



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

August 12, 2022

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

Re: Real Property Tax
Parcel No: 27-17-176-029-0000
Name: AutoZone Parts Inc.

Honorable Council Chair Laurie Stringham,

We recommend reducing the 2020 general property tax on the above-named parcel from \$26,094.29 to \$25,977.87.

A portion of land from this parcel was acquired by UDOT by court order, Final Judgment of Condemnation and Compensation Stipulation; Satisfaction of Judgement, dated August 19, 2020. The land for this parcel should have been 1% exempt for 2020.

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

AutoZone Parts Inc.
C/O Lee McCoy Esq. Legal Department
123 S Front St
Memphis, TN 38103

2020 PRORATION (LAND & BLDG)

PARCEL NO. 27-17-176-029

DAYS EXEMPT	DAYS IN YEAR	%	ACREAGE EXEMPT	PARCEL ACRES	%	% EXEMPT FOR 2020	ORIGINAL LAND TAXABLE VALUE	EXEMPT AMOUNT	NEW LAND TAXABLE VALUE	BUILDING VALUE	Total Taxable Value	TAX RATE FOR 2020	TAX FOR 2020
133	365	0.3644	0.02	1.11	0.0180	0.01	\$967,000	9670	\$ 957,330	\$1,200,300	\$ 2,157,630	0.0120400	\$ 25,977.87

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Page: 1 of 1 (Subset Browse)

1 (288028)

2020 PARCEL NUMBER 27-17-176-029-0000

T A X L E D G E R

RIGLB941

PAGE 288,028

2020 27-17-176-029-0000
AUTOZONE PARTS, INC
%MARY STUTTS
PO BOX 2198
MEMPHIS TN 38101

2020 27-17-176-029-0000
ID NUMBER: 0000
DISTRICT: 38
B OF E:
AMEND NOTICE:

TAX CLASS 1:
TAX CLASS 2:
TAX CLASS 3:
TAX SALE: N

ATT GARB: N
ATT PERS PROP: N
MTG HLDR: 0000
BANKRUPT YR:
APPENDIX YR:

RELIEF
VETERAN: 0.00
BLIND: 0.00
LOC CRC BR: 0.00
ST CRC BR: 0.00
INDIGENT: 0.00
DISABL: 0.00
HARDSHIP: 0.00

BOARD LTR: 0.00
C/B BRD LTR: 0.00

T A X C A L C U L A T I O N S

LAND: 967,000 | + RETURNED CHECK: 0.00
+ BUILDINGS: 1,200,300 | = TOTAL CHARGES: 26,094.29
= FULL MARKET VAL: 2,167,300 | - TAX RELIEF: 0.00
- GREENBLT REDUCT: 0 | - PREPAYMENTS: 0.00
- EXEMPT REDUCTION: 0 | = TOTAL TAXES DUE: 26,094.29
- STATUTE REDUCT: 0 | - COLLECTIONS: 26,094.29
- RESIDENT EXEMPT: 0 | = BALANCE DUE: 0.00
= TAXABLE VALUE: 2,167,300 |
- VETERAN EXEMPT: 0 | PENALTY AMOUNT: 0.00
- BLIND EXEMPT: 0 | RET CK FEE PD: 0.00
= RESIDUAL VALUE: 2,167,300 |
* TAX RATE: .0120400 | REFUND CHECK AMT:
= COMPUTED TAXES: 26,094.29 |

COLLECTIONS
PREPAY: 0.00
PAYMENT: 26,094.29
REC/TRN: 10065462 / 3
REC DATE: 11/24/2020
MACH/RUN: 72 / 8300
PAID PROTEST: N

-----> END OF PARCEL: 27-17-176-029-0000 <----- END OF PARCEL

DEAD-FILED FOR 2021

26,094.29
- 25,977.87

\$116.42

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Page: 3 of 4 (Subset Browse)

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PARCLIST SALT LAKE COUNTY PARCEL LISTING 06/28/20 PAGE 24,8

PARCEL ID: 2020 27-17-176-029-0000

**** PARCEL LAST UPDATED : 08/01/2019

Owner Name	AUTOZONE PARTS, INC	Mail St Typ	PKWY	Detail Yr	0 - 2020
Active	Y - YES	Mail St Dir	- INVALID CODE	New Grth Yr	17 - 2017 NEW GRWTH
Totl Acres	1.11	Mail St Nam	SOUTHJORDAN	New Grth Pct	70
Frnt Num	3735	MuniZone	C-C	Update Yr	2019
Frnt Dir	W - WEST	CommReap	21CR - INVALID CODE	Sale Price	618000
St Name	SOUTHJORDAN	Gis X	1506899	Sale Date	10/12/2015
St Type	PKWY	Gis Y	7373613	Sale Type	L - LAND
City	SOUTH JORDAN	Prop Typ	500 - IMP-COMMRCL	Sale Valid	Y - YES-VALID
Site Nm	AUTOZONE	Spec Prop Typ	581 - NBHD-CENTER	Sold Prcls	176-029
Mail Frnt Num	3735	Tax Dist	38	Verif Src	O - OTHER
Mail Frnt Dir	W - WEST	Tax Dist Loc	SJORDAN/J	Sales Num	12154928

Legal Desc BEG N 89°57'00" W 49.51 FT FR NW COR LOT 3, ALBERTSONS 10400SOUTH STREET SUBDIVISION; S 166.54 FT; W 47.6 FT; 31 FT; W161.18 FT; N 64°38'12" W 67.35 FT M OR L; NW'LY 26.03 FT M OR L ALG A 123.01 FT RADIUS CURVE TO L; 14°26'43" E 43.48 FT; NW'LY 8.95 FT ALG A 63.32 FT RADIUS CURVE TO L; N 0°01'39" E 73.14 FT; NE'LY 24.1 FT ALG A 37.23 FT RADIUS CURVE TO R; S 89°57'00" E 238.97 FT M OR L TO BEG. (BEING PTOF LOTS 4,5 & 6, ALBEF ONS 10400 SOUTH STREET SUBDIVISION).9387-8014,8019 10372-129

Memo NEW PARCEL 27171760290000 CREATED 20140720-23:13:21 // 2015 SEG FROM 2717176016 VAC 2/15 805 // 2016 MSR NEW TOZONE, EST 30% FOR LD, 100% COMPL FOR DOV. RECK TO P/UP DETACHED STRUCTURES & IMPS @ 100% COMPL 3/16 805 // 16 LIST REVIEW OK. 05/16 801/// 2017 REAPP - SWITCH TO INCOME, P/U DETACHED STRUCTURES. 4/17 #936// 2018 LI REVIEW - VAL OKAY 5/18 796// phone call concrete received res exemption. 984 8-01-19/ 2021 COMML REAPP

**** BATCHING # 1 LAST UPDATED : 02/26/2015

Batch Num	73468	Entrnc	3 - VACANT LAND INSPE	Data Entry Date	02/26/2015
Batch Typ	55	Info Sourc	H - HIST RECORD	Batching Date	07/30/2014
Coll ID	805	Visit Date	02/26/2015	RTF	02/27/2015
Coll Typ	A - APPRAISER	Tech ID	805		

**** BATCHING # 2 LAST UPDATED : 03/30/2016

Batch Num	80856	Entrnc	2 - INTERIOR & EXTERI	Data Entry Date	03/30/2016
Batch Typ	76	Info Sourc	H - HIST RECORD	RTF	04/06/2016
Coll ID	805	Visit Date	03/30/2016		
Coll Typ	M - MEASURER	Tech ID	805		

**** BATCHING # 3 LAST UPDATED : 04/20/2017

Batch Num	13015	Entrnc	O - OFFICE REVIEW	Data Entry Date	04/20/2017
Batch Typ	77	Info Sourc	H - HIST RECORD	Batching Date	11/16/2016
Coll ID	936	Visit Date	04/10/2017	RTF	04/26/2017
Coll Typ	A - APPRAISER	Tech ID	543	Bld Per/Rein	/L7

**** BATCHING # 4 LAST UPDATED : 07/29/2019

Batch Num	32271	Coll Typ	A - APPRAISER	RTF	08/22/2019
Batch Typ	90	Tech ID	570		
Coll ID	801	Batching Date	07/29/2019		

**** BATCHING # 5 LAST UPDATED : 05/06/2020

Batch Num	34945	Tech ID	543		
Batch Typ	21	Batching Date	05/06/2020		

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PARCLIST SALT LAKE COUNTY PARCEL LISTING 06/28/20 PAGE 24,9

PARCEL ID: 2020 27-17-176-029-0000

(CONTINUED)

**** VALUATION LAST UPDATED : 04/20/2017

Cost Land	967040	Tot Inc Val	2167271	Bldg Val	1200300
RCN	910088	Add Lnd Val	0	Finl Val	2167300
RCNLD	860912	Add Bldg Val	0	Grnblt Val	0
Cost Totl	1828000	Eco Totl Val	2167271	Pri Land Val	967000
Cost Date	05/20/2020	Inc Calc By	I - COST/INC PGM	Pri Bldg Val	1200300
Land Tag Used	2020	Sel Lnd Val	967040	Pri Totl Val	2167300
Cost Tag Used	2020	Sel Bldg Val	1200231	2019 Tax Rate	.0122490
Inc Tag Used	2020	Sel Val	2167271	Total CAP	2167160

Depr Year Used	2020	Sel Srce	IN - INCOME	Total GRM	0
Valu Finl Dat	05/21/2020	Land Val	967000		

**** VALUE_HISTORY # 5/ 1 LAST UPDATED :

Fnl Val	652800	Sel Src	CS - COST	Grnblt Dat	05/18/2015
Lnd Val	652800	PTYP	902	Grnblt Val	0
Bldg Val	0	SPECPTYP	905		2015
Tax Rate	.0136340	SEL SRCE	CS		
Tax Dist	38	EXEMPT			

Legal Desc BEG N 89°57'00" W 49.51 FT FR NW COR LOT 3, ALBERTSONS 10400SOUTH STREET SUBDIVISION; S 166.54 FT; W 47.6 FT; 31 FT; W161.18 FT; N 64°38'12" W 67.35 FT M OR L; NW'LY 26.03 FT M OR L ALG A 123.01 FT RADIUS CURVE TO L; 14°26'43" E 43.48 FT; NW'LY 8.95 FT ALG A 63.32 FT RADIUS CURVE TO L; N 0°01'39" E 73.14 FT; NE'LY 24.3 FT ALG A 37.23 FT RADIUS CURVE TO R; S 89°57'00" E 238.97 FT M OR L TO BEG. (BEING PTOF LOTS 4,5 & 6, ALBEE ONS 10400 SOUTH STREET SUBDIVISION).9387-8014,8019

**** VALUE_HISTORY # 5/ 1 LAST UPDATED :

Fnl Val	880200	Sel Src	CS - COST	Grnblt Dat	05/17/2016
Lnd Val	652800	PTYP	500	Grnblt Val	0
Bldg Val	227400	SPECPTYP	575		2016
Tax Rate	.0132560	SEL SRCE	CS		
Tax Dist	38	EXEMPT			

Legal Desc BEG N 89 57'00" W 49.51 FT FR NW COR LOT 3, ALBERTSONS 10400SOUTH STREET SUBDIVISION; S 166.54 FT; W 47.6 FT; S 31 FT; W161.18 FT; N 64 38'12" W 67.35 FT M OR L; NW'LY 26.03 FT M OR L ALG A 123.01 FT RADIUS CURVE TO L; N 1 4 26'43" E 43.48 FT; NW'LY 8.95 FT ALG A 63.32 FT RADIUS CURVE TO L; N 0 01'39" E 73.14 FT; NE'LY 24.39 FT ALG A 37.23 FT RADIUS CURVE TO R; S 89 57'00" E 238.97 FT M OR L TO BEG. (BEING PTOF LOTS 4,5 & 6, ALBERTSONS 10400 SOUTH STREET SUBDIVISION).9387-8014,8019 10203-0001

**** VALUE_HISTORY # 5/ 1 LAST UPDATED :

Fnl Val	1503090	Sel Src	IN - INCOME	Grnblt Dat	05/16/2017
Lnd Val	604400	PTYP	500	Grnblt Val	0
Bldg Val	898690	SPECPTYP	575		2017
Tax Rate	.0125610	SEL SRCE	IN		
Tax Dist	38	EXEMPT			

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PARCLIST SALT LAKE COUNTY PARCEL LISTING 06/28/20 PAGE 24,5

PARCEL ID: 2020 27-17-176-029-0000 (CONTINUED)

**** VALUE_HISTORY # 5/ 1 LAST UPDATED :

Fnl Val	2018190	Sel Src	IN - INCOME	Grnblt Dat	05/16/2018
Lnd Val	628600	PTYP	500	Grnblt Val	0
Bldg Val	1389590	SPECPTYP	575		2018
Tax Rate	.0123100	SEL SRCE	IN		
Tax Dist	38	EXEMPT			

Legal Desc BEG N 89°57'00" W 49.51 FT FR NW COR LOT 3, ALBERTSONS 10400SOUTH STREET SUBDIVISION; S 166.54 FT; W 47.6 FT; 31 FT; W161.18 FT; N 64°38'12" W 67.35 FT M OR L; NW'LY 26.03 FT M OR L ALG A 123.01 FT RADIUS CURVE TO L; 14°26'43" E 43.48 FT; NW'LY 8.95 FT ALG A 63.32 FT RADIUS CURVE TO L; N 0°01'39" E 73.14 FT; NE'LY 24.3 FT ALG A 37.23 FT RADIUS CURVE TO R; S 89°57'00" E 238.97 FT M OR L TO BEG. (BEING PTOF LOTS 4,5 & 6, ALBEE ONS 10400 SOUTH STREET SUBDIVISION).9387-8014,8019 10372-129

**** VALUE_HISTORY # 5/ 1 LAST UPDATED :

Fnl Val	2167290	Sel Src	IN - INCOME	Grnblt Dat	05/20/2019
Lnd Val	652800	PTYP	500	Grnblt Val	0
Bldg Val	1514490	SPECPTYP	581		2019
Tax Rate	.0122490	SEL SRCE	IN		
Tax Dist	38	EXEMPT			

Legal Desc BEG N 89°57'00" W 49.51 FT FR NW COR LOT 3, ALBERTSONS 10400SOUTH STREET SUBDIVISION; S 166.54 FT; W 47.6 FT; 31 FT; W161.18 FT; N 64°38'12" W 67.35 FT M OR L; NW'LY 26.03 FT M OR L ALG A 123.01 FT RADIUS CURVE TO L; 14°26'43" E 43.48 FT; NW'LY 8.95 FT ALG A 63.32 FT RADIUS CURVE TO L; N 0°01'39" E 73.14 FT; NE'LY 24.3 FT ALG A 37.23 FT RADIUS CURVE TO R; S 89°57'00" E 238.97 FT M OR L TO BEG. (BEING PTOF LOTS 4,5 & 6, ALBEE ONS 10400 SOUTH STREET SUBDIVISION).9387-8014,8019 10372-129

**** LAND # 1 LAST UPDATED : 03/30/2016

Lot Use C - COMMERCIAL Curb Gtr Y - YES Trafc Infl T - TYPICAL

Lot Typ	PS - PRIMARY-SQFT	Sdewlk	Y - YES	Str Typ	F - FOUR-LANE
Inc Flag	Y - YES	Land Access	A - AVERAGE	Str Fnsh	P - PAVED
Lnd Assr Cls	CS - COM-SECONDRY	Nbhd Cod	6211	Lnd Val	967040
Sq Ft	48352	Nbhd Grp	2224	Lessee Nam 1	AUTOZONE PARTS, INC
Acres	1.11	Nbhd Typ	D - DEVELOPING	Lessee Nam 2	MARY STUTTS
Pos Neg Infl	G - GOOD	Nbhd Eff	T - TYPICAL	Lessee Add 1	PO BOX 2198
Zone	CC	Topo	L - LEVEL	Lessee City	MEMPHIS TN
Wtr Avail	Y - YES	Lot Shape	R - REGULAR	Lessee Zip	38101
Off Str Prk	A - AVERAGE	Lot Loc	IN - INTERIOR	Lessee State	05/22/2020
Sewer	P - PUBLIC	Traffic	H - HEAVY		

**** COMMERCIAL_SECTION # 101

LAST UPDATED : 04/09/2020

Class	C - MASONRY-WALL	Av St Ht	18	Remain Eco Life	36
Deprec Grade	A - AVERAGE	Grnd Fl Area	7890	Pct Cmplt	100
Ten Appeal	G - GOOD	Year Blt	2015	RCN	782367
Ext Wall Typ	BL - BLOCK	Eff Yr Blt	2015	RCNLD	751072
Foundtn	Y - YES	Lnd Bldg Rt	6.13	Site Config	A - AVERAGE
Perimtr	374	Asst Cls	S - SECONDARY	Conformity	A - AVERAGE
Num Stories	1	Econ Life	40	Rental Class	B - CLASS B

Sketch RETAIL{1}{LS9U54}:SU72L118D66R101D6R17,;

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PARCLIST

SALT LAKE COUNTY

PARCEL LISTING

06/28/20

PAGE 24,5

PARCEL ID: 2020 27-17-176-029-0000

(CONTINUED)

**** COMMERCIAL_GROUP # 101/ 1

LAST UPDATED : 02/27/2020

Comm Use	813 - NBHD STORE PAD	Tot Num Inc Units	1	App Gross Inc	173580
Cost Grad	A - AVERAGE	Avg Inc Unit Sz	7890	App Vac Pct	5
Inside Grad	A - AVERAGE	Pct Heat 1	100	App EGI	164901
Outside Grade	A - AVERAGE	Pct Sprnklrs	100	App Exp Pct	8
Overall Cond	VG - VERY-GOOD	Tbl Rent	23.83	App Exp / SF	1.67
Inside Cond	VG - VERY-GOOD	Tbl Gross Inc	188013	App Net Inc	151709
Outside Cond	VG - VERY-GOOD	Tbl Vac Pct	5	App OAR	7
Base Fl	1	Tbl Misc Inc	0	App Cap Value	2167271
Base Fl Area	7890	Tbl EGI	178612	App SF Rate	274.69
Num Flrs	1	Tbl Exp Pct	9	Rent Methd	S - SQUARE FOOT
Totl Fl Area	7890	Tbl Exp / SF	2.04	Inc Methd	A - APPRAISER INC/GRM
Lighting	A - AVERAGE	Tbl Net Inc	162537	Sq Ft Rntbl	7890
Heatcool Tyl	PU - PACKAGE-UNIT	Tbl OAR	7.5	Num Units	1
Reserves	Y - YES	Tbl Cap Value	2167160	Inc Appr ID	943
Appr Load Taxes	N - NO	Tbl SF Rate	274.67	Inc Appr Date	05/02/2019
Tot Inc Area	7890	App Rent	22	Inc Appr Valid	YS - YES

**** INCOME_SUMMARY

LAST UPDATED :

Vac Pct	5	Eff Gross	164901	App Mkt Val	0
Exp Pct	8	Exp Amt	13192	Tot Inc Val	2167271
Cap Rate	7	Net Inc	151709	App Price Sf	274.69
Pot Gross Inc	173580	Cap Value	2167271	Totl Rentabl Sf	7890
Vac Amt	8679	Grm Pgi	0	Inc Calc By	I - COST/INC PGM
Misc Inc	0	Grm Value	0		

**** COMM_SALES

LAST UPDATED : 08/08/2019

Sale Price	618000	Sale Type	L - LAND	Sales Num	12154928
Sale Date	10/12/2015	Sale Valid	Y - YES-VALID	Eco Unit GSF	48352
Adj Sale Price	618000	Verif By Id	801	Eco Unit Rntbl	48352
Adj Reason	O - OTHER	Date Verif	08/08/2019	Seller	HARVEST POINTE LLC
\$P/Rntbl SF	12.78	Buyer User	Y - YES	Buyer	AUTOZONE DEV CORP
\$P/GSF	12.78	Rights Sold	F - FEE SIMPLE	Sold Parcels	176-029

Memo SALES DATA PER CONFIDENTIAL SOURCE C #3433765. PROPERTY IS A PAD SITE WHICH APPEARS TO BE PART OF A NBHD CENT . 08/19 801//

**** DETACHED_STRUCTURE # 1

LAST UPDATED : 08/01/2019

Structure	CN - PVNG-CONCRTE	Inc Flag	Y - YES	RCN	127721
Det Ass Cls	CS - COM-SECONDRY	Act Yr Blt	2015	RCNLD	109840
Units	S - SQUARE-FEET	Eff Yr Blt	2016	Pct Cmplt	100
Quality	G - GOOD	Meas 1	18700		
Cond	VG - VERY-GOOD	Meas 2	1		

Return to: Salt Lake County Recorder
C/O TCOOMBS
2001 S State St #N1-600
Salt Lake City, UT 84109-1150

13827300
11/18/2021 10:46 AM \$0.00
Book - 11270 Pg - 8442-8450
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SL CO RECORDER
BY: DHA, DEPUTY - MI 9 P.

RECORDER'S NOTICE

NOTICE IS HEREBY GIVEN BY THE SALT LAKE COUNTY RECORDER'S
OFFICE as follows:

This document is being recorded to cause an effect on taxed parcels as shown below, based on the following identified document(s) as previously recorded with this office and subjected to the conditions set forth.

This Notice is given to retroactively segregate the parcel number(s) below and to create new parcel number(s) for taxation, for record clarification and to correct any matters caused by inadvertence or mistake.

	Document Type	Recorded	Entry	Book	Page
1.	JUDGE	9/22/2020	13400600	11023	3843



Parcel Number(s) and Legal Description(s)

Parcel Number	Property Description For Taxation Purposes Only
27-17-176-036-0000	BEG N 89°57'00" W 49.51 FT FR NW COR LOT 3, ALBERTSONS 10400 SOUTH STREET SUBDIVISION; S 166.54 FT; W 47.6 FT; S 31 FT; W 161.18 FT; N 64°38'12" W 67.35 FT M OR L; NW'LY 26.03 FT M OR L ALG A 123.01 FT RADIUS CURVE TO L; N 14°26'43" E 43.48 FT; NW'LY 8.95 FT ALG A 63.32 FT RADIUS CURVE TO L; N 0°01'39" E 73.14 FT; NE'LY 24.39 FT ALG A 37.23 FT RADIUS CURVE TO R; S 89°57'00" E 238.97 FT M OR L TO BEG. LESS THAT PORTION OCCUPIED BY UDOT. (BEING PT OF LOTS 4,5 & 6, ALBERTSONS 10400 SOUTH STREET SUBDIVISION).

The Order of the Court is stated below:

Dated: August 19, 2020
11:08:59 AM

/s/ MATTHEW BATES
District Court Judge



WILLIAM H. CHRISTENSEN (#4810)
JUSTIN G. JENSEN (#8310)
Assistant Attorneys General
SEAN D. REYES (#7969)
Utah Attorney General
Attorneys for Plaintiff
160 East 300 South, 5th Floor
P.O. Box 140857
Salt Lake City, Utah 84114-0857
Telephone (801) 366-0353
whchristensen@agutah.gov
justinjensen@agutah.gov

STATE OF UTAH
COUNTY OF Salt Lake
I hereby certify that the document to
which this certificate is attached is a
full, true and correct copy of the
original filed in the Utah State Courts.
WITNESS my hand and seal
this 25 day of August
2020
DISTRICT/JUVENILE COURT



Christi Smith CLERK

13400600
08/29/2020 11:25 AM \$0.00
Book - 11084 (9) - 3843-3849
RASHNELLE HARBES
RECORDER SALT LAKE COUNTY UTAH

IN THE THIRD JUDICIAL DISTRICT COURT
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH

<p>UTAH DEPARTMENT OF TRANSPORTATION, Plaintiff</p> <p>vs.</p> <p>AUTOZONE PARTS, INC., a Nevada Corporation, JOHN DOES, 1 -5, Defendants.</p>	<p>FINAL JUDGMENT OF CONDEMNATION AND COMPENSATION UPON STIPULATION; SATISFACTION OF JUDGMENT</p> <p>Project No. S-0154(84)14 Parcel Nos. 0154:381; 0154:381:PUE Affecting Tax ID No. 27-17-176-029</p> <p>PIN: 14415</p> <p>Civil No. 200900424</p> <p>Judge Matthew Bates</p>
--	---

UT-DEPT OF TRANSPORTATION
BOX 148726 ALT: NONE WRRDLE
SIC UT 84114-8428
BY: JLA, DEPUTY - 01-7-P

The Court, having reviewed the Motion for Entry of Final Judgment of Condemnation Upon Stipulation with its supporting Stipulation for Entry of Judgment of Condemnation and Distribution of Funds attached thereto signed by representatives the parties, and being fully advised and for good cause appearing,

~~REF 73490600 BK 11023 PG 3843~~

NOW ORDERS, ADJUDGES AND DECREES that:

1. This is an action to condemn the Defendant AutoZone Parts, Inc.'s interests in property described in paragraph 8 below, by the Utah Department of Transportation ("UDOT") for public highway and transportation purposes. The real property is located in South Jordan, Salt Lake County, described in paragraph 8, some of which is identified as affecting Tax Identification Parcel No. 27-17-176-029 as recorded in the Office of the Salt Lake County Recorder (the "Subject Property").

2. UDOT has the right to condemn and acquire the Subject Property for a public use as authorized under Utah Code § 78B-6-501. The widening and reconstruction of the road Project for which the Subject Property is being acquired is public in nature and is designed in a manner most compatible with the greatest public good and the least private injury. In accordance with state statutes and the Constitution of Utah relating to eminent domain, UDOT has found and declared that the improvements to be constructed in the Project are necessary to and in, the public's best interest.

3. The Court has subject matter jurisdiction over this action and finds and concludes that Defendant AutoZone Parts, Inc. has been regularly served with process and that a return of service has been filed with this Court (Docket #5) and that the Court has personal jurisdiction over Defendant AutoZone Parts, Inc. The Court notes that UDOT's Motion for Immediate Occupancy Penendite Lite, was entered without opposition from Defendant AutoZone. The Parties to this Final Judgment of Condemnation and Compensation, Satisfaction of Judgment ("Final Judgment"), have resolved all claims and disputes that have been, or could be, asserted between the Parties without the necessity of filing of a response to the Complaint and without the

~~BK 11270 PG 3844~~

need for additional litigation. The Stipulation for Judgment of Condemnation and Distribution of Funds filed as an attachment to UDOT's Motion for Entry of Final Judgment Upon Stipulation sets forth the terms to which the Parties thereto have agreed for the full and final resolution of this action.

4. The full amount of just compensation for the Subject Property rights acquired by UDOT is Twenty-Seven Thousand, Eight Hundred Dollars (\$27,800.00) ("Just Compensation"). That Just Compensation amount shall be paid by UDOT via warrant in the sum of \$27,800.00 to AutoZone Parts, Inc., via certified mail, addressed to the following:

AutoZone Parts, Inc.
c/o Lee McCoy, Esq.
Legal Department
123 South Front Street
Memphis, TN 38103-3607

In connection with its Motion for Immediate Occupancy, UDOT deposited with the Court the sum of \$27,800.00 on or about January 29, 2020 which sum remains on deposit with the Court. (Docket # 7). The Clerk of Court is hereby authorized and directed to transfer and refund the money (\$27,800.00) previously deposited by UDOT via a check payable to the order of UDOT after entry of this Judgment by the Court. The check from the Clerk of Court shall be placed in an envelope and mailed, via certified mail, to:

Utah Department of Transportation
c/o Right of Way Director
4501 South 2700 West
Salt Lake City, Utah 84114-1200

5. Defendant AutoZone Parts, Inc. has affirmatively represented in the accompanying Stipulation that, as far as it is aware, there are no other persons or entities that own or are

~~BK 11270 PG 8446~~

claimants to the Subject Property or any portion of the proceeds to be paid by UDOT in this Condemnation proceeding and that Defendant has not encumbered, conveyed, or transferred its interests in the Subject Property being condemned or to any portion of its entitlement to just compensation proceeds in this civil action.

6. The Just Compensation amount identified in Paragraph 4 herein constitutes full, complete, and just compensation and full and final payment to Defendant AutoZone Parts, Inc., and satisfies, without limitation, all claims and counterclaims that AutoZone Parts, Inc. may have, known or unknown, arising from its respective property interests in the Subject Property or the remainder parcel(s) and all claims for just compensation, accumulating interest, additional compensation, rents, losses, business loss or any loss of profits or revenue, any claims for statutory damages, severance damages, indirect or consequential damages arising from UDOT's condemnation action and its acquisition of the Subject Property. Effective upon delivery of the just compensation amount as set forth herein, this Final Judgment shall serve as a Satisfaction of Judgment under Rule 58B, U.R. Civ. P.

7. Once Plaintiff has caused to be mailed the Warrant constituting the Just Compensation amount as described hereinabove, a copy of this Final Judgment shall be filed with the County Recorder of Salt Lake County, and thereupon the rights and interests of the Defendant AutoZone Parts, Inc., in and to the following described property, situated in Salt Lake County, State of Utah, shall vest in the Plaintiff, Utah Department of Transportation, 4501 South 2700 West, West Valley City, Utah 84119, pursuant to Utah Code § 78B-6-516.

8. Legal Description of the Subject Property

The Subject Property is located in Salt Lake County, Utah and described as:

~~BK 11022 PG 8846~~

Tax Id No. 27-17-176-029

Parcel No. S-0154:381

A parcel of land in fee, for the widening of 10400 South Street associated with the widening of SR-154 (Bangerter Highway), known as Project No. S-0154(84)14, being part of an entire tract of property situate in the Adjusted Lot 4 of the Albertson's 10400 South Street Subdivision (being a portion of Lots 4, 5, and 6, of Albertson's 10400 South Street Subdivision), according to the official plat thereof recorded September 15, 2002 as Entry No. 8343187 in Book 2002P on Page 243, in the office of the Salt Lake County Recorder, a subdivision in the SE1/4 NW1/4 of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 49.51 feet N.89°57'00"W. along the existing southerly highway right of way line of said 10400 South Street from the northwest corner of Lot 3 of said Albertson's 10400 South Street Subdivision; and running thence South 9.56 feet along the easterly boundary line of said entire tract to a point 63.56 feet perpendicularly distant southerly from the right of way control line of 10400 South Street of said Project, opposite approximate Engineers Station 509+65.79; thence N.86°03'38"W. 141.00 feet to a point in said existing southerly highway right of way line at a point 53.94 feet perpendicularly distant southerly from the right of way control line of 10400 South Street of said Project, opposite approximate Engineers Station 508+25.00; thence along said highway right of way line S.89°57'00"E. 140.67 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 672 square feet in area or 0.015 acre.

(Note: Rotate above bearings 00°12'50" clockwise to equal Highway bearings)

Parcel No. S-0154:381:PUE

A perpetual Public Utility Easement for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27 upon part of an entire tract of property situate in the Adjusted Lot 4 of the Albertson's 10400 South Street Subdivision (being a portion of Lots 4, 5, and 6, of Albertson's 10400 South Street Subdivision), according to the official plat thereof recorded September 15, 2002 as Entry No. 8343187 in Book 2002P on Page 243, in the office of the Salt Lake County Recorder, a subdivision in the SE1/4 NW1/4 of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, Utah to facilitate the widening of existing SR-154, known as Project No. S-0154(84)14. The easement shall run with the Real Property and shall be binding upon the Owner and the Owner's successors, heirs and assigns. The public utility shall have the right to install, maintain, operate, repair, remove, replace or relocate public utility facilities, including the right of ingress and egress, within said Public Utility Easement. Said public utility easement is non-exclusive and may be used by all public utilities according to the terms of the Public Utility Easement statute. The boundaries of

~~BK 11270 PG 8448~~

said part of an entire tract are described as follows:

Beginning at the intersection of the existing PUE as shown on said subdivision plat and the easterly boundary line of said entire tract, which point is 49.51 feet N.89°57'00"W. along the existing southerly highway right of way line of said 10400 South Street and 10.00 feet South along the easterly boundary line of said entire tract from the northwest corner of Lot 3 of said Albertson's 10400 South Street Subdivision; and running thence South 9.59 feet along the easterly boundary line of said entire tract to a point 73.58 feet perpendicularly distant southerly from the right of way control line of 10400 South Street of said Project, opposite approximate Engineers Station 509+65.80; thence N.86°03'38"W. 141.35 feet to a point in the existing PUE as shown on said subdivision plat at a point 63.95 feet perpendicularly distant southerly from the right of way control line of 10400 South Street of said Project, opposite approximate Engineers Station 508+24.77; thence along said existing PUE line S.89°57'00"E. 141.02 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described Easement contains 676 square feet in area or 0.016 acre.

(Note: Rotate above bearings 00°12'50" clockwise to equal Highway bearings)

***THIS ORDER BECOMES EFFECTIVE ON THE DATE WHEN ELECTRONICALLY
SIGNED BY THE COURT ON THE FIRST PAGE***

[The Defendant AutoZone Parts, Inc. has approved this form and content of final judgment as reflected in Paragraph 12 of the accompanying Stipulation for Entry of Judgment of Condemnation and Distribution of Funds attached as exhibit A to UDOT's Motion for Entry of Final Judgment of Condemnation Upon Stipulation.]

~~BK 11270 PG 8449~~

BK 11270 PG 8449

CERTIFICATE OF SERVICE

I certify that August 17, 2020, a true and correct copy of the foregoing proposed FINAL JUDGMENT OF CONDEMNATION AND COMPENSATION UPON STIPULATION; SATISFACTION OF JUDGMENT was served upon the following persons in the manner as indicated below:

AutoZone Parts, Inc. c/o
Lee McCoy, Esq.
Legal Department
123 South Front Street
Memphis, TN 38103-3607
Lee.Mccoy@autozone.com

- Via U.S. Mail
- Via Hand Delivery
- Via e-mail transmission (w. docs.)
- E-Filing
- Other:

/s/ William H. Christensen

Assistant Attorney General

~~CONFIDENTIAL~~

The Order of the Court is stated below:

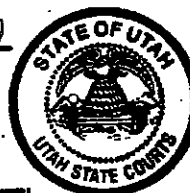
Dated: August 19, 2020
11:08:59 AM

/s/ MATTHEW BATES
District Court Judge



WILLIAM H. CHRISTENSEN (#4810)
JUSTIN G. JENSEN (#8310)
Assistant Attorneys General
SEAN D. REYES (#7969)
Utah Attorney General
Attorneys for Plaintiff
160 East 300 South, 5th Floor
P.O. Box 140857
Salt Lake City, Utah 84114-0857
Telephone (801) 366-0353
whchristensen@agutah.gov
justinjensen@agutah.gov

STATE OF UTAH
COUNTY OF Salt Lake
I hereby certify that the document to
which this certificate is attached is a
full, true and correct copy of the
original filed in the Utah State Courts.
WITNESS my hand and seal



this 25 day of August
2020
DISTRICT/JUVENILE COURT

Emily Smith CLERK

13400600
09/22/2020 11:45 AM \$0.00
Book - 11023 Pg - 3843-3849
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH

UT ST-DEPT OF TRANSPORTATION
BOX 148420 ATT: MONE WARDLE
SLC UT 84114-8420
BY: JLA, DEPUTY - UT 7 P.

IN THE THIRD JUDICIAL DISTRICT COURT
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH

UTAH DEPARTMENT OF
TRANSPORTATION,

Plaintiff

vs.

AUTOZONE PARTS, INC., a Nevada
Corporation, JOHN DOES, 1 -5,

Defendants.

FINAL JUDGMENT OF CONDEMNATION
AND COMPENSATION UPON
STIPULATION; SATISFACTION OF
JUDGMENT

Project No. S-0154(84)14
Parcel Nos. 0154:381; 0154:381:PUE

Affecting Tax ID No. 27-17-176-029

PIN: 14415

Civil No. 200900424

Judge Matthew Bates

The Court, having reviewed the Motion for Entry of Final Judgment of Condemnation Upon Stipulation with its supporting Stipulation for Entry of Judgment of Condemnation and Distribution of Funds attached thereto signed by representatives the parties, and being fully advised and for good cause appearing,

NOW ORDERS, ADJUDGES AND DECREES that:

1. This is an action to condemn the Defendant AutoZone Parts, Inc.'s interests in property described in paragraph 8 below, by the Utah Department of Transportation ("UDOT") for public highway and transportation purposes. The real property is located in South Jordan, Salt Lake County, described in paragraph 8, some of which is identified as affecting Tax Identification Parcel No. 27-17-176-029 as recorded in the Office of the Salt Lake County Recorder (the "Subject Property").

2. UDOT has the right to condemn and acquire the Subject Property for a public use as authorized under Utah Code § 78B-6-501. The widening and reconstruction of the road Project for which the Subject Property is being acquired is public in nature and is designed in a manner most compatible with the greatest public good and the least private injury. In accordance with state statutes and the Constitution of Utah relating to eminent domain, UDOT has found and declared that the improvements to be constructed in the Project are necessary to and in, the public's best interest.

3. The Court has subject matter jurisdiction over this action and finds and concludes that Defendant AutoZone Parts, Inc. has been regularly served with process and that a return of service has been filed with this Court (Docket #5) and that the Court has personal jurisdiction over Defendant AutoZone Parts, Inc. The Court notes that UDOT's Motion for Immediate Occupancy Pendente Lite, was entered without opposition from Defendant AutoZone. The Parties to this Final Judgment of Condemnation and Compensation, Satisfaction of Judgment ("Final Judgment"), have resolved all claims and disputes that have been, or could be, asserted between the Parties without the necessity of filing of a response to the Complaint and without the

need for additional litigation. The Stipulation for Judgment of Condemnation and Distribution of Funds filed as an attachment to UDOT's Motion for Entry of Final Judgment Upon Stipulation sets forth the terms to which the Parties thereto have agreed for the full and final resolution of this action.

4. The full amount of just compensation for the Subject Property rights acquired by UDOT is Twenty-Seven Thousand, Eight Hundred Dollars (\$27,800.00) ("Just Compensation"). That Just Compensation amount shall be paid by UDOT via warrant in the sum of \$27,800.00 to AutoZone Parts, Inc., via certified mail, addressed to the following:

AutoZone Parts, Inc.
c/o Lee McCoy, Esq.
Legal Department
123 South Front Street
Memphis, TN 38103-3607

In connection with its Motion for Immediate Occupancy, UDOT deposited with the Court the sum of \$27,800.00 on or about January 29, 2020 which sum remains on deposit with the Court. (Docket # 7). The Clerk of Court is hereby authorized and directed to transfer and refund the money (\$27,800.00) previously deposited by UDOT via a check payable to the order of UDOT after entry of this Judgment by the Court. The check from the Clerk of Court shall be placed in an envelope and mailed, via certified mail, to:

Utah Department of Transportation
c/o Right of Way Director
4501 South 2700 West
Salt Lake City, Utah 84114-1200

5. Defendant AutoZone Parts, Inc. has affirmatively represented in the accompanying Stipulation that, as far as it is aware, there are no other persons or entities that own or are

claimants to the Subject Property or any portion of the proceeds to be paid by UDOT in this Condemnation proceeding and that Defendant has not encumbered, conveyed, or transferred its interests in the Subject Property being condemned or to any portion of its entitlement to just compensation proceeds in this civil action.

6. The Just Compensation amount identified in Paragraph 4 herein constitutes full, complete, and just compensation and full and final payment to Defendant AutoZone Parts, Inc., and satisfies, without limitation, all claims and counterclaims that AutoZone Parts, Inc. may have, known or unknown, arising from its respective property interests in the Subject Property or the remainder parcel(s) and all claims for just compensation, accumulating interest, additional compensation, rents, losses, business loss or any loss of profits or revenue, any claims for statutory damages, severance damages, indirect or consequential damages arising from UDOT's condemnation action and its acquisition of the Subject Property. Effective upon delivery of the just compensation amount as set forth herein, this Final Judgment shall serve as a Satisfaction of Judgment under Rule 58B, U.R. Civ. P.

7. Once Plaintiff has caused to be mailed the Warrant constituting the Just Compensation amount as described hereinabove, a copy of this Final Judgment shall be filed with the County Recorder of Salt Lake County, and thereupon the rights and interests of the Defendant AutoZone Parts, Inc., in and to the following described property, situated in Salt Lake County, State of Utah, shall vest in the Plaintiff, Utah Department of Transportation, 4501 South 2700 West, West Valley City, Utah 84119, pursuant to Utah Code § 78B-6-516.

8. Legal Description of the Subject Property

The Subject Property is located in Salt Lake County, Utah and described as:

Tax Id No. 27-17-176-029

Parcel No. S-0154:381

A parcel of land in fee, for the widening of 10400 South Street associated with the widening of SR-154 (Bangerter Highway), known as Project No. S-0154(84)14, being part of an entire tract of property situate in the Adjusted Lot 4 of the Albertson's 10400 South Street Subdivision (being a portion of Lots 4, 5, and 6, of Albertson's 10400 South Street Subdivision), according to the official plat thereof recorded September 15, 2002 as Entry No. 8343187 in Book 2002P on Page 243, in the office of the Salt Lake County Recorder, a subdivision in the SE1/4 NW1/4 of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 49.51 feet N.89°57'00"W. along the existing southerly highway right of way line of said 10400 South Street from the northwest corner of Lot 3 of said Albertson's 10400 South Street Subdivision; and running thence South 9.56 feet along the easterly boundary line of said entire tract to a point 63.56 feet perpendicularly distant southerly from the right of way control line of 10400 South Street of said Project, opposite approximate Engineers Station 509+65.79; thence N.86°03'38"W. 141.00 feet to a point in said existing southerly highway right of way line at a point 53.94 feet perpendicularly distant southerly from the right of way control line of 10400 South Street of said Project, opposite approximate Engineers Station 508+25.00; thence along said highway right of way line S.89°57'00"E. 140.67 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 672 square feet in area or 0.015 acre.

(Note: Rotate above bearings 00°12'50" clockwise to equal Highway bearings)

Parcel No. S-0154:381:PUE

A perpetual Public Utility Easement for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27 upon part of an entire tract of property situate in the Adjusted Lot 4 of the Albertson's 10400 South Street Subdivision (being a portion of Lots 4, 5, and 6, of Albertson's 10400 South Street Subdivision), according to the official plat thereof recorded September 15, 2002 as Entry No. 8343187 in Book 2002P on Page 243, in the office of the Salt Lake County Recorder, a subdivision in the SE1/4 NW1/4 of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, Utah to facilitate the widening of existing SR-154, known as Project No. S-0154(84)14. The easement shall run with the Real Property and shall be binding upon the Owner and the Owner's successors, heirs and assigns. The public utility shall have the right to install, maintain, operate, repair, remove, replace or relocate public utility facilities, including the right of ingress and egress, within said Public Utility Easement. Said public utility easement is non-exclusive and may be used by all public utilities according to the terms of the Public Utility Easement statute. The boundaries of

said part of an entire tract are described as follows:

Beginning at the intersection of the existing PUE as shown on said subdivision plat and the easterly boundary line of said entire tract, which point is 49.51 feet N.89°57'00"W. along the existing southerly highway right of way line of said 10400 South Street and 10.00 feet South along the easterly boundary line of said entire tract from the northwest corner of Lot 3 of said Albertson's 10400 South Street Subdivision; and running thence South 9.59 feet along the easterly boundary line of said entire tract to a point 73.58 feet perpendicularly distant southerly from the right of way control line of 10400 South Street of said Project, opposite approximate Engineers Station 509+65.80; thence N.86°03'38"W. 141.35 feet to a point in the existing PUE as shown on said subdivision plat at a point 63.95 feet perpendicularly distant southerly from the right of way control line of 10400 South Street of said Project, opposite approximate Engineers Station 508+24.77; thence along said existing PUE line S.89°57'00"E. 141.02 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described Easement contains 676 square feet in area or 0.016 acre.

(Note: Rotate above bearings 00°12'50" clockwise to equal Highway bearings)

***THIS ORDER BECOMES EFFECTIVE ON THE DATE WHEN ELECTRONICALLY
SIGNED BY THE COURT ON THE FIRST PAGE***

[The Defendant AutoZone Parts, Inc. has approved this form and content of final judgment as reflected in Paragraph 12 of the accompanying Stipulation for Entry of Judgment of Condemnation and Distribution of Funds attached as exhibit A to UDOT's Motion for Entry of Final Judgment of Condemnation Upon Stipulation.]

CERTIFICATE OF SERVICE

I certify that August 17, 2020, a true and correct copy of the foregoing proposed **FINAL**

JUDGMENT OF CONDEMNATION AND COMPENSATION UPON STIPULATION; SATISFACTION OF

JUDGMENT was served upon the following persons in the manner as indicated below:

AutoZone Parts, Inc. c/o
Lee McCoy, Esq.
Legal Department
123 South Front Street
Memphis, TN 38103-3607
Lee.Mccoy@autozone.com

- Via U.S. Mail
- Via Hand Delivery
- Via e-mail transmission (w. docs.)
- E- Filing
- Other:

/s/ William H. Christensen

Assistant Attorney General