

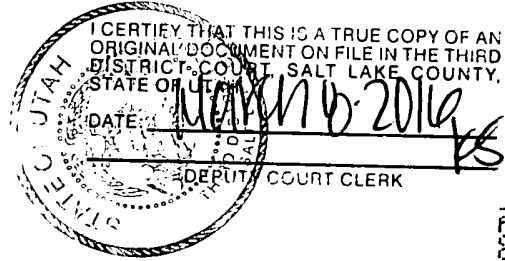
The Order of the Court is stated below:

Dated: March 01, 2016
03:00:39 PM

/s/ Ryan Harris
District Court Judge



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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT-DEPT OF TRANSPORTATION
BOX 148420 ATT: JASON HENLEY
SLC UT 84114-8420
BY: CRA, DEPUTY - WT 3 P.

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

<p>UTAH DEPARTMENT OF TRANSPORTATION, Plaintiff, vs. SPIRIT ED SALT LAKE CITY UT, LLC, a Delaware limited liability company, Defendant.</p>	<p>FINAL JUDGMENT OF CONDEMNATION</p> <p>Project No. F-1215(175)16 Parcel No. 283:E</p> <p>Affecting Tax Id. No. 15-21-476-026</p> <p>Civil No. 160900026</p> <p>Judge Ryan Harris</p>
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Having reviewed the pleadings in this case and the Court's file herein, and good cause appearing,

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:

1. That a parcel of property hereinafter described is condemned and acquired by Utah Department of Transportation (UDOT);
2. That the purpose of said condemnation is a public use authorized by law;
3. That the default of Defendant Spirit ED Salt Lake City UT, LLC has been entered

herein;

4. That Defendant is entitled to the fair market value of the property, which has been estimated at \$2,000, with no damages to the remaining tract.

5. That reasonable access to Defendant's remaining property is not condemned by this Judgment, nor are Defendant's rights to reasonable ingress and egress under Utah Code Ann. § 72-7-104 diminished in any way by this Judgment;

6. That the Clerk of this Court shall release to Defendant the sum of \$2,000.00, which UDOT has deposited with the Court. The total payment of \$2,000.00 represents just compensation due for Defendant's interests in the property hereinafter described.

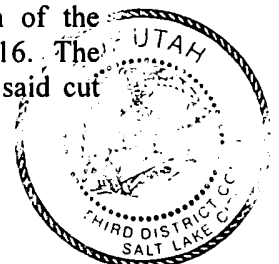
7. That a copy of this Final Judgment of Condemnation shall be filed with the County Recorder of Salt Lake County, State of Utah, and thereupon the rights and interests of Defendant in and to the following described property, situated in Salt Lake County, State of Utah, shall vest in the Plaintiff, Utah Department of Transportation, 4501 South 2700 West, Salt Lake City, Utah 84119:

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

Tax Id No. 15-21-476-026

Parcel No. I215:283:E

A perpetual easement, upon part of an entire tract of property, in the SE1/4SE1/4 of Section 21, T.1S., R.1W., S.L.B. & M., in Salt Lake County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and distribution lines, culinary and irrigation water facilities and highway appurtenances including, but not limited to cut and/or fill slopes, drainage facilities and appurtenant parts thereof, street and signal lighting facilities, directional and traffic information signs to facilitate the construction of the existing highway I-215 known as UDOT Project No. F-I215(175)16. The easement includes the right to maintain and continue the existence of said cut



and/or fill slopes in the same grade and slope ratio as constructed by UDOT.

The easement shall run with the real property and shall bind the owner(s) of the servient estate, the owner's successors, heirs and assigns, and shall include all rights of the owner(s) of the servient estate to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said easement are described as follows:

Beginning at a point in the existing easterly right of way line and no-access line of said I-215, which point is 540.23 feet S.00°03'10"E. and 1279.14 feet West and 1380.87 feet S.25°00'00"W. and 368.44 feet S.52°59'27"W. and 60.00 feet N.37°00'33"W. and 40.00 feet S.52°59'27"W. and 28.03 feet S.07°59'27"W. to the beginning of a 1102.87 foot radius curve to the right and Westerly 691.27 feet along the arc of said curve (Note: Chord to said curve bears S.71°58'01"W. for a distance of 680.01 feet) and 115.06 feet S.89°55'56"W. and 75.29 feet N.83°32'31"W. and 276.66 feet N.83°32'31"W. and 617.38 feet (618.75 feet by record) N.87°05'42"W. to the beginning of a 11,319.16 foot radius curve to the right and northerly 528.39 feet along the arc of said curve (Note: Chord to said curve bears N.01°16'29"W. for a distance of 528.34 feet) from the Center Quarter Corner of said Section 22, said point is also 140.00 feet radially distant easterly from the I-215 Right of Way Control Line opposite engineer station 437+26.75; and running thence S.89°48'04"E. 11.29 feet; thence N.00°11'56"E. 15.00 feet; thence N.89°48'04"W. 11.32 feet to said existing easterly highway right of way line and no-access line at a point 140.00 feet radially distant easterly from said control line opposite engineer station 437+41.93 to the beginning of a 11,319.16 foot radius non-tangent curve to the left; thence southerly 15.00 feet along the arc of said curve and existing easterly highway right of way line and no-access line (Note: Chord to said curve bears S.00°06'02"W. for a distance of 15.00 feet) to the point of beginning. The above described easement contains 170 square feet or 0.004 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°13'57" clockwise to obtain highway bearings.)

8. That each party shall bear its own attorney fees and costs herein.

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

