

E# 1229968 BK1666 PG2771  
DOUG CROFTS, WEBER COUNTY RECORDER  
08-JUN-93 4:13 PM FEE \$21.00 DEP MM  
REC FOR: FIRST\_AMERICAN\_TITLE

WHEN RECORDED, MAIL TO:

JPET II COMPANY, LIMITED PARTNERSHIP  
35 Century Park-Way  
Salt Lake City, UT 84115  
c/o Chris Olsen

PLATED  
ENTERED

TRUST DEED

THIS TRUST DEED is made this 7<sup>th</sup> day of June, 1993, between, ORLUFF OPHEIKENS, as Trustor, whose address is 933 Wall Avenue, Ogden, Utah 84404 and First American Title Company of Utah, as Trustee, and JPET II COMPANY, LIMITED PARTNERSHIP, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Weber County, Utah:

See Exhibit "A" attached hereto and made apart hereof.

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$57,480.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees in event of default in payment of the indebtedness secured hereby) and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

283853/67206

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

TRUSTOR:

Orluff Ophéikens  
Orluff Ophéikens

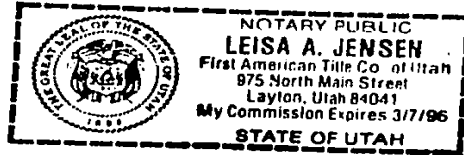
STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On the 7<sup>th</sup> day of June, 1993, personally appeared before me Orluff Ophéikens, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Leisa A Jensen  
Notary Public

My Commission Expires:  
3-7-96

Residing at:



SERIAL NO. 12-098-0005 ✓

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 0°47'24" WEST 1551.74 FEET ALONG THE SECTION LINE AND NORTH 89°03'15" WEST 576.14 FEET ALONG THE NORTH LINE OF 12TH STREET FROM THE NORTHEAST CORNER OF SAID SECTION 19 (POINT IS ON THE NORTH LINE OF 12TH STREET), RUNNING THENCE NORTH 89°03'15" WEST 229.84 FEET, THENCE NORTH 0°29'30" EAST 4.40 FEET ALONG AN EXISTING FENCE, THENCE SOUTH 89°03'15" EAST 242.39 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT FOR A LENGTH OF 13.52 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 71°34'35" WEST 13.27 FEET TO THE PLACE OF BEGINNING.

SERIAL NO. 12-098-0006 ✓

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH IS SOUTH 0°47'24" WEST 1551.74 FEET ALONG THE SECTION LINE AND NORTH 89°03'15" WEST 805.98 FEET AND NORTH 0°29'30" EAST 4.40 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 0°29'30" EAST 95.6 FEET, THENCE SOUTH 89°03'15" EAST 250 FEET, THENCE SOUTH 0°29'30" WEST 79.84 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT FOR A LENGTH OF 18.05 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 26°20'58" WEST 17.44 FEET, THENCE NORTH 89°03'15" WEST 242.39 FEET TO BEGINNING.

SERIAL NO. 12-098-0008 ✓

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 543.26 FEET AND WEST 518.77 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION, AND RUNNING THENCE NORTH 89°03'15" WEST 50 FEET, THENCE NORTH 0°29'30" EAST 153.11 FEET, THENCE NORTH 64°10' WEST 10.72 FEET, THENCE SOUTH 3°26' WEST 317.96 FEET, THENCE NORTH 89°15' WEST 33.36 FEET, THENCE NORTH 3° EAST 354.18 FEET, THENCE SOUTH 61°15' EAST 77.99 FEET, THENCE SOUTH 0°29'30" WEST 4.54 FEET, THENCE SOUTH 64°10' EAST 27.66 FEET, THENCE SOUTH 0°29'30" WEST 0.57 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT 93.00 FEET, (L.C.=SOUTH 6°13'29" EAST 80.16 FEET), THENCE SOUTHWESTERLY ALONG THE ARC OF A 30 FOOT RADIUS CURVE TO THE LEFT 24.38 FEET (L.C.=SOUTH 23°46'31" WEST 23.72 FEET). THENCE SOUTH 0°29'30" WEST 39.21 FEET TO THE POINT OF BEGINNING. EXCEPTING THAT PART DEEDED TO OGDEN CITY (1410-835).

CONTINUED

SERIAL NO. 12-098-0029 ~~S~~

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING ON THE WEST LINE OF PROPERTY CONVEYED TO OGDEN CITY FOR PUBIC STREET PURPOSES AT A POINT WHICH IS SOUTH 0°47'24" WEST 1551.74 FEET, NORTH 89°03'15" WEST 555.98 FEET AND NORTH 0°29'30" EAST 750.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 19, SAID POINT OF BEGINNING ALSO BEING NORTH 750 FEET FROM THE NORTH LINE OF 12TH STREET, RUNNING THENCE NORTH 89°03'15" WEST 250.00 FEET TO AN EXISTING RIGHT-OF-WAY, THENCE NORTH 0°29'30" EAST 89.20 FEET ALONG SAID RIGHT-OF-WAY, THENCE SOUTH 89°15' EAST 224.0 FEET, THENCE NORTH 3°26' EAST 317.96 FEET, THENCE SOUTH 64°10' EAST 10.72 FEET TO A POINT WHICH BEARS NORTH 0°29'30" EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 0°29'30" WEST 403.11 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART DEEDED TO OGDEN CITY (1410-835).

SERIAL NO. 12-098-0030 ~~S~~

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 0°47'24" WEST 1551.74 FEET, NORTH 89°03'15" WEST 555.98 FEET AND NORTH 0°29'30" EAST 350 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°03'15" WEST 250 FEET, THENCE NORTH 0°29'30" EAST 400 FEET, THENCE SOUTH 89°03'15" EAST 250 FEET, THENCE SOUTH 0°29'30" WEST 400 FEET TO THE POINT OF BEGINNING.

SERIAL NO. 12-098-0034 ~~S~~

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 0°47'24" WEST 1551.74 FEET, NORTH 89°03'15" WEST 217.80 FEET AND NORTH 0°47'24" EAST 500 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 19, RUNNING THENCE NORTH 89°03'15" WEST 290.78 FEET, THENCE NORTH 0°29'30" EAST 539.21 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A REGULAR 30.0 FOOT RADIUS CURVE TO THE RIGHT 24.38 FEET (LONG CHORD BEARS NORTH 23°46'31" EAST 23.72 FEET), THENCE NORTHWESTERLY ALONG THE ARC OF A REGULAR 50.0 FOOT RADIUS CURVE TO THE LEFT 93.00 FEET (LONG CHORD BEARS NORTH 6°13'29" WEST 80.16 FEET), THENCE NORTH 0°29'30" EAST 0.57 FEET, THENCE NORTH 64°10'00" WEST 27.66 FEET, THENCE NORTH 0°29'30" EAST 4.54 FEET, THENCE SOUTH 61°15'00" EAST 361.39 FEET, THENCE SOUTH 0°47'24" WEST 488.76 FEET TO THE POINT OF BEGINNING.