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ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: CBA, DEPUTY - WI 3 P.

APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND
1969 Farmland Assessment Act, Utah Code 59-2-501 through 59-2-515 (amended in 1993)
Administrative Rule R884-24P-26

AFFIDAVIT OF ELIGIBILITY FOR THE YEAR OF 2017

Parcel no(s) 26-14-202-010, 26-14-201-006, 26-14-226-010

Greenbelt application date: 05/01/12

Owner's Phone number: 801-913-7016

Together with:

Lessee (if applicable): JONES BEE COMPANY

If the land is leased, provide the dollar amount per acre of the rental agreement :

Application is hereby made for assessment and taxation of the following legally described land:

LAND TYPE:	ACRES
Irrigation crop land	
Dry land tillable	
Wet meadow	
Grazing land	

LAND TYPE:	ACRES
Orchard	
Irrigated pasture	
Other (specify) APIARY	

Type of crop
Type of livestock

Quantity per acre 16 HIVES
AUM (no. of animals)

CERTIFICATION: READ CERTIFICATE AND SIGN

I certify (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of the homesite and other non-agricultural acreage. (see Utah Code Ann 59-2-503 for waiver.); (3) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested; (4) The land produces in excess of 50% of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback provision, which becomes effective upon a change in the use or other withdrawal of all or part of the eligible land. I understand that the rollback tax is a lien on the property until paid and that the application constitutes consent to audit and review. I understand that I must notify the County Assessor of a change in land use to any non-qualifying use, and that a penalty of the greater of \$10 or 2 percent of the computed rollback tax due for the last year will be imposed on failure to notify the Assessor within 120 days after change in use.

OWNER(S) SIGNATURE(S): VP DAYBREAK OPERATIONS LLC, A DELAWARE LIMITED LIABILITY CO.
BY: DAYBREAK COMMUNITIES LLC, A DELAWARE LIMITED LIABILITY CO. ITS: PROJECT MANAGER

By: [Signature]

TY MCCUTCHERN, PRESIDENT & CEO

NOTARY PUBLIC

TY McCutcheon

(OWNER(S) NAME - PLEASE PRINT)

Appeared before me the 17th day of November, 2017, and duly acknowledged to me that they executed the above application and that the information contained therein is true and correct.

[Signature of Annette A. Mabey]

NOTARY PUBLIC



ANNETTE A. MABEY
Commission No. 680009
Commission Expires
NOVEMBER 22, 2018
STATE OF UTAH

COUNTY ASSESSOR USE ONLY

Approved (subject to review) [X] Denied []

DEPUTY COUNTY ASSESSOR

DATE

UNDER UTAH LAW, YOU MAY APPEAL THROUGH THE BOARD OF EQUALIZATION YOUR CURRENT YEAR PROPERTY TAX ASSESSMENT OR ANY ACTION TAKEN BY SALT LAKE COUNTY

VP DAYBREAK OPERATIONS, LLC
% VARDE PARTNERS, INC
901 MARQUETTE AVE SOUTH NO: STE 3300
MINNEAPOLIS MN 55402
LOC: 6045 W OLD BINGHAM HWY

26-14-226-010

LOT P-117, KENNECOTT DAYBREAK BINGHAM CREEK. LESS & EXCEPT
BEG S 89°55'04" E 1076.93 FT & S 0°04'56" W 939.99 FT FR N
1/4 COR OF SEC 14, T3S, R2W, SLM; S 89°55'07" E 349.42 FT; S
0°02'48" W 73.35 FT; S 74°31'31" W 73.16 FT; N 72°05'12" W
30.04 FT; S 71°15'35" W 184.78 FT; S 87°58'43" W 72.36 FT; N
1°31'22" W 116.08 FT; N 0°12'08" E 30 FT TO BEG. 2.36 AC M OR L

26-14-201-006

LOT P-118, KENNECOTT DAYBREAK BINGHAM CREEK. LESS & ACCEPT
BEG S 89°55'04" E 1076.93 FT & S 0°04'56" W 939.99 FT FR N
1/4 COR OF SEC 14, T3S, R2W, SLM; S 89°55'07" E 349.42 FT; S
0°02'48" W 73.35 FT; S 74°31'31" W 73.16 FT; N 72°05'12" W
30.04 FT; S 71°15'35" W 184.78 FT; S 87°58'43" W 72.36 FT; N
1°31'22" W 116.08 FT; N 0°12'08" E 30 FT TO BEG. 2.17 AC M OR L

26-14-202-010

BEG SE COR LOT WTC1, KENNECOTT MASTER 1 AMENDED, SD PT BEING
89°55'04" E 316.29 FT & S 0°02'49" W 2556.47 FT & S 6°29'17"
E 1432.80 FT & S 89°51'12" E 855.99 FT FR N 1/4 COR SEC 14,
T3S, R2W, SLM; N'LY 1441.68 FT ALG A 5465 FT RADIUS CURVE TO
R (CHD N 7°30'38" W 1437.50 FT); N 0°02'49" E 928.24 FT M OR
L; SW'LY 181.99 FT ALG A 2050 FT RADIUS CURV TO L (CHD S
75°50'04" W 181.93 FT); N 5°11' W 735.58 FT; 89°55'04" W
152.21 FT M OR L; S 5°09'21" E 434.82 FT; N 84°50'39" E
16.42 FT; S 5°09'21" E 252.67 FT; S 84°50'39" W 16.42 FT; S
5°09'21" E 154.81 FT; S 56°24'20" E 40.24 FT; S 5°30'23" E
101.90 FT; S 33°35'40" W 36.75 FT; S 5°09'21" E 118.16 FT;
S'LY 94.63 FT ALG A 8041.50 FT RADIUS CURVE TO R(CHD S
4°49'07" E 94.63 FT); S 0°11'56" E 135.82 FT; S'LY 293.78 FT
ALG A 8032.50 FT RADIUS CURVE TO R (CHD S 2°28'04" E 293.76
FT); S 43°21'49" E 20.05 FT; S 6°17'02" E 135.85 FT; S
46°46'06" W 22.27 FT; S 1°09'21" E 154.67 FT; S'LY 16.07 FT
ALG A 4958.50 FT RADIUS CURVE TO R (CHD S 1°14'55" E 16.07
FT); S 1°43'17" W 134.47 FT; S'LY 754.31 FT ALG A 4967.50 FT
RADIUS CURVE TO L (CHD S 7°14'26" E 753.59 FT); S 69°39'31"
E 28.16 FT; S 12°16'45" E 57 FT; S 32°33'41" W 21.27 FT;
S'LY 108.25 FT ALG A 4958.50 FT RADIUS CURVE TO L (CHD S
13°13'24" E 108.24 FT); S 89°51'12" E 292.51 FT M OR L TO
BEG. LESS & EXCEPT BEG S 89°55'04" E 948.53 FT & S 0°04'56"
W 1408.24 FT FR SD N 1/4 COR; S 5°11' E 143.71 FT; S
64°06'48" W 27.47 FT; N 7°19'21" W 140.37 FT; N 61°46'52" E
33.62 FT TO BEG. (BEING PT OF SD LOT WTC1) 17.22 AC M OR L.

LESS ANY PORTIONS ALREADY AT MARKET VALUE AND HOMESITES

FARMLAND ASSESSMENT ACT
LESSEE'S AFFIDAVIT OF LAND USE AND AGRICULTURAL PRODUCTION

THIS AFFIDAVIT IS GIVEN AND ISSUED BETWEEN:

JONES BEE COMPANY AND VP DAYBREAK OPERATIONS LLC
FARMER OR LESSEE CURRENT OWNER
AND BEGINS ON YEAR TO YEAR AND EXTENDS THROUGH YEAR TO YEAR
MO/DAY/YR MO/DAY/YR
THE DOLLAR AMOUNT PER ACRE OF THE LEASE/RENTAL PER ACRE: \$ _____

LAND TYPE:	ACRES	LAND TYPE:	ACRES
Irrigation crop land _____		Orchard _____	
Dry land tillable _____		Irrigated pasture _____	
Wet meadow _____		Other (specify) <u>APIARY</u>	
Grazing land _____			
TYPE OF CROP _____		QUANTITY PER ACRE <u>16 HIVES</u>	
TYPE OF LIVESTOCK _____		AUM (NO. OF ANIMALS) _____	

CERTIFICATION: READ CERTIFICATE AND SIGN

LESSEE/FARMER HEREBY AFFIRMS AND DECLARES UNDER PENALTIES OF PERJURY THAT SAID LAND MAKES A SIGNIFICANT CONTRIBUTION TO HIS OVERALL AGRICULTURAL OPERATION AND THE LAND PRODUCES IN EXCESS OF 50 PERCENT OF THE AVERAGE AGRICULTURAL PRODUCTION PER ACRE FOR A GIVEN TYPE OF LAND AND THE GIVEN COUNTY AREA ANNUALLY. WITHOUT THE CONTRIBUTION OF ABOVE DESCRIBED LAND IT WOULD SIGNIFICANTLY AFFECT OR DIMINISH LESSEES OVERALL OPERATION AS AN AGRICULTURAL UNIT.

LESSEE/FARMER'S SIGNATURE: [Signature] PHONE: 801-973-8281
ADDRESS: 2586 WEST 500 SOUTH, SALT LAKE CITY, UTAH 84104

NOTARY PUBLIC

MARION LEWIS JONES APPEARED BEFORE ME THE 29 DAY OF NOV, 2017
AND DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE AFFIDAVIT AND THAT THE
INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT.

[Signature] NOTARY PUBLIC

