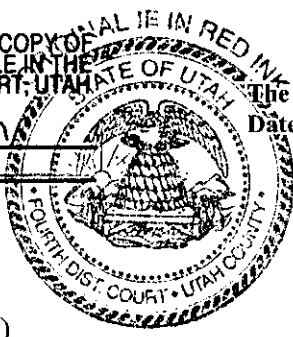


I CERTIFY THAT THIS IS A TRUE COPY OF AN ORIGINAL DOCUMENT ON FILE IN THE FOURTH JUDICIAL DISTRICT COURT, UTAH COUNTY, STATE OF UTAH
 DATE: July 12, 2017
Roswell
 DEPUTY COURT CLERK



The Order of the Court is stated below:

Dated: July 11, 2017
 09:48:19 AM

/s/ Thomas Low
 District Court Judge



JODY K BURNETT (0499)
 ROBERT C. KELLER (4861)
SNOW CHRISTENSEN & MARTINEAU
 10 Exchange Place, Suite 1100
 P. O. Box 45000
 Salt Lake City, Utah 84145-5000
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ENT 67578:2017 PG 1 of 10
JEFFERY SMITH
UTAH COUNTY RECORDER
 2017 Jul 13 10:29 am FEE 0.00 BY VP
 RECORDED FOR PROVO CITY CORPORATION

Attorneys for Provo City

IN THE FOURTH JUDICIAL DISTRICT COURT FOR UTAH COUNTY

STATE OF UTAH

<p>PROVO CITY, a municipal corporation, Plaintiff, v. BBRD, LC, a Utah limited liability company, and H-5 VENTURES, LLC, a Utah limited liability company, Defendants.</p>	<p>FINAL JUDGMENT OF CONDEMNATION</p> <p>Parcel Nos.: 10:2C, 10:AC, 10:C, 10:EC,10:SC</p> <p>Affecting Tax I.D. Nos.: 21:054:0047, 21:051:0027</p> <p>Civil No. 130401501</p> <p>Judge Thomas Low</p>
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Based on the stipulation and joint motion of Plaintiff Provo City (the "City") and Defendants BBRD, LC, a Utah limited liability company, and H-5 VENTURES, LLC, (collectively "BBRD"), it now appearing that these parties have settled and resolved the issues raised by the pleadings relating to the property subject to this action and described by metes and bounds in Exhibit A attached hereto (the "Condemned Property"), and the City having agreed to

tender all payments as required by law for the Condemned Property, inclusive of damages and interest, and BBRD having agreed to accept such payments, and good cause appearing therefor, it is hereby

ORDERED, ADJUDGED AND DECREED as follows:

1. The Court directs the Clerk of the Court to disperse the funds held by the Court for the benefit of Defendant BBRD herein in the amount of \$181,883.00 by check payable to "Bruce R. Baird, PLLC, Trust Account" and delivered by US Mail to Bruce R. Baird as counsel for BBRD at his place of business, 2150 South 1300 East, Suite 500, Salt Lake City, Utah 84106. The court further directs the City to make the additional payment as described in the parties' stipulation, also to "Bruce R. Baird, PLLC, Trust Account" and delivered by US Mail to his place of business as set forth above.

2. In consideration and on condition of the payments and consideration described by the parties' Stipulation and Joint Motion for Final Judgment of Condemnation, the City is awarded a Final Judgment of Condemnation for acquisition of the Condemned Property for an authorized and necessary public purpose, namely the construction of the Provo West Side Connector, also known as Lakeview Parkway in the City (the "Project"). All other claims or causes of action between or among the parties to this action arising from the Project and the pleadings filed in this action, including any reserved claims, are dismissed, with prejudice and on the merits, each of the parties to bear their own attorneys' fees and costs.

3. Pursuant to this Judgment of Condemnation and the authority vested in this Court by Utah Code Ann. §§ 78B-6-501, *et seq.* and Utah R. Civ. P. 70, the Court enters judgment in

favor of the City and its successors and assigns vesting title and interests to the Condemned Property as particularly described in the attached Exhibit A, which is incorporated herein by reference.

4. It is further **ORDERED** that a copy of this Final Judgment of Condemnation shall be filed with the County Recorder of Utah County, State of Utah, and thereupon the fee estate and easement interests in the property described above shall vest in the City for the purposes specified.

APPROVED AS TO FORM

/s/ Bruce R. Baird (signed with permission)
Bruce R. Baird
Attorneys for BBRD, a Utah limited liability
Company, and H-5 VENTURES, LLC, a Utah
Limited liability company

End of Judgment Text.

The electronic signature of the Court and the date of entry are affixed to the first page of this Judgment.

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the attached **FINAL JUDGMENT OF CONDEMNATION** in Case No. 130401501 before the Fourth Judicial District Court for Utah County, State of Utah, was served upon the parties listed below via electronic notification, on the 28th day of June, 2017.

Counsel for Defendants

Bruce R. Baird
2150 South 1300 East, #500
Salt Lake City, Utah 84106
bbaird@difficultdirt.com

/s/ Zachary B. Hoddy_____

Legal Assistant

EXHIBIT "A"**To Final Judgment of Condemnation****Parcel No. 10:AC/10:AC2**

An undivided 50% interest in a parcel of land in fee for the Provo City Westside Connector known as Project No. F-LC49(129), being part of an entire tract of property situate in Section 13, T.7S., R.2E., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the easterly boundary line of said entire tract and the southerly highway right of way and limited-access line of said project, at a point 90.00 feet radially distant southerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 296+22.10, designated as Point "A", which is 3760.38 feet South and 1487.46 feet West from the northeast corner of said Section 13; and running thence Westerly 79.61 feet along the arc of a 1130.00-foot radius curve to the right concentric with said right of way control line (chord bears S.82°48'54"W 79.59 feet); thence S.84°50'00"W. 636.71 feet parallel with said right of way control line to the point of tangency of a 3090.00-foot radius curve to the right; thence Westerly 311.90 feet along the arc of said curve, concentric with said right of way control line (chord bears S.87°43'30"W. 311.77 feet); thence N.89°23'00"W. 323.31 feet parallel with said right of way control line; thence S.63°17'34"W. 67.54 feet to a point 121.00 feet perpendicularly distant southerly from said right of way control line opposite approximate Engineers Station 282+26.00; thence N.89°23'00"W. 172.00 feet parallel with said right of way control line; thence N.62°03'34"W. 67.54 feet to a point 90.00 feet perpendicularly distant southerly from said right of way control line opposite approximate Engineers Station 279+94.00; thence N.89°23'00"W. 30.23 feet parallel with said right of way control line to the westerly boundary line of said entire tract, designated as Point "B"; thence N.01°00'00"E. 165.00 feet along said westerly boundary line to a point 75.00 feet perpendicularly distant northerly from said right of way control line opposite approximate Engineers Station 279+64.88, designated as Point "C"; thence S.89°23'00"E. 30.12 feet parallel with said right of way control line; thence N.35°02'57"E. 12.12 feet, to a point 85.00 feet perpendicularly distant northerly from said right of way control line opposite approximate Engineers Station 280+01.86, designated as Point "D"; thence N.88°24'51"E. 130.10 feet; to a point 90.00 feet

perpendicularly distant northerly from said right of way control line opposite approximate Engineers Station 281+31.86, designated as Point "E"; thence S.44°47'40"E. 14.24 feet to a point 80.00 feet perpendicularly distant northerly from said right of way control line opposite approximate Engineers Station 281+42.00;

This Exhibit A – Continues on the following page

thence S.89°23'00"E. 173.00 feet parallel with said right of way control line; thence S.86°31'15"E. 100.12 feet to a point 75.00 feet perpendicularly distant northerly from said right of way control line opposite approximate Engineers Station 284+15.00; thence S.89°23'00"E. 194.31 feet parallel with said right of way control line, to the point of tangency of a 2925.00-foot radius curve to the left; thence Easterly 295.24 feet along the arc of said curve, concentric with said right of way control line (chord bears N.87°43'30"E. 295.12 feet); thence N.84°50'00"E. 636.71 feet parallel with said right of way control, to the point of tangency of a 965.00-foot radius curve to the left; thence Easterly 89.55 feet along the arc of said curve concentric with said right of way control line, (chord bears N.82°10'29"E. 89.52 feet) to said easterly boundary line, designated as Point "F"; thence S.01°01'19"E. 127.00 feet; thence S.04°09'02"E. 39.69 feet to the point of beginning.

The above described parcel of land contains 285,454 square feet in area or 6.553 acres.

(Basis of Bearing: S.89°46'06"W. between the northeast corner and the north quarter corner of said Section 13)

Parcel No. 10:C/10:C2

An undivided 50% interest in a parcel of land in fee for the construction of Provo City 500 West Street, incident to the Provo City Westside Connector known as Project No. F-LC49(129), being part of an entire tract of property situate in Section 13, T.7S., R.2E., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning in the northerly highway right of way and limited-access line of said project, at a point 65.00 feet perpendicularly distant westerly from the right of way control line of Provo City 500 West Street opposite approximate Engineers Station 10+85.00, which point is also 3658.52 feet South and 3117.60 feet West from the northeast corner of said Section 13; and running thence N.00°37'00"E. 353.69 feet parallel with said right of way control line to the point of tangency of a 285.00-foot radius curve to the left; thence Northerly 115.06 feet along the arc of said curve concentric with said right of way control line, (chord bears N.10°56'58"W. 114.28 feet); thence N.58°13'57"W. 12.67 feet to the westerly boundary line of said entire tract to a point 72.20 feet radially distant westerly from said right of way control line, opposite approximate Engineers Station 15+92.96; thence N.01°00'00"E. 248.08 feet along said

westerly boundary line; thence N.70°00'11"E. 5.51 feet; thence N.20°00'00"W. 20.00 feet, more or less to the northerly boundary line of said entire tract and the southerly boundary line of Lakewood Subdivision, Plat "C"; thence N.70°00'00"E. 66.23 feet along said northerly boundary line to a point 80.00 feet perpendicularly distant easterly

This Exhibit A – Continues on the following page

from said right of way control line, opposite approximate Engineers Station 18+71.86; thence S.00°16'00"W. 25.03 feet parallel with said right of way control line to the point of tangency of a 270.00-foot radius curve to the left; thence Southerly 156.60 feet along the arc of said curve concentric with said right of way control line, (chord bears S.16°20'58"E. 154.42 feet) to the point of reverse curvature of a 430.00-foot radius curve to the right; thence Southeasterly 29.28 feet along the arc of said curve concentric with said right of way control line, (chord bears S.31°00'52"E. 29.28 feet); thence S.08°32'59"E. 50.53 feet to a point 65.00 feet radially distant easterly from said right of way control line, opposite approximate Engineers Station 15+80.00; thence Southerly 167.55 feet along the arc of a 415.00-foot radius non-tangent curve to the right concentric with said right of way control line, (chord bears S.10°56'58"E. 166.41 feet); thence S.00°37'00"W. 348.69 feet to said northerly highway right of way and limited-access line of said project at a point 65.00 feet perpendicularly distant easterly from said right of way control line opposite approximate Engineers Station 10+90.00; thence S.88°24'51"W. 130.10 feet to the point of beginning.

The above described parcel of land contains 88,622 square feet in area or 2.034 acres.

(Basis of Bearing: S.89°46'06"W. between the northeast corner and the north quarter corner of said Section 13)

Parcel No. 10:2C/10:2C2

An undivided 50% interest in a parcel of land in fee, incident to the Provo City Westside Connector known as Project No. F-LC49(129), being part of an entire tract of property situate in Section 13, T.7S., R.2E., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the easterly boundary line of said entire tract and the southerly highway right of way and limited-access line of said project, at a point 90.00 feet radially distant southerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 296+22.10, which is 3760.38 feet South and 1487.46 feet West from the northeast corner of said Section 13; and running thence Southerly 577.61 feet along the arc of a 1358.24-foot radius curve to the left, (chord bears S.17°10'14"E. 573.27 feet) along the westerly highway right of way and N/A line of I-15; thence S.01°00'00"W. 36.30 feet along the easterly boundary line of said entire tract; thence N.28°20'10"W. 555.85 feet to a point 173.00 feet

perpendicularly distant southerly from said right of way control line, opposite approximate Engineers Station 295+25.00; thence N.89°04'21"W. 938.81 feet to said southerly highway right of way and limited-access line of said project at a point 90.00 feet perpendicularly distant southerly from said right of way control line, opposite

This Exhibit A – Continues on the following page

approximate Engineers Station 286+00.00; thence along said southerly right of way and limited-access line the following four (4) courses and distances: (1) S.89°23'00"E. 9.31 feet to the point of tangency of a 3090.00-foot radius curve to the left; (2) thence Easterly 311.90 feet along the arc of said curve, (chord bears N.87°43'30"E. 311.77 feet); (3) thence N.84°50'00"E. 636.71 feet to the point of tangency of a 1130.00-foot radius curve to the left; (4) thence Easterly 79.61 feet along the arc of said curve, (chord bears N.82°48'54"E. 79.59 feet) to the point of beginning.

The above described parcel of land contains 64,286 square feet in area or 1.476 acres.

(Basis of Bearing: S.89°46'06"W. between the northeast corner and the north quarter corner of said Section 13)

Parcel No. 10:SC/10:SC2

An undivided 50% interest in a tract of land in fee being part of an entire tract of property situate in Section 13, T.7S., R.2E., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the westerly boundary line of said entire tract and the northerly highway right of way and limited-access line of said project, at a point 75.00 feet perpendicularly distant northerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 279+64.88, which point is also 3668.13 feet South and 3154.69 feet West from the northeast corner of said Section 13; and running thence N.01°00'00"E. 482.22 feet along said westerly boundary line to a point 72.20 feet radially distant westerly from the right of way control line of Provo City 500 West Street, opposite approximate Engineers Station 15+92.96; thence along the westerly highway right of way line of said 500 West street the following three (3) courses and distances: (1) S.58°13'57"E. 12.67 feet to a point 65.00 feet radially distant westerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 15+80.00; (2) thence Southerly 115.06 feet along the arc of a 285.00 feet radius non-tangent curve to the right concentric with said right of way control line, (chord bears S.10°56'58"E. 114.28 feet); (3) thence S.00°37'00"W. 353.69 feet to said northerly highway right of way and

limited-access line; thence S.35°02'57"W. 12.12 feet; thence N.89°23'00"W. 30.12 feet to the point of beginning.

The above described tract of land contains 15,992 square feet in area or 0.367 acres.

This Exhibit A – Continues on the following page

(Basis of Bearing: S.89°46'06" W. between the northeast corner and the north quarter corner of Section 13)

Parcel No. 10:EC/10:EC2

An undivided 50% interest in a temporary construction easement, upon part of an entire tract of property situate in Section 13, T.7S., R.2E., SLB&M., to facilitate the construction of Provo City Westside Connector known as Project No. F-LC49(129). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for two (2) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the westerly boundary line of said entire tract and the southerly highway right of way and limited-access line of said project, at a point 90.00 feet perpendicularly distant southerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 279+63.77, which is 3833.10 feet South and 3157.57 feet West from the northeast corner of said Section 13; and running thence along said southerly highway right of way and limited-access line the following two (2) courses and distances (1) S.89°23'00"E. 30.23 feet parallel with said right of way control line; (2) thence S.62°03'34"E. 20.29 feet to a point 99.31 feet perpendicularly distant southerly from said right of way control line opposite approximate Engineers Station 280+12.02, thence South 19.60 feet; thence West 48.66 feet to said westerly boundary line; thence N.01°00'00"E. 29.43 feet along said westerly boundary line to the point of beginning.

The above described part of an entire tract contains 1329 square feet in area or 0.031 acres.

(Basis of Bearing: S.89°46'06" W. between the northeast corner and the north quarter corner of said Section.