jun-14-2016 22:11:29**
Dispatcher ID : **209D**

Unit number : **C131** Dispatched: **Jun-14-2016 21:46:20**
Officer 1 : **M26 - Simpson, Jason**
Enroute : **Jun-14-2016 21:46:20**
At scene: **Jun-14-2016 21:54:12**
Cleared : **Jun-14-2016 22:15:11**
Dispatcher ID : **209D**

Related text page(s)

Document : **ProQA DOC**
Author : **45L - Anderson, Theresa**
Subject : **ProQA Log**
Related date/time : **Jun-14-2016 2120**

-----2016-06-14 21:19:19-----

248 W BISHOP PL
TRESPASSING / UNWANTED
PROBLEM DESCRIPTION: PEOPLE TRESPASSING IN A VACANT HOUSE
CALLBACK#: 801-833-6213
CALLER : KATELYN

-----2016-06-14 21:19:53-----

DISPATCH LEVEL: HIGH PRIORITY-133D02
2. 2ND PTY CALLER ON SCENE.
4. NOT A REFERRAL.
6. TRESPASSING/UNWANTED
1. CALLER ON SCENE.
3. IN PROGRESS.
5. NO KNOWN WPNS INVL.

-----2016-06-14 21:20:09-----

PERSON #1

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2016-105469

Reported: Jun-14-2016 21:18:38

TYPE: SUSPECT
RACE: WHITE
GENDER: MALE
CLOTHING: DARK SHIRT, WHI SHORTS
BUILD: 6'

-----2016-06-14 21:20:25-----

PERSON #2

TYPE: SUSPECT
RACE: WHITE
GENDER: MALE
CLOTHING: DRESSED UP WITH A TIE, DRESS SHIRT, SHOES

OTHER CHARACTERS: GLASSES

-----2016-06-14 21:20:37-----

1. SUSP ON SCENE.
2. SUSP DESC:
3. NO ONE IN DANGER.
4. PROPERTY OWNER: COMP

Unit/Officer Details

21:19 Jun 14 CT16 45L
PROQA DISPATCH LEVEL IS HIGH PRIORITY

21:41 Jun 14 WEST 209D E :C132 P Q25
248 W BISHOP PL

21:41 Jun 14 WEST 209D E :C132 P N33
248 W BISHOP PL

21:46 Jun 14 WEST 209D E :C131 P M26
248 W BISHOP PL

21:50 Jun 14 WEST 209D S :C132 P Q25

21:50 Jun 14 WEST 209D S :C132 P N33

21:50 Jun 14 WEST 209D S :C132 P Q25
Sent to MDT: C132,Status changed to S by WEST

21:54 Jun 14 WEST 209D S :C131 P M26

21:54 Jun 14 WEST 209D S :C131 P M26
Sent to MDT: C131,Status changed to S by WEST

21:59 Jun 14 C132 Q25 S :C132 P Q25
EXT Q PERS-NAME:OLSON GI:JOSHUA RACE:W
STATE:UT REC:Y CAD:N EXTN:Y EXTD:Y EXT5:N
EXTJ:N PKI:N TONC:Y UNIT:C132

21:59 Jun 14 WEST 209D S :C131 P M26 (BUSY) W/COPM

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2016-105469

Reported: Jun-14-2016 21:18:38

W/COPM

21:59 Jun 14 WEST 209D S :C131 P M26 (BUSY) Sent to MDT: C131,Statu
Sent to MDT: C131,Status changed to S B by WEST

21:59 Jun 14 C132 Q25 S :C132 P Q25
RMS Q PERS-NAME:OLSON G1:JOSHUA RACE:W
STATE:UT REC:Y CAD:N EXTN:Y EXTD:Y EXT5:N
EXTJ:N PKI:N TONC:Y UNIT:C132

21:59 Jun 14 WEST 209D S :C131 P M26 (BUSY) W/COMP
W/COMP

22:11 Jun 14 C132 Q25 A :C132 P Q25

22:11 Jun 14 C132 Q25 A :C132 P N33

22:11 Jun 14 C132 Q25 A :C132 P Q25
UPDATED CASE SL105469 FOUNDED-Y REPORT-N CLEARED
BY-N FINAL-5707 BOLO-N STUDY FLAG- REM-JOSHUA
OLSON 05-20-1985 ADMITTED TO TRESSPASSING AND WAS
INTOX. HE WAS GIVEN A WARNING AND TOLD TO STAY
OFF PROP.

22:15 Jun 14 WEST 209D A :C131 P M26

** END OF HARDCOPY **

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2016-109814

Reported: Jun-21-2016 01:10:03

Incident Location

Address : 248 W BISHOP PL
District : 1 Beat : Z3 Grid : 131
Telephone no. : 532-4805

General Information

Report number: 2016-109814
Case Type : OTHER NOISE COMPLAINT Priority : 4
Dispatch : Jun-21-2016 01:12:12
Enroute : Jun-21-2016 01:19:27
At Scene : Jun-21-2016 01:19:27
Cleared : Jun-21-2016 02:15:59
How call received : TELEPHONE
Unit ids : #1 - C135 #2 - C213
Call taker ID : 29L THOMPSON, BRENNAN

Complainant Information

Name : FEHLBERG CORY
State : UT
Home Telephone : 801 532-4805
Remarks :
Jun-21-2016 01:10:03 - LOUD MUSIC -

Clearance Information

Remarks :
NO MUSIC OR NOISE
Final Case type : PUB PEACE - FREE TEXT
Report expected : NO Founded : NO
Cleared by : NO FURTHER ACTION REQUIRED
Reporting Officer1 : I90 - Sauers, Peter F

Dispatch Details

Unit number : C135 Dispatched: Jun-21-2016 01:12:12
Officer 1 : Q16 - Collins, Matthew
At scene: Jun-21-2016 01:19:32
Cleared : Jun-21-2016 02:13:42
Dispatcher ID : 211D

Unit number : C213 Dispatched: Jun-21-2016 01:12:12
Officer 1 : I90 - Sauers, Peter F
At scene: Jun-21-2016 01:19:27
Cleared : Jun-21-2016 02:15:59
Dispatcher ID : 211D

Related text page(s)

Document: ProQA DOC
Author: 29L - Thompson, Brennan
Subject: ProQA Log

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2016-109814

Reported: Jun-21-2016 01:10:03

Related date/time: Jun-21-2016 0110

-----2016-06-21 01:10:29-----
248 W BISHOP PL
DISTURBANCE / NUISANCE
PROBLEM DESCRIPTION: LOUD MUSIC
CALLBACK#: 801-532-4805
CALLER : CORY FEHLBERG

-----2016-06-21 01:10:37-----

DISPATCH LEVEL: LOW TO MEDIUM PRIORITY-113B03

2. 2ND PTY CALLER ON SCENE.
5. NOISE SOURCE: DISP ADDR
1. CALLER ON SCENE.
3. NOISE COMPLAINT
4. IN PROGRESS.

Unit/Officer Details

01:10 Jun 21 CT10 29L
PROQA DISPATCH LEVEL IS LOW TO MEDIUM PRIORITY

01:12 Jun 21 WEST 211D DP:C135 P Q16
248 W BISHOP PL

01:12 Jun 21 WEST 211D DP:C213 P I90
248 W BISHOP PL

01:19 Jun 21 WEST 211D S:C213 P I90
Sent to MDT: C213,Status changed to S by WEST

01:19 Jun 21 WEST 211D S:C213 P I90

01:19 Jun 21 WEST 211D S:C135 P Q16

01:19 Jun 21 WEST 211D S:C135 P Q16
Sent to MDT: C135,Status changed to S by WEST

02:04 Jun 21 WEST 211D S:C135 P Q16
HAD CONTACT

02:04 Jun 21 WEST 211D S:C213 P I90
HAD CONTACT

02:13 Jun 21 EAST 252D A:C135 P Q16
PREEMPT

02:15 Jun 21 C213 I90 A:C213 P I90

02:15 Jun 21 C213 I90 A:C213 P I90
CLEARED CASE SL109814 FOUNDED-N REPORT-N CLEARED
BY-N FINAL-5399 BOLO-N STUDY FLAG- REM-NO MUSIC

**SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY**

CP 2016-109814

Reported: Jun-21-2016 01:10:03

OR NOISE

**** END OF HARDCOPY ****

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2016-85141

Reported: May-16-2016 11:36:28

Incident Location

Address : 248 W BISHOP PL
District : 1 Beat : Z3 Grid : 131
Telephone no. : 403-8804

General Information

Report number: 2016-85141
Case Type : DRUG PROBLEM Priority : 3
Dispatch : May-16-2016 11:43:29
Enroute : May-16-2016 11:43:29
At Scene : May-16-2016 11:43:30
Cleared : May-16-2016 12:10:59
How call received : TELEPHONE
Unit ids : #1 - A132 #2 - A213 #3 - D583
Call taker ID : 94K ALLRED, LESLIE

Complainant Information

Name : KATELYN
State : UT
Home Telephone : 801 403-8804
Remarks :

May-16-2016 11:36:28 - TRESPASSERS, DOING DRUGS -

Allred, Leslie(at CT20) on 2016-05-16 11:41:10 -
PER CALLER,THIS IS DOWN THE ALLEYWAY...IN THE 6TH
ABANDONED HOUSE FROM THE RIGHT

Renteria, Angie(at WEST) on 2016-05-16 11:46:20 -
COMP STATING KIDS WERE RUNNING SB PRIOR TO ARRIVAL

Clearance Information

Final Case type : PUB ORD - FREE TEXT
Report expected : NO Founded : YES
Cleared by : NO FURTHER ACTION REQUIRED
Reporting Officer1 : O21 - Armstrong, Matthew

Dispatch Details

Unit number : A132 Dispatched: May-16-2016 11:43:29
Officer 1 : O21 - Armstrong, Matthew
Enroute : May-16-2016 11:43:29
At scene: May-16-2016 11:43:30
Cleared : May-16-2016 12:10:22
Dispatcher ID : 19J

Unit number : A213 Dispatched: May-16-2016 11:43:54
Officer 1 : Q11 - Robinson, Scott
Officer 2 : O50 - Lindquist, Mikah
Enroute : May-16-2016 11:43:54
Cleared : May-16-2016 11:51:02

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2016-85141

Reported: May-16-2016 11:36:28

Dispatcher ID : 19J

Unit number : D583 Dispatched: May-16-2016 11:51:19
Enroute : May-16-2016 11:51:19
At scene: May-16-2016 11:51:19
Cleared : May-16-2016 12:10:56
Dispatcher ID : 19J

Related text page(s)

Document: ProQA DOC
Author: 94K - Allred, Leslie
Subject: ProQA Log

Related date/time: May-16-2016 1140

-----2016-05-16 11:37:43-----

248 W BISHOP PL

DRUGS

PROBLEM DESCRIPTION: TRESPASSERS, DOING DRUGS

CALLBACK#: 801-403-8804

CALLER : KATELYN

-----2016-05-16 11:38:07-----

DISPATCH LEVEL: HIGH PRIORITY-116D01

2. VICT CALLER ON SCENE.

1. CALLER ON SCENE.
3. IN PROGRESS.
4. DRUG POSSESSION/USE
5. NO KNOWN WPNS INVL.

-----2016-05-16 11:39:28-----

PERSON #1

TYPE: SUSPECT

RACE: HISPANIC

GENDER: 4 MALES

CLOTHING: ONLY SAW 2 OF THE 4, HAD BLACK SWEATERS AND HATS ON

AGE: 14 TO 16

-----2016-05-16 11:40:17-----

1. SUSP ON SCENE.

2. SUSP DESC:
 3. NO SUSP VEH INVL.
 4. NO ONE IN DANGER.
 5. UNK LOC OF DRUGS/PARAPHERNALIA.
6. NO MEDICAL NEEDED.

Unit/Officer Details

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2016-85141

Reported: May-16-2016 11:36:28

11:38 May 16 CT20 94K
PROQA DISPATCH LEVEL IS HIGH PRIORITY

11:43 May 16 WEST 19J E:A132 P O21
248 W BISHOP PL

11:43 May 16 WEST 19J S:A132 P O21

11:43 May 16 WEST 19J E:A213 P O50
248 W BISHOP PL

11:43 May 16 WEST 19J S:A132 P O21
Sent to MDT: A132,Status changed to S by WEST

11:43 May 16 WEST 19J E:A213 P Q11
248 W BISHOP PL

11:51 May 16 WEST 19J A:A213 P Q11

11:51 May 16 WEST 19J S:D583 P
248 W BISHOP PL

11:51 May 16 WEST 19J A:A213 P O50

12:02 May 16 A132 O21 S:A132 P O21
RMS Q VEH-LIC:Y811ZW STATE:UT TYPE:PC YR:2016
REC:Y CAD:N EXTN:Y EXTE:Y PKI:N TONC:Y
UNIT:A132

12:02 May 16 A132 O21 S:A132 P O21
EXT Q VEH-LIC:Y811ZW STATE:UT TYPE:PC YR:2016
REC:Y CAD:N EXTN:Y EXTE:Y PKI:N TONC:Y
UNIT:A132

12:10 May 16 WEST 19J A:A132 P O21
PREEMPT

12:10 May 16 WEST 19J A:D583 P

** END OF HARDCOPY **

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2015-77023

Reported: May-03-2015 10:32:25

Incident Location

Address : 248 W BISHOP PL
District : 1 Beat : Z3 Grid : 131
Telephone no. : 882-3637

General Information

Report number: 2015-77023
Case Type : THEFT FROM VEHICLE INVESTIGATION Priority : 4
Dispatch : May-03-2015 10:41:28
Enroute : May-03-2015 12:14:31
At Scene : May-03-2015 12:14:31
Cleared : May-03-2015 12:53:29
How call received : TELEPHONE
Unit ids : #1 - O60 #2 - O60
Call taker ID : 65H RYAN, JOANN

Complainant Information

Name : CHILD THOMAS
State : UT
Home Telephone : 801 882-3637
Remarks :

May-03-2015 10:32:25 - CTM....CAR PROWL... -

Ryan, Joann(at CT16) on 2015-05-03 10:35:50 - THE
2 PLATES TAKEN...ARE DL 9339003 OR 9339004

Clearance Information

Final Case type : LARCENY - FROM MOTOR VEH (PROWL)
Report expected : YES Founded : YES
Cleared by : INVESTIGATION CONTINUING
Reporting Officer1 : O60 - Smith, Chris

Dispatch Details

Unit number : O60 Dispatched: May-03-2015 10:41:28
Officer 1 : O60 - Smith, Chris
Cleared : May-03-2015 10:41:30
Dispatcher ID : 17L

Unit number : O60 Dispatched: May-03-2015 12:14:31
Officer 1 : O60 - Smith, Chris
Enroute : May-03-2015 12:14:31
At scene: May-03-2015 12:14:31
Cleared : May-03-2015 12:53:28
Dispatcher ID : 216D

Related text page(s)

Document : ProQA DOC
Author : 65H - Ryan, Joann

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2015-77023

Reported: May-03-2015 10:32:25

Subject: ProQA Log
Related date/time: May-03-2015 1035
-----2015-05-03 10:34:22-----
248 W BISHOP PL
THEFT (LARCENY)
PROBLEM DESCRIPTION: CTM...CAR PROWL...
CALLBACK#: 801-882-3637
CALLER : THOMAS CHILD

-----2015-05-03 10:35:04-----
DISPATCH LEVEL: LOW TO MEDIUM PRIORITY-130B03
2. VICT CALLER ON SCENE.
4. SUSP UNK.
1. CALLER ON SCENE.
3. TIME LAPSE: DURING THE NITE
5. THEFT FROM VEHICLE
6. PROP TAKEN: 2 DEALER PLATES
7. EST VALUE UNK.

Document: DISPATCH QUERY
Author: 65H - Ryan, Joann
Subject: VMI.MKE/VMI.ORI/UT0180300.ST/U
Related date/time: May-03-2015 1037
UTAH MOTOR VEHICLE REGISTRATION

Dealer Plate:9339003 Plate Status:OK
Clear Status:False

Dealer Name:ALL KINDS OF AUTO SALES
Address:261 W PARAMOUNT AVE; SALT LAKE CITY, UT (18 - SALT
LAKE);841150000; USA Phone Type:Business Phone Phone Number:8014320218

>>>> ORIGINATING TRANSACTION <<<<

MKE/QVEH.LIS/UT.LIC/9339003.NCIC_FLAG/Y.DMV_FLAG/Y.ORI/UT0180300.XMT_LIS/UT.

Document: DISPATCH QUERY
Author: 65H - Ryan, Joann
Subject: VMI.MKE/VMI.ORI/UT0180300.ST/U
Related date/time: May-03-2015 1037
UTAH MOTOR VEHICLE REGISTRATION

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2015-77023

Reported: May-03-2015 10:32:25

Dealer Plate:9339004 Plate Status:OK
Clear Status:False

Dealer Name:ALL KINDS OF AUTO SALES
Address:261 W PARAMOUNT AVE; SALT LAKE CITY, UT (18 - SALT
LAKE);841150000; USA

Phone Type:Business Phone Phone Number:8014320218

>>>> ORIGINATING TRANSACTION <<<<

MKE/QVEH.LIS/UT.LIC/9339004.NCIC_FLAG/Y.DMV_FLAG/Y.ORI/UT0180300.XMT_LIS/UT.

Unit/Officer Details

10:35 May 03 CT16 65H
PROQA DISPATCH LEVEL IS LOW TO MEDIUM PRIORITY

10:41 May 03 EAST 17L DP:O60 PH O60
248 W BISHOP PL

10:41 May 03 EAST 17L A :O60 PH O60

12:14 May 03 CT15 216D S :O60 PH O60
248 W BISHOP PL

12:19 May 03 O60 O60 S :O60 PH O60
RMS Q VEH-STATE:UT TYPE:PC YR:2015
VIN:1G4GD2212W4706257 REC:Y CAD:N EXTN:Y
EXTE:Y PKI:N TONC:Y UNIT:O60

12:19 May 03 O60 O60 S :O60 PH O60
EXT Q VEH-STATE:UT TYPE:PC YR:2015
VIN:1G4GD2212W4706257 REC:Y CAD:N EXTN:Y
EXTE:Y PKI:N TONC:Y UNIT:O60

12:20 May 03 O60 O60 S :O60 PH O60
RMS Q VEH-STATE:UT TYPE:PC YR:2015
VIN:2FTHF26HXSCA51723 REC:Y CAD:N EXTN:Y
EXTE:Y PKI:N TONC:Y UNIT:O60

12:20 May 03 O60 O60 S :O60 PH O60
EXT Q VEH-STATE:UT TYPE:PC YR:2015
VIN:2FTHF26HXSCA51723 REC:Y CAD:N EXTN:Y
EXTE:Y PKI:N TONC:Y UNIT:O60

12:21 May 03 O60 O60 S :O60 PH O60
RMS Q PERS-NAME:CHILD G1:THOMAS DOB:06301976
RACE:W STATE:UT REC:Y CAD:N EXTN:Y EXTD:Y
EXT5:N EXTJ:N PKI:N TONC:Y UNIT:O60

12:21 May 03 O60 O60 S :O60 PH O60
EXT Q PERS-NAME:CHILD G1:THOMAS DOB:06301976
RACE:W STATE:UT REC:Y CAD:N EXTN:Y EXTD:Y

SALT LAKE POLICE DEPARTMENT
CAD CALL HARDCOPY

CP 2015-77023

Reported: May-03-2015 10:32:25

EXT5:N EXTJ:N PKI:N TONC:Y UNIT:O60

12:22 May 03 O60 O60 S :O60 PH O60
RMS Q PERS-NAME:CHILD G1:TOM DOB:06301976
RACE:W STATE:UT REC:Y CAD:N EXTN:Y EXTD:Y
EXT5:N EXTJ:N PKI:N TONC:Y UNIT:O60

12:22 May 03 O60 O60 S :O60 PH O60
EXT Q PERS-NAME:CHILD G1:TOM DOB:06301976
RACE:W STATE:UT REC:Y CAD:N EXTN:Y EXTD:Y
EXT5:N EXTJ:N PKI:N TONC:Y UNIT:O60

12:32 May 03 O60 O60 S :O60 PH O60
RMS Q PERS-NAME:ACCAIAIO G1:THOMAS DOB:06301976
RACE:W STATE:UT REC:Y CAD:N EXTN:Y EXTD:Y
EXT5:N EXTJ:N PKI:N TONC:Y UNIT:O60

12:32 May 03 O60 O60 S :O60 PH O60
EXT Q PERS-NAME:ACCAIAIO G1:THOMAS DOB:06301976
RACE:W STATE:UT REC:Y CAD:N EXTN:Y EXTD:Y
EXT5:N EXTJ:N PKI:N TONC:Y UNIT:O60

12:51 May 03 O60 O60 S :O60 PH O60
RMS Q BUS-NAME:ALL KINDS OF AUTO SALES PKI:N

12:53 May 03 O60 O60 A :O60 PH O60

12:53 May 03 O60 O60 A :O60 PH O60
CLEARED CASE SL77023 FOUNDED-Y REPORT-Y CLEARED
BY-I FINAL-2305 BOLO-N STUDY FLAG-

** END OF HARDCOPY **

TAB 9

Utah Environmental SLCO -Salt Lake County Health Department Request/Complaints

Date Range: 1/1/1997 to 11/29/2016
Reporting Area: ALL
Request Status: Open Resolved Closed

Premise Grid Range: 230 W to 300 W
Cross Street Grid Range: 430 N to 440 N

Reporting Area:

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 047309		
<u>Date Ent</u> 9/14/04	Sanit #: 350057	Slc Corp Public Utilities Salt Lake City, UT	248 W Bishop Pl Salt Lake City UT, 84103 PR Street: 248 W Cross Street: 430 N

Conditions: (TENANT) WORK. WATER SHUT OFF 9/9/04, VERIFIED OFF & OCCUPIED 9/13/04.

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 049642	Cap Comm Council	
<u>Date Ent</u> 3/29/05	Sanit #: 350057		439 N 300 W Salt Lake City UT, 84103 PR Street: 439 N Cross Street: 300 W
Conditions: FILTHY, TUBS & SINKS VERY DIRTY, GARBAGE, HASNT BEEN CLEANED FOR YEARS- CONCERNED WITH CLEANLINESS & SAFETY OF CHILD.			

Reporting Area:

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 050642	Anon	
<u>Date Ent</u> 6/2/05	Sanit #: 350057		439 N 300 W Salt Lake City UT, 84103 PR Street: 439 N Cross Street: 300 W

Conditions: GARBAGE CAN LEFT OUT AFTER DAY OF PICKUP.

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 051917		
<u>Date Ent</u> 8/18/05	Sanit #: 350057		439 N 300 W Salt Lake City UT, 84103 PR Street: 439 N Cross Street: 300 W
Conditions: GARBAGE CANS RIGHT IN FRONT OF COMPLAINANTS DOOR, ATTRACTING FLIES, STRONG ODOR.			

Utah Environmental SLCO -Salt Lake County Health Department Request/Complaints

Date Range: 1/1/1997 to 11/29/2016
Reporting Area: ALL
Request Status: Open Resolved Closed

Premise Grid Range: 230 W to 300 W
Cross Street Grid Range: 430 N to 440 N

Reporting Area:

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 054703		
<u>Date Ent</u> 3/22/06	Sanit #: 350187		439 N 300 W Salt Lake City UT, 84103 PR Street: 439 N Cross Street: 300 W

Conditions: GARBAGE CANS RIGHT IN FRONT OF COMPLAINTANTS DOOR, PICK UP DAY IS FRIDAY.

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 034888		
<u>Date Ent</u> 4/4/06	Sanit #: 350187		439 N 300 W Salt Lake City UT, 84103 PR Street: 439 N Cross Street: 300 W

Conditions: GARBAGE CANS RIGHT IN FRONT OF COMPLAINTANTS DOOR, PICK UP DAY IS FRIDAY.

Reporting Area: Housing

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 083875	439 N 300 W	
<u>Date Ent</u> 10/26/09	Sanit #: 350008		439 N 300 W SALT LAKE CITY UT, 84103 PR Street: 439 N Cross Street: 300 W

Conditions: No heat, bathroom in disrepair, bannister off wall. Not current on rent and has an eviction hearing on Wed. Manager is
Please call first

Inspection Activity Date: 11/05/2009 Sanit#: 350008 Activity Desc: Follow-up (No Fee) Inspection

Comments: bodly...Inspection showed that there is deficiency but the tenant had to be out of the apartment by 12:00 the day of inspection wouldn't be able to get back in to reinspect haze also made a list but have the same problem. landlord is a constant problem as a landlord .wait and see if get new tenant. List..downstairs faucet leaks ;wall in poor repair; no railing on stairs ;down stairs drain doesn't drain very well ;upstairs wall board falling off .

Utah Environmental SLCO -Salt Lake County Health Department Request/Complaints

Date Range: 1/1/1997 to 11/29/2016
Reporting Area: ALL
Request Status: Open Resolved Closed

Premise Grid Range: 230 W to 300 W
Cross Street Grid Range: 430 N to 440 N

Reporting Area: Solid Waste			
Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 102550		
<u>Date Ent</u> 8/7/12	Sanit #: 350008	SALT LAKE CITY, UT 84103	248 W BISHOP PL SALT LAKE CITY UT, 84103 PR Street: 248 W Cross Street: 430 N
Conditions: There is garbage all over in the neighbor's yard across the street.			
Inspection/Activity Date: 06/27/2012		Sanit#: 350008	Activity Desc: <u>Complaint Investigation (Field)</u>
Comments: trash and debris removed all open storage will talk to haza about this.			

Reporting Area: Solid Waste

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 105594		
<u>Date Ent</u> 9/20/12	Sanit #: 350008		258 W BISHOP PL SALT LAKE CITY UT, 84103 PR Street: 258 W Cross Street: 430 N

Conditions: Washing machine outside, hose hanging over fence pumping water into yard.

Inspection Activity Date: 09/26/2012 **Sanit#:** 350008 **Activity Desc:** Complaint Investigation (Field)

Comments: washing machine hooked up water being dumped on the ground sending notice.

Inspection Activity Date: 09/26/2012 **Sanit#:** 350083 **Activity Desc:** Complaint Investigation

Comments: Drove to address. Discussed with, who has been hired by owner to clean up properties in area before remodeling starts. He said the occupants of 258 W. have been given until 30 Sep 12 to vacate the premises. Copy of letter from Sanitation and Safety on mailbox. Washing machine still hooked up, in operation at time of inspection. Discussed with son of occupant; he said they were washing clothes in preparation for move and intended to have everything out of the house by the end of today. Advised him of water quality regulations, hand delivered S+S letter to him.

Inspection Activity Date: 10/04/2012 **Sanit#:** 350008 **Activity Desc:** Complaint Investigation (Field)

Comments: house is now vacant resolved.

Utah Environmental SLCO -Salt Lake County Health Department Request/Complaints

Date Range: 1/1/1997 to 11/29/2016
Reporting Area: ALL
Request Status: Open Resolved Closed

Premise Grid Range: 230 W to 300 W
Cross Street Grid Range: 430 N to 440 N

Reporting Area: Housing

Status	Req# / Sanit#	Complainant	Person or Premises to see
Open	Req# : 107313 Sanit# : 350008	DETECTIVE SLC PD SALT LAKE CITY, UT 99999	245 W BISHOP PL SALT LAKE CITY UT, 84103 PR Street: 245 W Cross Street: 430 N

Conditions: CTO 245 W Bishop Pl to 267 W Bishop Pl, transients living in homes.

Inspection Activity Date: 12/28/2012 Sanit#: 350039 Activity Desc: Complaint Investigation (Field)

Comments: SLPD cleared these homes over the weekend and removed all the transients. I went with Det. and another officer to post the nine homes. They were in a state of disrepair where the inside of the homes were mostly framed and lacked utilities. Properties were insecure. Nine homes were posted CTO. Photos taken. kb

Inspection Activity Date: 12/28/2012 Sanit#: 350039 Activity Desc: Complaint Investigation (Field)

Comments: Det. another officer and myself went to properties to verify property addresses. There are two homes that do not have addresses that match the recorders office. While onsite we spoke with the construction manager that has been hired by the property owner to renovate the properties. He asked if I would remove the placard from the home they were working on so someone could stay there on weekend as 'security.' They'd have a hot plate and a refrigerator, but the walls inside were missing and property was not fit for occupancy. I gave my card and told him to read our Housing regulation and explained they would need to comply with that regulation and have a follow up inspection before I would pull that homes sign.

Inspection Activity Date: 12/28/2012 Sanit#: 350039 Activity Desc: Complaint Investigation (Office)

Comments: CTO letter prepared and sent to owner. All homes are owned by the same company. kb

Inspection Activity Date: 01/22/2013 Sanit#: 350039 Activity Desc: Complaint Investigation (Field)

Comments: All properties have been boarded by the city and posted with No Trespassing signs in addition to my CTO signs. Photos taken. kb

Inspection Activity Date: 04/24/2013 Sanit#: 350039 Activity Desc: Complaint Investigation (Field)

Comments: Det. and I went to 248 W Bishop Pl and spoke to tenant of 248 W Bishop Pl. Landlord is Mr. Accialo said Mr. gave he and his daughter permission to live in the home rent free if they fixed the place up. We explained that the home was Closed to Occupancy and has not been opened yet. Mr. gave us permission to do an inspection of the home and the following deficiencies were found:
Furnace does not work, back door missing, smoke detectors missing, bathtub was not sealed, large hole in bathroom wall that abuts the closet railing (that prevents people from falling off the side of the stairs) going to the upper level is missing. They said the upstairs is not in use. Electrical outlets were checked throughout the home and were ok as per my grounding tool.
The water was turned on 4-18-13 as per public utilities, gas meter was unlocked 4-4-13, they moved in 4-21-13. Toilet flushed, water worked in bathroom and kitchen.
We came to an agreement that the back door, smoke detectors and functional furnace would be installed by 4-29-13 at which time air inspection will be done. They can continue to stay in the home making repairs from now until then and will call me if there are any questions or concerns. I gave Mr. my card.

267 W Bishop Place was reposted CTO. We explained to a worker that the sign needs to stay on the door and what it means. kb

Inspection Activity Date: 04/30/2013 Sanit#: 350222 Activity Desc: Joint Field Activity

Comments: Joint inspection with kana

Utah Environmental SLCO -Salt Lake County Health Department Request/Complaints

Date Range: 1/1/1997 to 11/29/2016
Reporting Area: ALL
Request Status: Open Resolved Closed

Premise Grid Range: 230 W to 300 W
Cross Street Grid Range: 430 N to 440 N

Inspection Activity Date: 04/30/2013 Sanit#: 350039 Activity Desc: Complaint Investigation (Field)

Comments: David Duckworth and I did an inspection of the property and verified the following repairs had been made. New furnace installed, smoke detectors installed, tub sealed, back door installed and hole in bathroom wall had been covered. kb

Inspection Activity Date: 04/30/2013 Sanit#: 350039 Activity Desc: Complaint Investigation (Office)

Comments: EFRU letter prepared for 248 W Bishop Pl. The other properties remain CTO. kb

Inspection Activity Date: 07/11/2013 Sanit#: 350039 Activity Desc: Complaint Investigation (Field)

Comments: Lowell Bodily, Det. Det. and I went to property and verified all the CTO signs were still posted. There were two homes that were unsecure. Photos taken. kb

Inspection Activity Date: 07/11/2013 Sanit#: 350039 Activity Desc: Complaint Investigation (Office)

Comments: I spoke with [redacted] of SLC boarding about the unsecure homes. He will follow up in the next few days. kb

Inspection Activity Date: 07/18/2013 Sanit#: 350039 Activity Desc: Complaint Investigation (Office)

Comments: spoke with 'security' living in the home I opened to occupancy. The tenant said all the homes were sold. SLC will wait for that transition to occur and if the new owners do not pull permits, enforcement will pick up again. kb

Inspection Activity Date: 06/11/2014 Sanit#: 350008 Activity Desc: Complaint Investigation (Field)

Comments: Do not know anything about this case.

Reporting Area: Housing

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 109338 Sanit #: 350008	DET,	437 N 300 W SALT LAKE CITY UT, 84103 PR Street: 437 N Cross Street: 300 W

Conditions: Housing issues, lack of utilities, flophouse??

Inspection Activity Date: 05/07/2013 Sanit#: 350008 Activity Desc: Complaint Investigation (Field)

Comments: Went with police there was a person sleeping in a camper trailer told him that he couldn't live there said that he only did it on occasions He had one warrant from uta nothing the police would address.

Utah Environmental SLCO -Salt Lake County Health Department Request/Complaints

Date Range: 1/1/1997 to 11/29/2016
Reporting Area: ALL
Request Status: Open Resolved Closed

Premise Grid Range: 230 W to 300 W
Cross Street Grid Range: 430 N to 440 N

Reporting Area: Housing			
Status	Req#//Sanit#	Complainant	Person or Premises to see
Resolved	Req#: 109707	BAYARIAN MOTORCYCLE SHOP	437 N 300 W
	Sanit #: 350008	437 N 300 W	SALT LAKE CITY UT, 84103
<u>Date Unit</u> 5/21/13		SALT LAKE CITY, UT 84103	PR Street: 437 N Cross Street: 300 W
<p>Conditions: Vacant house has vagrants coming and going, living there. No water in house. Drug dealing a possibility as well. Property is next to Bavarian Motorcycle Shop. There are dogs on the property but shop owners next door have gotten to know dogs and can keep them off the property when you come if needed. If you call, leave message b/c they don't always hear their phone.</p>			
<u>Inspection Activity Date:</u> 05/30/2013		<u>Sanit#:</u> 350008	<u>Activity Desc:</u> Complaint Investigation (Field)
<p>Comments: Went with client house was vacant not secured called owner he called his property manager and told him to secure the home checking back there is a notice from a constable taped in the window and the house is secured.</p>			

Utah Environmental SLCO -Salt Lake County Health Department Request/Complaints

Date Range: 1/1/1997 to 11/29/2016
Reporting Area: ALL
Request Status: Open Resolved Closed

Premise Grid Range: 230 W to 300 W
Cross Street Grid Range: 430 N to 440 N

Reporting Area: Solid Waste

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Open	Rqst #: 109774	BAVARIAN MOTOR SHOP	437 N 300 W SALT LAKE CITY UT, 84103
<u>Date Ent</u> 5/23/13	Sanit #: 350008		PR Street: 437 N Cross Street: 300 W

Conditions: CTO The vacant house next door has trash all over the yard that was left behind by the tenants. The house has a CTO and no water, but owner won't clean up property.

Inspection Activity Date: 05/30/2013 Sanit#: 350008 Activity Desc: Complaint Investigation (Field)
Comments: Same complaint as 109707

Inspection Activity Date: 09/12/2013 Sanit#: 350008 Activity Desc: Complaint Investigation (Field)
Comments: Evidence of transients house is "CLOSED TO OCCUPANCY"

Inspection Activity Date: 02/14/2014 Sanit#: 350403 Activity Desc: Joint Field Activity
Comments: Joint inspection with Lowell B. CTO placard was gone. We reposted on front of house. The house was secured at this time.

Inspection Activity Date: 02/18/2014 Sanit#: 350008 Activity Desc: Complaint Investigation (Field)
Comments: reposted the houses as someone removed the CTO signs.

Inspection Activity Date: 06/02/2014 Sanit#: 350008 Activity Desc: Complaint Investigation (Field)
Comments: Still CTO

Inspection Activity Date: 02/23/2015 Sanit#: 350228 Activity Desc: Complaint Investigation (Field)
Comments: Met with (Bldg Insp), homeowner, and his contractor. Many problems with home still, list created (by and me) for owner so that he knew what still needed to be addressed. Lowell and I will wait for a call from either or (owner) next month. Some issues were screens on windows, treat for roaches (live on seen in basement), paint and carpet, cabinets to be cleaned, bathrooms to be repaired so that they arent leaking into the floor, tub surround upstairs in both units need to be addressed, heating elements need to be in working order in both units. Water was not hot enough but was not turned up all the way when I was there.

Inspection Activity Date: 07/14/2016 Sanit#: 350008 Activity Desc: Complaint Investigation (Field)
Comments: evidence of people inside the house the climb the tree walk across the porch and go through the upstairs window

Utah Environmental SLCO -Salt Lake County Health Department Request/Complaints

Date Range: 1/1/1997 to 11/29/2016
Reporting Area: ALL
Request Status: Open Resolved Closed

Premise Grid Range: 230 W to 300 W
Cross Street Grid Range: 430 N to 440 N

Reporting Area: Housing			
Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst#: 117364	SLC	
<u>Date Ent</u> 6/1/14	Sanit#: 350008		430 N 300 W SALT LAKE CITY UT, 84103 PR Street: 430 N Cross Street: 300 W
Conditions: Water off 5/21/14 for nonpayment, meter is locked.			
	Inspection Activity Date: 06/10/2014	Sanit#: 350008	Activity Desc: Complaint Investigation (Field)
	Comments: House is vacant		
	Inspection Activity Date: 06/11/2014	Sanit#: 350008	Activity Desc: Complaint Investigation (Field)
	Comments: Mr. called the office and said that he was getting it ready to be lived in right now (is CTO and unoccupied		

Reporting Area: Subdivision Review

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 129034	INTERNATIONAL REAL ESTATE	BISHOP PLACE
<u>Date Ent</u> 9/15/15	Sanit #: 350401	SOLWELSONS STE 2002 SALT LAKE CITY, UT 84101	430 N 300 W SALT LAKE CITY UT, 84103 PR Street: 430 N Cross Street: 300 W

Conditions: Lots 13, Acres 1
Water letter - Salt lake city

09/25/2015- re-signed subdivision review due to a change in the name of entity and date. signed and authorized by supervisor Dan Moore.

Utah Environmental SLCO -Salt Lake County Health Department Request/Complaints

Date Range: 1/1/1997 to 11/29/2016
Reporting Area: ALL
Request Status: Open Resolved Closed

Premise Grid Range: 230 W to 300 W
Cross Street Grid Range: 430 N to 440 N

Reporting Area: Housing

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 129614 Sanit #: 350008		241 W BISHOP PL. SALT LAKE CITY UT, 84103 PR Street: 241 W Cross Street: 430 N
Date Ent 10/7/15			
Conditions: VACANT HOUSES HAD BEEN BOARDED UP, BUT TRANSIENTS HAVE TORN DOWN BOARDS AND ARE LIVING IN THESE VACANT HOUSES...THERE HAVE BEEN REPORTED BURGLARIES REPORTED IN THE SAME NEIGHBORHOOD, THESE VACANT HOUSES MAY BE A HOUSING FOR STOLEN PROPERTY.. BISHOP PLACE IS THE NAME OF THE STREET WITH MANY VACANT HOUSES. 241 W THRU 267 W BISHOP PLACE, THAN 432 N-300 W.			
Inspection Activity Date: 10/10/2015		Sanit#: 350228	Activity Desc: Joint Field Activity
Comments: Site visit. No evidence of squatters.			
Inspection Activity Date: 10/14/2015		Sanit#: 350008	Activity Desc: Complaint Investigation (Field)
Comments: no evidence of squatters houses are covered under the historical of Utah.			

Reporting Area: Administrative Fee

Status	Rqst# / Sanit#	Complainant	Person or Premises to see
Resolved	Rqst #: 139753 Sanit #: 350907	MANNING CURTIS BRADSHAW & BRONSON MILCEMPLE, SUITE 1300 SALT LAKE CITY, UT 84111	241 W BISHOP PL SALT LAKE CITY UT, 84103 PR Street: 241 W Cross Street: 430 N
Date Ent 11/29/16			
Conditions: Phase 241- 432 W Bishop Place			

TAB 10

Notification of Premises Closed To Occupancy

December 28, 2012

INTERNATIONAL REAL ESTATE SOLUTIONS INC
C/O DONALD E ARMSTRONG
6839 BUFFLEHEAD DR
PARK CITY UT 84098

Dear Mr. Armstrong;

RE: 245 W Bishop Place through 267 W Bishop Place

RN #107313

The Salt Lake Valley Health Department has been referred to the property identified above for which you are responsible.

On December 24, 2012, a Health Department inspection was conducted at Bishop Place from 245 West through 267 West. The following conditions were observed:

- Dilapidated homes that lack utilities with transients squatting in unsecure homes.

You are notified that these conditions are in violation of Health Department Regulation #3 *Housing* (Health regulations may be obtained in their entirety at www.slvhealth.org or you may contact our office):

See Attached Document

These deficiencies render the homes unfit for human habitation. The homes were posted with a "CLOSED TO OCCUPANCY" placard on December 24, 2012 in accordance with the following portions of Health Department Regulation #3 *Housing*:

4.8. Closing and Vacating of Unfit Dwellings.

- 4.8.1. Closing Unfit Dwellings.** Any dwelling or dwelling unit which is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin infested that it creates or may create a hazard to the health or safety of the occupants or of the public may be deemed unfit for human habitation, closed to occupancy, and posted with a placard by the Director. Lack of electricity, potable water, heating facilities during cold weather, or sewer service may be considered prima facie evidence of a health or safety hazard sufficient to require closure.
- 4.8.2. Vacating Required Upon Closing to Occupancy.** Any dwelling or dwelling unit which is closed to occupancy shall be vacated within a reasonable time as ordered by the Director.

- 4.8.3. **Closed-to-Occupancy Placard.** Closed-to-occupancy placards shall be conspicuously posted on entryways to the respective dwelling unit(s). The placard shall state the address of the dwelling, the date of closure, name and phone number of the Director, and may denote the hours of permitted entry of authorized persons for the express purpose of abating noted violations.
- 4.8.4. **Tampering with Placard Prohibited.** No person, other than the Director, shall deface or authorize the removal of a closed-to-occupancy placard.
- 4.8.5. **Approval Required Prior to Occupancy of Closed Dwelling.** It shall be unlawful for any person to occupy any dwelling or dwelling unit that has been closed to occupancy until approval of the Director is given and all placards are removed.
- 4.8.6. **Securing of Unoccupied Structures.** If a vacant building or any part of a building has become a nuisance or unfit for human habitation, the Director may require that the premises be properly secured to prevent entry by unauthorized persons. The owner, lessee, or occupant shall be given notice to secure, close, or make safe the building within a reasonable time. If the owner, lessee, or occupant fails to secure the building or its part as required, the Director may proceed to secure it and charge the costs against the owner, lessee, or occupant. If a building or any part thereof is vacant and not secure, or is accessible to the public, this may be considered prima facie evidence it is a nuisance, and securing may be required.
- 4.8.7. **Occupying Closed Dwelling Unlawful.** It shall be unlawful for any person to occupy, prepare food, or sleep in any structure, dwelling, or other place that is currently closed to occupancy. Authorized persons may be allowed entry by the Director during the prescribed hours for violation abatement as specified in 4.8.3.

The homes will remain posted "Closed to Occupancy" until all deficiencies have been corrected and a re-inspection is made by the Health Department. The homes are not to be rented or otherwise occupied until an inspection by the Health Department indicates it is fit for the use intended. Please be aware that representatives of the Salt Lake Valley Health Department, zoning, and law enforcement agencies may periodically check that the house is unoccupied and that the placard remains posted.

You have the right to appeal this action. To do so, you must request an informal meeting, department conference or hearing within 5 days of receipt of this notice. We recommend an informal meeting be conducted first, followed by a departmental conference and/or hearing if you desire. The request to appeal must be filed in writing with the Division of Environmental Health, 788 E. Woodoak Lane, Suite 140, Murray Utah 84107-6379. Failure to request or attend a scheduled meeting, conference, or hearing may render the Department's action, as described herein, final. A copy of the Salt Lake Valley Health Department's adjudicative procedures is available upon request.

Your cooperation in this matter will be appreciated.

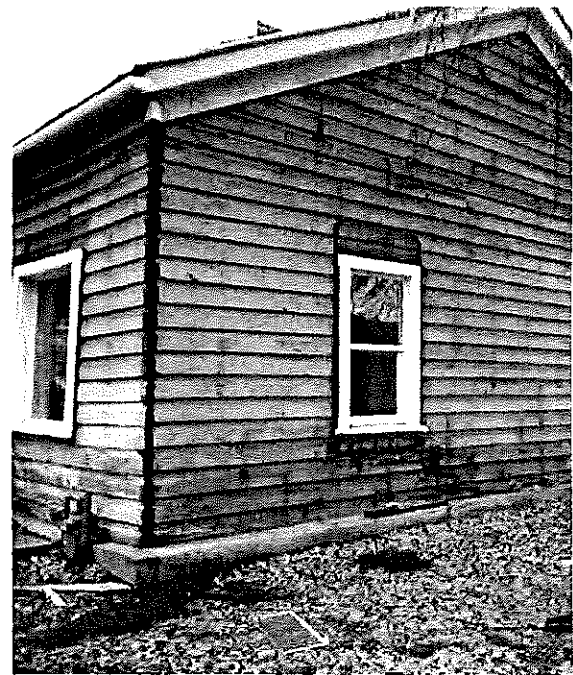
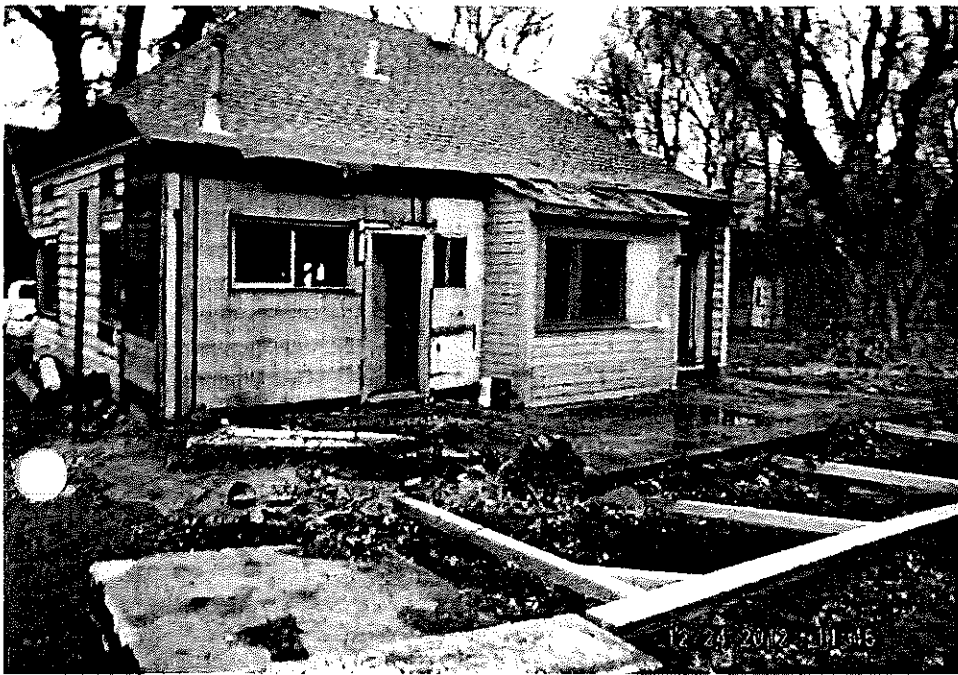
Sincerely,

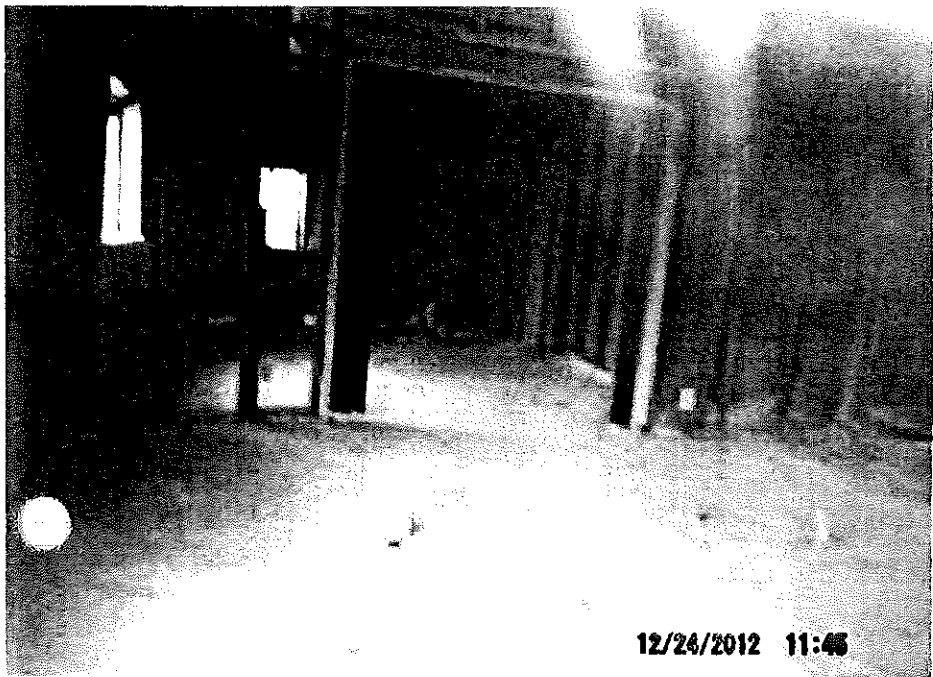
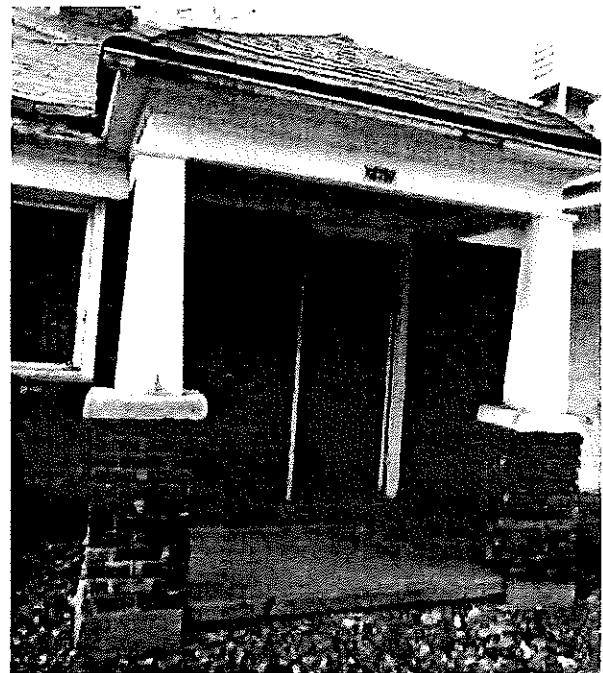
Karla Bartholomew, L.E.H.S.
Sanitation & Safety
385-468-3798

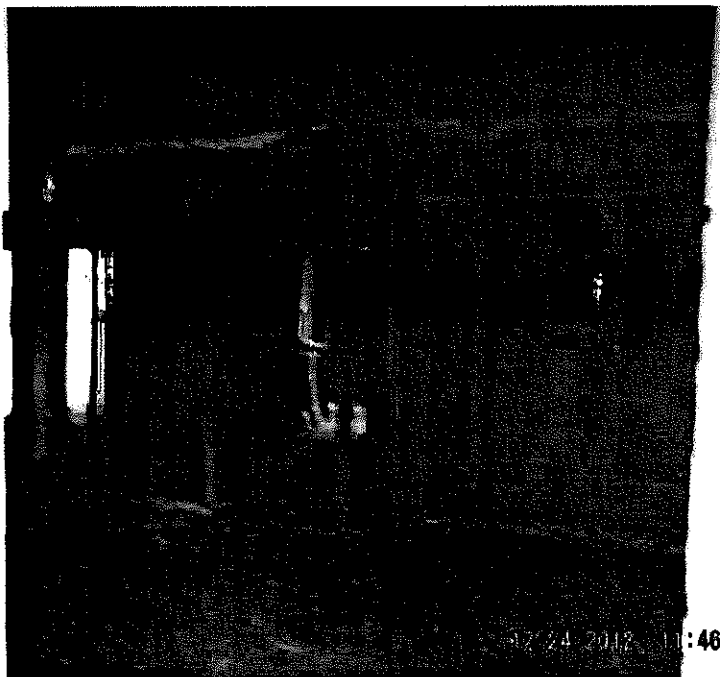
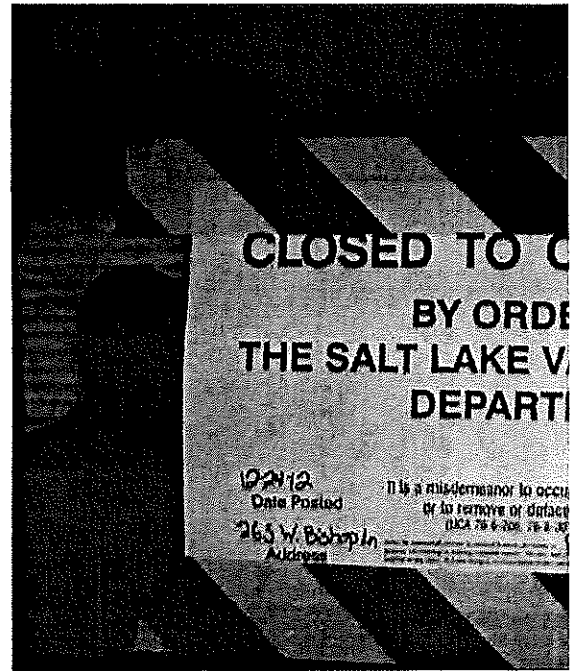
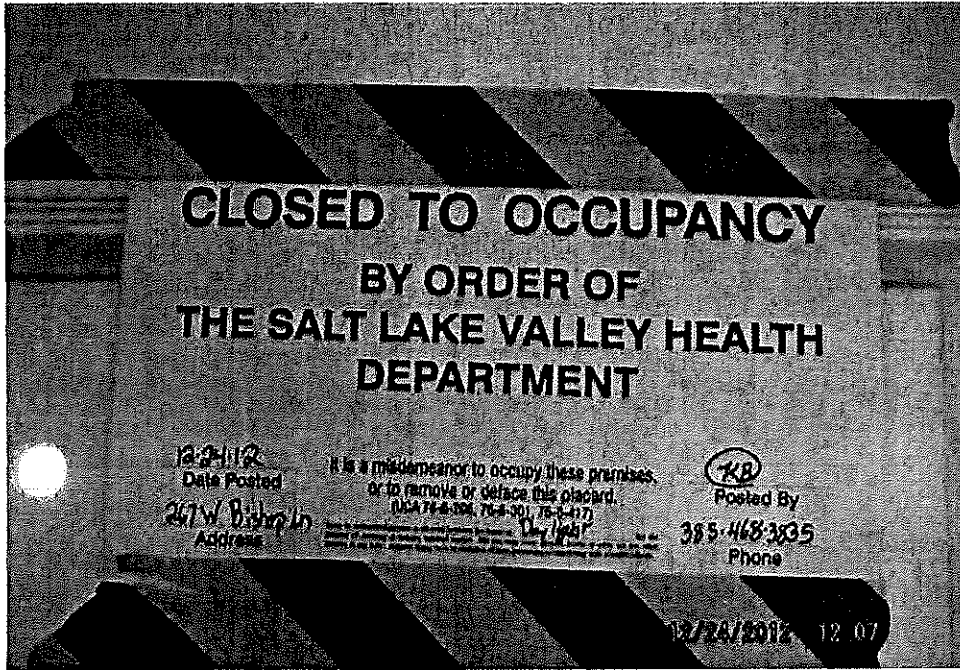
KB/pa

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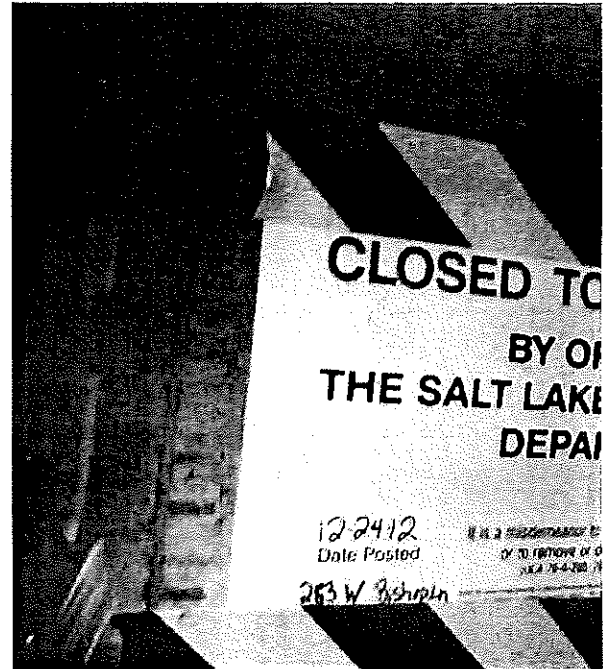








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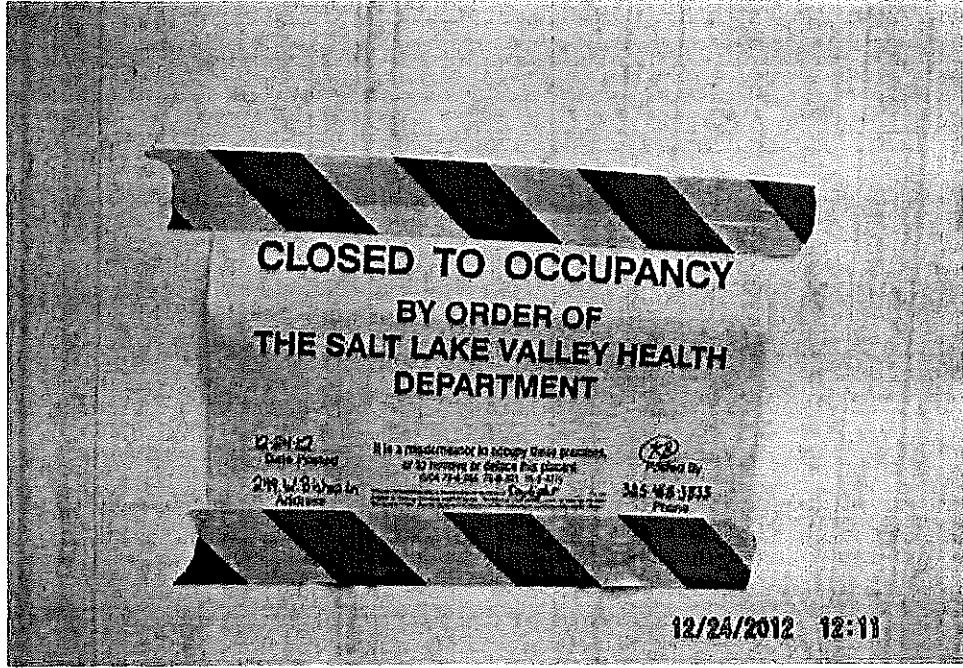
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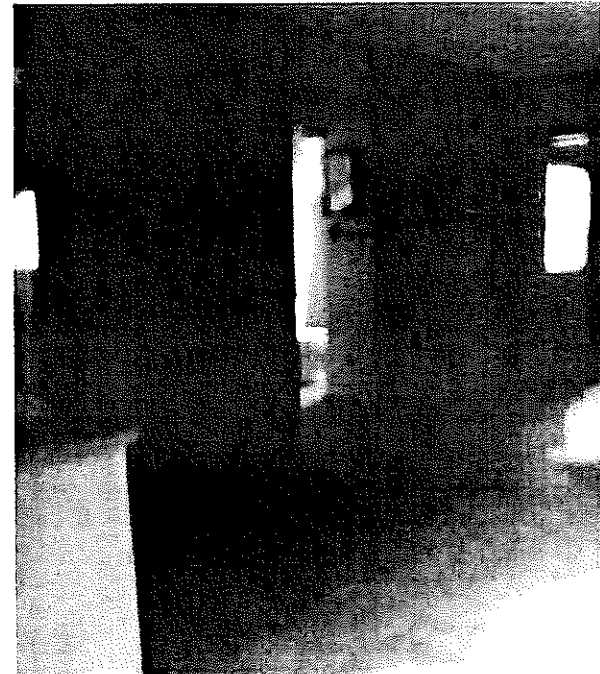
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REMOVAL OF THIS SIGN
CALL 764-788-7888

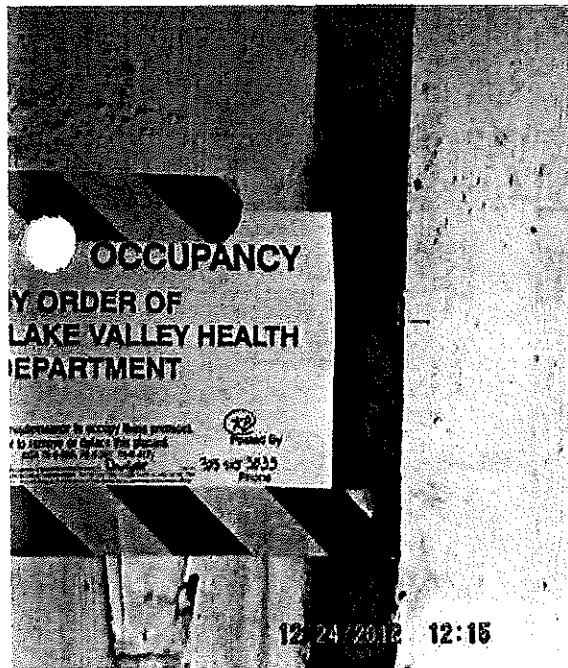
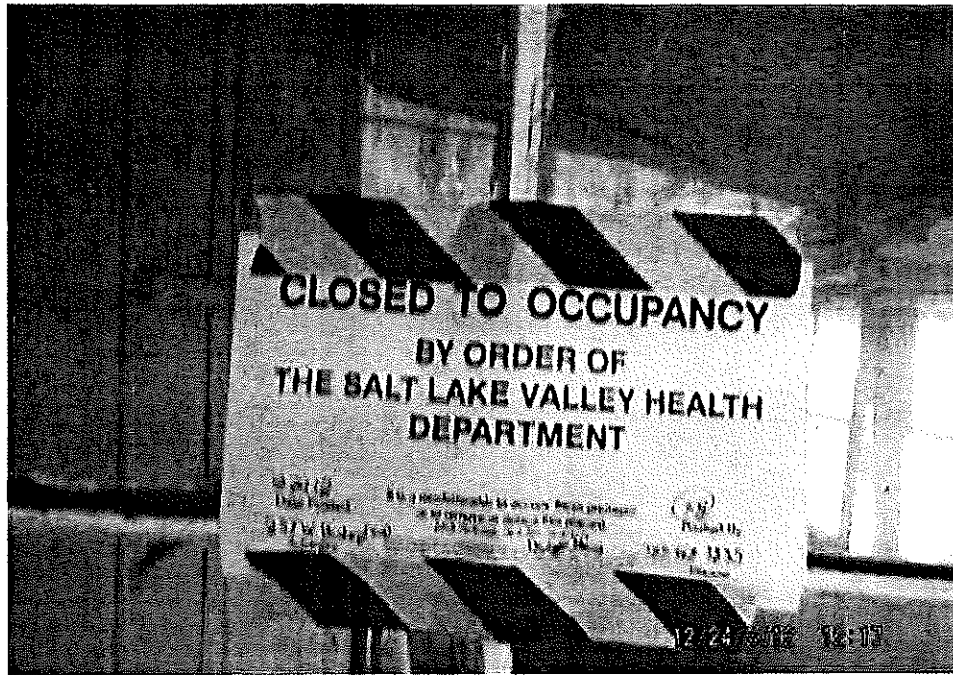


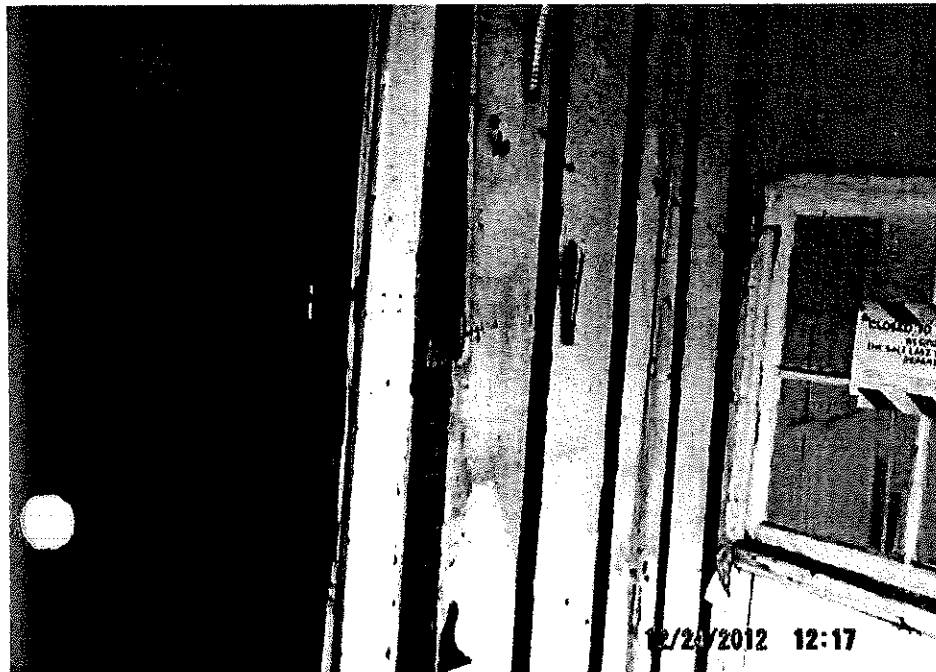
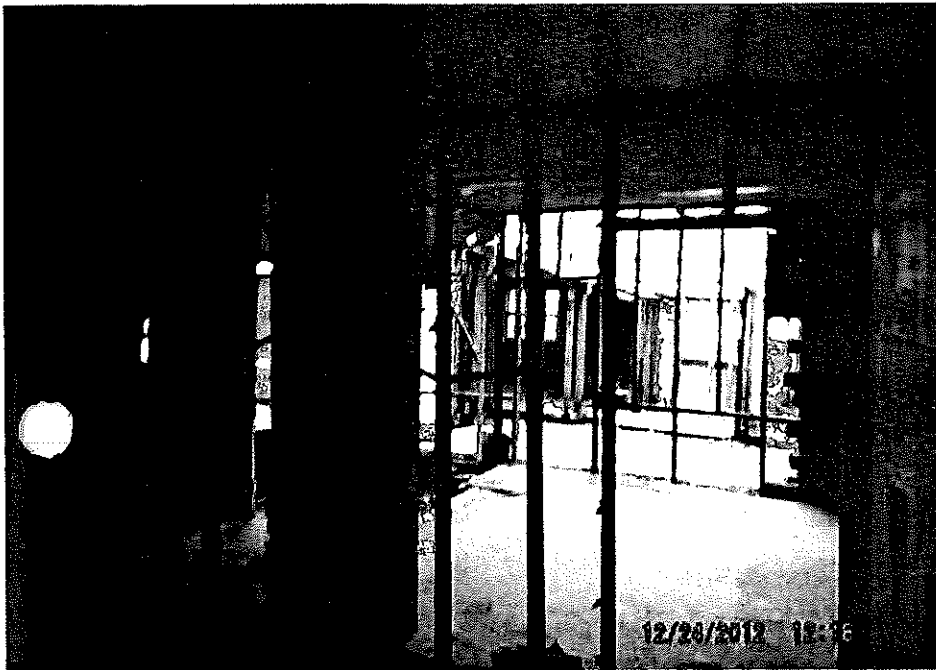
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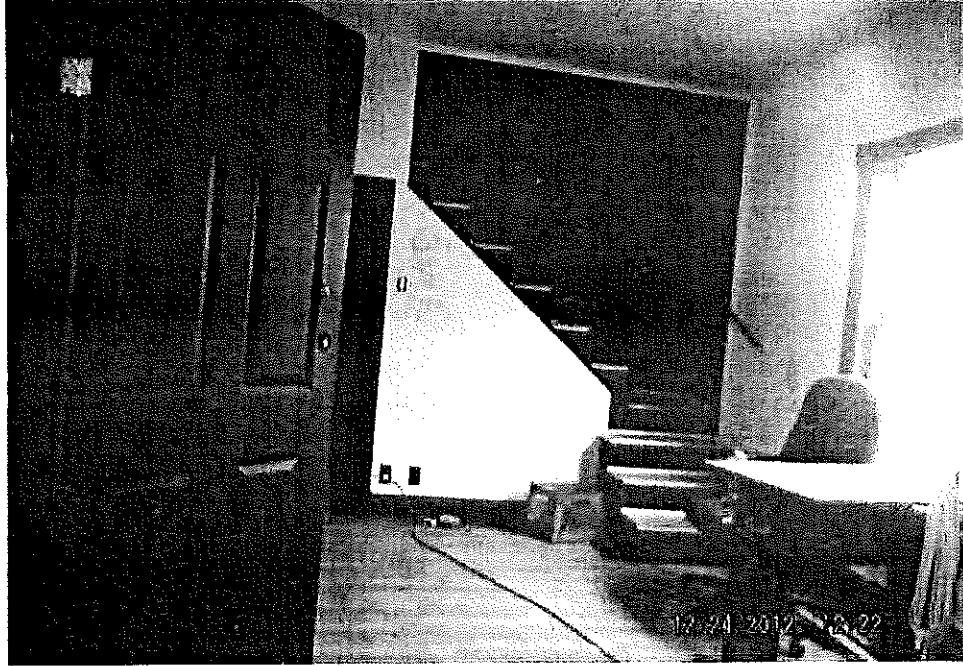
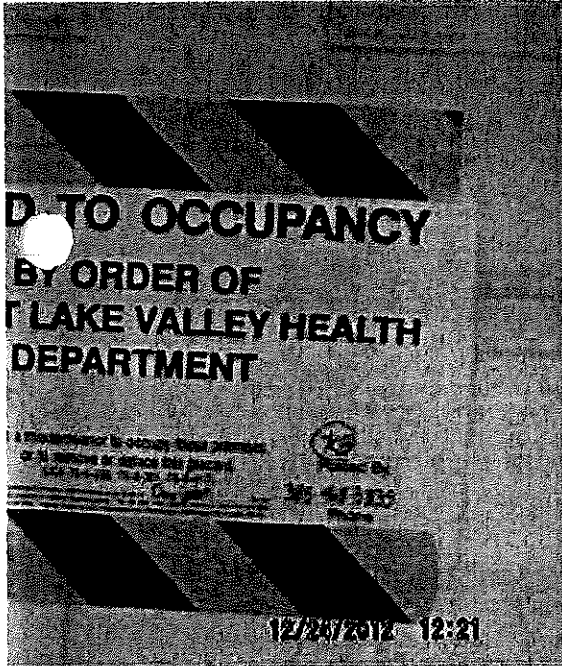
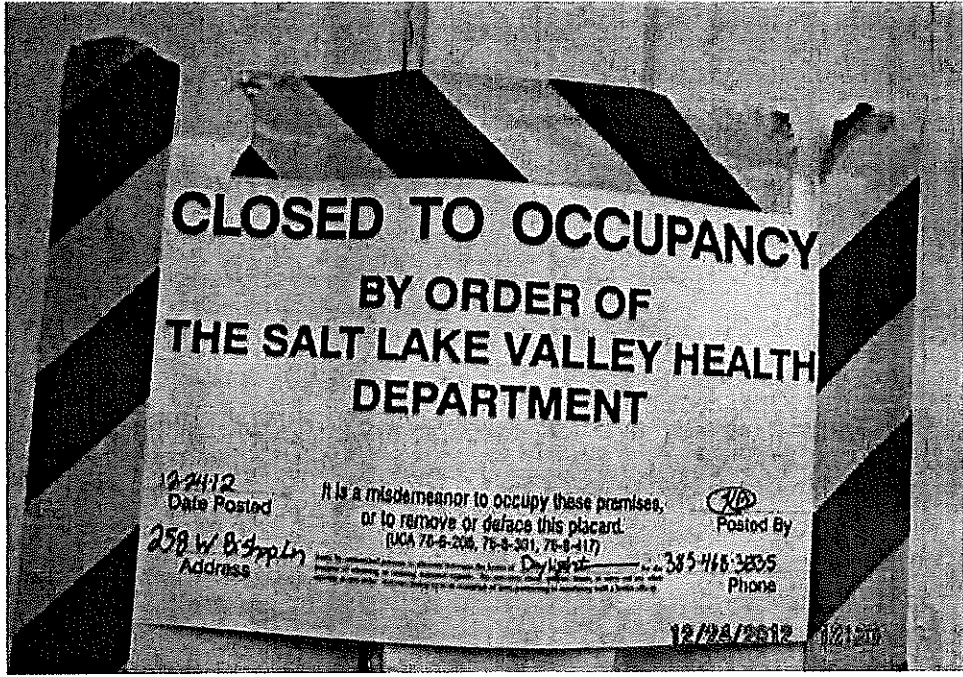




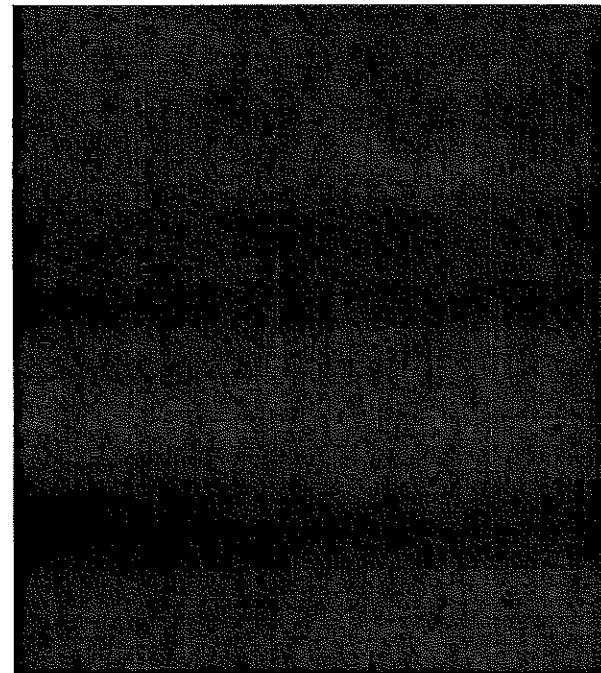
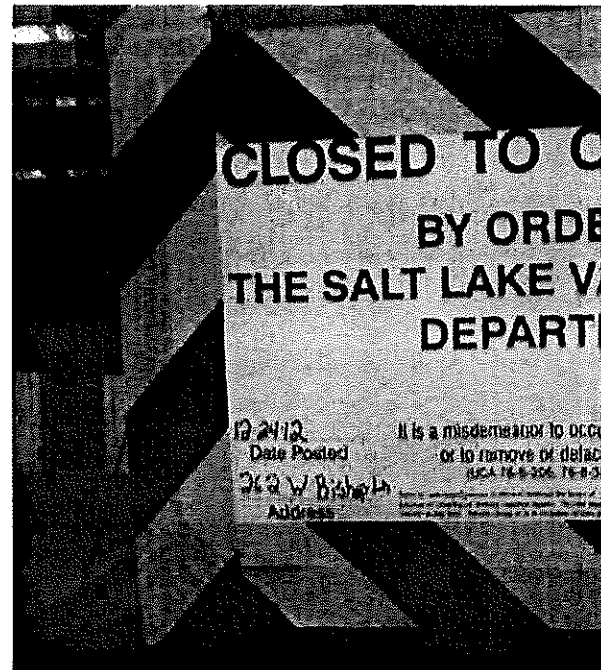
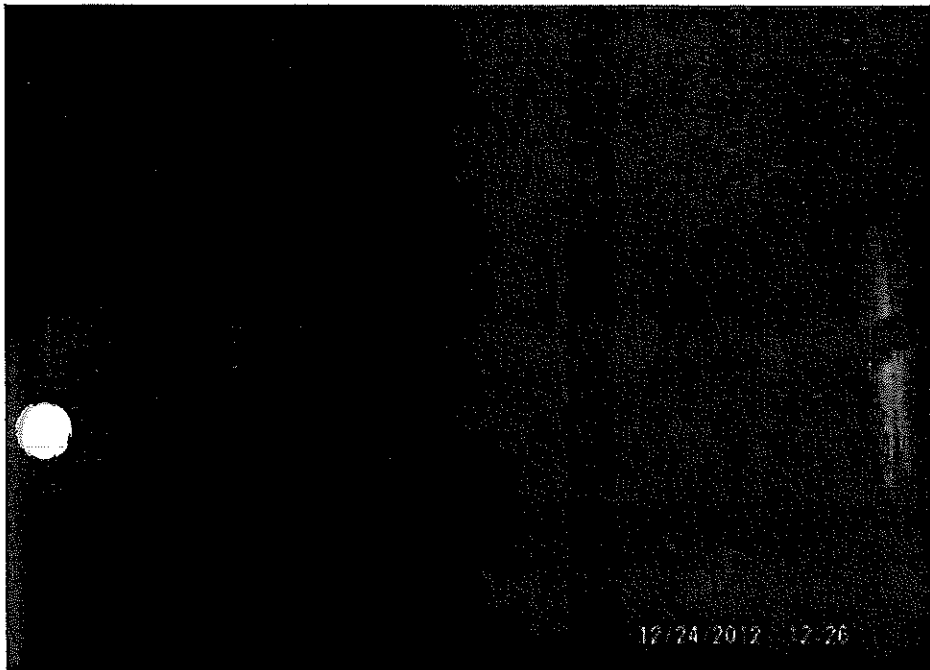












TAB 11

BISHOP PLACE REDEVELOPEMENT
Summary of costs

Bishop Place EXTERIOR

Description	Cost
Concrete curbing	\$14,400.00
Driveways	\$18,000.00
Ext Demo and cleanup	\$12,000.00
Dumpsters	\$12,000.00
Privacy Fencing	\$40,800.00
Landscaping	\$108,000.00
Lamps	\$5,760.00
Lamp post installation	\$6,000.00
Asphalt	\$19,200.00
Engineering	\$4,200.00
Surveys	\$4,200.00
Water line	\$102,700.00
Tree Trimming and removal	\$4,800.00
Garage demo	\$1,800.00
Fencing around homes	\$18,000.00
Retaining wall in back	\$6,600.00
Other Ext St Improvements	\$30,960.00
Parking spaces signage	\$1,200.00
Total Costs	\$410,700.00
General Contractor Fees	\$10,000.00

ADDRESS	COST
SFR's	
241	\$ 131,174.83
245	\$ 103,818.79
248	\$ 131,698.85
249	\$ 114,248.40
253	\$ 156,849.83
258	\$ 135,071.71
262	\$ 169,762.95
TWINS	
265	\$ 112,688.17
267	\$ 112,688.17
TOWNHOMES	
432 N 300 W	\$ -

New Foundation and Engineering Per Home
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262 West

Excavation/Earth work	\$ 2,245.60	802 sqft
Footing/Foundation (Lab and Mat) w/ Pump	\$ 9,126.00	118 Inft
Steel	\$ 2,212.50	118 Inft
Engineering	\$ 1,200.00	1 Per
Framing/Beam/Brace	\$ 5,614.00	802 sqft
Totals	\$ 20,398.10	

258 West

Excavation/Earth work	\$ 2,643.20	944 sqft
Footing/Foundation (Lab and Mat) w/ Pump	\$ 10,152.00	136 Inft
Steel	\$ 2,550.00	136 Inft
Engineering	\$ 1,200.00	1 Per
Framing/Beam/Brace	\$ 6,608.00	944 sqft
Totals	\$ 23,153.20	

241 West

Excavation/Earth work	\$ 4,267.20	1524 sqft
Footing/Foundation (Lab and Mat) w/ Pump	\$ 13,344.00	192 Inft
Steel	\$ 3,600.00	192 Inft
Engineering	\$ 1,200.00	1 Per
Framing/Beam/Brace	\$ 10,668.00	1524 sqft
Totals	\$ 33,079.20	

248 West

Excavation/Earth work	\$ 2,000.00	757 sqft
Footing/Foundation (Lab and Mat) w/ Pump	\$ 10,000.00	135 Inft
Steel	\$ 2,000.00	135 Inft
Engineering	\$ 1,000.00	1 Per
Framing/Beam/Brace	\$ 5,000.00	757 sqft
Totals	\$ 20,000.00	

245 West

Excavation/Earth work	\$ 2,119.60	757 sqft
Footing/Foundation (Lab and Mat) w/ Pump	\$ 10,095.00	135 Inft
Steel	\$ 2,531.25	135 Inft
Engineering	\$ 1,200.00	1 Per
Framing/Beam/Brace	\$ 5,299.00	757 sqft
Totals	\$ 21,244.85	

249 West

Excavation/Earth work	\$ 3,105.20	1109 sqft
Footing/Foundation (Lab and Mat) w/ Pump	\$ 12,489.00	177 Inft
Engineering	\$ 1,200.00	1 Per
Steel	\$ 3,318.75	177 Inft
Framing/Beam/Brace	\$ 7,763.00	1109 sqft
Totals	\$ 27,875.95	

259 West

Excavation/Earth work	\$ 2,814.00	1005 sqft
Footing/Foundation (Lab and Mat) w/ Pump	\$ 10,038.00	134 Inft
Steel	\$ 2,512.50	134 Inft
Engineering	\$ 1,200.00	1 Per
Framing/Beam/Brace	\$ 7,035.00	1005 sqft
Totals	\$ 23,599.50	

Total	\$ 169,350.80
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UDOT

Bonds	\$ 50,000.00	Not included in costs
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Street Boaring	\$	12,500.00
Flowable Fill	\$	4,250.00
Connections	\$	5,500.00
Materials	\$	2,500.00
Labor	\$	13,500.00
Street Signs and Safety	\$	1,500.00
Totals	\$	39,750.00

GRAND TOTALS	\$	209,100.80
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**CARRYING COSTS
ESTIMATES**

Taxes	\$30,000.00
Utilities	\$18,000.00
Interest	\$140,000.00
Points	\$25,000.00
Maintenance	\$5,000.00
Total	\$218,000.00

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241 West Bishop Place Cost Breakdown

Description	Cost	Scope of work	
Building Permits & Fees	\$1,600.00	Estimated Cost	\$13,500.00
Blueprints & Estimating	\$360.00	Job Cost Breakdowns and Estimations	\$9,900.00
Engineering	\$760.00	Structural Engineering	
Imported/Exported Fill	\$900.00	Addition	\$6,300.00
Temporary Utilities	\$750.00	Power, water, gas, John, ect	\$6,750.00
Water Lateral	\$360.00	New 1" poly line	\$7,335.00
Sewer Lateral	\$190.00	New PVC Line	
Power Cable Lateral	\$275.00	New Conduit If needed	
Excavation	\$2,000.00	Addition	\$21,713.00
Backfill			
Footing Material			
Footing Labor			
Foundation Material			
Concrete Pumping			
Gravel Basement	\$1,050.00	Addition	9,450.00
Foundation Plaster	\$400.00	All showing foundation	2,800.00
Foundation Labor			
Waterproofing/Termita	\$430.00	Addition	3,270.00
Steel			
Rough Framing Material	\$8,205.83	All Lumber and beams needed	70,487.74
Trusses	\$2,643.00	Addition	24,860.00
Framing Labor	\$6,934.50	All framing labor and Addition	56,719.50
Deck Labor & Material	\$675.00	If Needed	2,875.00
Roofing Labor and Mat	\$4,320.00	30 yr asphalt shingle	38,800.00
Interior Flatwork Material			
Interior Flatwork Labor			
Exterior Flatwork Material	\$1,150.00	Where needed	5,405.00
Exterior Flatwork Labor	\$1,906.50	Where needed	10,309.00
Concrete Cutting	\$1,100.00	If Needed	9,350.00
Gutters and Downspouts	\$500.00	Where needed	4,112.50
Plumbing - Sub Rough	\$1,200.00	New PVC	40,227.00
Plumbing - Rough	\$3,431.00	New	
Plumbing - Finish	\$1,800.00	Budget	\$16,200.00
Electrical - Rough	\$4,275.00	New	43,236.85
Electrical - Finish	\$1,000.00	New	9,000.00
Structured Wiring - Rough	\$218.40	New	
Structured Wiring- Finish	\$54.60	New	\$401.40
HVAC - Rough	\$4,702.50	New Furnace and AC	\$53,215.00
HVAC - Finish	\$1,050.00	New Furnace and AC	
Windows	\$6,266.76	New as per Historic District	\$38,309.04
Address Block	\$87.97	New	\$811.73
Exterior Doors	\$2,083.58	As per Historic District	\$10,116.52
Insulation	\$2,327.00	New	\$20,943.00
Siding	\$13,365.00	As per Historic District	\$81,256.50
Drywall	\$8,566.25	New	\$64,237.50
Carpet	\$1,875.00	New	\$20,803.00
Tile Material	\$1,462.73	New	\$59,994.56
Tile Labor	\$3,698.00	Floors, Surrounds and backsplashes	
Hardwood Flooring	\$6,385.00	5" oak	\$41,795.00
Trim Carpentry Material	\$1,800.22	Paintgrade	\$28,819.14
Hardware	\$1,121.92	Client Choice	\$10,759.82
Trim Carpentry Labor	\$728.16	Install	\$8,478.30
Cabinets	\$6,250.00	Painted White	\$61,187.50
Granite Countertops	\$6,378.00	\$42sqft	\$62,512.00

245 West Bishop Place Cost Breakdown

Description	Cost	Scope of work	
Building Permits & Fees	\$1,500.00	Estimated Cost	
Blueprints & Estimating	\$350.00	Job Cost Breakdowns and Estimations	
Engineering	\$750.00	Structural Engineering	
Imported/Exported Fill	\$900.00	Addition	
Temporary Utilities	\$750.00	Power, water, gas, john, ect	
Water Lateral	\$350.00	New 1" poly line	
Sewer Lateral	\$100.00	New PVC Line	
Power Cable Lateral	\$275.00	New Conduit if needed	
Excavation	\$1,750.00	Addition	
Backfill	\$500.00	Addition	
Footing Material			
Footing Labor	\$280.00	Addition	\$2,130.00
Foundation Material			
Concrete Pumping	\$600.00	Addition	\$10,200.00
Gravel Basement	\$1,050.00	Addition	
Foundation Plaster	\$400.00	All showing foundation	
Foundation Labor	\$227.50	Addition	\$8,498.00
Waterproofing/Termite	\$430.00	Addition	
Steel	\$177.37	Addition	\$3,880.87
Rough Framing Material	\$4,579.50	All Lumber and beams needed	
Trusses	\$3,500.00	Addition	
Framing Labor	\$3,870.00	All framing labor and Addition	
Deck Labor & Material			
Roofing Labor and Mat	\$3,860.00	30 yr asphalt shingle	
Interior Flatwork Material	\$675.00	Addition	\$4,945.00
Interior Flatwork Labor	\$89.80	Addition	\$2,126.90
Exterior Flatwork Material	\$675.00	Where needed	
Exterior Flatwork Labor	\$1,849.00	Where needed	
Concrete Cutting	\$1,100.00	If Needed	
Gutters and Downspouts	\$300.00	Where needed	
Plumbing - Sub Rough	\$1,200.00	New PVC	
Plumbing - Rough	\$2,763.00	New	
Plumbing - Finish	\$1,800.00	Budget	
Electrical - Rough	\$2,815.00	New	
Electrical - Finish	\$1,000.00	New	
Structured Wiring - Rough	\$218.40	New	
Structured Wiring - Finish	\$54.80	New	
HVAC - Rough	\$3,872.50	New Furnace and AC	
HVAC - Finish	\$1,050.00	New Furnace and AC	
Windows	\$3,713.04	New as per Historic District	
Address Block	\$87.87	New	
Exterior Doors	\$1,088.50	As per Historic District	
Insulation	\$2,327.00	New	
Siding	\$7,782.60	As per Historic District	
Drywall	\$3,655.00	New	

248 West Bishop Place Cost Breakdown

Description	Cost	Scope of work
Building Permits & Fees	\$1,600.00	Estimated Cost
Blueprints & Estimating	\$350.00	Job Cost Breakdowns and Estimations
Engineering	\$760.00	Structural Engineering
Imported/Exported Fill	\$800.00	Addition
Temporary Utilities	\$750.00	Power, water, gas, John, ect
Water Lateral	\$350.00	New 1" poly line
Sewer Lateral	\$180.00	New PVC Line
Power Cable Lateral	\$275.00	New Conduit If needed
Excavation	\$4,000.00	Addition
Backfill		
Footing Material		
Footing Labor		
Foundation Material		
Concrete Pumping	\$800.00	Addition
Gravel Basement	\$1,050.00	Addition
Foundation Plaster	\$400.00	All showing foundation
Foundation Labor		
Waterproofing/Termites	\$430.00	Addition
Steel		
Rough Framing Material	\$7,404.41	All Lumber and beams needed
Trusses	\$2,875.00	Addition
Framing Labor	\$5,407.50	All framing labor and Addition
Deck Labor & Material		If Needed
Roofing Labor and Mat	\$4,320.00	30 yr asphalt shingle
Interior Flatwork Material		
Interior Flatwork Labor		
Exterior Flatwork Material	\$1,150.00	Where needed
Exterior Flatwork Labor	\$1,288.50	Where needed
Concrete Cutting	\$1,100.00	If Needed
Gutters and Downspouts	\$650.00	Where needed
Plumbing - Sub Rough	\$1,200.00	New PVC
Plumbing - Rough	\$3,176.00	New
Plumbing - Finish	\$1,800.00	Budget
Electrical - Rough	\$4,528.25	New
Electrical - Finish	\$1,000.00	New
Structured Wiring - Rough	\$218.40	New
Structured Wiring- Finish	\$54.80	New
HVAC - Rough	\$5,107.50	New Furnace and AC
HVAC - Finish	\$1,050.00	New Furnace and AC
Windows	\$3,873.31	New as per Historic District
Address Block	\$67.97	New
Exterior Doors	\$841.98	As per Historic District
Insulation	\$2,327.00	New
Siding	\$11,025.00	As per Historic District
Drywall	\$8,588.25	New
Carpet	\$3,415.00	New

249 West Bishop Place Cost Breakdown

Description	Cost	Scope of work
Building Permits & Fees	\$1,500.00	Estimated Cost
Blueprints & Estimating	\$350.00	Job Cost Breakdowns and Estimations
Engineering	\$760.00	Structural Engineering
Imported/Exported Fill	\$900.00	Addition
Temporary Utilities	\$750.00	Power, water, gas, John, ect
Water Lateral	\$350.00	New 1" poly line
Sewer Lateral	\$180.00	New PVC Line
Power Cable Lateral	\$275.00	New Conduit If needed
Excavation	\$1,000.00	Addition
Backfill		
Footing Material		
Footing Labor		
Foundation Material		
Concrete Pumping		
Gravel Basement	\$1,050.00	Addition
Foundation Plaster	\$400.00	All showing foundation
Foundation Labor		
Waterproofing/Fermita	\$430.00	Addition
Steel		
Rough Framing Material	\$6,070.50	All Lumber and beams needed
Trusses	\$3,850.00	Addition
Framing Labor	\$4,845.00	All framing labor and Addition
Deck Labor & Material		
Roofing Labor and Mat	\$4,500.00	30 yr asphalt shingle
Interior Flatwork Material		
Interior Flatwork Labor		
Exterior Flatwork Material	\$890.00	Where needed
Exterior Flatwork Labor	\$1,476.00	Where needed
Concrete Cutting	\$1,100.00	If Needed
Gutters and Downspouts	\$500.00	Where needed
Plumbing - Sub Rough	\$1,200.00	New PVC
Plumbing - Rough	\$3,211.00	New
Plumbing - Finish	\$1,800.00	Budget
Electrical - Rough	\$3,570.00	New
Electrical - Finish	\$1,000.00	New
Structured Wiring - Rough	\$218.40	New
Structured Wiring- Finish	\$54.60	New
HVAC - Rough	\$4,377.50	New Furnace and AC
HVAC - Finish	\$1,050.00	New Furnace and AC
Windows	\$3,008.65	New as per Historic District
Address Block	\$87.97	New
Exterior Doors	\$1,576.04	As per Historic District
Insulation	\$2,327.00	New
Siding	\$10,215.00	As per Historic District
Drywall	\$4,845.00	New

253 West Bishop Place Cost Breakdown

Description	Cost	Scope of work	
Building Permits & Fees	\$1,500.00	Estimated Cost	
Blueprints & Estimating	\$360.00	Job Cost Breakdowns and Estimations	
Engineering	\$750.00	Structural Engineering	
Imported/Exported Fill	\$900.00	Addition	
Temporary Utilities	\$750.00	Power, water, gas, John, ect	
Water Lateral	\$350.00	New 1" poly line	
Sewer Lateral	\$190.00	New PVC Line	
Power Cable Lateral	\$275.00	New Conduit if needed	
Excavation	\$2,267.00	Addition	
Backfill	\$798.00	Addition	
Footing Material	\$690.00	Addition	\$4,352.60
Footing Labor	\$385.00	Addition	
Foundation Material	\$2,300.00	Addition	\$8,856.00
Concrete Pumping	\$1,800.00	Addition	
Gravel Basement	\$1,750.00	Addition	
Foundation Plaster	\$400.00	All showing foundation	
Foundation Labor	\$1,251.00	Addition	
Waterproofing/Termite	\$430.00	Addition	
Steel	\$1,084.23	Addition	
Rough Framing Material	\$10,850.00	All Lumber and beams needed	
Trusses	\$6,500.00	Addition	
Framing Labor	\$8,982.60	All framing labor and Addition	
Deck Labor & Material			
Roofing Labor and Mat	\$5,040.00	30 yr asphalt shingle	
Interior Flatwork Material	\$480.00	Addition	
Interior Flatwork Labor	\$203.00	Addition	
Exterior Flatwork Material	\$1,150.00	Where needed	
Exterior Flatwork Labor	\$1,726.00	Where needed	
Concrete Cutting	\$1,100.00	If Needed	
Gutters and Downspouts	\$182.50	Where needed	
Plumbing - Sub Rough	\$1,200.00	New PVC	
Plumbing - Rough	\$5,669.00	New	
Plumbing - Finish	\$1,600.00	Budget	
Electrical - Rough	\$6,135.00	New	
Electrical - Finish	\$1,000.00	New	
Structured Wiring - Rough	\$218.40	New	
Structured Wiring- Finish	\$64.80	New	
HVAC - Rough	\$5,802.50	New Furnace and AC	
HVAC - Finish	\$1,060.00	New Furnace and AC	

258 West Bishop Place Cost Breakdown

Description	Cost	Scope of work
Building Permits & Fees	\$1,500.00	Estimated Cost
Blueprints & Estimating	\$350.00	Job Cost Breakdowns and Estimations
Engineering	\$750.00	Structural Engineering
Imported/Exported Fill	\$900.00	Addition
Temporary Utilities	\$750.00	Power, water, gas, john, ect
Water Lateral	\$350.00	New 1" poly line
Sewer Lateral	\$180.00	New PVC Line
Power Cable Lateral	\$275.00	New Conduit if needed
Excavation	\$2,257.00	Addition
Backfill	\$798.00	Addition
Footing Material	\$1,855.00	Addition
Footing Labor	\$395.00	Addition
Foundation Material	\$575.00	Addition
Concrete Pumping	\$1,800.00	Addition
Gravel Basement	\$1,400.00	Addition
Foundation Plaster	\$400.00	All showing foundation
Foundation Labor	\$1,035.00	Addition
Waterproofing/Termite	\$430.00	Addition
Steel	\$865.67	Addition
Rough Framing Material	\$7,827.75	All Lumber and beams needed
Trusses	\$1,850.00	Addition
Framing Labor	\$5,865.00	All framing labor and Addition
Deck Labor & Material	\$575.00	If Needed
Roofing Labor and Mat	\$4,320.00	30 yr asphalt shingle
Interior Flatwork Material	\$575.00	Addition
Interior Flatwork Labor	\$315.00	Addition
Exterior Flatwork Material		
Exterior Flatwork Labor	\$628.00	Where needed
Concrete Culling	\$1,100.00	If Needed
Gutters and Downspouts	\$500.00	Where needed
Plumbing - Sub Rough	\$1,200.00	New PVC
Plumbing - Rough	\$3,040.00	New
Plumbing - Finish	\$1,800.00	Budget
Electrical - Rough	\$4,502.50	New
Electrical - Finish	\$1,000.00	New
Structured Wiring - Rough	\$218.40	New
Structured Wiring - Finish	\$54.80	New
HVAC - Rough	\$4,780.00	New Furnace and AC
HVAC - Finish	\$1,050.00	New Furnace and AC
Windows	\$5,565.82	New as per Historic District
Address Block	\$87.97	New
Exterior Doors	\$841.98	As per Historic District
Insulation	\$2,327.00	New
Siding	\$10,350.00	As per Historic District
Drywall	\$6,982.50	New
Carpet	\$2,190.00	New
Tile Material	\$1,950.30	New
Tile Labor	\$6,750.00	Floors, Surrounds and backsplashes
Hardwood Flooring	\$4,655.00	5" oak

262 West Bishop Place Cost Breakdown

Description	Cost	Scope of work
Building Permits & Fees	\$1,500.00	Estimated Cost
Blueprints & Estimating	\$350.00	Job Cost Breakdowns and Estimations
Engineering	\$750.00	Structural Engineering
Imported/Exported Fill	\$900.00	Addition
Temporary Utilities	\$760.00	Power, water, gas, john, ect
Water Lateral	\$350.00	New 1" poly line
Sewer Lateral	\$190.00	New PVC Line
Power Cable Lateral	\$275.00	New Conduit If needed
Excavation	\$1,257.00	Addition
Backfill	\$798.00	Addition
Footing Material	\$632.50	Addition
Footing Labor	\$440.00	Addition
Foundation Material	\$2,300.00	Addition
Concrete Pumping	\$1,800.00	Addition
Gravel Basement	\$1,400.00	Addition
Foundation Plaster	\$400.00	All showing foundation
Foundation Labor	\$1,318.50	Addition
Waterproofing/Termite	\$430.00	Addition
Steel	\$709.48	Addition
Rough Framing Material	\$12,939.75	All Lumber and beams needed
Trusses	\$2,450.00	Addition
Framing Labor	\$9,815.00	All framing labor and Addition
Dack Labor & Material	\$575.00	If Needed
Roofing Labor and Mat	\$5,040.00	30 yr asphalt shingle
Interior Flatwork Material	\$805.00	Addition
Interior Flatwork Labor	\$328.00	Addition
Exterior Flatwork Material	\$230.00	Where needed
Exterior Flatwork Labor	\$670.00	Where needed
Concrete Cutting	\$1,100.00	If Needed
Gutters and Downspouts	\$750.00	Where needed
Plumbing - Sub Rough	\$1,200.00	New PVC
Plumbing - Rough	\$2,955.00	New
Plumbing - Finish	\$1,800.00	Budget
Electrical - Rough	\$6,977.50	New
Electrical - Finish	\$1,000.00	New
Structured Wiring - Rough	\$218.40	New

265/267 West Bishop Place Cost Breakdown

Description	Cost	Scope of work
Building Permits & Fees	\$1,600.00	Estimated Cost
Blueprints & Estimating	\$350.00	Job Cost Breakdowns and Estimations
Engineering	\$750.00	Structural Engineering
Imported/Exported Fill		
Temporary Utilities	\$750.00	Power, water, gas, john, ect
Water Lateral	\$350.00	New 1" poly line
Sewer Lateral	\$180.00	New PVC Line
Power Cable Lateral	\$275.00	New Conduit if needed
Excavation	\$1,750.00	Additon
Backfill	\$399.00	Additon
Footing Material	\$637.60	Additon
Footing Labor	\$325.00	Additon
Foundation Material	\$1,840.00	Additon
Concrete Pumping	\$1,800.00	Additon
Gravel Basement	\$350.00	Additon
Foundation Plaster		
Foundation Labor	\$2,333.00	Additon
Waterproofing/Termite	\$130.00	Additon
Steel	\$632.11	Additon
Rough Framing Material	\$6,390.00	All Lumber and beams needed
Trusses	\$850.00	Additon
Framing Labor	\$6,000.00	All framing labor and Additon
Deck Labor & Material	\$575.00	If Needed
Roofing Labor and Mat	\$2,700.00	30 yr asphalt shingle
Interior Flatwork Material	\$1,266.00	Additon
Interior Flatwork Labor	\$595.00	Additon
Exterior Flatwork Material	\$230.00	Where needed
Exterior Flatwork Labor	\$483.50	Where needed
Concrete Cutting	\$825.00	If Needed
Gutters and Downspouts	\$375.00	Where needed
Plumbing - Sub Rough	\$1,200.00	New PVC
Plumbing - Rough	\$2,596.00	New
Plumbing - Finish	\$1,800.00	Budget
Electrical - Rough	\$4,335.00	New
Electrical - Finish	\$1,000.00	New
Structured Wiring - Rough	\$218.40	New
Structured Wiring - Finish	\$54.60	New
HVAC - Rough	\$4,650.00	New Furnace and AC
HVAC - Finish	\$1,050.00	New Furnace and AC
Masonry Labor	\$400.00	
Windows	\$2,778.10	New as per Historic District

\$800.00

TAB 12



Swen A. Mortenson, C.P.A., Inc.

Certified Public Accountants

January 4, 2017

RE: International Real Estate Solutions, Inc., and Don Armstrong
Bishop Place Properties

To Whom It May Concern:

I am a Certified Public Accountant with 46 years of experience. I am the owner of Swen A. Mortenson, C.P.A. Inc. with extensive experience in real estate. I ran a company that purchased, built, managed apartments throughout the United States. The Company also converted apartments complexes into condominiums. This letter is provided for International Real Estate Solutions, Inc., and Don Armstrong ("IRES"). I am qualified to make the statements set forth below based on my experience and education and review of the documentation submitted with this letter.

IRES owns the twelve parcels located on Bishop Place in Salt Lake City, Utah, referred to herein as the project.

Attached please find the following exhibits:

- Exhibit "A" Cost of Acquisition and Ownership
- Exhibit "B" Total Cost to Complete
- Exhibit "C" Remodel Income Potential

I have reviewed the following numbers and Exhibit "A" shows Don Armstrong's Cost of Acquisition and Ownership to date in the amount of \$1,355,545.

Exhibit "B" shows the total cost to complete the project in the amount \$4,436,070.73.

Exhibit "C" shows a net loss of \$442,320.73, which includes Historic Demo Cost.

I have reviewed these exhibits, containing the actual numbers and projected numbers. Based on my experience and opinion, these numbers are accurate.

Sincerely,

Swen A. Mortenson
C.P.A.

Phone: 801.466.0041 Fax: 801.466.0255

1348 East 3300 South Suite 202 Salt Lake City, Utah 84106

Exhibit "A"
Costs of Acquisition and Ownership
Bishop Place Properties

Acquisition Costs

Summer 2012

			Total
248 W Bishop Pl	\$	103,920.15	
249 W Bishop Pl	\$	99,107.86	
258 W Bishop Pl	\$	67,788.64	
432 N 300 West SLC	\$	145,016.19	
262 W Bishop Pl	\$	55,000.00	
265-267 Bishop Pl	\$	80,000.00	
259 W Bishop Pl	\$	55,000.00	
245 Bishop	\$	39,538.40	
Total Acquisition Costs		\$ 645,371.24	

Hard Money Costs

3 points	\$	19,361.14	
Interest at		12%	
1 Year	\$	77,444.55	
4 Years		\$ 309,778.20	
Total Acquisition Costs		\$ 974,510.57	\$ 974,510.57

		Thru 8/30/2016		Thru 11/10/16
Development and Ownership Costs	\$	42,612.00		\$ 42,612.00
Legal and Accounting	\$	13,652.70	\$ 7,242.86	\$ 20,895.56
Projected Legal Fees			\$ 15,000.00	\$ 15,000.00
Additional Legal	\$	280.00		\$ 280.00
Insurance	\$	18,797.76		\$ 18,797.76
Architect Fees	\$	9,000.00		\$ 9,000.00
Appraisal Fees	\$	7,750.00		\$ 7,750.00
General Contractor	\$	25,791.50		\$ 25,791.50
Engineering	\$	26,754.63	\$ 2,500.00	\$ 29,254.63
Blueprints & Estimating	\$	5,985.00		\$ 5,985.00
License Fees	\$	5,403.97		\$ 5,403.97
Projected Application fees			\$ 5,979.96	\$ 5,979.96
Building Permits and Fees	\$	8,988.84		\$ 8,988.84
Office Supplies	\$	483.26		\$ 483.26
Equipment Rental	\$	789.81		\$ 789.81
Building Supplies	\$	10,112.93		\$ 10,112.93
Plumbing	\$	1,255.30		\$ 1,255.30
Wages	\$	30,164.62	\$ 390.00	\$ 30,554.62
Laborers	\$	7,552.00		\$ 7,552.00

Employer Expenses	\$	252.89		\$	252.89	
Federal Express	\$	49.78		\$	49.78	
Demo	\$	50,318.84	\$	340.50	\$	50,659.34
Sewer Fire Hydrants	\$	1,480.00		\$	1,480.00	
Drafting	\$	2,250.00		\$	2,250.00	
Water Line	\$	13,245.00		\$	13,245.00	
Storm Drains	\$	85.00		\$	85.00	
Gas--Questar Gas	\$	5,869.62	\$	130.94	\$	6,000.56
Electricity	\$	4,855.91	\$	252.66	\$	5,108.57
Water	\$	12,458.64	\$	742.13	\$	13,200.77
Interest US Bank	\$	35.17		\$	35.17	
Bank Fees	\$	34.00		\$	34.00	
Miscellaneous Bank Fees	\$	20.00	\$	36.00	\$	56.00
Property Taxes	\$	30,386.82	\$	10,248.46	\$	40,635.28
Wire Fees	\$	212.50		\$	212.50	
Office Assistance	\$	1,242.43		\$	1,242.43	
Total	\$	338,170.92	\$	42,863.51	\$	381,034.43

Total Investment as of	8/30/2016	<u>\$ 1,322,681.49</u>	
Total Investment as of	11/10/2016		<u>\$ 1,355,545.00</u>

EXHIBIT "B"
TOTAL COST TO COMPLETE

Bishop Place EXTERIOR

Description	Cost	
Engineering and Permits	\$30,700.00	
SWPP	\$9,950.00	
Ext Demo and cleanup	\$23,900.00	
Grading	\$4,901.10	
Import and Export and Temp	\$11,000.00	
Landscaping	\$85,706.60	
Storm Drains	\$9,000.00	
Road	\$60,043.40	
Fencing	\$25,300.00	
ADA Ramps	\$1,900.00	
Water line	\$77,715.00	
Retaining wall In back	\$10,750.00	
Misc	\$2,050.00	
Total Costs	\$352,916.10	
General Contractor Fees	\$10,000.00	

ADDRESS	COST	
SFR's		General Contractor Fees (Breen Homes)
241	\$ 131,174.83	\$14,511.11
245	\$ 103,818.79	\$14,511.11
248	\$ 131,698.85	\$14,511.11
249	\$ 114,248.40	\$14,511.11
253	\$ 156,849.83	\$14,511.11
258	\$ 135,071.71	\$14,511.11
262	\$ 169,762.95	\$14,511.11
TWINS		
265	\$ 112,688.17	\$14,511.11
267	\$ 112,688.17	\$14,511.11
TOWNHOMES		
432 N 300 W	\$ -	
STREET		
see CB for breakdown	\$352,916.10	

TOTAL REMODEL COST
\$ 1,520,917.80

Contractor/Managment Fees	\$140,599.99
Total Construction Contract	\$ 1,661,517.79

ACQUISITION COST/INTEREST	
Acquisition	\$ 645,371.24
Points	\$ 19,361.14
Interest at 12%	\$ 309,778.20 approx running total for 48 months start to finish
RDA Interest	\$ 100,000.00 Approximate

MONEY SPENT TO DATE

Don	\$	305,558.92	RDA DRAWS
Mike and John	\$	11,102.96	\$88,539.24

TOTAL COST FOR Phase 1 PROJECT RDA Loan Amount Phase 1

	\$	3,052,690.24	\$0.00
RDA GRANT	\$	205,250.00	Difference Between Costs and RDA Loan (Contingency)
NET cost for Phase 1	\$	2,847,440.24	-\$1,661,517.79

ADDITIONAL FOR PHASE 1

Description	Cost	
Development		
UDOT Requirements at 300 W	\$ 63,295.00	
6' of sidewalk	\$ 6,600.00	
Satorm Drain Line	\$ 3,220.00	
Storm Drain Catch Basin	\$ 2,600.00	
Cleanout Box	\$ 650.00	
Fire Sprinklers	\$ 43,750.00	
New Fire Hydrant	\$ 7,500.00	
Compaction Teling	\$ 3,500.00	
New Drive approach	\$ 5,500.00	
Misc required improvements Tot	\$ 73,320.00	
Address		
Additional Footings/Foundation		
241	\$ 33,079.20	
245	\$ 21,244.85	
248	\$ 20,000.00	
249	\$ 27,875.95	
259	\$ 23,699.50	
258	\$ 23,153.20	
262	\$ 20,398.10	
Total	\$ 169,350.00	Contingency VS Request Difference
NEW COSTS Total	\$ 305,985.80	\$1,967,483.59
TOTAL COSTS FOR PHASE 1	\$ 3,163,406.04	

Phase 2

New Construction		
432 N 300 W (Twin Homes)	\$ 480,215.71	
242 W	\$ 286,693.86	
245 W	\$ 359,856.37	
Total	\$ 1,126,765.94	
Phase 2 Archit and Engineer	\$ 88,298.75	
Phase 2 Construction	\$ 74,539.00	
Total Cost for Phase 2 Project		\$ 1,568,630.49
	\$ 1,282,664.69	

Total Project Costs (Phase 1 and Phase 2)

With Big House	\$ 4,436,070.73
Withough Big House	\$ 3,799,956.27

EXHIBIT "C"

Remodel Income Potential

PHASE 1

Address	Sq Ft	Basement	Total Sq Feet above ground	Type	acres	Appraisals November 2015
267 W Bishop Pl	1640	460	1180	Twin	0.04	\$ 305,000.00
265 W Bishop Pl	1640	460	1180	Twin	0.06	\$ 305,000.00
262 W Bishop Pl	1714	470	1244	SFR	0.06	\$ 365,000.00
259 W Bishop Pl	1490	290	1200	SFR	0.05	\$ 375,000.00
258 W Bishop Pl	1571	300	1271	SFR	0.18	\$ 305,000.00
249 W Bishop Pl	1122	0	1122	SFR	0.05	\$ 297,000.00
248 W Bishop Pl	1690	0	1690	SFR	0.09	\$ 340,000.00
245 W Bishop Pl	914	80	834	SFR	0.08	\$ 291,000.00
241 W Bishop Pl	1580	0	1580	DPLX	0.01	\$ 320,000.00
						\$ 2,903,000

TOAL PROJECT PROFIT MINUS 10% SALES CONCESSIONS, COMMISSIONS AND MARKETING \$ 2,612,700

RDA Grant \$ 205,350

TOTAL Phase 1 COST

\$ 3,153,406.04	\$ (335,356)
WITH additional requested RDA Grant	
	\$ (335,356.04)

PHASE 2

300 W 432 N Unit 1	2166	725	1128	SFR	0.18	\$ 375,000.00
300 W 432 N Unit 2	2112	725	1128			\$ 375,000.00
244 W Bishop Pl	2600	1200	2400	LOT	0.09	\$ 475,000.00
237 W Bishop Pl	2600	1200	2400	LOT	0.06	\$ 450,000.00
						\$ 1,675,000

TOAL PROJECT PROFIT MINUS 10% SALES CONCESSIONS, COMMISSIONS AND MARKETING \$ 1,507,500

TOTAL Phase 2 COST

\$ 1,282,664.69	\$ 224,835.31
TOTAL PROJECT COST	\$ 4,436,070.73
Total Gain	
\$ 4,436,070.73 <i>Inc. RDA Grant 1 and 2</i>	\$ (110,521)
With RDA 1st Grant	\$ (110,520.73)
Not Including Historic Demo Costs of	\$ 331,800.00
Total Loss	\$ (442,320.73)

TAB 13

Brooke Johnson

From: Goff, Orion
Sent: Tuesday, June 28, 2016 2:14 PM
To: Brooke Johnson
Cc: Oktay, Michaela; Mikolash, Gregory; Hardman, Alan
Subject: RE: Bishop Place

Ms. Johnson, we have discussed the contents of your letter dated June 24, 2016 and the attachments, with the City Attorney's Office. We are familiar with the site and do not require a site visit at this time in order to respond to your letter.

The homes on Bishop Place are obviously in bad condition and are definitely not habitable by any standard. This condition is well represented in the letters from the structural engineers, which you have provided. However, in their current condition, they are boarded up and also fenced off from 300 West. In addition, they do not appear to be an imminent threat to collapse into the public right of way or onto an adjacent occupied structure possibly imperiling the occupants of those structures or those using the public right of way.

Under these conditions, it has not been our policy, (continually vetted through the City Attorney's Office and City Administration) to order any type of emergency demolition permit.

In addition, it is our understanding that the structure(s) are 'historic' in nature and are included in a recently extended subdivision plat process that requires the renovation, not demolition of the homes in question.

Respectfully,

ORION GOFF, CBO
Building Official
Director, Building Services and Civil Enforcement

BUILDING SERVICES DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6681
FAX 801-535-7750

"It was impossible to get a conversation going, everybody was talking too much" Yogi Berra

From: Brooke Johnson [<mailto:bjohnson@mc2b.com>]
Sent: Monday, June 27, 2016 2:43 PM
To: Goff, Orion <Orion.Goff@slcgov.com>
Subject: RE: Bishop Place

Mr. Goff,

Thank you for the email. I look forward to hearing from you.

Sincerely,

Brooke Johnson

Manning Curtis Bradshaw & Bednar PLLC

136 East South Temple, 13th Floor

Salt Lake City, Utah 84111

801-363-5678

Facsimile 801-364-5678

bjohnson@mc2b.com

From: Goff, Orion [<mailto:Orion.Goff@slcgov.com>]

Sent: Monday, June 27, 2016 2:27 PM

To: bjohnson@mc2b.com

Subject: Bishop Place

I am in receipt of your letter and I have forwarded it to the City Attorney's Office for follow up. I'll let you know when I hear back from them.

Have a nice afternoon.

ORION GOFF, CBO

Building Official

Director, Building Services and Civil Enforcement

BUILDING SERVICES DIVISION

COMMUNITY *and* ECONOMIC DEVELOPMENT

SALT LAKE CITY CORPORATION

TEL 801-535-6681

FAX 801-535-7750

"It was impossible to get a conversation going, everybody was talking too much" Yogi Berra

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TAB 14



Bonneville Research

170 South Main Street Suite 775
Salt Lake City • Utah • 84101
801-364-5300

November 2, 2016

Brooke Johnson
Manning Curtis Bradshaw & Bednar PLLC
136 East South Temple, 13th Floor
Salt Lake City, Utah 84111
801-363-5678
bjohnson@mc2b.com

Bruce Baird
2150 South 1300 East, 5th Floor
Salt Lake City, UT 84103
(801) 328-1400
bbaird@difficultdirt.com

Re: **Blight Study for Bishop Place**

This information is intended to provide Salt Lake City (the "City") the information to assist the City in making a technically sound determination of whether or not blighted conditions are present in Bishop Place, located generally at 432 North 300 West in Salt Lake City.

Bishop Place Findings:

The Bishop Place contains 0.96 acres +/- of real property divided into 11 parcels.

The Bishop Place does meet the following tests:

1. The Survey Area consists predominantly of non-greenfield parcels;
2. The Survey Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential.
3. At least 50% of the parcels within the Survey Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses.
4. The present condition or use of the Survey Area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety or welfare, as shown by the existence of at least four of the statutory factors of blight, leading to the cumulative conclusion of blighted conditions in the Survey Area and Survey Area. Eleven (11) of the total of eleven (11) or 100% of the number of parcels for a total of 0.96 +/- acres or 100% of the total Bishop Place exhibit four or more of the legislated "blight" factors.

As a result of our survey, and the additional information presented it is our opinion that the Bishop Place would meet the tests of a "blighted area" in conformity with Sections 17C-2-301 and 17C-2-

Bishop Place Blight Survey
Bonneville Research
November 2, 2016

303 Utah Code Annotated 1953, as amended, and that the renewal of which would be necessary to effectuate a public purpose.

Sincerely,

Bob Springmeyer

Bonneville Research

Bob 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.

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 Survey Area consists predominantly of non-greenfield parcels;
- (ii) the Survey Area is currently zoned for urban purposes and generally served by utilities;
- (iii) at least 50% of the parcels within the Survey 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 Survey Area
 - ✓ substantially impairs the sound growth of the municipality,
 - ✓ retards the provision of housing accommodations, or
 - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the Survey Area of at least four of the following factors:
 1. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
 - a. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or
 - b. significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances;
 2. Unsanitary or unsafe conditions in the Survey Area that threaten the health, safety or welfare of the community;
 3. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;
 4. Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;
 5. Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;

6. Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;
7. Defective or unusual conditions of title rendering the title non-marketable;

(v) (A) at least 50% of the parcels within the Survey Area are affected by at least one of the factors, but not necessarily the same factor, listed in Subsection (1)(a)(iv); and
(B) the affected parcels comprise at least 100% of the acreage of the Survey Area;

Key Elements of "Community Development and Renewal Agencies Act":

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

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

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

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

Legislative Criteria - Methodology or Index

- (a) (i) the Survey Area consists predominantly of non-greenfield parcels;
- (ii) the Survey Area is currently zoned for urban purposes and generally served by utilities;
- (iii) at least 50% of the parcels within the Survey 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 Survey Area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the Survey Area of at least four of the following factors:

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

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

OR

(A(2)) Significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances.

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

(B) Unsanitary or unsafe conditions in the Survey 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.

(C) 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.
- (D) 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.
- (E) Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;**
- Roofs in need of replacement or significant maintenance.
 - Building masonry in need of replacement or significant maintenance.
 - Buildings built prior to the state enactment of Seismic and other building codes.
 - Obsolete, vacant, structures and properties.
 - Detailed survey of the building conditions, environmental deficiencies, land use, age, incompatibility, and assessed valuation.
 - Detailed survey of trash and debris, overgrown weeds, vacant and boarded structures.
- (F) Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;**
- Detailed review of calls for service, criminal activity, social and economic problems.
- (G) Defective or unusual conditions of title rendering the title non-marketable;**
- No Findings

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

SURVEY AREA FINDINGS

Under terms of the contract with the Agency, the Bonneville Research project team performed a field survey and analysis of conditions relating to blight in the Bishop Place, 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 May 2014 to current to collect the physical data pertaining to conditions enumerated in the completed blight study.

The Bishop Place comprises the following:

- ✓ Total Non Public Acreage in the Survey Area: 0.96
- ✓ Number of Private Parcels in the Survey Area: 11
- ✓ Total Public Acreage in the Area: 0.0
- ✓ Number of Public Parcels in the Area: 0
- ✓ Privately owned acreage in the Survey Area with Buildings or Improvements 0.72
- ✓ Number of Private Parcels with Buildings or Improvements: 10

Blight Findings:

Bishop Place:

1. The Survey Area consists predominantly of non-greenfield parcels.
 - "Greenfield" means land not developed beyond agricultural or forestry use
 - The Survey Area contains no greenfield parcels.
2. The Survey Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential:
 - The Survey Area is served by Electric, Water/Sewer, and Gas utilities, and is served by roads.
 - The Survey Area is zoned SR-3 or RMF-35 in its entirety.
3. At least 50% of the parcels within the Survey 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:
 - 11 of the 11 parcels in the Survey Area contain buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes.
 - The parcels containing buildings or improvements represent 100% of the total parcels in the Survey Area
 - The parcels containing buildings or improvements represent 100% of the acreage in the Survey Area.
4. The present condition or use of the Survey Area:
 - ✓ substantially impairs the sound growth of the municipality,
 - ✓ retards the provision of housing accommodations, or
 - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the Survey Area of at least four of the following factors:
 - A. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
 1. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or

Eleven (11) of the eleven (11) or one hundred percent (100%) of the parcels met this blight factor. The affected parcels represented one hundred percent (100%) of the total acreage. Some of the conditions exhibited are: substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure, inadequate streets and sidewalks, lack of fire hydrants and inadequate storm drainage.

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

Eleven (11) of the eleven (11) or one hundred percent (100%) of the parcels met this blight factor. The affected parcels represented one hundred percent (100%) of the total acreage. Some of the conditions exhibited are: buildings built prior to enactment of current building and seismic codes, safety codes, health codes and fire codes requirement and/or local ordinances.

- B. Unsanitary or unsafe conditions in the Survey Area that threaten the health, safety or welfare of the community;

Eleven (11) of the eleven (11) or one hundred percent (100%) of the parcels met this blight factor. The affected parcels represented one hundred percent (100%) of the total acreage. Some of the conditions exhibited are: likely asbestos, open outside storage of used materials, buildings built before enactment of current building and seismic codes, inadequate streets, lack of fire equipment access, lack of fire hydrants, inadequate storm drainage and weeds.

Due to the number of affected parcels and the area-wide nature of this blight factor, this blight condition is determined to be an AREA WIDE FINDING.

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

Eleven (11) of eleven (11) or one hundred percent (100%) of the parcels met this blight factor. The affected parcels represented one hundred percent (100%) of the total acreage. Some of the conditions exhibited are: likely asbestos, open outside storage of used materials, weeds and likely storage of hazardous materials.

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

Eleven (11) of the eleven (11) or one hundred percent (100%) of the parcels met this blight factor. The affected parcels represented ninety two percent (100%) of the total acreage. Some of the conditions exhibited are: excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities.

The residential vacancy rate for this area is 2.9%.

Due to the number of affected parcels and the area-wide nature of this blight factor, this blight condition is determined to be an AREA WIDE FINDING.

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

Eleven (11) of the eleven (11) or one hundred percent (100%) of the parcels met this blight factor. The affected parcels represented one hundred percent (100%) of the total acreage... Some of the conditions exhibited are: Buildings built before enactment of current Seismic and Building Codes, lack of fire hydrants, possible asbestos, illegal dumping, and roofs and/or masonry in need of replacement or significant maintenance.

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

Criminal activity in the Survey Area was 311% higher than that of a comparable non-blighted area in the municipality.

Therefore this blight factor is attributed to all of the parcels in the Survey Area and is determined to be an AREA WIDE FINDING.

- G. Defective or unusual conditions of title rendering the title non-marketable;

Zero (0) of the eleven (11) or zero percent (0%) of the parcels exhibit defective or unusual conditions of title rendering the title non-marketable.

Bishop Place:

FINDING A.

1. The Bishop Place contains 0.96 +/- acres of real property.
2. The Bishop Place does meet the following tests:
 - The Survey Area consists predominantly of non-greenfield parcels;
 - The Survey Area is currently zoned for urban purposes and generally served by utilities.
 - At least 50% of the parcels within the Survey 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 Survey Area are affected by at least one of the blight factors, but not necessarily the same factor.
 - The affected parcels comprise at least 66% of the acreage of the Survey Area

FINDING B.

Eleven (11) of the total of eleven (11) or 100% of the number of parcels for a total of 0.96 +/- acres or 100% of the total Bishop Place exhibit four or more of the legislated "blight" factors.

FINDING C.

The Bishop Place is a blighted area, the renewal of which is necessary to effectuate a public purpose. Evidence of "blight" conditions or indicators was found in the Survey Area, sufficient to be determined to be present area wide, and therefore leads to the cumulative conclusion of blighted conditions in the Bishop Place.