

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, GREG BELL, LIEUTENANT GOVERNOR OF THE STATE OF UTAH,
HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from
SANDY CITY, dated September 18th, 2012, complying with Section 10-2-425, Utah
Code Annotated, 1953, as amended.

NOW, THEREFORE, notice is hereby given to all whom it may concern that the
attached is a true and correct copy of the notice of annexation, referred to above, on file
with the Office of the Lieutenant Governor pertaining to SANDY CITY, located in Salt
Lake County, State of Utah.



IN TESTIMONY WHEREOF, I have
hereunto set my hand, and affixed the Great
Seal of the State of Utah this 19th day of
October, 2012 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Greg Bell".

GREG BELL
Lieutenant Governor



October 5, 2012

Greg Bell, Lieutenant Governor
Lieutenant Governor's Office
Utah State Capital Complex, Suite 200
350 North State Street
Salt Lake City, Utah 84114

Re: Payzant Annexation

Dear Lieutenant Governor Bell:

To comply with Section 10-2-425 of the Utah Code, the legislative body of Sandy City is filing the following documents with the lieutenant governor for the Lewis annexation:

1. a notice of an impending boundary action, as defined in Section 67-1a-6.5, that meets the requirements of Subsection 67-1a-6.5(3); and
2. a copy of an approved final local entity plat, as defined in Section 67-1a-6.5.

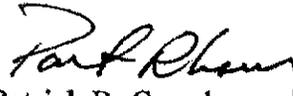
As per instructions from your office, the local entity plats have been reduced in size to a standard letter size and we have also attached copies of the ordinances annexing the Lewis area.

We understand that within ten days, as per Subsection 67-1a-6.5(2), you will issue the annexation certificates if you determine the notices of the impending boundary action meet the requirements of Subsection 67-1a-6.5(3), and the notices are accompanied by approved local entity plats.

If you are unable to issue the annexation certificates, please notify us as soon as possible.

Thank you very much.

Sincerely



Patrick R. Casaday
Sandy City Attorney's Office

Enclosures

1. Notice of Impending Boundary Action - Payzant Annexation
2. Approved Final Local Entity Plat - Payzant Annexation
3. Payzant Annexation Ordinance

Notice of Impending Boundary Action with Approved Final Local Entity Plan

October 3, 2012

Greg Bell, Lieutenant Governor
Lieutenant Governor's Office
Utah State Capital Complex, Suite 200
350 North State Street
Salt Lake City, Utah 84114

Dear Lieutenant Governor Bell:

Annexations in Sandy City are approved by the City Council - the City's legislative body. On or about September 18, 2012, the City Council adopted an ordinance approving the following annexation:

Payzant Annexation to Sandy City

As acting chair of the Sandy City Council during this time, and on behalf of Sandy City, I hereby notify you of this impending boundary action which is more fully described in the Approved Final Local Entity Plan which accompanies this notice. I further certify that all requirements applicable to this annexation have been met.

Accordingly, on behalf of the Sandy City Council, I request that you issue a Certificate of Annexation for this boundary action as described in Section 67-1a-6.5 of the Utah Code. Section 10-2-425(4)(b) of the Utah Code provides that the effective date of the annexation is the date on which you issue the Certificate of Annexation

Respectfully submitted,



Sandy City Council

PAYZANT ANNEXATION
ORDINANCE # 12-35

AN ORDINANCE ANNEXING TERRITORY LOCATED AT APPROXIMATELY 3436 DEER HOLLOW CIR., SALT LAKE COUNTY, COMPRISING APPROXIMATELY 5.03 ACRES, INTO SANDY CITY; ESTABLISHING ZONING FOR THE ANNEXED PROPERTY; ALSO PROVIDING A SEVERANCE AND EFFECTIVE DATE FOR THE ANNEXATION

The Sandy City Council finds:

1. Section 10-2-418, Utah Code Annotated, authorizes the City to annex contiguous areas within unincorporated county islands without a petition if it satisfies certain statutory requirements.
2. The City has complied with all statutory requirements, in that : (1) the area proposed to be annexed, located at approximately 3436 Deer Hollow Cir. in Salt Lake County ("Area"), is a contiguous area and is contiguous to the City; (2) the Area consists of a portion of an unincorporated Salt Lake County island or peninsula within the City; (3) the island or peninsula, a portion of which is being annexed, has fewer than 800 residents; (4) the majority of the island or peninsula consists of residential or commercial development; (5) the Area requires the delivery of municipal-type services; and (6) the City has provided one or more municipal-type services to the island or peninsula and to the Area for more than one year.
3. On July 31, 2012, the City adopted Resolution 12-54 C, attached hereto as Exhibit "A", describing the Area and indicating the City's intent to annex the Area. The City determined that not annexing the entire island or peninsula was in its best interest.
4. The City published Notice to hold a public hearing on the proposed annexation of the Area. The Notice was published at least once a week for three successive weeks in a newspaper of general circulation within the City and within the Area, and the City sent written notice to the board of each special district whose boundaries contain some or all of the Area, and to the Salt Lake County legislative body. The Notice, a copy of which is attached hereto as Exhibit "B", complied with all statutory requirements.
5. On September 11, 2012, the City Council held a public hearing on the proposed annexation. Prior to the public hearing, the owners of at least 75% of the total private land area representing at least 75% of the value of the private real property within the Area consented in writing to the annexation. Such consent is attached hereto as Exhibit "C". As such, the City may adopt an ordinance annexing the Area without allowing or considering protests and the Area is conclusively presumed to be annexed, as per Section 10-2-418(3)(b), Utah Code Annotated. Only those property owners living within the area proposed for annexation have standing to protest the proposed annexation, as per Section

10-2-418 (2)(b)(iv), Utah Code Annotated.

6. The annexation of the Area is completed and takes effect on the date of the lieutenant governor's issuance of a certificate of annexation as per Section 10-2-425(4), Utah Code Annotated.

NOW, THEREFORE, BE IT ORDAINED by the City Council that it does hereby :

1. Adopt an ordinance annexing the Area as shown on the plat filed in the office of the Sandy City Recorder.
2. Determine that not annexing the entire island or peninsula is in the City's best interest.
3. Zone the Area to an R-1-40A zone.
4. Confirm that, pursuant to Section 10-2-425(4), Utah Code Annotated, this annexation is completed and takes effect upon the date of the lieutenant governor's issuance of a certification of annexation.
5. Declare that all parts of this ordinance are severable and that if the annexation of the Area shall, for any reason, be held to be invalid or unenforceable, this shall not affect the validity of any associated or subsequent annexation.
6. Affirm that this ordinance shall become effective upon publication as provided by law.

PASSED AND APPROVED by vote of the Sandy City Council this 18th day of September 2012.

ATTEST:



Chair, Sandy City Council



City Recorder



Mayor, Sandy City

PRESENTED to the Mayor of Sandy City this 19th day of September, 2012.

APPROVED by the Mayor of Sandy City this 19th day of September, 2012.

PAYZANT ANNEXATION

RESOLUTION # 12- 54Ç

A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE.

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City ("City") desires to annex a certain contiguous unincorporated area, totaling approximately 5.03 acres, located at approximately 3436 Deer Hollow Cir. in Salt Lake County, Utah, and more specifically described in the legal description attached hereto as Appendix "A". The City is authorized to annex the area without a petition pursuant to 10-2-418 Utah Code Annotated.

2. The area proposed to be annexed consists of a portion of one or more unincorporated islands within or unincorporated peninsulas contiguous to the City, each of which has fewer than 800 residents.

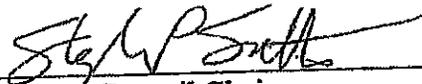
3. The City has provided one or more municipal-type services to the area for at least one year.

4. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City's best interests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council's intent to annex the area described in Appendix "A."
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City's best interest;
3. Set a public hearing for September 11, 2012, at 7:05 p.m. to consider the annexation.
4. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code Ann. § 10-2-418(2)(a).

ADOPTED by the Sandy City Council this 31 day of July, 2012.



Sandy City Council Chair

ATTEST:

Mally Spira
City Recorder

RECORDED this 3rd day of August, 2012.



ASSOCIATION DESCRIPTION
 PLANT ANNEXATION TO SANDY CITY

Plants of the genus *Salix* are commonly known as willows. They are found in wetlands, along streams, and in lowland areas. They are characterized by their woody stems, which are often covered in lenticels. The leaves are alternate, lanceolate, and have serrated margins. The flowers are small and inconspicuous. Willows are important for their ecological role in stabilizing soil and providing habitat for various species of birds and insects.

SURVEYORS NARRATIVE

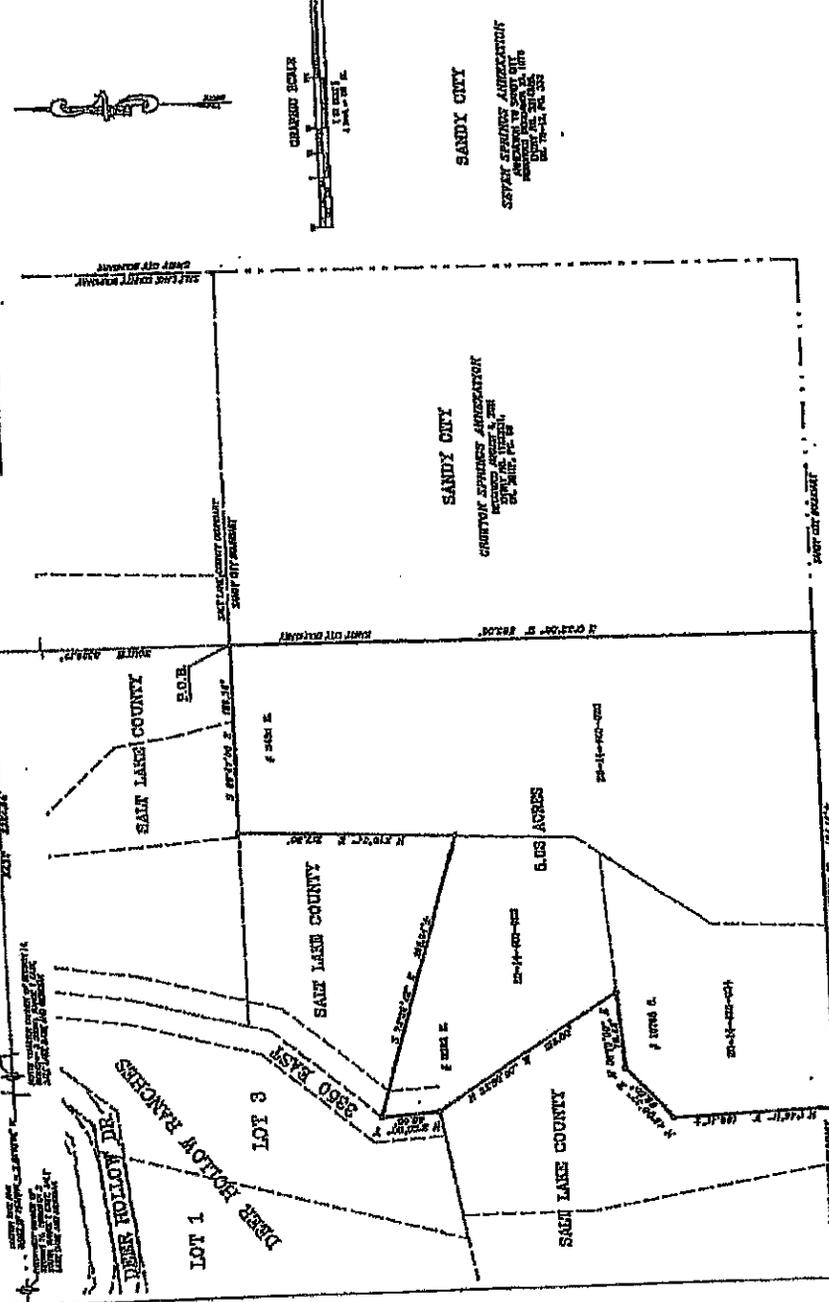
The survey was conducted on July 19, 2012, at the site of the proposed plant annexation to Sandy City. The site is located in the unincorporated area of the city, bounded by the Salt Lake County line to the north and the Sandy City line to the south. The survey shows a total area of approximately 100 acres, divided into several lots. The survey was conducted in accordance with the standards and practices of the Utah Board of Surveyors.

PLANT ANNEXATION TO SANDY CITY

PLANT ANNEXATION TO SANDY CITY
 JULY 19, 2012
 SURVEYORS CERTIFICATION
 I, the undersigned, being a duly qualified and licensed Surveyor in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the parties thereto.



SEMI-LOCAL ENTITY HAS PLANT ANNEXATION TO SANDY CITY



SANDY CITY

SEMI-LOCAL ENTITY HAS PLANT ANNEXATION TO SANDY CITY
 JULY 19, 2012

LEGEND

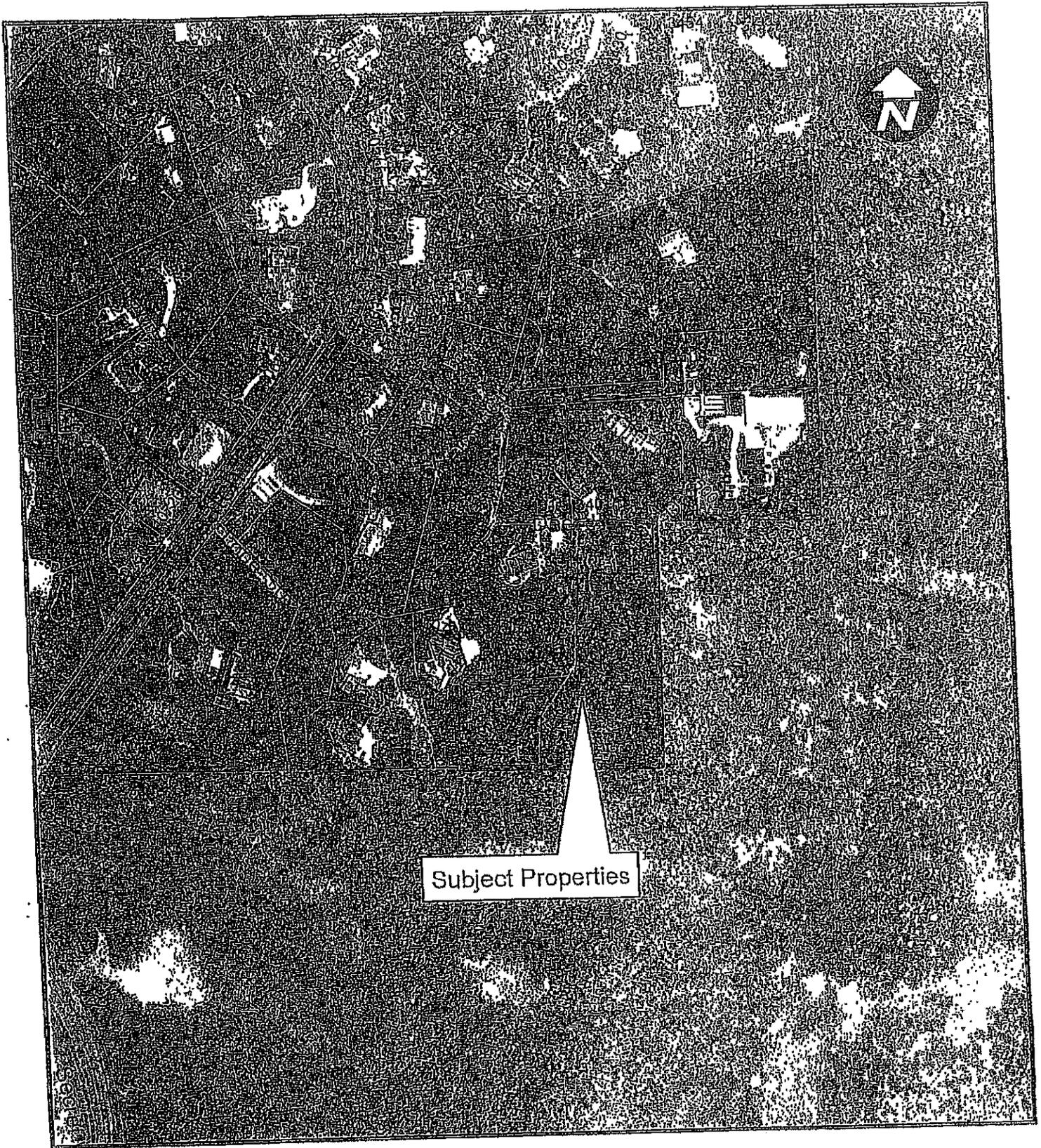
SEMI-LOCAL ENTITY HAS PLANT ANNEXATION TO SANDY CITY
 JULY 19, 2012

SEMI-LOCAL ENTITY HAS PLANT ANNEXATION TO SANDY CITY	SANDY CITY APPROVAL	SEMI-LOCAL ENTITY HAS PLANT ANNEXATION TO SANDY CITY	SANDY CITY APPROVAL
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PAYZANT ANNEXATION TO SANDY CITY

Beginning at a point on the current Sandy City boundary, said point being the Northwest Corner of the CROWTON SPRINGS ANNEXATION to Sandy City, the official plat of which was recorded August 4, 2011 as Entry No. 11223131 in Book 2011P of plats at Page 98 in the office of the Salt Lake County Recorder, said point lies East 2224.95 feet and South 3388.17 feet from the North Quarter Corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along the current Sandy City boundary as established by said CROWTON SPRINGS ANNEXATION, South $0^{\circ}23'30''$ West 583.00 feet; thence along the current Sandy City boundary established by the SEVEN SPRINGS ANNEXATION to Sandy City recorded December 21, 1978 as Entry No. 3214885 in Book 78-12 of plats at Page 333 in the office of the Salt Lake County Recorder, North $89^{\circ}47'00''$ West 484.18 feet, more or less; thence along the westerly and northerly lines of those certain parcels of land identified by the Salt Lake County Assessor as Parcel No. 28-14-428-034 and Parcel No. 28-14-428-025 the following six (6) courses: (1) North $1^{\circ}45'11''$ West 160.41 feet, more or less; (2) North $48^{\circ}08'37''$ East 68.50 feet; (3) North $86^{\circ}10'00''$ East 78.22 feet; (4) North $32^{\circ}30'00''$ West 216.00 feet; (5) North $3^{\circ}20'00''$ West 60.00 feet; (6) South $72^{\circ}39'43''$ East 298.94 feet, more or less, to intersect the westerly line of that certain parcel of land identified by the Salt Lake County Assessor as Parcel No. 28-14-428-026; thence along the westerly and northerly boundaries of said Parcel the following two (2) courses: (1) North $2^{\circ}19'34''$ East 217.80 feet; (2) South $89^{\circ}47'00''$ East 189.35 feet to the point of beginning.

The above described area contains approximately 5.03 acres.



Payzant Annexation 3436 Deer Hollow Cir



PRODUCED BY
THE COMMUNITY DEVELOPMENT DEPARTMENT
RAY LINDENBURG, PLANNER

Sandy City Notice of Intent to Annex - Payzant Annexation

NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted a resolution indicating its intent to annex an unincorporated area, located at approximately 3436 Deer Hollow Circle, into the Municipality of Sandy City. On September 11, 2012, at 7:05 p.m., in the City Council Chambers, Sandy City Hall, 10000 Centennial Parkway, Sandy, Utah, the Sandy City Council will hold a public hearing on the proposed annexation.

Legal Description: Beginning at a point on the current Sandy City boundary, said point being the Northwest Corner of the CROWTON SPRINGS ANNEXATION to Sandy City, the official plat of which was recorded August 4, 2011 as Entry No. 11223131 in Book 2011P of plats at Page 98 in the office of the Salt Lake County Recorder, said point lies East 2224.95 feet and South 3388.17 feet from the North Quarter Corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along the current Sandy City boundary as established by said CROWTON SPRINGS ANNEXATION, South 0°23'30" West 583.00 feet; thence along the current Sandy City boundary established by the SEVEN SPRINGS ANNEXATION to Sandy City recorded December 21, 1978 as Entry No. 3214885 in Book 78-12 of plats at Page 333 in the office of the Salt Lake County Recorder, North 89°47'00" West 484.18 feet, more or less; thence along the westerly and northerly lines of those certain parcels of land identified by the Salt Lake County Assessor as Parcel No. 28-14-428-034 and Parcel No. 28-14-428-025 the following six (6) courses: (1) North 1°45'11" West 160.41 feet, more or less; (2) North 48°08'37" East 68.50 feet; (3) North 86°10'00" East 78.22 feet; (4) North 32°30'00" West 216.00 feet; (5) North 3°20'00" West 60.00 feet; (6) South 72°39'43" East 298.94 feet, more or less, to intersect the westerly line of that certain parcel of land identified by the Salt Lake County Assessor as Parcel No. 28-14-428-026; thence along the westerly and northerly boundaries of said Parcel the following two (2) courses: (1) North 2°19'34" East 217.80 feet; (2) South 89°47'00" East 189.35 feet to the point of beginning.

The City Council will annex the area unless written protests to the annexation are presented at the public hearing, or are filed by 5:00 p.m., on the day of such hearing, with the Sandy City Recorder, Suite 311, Sandy City Hall, 10000 Centennial Parkway, Sandy Utah, by the owners of private real property that:

- (A) is located within the area proposed for annexation;
- (B) covers a majority of the total private land area within the entire area proposed for annexation; and
- (C) is equal in value to at least ½ the value of all private real property within the entire area proposed for annexation.

The area under consideration for annexation comprises three contiguous unincorporated areas totaling approximately 5.03 acres. It is being proposed to annex this property to the City with the R-1-40A Zone (single family residential on a minimum 40,000 square foot lot with animal rights). The City Council may consider approving a density that is either higher or lower than the proposed R-1-40A Zone. Any questions you may have regarding this annexation petition, may be directed to James Sorensen in the Community Development Department - 568-7270, jsorensen@sandy.utah.gov

Posted	August 6, 2012	Sandy City Hall Sandy Parks & Recreation Sandy Library Sandy City Website (http://www.sandy.utah.gov) Utah Public Notice Website (http://pmn.utah.gov)
Published	August 14, 2012 August 21, 2012 August 28, 2012	Salt Lake Tribune

770 S. 5600 W.
 P.O. BOX 704005
 WEST VALLEY CITY, UTAH 84170
 FED.TAX I.D.# 87-0217663

The Salt Lake Tribune
 www.sltrib.com

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 400 W. HIGHLAND BLVD.

Deseret News
 www.deseretnews.com

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
SANDY CITY RECORDERS OFFICE, MOLLY SPIRA ATTN: MOLLY SPIRA 10000 CENTENNIAL PRKWY SANDY, UT 84070	9001361894	8/28/2012

ACCOUNT NAME	
SANDY CITY RECORDERS OFFICE,	
TELEPHONE	ORDER NUMBER
8015687135	0000813832 / 100813832-1
START DATE	END DATE
Start 08/14/2012	End 08/28/2012
CUSTOMER REFERENCE	
Payzant Annexation	
CAPTION	
Sandy City Notice of Intent to Annex - Payzant Annexation	NOTICE IS HEREBY
SIZE	COLUMNS
62 Lines	2.00 COLUMN
NO. OF PAGES	ADVERTISER'S COPY
12	
MISC. CHARGES	ADDITIONAL CHARGES
TOTAL COST	629.96

Sandy City Notice of Intent to Annex - Payzant Annexation

NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted a resolution indicating its intent to annex an unincorporated area, located at approximately 3436 Dear Hollow Circle, into the Municipality of Sandy City. On September 11, 2012, at 7:05 p.m. in the City Council Chamber, Sandy City Hall, 10000 Centennial Parkway, Sandy, Utah, the Sandy City Council will hold a public hearing on the proposed annexation.

Legal Description: Beginning at a point on the current Sandy City boundary, said point being the Northwest Corner of the CROWTON SPRINGS ANNEXATION to Sandy City, the official plat of which was recorded August 4, 2011 as Entry No. 11223131 in Book 2011P of plats of Page 98 in the office of the Salt Lake County Recorder, said point lies East 2224.95 feet and South 3388.17 feet from the North Quarter Corner of Section 14, Township 3 South, Range 1 East, Salt Lake base and Meridian, thence along the current Sandy City boundary as established by said CROWTON SPRINGS ANNEXATION, South 0°23'30" West 583.00 feet, thence along the current Sandy City boundary established by the SEVEN SPRINGS ANNEXATION to Sandy City, recorded December 21, 1978 as Entry No. 3214895 in Book 78-1 of plats of Page 333 in the office of the Salt Lake County Recorder, North 89°47'00" West 484.15 feet, more or less, thence along the westerly and northerly lines of those certain parcels of land identified by the Salt Lake County Assessor as Parcel No. 28-14-428-034 and Parcel No. 28-14-428-025 the following six (6) courses: (1) North 1°49'11" West 160.41 feet, more or less; (2) North 48°08'37" East 49.50 feet; (3) North 86°19'00" East 76.22 feet; (4) North 32°30'00" West 216.00 feet; (5) North 3°20'00" West 40.00 feet; (6) South 72°39'43" East 298.94 feet, more or less, to intersect the westerly line of that certain parcel of land identified by the Salt Lake County Assessor as Parcel No. 28-14-428-026; thence along the westerly and northerly boundaries of said Parcel the following two (2) courses: (1) North 2°19'34" East 217.80 feet; (2) South 89°47'00" East 187.35 feet to the point of beginning.

The City Council will annex the area unless written protest to the annexation is presented at the public hearing, or are filed by 5:00 p.m. on the day of such hearing, with the Sandy City Recorder, Suite 311, Sandy City Hall, 10000 Centennial Parkway, Sandy Utah, by the owners of private real property that:

(A) is located within the area proposed for annexation; (B) covers a majority of the total private land area within the entire area proposed for annexation; and (C) is equal in value to at least 1/2 the value of all private real property within the entire area proposed for annexation.

The area under consideration for annexation comprises three contiguous unincorporated areas totaling approximately 5.03 acres. It is being proposed to annex this property to the City with the R-1-40A Zone (single family residential) on a minimum 40,000 square foot lot with animal rights. The City Council may consider approving a density that is either higher or lower than the proposed R-1-40A Zone. Any questions you may have regarding this annexation petition, may be directed to James Lorense in the Community Development Department - 568-7270, jlorense@sandy.utah.gov

UPA16
813832

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Sandy City Notice of Intent to Annex - Payzant Annexation NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted a resolution indicating its intent FOR SANDY CITY RECORDERS OFFICE, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY.

PUBLISHED ON Start 08/14/2012 End 08/28/2012

NATURE [Signature]

DATE 8/28/2012

VIRGINIA CRAFT
 Notary Public, State of Utah
 Commission # 891469
 My Commission Expires
 January 12, 2014

Virginia Craft

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
 PLEASE PAY FROM BILLING STATEMENT

Exhibit "C"

Date: 5-30-2012

RECEIVED

JUN 12 2012

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: James Sorensen
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is J. CLAIR PAYZANT CHP INVESTMENT
LTID

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake
County located at:

PARCEL # 2814428026 3436E DEER HOLLOW CIR

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at: 435-313-1608 OR HOME 435-628-4424

Thank you very much.

CHP Investment LTID

J. Clair Payzant

Signature

Signature

RECEIVED
MAY 31 2012
SANDY CITY
COMMUNITY DEVELOPMENT

Date: 5-31-12

Attn.: James Sorensen
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My (our) name(s) is (are): Lynette Slattery

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

3392 E. Deer Hollow Cir. Parcel no. 28-14-428-025-0000

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) CONSENT to have Sandy City annex this property.

I (we) can be reached at the following telephone number: 801-643-5102

Thank you very much

Lynette Slattery
Signature

Signature

RECEIVED
JUN 08 2012
SANDY CITY
COMMUNITY DEVELOPMENT

Date: 6/8/12

Attn.: James Sorensen
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My (our) name(s) is (are): MASSOUD M. PARVAR -

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

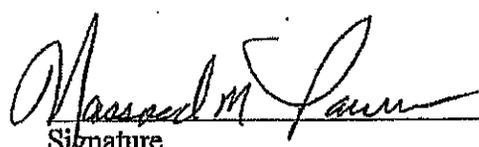
10765 S. 3350 E.

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) CONSENT to have Sandy City annex this property.

I (we) can be reached at the following telephone number: 801-631-1303

Thank you very much


Signature

Signature

