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5/18/2020 4:10:00 PM \$40.00  
Book - 10945 Pg - 6519-6523  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

**WHEN RECORDED, MAIL TO:**

F4 PROPERTIES, LLC  
ATTN: OWEN FISHER  
1148 W. LEGACY CROSSING BLVD., SUITE 400  
CENTERVILLE, UTAH 84014

Parcel Nos: 22-06-426-007, 22-06-426-003, and 22-06-426-002

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115542 - CAF

**MEMORANDUM OF  
TENANTS IN COMMON AGREEMENT**

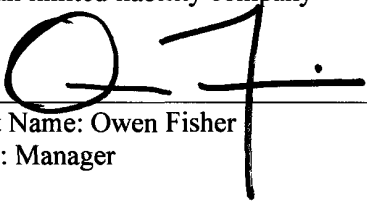
F4 PROPERTIES, <sup>LLC</sup> a Utah limited liability company, located at 1148 W. Legacy Crossing Blvd., Suite 400, Centerville, Utah 84014 ("F4 Properties"), BRIAN & JANA WATTS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership ("Watts FLP") and JF 4500 PARTNERS, LLC, a Utah limited liability company ("JF 4500 Partners") enter into this MEMORANDUM OF TENANTS IN COMMON AGREEMENT (this "Memorandum") on May 18, 2020. Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the TIC Agreement (as defined below).

1. Concurrent with or immediately prior to execution hereof, F4 Properties and Watts FLP, as Tenants in Common, and JF 4500 Partners, as Property Manager, entered into (a) that certain Tenants In Common Agreement and (b) that certain Addendum to Tenancy-In-Common Agreement (collectively, together with any other amendments or modifications thereto, the "TIC Agreement"), which TIC Agreement governs the affairs and agreements between the Tenants In Common related to that certain real property located in Salt Lake County, Utah, which real property is more particularly described in Exhibit "A" attached hereto.
2. Pursuant to the TIC Agreement, JF 4500 Partner has been designated the "Property Manager" to act on behalf of the Tenants in Common, all subject to the terms, conditions and limitations set forth in the TIC Agreement.
3. The Tenants in Common ratify and affirm the terms of the TIC Agreement by execution of this Memorandum.
4. This Memorandum will be construed, applied and enforced in accordance with the laws of the State of Utah. This Memorandum will be recorded in the Official Records of Salt Lake County, Utah.

***[Signatures on Following Page]***

DATED to be effective as of the date first written above.

F4 PROPERTIES, LLC,  
a Utah limited liability company

By:   
Print Name: Owen Fisher  
Title: Manager

STATE OF UTAH                    )  
  : ss.  
COUNTY OF DAVIS            )


The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2020, by Owen Fisher, the Manager of F4 Properties, LLC, a Utah limited liability company.

  
NOTARY SIGNATURE AND SEAL



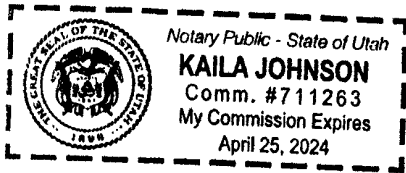
DATED to be effective as of the date first written above.

BRIAN & JANA WATTS FAMILY LIMITED  
PARTNERSHIP,  
a Utah limited partnership

By:   
Print Name: Brian Watts  
Title: General Partner

STATE OF UTAH                    )  
  : ss.  
COUNTY OF DAVIS            )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2020, by Brian Watts, the General Partner of Brian & Jana Watts Family Limited Partnership, a Utah limited partnership.

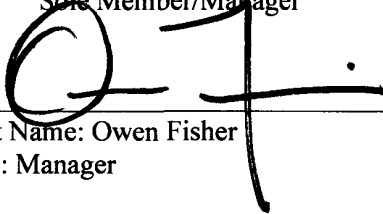


  
NOTARY SIGNATURE AND SEAL

DATED to be effective as of the date first written above.

JF 4500 PARTNERS, LLC,  
a Utah limited liability company

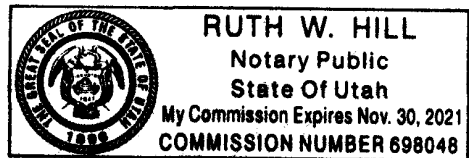
By: F4 PROPERTIES, LLC,  
a Utah limited liability company  
Its: Sole Member/Manager

By:   
Print Name: Owen Fisher  
Title: Manager

STATE OF UTAH                    )  
  : ss.  
COUNTY OF DAVIS            )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2020, by Owen Fisher, the Manager of F4 Properties, LLC, a Utah limited liability company, the Sole Member and Manager of JF 4500 Partners, LLC, a Utah limited liability company.

  
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NOTARY SIGNATURE AND SEAL



## **Schedule A**

### **Description of Property**

Real property located in Salt Lake County, Utah, more particularly described as follows:

The real property referenced in the foregoing instrument is located in Salt Lake County, Utah and is more particularly described as:

Beginning at a point on the North line of 4500 South Street, said point being North 00°03'15" West 40.00 feet from the Southwest corner of Lot 2, Block 6, Ten Acre Plat "A", Big Field Survey and running thence North 00°03'15" West along the East line of 500 East Street 300.00 feet; thence North 89°49'08" East 749.92 feet; thence South 00°05'31" West 300.90 feet to said North line of 4500 South Street; thence South 89°53'15" West 749.15 feet to the point of beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee for the widening of the existing highway State Route 266 known as Project No. F-0266(60)4, being part of an entire tract of property situate in Lot 2, Block 6, Ten Acre Plat "A", Big Field Survey, in the Northeast quarter of the Southeast quarter of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract at the intersection of Northerly right of way line of the existing highway State Route 266 and the Easterly right of way line of 500 East Street, which point is 33.00 feet North 89°52'46" East along the monument line of 4500 South Street and 33.00 feet North 00°03'15" West to the Southwest corner of said Lot 2 and 40.00 feet North 00°03'15" West from the monument at the intersection of 500 East and 4500 South Streets, said point is also approximately 53.00 feet perpendicularly distant Northerly from the control line of said project opposite Engineer Station 41+70.49 and running thence North 00°03'15" West 15.00 feet along said Easterly right of way line to a point 68.00 feet perpendicularly distant Northerly from said control line opposite Engineer Station 41+70.52; thence South 45°05'14" East 21.20 feet to a point in said Northerly right of way line which is 53.00 feet perpendicularly distant Northerly from said control line opposite Engineer Station 41+85.49; thence South 89°52'46" West (South 89°53'15" West by record) 15.00 feet along said Northerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 00°13'46" clockwise to obtain highway bearings.)