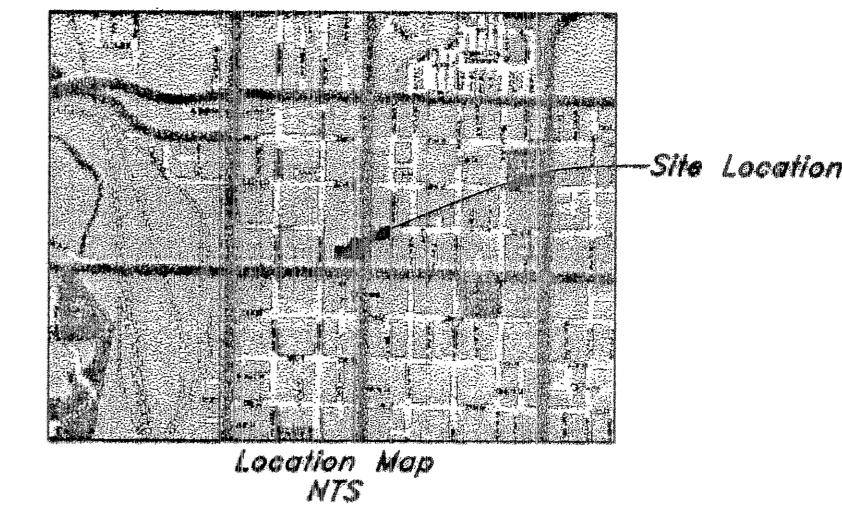


# The Junction Condominiums

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 10th 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 }  
County of Salt Lake }

The foregoing Lessee's Consent to Record was acknowledged before me on October 3, 2008, by [Signatures], a manager of The Boyer Company, L.C., the manager of Boyer Ogden Mall, L.C.,

**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 10th day of October, 2008.  
Wells Fargo Bank, N.A.  
By: [Signature]  
Name: Ben Bliss  
Title: AVP

State of Utah }  
County of Salt Lake }

The foregoing Lender's Consent to Record was acknowledged before me on October 10, 2008, by [Signatures], AVP of Wells Fargo Bank, N.A.,

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Lender's Consent to Record was acknowledged before me on October 10, 2008, by [Signatures], AVP of Wells Fargo Bank, N.A.,

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

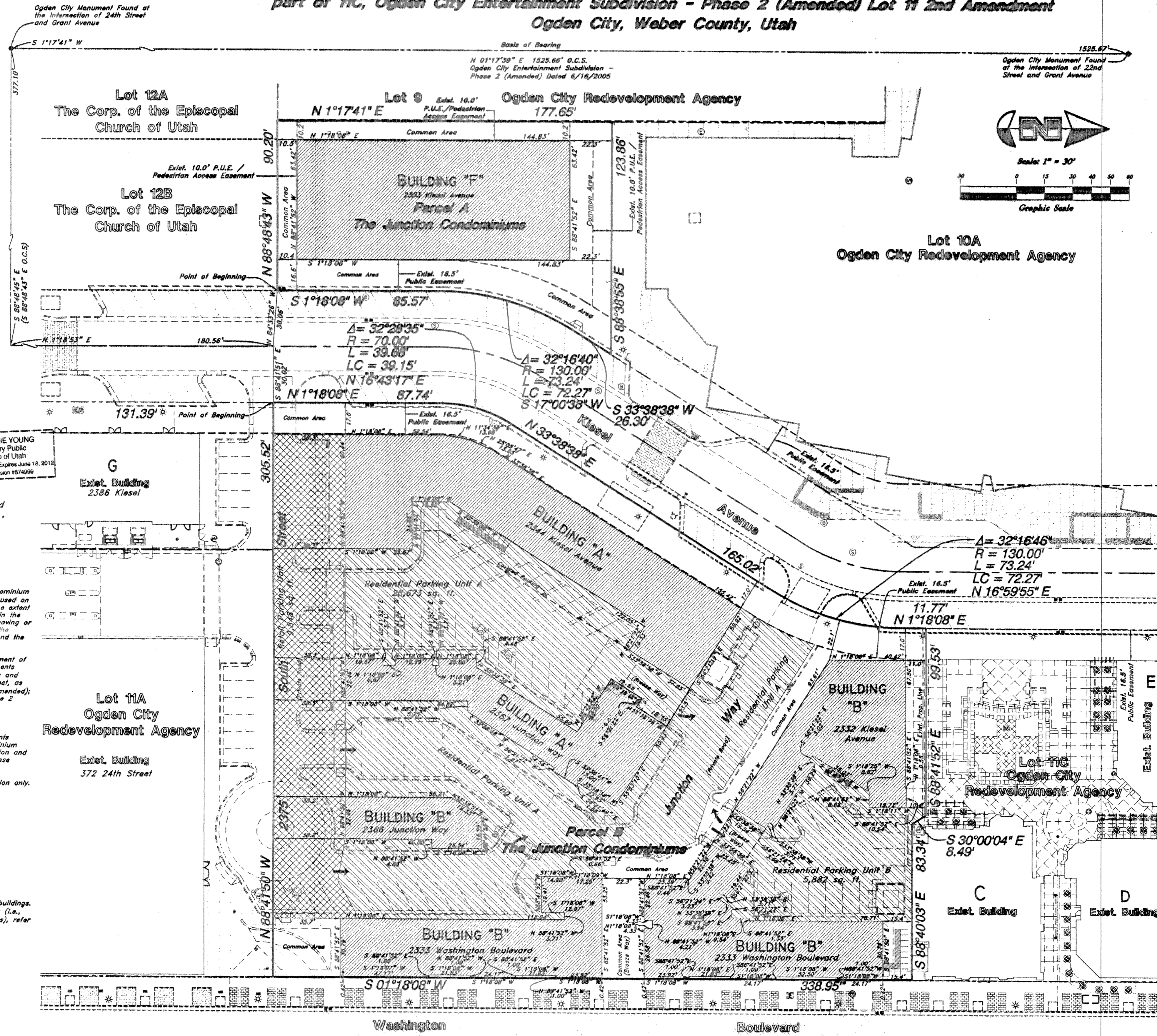
State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency



**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 4, 2008  
Mark E. Babbitt  
No. 166484  
STATE OF UTAH

**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, file Ogden City Neighborhood Development Agency a body politic and political subdivision of the State of Utah

By: [Signature]  
Name: Matthew R. Gorman  
Title: Exec. Director

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**Consent to Record**  
Mistery Landward, Notary Public, State of Utah, My Commission Expires June 16, 2012, Commission #576992

State of Utah }  
County of Salt Lake }

The foregoing Owner's Consent was acknowledged before me on October 4, 2008, by [Signatures], Executive Director of Ogden City Redevelopment Agency

**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

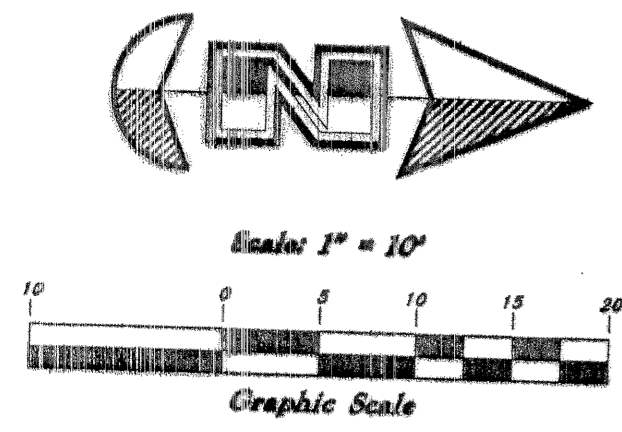
**OGDEN CITY APPROVAL**  
This is to certify that this plat and dedication of this plat were duly approved and accepted by the Mayor of Ogden City, Utah this 8th day of October, 2008.  
[Signature]  
City Recorder

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

- 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]  
RECORDER  
RECORDED IN BOOK LC-2203 AT  
5:17 PM BY BOOK LC-2203 OF OFFICIAL  
RECORDS, PAGE 207835, RECORDED  
FOR Boyer Co.  
[Signature]  
WEBER COUNTY RECORDER  
[Signature]  
DEPUTY

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



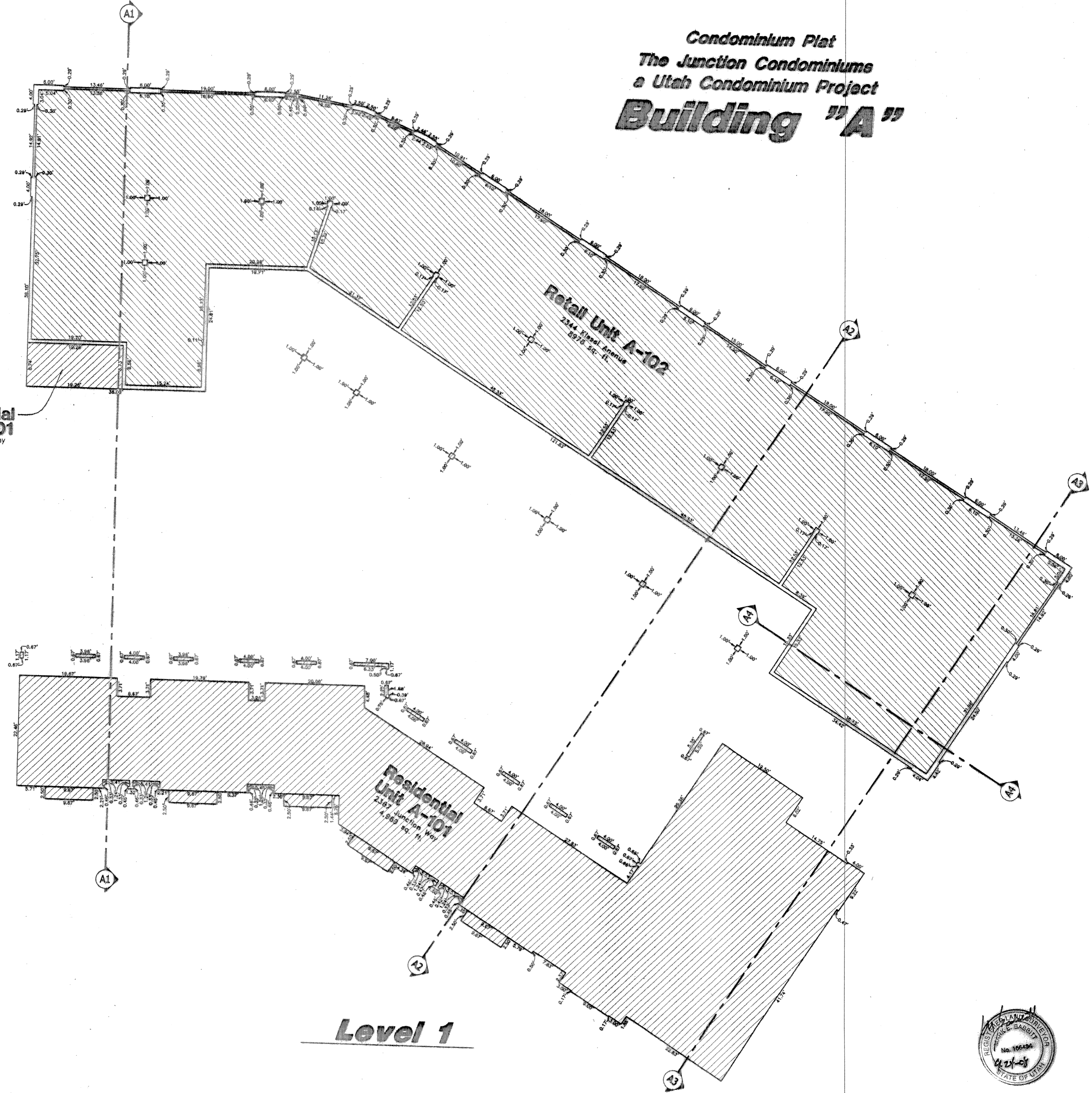
- Common Areas - [white box]
- Residential Unit - [diagonal hatching box]
- Retail Unit - [cross-hatching box]

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

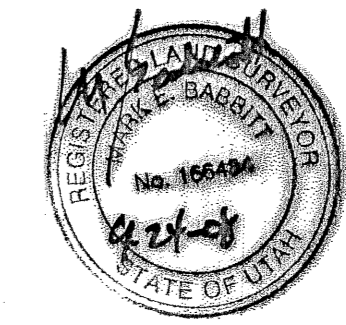
**Retail Unit A-102**  
 2344 Kiesel Avenue  
 2970 sq. ft.

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

**Level 1**

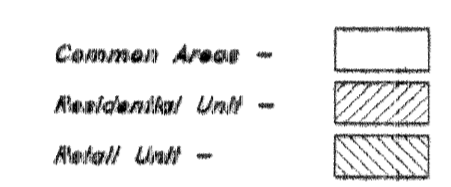
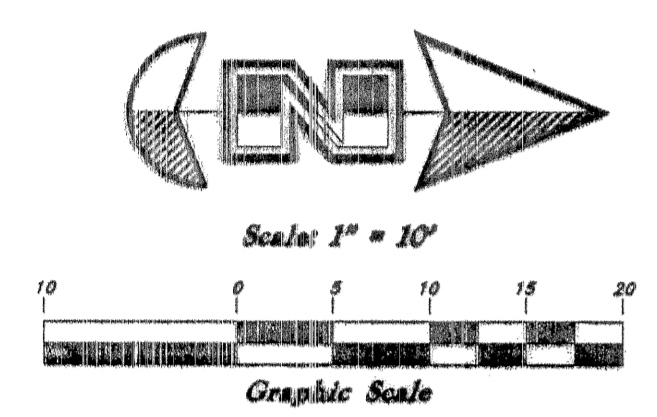


**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 5748 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 130000, Ogden, Utah 84415  
 Phone (801) 226-4515 Fax (801) 226-4522 Telex (801) 226-2844

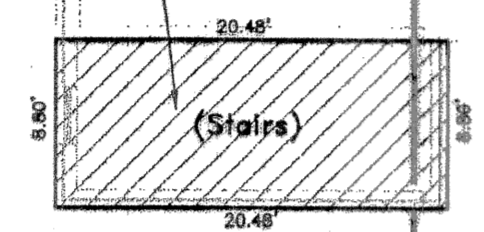


<b>WEBER COUNTY RECORDER</b>	
ENTRY NO. <u>7371302</u>	FEE PAID _____
RECORDED _____ FILED FOR RECORD AND	
RECORDED _____ AT	
IN BOOK <u>129</u> OF OFFICIAL	
RECORDS, PAGE <u>42-36</u> RECORDED	
FOR _____	
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____

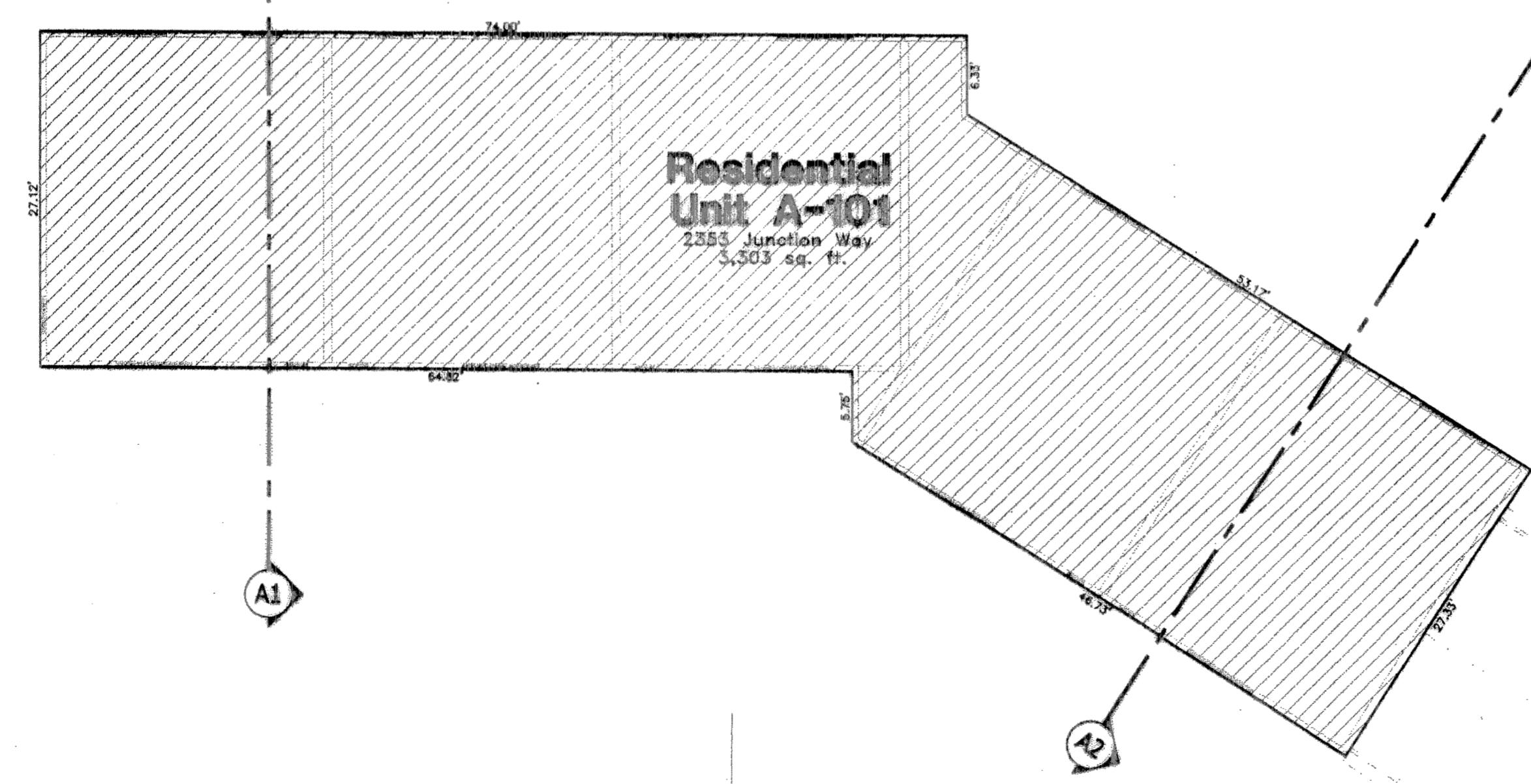
Condominium Plat  
 The Junction Condominiums  
 a Utah Condominium Project  
**Building "A"**



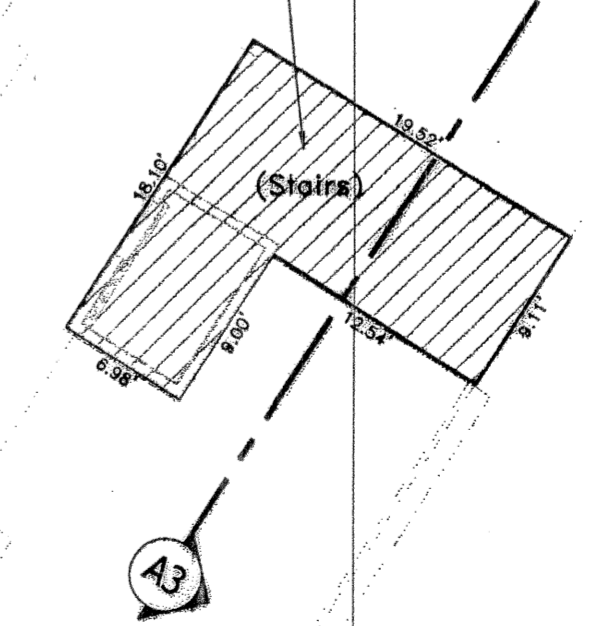
**Residential Unit A-101**  
 2353 Junction Way  
 160 sq. ft.



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

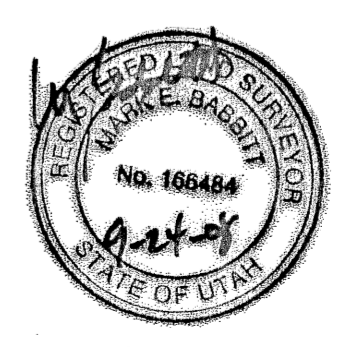


**Residential Unit A-101**  
 2353 Junction Way  
 241 sq. ft.



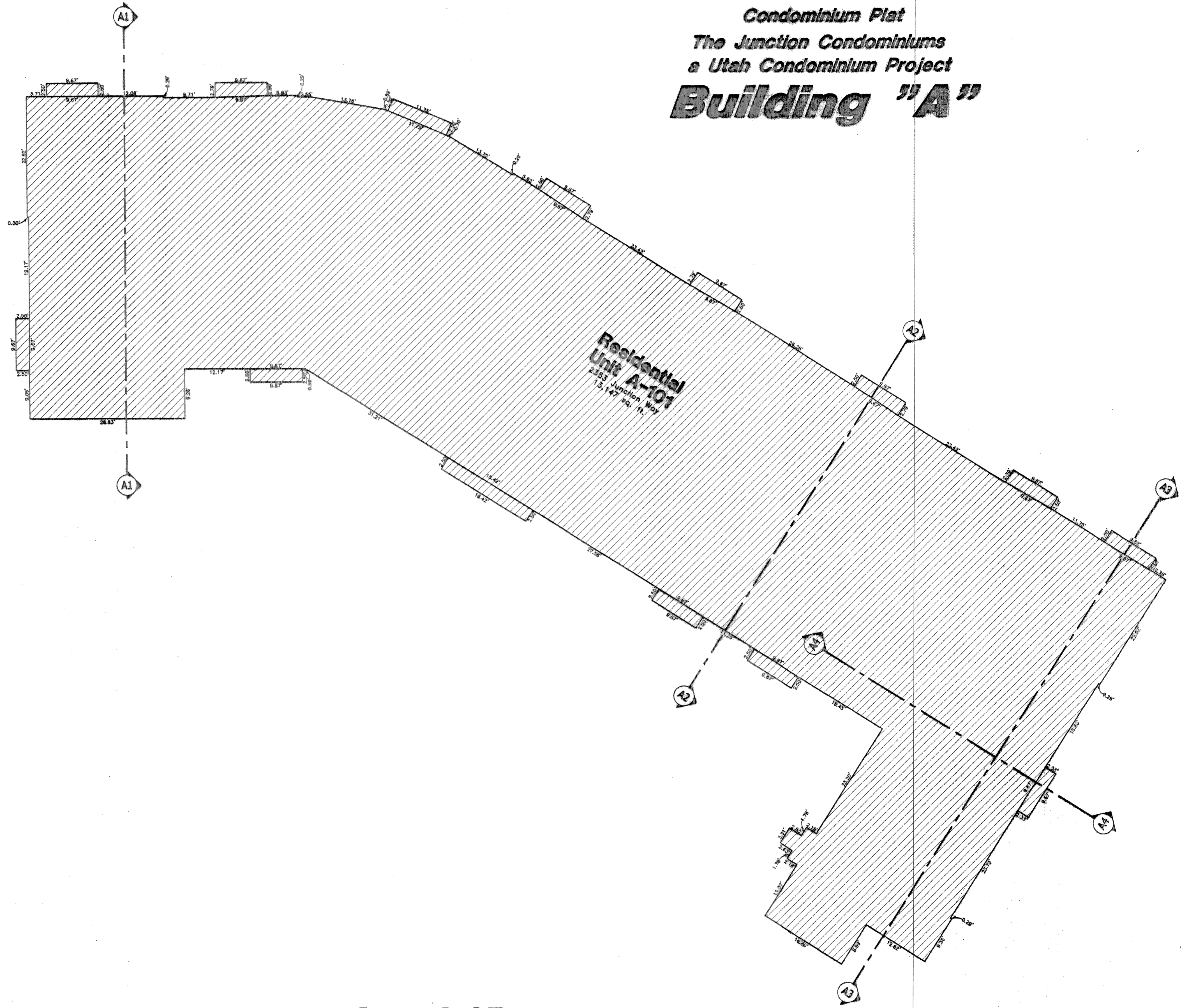
**Level 2A**

**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 5748 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 150058, Ogden, Utah 84415  
 Ogden (801)291-0310 Salt Lake City (801)291-3552 Fax (801)291-7044



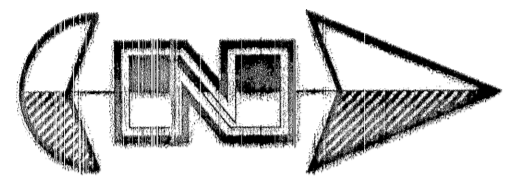
**WEBER COUNTY RECORDER**  
 ENTRY NO. 2371302 FEE PAID  
 FILED FOR RECORD AND  
 RECORDED AT  
 IN BOOK 69 OF OFFICIAL  
 RECORDS, PAGE 20733. RECORDED  
 FOR  
 WEBER COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

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



**Residential Unit A-101**  
2333 Junction Way  
13,147 sq. ft.

**Level 2B**

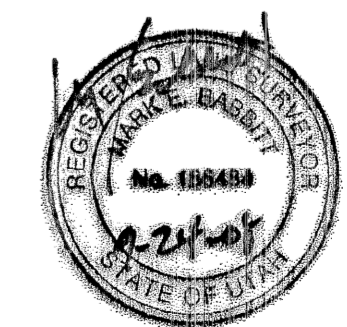


Scale: 1" = 10'



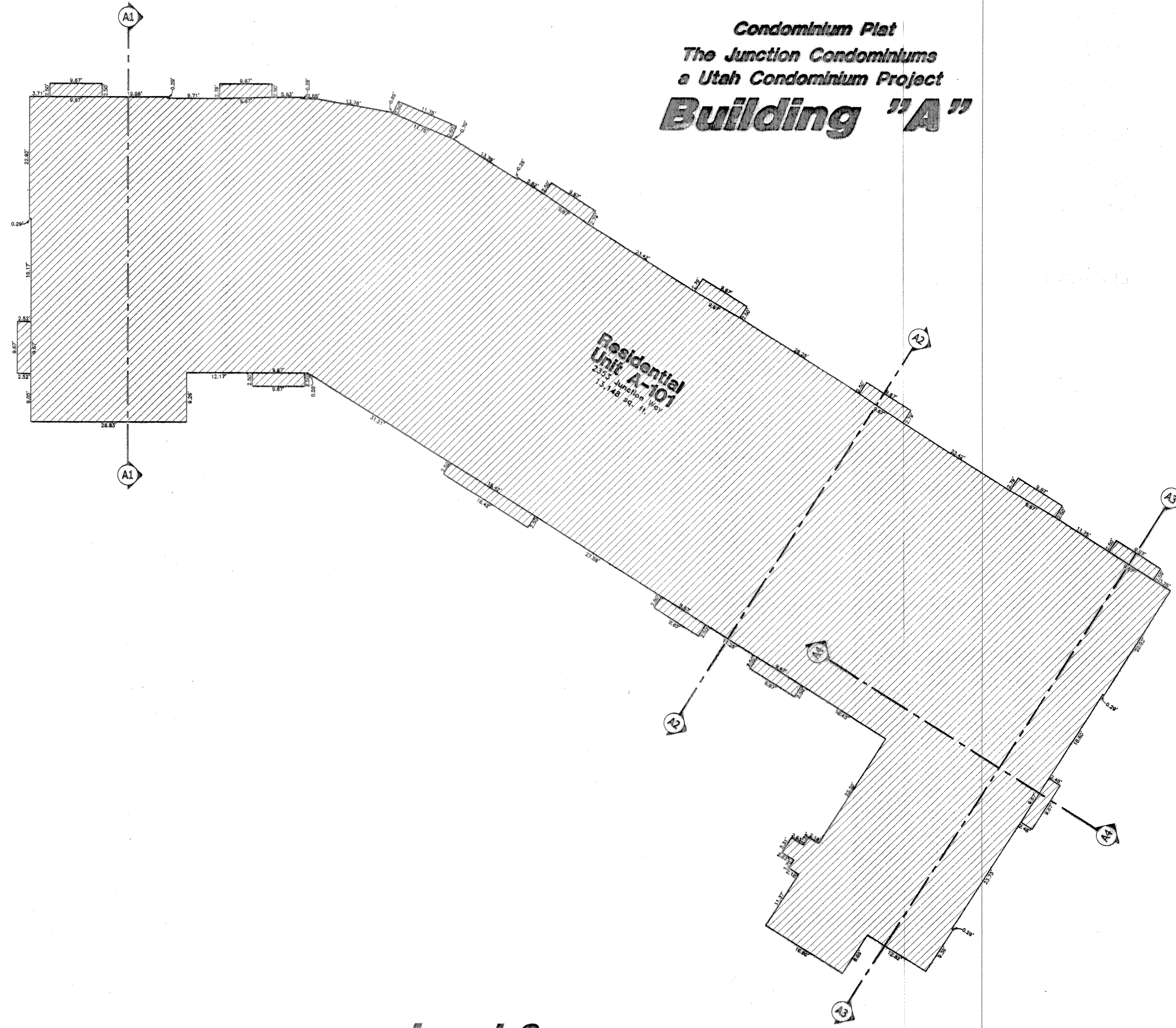
- Common Areas - [White box]
- Residential Unit - [Hatched box]
- Retail Unit - [Cross-hatched box]

**GREAT BASIN ENGINEERING NORTH**  
 CIVIL, ARCHITECTURAL AND SURVEYING  
 8746 South 1475 East - Suite 208  
 Ogden, Utah 84403  
 P.O. Box 150045, Ogden, Utah 84415  
 Phone (801)244-4111 Fax (801)244-4122

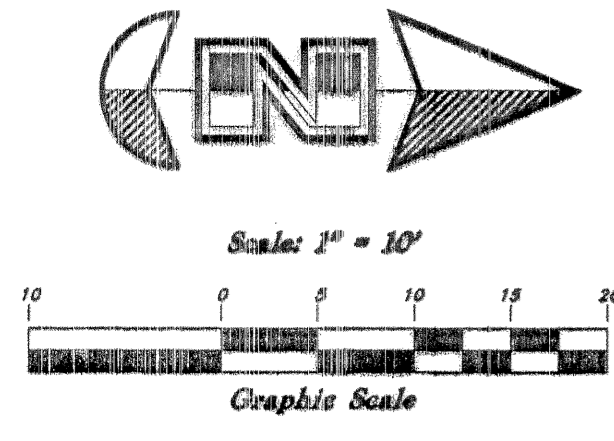


**WEBER COUNTY RECORDER**  
 ENTRY NO. 2371302 FEE PAID  
 FILED FOR RECORD AND  
 RECORDED IN BOOK 119 OF OFFICIAL  
 RECORDS, PAGE 207535 RECORDED FOR  
 BY: \_\_\_\_\_ DEPUTY

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

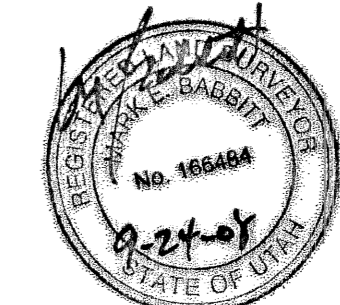


**Level 3**



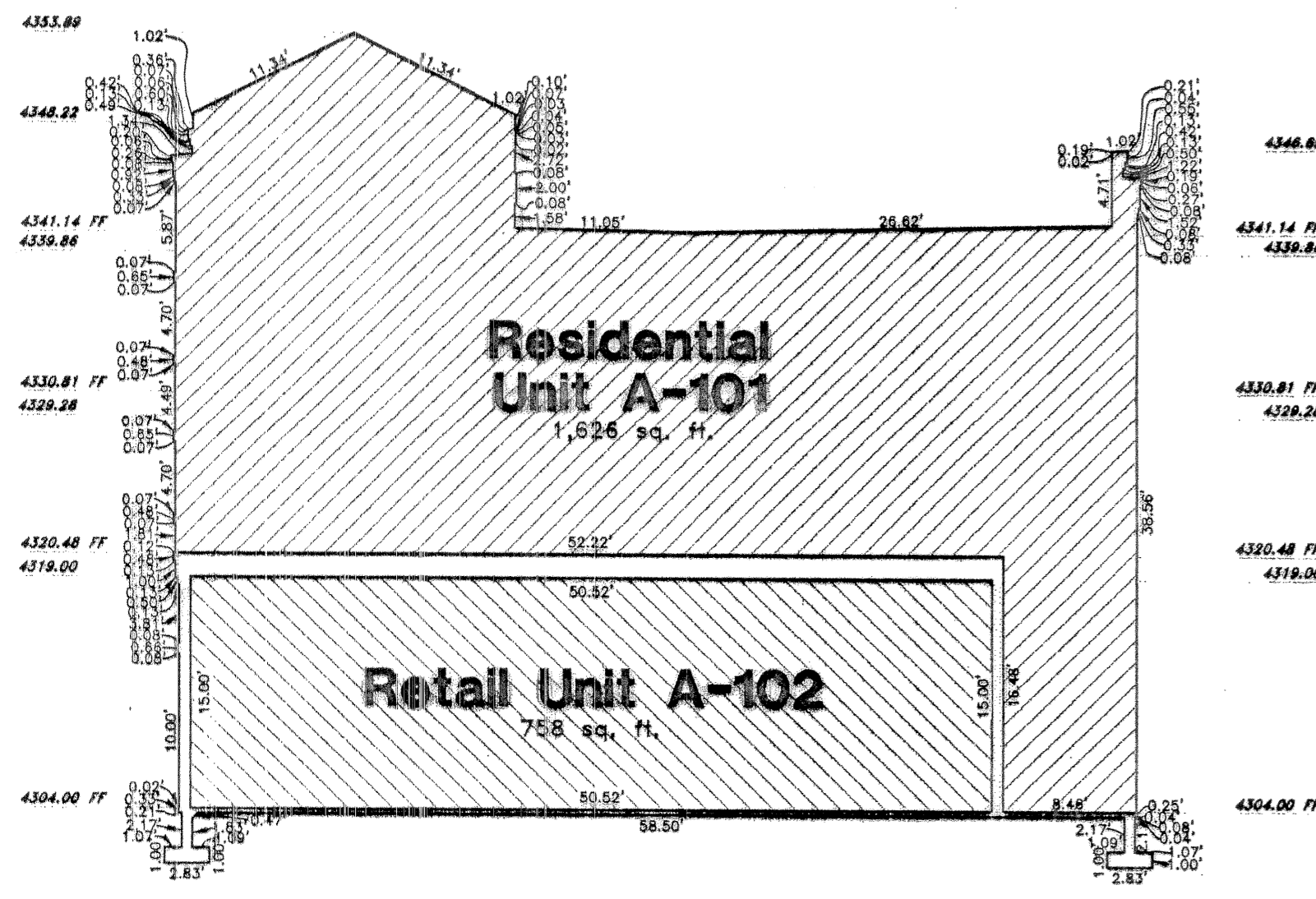
- Common Area - [White box]
- Residential Unit - [Diagonal hatching box]
- Retail Unit - [Cross-hatching box]

**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 5746 South 1400 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 150078, Ogden, Utah 84415  
 Phone (801)244-4216 FAX (801)244-4222

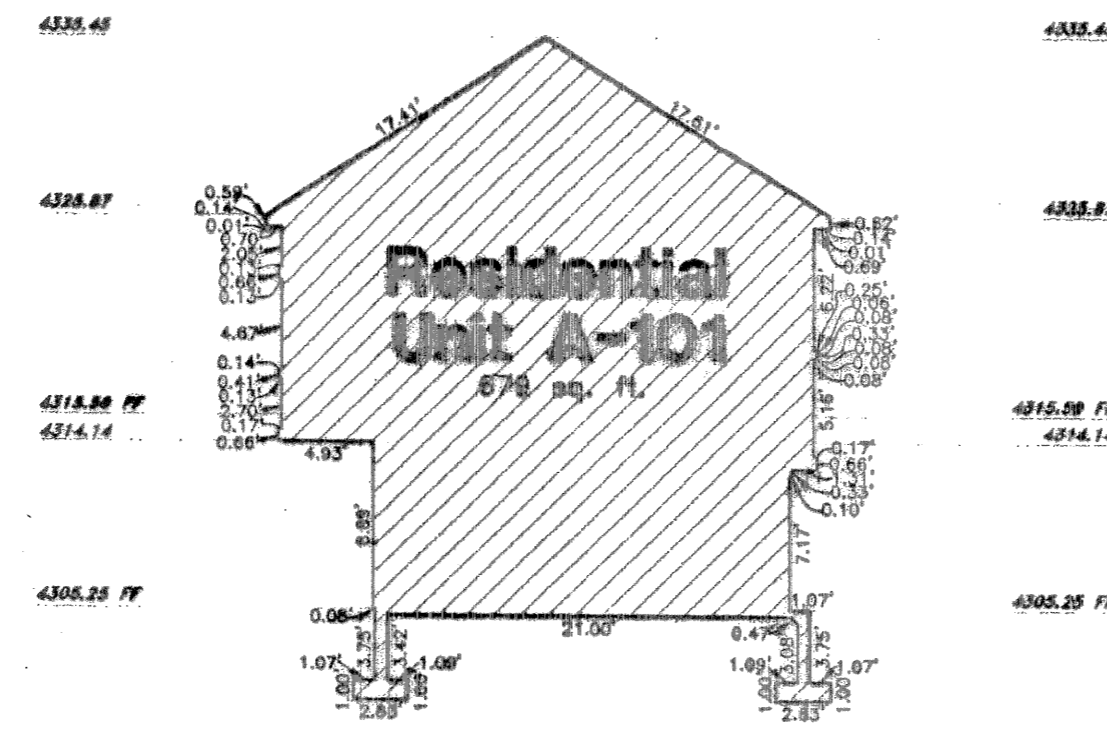


**WEBER COUNTY RECORDER**  
 ENTRY NO. 2371302 FEE PAID  
 FILED FOR RECORD AND  
 RECORDED IN BOOK 69 OF OFFICIAL  
 RECORDS, PAGE 20438 RECORDED  
 FOR  
 WEBER COUNTY RECORDER  
 BY: DEPUTY  
 04-24

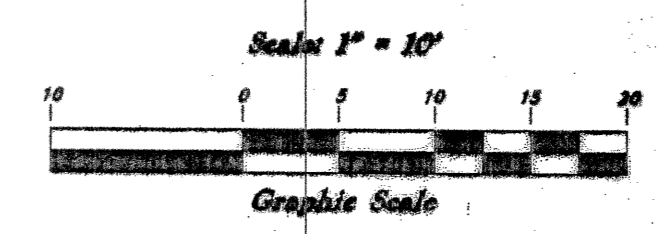
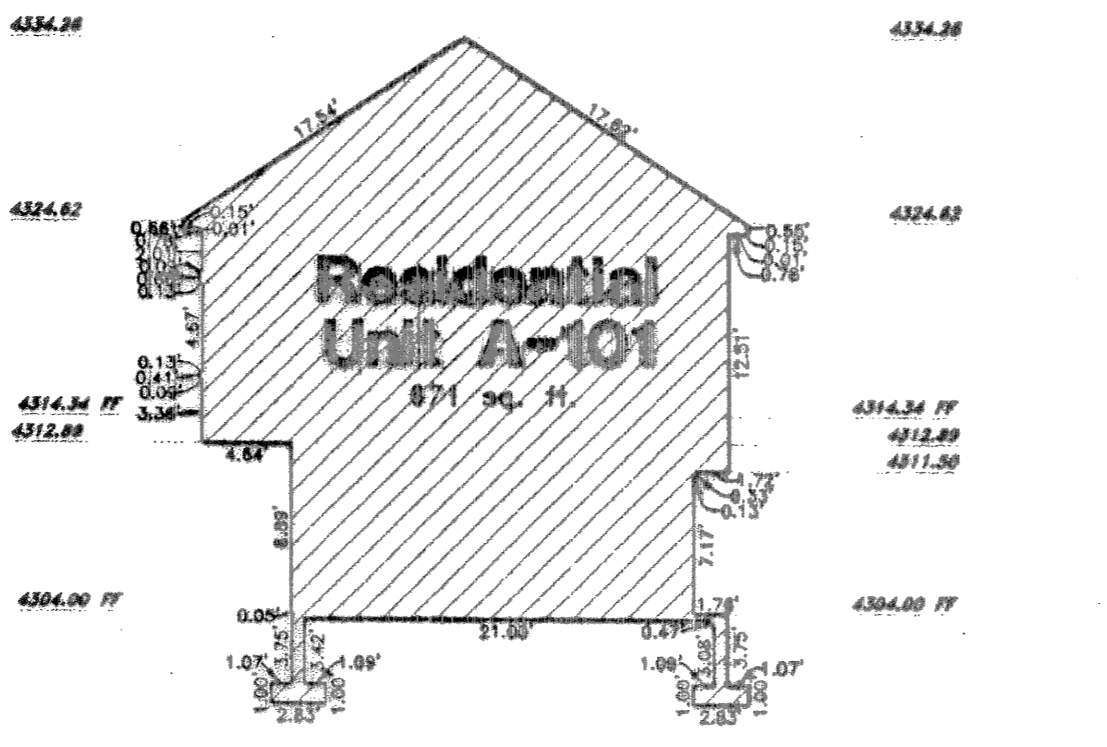
Condominium Plat  
 The Junction Condominiums  
 a Utah Condominium Project  
**Building "A"**



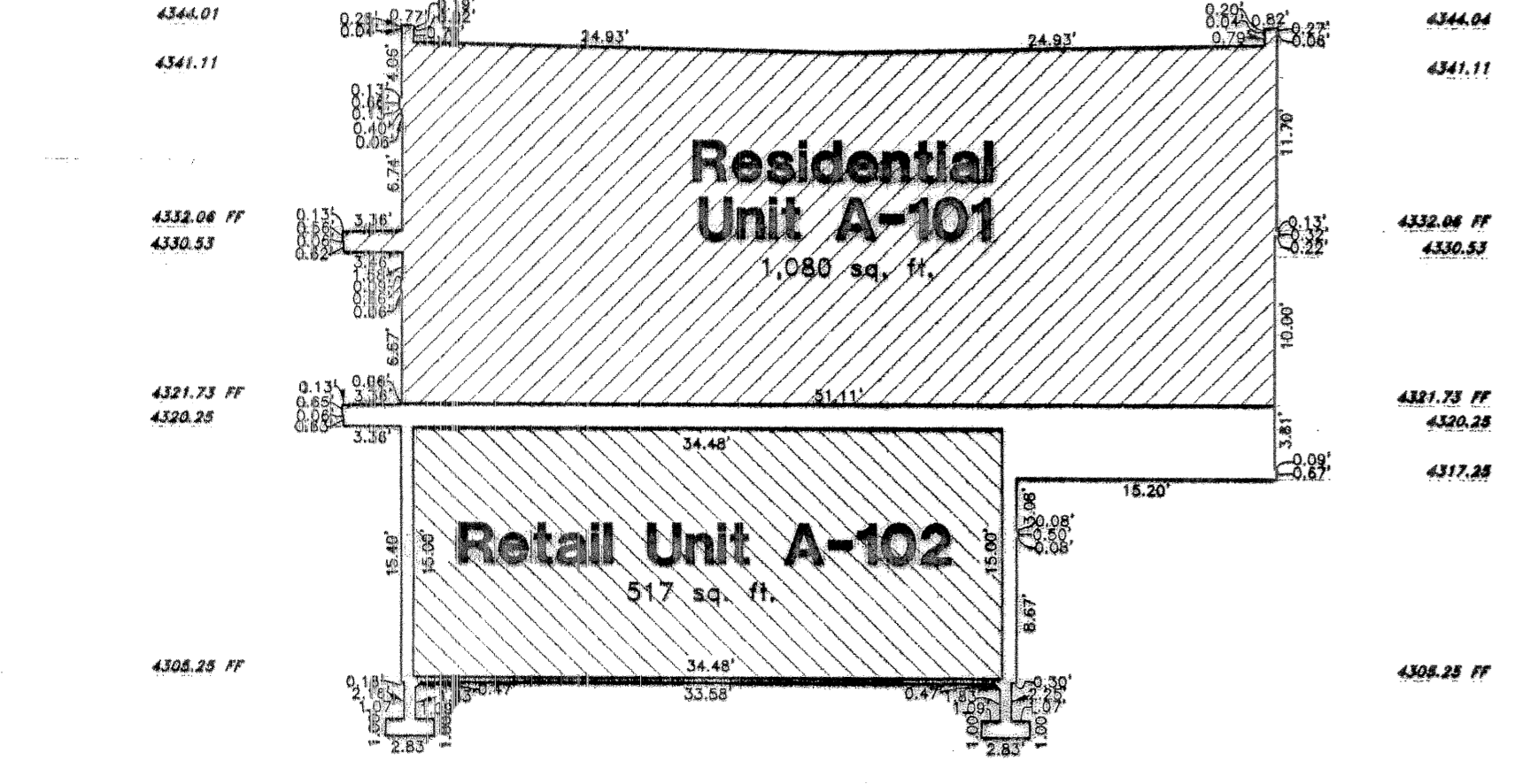
**Section A1**



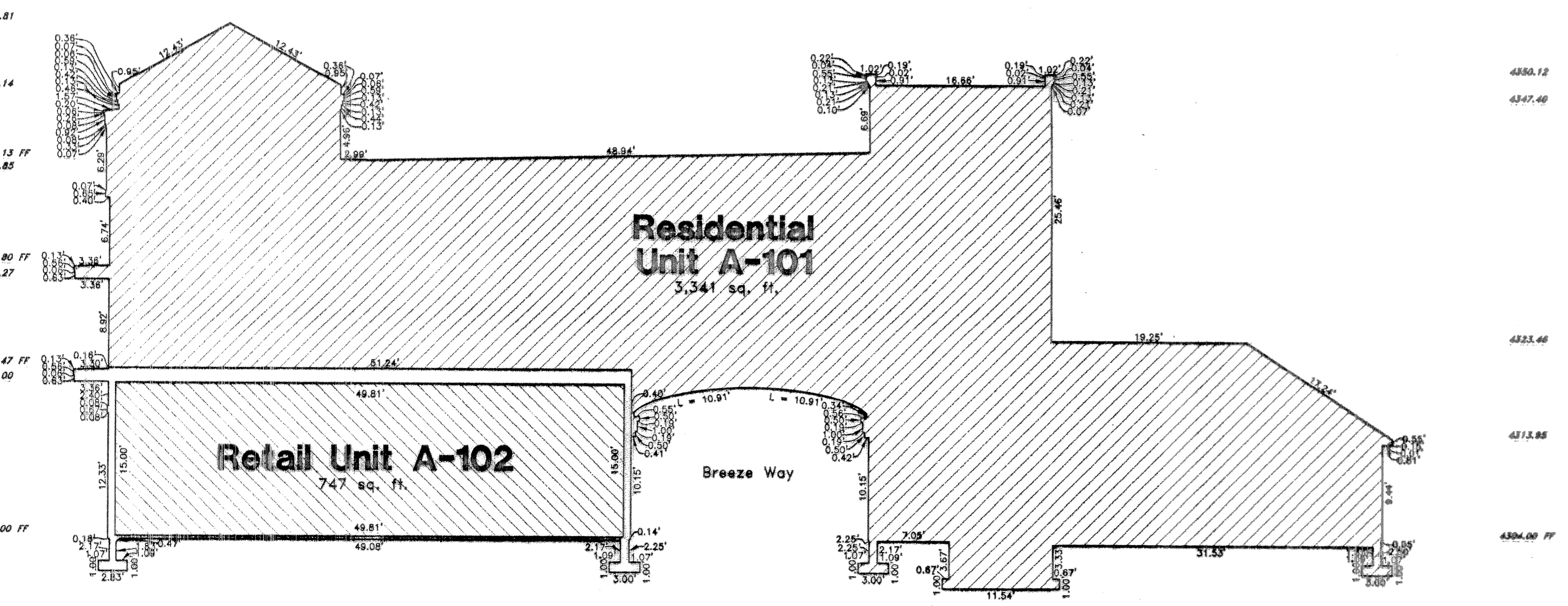
**Section A4**



Common Areas - [White Box]  
 Residential Unit - [Hatched Box]  
 Retail Unit - [Cross-hatched Box]

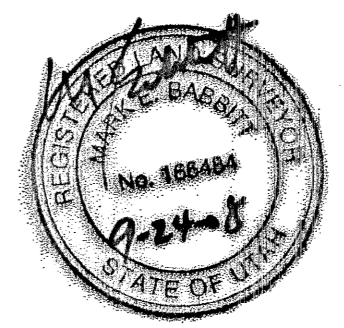


**Section A2**



**Section A3**

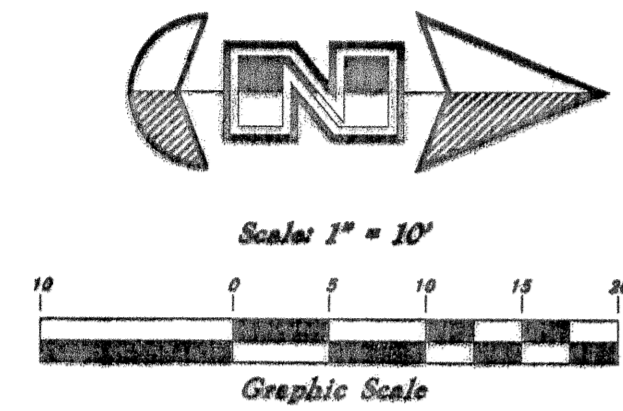
**GREAT BASIN ENGINEERING NORTH**  
 3748 South 1400 East - Suite 300  
 Ogden, Utah 84403  
 P.O. Box 150040, Ogden, Utah 84415  
 Phone (801) 466-4114 Fax (801) 466-4122



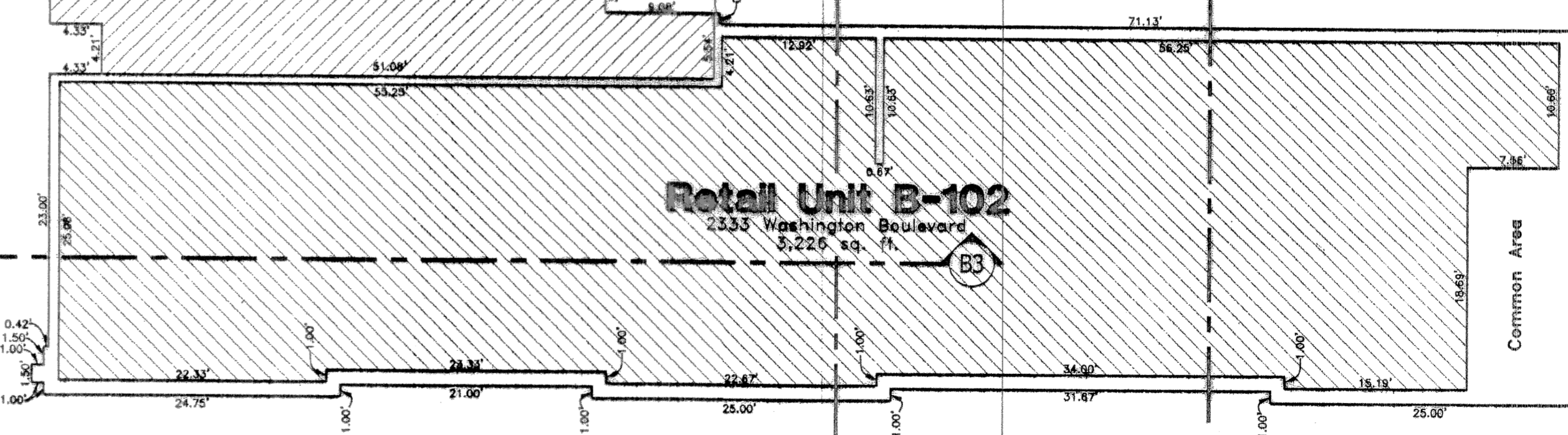
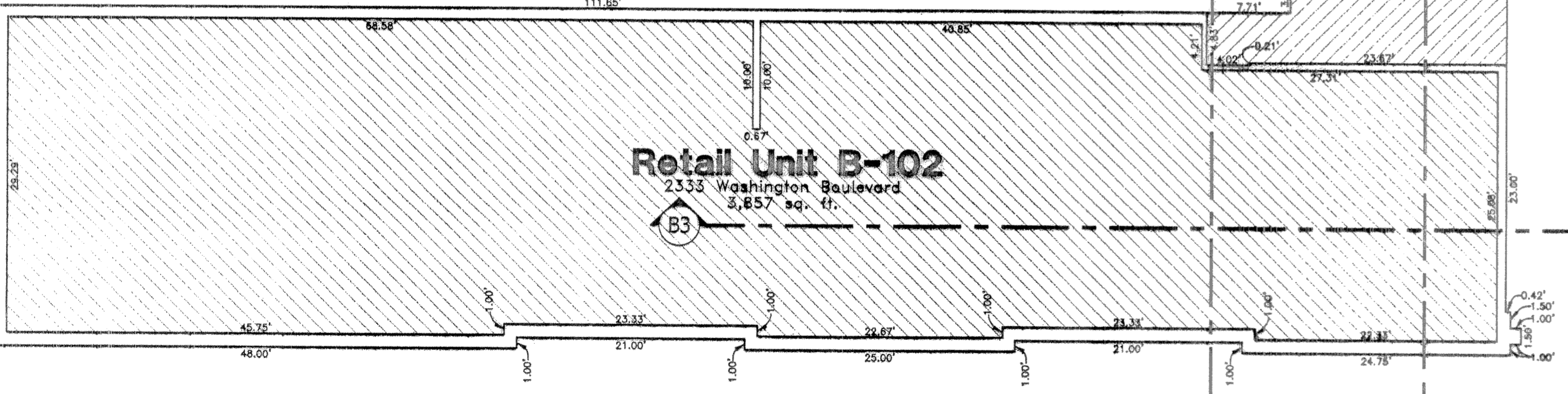
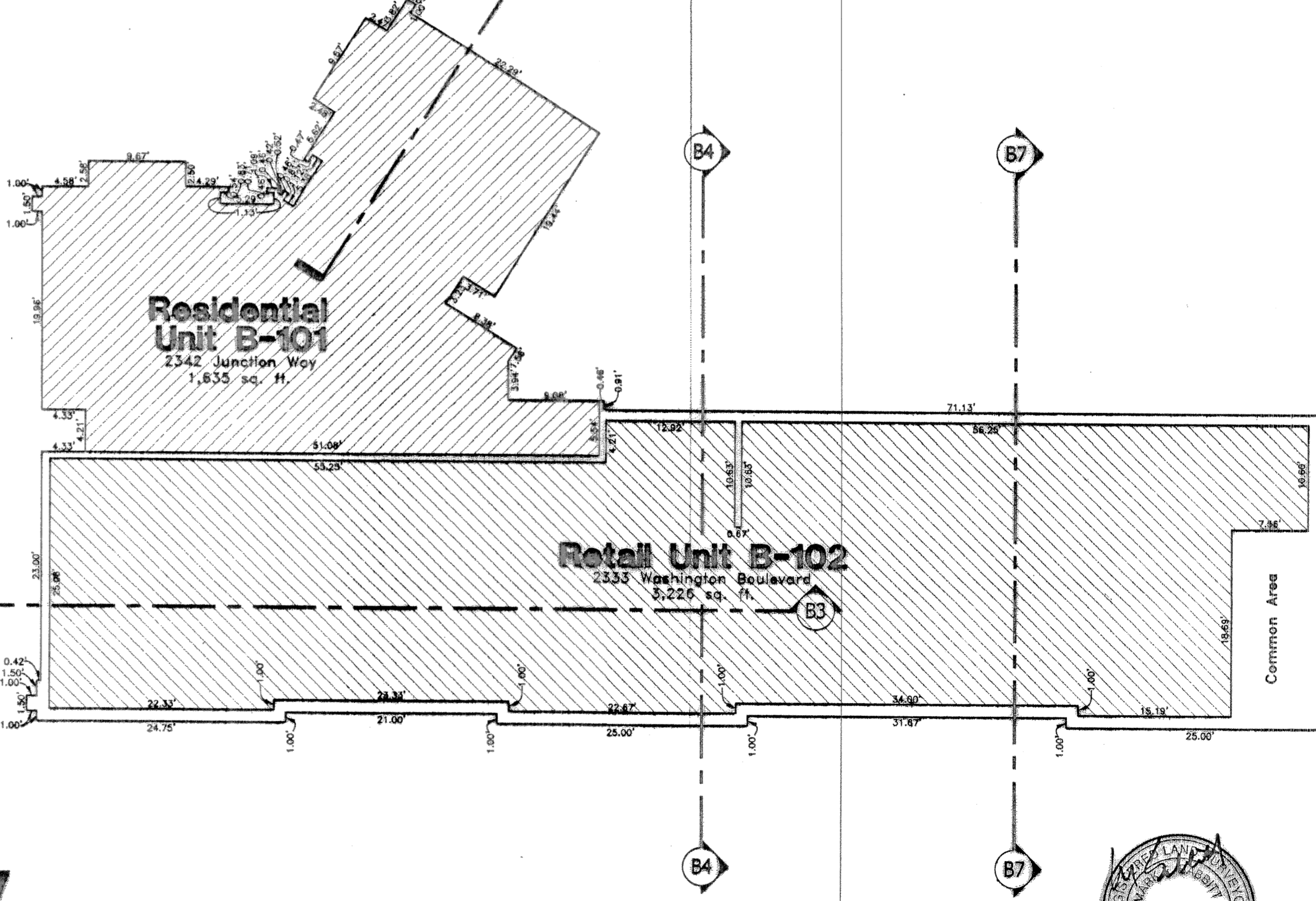
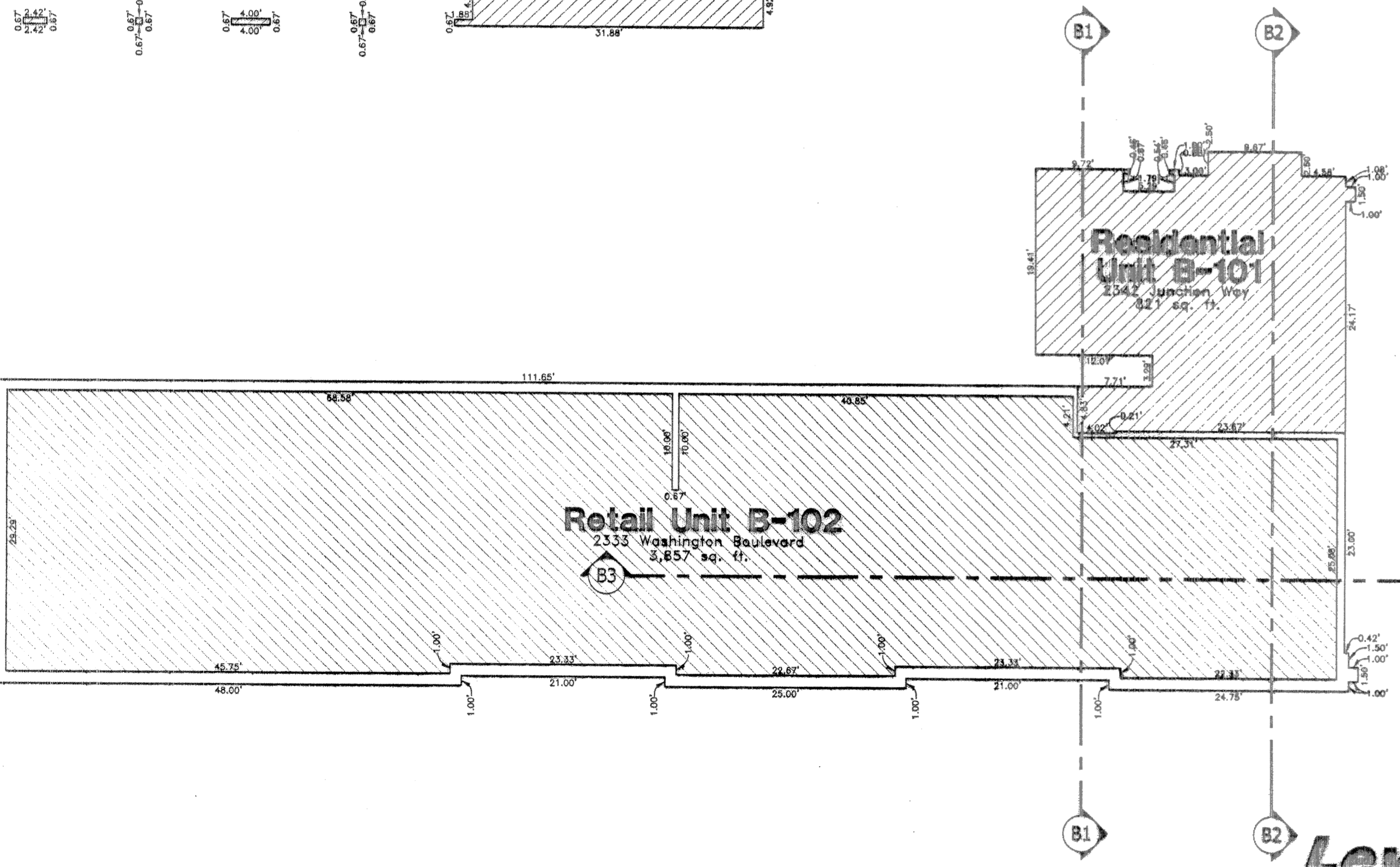
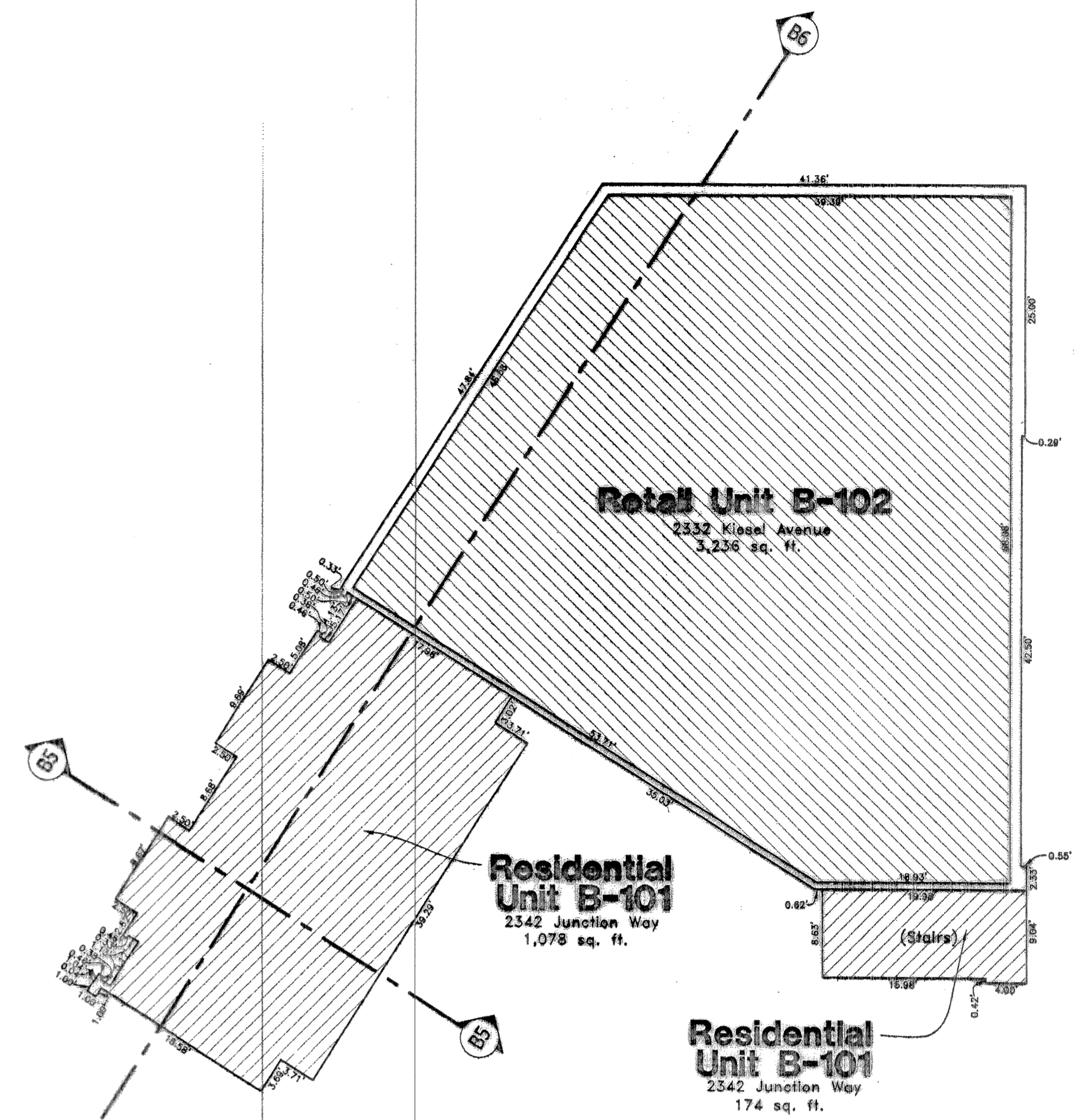
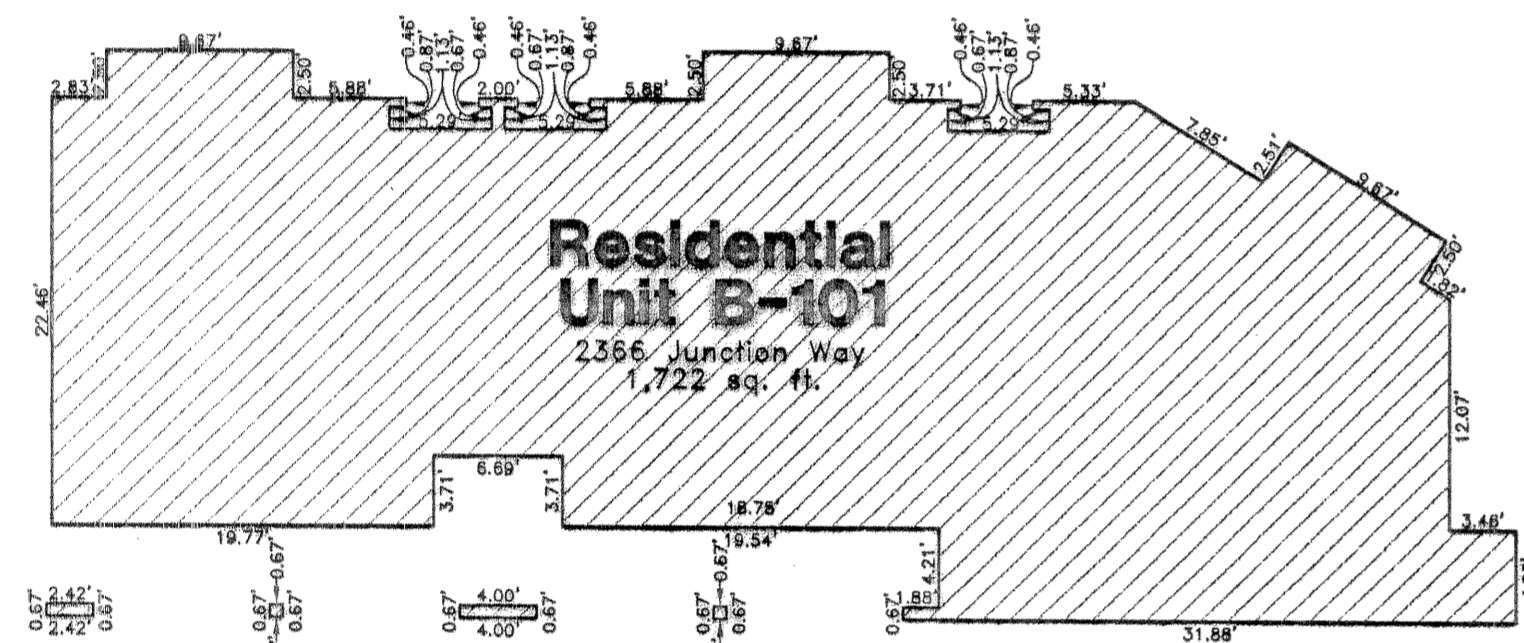
**WEBER COUNTY RECORDER**  
 ENTRY NO. 2371302... FEE PAID  
 RECORDED IN BOOK 169 OF OFFICIAL RECORDS, PAGE 207035. RECORDED FOR

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

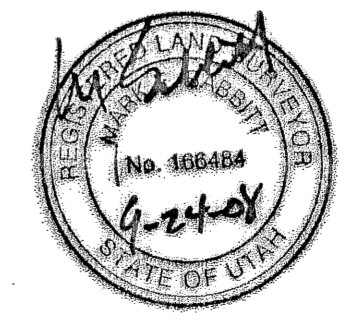
Condominium Plat  
 The Junction Condominiums  
 a Utah Condominium Project  
**Building "B"**



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

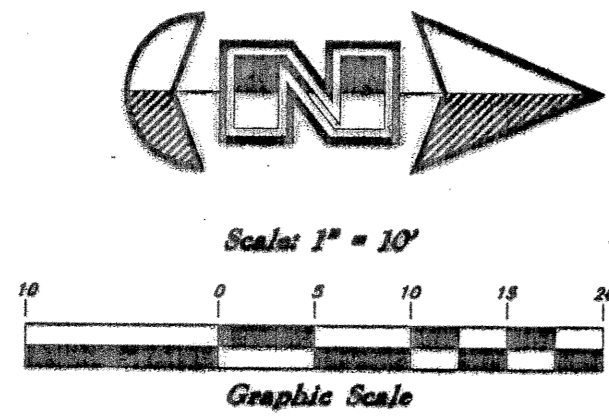


**Level 1**

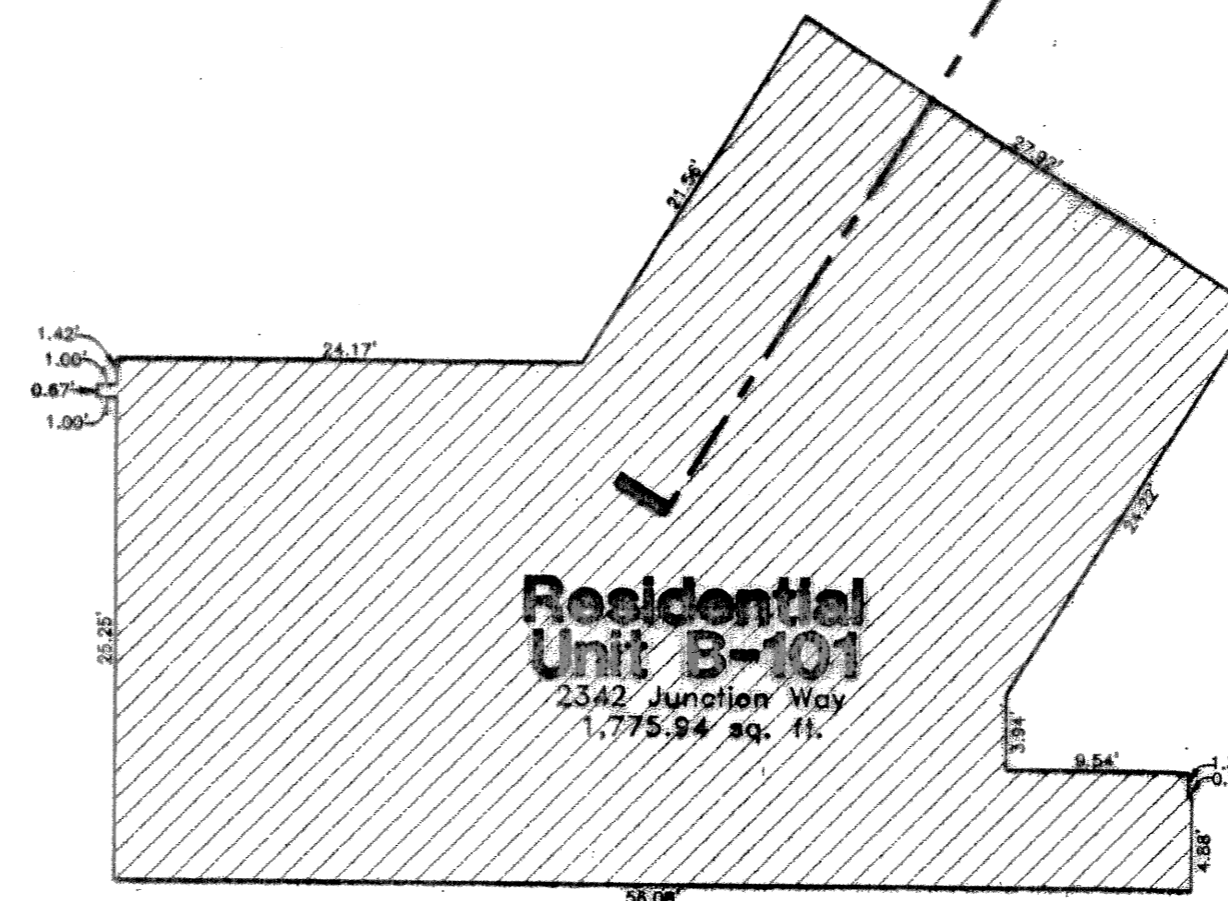
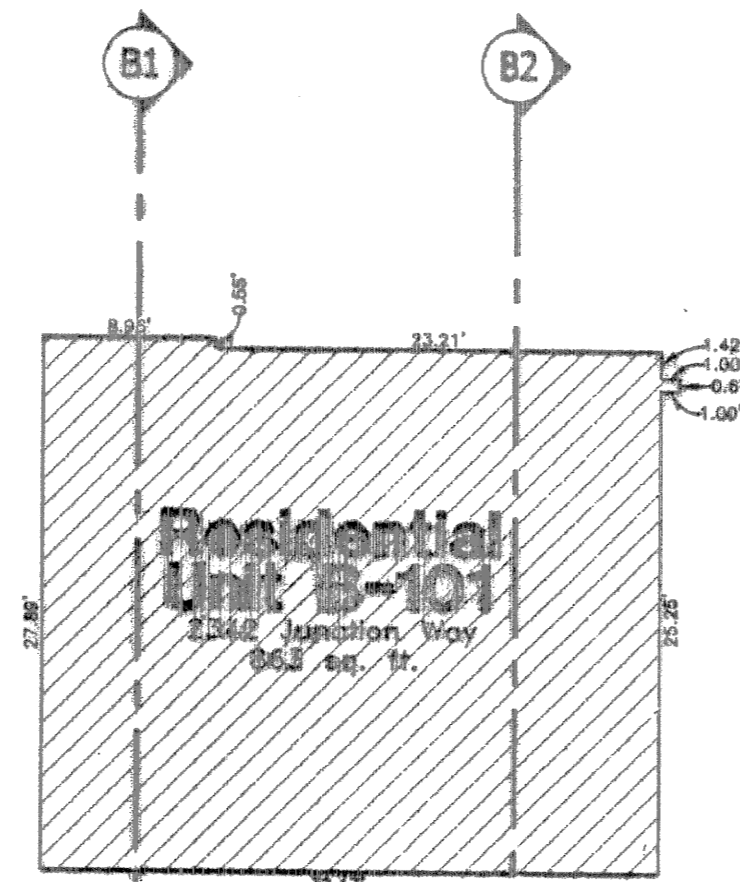
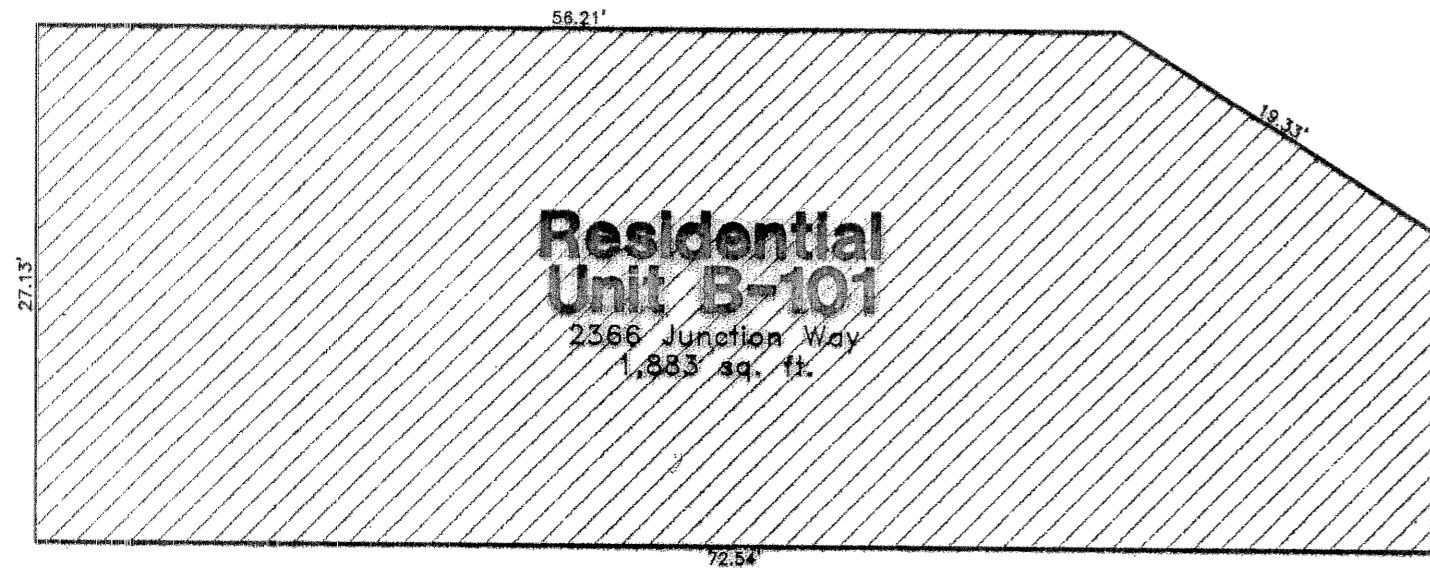


**WEBER COUNTY RECORDER**  
 ENTRY NO. 2371302 FEE PAID  
 FILED FOR RECORD AND  
 RECORDED AT  
 IN BOOK 167 OF OFFICIAL  
 RECORDS, PAGE 20-1035, RECORDED  
 FOR  
 WEBER COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

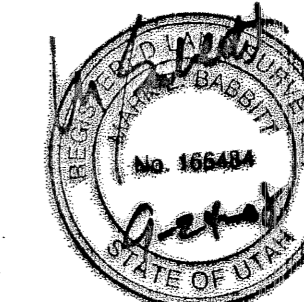
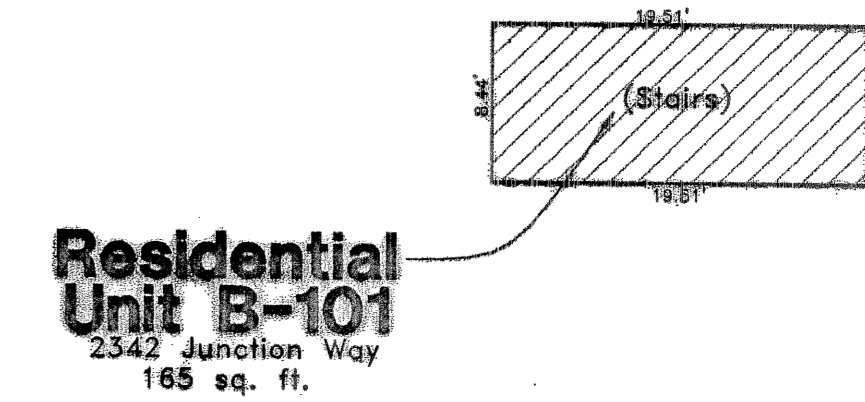
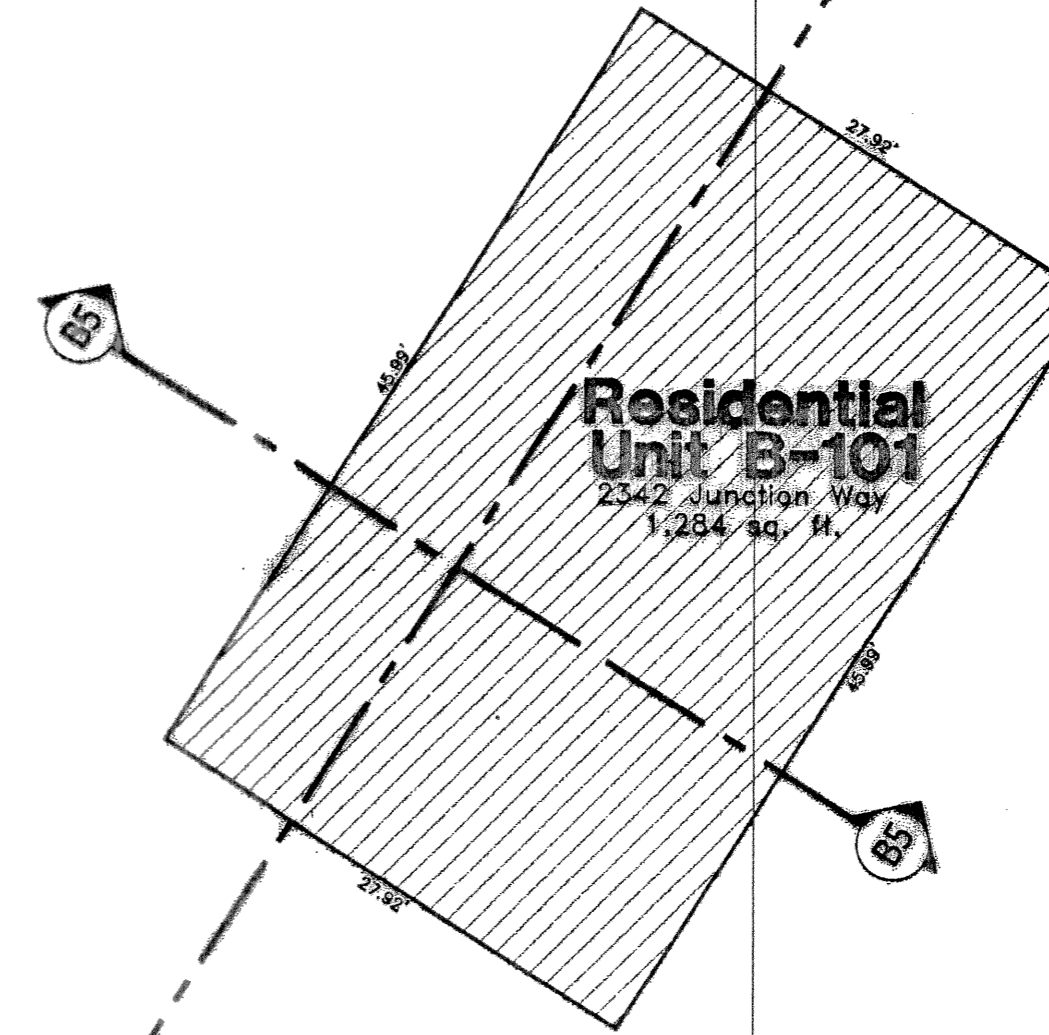
Condominium Plat  
 The Junction Condominiums  
 a Utah Condominium Project  
**Building "B"**



- Common Area - [White box]
- Residential Unit - [Hatched box]
- Retail Unit - [Cross-hatched box]





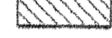
B1 B2  
**Level 2**

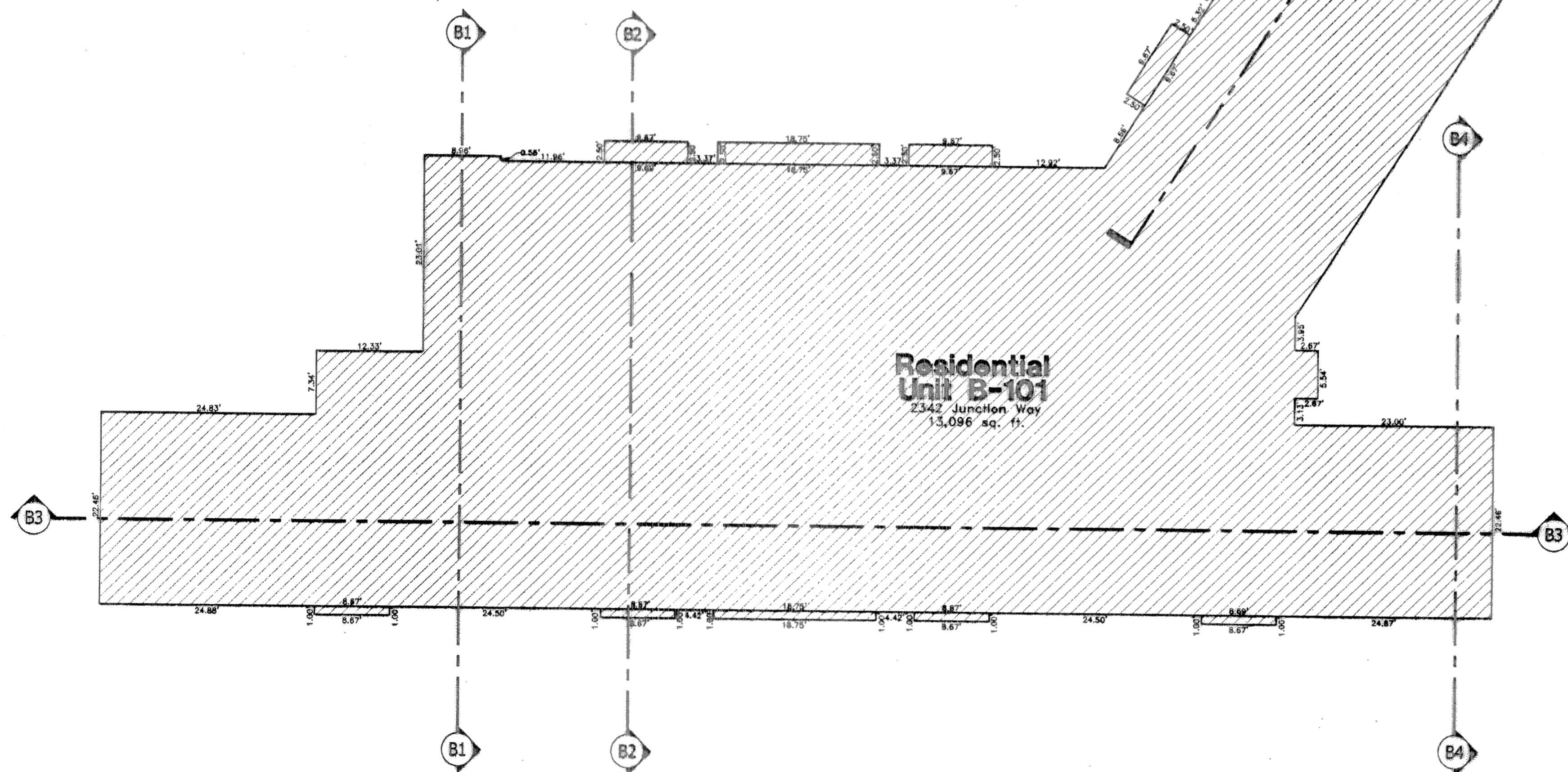
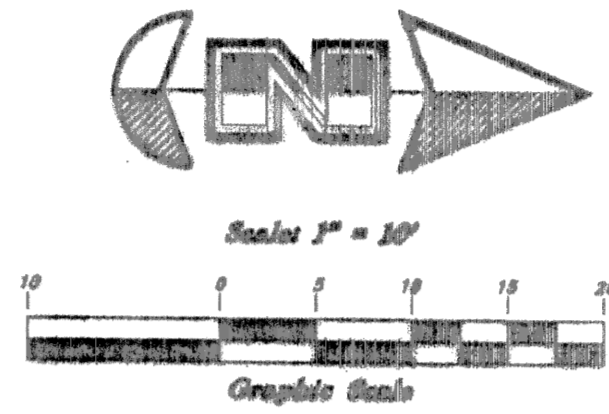


**WEBER COUNTY RECORDER**  
 ENTRY NO. 2371302 FEE PAID  
 FILED FOR RECORD AND  
 RECORDED IN BOOK 69 OF OFFICIAL  
 RECORDS, PAGE 20-55 RECORDED  
 FOR  
 WEBER COUNTY RECORDER  
 BY: DERUTY

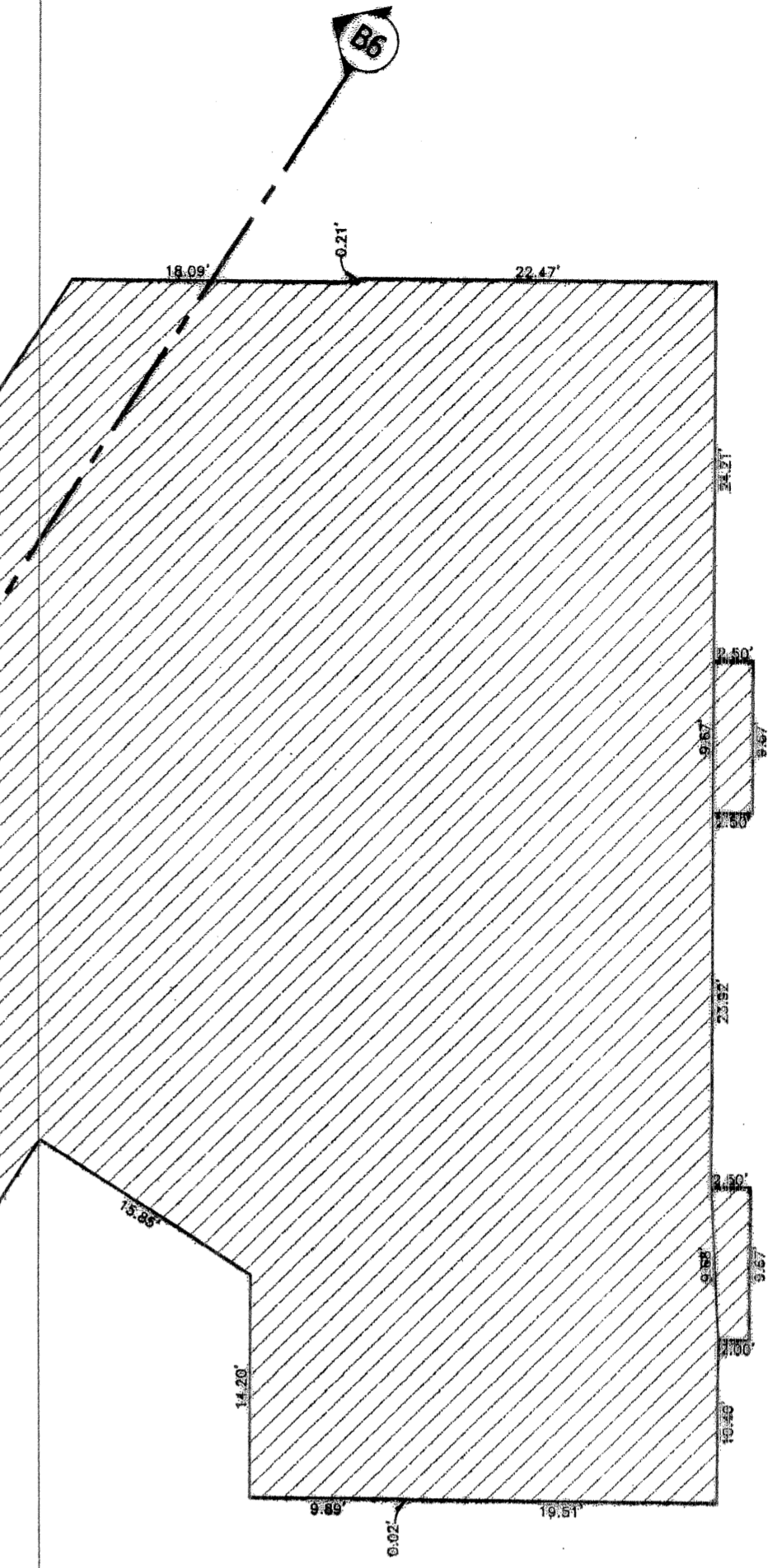


Condominium Plat  
 The Junction Condominiums  
 a Utah Condominium Project  
**Building "B"**

Common Areas -   
 Residential Unit -   
 Retail Unit - 



**Level 3**



**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 8748 South 1470 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 150048, Ogden, Utah 84415  
 Phone (801) 466-8818 Fax (801) 466-8822



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 WEBER COUNTY RECORDER  
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