

The Order of the Court is stated below:

Dated: July 29, 2026
05:31:31 PM

/s/ JAMES GARDNER
District Court Judge



Derek Brown
Utah Attorney General
Isaac D. Paxman (8689)
Andrew R. Kolter (13545)
Assistant Attorneys
General
160 East 300 South, 5th Floor
P.O. Box 140857
Salt Lake City, Utah 84114-0857
(801) 366-0353
ipaxman@agutah.gov
akolter@agutah.gov

Attorneys for Plaintiff Utah Department of Transportation

In the Third Judicial District Court Salt Lake County, State of Utah	
Utah Department of Transportation, Plaintiff, vs. Bible Baptist Church, et al., Defendant(s).	Final Judgment of Just Compensation Case No. 230900806 Judge James Gardner

This matter came before the Court for jury trial from July 13, 2026, to July 17, 2026, the Honorable James Gardner presiding. Plaintiff Utah Department of Transportation (“UDOT”) was represented by Isaac D. Paxman and Andrew R. Kolter, Assistant Attorneys General from the Office of the Utah Attorney General. Defendant Bible Baptist Church was represented by Robert E. Mansfield, Megan E. Garrett, and Michael W. Combs of Mitchell Barlow & Mansfield,

P.C.

A jury of eight persons, plus one alternate, were regularly impaneled and sworn to try the action. Witnesses on behalf of both parties were sworn and testified. After hearing the evidence, arguments of counsel, and the instructions of the Court, the alternate juror was dismissed and the jurors retired to consider their verdict, taking with them the exhibits which had been offered and received and the written instructions of the Court. The jury deliberated and returned a verdict for just compensation to the Bible Baptist Church in the amount of \$5,176,683.00.

Based upon the verdict of the jury, the Court hereby enters judgment in favor of Bible Baptist Church as follows:

1. Judgment shall be and is entered for just compensation against the Utah Department of Transportation and in favor of the Bible Baptist Church in the amount of \$5,176,683.00.
2. Pursuant to Utah Code § 78B-6-510(3)(a), UDOT previously deposited with the Court the sum of Three Million Eight Hundred and Eighty-Two Thousand Dollars (\$3,882,000.00). UDOT made a second deposit with the Court in the sum of Fifty Thousand Eight Hundred and Eight Dollars (\$50,808.00) (collectively the “Deposited Funds”) as an advance on the just compensation to be paid and for the purpose of obtaining occupancy. The Clerk of the Court disbursed \$3,882,000.00 of the Deposited Funds to the Bible Baptist Church on June 12, 2023, and UDOT took occupancy of the property on May 26, 2023.
3. Because UDOT’s deposit of \$3,932,808.00 was less than the amount of just compensation finally awarded in this matter (\$5,176,683.00), pursuant to Utah Code § 78B-6-510(6)(c), Bible Baptist Church shall be and is awarded the amount of the deficiency of

\$1,243,875.00 against the Utah Department of Transportation.

Additionally, Bible Baptist Church is awarded pre-judgment interest against the Utah Department of Transportation in the amount of \$316,375.47 through the date of the jury verdict of July 17, 2026, and an additional amount of \$272.64 for each day thereafter through the date of entry of this Judgment.

4. The total Judgment entered in favor of the Bible Baptist Church and against the Utah Department of Transportation is \$1,560,250.47, plus an additional amount of \$272.64 for each day after July 17, 2026, through the date of entry of this Judgment. The amounts described in this paragraph, together with any post-judgment interest (described in paragraph 8) on those amounts, is the amount the Utah Department of Transportation is required to pay to satisfy this Judgment.

5. Because Bible Baptist Church did not withdraw the second deposit of \$50,808.00, upon entry of this Judgment the Clerk of the Court is ordered to issue a check in the amount of \$50,808.00 made payable to the Bible Baptist Church and deliver the check to its counsel, the law firm of Mitchell, Barlow & Mansfield, P.C.

6. Each party shall bear its own costs and attorneys' fees.

7. This Judgment shall bear post-judgment interest at the rate of 5.51% APR from the date of entry of this Judgment until paid in full.

IT IS SO ORDERED.

Approved as to Form:

Mitchell, Barlow and Mansfield, P.C.

/s/ Isaac D. Paxman

Signed by Isaac D. Paxman on behalf of Robert E. Mansfield

Robert E. Mansfield

Megan E. Garrett

Michael W. Combs

**Pursuant to Utah State District Court's E-filing Standard No. 4, and
Utah Rule of Civil Procedure 10(e), this Order does not bear the handwritten
signature of the Judge, but instead displays an electronic signature at the upper right
corner of the first page of this Judgment.**