



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

September 14, 2023

The Salt Lake County Council
Attn: Amiee Winder Newton
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: Real Property Tax
Parcel No: 21-25-387-005-0000
Name: Utah Department of Transportation (UDOT)

Honorable Council Chair Amiee Winder Newton,

We recommend reducing the 2019 and 2020 delinquent general property taxes on the above-named parcel as follows:

	From	To
2019	\$1,580.40	\$1231.71.
2020	\$444.30	\$-0-

Utah Department of Transportation acquired this property by Order of Occupancy, Pendente Lite dated October 11, 2019. This parcel should have been 22% exempt for 2019 and 100% 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

DC/MK

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

Cc: Salt Lake County Treasurer

UTAH DEPARTMENT OF TRANSPORTATION
C/O RIGHT OF WAY 4th Floor
PO BOX 148420
SALT LAKE CITY, UT 84114-8420

ASSESSOR'S OFFICE - SALT LAKE COUNTY GOVERNMENT CENTER
2001 South State Street, Rm N2-600 • PO Box 147421 • Salt Lake City, UT 84114-7421
Tel: 385.468.8000 • Fax: 385.468.8092 -CAMA, 385.468.8093 -Personal Property

6

13073316
09/13/2019 11:28 AM \$0.00
Book - 10830 Pg - 2043-2047
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-DEPT OF TRANSPORTATION
BOX 148420 ATT: MONE WARDLE
SLC UT 84114-8420
BY: MGA: DEPUTY - WI 5 P.

JUSTIN G. JENSEN (#8310)
JAMES L. WARLAUMONT (#3386)
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
justinjensen@agutah.gov
jwarlaumont@agutah.gov

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

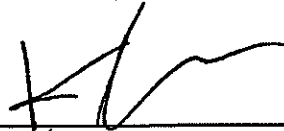
<p>UTAH DEPARTMENT OF TRANSPORTATION, Plaintiff</p> <p>vs.</p> <p>OAK STREET, LLC, a Utah Corporation; PRISTINE PAINTING, LLC; OQUENDO INVESTMENTS, LLC; MIDVALE BUSINESS CENTER, LLC, Trustor; BRUCE L. RICHARDS, Trustee, ZB, N.A. dba ZIONS FIRST NATIONAL BANK, Beneficiary; AMERICAN UNITED FAMILY OF CREDIT UNIONS; ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION, an agency of the government of the United States of America; and JOHN DOES 1 – 10, Defendants.</p>	<p>LIS PENDENS</p> <p>Project No. S-I15-7(341)295 Parcel No. 344K:T</p> <p>Affecting Tax Id. Nos. 21-25-387-005</p> <p>Civil No. 190906987</p> <p>Judge Richard Mrazik</p> <p>Tier 2 Discovery</p>
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NOTICE OF PENDENCY OF EMINENT DOMAIN PROCEEDING

PLEASE TAKE NOTICE that an eminent domain proceeding has been commenced in the above-entitled court by the above-named plaintiff against the above-named defendants to acquire for public use the real property described in Exhibit A attached hereto.

DATED September 10, 2019.

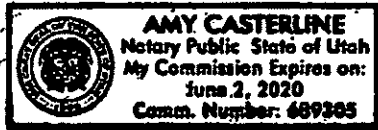
SEAN D. REYES
Utah Attorney General



JUSTIN G. JENSEN
Assistant Attorneys General
Attorneys for Plaintiff

STATE OF UTAH)
) §
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 10th day of September, 2019
by JUSTIN G. JENSEN.




Notary Public

EXHIBIT A

**CONDEMNATION RESOLUTION
HIGHWAY PROJECT NO. S-I15-7(341)295
I-15 NB; Bangerter Hwy to I-215**

I. The Utah Department of Transportation (UDOT) has determined that the following described property ("Subject Property") is necessary for a state transportation purpose as defined in Utah Code Ann. § 72-5-102. UDOT has been unable to acquire the Subject Property after having made reasonable efforts to negotiate for its purchase. Therefore, pursuant to its duty to provide safe transportation systems, UDOT has determined that it is necessary and in the public interest to acquire the Subject Property by condemnation in accordance with applicable law.

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

Tax Id No. 21-25-387-005

Parcel No. S-I15-7:344K:T

A Condominium Unit in fee, being all of Unit 5 of the Interstate Shops At Midvale Condominium, a Commercial Condominium Project recorded as Entry No. 9137417, in Book 2004P at Page 217 in the Salt Lake County Recorder's Office, situate in the SE1/4 SW1/4 of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, incident to the widening of I-15, known as Project No S-I15-7(341)295. The boundaries of said Condominium Unit are described as follows:

Unit No. 5, contained within the INTERSTATE SHOPS AT MIDVALE CONDOMINIUM, a Commercial Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 9137417 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Interstate Shops at Midvale Condominium recorded in Salt Lake County; Utah as Entry No. 9137418, in Book 9022, at Page 1762 (as said Declaration may have heretofore been amended or supplemented), of the Official Records.

Together with: (a) the undivided interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit; (b) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) the non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Act.

The above described Condominium unit 5 contains 1,304 square feet or 0.029 acre.

CONDEMNATION RESOLUTION
HIGHWAY PROJECT NO. S-I15-7(341)295
I-15 NB; Bangerter Hwy to I-215

The foregoing Condemnation Resolution is hereby approved by the Director of the Utah Department of Transportation, or his designee, the Director of Right of Way for the Utah Department of Transportation pursuant to the provisions of Utah Code Ann. § 72-1-202 and 72-1-207, (1998), on this 14th day of August, 2019.

Charles A. Stormont
Director of Right of Way
Utah Department of Transportation

State of Utah
County of Salt Lake

On the 14 day of August, 2019, personally appeared before me Charles A. Stormont who by me duly sworn did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said Utah Department of Transportation.

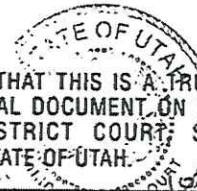
Kissy Platt
Notary Public



The Order of the Court is stated below:

Dated: October 11, 2019
08:42:29 AM

/s/ RICHARD MRAZIK
District Court Judge



I CERTIFY THAT THIS IS A TRUE COPY OF
AN ORIGINAL DOCUMENT ON FILE IN THE
THIRD DISTRICT COURT, SALT LAKE
COUNTY, STATE OF UTAH.
DATE: 10/15/2019

DEPUTY COURT CLERK

JUSTIN G. JENSEN (#8310)
JAMES L. WARLAUMONT (#3386)
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
justinjensen@agutah.gov
jwarlaumont@agutah.gov

13111633
10/30/2019 11:02 AM \$0.00
Book - 10852 Pg - 8995-9000
RASHELLE HOEBS
RECORDER, SALT LAKE COUNTY, UTAH

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

UTAH DEPARTMENT OF
TRANSPORTATION,

Plaintiff,

vs.

OAK STREET, LLC, a Utah Corporation;
PRISTINE PAINTING, LLC; OQUENDO
INVESTMENTS, LLC; MIDVALE
BUSINESS CENTER, LLC, Trustor; BRUCE
L. RICHARDS, Trustee, ZB, N.A. dba ZIONS
FIRST NATIONAL BANK, Beneficiary;
AMERICAN UNITED FAMILY OF CREDIT
UNIONS; ADMINISTRATOR OF THE
SMALL BUSINESS ADMINISTRATION, an
agency of the government of the United States
of America; and JOHN DOES 1 - 10,

Defendants.

**ORDER OF OCCUPANCY,
PENDENTE LITE**

Project No. S-115-7(341)295
Parcel No. 344K:T

Affecting Tax ID No. 21-25-387-005

Civil No. 190906987

Judge Richard Mrazik

UT ST-DEPT OF TRANSPORTATION
BOX 148420 ATT: NONE WARDLE
S/LC UT 34114-8420
BY: DSA, DEPUTY - UT 6 P.

The Court notes that Defendants Midvale Business Center, LLC; Bruce L. Richards,

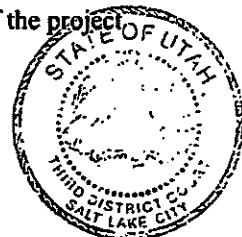
Trustee; ZB, N.A. dba-Zion National Bank; American United Family of Credit Unions each have been served with process along with a copy of UDOT's Motion for Immediate Occupancy as indicated by returns of summons filed with the Court. The Court also notes that the time for the Defendants' opposition to UDOT's Motion for Immediate Occupancy has elapsed without the filing of any opposition papers or other response from Defendants Midvale Business Center, LLC; Bruce L. Richards, Trustee; ZB, N.A. dba-Zion National Bank; and American United Family of Credit Unions.

Defendant, the Administrator of the Small Business Administration, has been served with process in this case, but its answer is not yet due. It has indicated through counsel that it does not intend to oppose the Utah Department of Transportation's Motion for Immediate Occupancy.

The Court having considered UDOT's Motion for Order of Immediate occupancy(motion); the Stipulation for Entry of an Order granting UDOT's Motion for Order of Occupancy executed on behalf of the Defendants' Oak Street, LLC; Pristine Painting, LLC; and Oquendo Investments, LLC; the lack of opposition from the remaining Defendants, including the Administrator of the Small Business Administration's non-opposition to occupancy; the pleadings and papers filed herein; and good cause appearing,

IT IS HEREBY ORDERED:

1. UDOT's Motion for Immediate Occupancy is granted. The Plaintiff, its agents, contractors, assignees and permittees are granted the right to occupancy on or after November 2, 2019 of the following premises, *pendente lite*, and to do whatever testing, construction, relocation or utilities, and other work thereon as may be required in furtherance of the project described in Plaintiff's Complaint in Eminent Domain as follows:



Tax Id No. 21-25-387-005

Parcel No. S-I15-7:344K

A Condominium Unit in fee, being all of Unit 5 of the Interstate Shops At Midvale Condominium, a Commercial Condominium Project recorded as Entry No. 9137417, in Book 2004P at Page 217 in the Salt Lake County Recorder's Office, situate in the SE1/4 SW1/4 of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, incident to the widening of I-15, known as Project No S-I15-7(341)295. The boundaries of said Condominium Unit are described as follows:

Unit No. 5, contained within the INTERSTATE SHOPS AT MIDVALE CONDOMINIUM, a Commercial Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 9137417 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Interstate Shops at Midvale Condominium recorded in Salt Lake County, Utah as Entry No. 9137418, in Book 9022, at Page 1762 (as said Declaration may have heretofore been amended or supplemented), of the Official Records.

Together with: (a) the undivided interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit; (b) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) the non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Act.

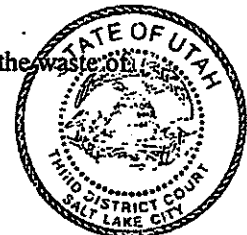
The above described Condominium unit 5 contains 1,304 square feet or 0.029 acre.

2. Pursuant to Utah Code § 78B-6-510(2), the Court has received proof by declaration:

(a) that the independent appraisal obtained by UDOT value the premises sought to be condemned at \$204,500.00;

(b) that UDOT has agreed to deposit the sum of \$204,500.00 as a prerequisite to obtaining occupancy; and

(c) that UDOT requires speedy occupancy of said premises to avoid the waste of



public resources associated with project interruptions and delay.

3. Oak Street, LLC; Pristine Painting, LLC; and Oquendo Investments, LLC shall vacate the property and remove all of their personal property from the subject property on or before November 1, 2019.

4. Plaintiff may take occupancy of the subject property on or after November 2, 2019.

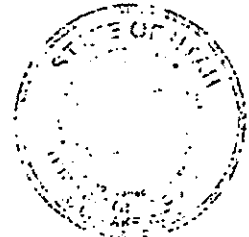
5. As a condition precedent to Plaintiff's occupancy under this Order, Plaintiff shall deposit with the Clerk of the Court the sum of \$204,500.00 for the purposes set forth in Utah Code § 78B-6-510.

**ENTERED BY THE COURT EFFECTIVE AS OF THE DATE THE
COURT'S STAMP IS AFFIXED TO THE FIRST PAGE OF THIS DOCUMENT.**

Approved as to Form:

/s/ Steven J. Joffe
Steven J. Joffe
Attorneys for Oak Street, LLC
Pristine Painting, LLC
& Oquendo Investments, LLC
Attorney for the Defendants
(signature added with permission)

/s/ John S. Gygi
John S. Gygi
Administrator of the Small Business Administration
Attorney for the Defendant
(signature added with permission)



CERTIFICATE OF SERVICE

I certify that on the 10th day of October 2019, a true and correct copy of the foregoing **ORDER OF OCCUPANCY, PENDENTE LITE**, was served upon the following persons in the manner as indicated:

Steven J. Joffee
Attorneys for Oak Street, LLC; Pristine Painting, LLC; Oquendo Investment, LLC
170 Main St. #1000
Salt Lake City, Utah 84101
sjoffee@michaelbest.com

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

Administrator of the Small Business Admin
c/o John S. Gygi
125 So. State Street, Room 1800
Salt Lake City, Utah 84111

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

West D. Haradin
Agent of Service for
Midvale Business Center LLC
2930 E Willow Creek Drive
Sandy, UT 84093

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

Michelle Thorne
Registered Agent of Service for
American United Family of Credit Unions
2687 West 7800 South
West Jordan, Utah 84088

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

Bruce L. Richards, Trustee
Bruce L. Richards and Associate
455 East 500 South, Suite 401
Salt Lake City, Utah 84111

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

ZB, N.A.
dba Zions First National bank, beneficiary
One South Main, Second Floor

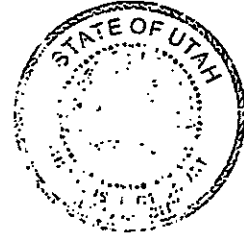
- Via U.S. Mail
- Via Hand Delivery
- Via e-mail transmission (w. docs.)



Salt Lake City, Utah 84133

E- Filing

/s/ Amy Casterline



The Order of the Court is stated below:

Dated: April 16, 2020
08:21:31 AM

/s/ KENT HOLMBERG
District Court Judge



JUSTIN G. JENSEN (#8310)
JAMES L. WARLAUMONT (#3386)
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
justinjensen@agutah.gov
jwarlaumont@agutah.gov

I CERTIFY THAT THIS IS A TRUE COPY OF
AN ORIGINAL DOCUMENT ON FILE IN THE
THIRD DISTRICT COURT, SALT LAKE
COUNTY, STATE OF UTAH.

DATE: _____

DEPUTY COURT CLERK
SALT LAKE COUNTY, UTAH

13288159
06/03/2020 09:50 AM \$0.00
Book - 10954 Pg - 6375-6380
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH

UT ST-DEPT OF TRANSPORTATION
| BOX 149420 ATT: HONORABLE
SIC UT 84114-8420
BY: TOA, DEPUTY - WJ & P.

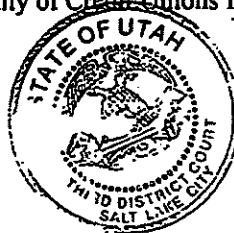
<p align="center">IN THE THIRD JUDICIAL DISTRICT COURT</p> <p align="center">IN AND FOR SALT LAKE COUNTY, STATE OF UTAH</p>	
<p>UTAH DEPARTMENT OF TRANSPORTATION,</p> <p align="right">Plaintiff,</p> <p align="center">vs.</p> <p>OAK STREET, LLC, a Utah Corporation; PRISTINE PAINTING, LLC; OQUENDO INVESTMENTS, LLC; MIDVALE BUSINESS CENTER, LLC, Trustor; BRUCE L. RICHARDS, Trustee, ZB, N.A. dba ZIONS FIRST NATIONAL BANK, Beneficiary; AMERICAN UNITED FAMILY OF CREDIT UNIONS; ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION, an agency of the government of the United States of America; and JOHN DOES 1 – 10,</p> <p align="right">Defendants.</p>	<p align="center">FINAL JUDGMENT OF JUST COMPENSATION AND CONDEMNATION AS TO OAK STREET, LLC, PRISTINE PAINTING, LLC, OQUENDO INVESTMENT, LLC AND ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION AND FOR DEFAULT JUDGMENT AS TO DEFENDANTS BRUCE L. RICHARDS, TRUSTEE, AMERICAN UNITED FAMILY CREDIT UNIONS, AND ZION FIRST NATIONAL BANK</p> <p align="center">Project No. S-I15-7(341)295 Parcel No. 344K:T</p> <p align="center">Affecting Tax ID No. 21-25-387-005</p> <p align="center">Civil No. 190906987</p> <p align="center">Judge Kent Holmberg</p>



The Court, having reviewed the Stipulation and Joint Motion for Entry of Final Judgment of Just Compensation and Condemnation as to Oak Street, LLC; Pristine Painting, LLC; Quendo Investments, LLC; and Administrator of the Small Business Administration and for Default Judgment as to Defendants Bruce L. Richards, Trustee; American United Family of Credit Unions and Zion National Bank (the "Final Judgment of Just Compensation and Condemnation"), and being fully advised and for good cause appearing,

NOW ORDERS, ADJUDGES AND DECREES that:

1. The parcels of land hereinafter described in paragraph 9 are hereby condemned and acquired by UDOT for public highway and transportation purposes (the "Condemned Property"). UDOT has the right to condemn and acquire the Condemned Property for a public use as described in UDOT's Complaint in Eminent Domain.
2. The purpose of said condemnation is a public use authorized by law.
3. Defendants Bruce L. Richards, ZB N.A. dba Zion First national Bank, and American United Family of Credit Unions have been regularly served with Summons and Amended Complaint and have failed to appear and answer. The time allowed for answering has expired and the default of said Defendants have been entered according to law. The Court therefore finds, as prayed for in UDOT's Amended Complaint in Eminent Domain, that the interests are nominal, and no compensation is due to these defaulted Defendants Bruce L. Richards, ZB N.A. dba Zion First National Bank, and American United Family of Credit Unions for any interest in the Condemned Property or for damages.



4. Defendant Midvale Business Center disclaimed any interest in the Condemned Property or the proceeds of this Condemnation action and no compensation is due to it for any interest in the Condemned Property or for damages and no John Does have been discovered that have, or claim to have, an interest in the Condemned Property. On December 19, 2019, a Voluntary Dismissal was filed by UDOT for Midvale Business Center.

5. The Parties stipulate and agree the full amount of just compensation for the Subject Property acquired by UDOT from the Participating Defendants is Two Hundred Thirty-Three Thousand Dollars (\$233,000.00) ("Just Compensation"). UDOT shall pay the Just Compensation as follows:

A. UDOT shall pay the sum of \$75,762.28 to Defendant Zions First National Bank by issuing and delivering a check made payable to Zions Bank and delivered to the following:

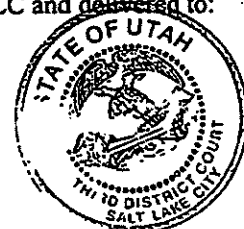
Zions Bank
2460 South 3270 West
UT-RDWG 0186
West Valley City, Utah 84119

B. UDOT shall pay the sum of 70,771.32 to the Administrator of the Small Business Administration by issuing and delivering a check made payable to Mountain West Small Business Finance and delivered to the following:

Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

C. UDOT shall pay the remaining balance of \$86,466.40 by issuing a check to Oak Street, LLC, Pristine Painting, LLC and Oquendo Investments, LLC and delivered to:

Steven J. Joffee



Michael Best & Friedrich, LLP
2750 E. Cottonwood Pkwy., Suite 560
Cottonwood Heights, Utah 84121

UDOT shall have no further liability to the Defendants and shall have no liability concerning the division of proceeds between the Defendants. This disclaimer of liability shall not apply however to any relocation benefits to which any of the Defendants may be entitled.

6. UDOT made a deposit in the Third District Court, in accordance with Utah Code § 78B-6-51 0(3)(a), in the amount of Two Hundred and Four Thousand, Five Hundred Dollars (\$204,500.00) which amount is still on deposit. The full amount of the deposit shall be paid by the Court Clerk upon the entry of this Final Judgment and paid to UDOT by a Check issued to the following:

Utah Department of Transportation
c/o Charles Stormont, Director of Right of Way
4501 South 2700 West
Salt Lake City, Utah 84119

The Court Clerk shall notify counsel for UDOT when the check is available and UDOT's Counsel are hereby authorized to take delivery of the check from the Clerk of this Court.

7. The payments described in paragraphs 5 shall constitute full satisfaction by UDOT of all claims to the Condemned Property, just compensation, or damages that were, or could have been asserted by Defendants related to this Condemnation except for any claims relating to relocation benefits.

8. A copy of this Final Judgment of Just Compensation and Condemnation shall be filed with the County Recorder of Salt Lake County, State of Utah, and the Clerk of the rights and



interest of Defendants in Oak Street, LLC; Pristine Painting, LLC; Oquendo Investments, LLC; Midvale Business Center, LLC; Bruce L. Richards, Trustee; ZB, N.A. dba-Zion National Bank; American United Family of Credit Unions the following property shall vest in the Plaintiff, Utah Department of Transportation, including any undivided interest in the common area, shall vest in the Utah Department of Transportation:

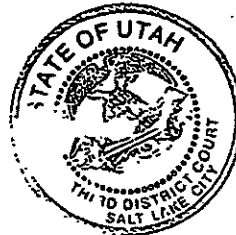
Tax ID No. 21-21-387-005

Parcel No. S-115-7:344K

A Condominium Unit in fee, being all of Unit 5 of the Interstate Shops At Midvale Condominium, a Commercial Condominium Project recorded as Entry No. 9137417, in Book 2004P at Page 217 in the Salt Lake County Recorder's Office, situate in the SE1/4 SW1/4 of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, incident to the widening of I-15, known as Project No S-115-7(341)295. The boundaries of said Condominium Unit are described as follows:

Unit No. 5, contained within the INTERSTATE SHOPS AT MIDVALE CONDOMINIUM, a Commercial Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 9137417 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Interstate Shops at Midvale Condominium recorded in Salt Lake County; Utah as Entry No. 9137418, in Book 9022, at Page 1762 (as said Declaration may have heretofore been amended or supplemented), of the Official Records.

Together with: (a) the undivided interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit; (b) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) the non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Act.



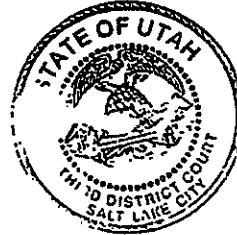
The above described Condominium unit 5 contains 1,304 square feet or 0.029 acre.

9. Each party shall bear its own costs and attorneys' fees.

*******END OF ORDER*******

In accordance with the Utah State District Court eFiling standards No 4, and URCP 10(e), this Order does not bear the handwritten signature of the Judge, but instead displays an electronic signature at the upper-righthand corner of the first page of this Order along with the court's seal and the date and time the Order was executed.

<p>Approved as to Form:</p> <p><u>/s/ Steven J. Joffe</u> Steven J. Joffe Attorneys for Oak Street, LLC Pristine Painting, LLC & Oquendo Investments, LLC Signed with permission from Steven J. Joffe</p>	<p>Approved as to Form:</p> <p><u>/s/ John S. Gygi</u> John S. Gygi Attorney for U.S. Small Business Administration Signed with permission from John S. Gygi</p>
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PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

09/14/2023
13:04:20

21-25-387-005-0000 PS ___ CATEGORY 202 GENERAL PROP

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420 RIGHT OF WA
SALT LAKE CITY
UT 84114-8420

ADDRESS SUPR
ID 21627732

LAST ACTION 01/23/2010 11.11.38 LAST PMT 02/19/2019 75 4852 4852

----- AMOUNTS DUE -----

YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2015	30			010116-091323	.0700		
2016	30			010117-091323	.0700		
2017	30			010118-091323	.0725		
2018	30			021919-091323	.0845		
2019	30	1,580.40	39.51	010120-091323	.0775	465.02	2,084.93
2020	30	444.30	11.11	010121-091323	.0700	86.12	541.53

INTEREST CREDIT

RETURN CHECK FEE

ADMIN FEE

MORE YEAR DATA AVAILABLE

TOTAL AS OF 09/14/2023

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