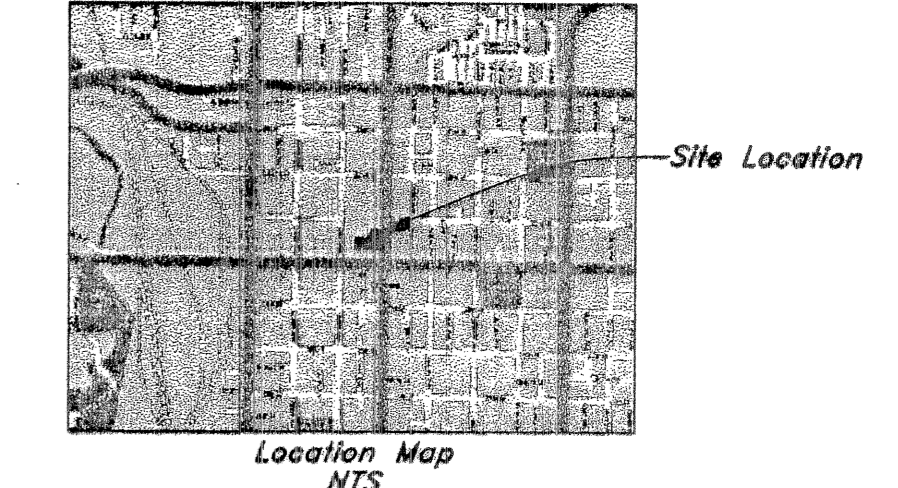


# The Junction Condominiums

A Utah Condominium Project

All of Lot 10B, Ogden City Entertainment Subdivision - Phase 2 (Amended), and all of Lot 11B, and part of 11C, Ogden City Entertainment Subdivision - Phase 2 (Amended) Lot 11 2nd Amendment Ogden City, Weber County, Utah



**Lessee's Consent to Record**  
Boyer Ogden Mall, L.C., as holder of a leasehold interest in the tracts of land described on this sheet, which leasehold interest is evidenced by a Memorandum of Lease and Option to Lease dated effective December 13, 2005, and recorded on March 1, 2007, as Entry Number 2245549 in the official records of Weber County, Utah, hereby consents to the recordation of this plat by Ogden City Redevelopment Agency.

Dated this 15 day of October, 2008.  
Boyer Ogden Mall, L.C.  
a Utah Limited Liability Company  
by its manager:  
The Boyer Company, L.C.  
a Utah Limited Liability Company  
By: [Signature]  
Name: [Name]  
Title: Manager  
State of Utah } ss  
County of [County]

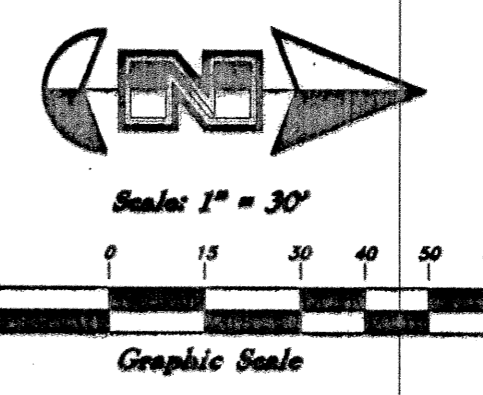
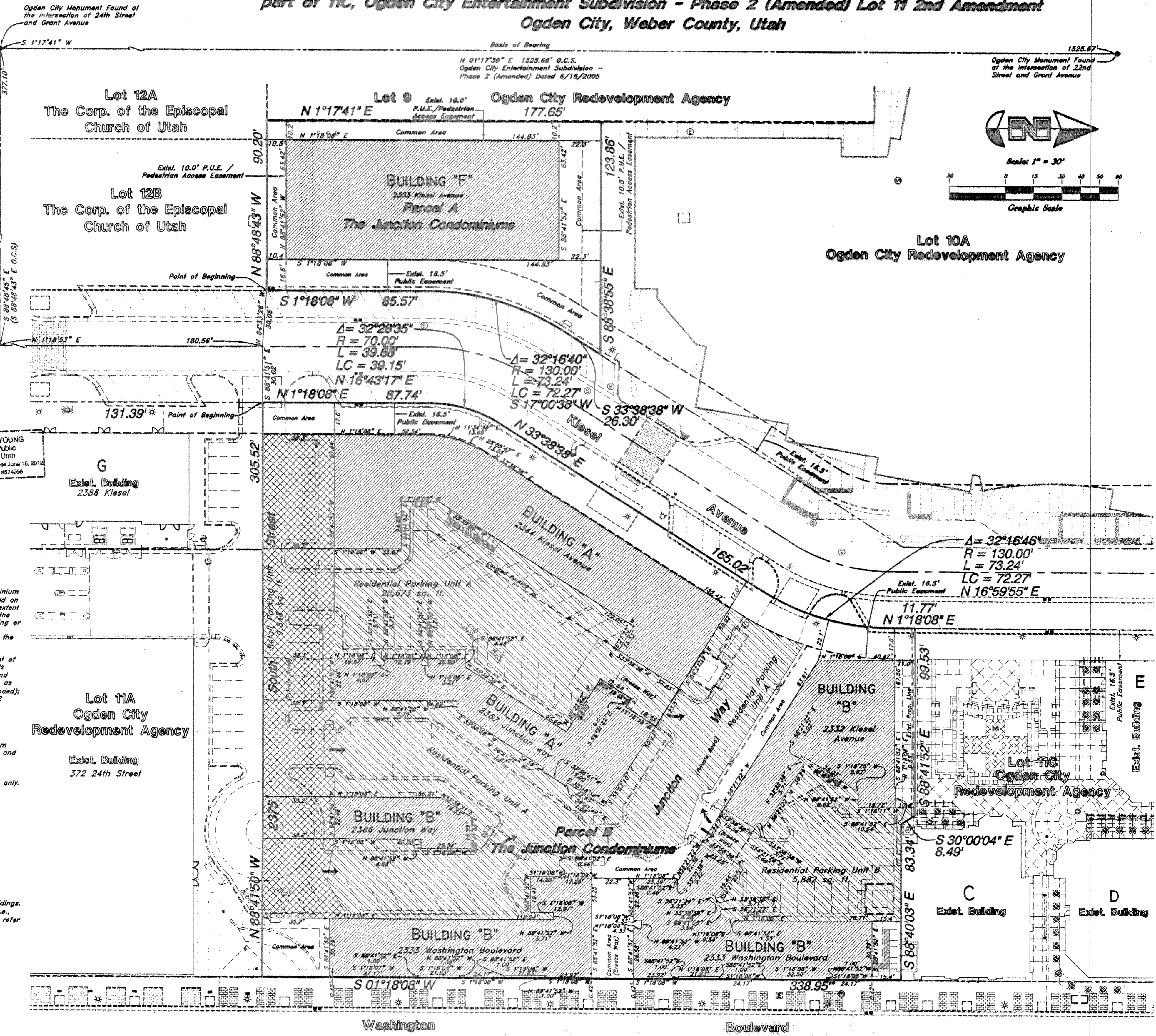
The foregoing Lessee's Consent to Record was acknowledged before me on 15 day of October, 2008, by [Name], a manager of The Boyer Company, L.C., the manager of Boyer Ogden Mall, L.C.,  
[Signature]  
Notary Public

**Lender's Consent to Record**  
Wells Fargo Bank, N.A., as holder of a trust deed encumbering the tracts of land described below, which trust deed was recorded on March 1, 2007, as Entry Number 2245552 in the official records of Weber County, Utah, hereby consents to the recordation of this plat by Ogden Redevelopment Agency.

Dated this 15 day of October, 2008.  
Wells Fargo Bank, N.A.  
By: [Signature]  
Name: [Name]  
Title: AVP  
State of Utah } ss  
County of [County]

The foregoing Lender's Consent to Record was acknowledged before me on 15 day of October, 2008, by [Name],  
[Signature]  
Notary Public

- NOTES**
- The Plat is being recorded concurrently with the Declaration of Condominium for The Junction Condominiums ("Condominium Declaration"). Terms used on this plat that are defined in the Condominium Declaration will, to the extent the context allows, have the respective meanings attributed to them in the Condominium Declaration. The rights and obligations of all persons having or acquiring any interest in this condominium project are governed by the Condominium Declaration. If there is any conflict between this plat and the Condominium Declaration, the Condominium Declaration will control.
  - This condominium project is subject to the Declaration and Establishment of Protective Covenants, Conditions and Restrictions and Grant of Easements ("Master Declaration"), executed by Ogden City Redevelopment Agency and Boyer Ogden Mall, L.C., and recorded against this condominium project, as well as Lot 10A, Ogden City Entertainment Subdivision - Phase 2 (Amended); and Lots 11A and 11C, Ogden City Entertainment Subdivision - Phase 2 (Amended) Lot 11 2nd Amendment.
  - The Master Declaration and the Condominium Declaration provide for certain pedestrian access easements, vehicular access and parking easements, utility easements, drainage easements, and other easements benefitting and burdening those who hold an interest in this condominium project or in certain adjoining property. Refer to the Master Declaration and the Condominium Declaration for a more particular description of these easements.
  - Dimensions of buildings depicted on Sheet 1 are to exterior foundation only.
  - This condominium project contains the following Units:  
Residential Unit A-101 (See Sheets 2 through 6)  
Residential Unit B-101 (See Sheets 7 through 10)  
Residential Unit F-101 (See Sheets 11 through 16)  
Retail Unit A-102 (See Sheets 2 and 6)  
Retail Unit B-102 (See Sheets 8 and 10)  
Retail Unit F-102 (See Sheets 11 and 16)  
Residential Parking Unit A (See Sheet 1)  
Residential Parking Unit B (See Sheet 1)  
Retail Parking Unit (See Sheet 1)
  - Sheets 2 through 16 depict only the Retail Units, the Residential Units, and those Common Areas comprising or contained within the buildings. For a depiction of the Parking Units and the outdoor Common Areas (i.e., those Common Areas not comprising or contained within the buildings), refer to Sheet 1.
  - Sheet 1 shows the overall configuration of site and buildings. Sheets 2 thru 16 show enlarged details of buildings, which more accurately reflect characteristics of buildings.



**SURVEYOR'S CERTIFICATE**  
I, Mark E. Babbitt, hereby certify that I am a Registered Professional Utah Land Surveyor that I hold Certificate No. 166484, as prescribed by the laws of the State of Utah; and that I have made a survey of the tracts of land described below. I further certify that (a) the boundary description set forth below correctly describes the perimeter of the surface of the land on which has been or will be constructed "The Junction Condominiums, a Utah condominium project"; (b) the property corners have been accurately set on the ground and are sufficient to readily retrace or reestablish this survey; and (c) this plat consisting of sixteen (16) sheets was prepared in accordance with Section 57-8-13(1) of the Utah Condominium Ownership Act and represents a true and accurate map of the land and of the buildings to be constructed thereon to the best of my knowledge and belief.  
Dated October 15, 2008.  
[Signature]  
Mark E. Babbitt  
STATE OF UTAH  
No. 166484  
Professional Land Surveyor

**OWNER'S DEDICATION**  
The undersigned fee owner of the tracts of land described below hereby sets apart and subdivides the same into condominium units and common areas as shown on this plat, submits the described property to the terms of The Utah Condominium Ownership Act, and names said tract "The Junction Condominiums, a Utah condominium project", and does hereby (a) dedicate, grant and convey an easement over the outdoor common areas (but not the common areas comprising any building) to Ogden City, a Utah municipal corporation, guaranteeing that such common areas remain forever open and undeveloped except for approved recreational, parking and open space purposes, including public ingress and egress; and (b) dedicate, grant and convey to Ogden City and any other governmental or quasi governmental body having jurisdiction over such lands, a perpetual easement over and across the common areas and the parking units for the purpose of providing police and fire protection, providing emergency medical services and providing any other governmental or municipal service.  
Dated October 8, 2008.  
Ogden City Redevelopment Agency, filia Ogden City Neighborhood Development Agency a body politic and political subdivision of the State of Utah  
By: [Signature]  
Name: [Name]  
Title: Exec. Director  
State of Utah } ss  
County of [County]

The foregoing Owner's Consent was acknowledged before me on October 8, 2008, by [Name],  
[Signature]  
Notary Public  
LEANN PETERSON  
NOTARY PUBLIC - STATE OF UTAH  
2548 WASHINGTON BLVD, STE 218  
OGDEN, UT 84401  
COMM. EXP. 07-05-2009

**BOUNDARY DESCRIPTION**  
Parcel A  
All of Lot 10B, Ogden City Entertainment Subdivision - Phase 2 (Amended), according to the official plat thereof, filed at page 78 in Book 64 of Plats in the official records of Weber County, Utah.  
AND  
Parcel B  
All of Lot 11B and a portion of Lot 11C, Ogden City Entertainment Subdivision - Phase 2 (Amended) Lot 11 2nd Amendment, according to the official plat thereof, filed at Page 56 in Book 65 of Plats in the official records of Weber County, Utah, and more particularly described as follows:  
Beginning at the Northwest Corner of Lot 11A, Ogden City Entertainment Subdivision - Phase 2 (Amended) Lot 11 2nd Amendment, Ogden City, Weber County, Utah, which point is 377.10 feet South 88°48'45" East; 180.56 feet North 1°18'08" East and 30.02 feet South 88°41'51" East from the Ogden City Monument located at the intersection of 24th Street and Grant Avenue and running thence Northeasterly five (5) courses along the Easterly right-of-way line of Kiesel Avenue as follows: North 1°18'08" East 87.74 feet; along the arc of a 70.00 foot radius curve to the right a distance of 39.68 feet (Central Angle equals 32°28'35" and Long Chord bears North 16°43'17" East 39.15 feet); North 33°38'38" East 165.02 feet; along the arc of a 130.00 foot radius curve to the left a distance of 73.24 feet (Central Angle equals 32°16'46" and Long Chord bears North 16°59'55" East 72.27 feet); and North 1°18'08" East 11.77 feet; thence South 88°41'52" East 99.53 feet; thence South 30°00'04" East 8.49 feet; thence South 88°40'03" East 83.34 feet to the West right-of-way line of Washington Boulevard; thence South 1°18'08" West 338.95 feet along said West right of way line to the North boundary line of said Lot 11A; thence North 88°41'50" West 305.52 feet along said North boundary line to the point of beginning.

**OGDEN CITY COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**  
I hereby certify that this plat complies with the minimum requirements of the Subdivision Ordinance of Ogden City, and conforms with the approved preliminary plat, as reviewed and approved by the Ogden City Planning Commission and the Mayor of Ogden City, prerequisite to final plat approval by the Mayor of Ogden City.  
Signed this 8 day of October, 2008.  
[Signature]  
Manager, Planning Division

**OGDEN CITY ENGINEER**  
I hereby certify that this plat complies with the minimum conditions of the Ogden City ordinance and this office is required to review and approve.  
Signed this 8 day of October, 2008.  
[Signature]  
Ogden City Engineer-Acting

**OGDEN CITY APPROVAL**  
This is to certify that this plat and dedication of this plat were duly approved and accepted by the Mayor of Ogden City, Utah this 8 day of October, 2008.  
[Signature]  
City Recorder

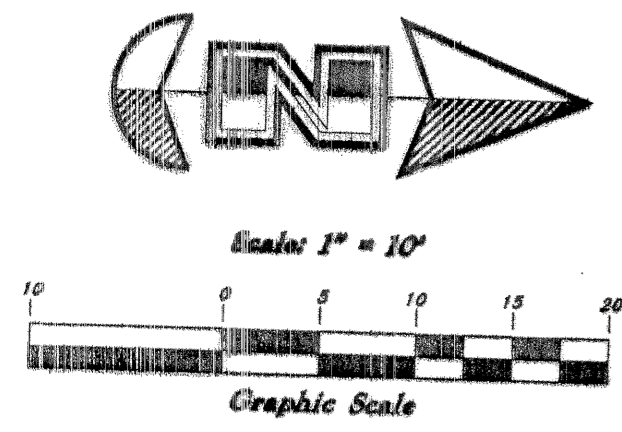
**OGDEN CITY ATTORNEY'S OFFICE**  
Approved by the city Attorney's Office  
This 8 day of October, 2008.  
[Signature]  
Signature

**GREAT BASIN ENGINEERING NORTH**  
3748 South 1475 East - Suite 200  
Ogden, Utah 84403  
P.O. Box 100042, Ogden, Utah 84415  
Phone (801)226-0818 Fax (801)226-0819 Email: gben@gben.com

- LEGEND**
- Found Monument
  - O.C.S. Ogden City Survey
  - San. Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Electrical Manhole
  - Common Areas - [Pattern]
  - Residential Parking Unit - [Pattern]
  - Retail Parking Unit - [Pattern]
  - Condominialized Building - [Pattern]

**WEBER COUNTY RECORDER**  
ENTRY NO. 2371302 FEE PAID  
[Signature]  
RECORDED IN BOOK 2203 AT  
5:17 PM BY BOOK 2203 OF OFFICIAL  
RECORDS, PAGE 207835. RECORDED  
FOR Boyer Co.  
[Signature]  
WEBER COUNTY RECORDER  
DEPUTY

Condominium Plat  
 The Junction Condominiums  
 a Utah Condominium Project  
**Building "A"**



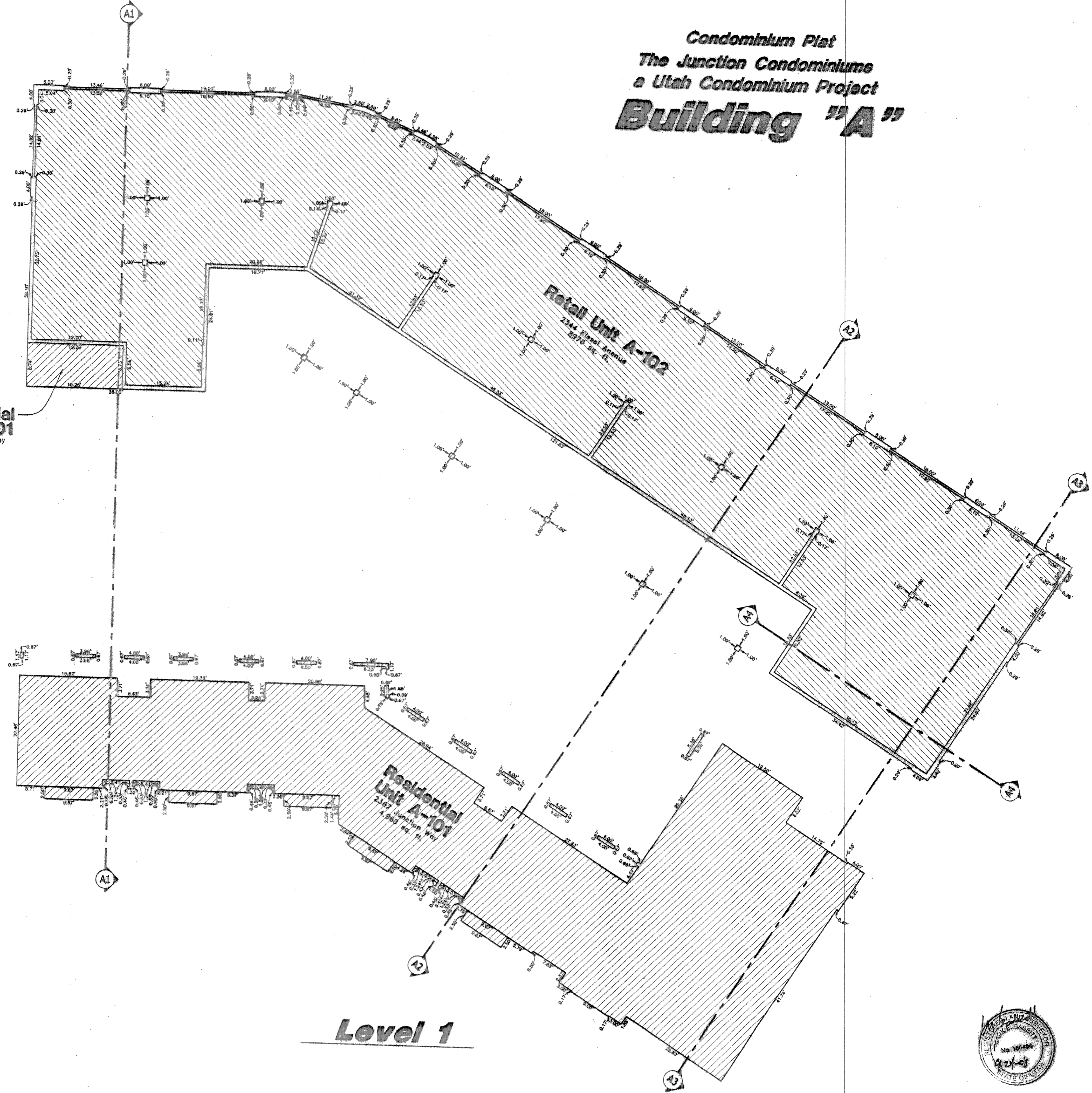
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- Residential Unit - [Diagonal hatching box]
- Retail Unit - [Cross-hatching box]

**Residential Unit A-101**  
 2353 Junction Way  
 168 sq. ft.

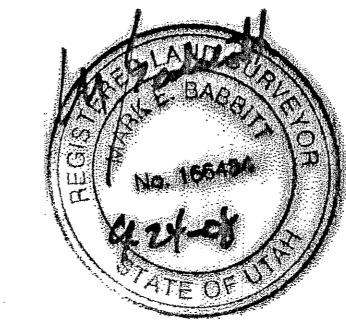
**Retail Unit A-102**  
 2344 Kiesel Avenue  
 2970 sq. ft.

**Residential Unit A-101**  
 2367 Junction Way  
 4,969 sq. ft.

**Level 1**



**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 5748 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 130000, Ogden, Utah 84415  
 Phone 801/226-4111 Fax 801/226-4112 TDD 801/226-4111

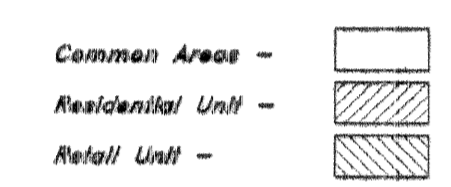
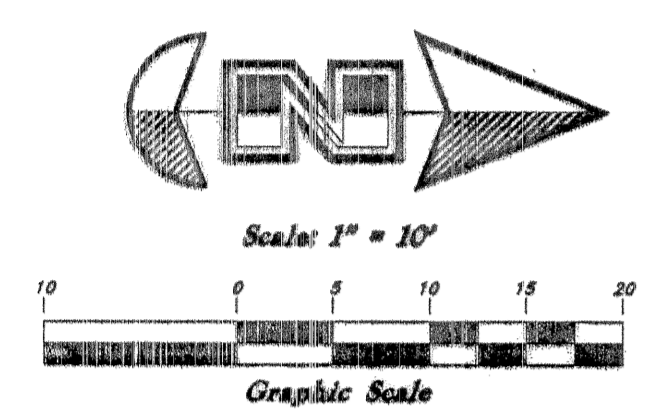


<b>WEBER COUNTY RECORDER</b>	
ENTRY NO. <u>7371302</u>	FEE PAID _____
RECORDED _____ FILED FOR RECORD AND	
RECORDED _____ AT	
IN BOOK <u>129</u> OF OFFICIAL	
RECORDS, PAGE <u>42-36</u> RECORDED	
FOR _____	
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____

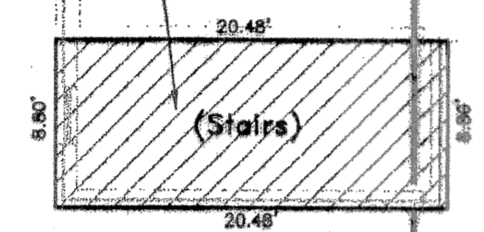
Sheet 2 of 16

69-21

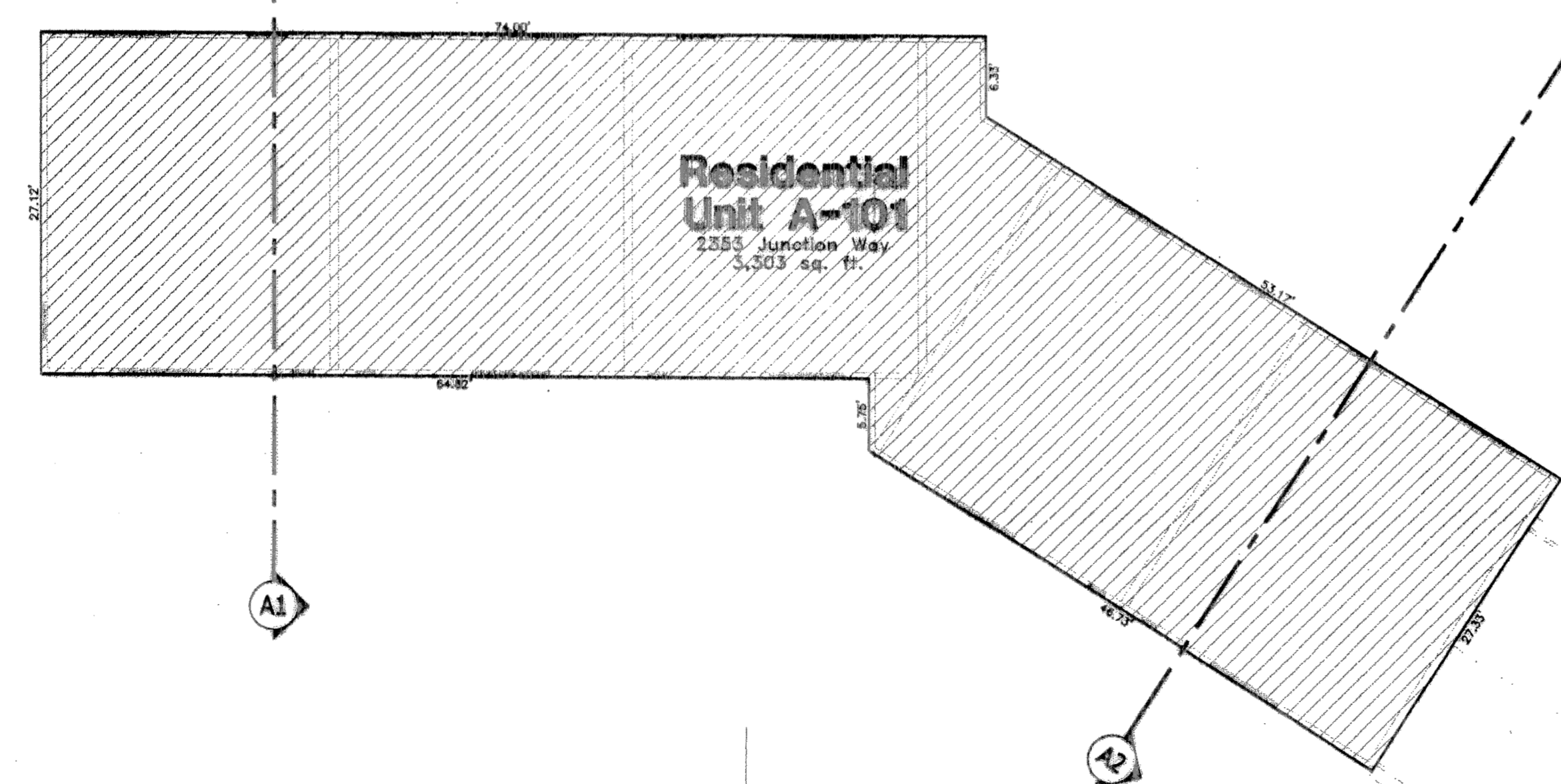
Condominium Plat  
 The Junction Condominiums  
 a Utah Condominium Project  
**Building "A"**



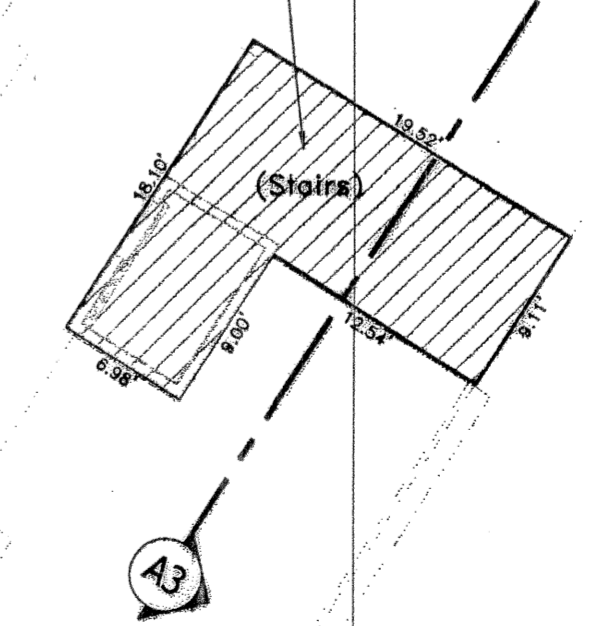
**Residential Unit A-101**  
 2353 Junction Way  
 160 sq. ft.



**Residential Unit A-101**  
 2353 Junction Way  
 3,303 sq. ft.



**Residential Unit A-101**  
 2353 Junction Way  
 241 sq. ft.



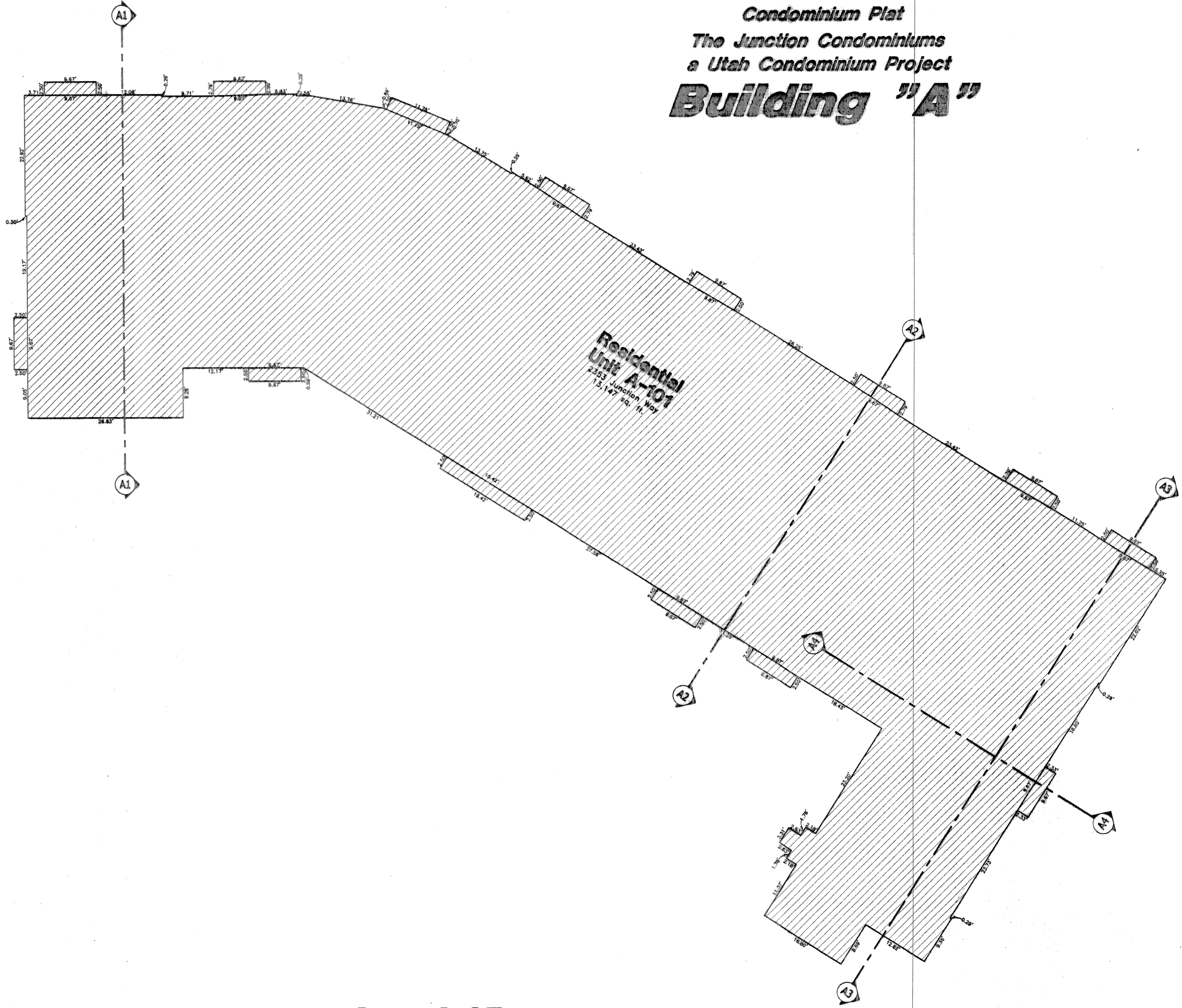
**Level 2A**

**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 5748 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 150058, Ogden, Utah 84415  
 Ogden (801)291-0310 Salt Lake City (801)291-3522 Fax (801)291-7044

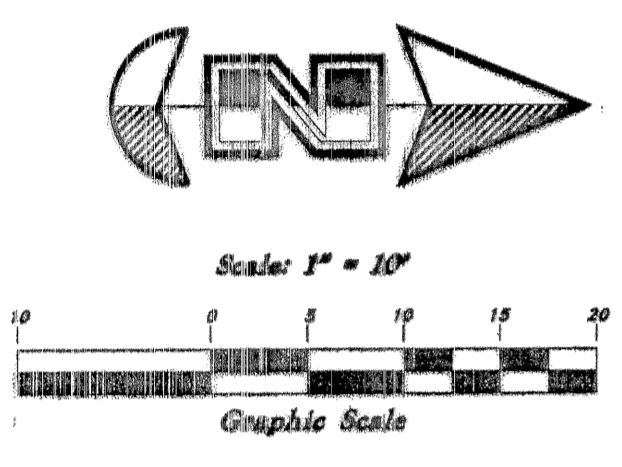





**WEBER COUNTY RECORDER**  
 ENTRY NO. 2371302 FEE PAID  
 FILED FOR RECORD AND  
 RECORDED AT  
 IN BOOK 69 OF OFFICIAL  
 RECORDS, PAGE 207038. RECORDED  
 FOR  
 WEBER COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

# Condominium Plat The Junction Condominiums a Utah Condominium Project **Building "A"**

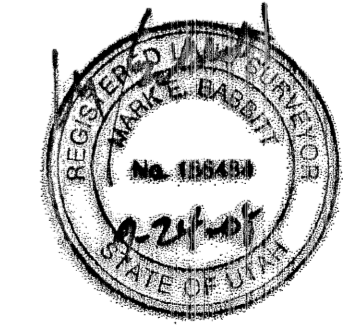


**Level 2B**



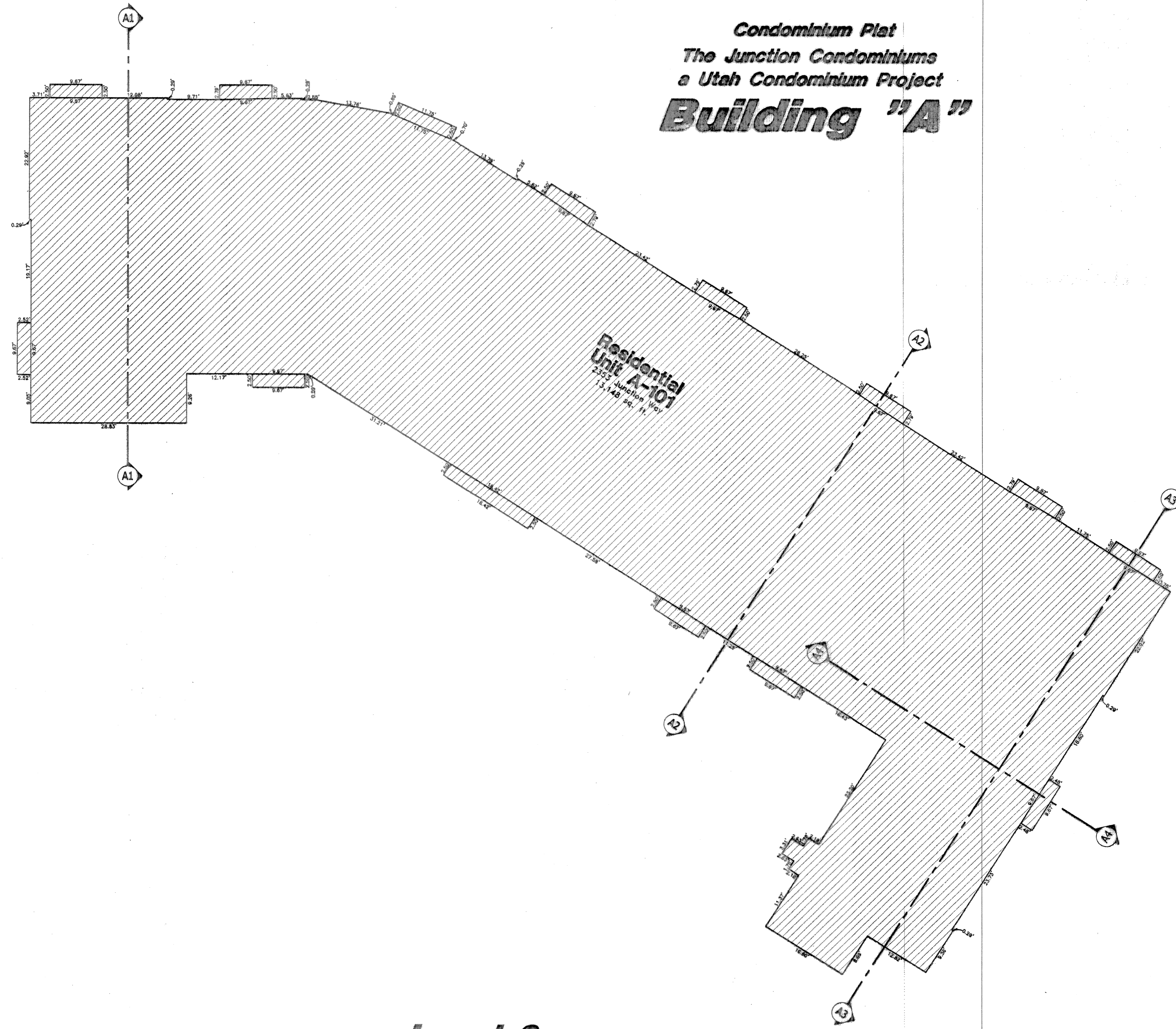
Common Areas -   
Residential Unit -   
Retail Unit - 

**GREAT BASIN ENGINEERING NORTH**  
SPECIALIZING IN ARCHITECTURE AND ENGINEERING  
8746 South 1475 East - Suite 208  
Cotton, Utah 84403  
P.O. Box 150045, Cotton, Utah 84415  
Phone (801)364-4111 Fax (801)364-4122

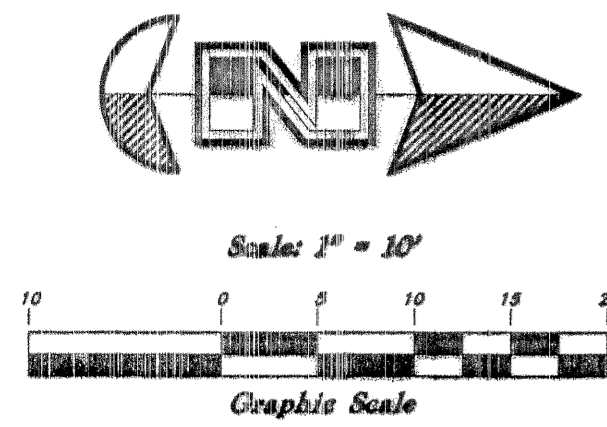


<b>WEBER COUNTY RECORDER</b>	
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WEBER COUNTY RECORDER	
BY:	DEPUTY

Condominium Plat  
 The Junction Condominiums  
 a Utah Condominium Project  
**Building "A"**

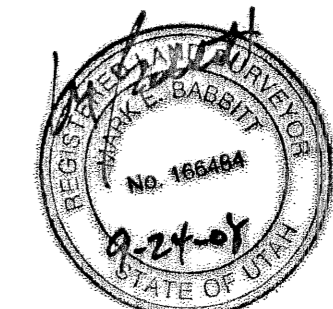


**Level 3**



- Common Area - [White box]
- Residential Unit - [Diagonal hatching]
- Retail Unit - [Cross-hatching]

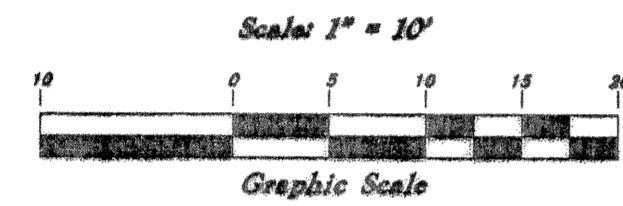
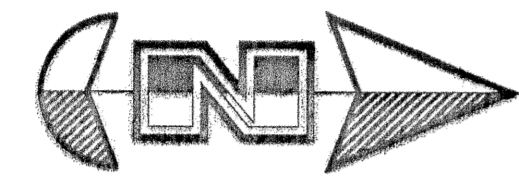
**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 5748 South 1400 East - Suite 200  
 Ogden, Utah 84402  
 P.O. Box 150078, Ogden, Utah 84415  
 Phone (801)244-4216 FAX (801)244-4222



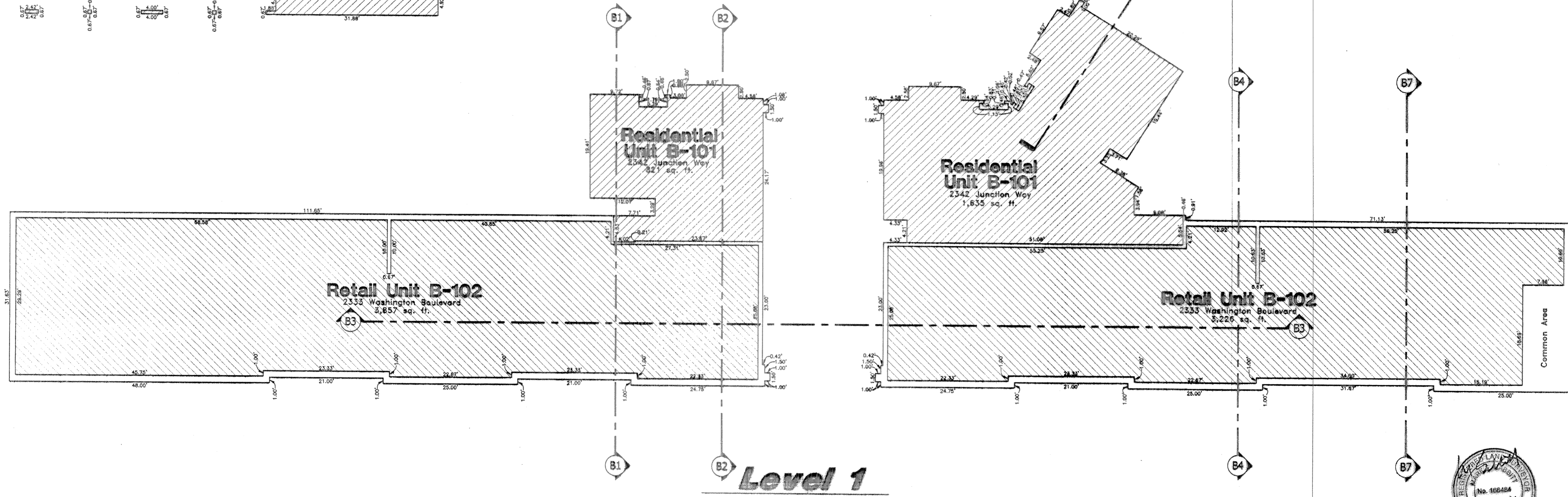
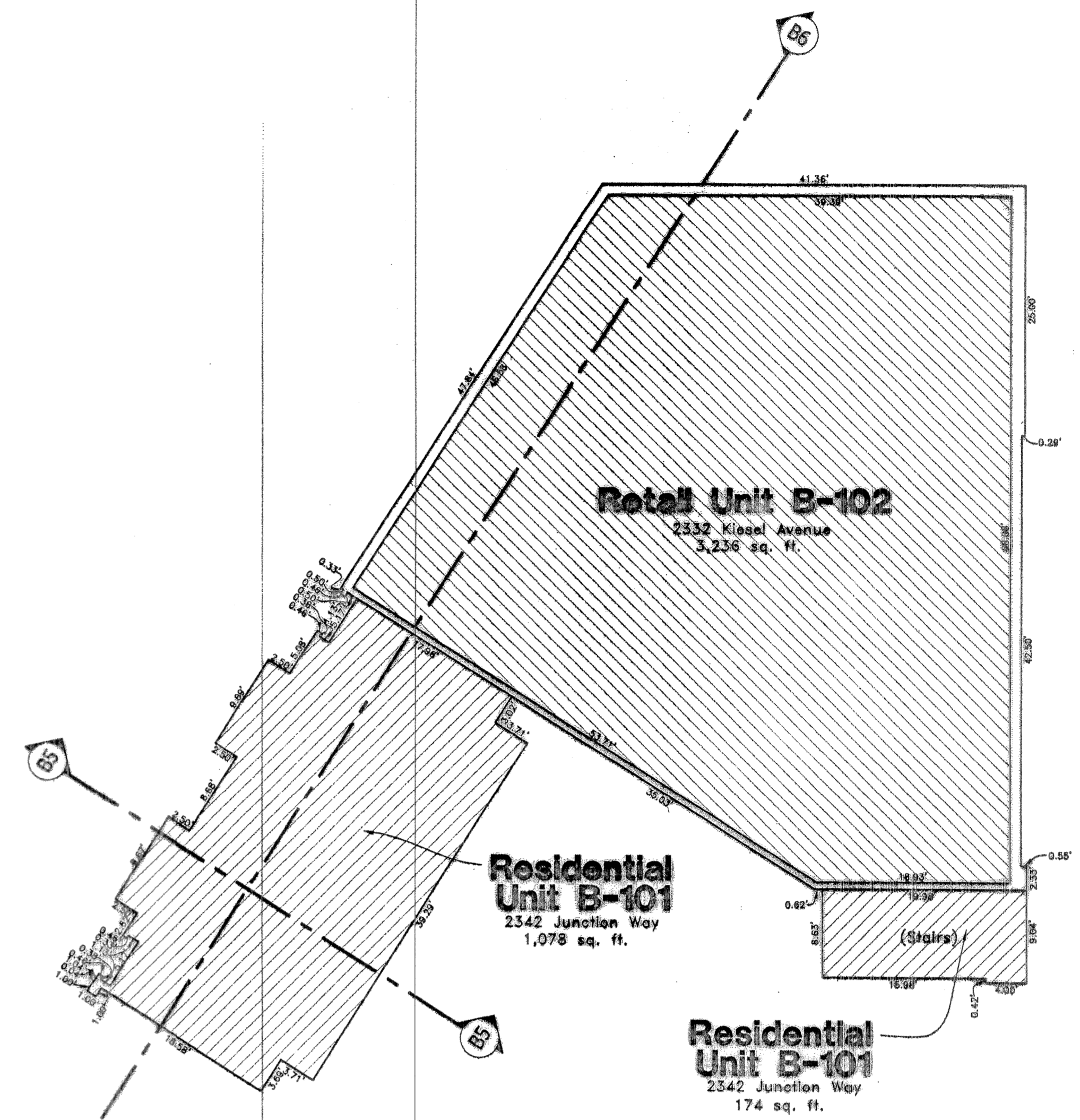
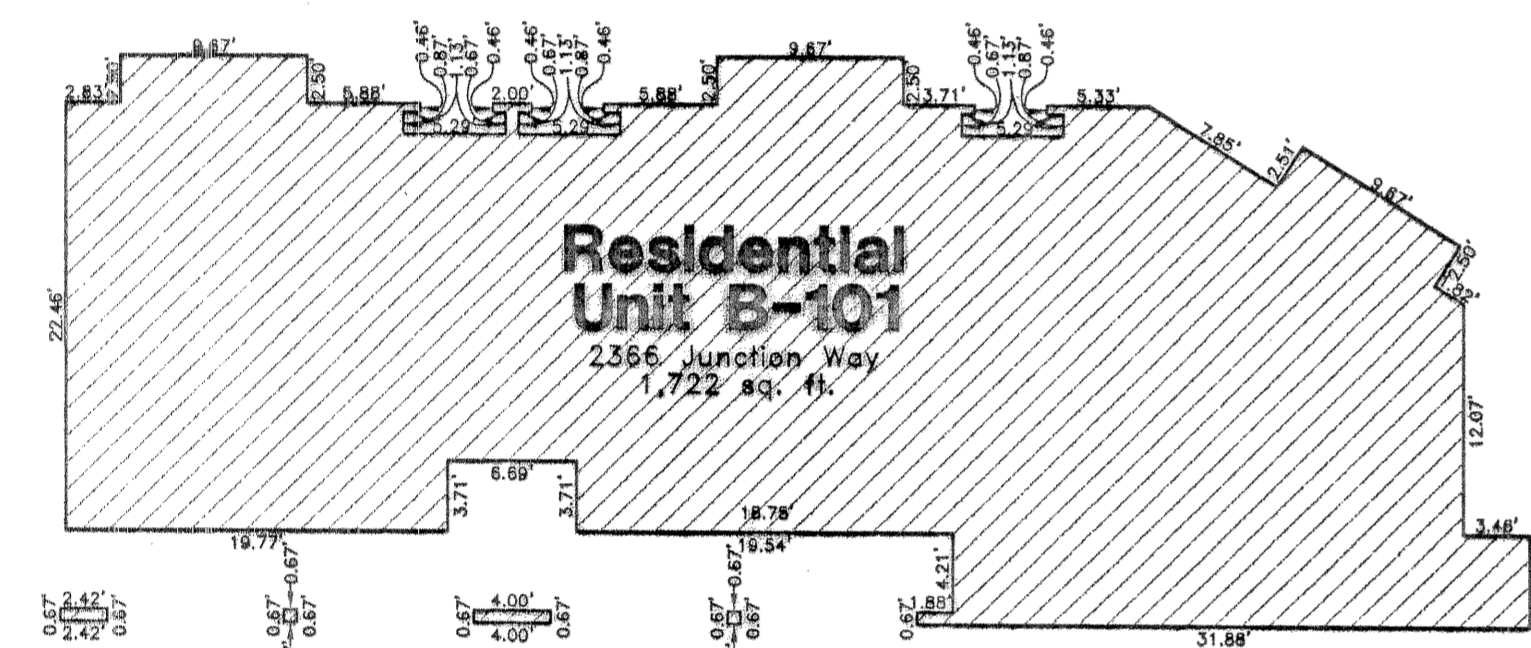
**WEBER COUNTY RECORDER**  
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 RECORDS, PAGE 20438 RECORDED  
 FOR  
 WEBER COUNTY RECORDER  
 BY: DEPUTY  
 04-24



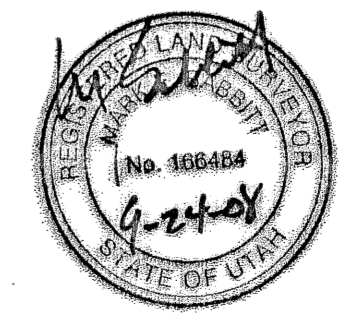
Condominium Plat  
 The Junction Condominiums  
 a Utah Condominium Project  
**Building "B"**



- Common Areas - [White box]
- Residential Unit - [Diagonal hatching]
- Retail Unit - [Cross-hatching]



**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 5748 South 1478 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 152964, Ogden, Utah 84415  
 Phone (801) 224-4818 Fax (801) 224-0228



**WEBER COUNTY RECORDER**

ENTRY NO. 2371302 FEE PAID

FILED FOR RECORD AND

RECORDED AT

IN BOOK 167 OF OFFICIAL

RECORDS, PAGE 20-1035, RECORDED

FOR

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

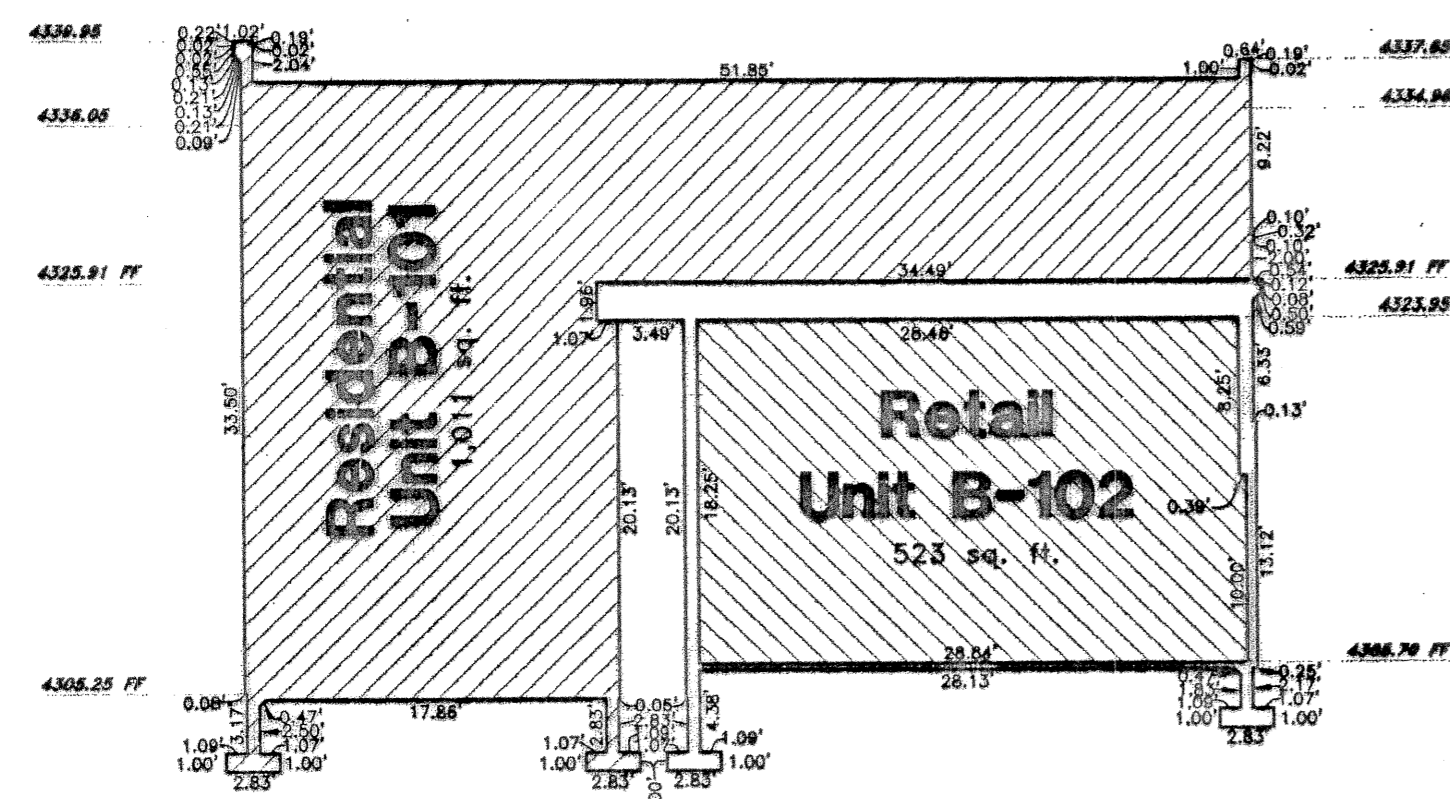
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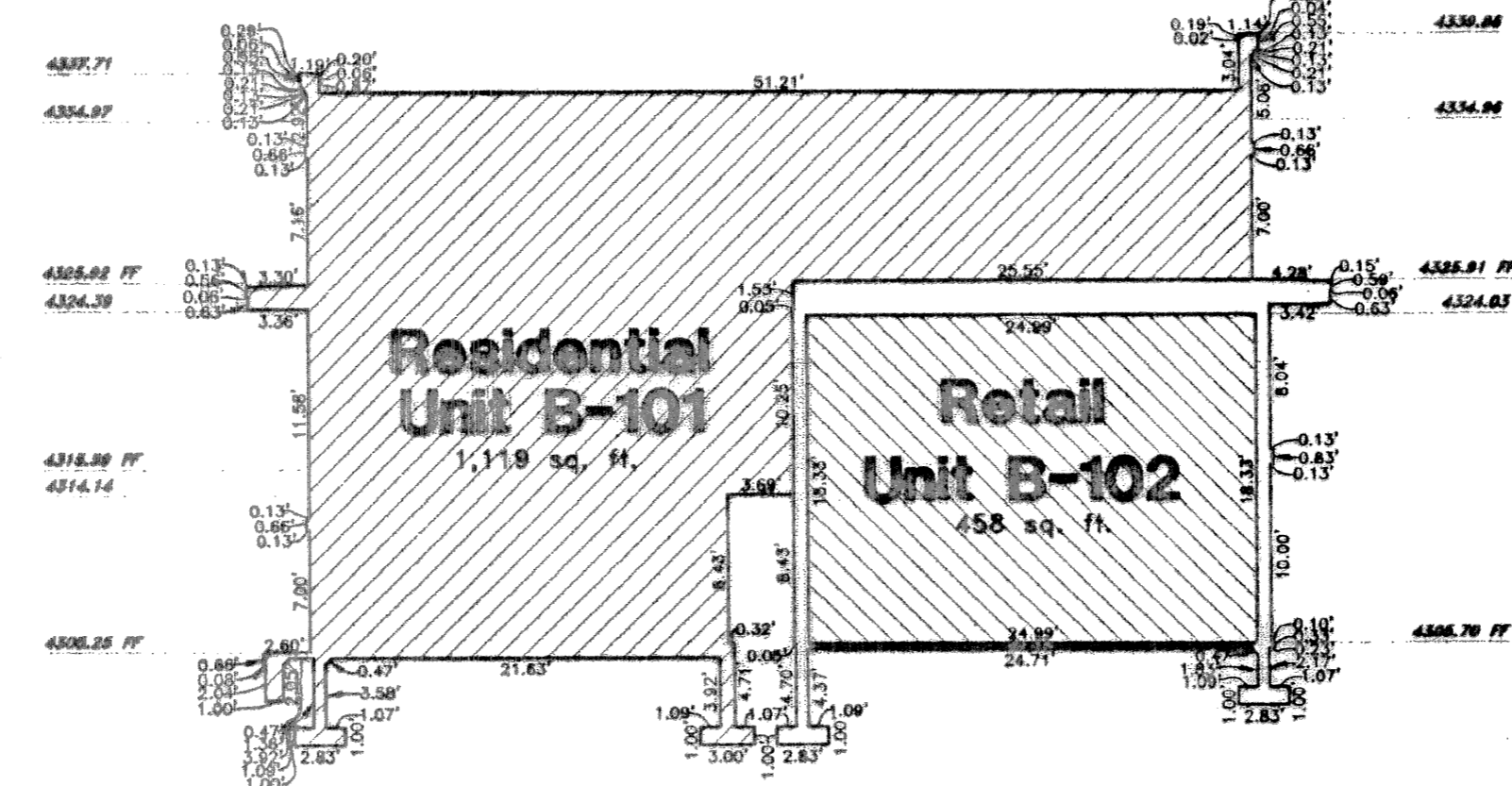




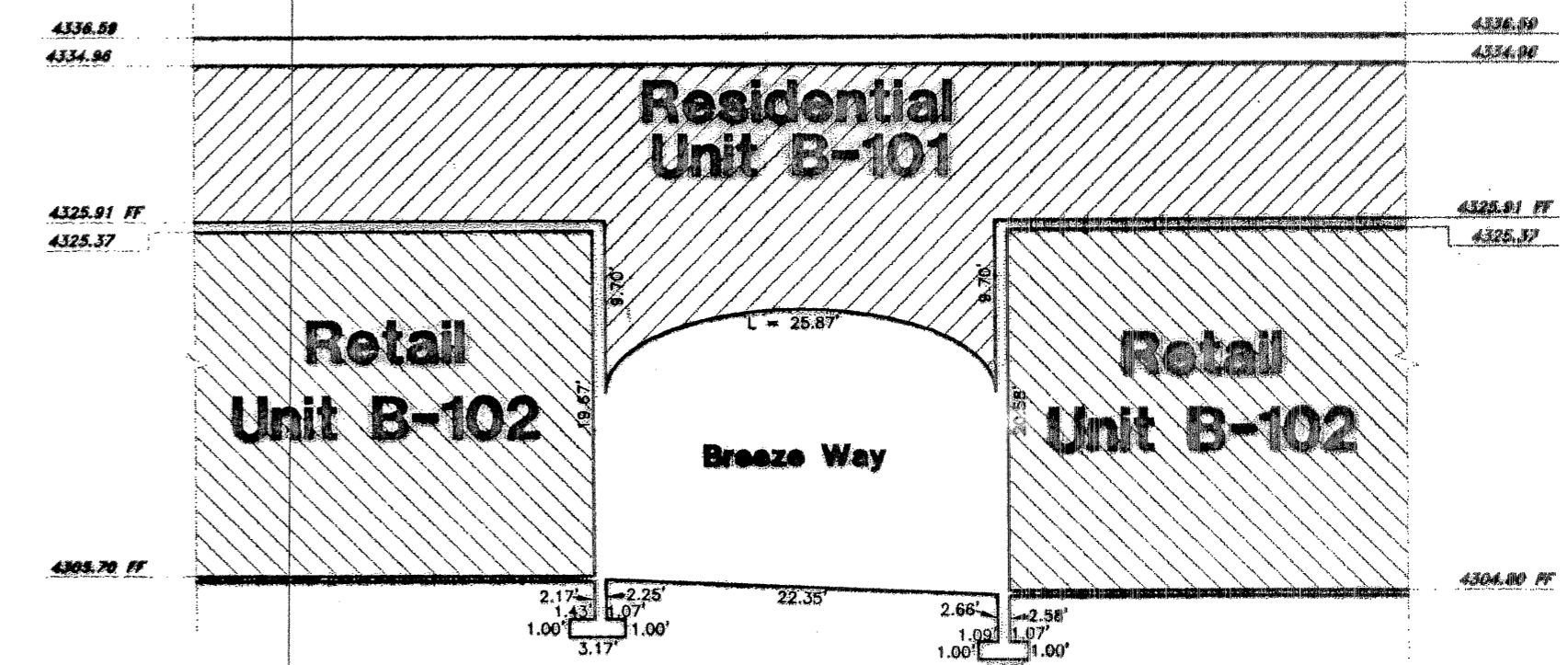
Condominium Plat  
The Junction Condominiums  
a Utah Condominium Project  
**Building "B"**



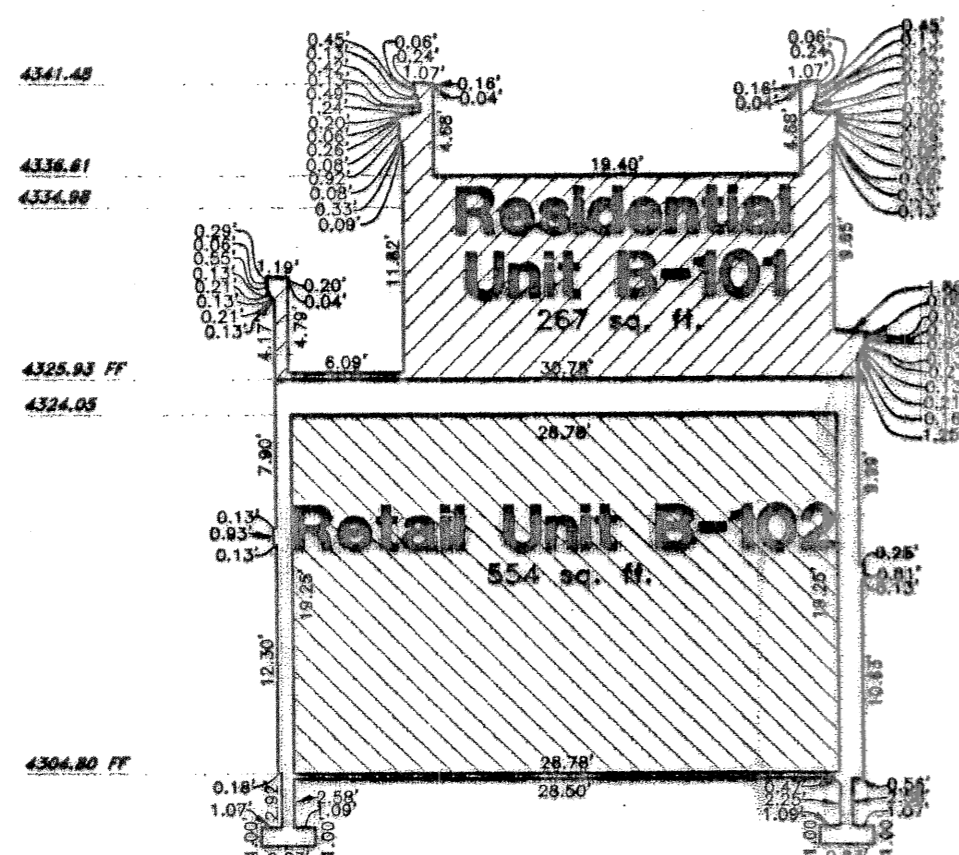
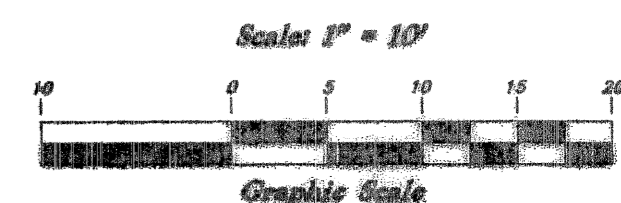
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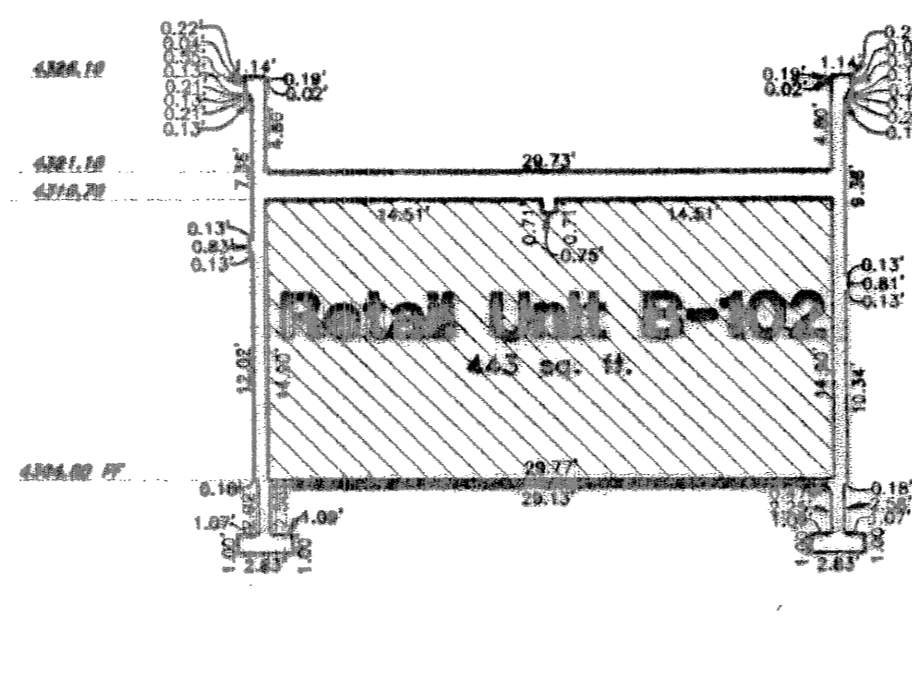
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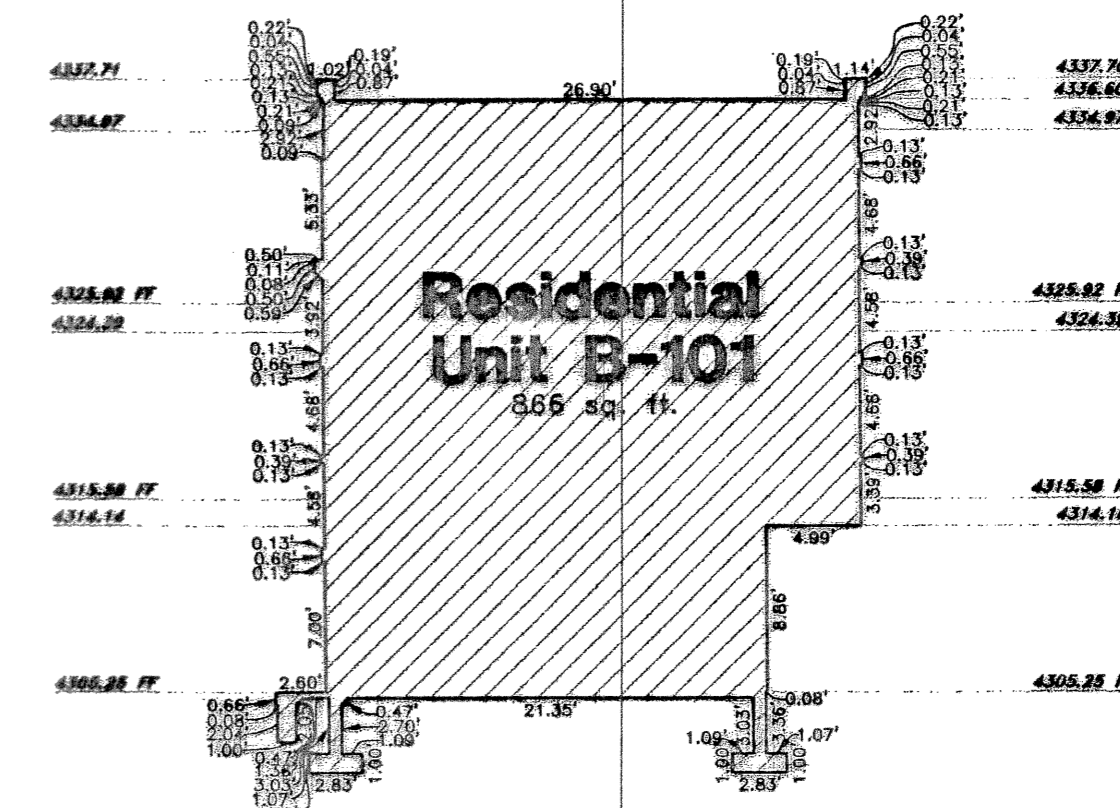
**Section B3**



**Section B4**

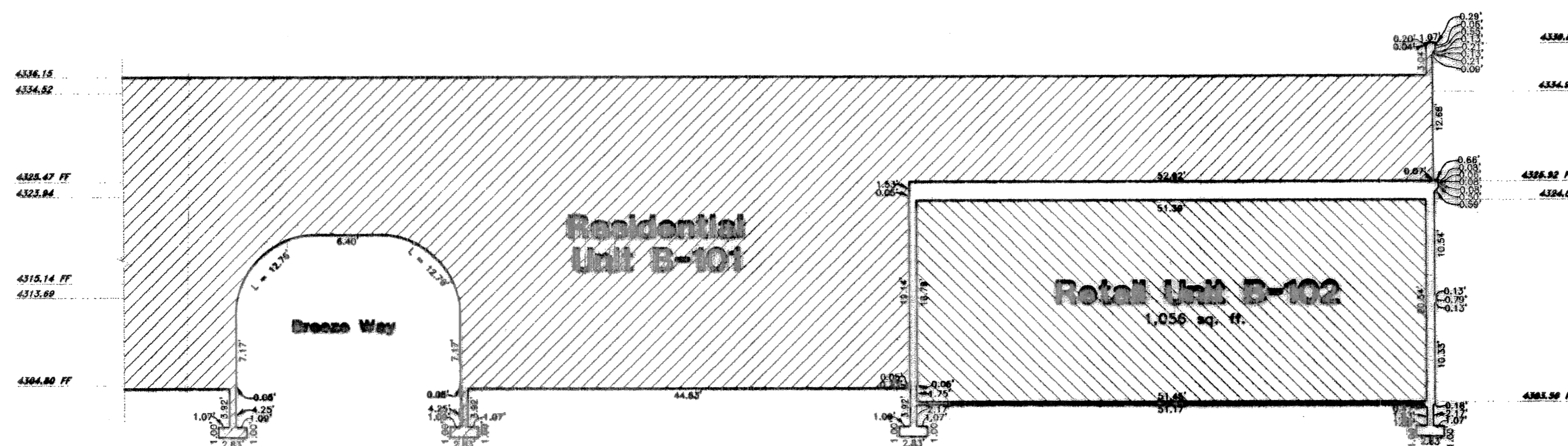


**Section B7**



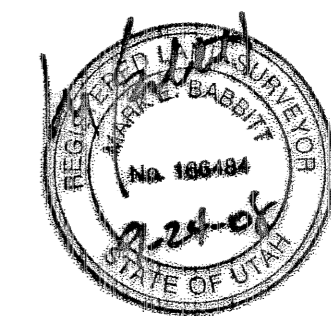
**Section B5**

- Common Area - [White Box]
- Residential Unit - [Diagonal Lines Box]
- Retail Unit - [Cross-hatched Box]



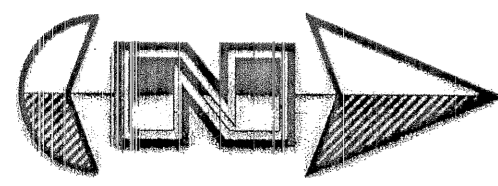
**Section B6**

**GREAT BASIN ENGINEERING NORTH**  
CONSULTING ENGINEERS AND ARCHITECTS  
 8748 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 122066, Ogden, Utah 84415  
Utah 001201-0012 201 Utah 001201-0012 201 Utah 001201-0012



**WEBER COUNTY RECORDER**  
 ENTRY NO. 2371302 FEE PAID  
 FILED FOR RECORD AND  
 RECORDED IN BOOK 69 OF OFFICIAL  
 RECORDS, PAGE 207016 RECORDED FOR

WEBER COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

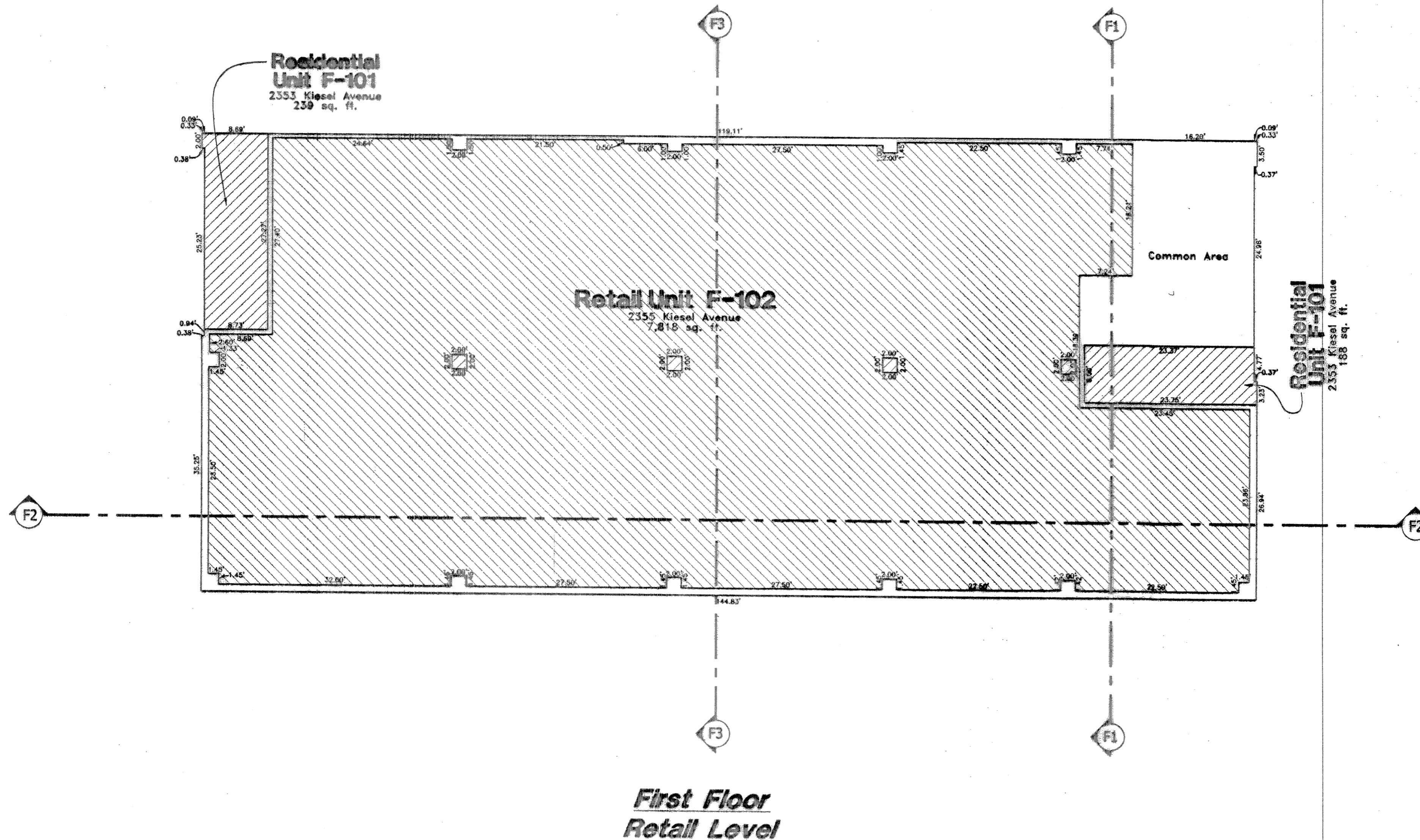


Scale: 1" = 10'

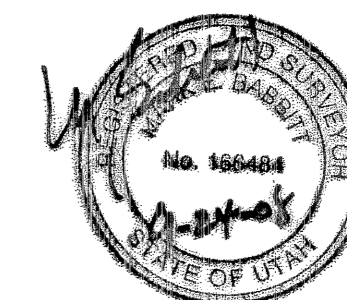


- Common Areas - [White box]
- Residential Unit - [Diagonal hatching box]
- Retail Unit - [Cross-hatching box]

Condominium Plat  
 The Junction Condominiums  
 a Utah Condominium Project  
**Building "F"**

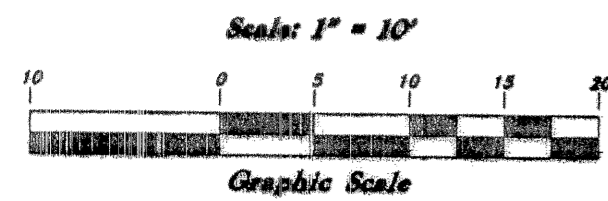
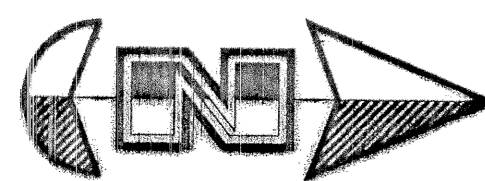


**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 5748 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 150048, Ogden, Utah 84415  
 Ogden (801) 244-4215 Salt Lake City (801) 221-8222 Fax (801) 222-7844



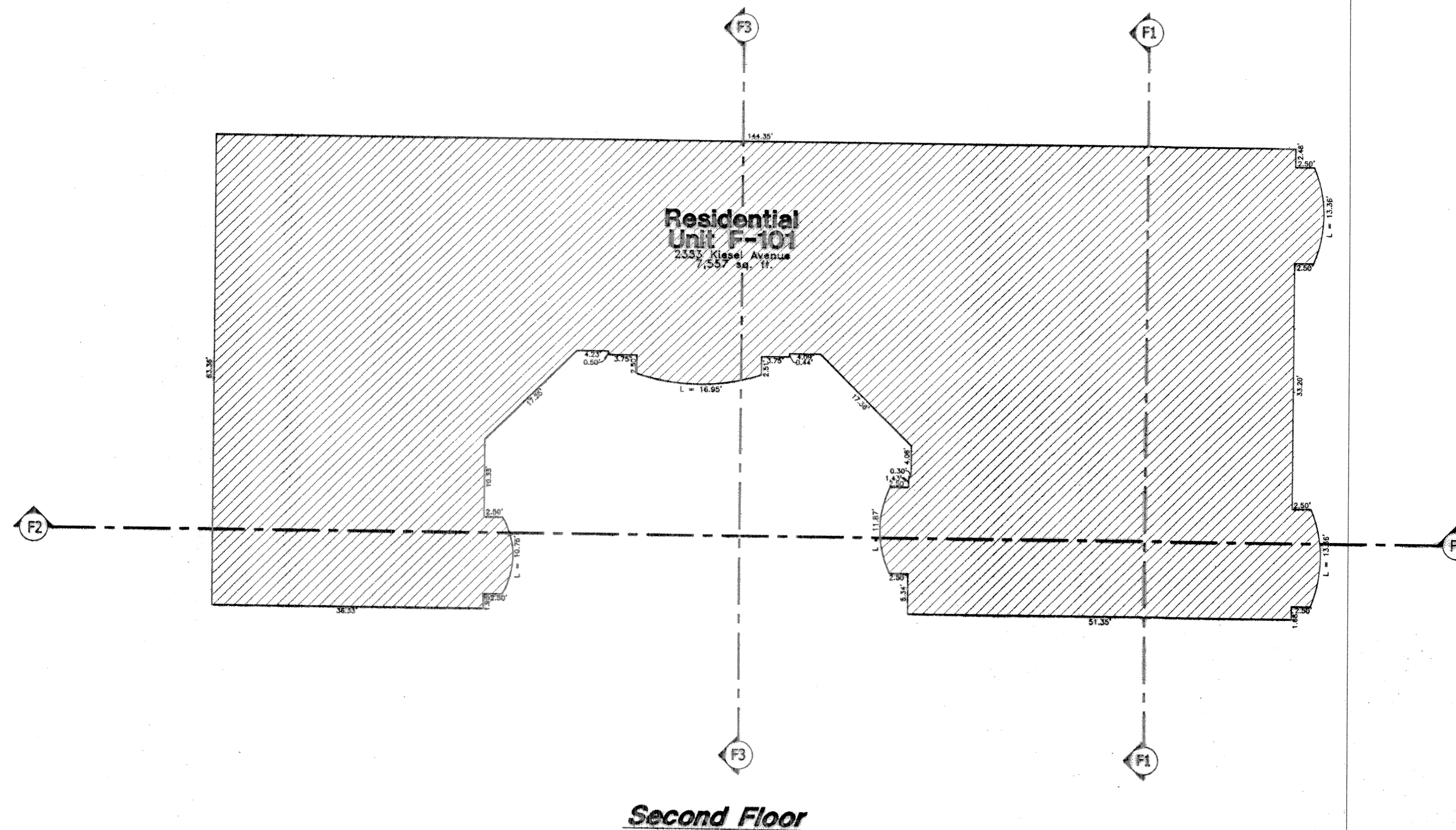
WEBER COUNTY RECORDER	
ENTRY NO. 2371302	FEE PAID
FILED FOR RECORD AND	
RECORDED	AT
IN BOOK 09 OF OFFICIAL	
RECORDS, PAGE 204035. RECORDED	
FOR	
WEBER COUNTY RECORDER	
BY:	DEPUTY

09-30

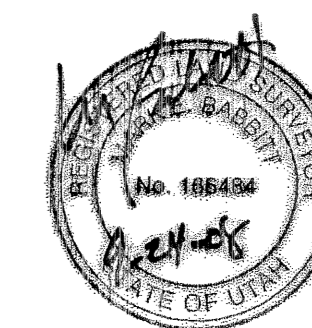


- Common Area -
- Residential Unit -
- Retail Unit -

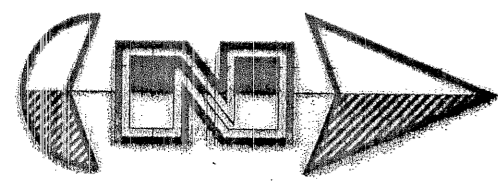
**Condominium Plat**  
**The Junction Condominiums**  
**a Utah Condominium Project**  
**Building "F"**



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<b>WEBER COUNTY RECORDER</b>	
ENTRY NO. <b>2371302</b>	... FEE PAID
FILED FOR RECORD AND	
RECORDED	... AT
IN BOOK <b>69</b> OF OFFICIAL	
RECORDS, PAGE <b>20435</b> . RECORDED	
FOR	
WEBER COUNTY RECORDER	
BY:	DEPUTY



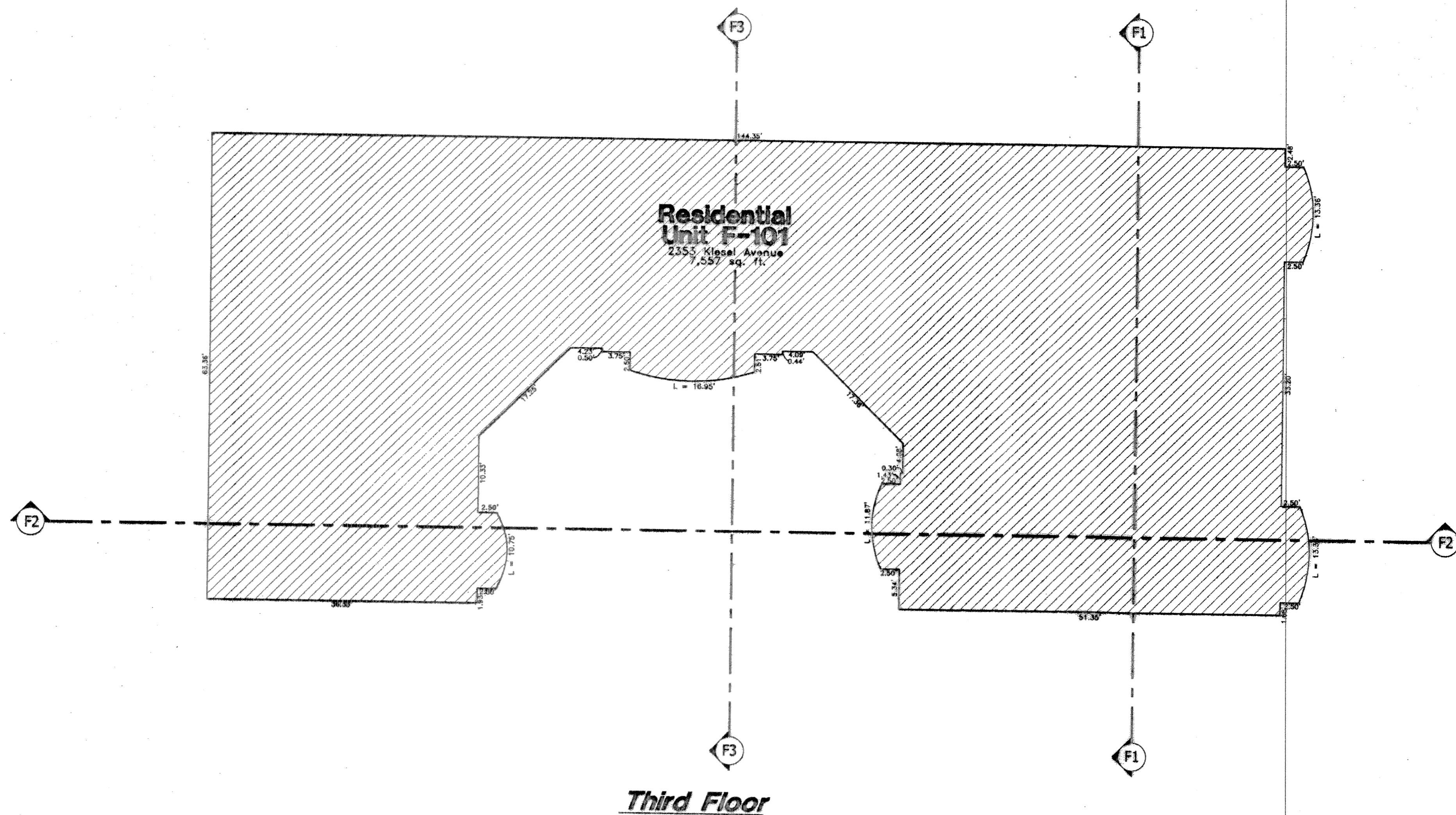
Scale: 1" = 10'



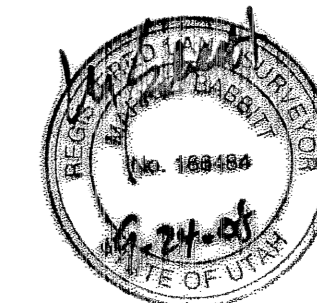
Graphic Scale

- Common Area -
- Residential Unit -
- Retail Unit -

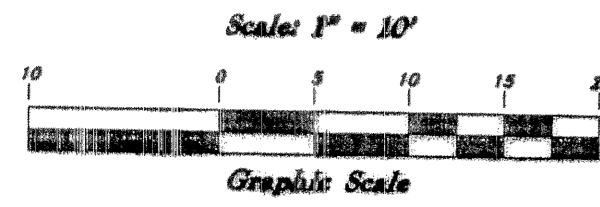
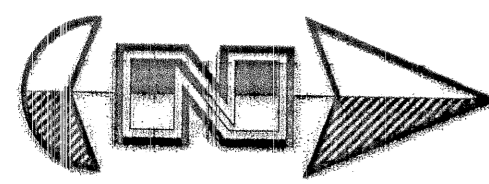
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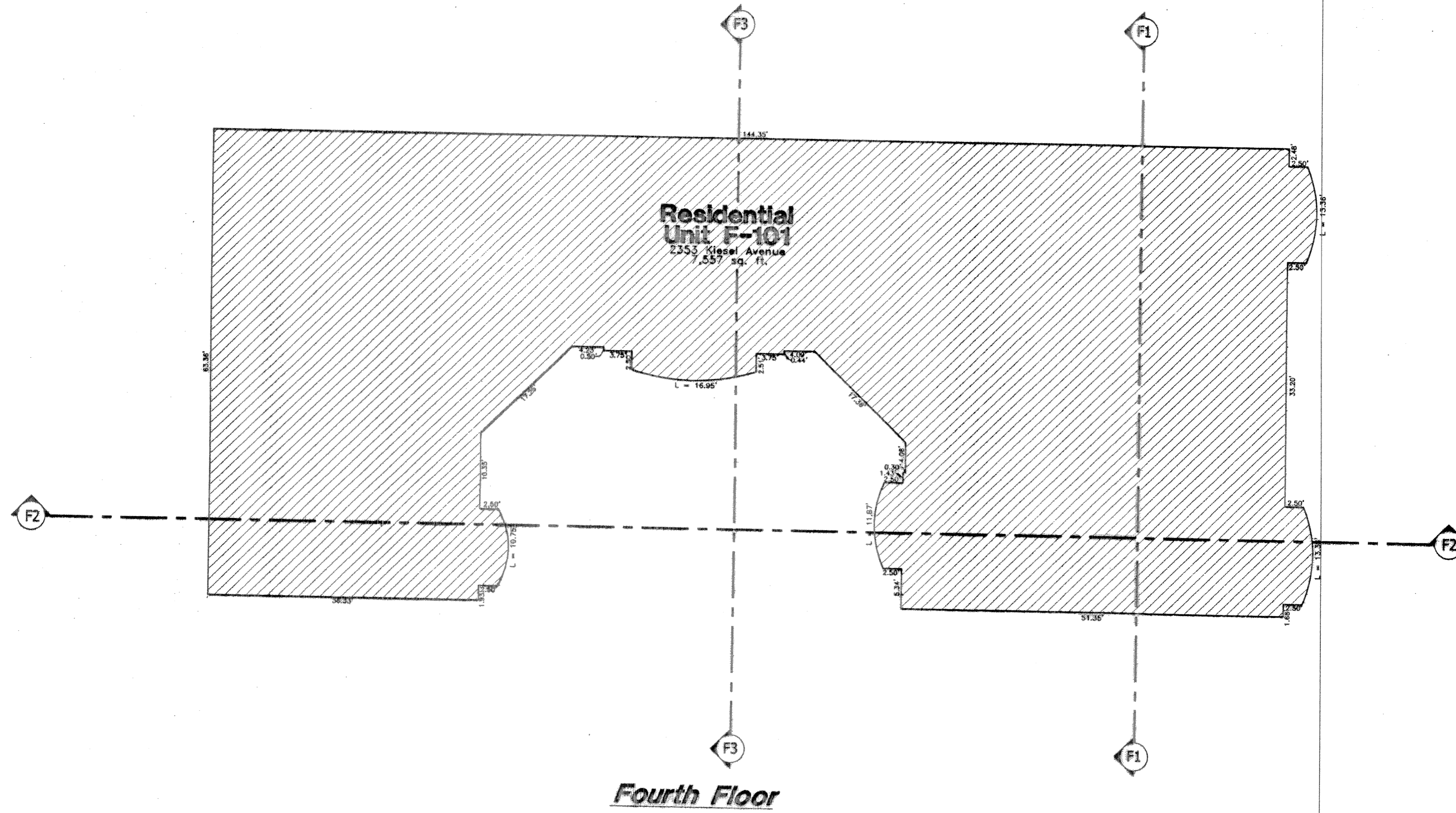


WEBER COUNTY RECORDER	
ENTRY NO. 2371302	FILED FOR RECORD AND FEE PAID
RECORDED	AT
IN BOOK 67	OF OFFICIAL RECORDS, PAGE 20-1038
FOR	RECORDED
WEBER COUNTY RECORDER	
BY:	DEPUTY

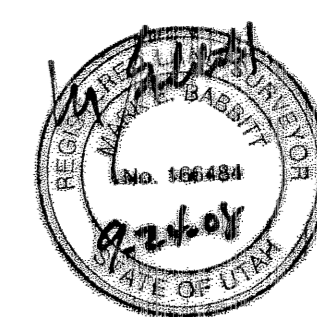


- Common Area -
- Residential Unit -
- Retail Unit -

Condominium Plat  
 The Junction Condominiums  
 a Utah Condominium Project  
**Building "F"**

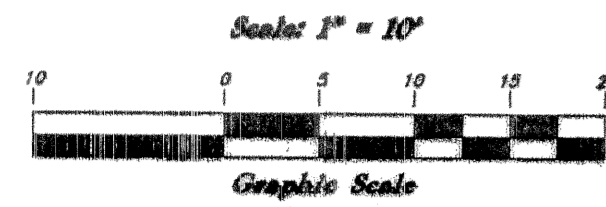
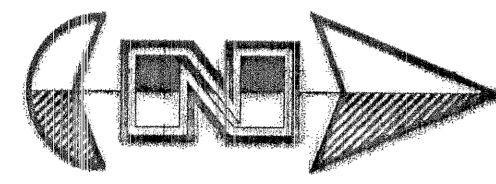


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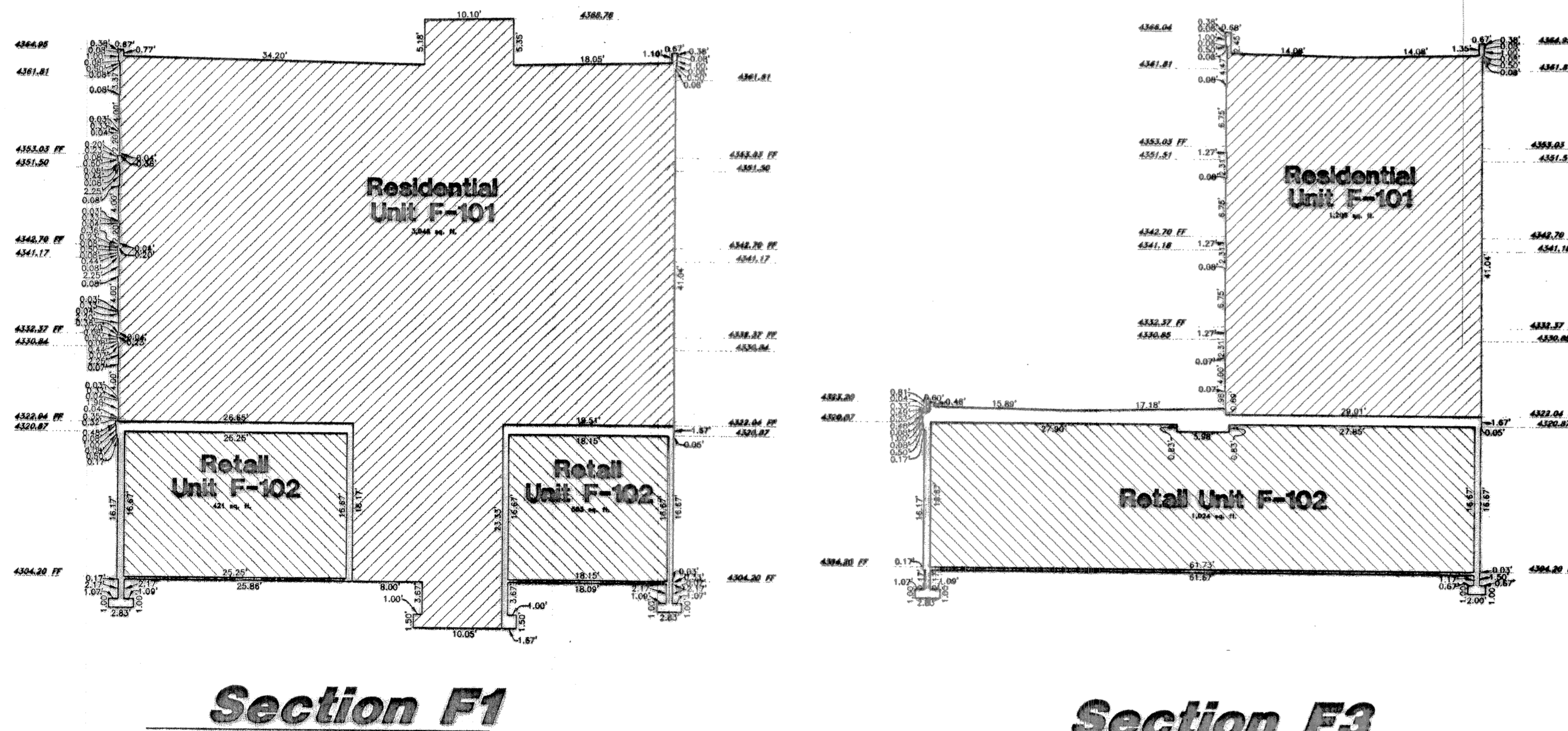
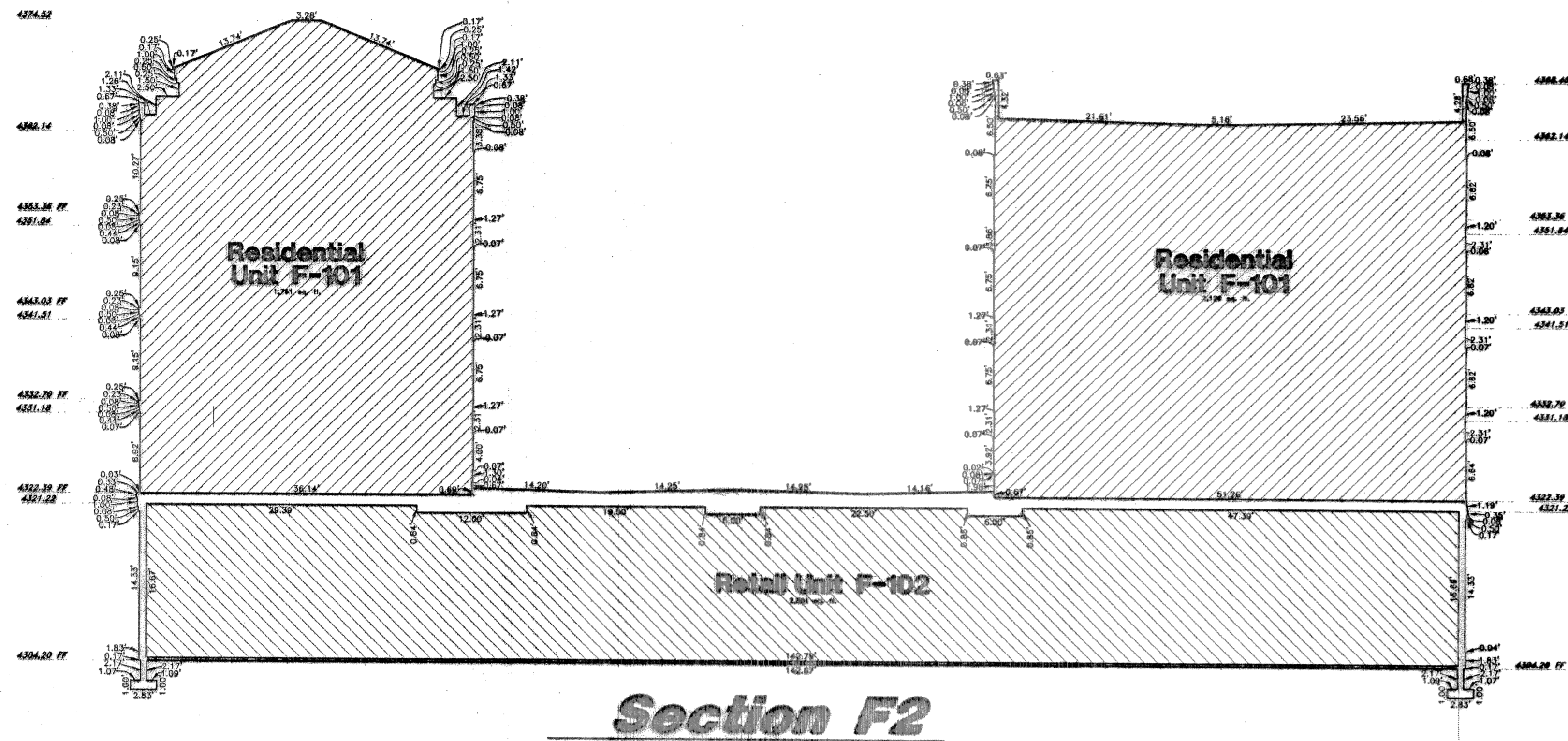


**WEBER COUNTY RECORDER**  
 ENTRY NO. 2371302 FEE PAID  
 FILED FOR RECORD AND  
 RECORDED \_\_\_\_\_ AT  
 IN BOOK \_\_\_\_\_ OF OFFICIAL  
 RECORDS, PAGE 101 RECORDED  
 FOR 745 201035  
 WEBER COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

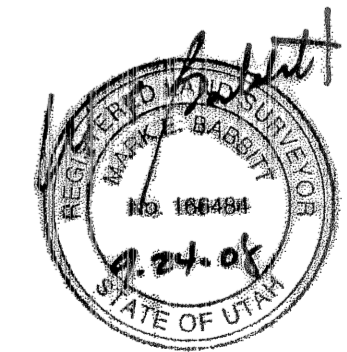
69-33



Condominium Plat  
The Junction Condominiums  
a Utah Condominium Project  
**Building "F"**



Common Area - [white box]  
Residential Unit - [diagonal lines box]  
Retail Unit - [cross-hatch box]



WEBER COUNTY RECORDER  
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FILED FOR RECORD AND  
RECORDED AT  
IN BOOK 69 OF OFFICIAL  
RECORDS, PAGE 20-1035 RECORDED  
FOR  
WEBER COUNTY RECORDER  
BY: DEPUTY

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