



**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: 27-17-176-036-0000  
Name: AutoZone Parts Inc.

Honorable Council Chair Laurie Stringham,

We recommend correcting the 2021 general property tax on the above-named parcel from \$-0- to \$25,085.39.

This parcel was created for the 2021 tax roll from parent parcel 27-17-176-029. A portion of land from 27-17-176-029 was acquired by UDOT by court order, Final Judgment of Condemnation and Compensation Stipulation; Satisfaction of Judgement, dated August 19, 2020. When this parcel (27-17-176-036) was created for 2021 the Recorder's Office stated the ownership as the Utah Department of Transportation, when it should have remained as AutoZone Parts Inc; thus, this parcel was incorrectly assessed as a tax-exempt parcel when it should have been fully taxable.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to collect 2021 property taxes as indicated.

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

**2021 TAXES DUE****PARCEL NO. 27-17-176-036**

2021 LAND VALUE	2021 BUILDING VALUE	TOTAL TAXABLE VALUE	TAX RATE FOR 2021	TAXES OWED FOR 2021
\$ 924,700.00	\$ 1,298,000.00	\$ 2,222,700.00	0.011286	\$ 25,085.39

UTAH DEPARTMENT OF		DIST 38	TAX CALCULATIONS 3/3	
LOC 3735 W SOUTHJORDAN PKWY		NEXT	+	LAND
	MTG HOLDER 0000			924,700
ATT GARBAGE	ALTERNATE 0000		+	BUILDINGS
WEED/DEMO	APPENDIX YR 0000		=	FULL MARKET VAL
SPEC IMP	BNKRPT YEAR 0000		-	GREENBLT REDUCT
ATT PERS PROP	BNKRPT CHAP		-	EXEMPT REDUCTN
TX SALE BOFE	BKRPT CASE		-	STATUTE REDUCT
PRINT V PUP	MH BNK CASE		-	RESIDENT EXEMPT
	TAX RELIEF		=	TAXABLE VALUE
LOC CB 0.00	VETERN 0		-	VET/BLND EXEMPT
ST CB 0.00	BLIND 0		=	RESIDUAL VALUE
INDGNT 0.00	BRD LT 0.00		*	TAX RATE
DISABL 0.00	C/B BL 0.00		=	COMPUTED TAXES
HRDSHP 0.00	BL DATE 00/00/0000		+	RETURNED CHECK
	C O L L E C T I O N S		=	TOTAL CHARGES
PREPAY 0.00	MPP		-	TAX RELIEF
PAYMNT 0.00	RUN 0000		-	PREPAYMENTS
PENALTY 0.00	MACH 000		=	TOTAL DUE
RET CK FEE PAID 0.00	TRAN 0		-	COLLECTIONS
RECEIPT DATE 00/00/0000	NUMBR 0		=	BALANCE DUE
COLLECTION MODIFICATION 00/00/0000				
BY OFFICE	REASON			

TAX DISTRICT 38 NEXT YEAR TAXPAYER ID 0000

UTAH DEPARTMENT OF NAME SUPPRESS \*\*\*\*\* SUMMARY \*\*\*\*\*

TRANSPORTATION ADDR SUPPRESS \* HOME SF FINISH 0 \*  
% RIGHT OF WAY BK 11023 PG 3843 \* LAND 924,700 \*

4501 S 2700 W NO: EDIT 1 \* BLDG 1,298,000 \*

TAYLORSVILLE UT 84129 \* TOTAL 2,222,700 \*  
\* BAL DUE .00 \*

NAME MODIFY 00/00/0000 BY OFC RSN \*  
ADDR MODIFY 00/00/0000 BY OFC RSN \*\*\*\*\*

LOCATION 3735 W SOUTHJORDAN PKWY TRUTH NOTICE 07/06/2021

LOCATION EDIT CERTIFY TYPE TAX NOTICE 09/24/2021

LOCATION MODIFY 00/00/0000 BY O R 0 AMEND NOTICE 00/00/0000

STATUS PRINT V TAX SALE BOFE APPEAL 00/00/0000

MULTI NAME PAID UNDER PROTEST BOFE ACTION

NEIGHBORHOOD SPEC IMP CERTIFY ATTACH PERS PROP

NEIGHBORHOOD CODE 6211 WEED AND DEMO ATTACH GARBAGE

AVERAGE HOME SF FINISH 0 APPENDIX ADDRESS N

LOW SALE PRICE 0 BANKRUPT LEGAL DESC N

HIGH SALE PRICE 0 E-NOTICES

AVERAGE SALE PRICE 0 LAST GENERAL CHANGE 07/06/2021  
BY VASTB211 OFC D.P. REASON U

LRS PageCenterX: Prod - mkelly  
Document Browse (STAX4211.TXT)

/APPRAISL/OFFICIAL/STAX4211.TXT

Page: 2 of 3 (Subset Browse)

1 (967571)

\*PARCLIST\* SALT LAKE COUNTY PARCEL LISTING 05/24/21 PAGE 31,4

PARCEL ID: 2021 27-17-176-036-0000

\*\*\*\* PARCEL LAST UPDATED : 05/04/2021

Owner Name	UTAH DEPARTMENT OF TRANSP	St Name	SOUTHJORDAN	Tax Dist	38
Owner Name	ORTATION	St Type	PKWY	Pct Exmpt	100
Active	Y - YES	City	SOUTH JORDAN	Tax Dist Loc	SJORDAN/J
Totl Acres	1.09	Site Nm	AUTOZONE	Exmpt Typ	T - TOTAL
Owner Ocpd	Y - YES	Tax Class ID	210 - STATE-ROAD	Detail Yr	1 - 2021
Frt Num	3735	Prop Typ	500 - IMP-COMMRCL	Update Yr	2019
Frt Dir	W - WEST	Spec Prop Typ	575 - RETAIL-STORE		

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  
 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 THATPORTION OCCUPIED BY UDOT  
 . (BEING PT OF LOTS 4,5 & 6, ALBERTSONS 10400 SOUTH STREET SUBDIVISION).  
 Memo NEW PARCEL 27171760360000 CREATED 20200601-08:05:27 // 2021 SEG FROM 029; PROEPRTY OWNER IS STILL AUTOZONE, (T ONLY GOT SOME LAND ALONG THE STREET; UPDATED LB RATIO 3/21 805 //

\*\*\*\* TAX\_CLASS # 1 Tax Class OE - OWNER EXEMPT

\*\*\*\* BATCHING # 1 LAST UPDATED : 03/15/2021

Batch Num	35659	Entrnc	O - OFFICE REVIEW	Data Entry Date	03/15/2021
Batch Typ	51	Info Sourc	H - HIST RECORD	Batching Date	07/29/2020
Coll ID	805	Visit Date	03/15/2021	RTF	03/24/2021
Coll Typ	A - APPRAISER	Tech ID	805		

\*\*\*\* VALUATION LAST UPDATED : 03/15/2021

Cost Land	973340	Tot Inc Val	2339657	Bldg Val	1298000
RCN	953006	Add Lnd Val	0	Finl Val	2222700
RCNLD	897004	Add Bldg Val	0	Grnblt Val	0
Cost Totl	1870300	Eco Totl Val	2339657	Pri Land Val	924700
Cost Date	05/19/2021	Inc Calc By	I - COST/INC PGM	Pri Bldg Val	1298000
Land Tag Used	2021	Sel Lnd Val	973340	Pri Totl Val	2222700
Cost Tag Used	2021	Sel Bldg Val	1366317	Total CAP	1557228
Inc Tag Used	2021	Sel Val	2339657	Total GRM	0
Depr Year Used	2021	Sel Srce	IN - INCOME		
Valu Finl Dat	05/19/2021	Land Val	924700		

\*\*\*\* VALUATION\_ADJUSTMENT # 1 Adj Typ T - TEMPORARY Adj Pct 95  
Adj Rsn CV - COVID ADJ

\*\*\*\* LAND # 1 LAST UPDATED : 03/15/2021

Lot Use	C - COMMERCIAL	Sdewlk	Y - YES	Str Typ	H - HIGHWAY
Lot Typ	PS - PRIMARY-SQFT	Land Access	A - AVERAGE	Str Fnsh	P - PAVED
Inc Flag	Y - YES	Nbhd Cod	6211	Lnd Val	973340
Lnd Assr Cls	CS - COM-SECONDRY	Nbhd Grp	2224	Lessee Nam 1	UTAH DEPARTMENT OF
Sq Ft	47480	Nbhd Typ	S - STATIC	Lessee Nam 1	TRANSPORTATION
Acres	1.09	Nbhd Eff	T - TYPICAL	Lessee Nam 2	%RIGHT OF WAY
Zone	C-C	Topo	L - LEVEL	Lessee Add 1	4501 S 2700 W
Wtr Avail	Y - YES	Lot Shape	R - REGULAR	Lessee City	TAYLORSVILLE UT
Off Str Prk	A - AVERAGE	Lot Loc	IN - INTERIOR	Lessee Zip	84129
Sewer	P - PUBLIC	Traffic	H - HEAVY	Lessee State	05/21/2021
Curb Gtr	Y - YES	Trafc Infl	T - TYPICAL		

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\*PARCLIST\* SALT LAKE COUNTY PARCEL LISTING 05/24/21 PAGE 31,4

PARCEL ID: 2021 27-17-176-036-0000 (CONTINUED)

\*\*\*\* COMMERCIAL\_SECTION # 101 LAST UPDATED : 03/15/2021

Class	C - MASONRY-WALL	Grnd Fl Area	7890	RCN	825278
Deprec Grade	A - AVERAGE	Year Blt	2015	RCNLD	792267

Ten Apeal	A - AVERAGE	Eff Yr Blt	2015	Exposure	A - AVERAGE
Ext Wall Typ	BL - BLOCK	Lnd Bldg Rt	5.85	Site Config	A - AVERAGE
Foundtn	Y - YES	Asst Cls	S - SECONDARY	Conformity	A - AVERAGE
Perimtr	374	Econ Life	45	Rental Class	A - CLASS A
Num Stories	1	Remain Eco Life	40		
Av St Ht	18	Pct Cmplt	100		

Sketch RETAIL(1) [L59U54]:SU72L118D66R101D6R17,;

\*\*\*\* COMMERCIAL\_GROUP # 101/ 1 LAST UPDATED : 03/15/2021

Comm Use	750 - RETAIL STORE	Avg Inc Unit Sz	7890	App EGI	172397
Cost Grad	A - AVERAGE	Pct Heat 1	100	App Exp Pct	5
Inside Grad	A - AVERAGE	Pct Sprnkrls	100	App Exp / SF	1.09
Outside Grade	A - AVERAGE	Tbl Rent	15.86	App Net Inc	163777
Overall Cond	VG - VERY-GOOD	Tbl Gross Inc	125096	App OAR	7
Inside Cond	VG - VERY-GOOD	Tbl Vac Pct	5	App Cap Value	2339671
Outside Cond	VG - VERY-GOOD	Tbl Misc Inc	0	App SF Rate	296.54
Base Fl	1	Tbl EGI	118841	Act Vac Pct	0
Base Fl Area	7890	Tbl Exp Pct	5	Act Rent Date	03/15/2021
Num Flrs	1	Tbl Exp / SF	.75	Rent Methd	S - SQUARE FOOT
Totl Fl Area	7890	Tbl Net Inc	112899	Inc Methd	A - APPRAISER INC/GRM
Lighting	A - AVERAGE	Tbl OAR	7.25	Sq Ft Rntbl	7890
Heatcool Tyl	PU - PACKAGE-UNIT	Tbl Cap Value	1557228	Inc Appr ID	815
Reserves	Y - YES	Tbl SF Rate	197.37	Inc Appr Date	06/09/2020
Appr Load Taxes	N - NO	App Rent	23	Inc Appr Valid	YS - YES
Tot Inc Area	7890	App Gross Inc	181470		
Tot Num Inc Units	1	App Vac Pct	5		

\*\*\*\* INCOME\_SUMMARY LAST UPDATED :

Vac Pct	5	Eff Gross	172396	App Mkt Val	0
Exp Pct	5	Exp Amt	8620	Tot Inc Val	2339657
Cap Rate	7	Net Inc	163776	App Price Sf	296.53
Pot Gross Inc	181470	Cap Value	2339657	Totl Rentabl Sf	7890
Vac Amt	9074	Grm Pgi	0	Inc Calc By	I - COST/INC PGM
Misc Inc	0	Grm Value	0		

\*\*\*\* DETACHED\_STRUCTURE # 1 LAST UPDATED : 09/11/2020

Structure	CN - PVNG-CONCRTE	Inc Flag	Y - YES	RCN	127721
Det Ass Cls	CS - COM-SECONDRY	Act Yr Blt	2015	RCNLD	104731
Units	S - SQUARE-FEET	Eff Yr Blt	2016	Bldg Num	0
Quality	G - GOOD	Meas 1	18700	Pct Cmplt	100
Cond	VG - VERY-GOOD	Meas 2	1		

**3 (967573)**

\*PARCLIST\* SALT LAKE COUNTY PARCEL LISTING 05/24/21 PAGE 31,4

PARCEL ID: 2021 27-17-176-036-0000 (CONTINUED)

\*\*\*\* DETACHED\_STRUCTURE # 2 LAST UPDATED : 09/11/2020

Structure	CN - PVNG-CONCRTE	Inc Flag	Y - YES	RCN	7
Det Ass Cls	CS - COM-SECONDRY	Act Yr Blt	2015	RCNLD	6
Units	S - SQUARE-FEET	Eff Yr Blt	2016	Bldg Num	567
Quality	G - GOOD	Meas 1	1	Pct Cmplt	100
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 - 11/19 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.

	<b>Document Type</b>	<b>Recorded</b>	<b>Entry</b>	<b>Book</b>	<b>Page</b>
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:

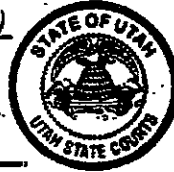
Dated: August 19, 2020  
11:08:59 AM

/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, 5<sup>th</sup> Floor  
P.O. Box 140857  
Salt Lake City, Utah 84114-0857  
Telephone (801) 366-0353  
[whchristensen@agutah.gov](mailto:whchristensen@agutah.gov)  
[justinjensen@agutah.gov](mailto: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 19 day of August  
2020  
DISTRICT/JUVENILE COURT  
Matthew Bates CLERK



13400600  
08/20/2020 11:35 AM \$0.00  
Book - 11782 Pg - 3843-3843  
RASMELLE THOMAS  
REORDER 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>
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UT-DEPT OF TRANSPORTATION  
BOX 140857 - ATT: NONE WARDLE  
SIC UT 84114-0857  
BY: JLA, DEPUTY - 01-18

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,

BK 11270 PG 8444

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 8445~~

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 11270 PG 8447~~

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 11622 PG 8846~~

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:

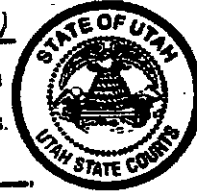
Dated: August 19, 2020  
11:08:59 AM

/s/ MATTHEW BATES  
District Court Judge



WILLIAM H. CHRISTENSEN (#4810)  
JUSTIN G. JENSEN (#8310)  
Assistant Attorneys General  
SEAN D. REYES (#7969)  
Utah Attorney General  
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[justinjensen@agutah.gov](mailto: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

Clayton Smith  
DISTRICT/JUVENILE COURT

CLERK

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

UT ST-DEPT OF TRANSPORTATION  
BOX 148420 ATT: NONE WARDLE  
SIC UT 84114-8420  
BY: JLA, DEPUTY - 01 7 P.

**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><b>FINAL JUDGMENT OF CONDEMNATION AND COMPENSATION UPON STIPULATION; SATISFACTION OF JUDGMENT</b></p> <p>Project No. S-0154(84)14 Parcel Nos. 0154:381; 0154:381:PUE</p> <p>Affecting Tax ID No. 27-17-176-029</p> <p>PIN: 14415</p> <p>Civil No. 200900424</p> <p>Judge Matthew Bates</p>
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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 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

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

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

/s/ William H. Christensen

Assistant Attorney General