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BEFORE THE UTAH STATE TAX COMMISSION

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BLX LEASE 2 LLC,

Petitioner,

v.

PROPERTY TAX DIVISION OF THE  
UTAH STATE TAX COMMISSION,

Respondent.

**ORDER OF APPROVAL**

Appeal No. 21-1388

Account No: 14935463-002-PCA

Tax Type: Property Tax/Centrally Assessed

Tax Year: 2021

Judge: Shannon Halverson

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STATEMENT OF THE CASE

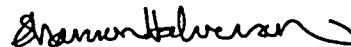
This matter came before the Utah State Tax Commission on Petitioner's appeal of the property tax assessment on the subject property. Petitioner and Respondent have agreed that an adjustment to Respondent's initial valuation from \$851,457 to \$748,226 for the 2021 tax year is necessary.

Each affected county had standing to object to the assessment of the subject property pursuant to Utah Code Ann. §59-2-1007, but elected not to do so.

ORDER

Based on the foregoing, the Utah State Tax Commission hereby finds the market value of the subject property for the tax year 2021 is \$748,226.

The Property Tax Division has calculated final adjustments to the values apportioned to each affected tax district resulting from this order. The attached copy of that information is made part of this order by this reference. County officials are to use the information provided to adjust their tax rolls in accordance with the revised assessment and to calculate refunds as appropriate.



Shannon Halverson  
Administrative Law Judge

Appeal No. 21-1388

BY ORDER OF THE COMMISSION:

DATED this 1st day of July, 2022.

*John L. Valentine*

John L. Valentine  
Commission Chair

EXCUSED

Rebecca L. Rockwell  
Commissioner



*Michael J. Cragun*

Michael J. Cragun  
Commissioner

*Jennifer N. Fresques*

Jennifer N. Fresques  
Commissioner

**NOTICE:** An order approving a stipulated agreement constitutes final agency action subject to judicial review pursuant to Utah Code Ann. §§59-1-601 and 63-46b-13 et. seq. Any action to enforce the agreement may be brought pursuant to Utah Code Ann. §63-46b-19.

Property Tax Division of the Utah State Tax Commission  
210 N 1950 W, Third Floor  
Salt Lake City, Utah 84134  
Telephone: (801) 297-3609

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BEFORE THE UTAH STATE TAX COMMISSION

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| <p>BLX LEASE 2 LLC</p> <p style="text-align: center;">Petitioner,</p> <p style="text-align: center;">vs.</p> <p>PROPERTY TAX DIVISION OF THE<br/>UTAH STATE TAX COMMISSION,</p> <p style="text-align: center;">Respondent.</p> | <p><b>SETTLEMENT STIPULATION</b></p> <p>Taxpayer No. 14935463-002-PCA</p> <p>Appeal Nos. 21-1388</p> <p>Centrally Assessed Property Tax</p> |
|--|---|

1. This Stipulation is entered into by and between the Property Tax Division of the Utah State Tax Commission (the "Division") and BLX Lease 2 LLC ("BLX Lease 2").
2. The parties have discussed and considered their respective positions concerning the assessed values determined by the Division for the related tax years and recognize the considerable costs and risks inherent in the potential litigation of these matters.
3. The parties mutually desire to avoid these costs and risks and fully settle and resolve BLX Lease 2's appeal for the property tax years in question without further litigation, in a fair, reasonable and economic fashion.

4. The parties agree to resolve and settle the above-captioned appeals by stipulating to the following "Stipulated Taxable Values" for the property tax years in question:

| <u>Tax Year</u> | <u>Original Assessment</u> | <u>Stipulated Taxable Value</u> |
|-----------------|----------------------------|---------------------------------|
| 2021            | 851,457                    | 748,226                         |

5. The parties further stipulate that the amounts identified as "Stipulated Taxable Value" reflect the parties' reasonable approximation of the fair market value of BLX Lease 2's taxable property under Utah law for the respective property tax years at issue.

6. The appraisal methods applied in this stipulation pertain to the lien dates listed above only and the use of such methods cannot be used as evidence or as an admission against any party in another lien date or matter.

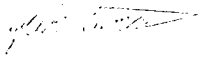
7. The parties understand that this Stipulation is subject to approval by the Utah State Tax Commission and shall become final and conclusive between the parties upon approval by the Utah State Tax Commission, as evidenced by a written order executed by the Tax Commissioners.

8. Should the Tax Commission decline to approve this Stipulation, it shall be null and void and shall not be admissible as evidence against any party in any future proceedings.

9. The parties further stipulate that BLX Lease 2's above-captioned Utah property tax appeals shall be dismissed when the Tax Commission's Order of Approval becomes final.

STIPULATED this 20th day of April, 2022 by:

BLX LEASE 2 LLC



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Glen Clement  
VP Development

PROPERTY TAX DIVISION



Roger Barth (Apr 20, 2022 14:15 MDT)

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Roger Barth  
Natural Resource Mining Manager  
Property Tax Division



Utah State Tax Commission  
Property Tax Division - Centrally Assessed  
2021 Revised Notice of Valuation  
County Breakout Report

Taxpayer: BLX LEASE 2 LLC

Taxpayer Number: 14935463-002-PCA

Appeal Number: 21-1388

Industry: Land Only

| County                      | Tax Area | Original Valuation | Revised Valuation | Change in Valuation |
|-----------------------------|----------|--------------------|-------------------|---------------------|
| Wasatch                     |          |                    |                   |                     |
|                             | 015-0001 | \$851,457          | \$748,226         | -\$103,231          |
| <b>Wasatch County Total</b> |          | <b>\$851,457</b>   | <b>\$748,226</b>  | <b>-\$103,231</b>   |
| <b>TOTAL VALUE</b>          |          | <b>\$851,457</b>   | <b>\$748,226</b>  | <b>-\$103,231</b>   |

*USTC – Appeal*  
**Certificate of Mailing**  
*Utah State Tax Commission*

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**BLX Lease 2 LLC (Petitioner) vs Property Tax Division  
(Respondent)**

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**21-1388**

**BLX Lease 2 LLC**  
Glen Clement  
2750 W Rasmussen Rd Ste 206  
Park City, UT 84098

**Petitioner**

**Property Tax Division**  
Sent via email

**Respondent**

**Wasatch County Auditor**  
25 North Main  
Heber, UT 84032

**Affected County**

\*\*\*\* CERTIFICATION \*\*\*\*

I certify on this date I mailed a copy of the foregoing document addressed to each of the above named parties.

**July 1, 2022**

Date

*Jeanell Collings*

Signature