

UTAH INLAND PORT AUTHORITY

RESOLUTION 2022-01

**RESOLUTION OF THE UTAH INLAND PORT
AUTHORITY APPROVING VOLUNTARY ACQUISITION
OR CONDEMNATION
5600 WEST 6 SOUTH, SALT LAKE CITY, UTAH**

WHEREAS, pursuant to Utah Code Annotated §11-58-202, the Utah Inland Port Authority (“Authority”) has been delegated with certain powers to facilitate and bring about the development of an inland port, including but not limited to the authority to acquire any interest in real or personal property and develop and implement world-class, state-of-the-art, zero-emissions logistics to: (i) to support continued growth of the state's economy; (ii) promote the state as the global center of efficient and sustainable supply chain logistics; and (iii) facilitate the efficient movement of goods on roads and rails.

WHEREAS, pursuant to Utah Code Annotated 78B-6-501 et seq., the right of eminent domain may be exercised on behalf of the public use.

WHEREAS, the Authority has determined to proceed with a condemnation action against, or a voluntary acquisition with, the owner of the property.

WHEREAS, In the event that the property is acquired through a voluntary acquisition, the Authority will take any steps that may be necessary to ensure that the property is appropriated to public use.

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY BOARD that it finds and determines and hereby declares that public interest and necessity require the acquisition—either voluntarily or through eminent domain—and immediate occupancy of real property, or interest in real property, located at 5600 West 6 South, Salt Lake City, Utah (and further described in Exhibit A attached hereto), to facilitate and enhance logistics and goods movement statewide including rail and rail-related service to the entire authority jurisdictional land and to utilize funds from the Authority’s recent bond offering to pay the acquisition price.

PASSED AND ADOPTED by the Authority Board this 19th day of May 2022.

Utah Inland Port Authority

Chair
Attest:

Taneesa Wright
Records Officer

Exhibit A
Property Description

Approximately 41.046 acres located at approximately 6 South 5600 West in Salt Lake City, Utah

Parcel 1:	1.012
Parcel 2:	1.975
Parcel 3:	1.913
Parcel 4:	1.810
Parcel 5:	1.831
Parcel 6:	1.047
Parcel 7:	7.046
Parcel 8:	1.031
Parcel 9:	23.381
Total Acres	41.046

PARCEL 1

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. I-80-3(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 34, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 12, Maplewood Addition to Salt Lake City, recorded in Book "F" at Page 70, BEGINNING at a point 1319.43 feet South 89°58'44" West along the Township and Section line and 150.00 feet North 00°02'29" East from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 1N2W3401 in the records of the Salt Lake County Surveyor) and running thence North 00°02'29" East 354.70 feet along the west boundary of said Block 12 to said boundary of the I-80 Highway; thence South 88°07'57" East 125.03 feet along said Highway to the east boundary of said Block 12; thence South 00°02'37" West 350.58 feet along said line to the boundary of said Railroad; thence South 89°58'44" West 124.95 feet along said line to the POINT OF BEGINNING.

Containing 44,066 square feet or 1.012 acres, more or less.

PARCEL 2

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. I-80-3(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 34, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 6, Maplewood Addition to Salt Lake City, recorded in Book "F" at Page 70, BEGINNING at a point 1128.48 feet South 89°58'44" West along the Township and Section line and 150.00 feet North 00°02'37" East from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 1N2W3401 in the records of the Salt Lake County Surveyor) and running thence North 00°02'37" East 348.41 feet along the west boundary of said Block 6 to said boundary of the I-80 Highway; thence South 88°07'57" East 250.06 feet along said Highway to the east boundary of said Block 6; thence South 00°02'52" West 340.16 feet along said line to the boundary of said Railroad; thence South 89°58'44" West 249.91 feet along said line to the POINT OF BEGINNING.

Containing 86,044 square feet or 1.975 acres, more or less.

PARCEL 3

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. I-80-3(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 34, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 2, Maplewood Addition to Salt Lake City, recorded in Book "F" at Page 70, BEGINNING at a point 812.58 feet South 89°58'44" West along the Township and Section line and 150.00 feet North 00°02'52" East from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 1N2W3401 in the records of the Salt Lake County Surveyor) and running thence North 00°02'52" East 337.99 feet along the west boundary of said Block 2 to said boundary of the I-80 Highway; thence South 88°07'57" East 170.51 feet along said Highway; thence South 86°27'55" East 79.65 feet to the east boundary of said Block 2; thence South 00°03'07" West 327.43 feet along said line to the boundary of said Railroad; thence South 89°58'44" West 249.91 feet along said line to the POINT OF BEGINNING.

Containing 83,347 square feet or 1.913 acres, more or less.

PARCEL 4

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. I-80-3(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 34, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 1, Maplewood Addition to Salt Lake City, recorded in Book "F" at Page 70, BEGINNING at a point 496.69 feet South 89°58'44" West along the Township and Section line and 150.00 feet North 00°03'07" East from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 1N2W3401 in the records of the Salt Lake County Surveyor) and running thence North 00°03'07" East 323.33 feet along the west boundary of said

Block 1 to said boundary of the I-80 Highway; thence South 86°27'55" East 250.39 feet along said Highway to the east boundary of said Block 1; thence South 00°03'22" West 307.80 feet along said line to the boundary of said Railroad; thence South 89°58'44" West 249.90 feet along said line to the POINT OF BEGINNING.

Containing 78,864 square feet or 1.810 acres, more or less.

PARCEL 5

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. I-80-3(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 34 and in the Southwest Quarter of Section 25, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 7, Maplewood Addition to Salt Lake City, recorded in Book "F" at Page 70, BEGINNING at a point 180.80 feet South 89°58'44" West along the Township and Section line and 150.00 feet North 00°03'22" East from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 1N2W3401 in the records of the Salt Lake County Surveyor) and running thence North 00°03'22" East 303.69 feet along the west boundary of said Block 7 to said boundary of the I-80 Highway; thence South 86°27'55" East 250.39 feet along said Highway to the east boundary of said Block 7; thence South 00°03'37" West 372.15 feet along said line to the boundary of said Railroad; thence South 89°58'48" West 69.08 feet along said line; thence North 00°04'33" East 84.00 feet along said line; thence South 89°58'44" West 180.85 feet to the POINT OF BEGINNING.

Containing 79,758 square feet or 1.831 acres, more or less.

PARCEL 6

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. I-80-3(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southwest Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 10, Maplewood Addition to Salt Lake City, recorded in Book "F" at Page 70, BEGINNING at a point 135.21 feet North 89°57'48" East along the Township and Section line and 66.00 feet North 00°02'12" West from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 1N2W3401 in the records of the Salt Lake County Surveyor) and running thence North 00°03'37" East 368.03 feet along the west boundary of said Block 10 to said boundary of the I-80 Highway; thence South 86°27'55" East 22.77 feet along said Highway; thence South 87°35'15" East 102.30 feet along said Highway to the east boundary of said Block 10; thence South 00°03'44" West 362.24 feet along said line to the boundary of said Railroad; thence South 89°57'48" West 124.93 feet along said line to the POINT OF BEGINNING.

Containing 45,596 square feet or 1.047 acres, more or less.

PARCEL 7

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. I-80-3(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southwest Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base & Meridian, Township 1 South, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as 12712886, more particularly described as follows:

BEGINNING at a point 260.14 feet North 89°57'48" East along the Township and Section line and 66.00 feet North 00°02'12" West from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 1N2W3401 in the records of the Salt Lake County Surveyor) and running thence North 00°03'44" East 362.24 feet along the west boundary of said Block 10 to said boundary of the I-80 Highway; thence South 87°35'15" East 598.34 feet along said Highway; thence North 89°57'30" East 410.63 feet along said Highway to said Railroad and a point on a 522.92 foot radius non-tangent curve to the right; thence Southwesterly 516.66 feet along the arc of said curve through a central angle of 56°36'34" (chord bears South 47°11'58" West 495.90 feet) along said Railroad to a non-tangent line; thence South 89°57'48" West 644.98 feet along said Railroad to the POINT OF BEGINNING.

Containing 306,906 square feet or 7.046 acres, more or less.

PARCEL 8

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. I-80-3(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southwest Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base & Meridian, Township 1 South, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as 12712886, more particularly described as follows:

BEGINNING at a point 1002.15 feet North 89°57'48" East along the Township and Section line and 66.00 feet North 00°02'12" West from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 1N2W3401 in the records of the Salt Lake County Surveyor) and running thence Northeasterly 340.53 feet along the arc of a 622.92 foot radius curve to the left through a central angle of 31°19'17" (chord bears North 38°40'50" East 336.30 feet) to a point on a 622.92 foot radius non-tangent curve to the left; thence Southeasterly 341.24 feet along the arc of said curve through a central angle of 31°23'13" (chord bears South 38°53'58" East 336.99 feet) to said Railroad and a point on a non-tangent line; thence South 89°57'48" West 421.79 feet along said Railroad to the POINT OF BEGINNING.

Containing 44,898 square feet or 1.031 acres, more or less.

PARCEL 9

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. I-80-3(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southwest Quarter and Southeast Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base & Meridian, Township 1 South, Range 2 West, Salt Lake Base & Meridian and in the Northeast Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as 12712886, more particularly described as follows:

BEGINNING at a point 1659.05 feet North $89^{\circ}57'48''$ East along the Township and Section line and 66.00 feet North $00^{\circ}02'12''$ West from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 1N2W3401 in the records of the Salt Lake County Surveyor) and running thence Northwesterly 520.07 feet along the arc of a 522.92 foot radius curve to the right through a central angle of $56^{\circ}58'59''$ (chord bears North $47^{\circ}35'18''$ West 498.90 feet) along said Railroad to said Highway; thence running along said Highway the following eleven (11) courses 1) North $89^{\circ}57'30''$ East 232.42 feet; thence 2) North $87^{\circ}05'46''$ East 1001.25 feet; thence 3) North $89^{\circ}54'30''$ East 700.00 feet 4) South $84^{\circ}37'13''$ East 132.98 feet to a point on a 1362.39 foot radius non-tangent curve to the right; thence 5) Southeasterly 487.32 feet along the arc of said curve through a central angle of $20^{\circ}29'40''$ (chord bears South $75^{\circ}47'40''$ East 484.73 feet) to a non-tangent line; thence 6) South $52^{\circ}42'24''$ East 421.26 feet; thence 7) South $62^{\circ}45'16''$ East 287.90 feet; thence 8) South $67^{\circ}08'06''$ East 210.07 feet; thence 9) South $77^{\circ}05'23''$ East 218.28 feet; thence 10) South $86^{\circ}37'20''$ East 83.58 feet; thence 11) South $00^{\circ}14'08''$ East 57.94 feet to said Railroad and a point on a 2834.79 foot radius non-tangent curve to the right; thence running along said Railroad the following six (6) courses 1) Northwesterly 650.75 feet along the arc of said curve through a central angle of $13^{\circ}09'10''$ (chord bears North $78^{\circ}38'12''$ West 649.32 feet) to a non-tangent line; thence 2) North $71^{\circ}23'34''$ West 99.48 feet; thence 3) North $71^{\circ}03'37''$ West 102.66 feet; thence 4) North $62^{\circ}50'43''$ West 288.78 feet; thence 5) South $89^{\circ}57'19''$ West 1316.45 feet; thence 6) South $89^{\circ}57'48''$ West 846.07 feet to the POINT OF BEGINNING.

Containing 1,018,468 square feet or 23.381 acres, more or less.