



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

January 10, 2025

The Salt Lake County Council
Attn: Laurie Stringham
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: Abate Delinquent Property Tax
Parcel No: 20-26-151-004
Name: West Jordan City

Honorable Council Chair Laurie Stringham,

We recommend abating the 2022 and 2023 delinquent property tax on the above named parcel to \$-0-.

A review of the above named parcel determined this parcel should have been coded as Owner Exempt. The entire parcel is encumbered by an easement in favor of West Jordan City as identified by the recorded Perpetual Slop Easement for Copper Rim – Phase 3B (Entry # 13712314).

If you agree with this recommendation, please notify the Salt Lake County Treasurer's Office to abate (refund, if paid)/ property taxes as indicated plus penalty and interest.

Respectfully,

Chris Stavros
Salt Lake County Assessor
Tyler Andrus
Chief Deputy Assessor

SH/MK

Cc: Salt Lake County Assessor Greenbelt Dept
Attn: Melissa Kelly

Cc: Salt Lake County Treasurer

WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN, UT 84088

6
WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

Portions of APN: 20-26-101-007-0000

13712314
07/08/2021 03:30 PM \$0.00
Book - 11203 Pg - 5420-5425
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: ADA, DEPUTY - WI 6 P.

PERPETUAL SLOPE EASEMENT
(Copper Rim Phase 3B)

WEST BENCH, LLC, a Utah limited liability company; and, YELLOWSTONE LEGACY, LLC, a Utah limited liability company; and, CW COPPER RIM 1, LLC, a Utah limited liability company (collectively referred to herein as "Grantor"), whose principal office address is 1222 West Legacy Crossing Blvd., Suite 6, Centerville, Utah 84014, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and conveys unto the CITY OF WEST JORDAN, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as "Grantee"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088, its successors, assigns, licensees and agents, a PERPETUAL SLOPE EASEMENT upon, over, under, across and through the following described tract of land, which the Grantor owns or in which the Grantor has an interest, in Salt Lake County, State of Utah, more particularly described as follows, to wit:

[See Exhibit "A" attached hereto and incorporated herein by reference.]

The Easement herein granted is for the following purpose: installation and maintenance of fill material to support a public road, and any appurtenances connected thereto (the "Facilities").

Grantee shall have the right to plan, install, construct, operate, maintain, repair, remove and replace any material(s) comprising the Facilities from time to time as Grantee may require. Grantee shall have the right of reasonable ingress and egress to and from the Facilities over and across Grantor's land lying coincident with the land described above. Grantee shall have the right to clear and remove all trees and other obstructions that may interfere with the use of said Easement by Grantee. Grantor reserves the right to occupy and use said property for all purposes not inconsistent with the rights herein granted.

Signed and delivered this 26 day of April, 2021.

WEST BENCH, LLC, a Utah limited liability company

Craig D. Jensen
By: Craig D. Jensen
Its: manager

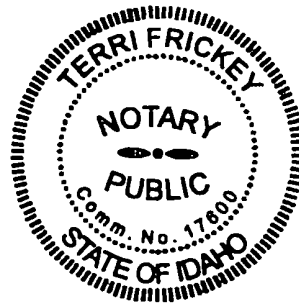
STATE OF IDAHO)
) : SS.
COUNTY OF Bonnerville)

On this 26 day of April, 2021, personally appeared before me
Craig D. Jensen, who being by me duly sworn did say that s/he is the
Manager of WEST BENCH, LLC, a Utah limited liability company,
and that the foregoing instrument was duly authorized by said limited liability company at a lawful
meeting held or by authority of its bylaws and signed in behalf of said company.

Terrri Frickey
NOTARY PUBLIC

My Commission Expires: 2-26-24

Residing in Idaho Falls, Idaho



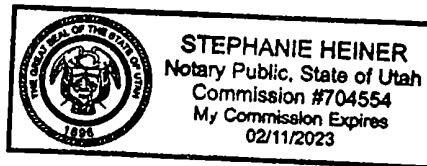
YELLOWSTONE LEGACY, LLC, a Utah limited liability company

Richard Jensen
By: _____
Its: Manager

STATE OF Utah)
COUNTY OF Davis) : SS.

On this 29th day of April, 2021, personally appeared before me Richard Jensen, who being by me duly sworn did say that s/he is the Manager of YELLOWSTONE LEGACY, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

Stephanie Heiner
NOTARY PUBLIC



My Commission Expires: 02/11/2023

Residing in Davis County, Utah

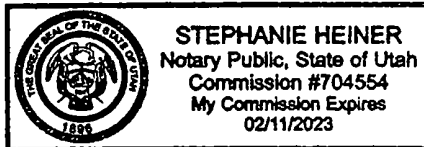
CW COPPER RIM 1, LLC, a Utah limited liability company

By: Colin H. Wright
Its: manager

STATE OF Utah)
COUNTY OF Davis) : SS.

On this 17th day of May, 2021, personally appeared before me Colin H. Wright, who being by me duly sworn did say that s/he is the Manager of CW COPPER RIM 1, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

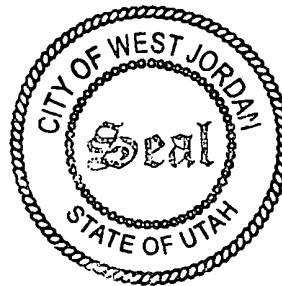
[Signature]
NOTARY PUBLIC



My Commission Expires: 02/11/2023

Residing in Davis County, Utah

CITY OF WEST JORDAN



ATTEST

By: [Signature]
Name: Dirk Burton
Title: Mayor

By: [Signature]
Name: Tangee Sloan
Title: City Recorder

Dated: 6.9.2021

LENDER CONSENT AND SUBORDINATION

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, as the beneficiary and holder of those certain Deeds of Trust filed in the official records of the Salt Lake County Recorder under Entry No. 12698422, in Book 10638, at Page 8656, and Entry No. 12927578, in Book 10749, at Page 7729, and Entry No. 13384535, in Book 11012, at Page 9210, respectively (the "Trust Deeds"), which Trust Deeds encumber real property owned by Grantor (the "Grantor's Property"), hereby: (1) consents to the execution and delivery of the within and foregoing Easement by Grantor affecting the Grantor's Property; and (2) subordinates all of its rights, title and interests under the Trust Deeds in and to the Grantor's Property to the rights, title, interests, obligations and benefits created by, or arising under, the within and foregoing Easement, so that the Easement shall unconditionally be and remain at all times an interest in real property prior and superior to the Trust Deeds. Nothing contained herein shall be construed to impose upon the undersigned any obligation created by the Easement, unless and until the undersigned has acquired fee title to all or a portion of the Grantor's Property.

MOUNTAIN WEST REIT, LLC,
a Delaware limited liability company

By: _____
Its: Authorized Agent

STATE OF Nevada)
COUNTY OF Clark) : ss.

On this 17th day of May, 2021, personally appeared before me Andrew Mentore who being by me duly sworn did say that s/he is the authorized agent of MOUNTAIN WEST REIT, LLC, a Delaware limited liability company, and that the foregoing instrument was duly authorized by the limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said limited liability company.

[Signature]
NOTARY PUBLIC

My Commission Expires: 8/8/2021

Residing in Clark County, Nevada

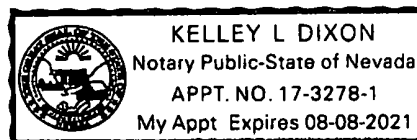


Exhibit "A"

BEGINNING AT A POINT SOUTH 89°43'41" WEST 4537.90 FEET AND NORTH 472.14 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 48°38'06" EAST 87.67 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 935.00 FOOT RADIUS CURVE TO THE RIGHT 459.17 FEET, HAVING A CENTRAL ANGLE OF 28°08'14" (CHORD N62°42'14"E, 454.57') TO A POINT OF TANGENCY; THENCE NORTH 76°46'21" EAST 32.70 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 134.00 FOOT RADIUS CURVE TO THE LEFT 25.20 FEET, HAVING A CENTRAL ANGLE OF 10°46'28" (CHORD N71°23'08"E, 25.16') TO A POINT ON A COMPOUND CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE TO THE LEFT 31.99 FEET, HAVING A CENTRAL ANGLE OF 5°30'18" (CHORD N63°14'45"E, 31.98') TO A POINT ON A COMPOUND CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 83.00 FOOT RADIUS CURVE TO THE LEFT 72.72 FEET, HAVING A CENTRAL ANGLE OF 50°11'58" (CHORD N35°23'37"E, 70.42') TO A POINT OF TANGENCY; THENCE NORTH 8°29'04" EAST 2.15 FEET; THENCE SOUTH 84°19'32" EAST 42.07 FEET; THENCE NORTH 73°11'15" EAST 32.66 FEET TO A POINT ON A CURVE, CENTER BEARS NORTH 72°09'35" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE LEFT 92.31 FEET, HAVING A CENTRAL ANGLE OF 13°48'32" (CHORD S24°44'41"E, 92.08') TO A POINT ON A COMPOUND CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE LEFT 51.47 FEET, HAVING A CENTRAL ANGLE OF 31°42'26" (CHORD S47°30'10"E, 50.81'); THENCE SOUTH 25°28'33" WEST 35.43 FEET; THENCE SOUTH 9°59'19" WEST 38.33 FEET; THENCE NORTH 82°42'18" WEST 2.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 84.00 FOOT RADIUS CURVE TO THE LEFT 48.41 FEET, HAVING A CENTRAL ANGLE OF 33°01'16" (CHORD S78°43'18"W, 47.74') TO A POINT ON A COMPOUND CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 34.00 FOOT RADIUS CURVE TO THE LEFT 40.20 FEET, HAVING A CENTRAL ANGLE OF 67°44'48" (CHORD S28°20'16"W, 37.90') TO A POINT OF TANGENCY; THENCE SOUTH 5°32'08" EAST 23.52 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 416.00 FOOT RADIUS CURVE TO THE RIGHT 42.28 FEET, HAVING A CENTRAL ANGLE OF 5°49'22" (CHORD S2°37'27"E, 42.26') TO A POINT OF TANGENCY; THENCE SOUTH 1°01'17" EAST 21.69 FEET; THENCE NORTH 48°24'00" EAST 63.52 FEET; THENCE NORTH 37°16'48" EAST 21.28 FEET; THENCE NORTH 68°20'02" EAST 69.64 FEET; THENCE NORTH 7°31'45" EAST 147.13 FEET; THENCE NORTH 47°51'23" WEST 163.55 FEET; THENCE NORTH 87°45'50" WEST 138.06 FEET; THENCE SOUTH 2°08'32" EAST 71.70 FEET; THENCE SOUTH 61°08'20" WEST 106.35 FEET; THENCE SOUTH 72°24'48" WEST 38.16 FEET; THENCE SOUTH 73°24'39" WEST 55.87 FEET; THENCE SOUTH 71°04'08" WEST 82.47 FEET; THENCE SOUTH 68°06'15" WEST 84.59 FEET; THENCE SOUTH 64°50'37" WEST 116.90 FEET; THENCE SOUTH 60°26'42" WEST 74.22 FEET; THENCE SOUTH 66°19'11" WEST 56.20 FEET; THENCE SOUTH 52°53'10" WEST 24.68 FEET; THENCE SOUTH 30°27'32" EAST 66.14 FEET TO THE POINT OF BEGINNING.

20-26-151-004-0000 PS CATEGORY 202 GENERAL PROP

WEST JORDAN CITY

610 N 800 W
CENTERVILLE
UT 84014

RELATED PARCELS
ADDRESS SUPR
ID 21631340

LAST ACTION 09/12/2022 16.33.18 LAST PMT

----- AMOUNTS DUE -----							
YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2022	37	988.62	24.72	010123-010925	.1000	205.44	1,218.78
2023	37	992.67	24.82	010124-010925	.1000	104.54	1,122.03
2024	37			010125-010925	.1000		

INTEREST CREDIT
END OF YEAR DATA

RETURN CHECK FEE
TOTAL AS OF 01/10/2025

ADMIN FEE
2,340.81

PF2=PRNT PF3=LST PF4=MENU PF5=SEGS PF6=MEMO PF7=PRV PRCL PF8=NXT PRCL PF9=TRAN
PF10=LEGAL PF11=PRV YRS PF12=NXT YRS PF13=DEFR PF14=PEN/FEE PF15=AUD CERT