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Attorneys for Plaintiff Rocky Mountain Power

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

ROCKY MOUNTAIN POWER, a division of
PacifiCorp, an Oregon corporation,

Plaintiff,

v.

DAVID FLORES, Trustee of the Josephine
Decker Flores Living Family Trust; DANIEL
FLORES, Trustee of the Josephine Decker
Flores Living Family Trust; YESCO
OUTDOOR MEDIA LLC, a Utah limited
liability company; RON CASE ROOFING &
ASPHALT PAVING LLC, a Utah limited
liability company; RON W. A. CASE, an
individual; and RON W. A. CASE, an
individual DBA Ron Case Roofing & Asphalt
Paving,

Defendants.

**FINAL JUDGMENT OF
CONDEMNATION AND SATISFACTION
OF JUDGMENT**

Civil No. 230909318

The Honorable Dianna Gibson

The Court, having reviewed the Parties' Stipulated Motion for Final Judgment of Condemnation and Satisfaction of Judgment, filed by Plaintiff Rocky Mountain Power ("RMP") and Defendants David L. Flores and Daniel M. Flores, as trustees of the Josephine Decker Flores Living Family Trust (collectively, the "Flores Trust"), and being fully advised in the matter, and for good cause appearing, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. Judgment of condemnation is hereby entered against the Flores Trust and in favor of RMP. RMP is granted ownership, in fee simple title, in and to the property located at 610 S. 400 W., Salt Lake City, Utah 84101 ("Property"), more specifically described as follows:

Tax Parcel Number: 15-01-379-012, with a legal description as follows:

Commencing 37 1/8 feet East from Northwest corner Lot 8, Block 26, Plat A, Salt Lake City Survey, East 127.87 feet; South 107.25 feet; West 127.87 feet; North 107.5 feet to beginning. 10172-5960,5953 10370-1123 10370-1125.

Together with all property rights previously owned by the Flores Trust.

2. RMP has satisfied all requirements under Utah law to condemn the Property in fee simple for the construction expansion and maintenance of the Snarr Electrical Substation.

3. The purpose of this condemnation is for an authorized and necessary public use as further described in RMP's Complaint. The Flores Trust is awarded just compensation (including all forms of damages that may be applicable, *i.e.*, severance damages) in the total amount of Two Million Five Hundred Sixty Thousand Dollars (\$2,560,000.00) (the "Just Compensation Amount"). The Just Compensation Amount satisfies any and all claims and demands of any kind, known or unknown, including claims of just compensation, damages, lost rent or other losses,

applicable interest, utility fees, attorneys' fees and costs, and for all other claims arising out of the taking of the Property by RMP that may have been recoverable in this condemnation action.

4. With the exception of the Just Compensation Amount to which the Flores Trust is entitled (as discussed above), no other party is entitled to any just compensation award associated with or arising out of the Property.

5. RMP deposited the Just Compensation Amount (the "Deposit") with the Court. The Court will retain the Deposit until either (1) RMP and the Flores Trust file a joint motion to release the Deposit, which the parties' anticipate will occur forty (40) days after this Final Judgment of Condemnation and Satisfaction of Judgment is entered, or (2) in the case that one or more appeals of this condemnation action are filed, after final disposition of such appeal(s), in which case the Deposit shall be released only to the party determined to be the rightful and legal recipient of the just compensation.

6. Notwithstanding the foregoing paragraph, because RMP has deposited the Deposit with the Court, RMP shall be deemed to have fully paid and satisfied all obligations under Utah Code §§ 78B-6-514 and 78B-6-516.

7. A copy of this Final Judgment of Condemnation and Satisfaction of Judgment shall be recorded with the Salt Lake County Recorder's Office; thereupon, any rights and interest of the Flores Trust and all other named Defendants in the above-described Property, located in Salt Lake County, State of Utah, shall vest in Plaintiff Rocky Mountain Power pursuant to Utah Code §78B-6-516.

8. The entry of this Final Judgment of Condemnation and Satisfaction of Judgment disposes of this entire condemnation action and all rights of every defendant named in this condemnation

action. Accordingly, this Final Judgment of Condemnation and Satisfaction of Judgment shall be deemed to be a final judgment for all purposes, including for purposes of any party's appellate rights.

***** END OF JUDGMENT *****

Pursuant to Rule 10(e) of the Utah Rules of Civil Procedure, this JUDGMENT will be entered by the Clerk of the Court and/or the Court's signature at the top of the first page.

Approved as to form, per Rule 58A:

DATED: June 23, 2026.

MAYER BROWN LLP

/s/ David A. Cox

D. Matthew Moscon

David A. Cox

Attorneys for Plaintiff Rocky Mountain Power

DATED: June 23, 2026.

MICHAEL BEST & FRIEDRICH LLP

/s/ Steven J. Joffe*

Steven J. Joffe

*Attorney for Daniel and David Flores, Trustees
of the Josephine Decker Flores Living Family
Trust*

**Signed electronically with permission*