

WHEN RECORDED, RETURN TO:

Randall M. Larsen
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Salt Lake City, UT 84111

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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
BALLARD & SPAHR LLP
DAN W EGAN
201 S MAIN STE 800
SLC UT 84111
BY: TJA, DEPUTY - WI 8 P.

NOTICE OF ASSESSMENT INTEREST

Notice is hereby given that the City of South Jordan, Utah (the "City"), claims an assessment interest in the property described on Exhibit A arising out of the requirements of the Daybreak Assessment Area No. 1 (the "Assessment Area") and the terms and provisions of Ordinance 2015-17 adopted by the City Council on December 22, 2015 (the "Assessment Ordinance"), levying an assessment against certain properties in the Assessment Area.

If the assessments are not sufficient in amount to complete the Improvements (as defined in the Assessment Ordinance), Kennecott Utah Copper Corporation (the "Owner") shall be responsible to pay the remaining amount in order to complete the Improvements. However, the City does not guaranty such payments from the Owner. Therefore, if for any reason the Owner does not pay such remaining amount to complete the Improvements, any and all property owners within the Assessment Area shall be responsible for paying any pro-rata share of additional costs required to complete the Improvements, including, but not limited to, an additional assessment on their property without any ability to contest such assessment. Furthermore, each parcel of property (including subdivided parcels) within the Assessment Area shall have an allocated number of equivalent residential units for each applicable classification. However, as permitted by law, property owners in the Assessment Area may be subject to additional development impact costs related to the services provided by the Improvements based upon the requested development of their property if such impact costs exceed the capacity of the allocated equivalent residential units.

For information call Sunil Naidu, Chief Financial Officer at (801) 254-3742.

Dated this January 19, 2016.



City Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On January 19, 2016 personally appeared before me, Gary L. Whatcott, who duly acknowledged to me that he executed the foregoing instrument on behalf of the City of South Jordan in his capacity as City Manager.

My Commission Expires:
JANUARY 26, 2018

Melanie Edwards
Notary Public
Residing at: SLC, Utah



EXHIBIT A

LEGAL DESCRIPTION AND TAX ID NUMBERS

Property Tax IDs: 2613401005, 2313300010, 2624200021, 2624200008, 2624326003, 2624100007, 2624100006, 2614200018, 2623300003, 2624300022, 2622400004, 2623100005, 2623200014, 2614300008

Inasmuch as the assessed property has yet to be subdivided as contemplated for development, the Assessment is levied by classifications and against all of the area in each of the classifications of the Assessment Area as follows:

<u>Classification</u>	<u>Improvements</u>	<u>Estimated Assessment</u>	<u>Total Number of ERUs</u>	<u>Estimated Assessment Per ERU</u>
1	Road Improvements	\$17,080,479	7,601.08	\$2,247
2	Road Improvements	9,264,706	3,122.60	2,967
3	Water Improvements	8,354,943	2,525.45	3,308

Each classification is more particularly described as follows:

ASSESSMENT AREA CLASSIFICATION 1

Beginning at a point that lies North 89°55'04" West 114.22 feet along the section line and South 1622.92 feet from the Northeast Corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 382.52 feet; thence South 01°44'09" West 346.62 feet; thence South 705.71 feet to a point on a 516.50 foot radius non tangent curve to the left, (radius bears East); thence along the arc of said curve 18.63 feet through a central angle of 02°04'00"; thence South 02°04'00" East 489.85 feet; thence South 43.87 feet to a point on a 1263.50 foot radius tangent curve to the left, (radius bears East); thence along the arc of said curve 246.43 feet through a central angle of 11°10'30" to a point of reverse curvature with a 83.50 foot radius tangent curve to the right, (radius bears South 78°49'30" West); thence along the arc of said curve 5.13 feet through a central angle of 03°31'07" to a point of reverse curvature with a 1269.00 foot radius tangent curve to the left, (radius bears North 82°20'37" East); thence along the arc of said curve 124.88 feet through a central angle of 05°38'19"; thence North 89°51'13" West 1260.02 feet to a point on a 5465.00 foot radius non tangent curve to the right, (radius bears North 74°56'03" East); thence along the arc of said curve 1441.65 feet through a central angle of 15°06'52"; thence North 00°02'49" East 869.49 feet; thence North 63°32'01" East 52.04 feet to a point on a 360.00 foot radius tangent curve to the right, (radius bears South 26°27'59" East); thence along the arc of said curve 166.10 feet through a central angle of 26°26'11"; thence North 89°58'11" East 1185.31 feet to the point of beginning. Property contains 73.225 acres.

Beginning at the Southwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 00°02'53" East 1155.23 feet to a point on a 1274.50 foot radius non tangent curve to the left, (radius bears North 65°32'53" East);

thence along the arc of said curve 232.60 feet through a central angle of 10°27'24"; thence North 53°27'06" East 11.00 feet to a point on a 1263.50 foot radius non tangent curve to the left, (radius bears North 55°06'21" East); thence along the arc of said curve 36.48 feet through a central angle of 01°39'15"; thence South 36°32'54" East 2919.31 feet to a point on a 35063.50 foot radius tangent curve to the left, (radius bears North 53°27'06" East); thence along the arc of said curve 105.29 feet through a central angle of 00°10'19"; thence South 36°43'14" East 1806.66 feet; thence South 53°27'06" West 1229.67 feet; thence North 37°29'42" West 3351.17 feet; thence North 00°00'12" East 80.48 feet; thence North 33°22'56" West 1126.04 feet; thence North 89°58'54" East 619.62 feet to the point of beginning. Property contains 128.424 acres.

Beginning at a point that lies North 89°57'24" East 30.78 feet along the section line and South 1611.25 feet from the Northwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 76°05'06" East 225.69 feet to a point on a 630.00 foot radius tangent curve to the left, (radius bears North 13°54'54" West); thence along the arc of said curve 127.99 feet through a central angle of 11°38'24"; thence South 36°32'54" East 509.64 feet to a point on a 784.50 foot radius tangent curve to the right, (radius bears South 53°27'06" West); thence along the arc of said curve 500.43 feet through a central angle of 36°32'54"; thence South 227.84 feet; thence West 230.48 feet; thence South 47.00 feet; thence East 44.50 feet; thence South 89.94 feet to a point on a 262.98 foot radius tangent curve to the left, (radius bears East); thence along the arc of said curve 169.25 feet through a central angle of 36°52'32"; thence North 53°27'06" East 30.50 feet to a point on a 234.50 foot radius non tangent curve to the right, (radius bears North 53°27'06" East); thence along the arc of said curve 149.59 feet through a central angle of 36°32'54"; thence North 89.94 feet; thence East 208.17 feet to a point on a 776.50 foot radius non tangent curve to the right, (radius bears South); thence along the arc of said curve 724.40 feet through a central angle of 53°27'06"; thence South 36°32'54" East 128.46 feet; thence South 53°27'06" West 12.50 feet; thence South 36°32'54" East 134.00 feet; thence North 53°27'06" East 1341.00 feet; thence South 36°32'54" East 2804.40 feet; thence North 53°27'06" East 6.00 feet; thence South 36°32'54" East 213.08 feet; thence South 53°27'06" West 859.00 feet; thence North 36°32'54" West 3.98 feet; thence South 53°27'06" West 316.00 feet; thence South 36°32'54" East 3.98 feet; thence South 53°27'06" West 1178.50 feet; thence South 36°32'54" East 1842.74 feet; thence South 53°27'06" West 766.83 feet; thence North 36°43'14" West 1799.54 feet to a point on a 34936.50 foot radius tangent curve to the right, (radius bears North 53°16'46" East); thence along the arc of said curve 104.91 feet through a central angle of 00°10'19"; thence North 36°32'54" West 2628.73 feet; thence North 32°44'04" West 172.88 feet; thence North 36°32'54" West 118.08 feet to a point on a 1125.00 foot radius tangent curve to the right, (radius bears North 53°27'06" East); thence along the arc of said curve 171.13 feet through a central angle of 08°42'57"; thence South 53°27'06" West 11.63 feet to a point on a 1136.50 foot radius non tangent curve to the right, (radius bears North 62°04'42" East); thence along the arc of said curve 553.84 feet through a central angle of 27°55'18"; thence North 667.63 feet to a point on a 304.00 foot radius non tangent curve to the left, (radius bears North 09°10'49" West); thence along the arc of said curve 857.63 feet through a central angle of 161°38'23"; thence North 515.80 feet; thence North 03°48'51" East 157.85 feet; thence North 57.11 feet to the point of beginning. Property contains 301.440 acres.

ASSESSMENT LIST

Parcel	Classification	Village	Allocated ERU's	Estimated Total Assessment	Estimated Total Assessment per Allocated ERU
2613401005	1	5	698.88	\$ 1,570,465.56	\$ 2,247.11
2313300010	1	5	528.89	1,188,486.17	2,247.11
2313300010	1	10	2,157.09	4,847,218.79	2,247.11
2624200021	1	10	439.86	988,422.50	2,247.13
2624200008	1	10	219.69	493,676.11	2,247.15
2624326003	1	10	305.53	686,564.18	2,247.13
2624100007	1	10	633.64	1,423,867.50	2,247.12
2624100006	1	10	1,326.21	2,980,132.49	2,247.10
2614200018	1	10	1,291.28	2,901,645.36	2,247.11
Total Classification 1				\$ 17,080,478.67	

* "Villages" are generally shown in the attached map, but for updated and final information for allocated ERUs to a particular parcel (existing or subdivided), please consult South Jordan City and its assessment administrator.

ASSESSMENT AREA CLASSIFICATION 2

Beginning at a point that lies South 89°55'04" East 2124.89 feet along the section line and South 7073.33 feet from the North Quarter Corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 36°48'17" East 2680.85 feet; thence South 53°27'06" West 876.77 feet; thence South 70°37'01" West 65.50 feet to a point on a 476.50 foot radius non tangent curve to the right, (radius bears South 70°37'01" West); thence along the arc of said curve 36.45 feet through a central angle of 04°22'58"; thence South 15°00'00" East 234.74 feet to a point on a 246.49 foot radius tangent curve to the right, (radius bears South 75°00'00" West); thence along the arc of said curve 67.26 feet through a central angle of 15°38'04" to a point of reverse curvature with a 253.49 foot radius tangent curve to the left, (radius bears South 89°21'56" East); thence along the arc of said curve 69.17 feet through a central angle of 15°38'04"; thence South 15°00'00" East 173.88 feet to a point on a 465.01 foot radius tangent curve to the right, (radius bears South 75°00'01" West); thence along the arc of said curve 124.21 feet through a central angle of 15°18'16"; thence South 00°18'17" West 54.17 feet; thence North 89°58'44" West 61.16 feet; thence South 18.50 feet; thence North 89°58'44" West 169.39 feet; thence North 00°00'34" East 85.00 feet; thence North 89°58'44" West 187.00 feet; thence South 00°00'34" West 85.00 feet; thence North 89°58'44" West 50.00 feet; thence North 00°00'34" East 2347.90 feet; thence South 89°56'04" West 2365.00 feet; thence South 00°00'34" West 2360.80 feet; thence South 89°56'12" West 282.34 feet; thence South 89°56'14" West 2647.81 feet; thence North 89°49'08" West 1707.80 feet; thence North 00°22'15" East 312.64 feet; thence North 12°48'08" East 661.47 feet; thence North 21°07'52" East 1901.04 feet to a point on a 2311.11 foot radius non tangent curve to the left, (radius bears North 10°30'16" East); thence along the arc of said curve 1953.22 feet through a central angle of 48°25'23"; thence South 53°12'46" East 85.00 feet; thence North 52°48'35" East 1418.69 feet; thence South 35°17'18" East 377.43 feet; thence South 29°50'58" East 442.11 feet; thence North 85°33'41" East 2176.13 feet to the point of beginning. Property contains 395.751 acres.

ASSESSMENT LIST					
Parcel	Classification	Village*	Allocated ERU's	Estimated Total Assessment	Estimated Total Assessment per Allocated ERU
2623300003	2	7	458.44	\$1,360,197.35	\$2,966.98
2623300003	2	8	603.64	1,791,001.79	2,966.98
2624300022	2	7A	280.55	832,380.14	2,966.98
2622400004	2	8	35.51	105,353.05	2,966.98
2622400004	2	11	840.97	2,495,132.91	2,966.98
2623100005	2	8	56.85	168,681.71	2,966.98
2623100005	2	11	22.89	67,924.68	2,966.98
2623200014	2	8	35.51	105,353.05	2,966.98
2623200014	2	South-MU	788.24	2,338,680.93	2,966.98
Total Classification 2				\$ 9,264,705.61	

* "Villages" are generally shown in the attached map, but for updated and final information for allocated ERUs to a particular parcel (existing or subdivided), please consult South Jordan City and its assessment administrator.

ASSESSMENT AREA CLASSIFICATION 3

Beginning at a point that lies South 89°55'04" East 314.58 feet along the section line and South 2101.05 feet from the North Quarter Corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°02'49" West 455.42 feet to a point on a 6295.00 foot radius tangent curve to the left, (radius bears South 89°57'11" East); thence along the arc of said curve 1435.94 feet through a central angle of 13°04'11"; thence North 89°51'12" West 3126.93 feet; thence South 00°02'36" East 1325.32 feet; thence North 89°58'44" East 2648.80 feet; thence North 89°58'54" East 940.18 feet to a point on a 6295.00 foot radius non tangent curve to the left, (radius bears North 64°15'10" East); thence along the arc of said curve 111.46 feet through a central angle of 01°00'52"; thence South 57°34'04" West 40.52 feet; thence South 58°03'07" West 46.76 feet; thence South 59°03'07" West 46.76 feet; thence South 60°03'08" West 46.76 feet; thence South 61°03'06" West 46.76 feet; thence South 61°38'42" West 8.62 feet; thence South 28°15'47" East 150.79 feet; thence North 61°03'08" East 58.53 feet; thence North 60°03'07" East 49.38 feet; thence North 59°03'07" East 49.38 feet; thence North 58°03'07" East 49.38 feet; thence North 57°50'03" East 27.33 feet to a point on a 6295.00 foot radius non tangent curve to the left, (radius bears North 61°51'38" East); thence along the arc of said curve 412.69 feet through a central angle of 03°45'22"; thence South 50°05'57" West 109.16 feet; thence South 31°46'39" West 961.92 feet; thence South 28°07'50" West 483.15 feet; thence South 18°20'04" West 316.63 feet; thence South 12°04'52" West 311.49 feet; thence South 00°00'34" West 374.16 feet; thence South 00°00'34" West 2360.80 feet; thence South 89°56'12" West 282.34 feet; thence South 89°56'14" West 2647.81 feet; thence North 89°49'08" West 1707.80 feet; thence North 00°22'15" East 312.64 feet; thence North 12°48'08" East 661.47 feet; thence North 21°07'52" East 1901.04 feet; thence North 21°07'52" East 949.66 feet; thence North 07°19'58" East 612.33 feet; thence North 07°19'58" East 1171.80 feet; thence North 53°07'08" East 157.22 feet; thence North 00°01'49" West 1394.39 feet to a point on a 1000.00 foot radius non tangent curve to the left, (radius bears North 24°15'33" West); thence along the arc of said curve 38.53 feet through a central angle of 02°12'27"; thence North 63°32'01" East 3471.13 feet to the point of beginning. Property contains 583.332 acres.

ASSESSMENT LIST					
Parcel	Classification	Village*	Allocated ERU's	Estimated Total Assessment	Estimated Total Assessment per Allocated ERU
2623300003	3	7	469.91	\$1,554,603.36	\$3,308.30
2623300003	3	8	968.02	3,202,512.00	3,308.30
2622400004	3	8	56.33	186,366.48	3,308.30
2622400004	3	11	398.28	1,317,621.24	3,308.30
2623100005	3	8	56.33	186,366.48	3,308.30
2623100005	3	11	20.80	68,803.79	3,308.30
2623100005	3	North-MU	34.54	114,266.58	3,308.30
2623200014	3	8	56.33	186,366.48	3,308.30
2623200014	3	South-MU	269.18	890,525.88	3,308.30
2614300008	3	North-MU	195.72	647,510.61	3,308.30
Total Classification 3				\$ 8,354,942.88	

* "Villages" are generally shown in the attached map, but for updated and final information for allocated ERUs to a particular parcel (existing or subdivided), please consult South Jordan City and its assessment administrator.

Rio Tinto
Kennecott Copper
DATE: 2/20/05 11:54 AM
CREATED BY: TERESA COOK/AVI
COURTESY: KENNECOTT COPPER
COMMUNITY SYSTEM AND ENVIRONMENTAL SERVICES ASSESSEBOARD

