



W2635376

WHEN RECORDED RETURN TO:

Gary R. Williams
Ogden City Attorney
2549 Washington Boulevard, Suite 840
Ogden, Utah 84401

E# 2635376 PG 1 OF 11
ERNEST D ROWLEY, WEBER COUNTY RECORDER
14-May-13 10:56 AM FEE \$84.00 DEP SY
REC FOR: EPEK TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Space above for County Recorder's Use

DEED OF TRUST

THIS DEED OF TRUST ("Deed of Trust") is made this 9th day of May, 2013 ("Effective Date"), by and between Ogden 20th Street Investors, LLC, a Utah limited liability company, as Trustor, whose mailing address is 180 N. University Avenue, #200, Provo, Utah 84660; **Epektitle Insurance Co.**, as Trustee, whose address is 2036 Lincoln Avenue, Suite 102, Ogden, Utah 84401; and **OGDEN CITY REDEVELOPMENT AGENCY**, a Utah political entity, as Beneficiary, whose address is 2549 Washington Boulevard, Suite 420, Ogden, Utah 84401.

Subject to the terms, conditions, restrictions, and limitations of that certain Secured Promissory Note, dated of even date herewith ("Note"), and that certain Land Transfer Development Agreement ("LTDA"), dated May 8, 2013, Trustor hereby conveys and warrants to Trustee in trust, with power of sale, Trustor's interest in the following described real property situated in Weber County, State of Utah (the "Trust Property"):

See Exhibit A, attached and made part hereof by reference

The Trust Property includes any buildings, fixtures, and improvements thereon and any beneficial easements and rights-of-way, privileges, and appurtenances thereunto, now or hereafter used or enjoyed with the Trust Property, or any part thereof; provided, however, the conveyance of Trustor's interest under this Deed of Trust, any representations, warranties, or covenants of Trustor under this Deed of Trust, and any rights and remedies under this Deed of Trust in favor of Beneficiary, shall be subject to the following:

- 1) Any and all notices, cure periods, reservations, requirements, disclaimers, and other rights in favor of Trustor as set forth or provided for in this Deed of Trust, the Note, the LTDA, or otherwise required by federal, state, or local laws;
- 2) Any and all zoning regulations and land use ordinances of the applicable federal, state, or local governmental authorities in which the Trust Property lies;
- 3) Any and all covenants, restrictions, agreements, resolutions, and reservations which are or may become a matter of public record which may affect or contain certain restrictions on the Trust Property;
- 4) Any and all recorded and equitable easements and rights-of-way, if any, for the maintenance of utilities servicing the Trust Property, including, but not limited to, electric, water, sewer, drainage, gas, and telephone lines;

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5) Any and all conditions, facts, or other matters which an accurate survey would show; and

6) Any and all such other conditions, facts, or other matters with respect to which Beneficiary has actual knowledge on or prior to the Effective Date, including, but not limited to, facts discovered or disclosed during a physical inspection of the Trust Property.

This Deed of Trust is given for the purpose of securing: (1) payment of certain indebtedness pursuant to the terms and conditions of the Note, which has the Principal Amount of Six Hundred Thirty-Seven Thousand One Hundred Eighty-Eight and 70/100 Dollars (\$637,188.70), payable to the order of Beneficiary at the times, in the manner, and subject to the terms, conditions, limitations, and requirements set forth in this Deed of Trust, the Note, and the LTDA; and (2) the payment and reimbursement of any commercially reasonable out-of-pocket expenses expended or advanced by Beneficiary following an event of default under this Deed of Trust. Time is of the essence of this Deed of Trust: and (3) any amendment, modification, substitution or replacement of the Note.

Trustor agrees to pay, before delinquency, all taxes and assessments on the Trust Property, not to commit waste on the Trust Property, to pay commercially reasonable costs and expenses of collection (including reasonable Trustee's and attorney's fees in event of default in payment of the indebtedness secured hereby), however, Beneficiary shall be responsible for paying any and all Trustee's fees for any of the services performed by Trustee hereunder in the event Trustor is not in default hereunder, including a reconveyance hereof. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; and take all reasonable and necessary action to protect the security hereof.

The failure on the part of Beneficiary to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Beneficiary of any default shall not constitute a waiver of any other or subsequent default.

This Deed of Trust shall be construed according to the laws of the State of Utah. The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to Trustor at the address provided in the opening paragraph.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the Effective Date.

TRUSTOR:

OGDEN 20TH STREET INVESTORS, LLC
a Utah limited liability company

By: 
Print Name: Cameron Gunter
Title: Managing Manager

Exhibit A

PARCEL 1 (03-037-0005) ✓ NP
LOTS 12 AND 13, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 2 (03-037-0006) ✓ NP
LOT 14, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 3 (03-037-0007) ✓ NP
LOT 15, AND THE SOUTH 8 1/3 FEET OF LOT 16, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 4 (03-037-0008) ✓ NP
THE NORTH 16.66 FEET OF LOT 16, AND THE SOUTH 16.66 FEET OF LOT 17, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 5 (03-037-0010) ✓ NP
THE NORTH 14 FEET OF LOT 19, AND ALL OF LOTS 20 AND 21, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 6 (03-037-0013) ✓ NP
LOTS 66, 67 AND 68, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 7 (03-037-0014) ✓ NP
LOTS 69, 70 AND 71, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 8 (03-037-0017) ✓ NP
LOTS 14 AND 15, BLOCK 2, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 9 (03-035-0003) ✓ NP
LOT 26, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 10 (03-035-0004) ✓ NP
LOTS 27 AND 28, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 11 (03-035-0005) ✓ NP
 LOTS 29 AND 30, TOGETHER WITH THE SOUTH 20 FEET OF LOT 31, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 12 (03-035-0008) ✓ NP
 LOTS 36, 37 AND 38, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 13 (03-035-0009) ✓ NP
 LOT 39, 40, 41 AND 42, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 14 (03-035-0011) ✓ NP
 LOT 43, AND THE NORTH ONE-HALF OF LOT 44, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 15 (03-035-0012) ✓ NP
 THE SOUTH ONE-HALF OF LOT 44, ALL OF LOT 45, AND 46, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 16 (03-035-0014) ✓ NP
 LOTS 50 AND 51, AND THE SOUTH 12 FEET OF LOT 49, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 17 (03-035-0024) ✓ NP
 LOTS 28 AND 29, BLOCK 2, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE.

PARCEL 18 (03-035-0025) ✓ NP
 LOTS 30 AND 31, BLOCK 2, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 19 (03-035-0026) ✓ NP
 LOTS 32 AND 33, BLOCK 2, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 20 (03-035-0027) ✓ NP
 LOTS 34, 35 AND 36, IN BLOCK 2 OF RIVERSIDE PARK ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 21 (03-035-0028) ✓ NP
LOTS 37, 38 AND 39, BLOCK 2, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 22 (03-035-0031) ✓ NP
LOTS 44 AND 45, BLOCK 2, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 23 (03-035-0032) ✓ NP
LOTS 46 AND 47, BLOCK 2, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 24 (03-035-0035) ✓ NP
LOTS 47, 48 AND THE NORTHERLY 13 FEET OF LOT 49, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 25 (03-018-0013) ✓ NP
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH. BEGINNING AT A POINT NORTH 0D58' EAST 273.6 FEET AND NORTH 89D02' WEST 363 FEET AND NORTH 0D58' EAST 28.7 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 19, SAID POINT ALSO BEING SOUTH 0D58' WEST 123.1 FEET FROM THE SOUTHWEST CORNER OF 18TH STREET AND KIESEL AVENUE AND RUNNING THENCE NORTH 89D02' WEST 113.5 FEET, THENCE NORTH 0D58' EAST 8.1 FEET, THENCE SOUTH 89D02' EAST 30.5 FEET, THENCE NORTH 0D58' EAST 18 FEET, THENCE SOUTH 89D02' EAST 31 FEET, THENCE NORTH 0D58' EAST 97 FEET, THENCE SOUTH 89D02' EAST 52 FEET, THENCE SOUTH 0D58' WEST 123.1 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY AS SHOWN ON THE PLAT.

PARCEL 26 (03-018-0014) ✓ NP
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE SOUTH LINE OF 18TH STREET 430 FEET NORTH AND 415 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 19; RUNNING THENCE WEST 61.5 FEET; THENCE SOUTH 115 FEET; THENCE EAST 30.5 FEET; THENCE NORTH 18 FEET; THENCE EAST 31 FEET; THENCE NORTH 97 FEET TO THE PLACE OF BEGINNING.

PARCEL 27 (03-018-0015) ✓ NP
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 430 FEET NORTH AND 476.5 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 19; RUNNING THENCE WEST 40 FEET; THENCE SOUTH 148.5 FEET; THENCE EAST 40 FEET; THENCE NORTH 148.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 28 (03-018-0016) ✓ NP
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE SOUTH SIDE OF 18TH STREET 154.3 FEET EAST

OF THE EAST LINE OF GRANT AVENUE; RUNNING THENCE WEST 37.5 FEET; THENCE SOUTH 131.5 FEET TO THE NORTH SIDE OF AN ALLEY; THENCE EAST 37.5 FEET; THENCE NORTH 131.5 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A RIGHT OF WAY FOR GENERAL PURPOSES OF INGRESS AND EGRESS OVER AND UPON A CERTAIN ALLEY AS NOW USED, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF LOTS 19 & 20 IN BLOCK 7, OGDEN FIVE ACRE PLAT "A" OF OGDEN CITY SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF GRANT AVENUE IN OGDEN CITY, UTAH WHICH POINT IS 131.5 FEET SOUTH OF THE SOUTH LINE OF EIGHTEENTH STREET IN SAID OGDEN CITY, AND RUNNING THENCE EAST PARALLEL TO THE LINE OF EIGHTEENTH STREET A DISTANCE OF 154.3 FEET; THENCE SOUTH 8 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF 18TH STREET 154.3 FEET TO THE EAST LINE OF GRANT AVENUE; THENCE NORTH 8 FEET TO THE POINT OF BEGINNING.

PARCEL 29 (03-018-0017) ✓ *NP*

PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE SOUTH LINE OF 18TH STREET 81.8 FEET EAST OF THE EAST LINE OF GRANT AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF 18TH STREET 35 FEET; THENCE SOUTH PARALLEL TO GRANT AVENUE 131.5 FEET; THENCE WEST PARALLEL TO 18TH STREET 35 FEET; THENCE NORTH 131.5 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH RIGHT-OF-WAY 8 FEET IN WIDTH ADJOINING SAID LAND ON THE SOUTH AND RUNNING WEST TO GRANT AVENUE.

PARCEL 30 (03-018-0018) ✓ *NP*

PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT THAT IS NORTH 0D58' EAST 430.00 FEET AND NORTH 89D02' WEST 591.00 (SHOULD READ 589.00) FEET FROM THE SOUTHEAST CORNER OF SAID LOT 19; RUNNING THENCE SOUTH 0D58' WEST 131.5 FEET; THENCE NORTH 89D02' WEST 36.8 FEET; THENCE NORTH 0D58' EAST 131.5 FEET; THENCE SOUTH 89D02' EAST 36.8 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY ALONG WITH OTHERS OVER THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: PART OF LOTS 19 AND 20, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF GRANT AVENUE AS NOW LOCATED 131.5 FEET SOUTH FROM THE SOUTH LINE OF 18TH STREET; RUNNING THENCE SOUTH 89D02' EAST 154.3 FEET; THENCE SOUTH 8 FEET; THENCE NORTH 89D02' WEST 154.3 FEET; THENCE NORTH 8 FEET TO THE POINT OF BEGINNING.

PARCEL 31 (03-018-0019) ✓ *NP*

PART OF LOTS 19 AND 20, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE SOUTH LINE OF 18TH STREET, 627.8 FEET WEST OF THE WEST LINE OF WASHINGTON AVENUE, AND RUNNING THENCE SOUTH 131.5 FEET, THENCE WEST 45 FEET TO THE EAST LINE OF GRANT AVENUE, THENCE NORTH 131.5 FEET, THENCE EAST 45 FEET TO THE PLACE OF BEGINNING.

PARCEL 32 (03-018-0021) ✓ *NP*

PART OF LOTS 19 AND 20 IN BLOCK 7, OGDEN FIVE ACRE PLAT "A" OGDEN CITY, WEBER COUNTY, UTAH. BEGINNING AT A POINT ON THE EAST LINE OF GRANT AVENUE 174.5 FEET SOUTH OF THE SOUTH LINE OF 18TH STREET (SAID SOUTH LINE OF 18TH STREET BEING 26 RODS AND 1 FOOT NORTH OF THE SOUTHEAST CORNER OF SAID LOT 19) AND RUNNING THENCE SOUTH 40 FEET, ALONG THE EAST LINE OF

GRANT AVENUE, THENCE EAST 132 FEET; THENCE NORTH 40 FEET; THENCE WEST 132 FEET TO THE PLACE OF BEGINNING.

PARCEL 33 (03-018-0022) ✓ NP
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT NORTH 0D58' EAST 273.6 FEET AND NORTH 89D02' WEST 363.0 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; RUNNING THENCE NORTH 87D15' WEST 113.56 FEET; THENCE NORTH 0D58' EAST 25.17 FEET; THENCE SOUTH 89D02' EAST 113.5 FEET; THENCE SOUTH 0D58' WEST 28.7 FEET TO BEGINNING.

PARCEL 34 (03-018-0023) ✓ NP
PART OF LOTS 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 430 FEET NORTH 363 FEET WEST AND 151.8 FEET SOUTH FROM THE SOUTHEAST CORNER OF SAID LOT 19; SAID POINT BEING ON THE WEST LINE OF RIGHT-OF-WAY AND 151.8 FEET SOUTH OF THE SOUTH LINE OF 18TH STREET; THENCE SOUTH 92.7 FEET; THENCE WEST 153 FEET; THENCE NORTH 30.3 FEET; THENCE WEST 23 FEET, MORE OR LESS; THENCE NORTH 75 FEET; THENCE EAST 22.3 FEET; THENCE SOUTH 9 FEET; THENCE EAST 40 FEET; THENCE SOUTH 87D15' EAST 113.56 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A RIGHT-OF-WAY TO GRANT AVENUE FROM REAR PIECE (125-88 & 254-601).

PARCEL 35 (03-018-0024) ✓ NP
PART OF LOT 19, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 430 FEET NORTH, 363 FEET WEST AND 244.5 FEET SOUTH OF SAID SOUTHEAST CORNER OF SAID LOT 19, AND RUNNING THENCE SOUTH 70 FEET, THENCE WEST 153 FEET, THENCE NORTH 70 FEET, THENCE EAST 153 FEET TO BEGINNING.

PARCEL 36 (03-018-0025) ✓ NP
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 430 FEET NORTH AND 363 FEET WEST, 314.5 FEET SOUTH FROM THE SOUTHEAST CORNER OF SAID LOT 19; RUNNING THENCE SOUTH 25 FEET; THENCE WEST 153 FEET; THENCE NORTH 25 FEET; THENCE EAST 153 FEET TO THE PLACE OF BEGINNING.

PARCEL 37 (03-018-0028) ✓ NP
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT WHICH IS 160 FEET SOUTH 0D58' WEST AND 144.45 FEET SOUTH 89D02' EAST FROM THE SOUTHEAST CORNER OF LOT 20, BLOCK 7; RUNNING THENCE SOUTH 89D02' EAST 153 FEET TO THE WEST LINE OF KIESEL AVENUE; THENCE SOUTH 0D58' WEST TO THE SOUTH BANK OF OGDEN RIVER; THENCE SOUTHWESTERLY ALONG THE SOUTH BANK OF SAID RIVER TO A POINT SOUTH 0D58' WEST FROM BEGINNING; THENCE NORTH 0D58' EAST TO THE PLACE OF BEGINNING.

PARCEL 38 (03-018-0031) ✓ NP
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT NORTH 89D02' WEST 672.8 FEET AND SOUTH 0D58' WEST 1024.2 FEET FROM THE NORTHEAST CORNER OF SAID LOT 19; RUNNING THENCE SOUTH 0D58' WEST ALONG THE EAST LINE OF GRANT AVENUE 35 FEET;

THENCE SOUTH 89D02' EAST 157.25 FEET; THENCE NORTH 0D58' EAST 35 FEET;
THENCE NORTH 89D02' WEST 157.25 FEET TO THE PLACE OF BEGINNING.

PARCEL 39 (03-018-0032) ✓ MP
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY,
UTAH: BEGINNING AT A POINT NORTH 89D02' WEST 672.8 FEET AND SOUTH 0D58'
WEST 986.7 FEET FROM THE NORTHEAST CORNER OF SAID LOT 19; RUNNING
THENCE SOUTH 0D58' WEST ALONG THE EAST LINE OF GRANT AVENUE 37.5 FEET
THENCE SOUTH 89D02' EAST 157.25 FEET; THENCE NORTH 0D58' EAST 37.5 FEET;
THENCE NORTH 89D02' WEST 157.25 FEET TO THE PLACE OF BEGINNING.

PARCEL 40 (03-018-0029) ✓ MP
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY,
UTAH: BEGINNING AT A POINT WHICH IS 12.8 FEET WEST AND 160 FEET SOUTH 0D58'
EAST OF THE SOUTHEAST CORNER OF LOT 20, BLOCK 7, OGDEN FIVE ACRE PLAT A;
THENCE SOUTH 89D02' EAST 157.25 FEET, SOUTH 0D58' EAST TO THE SOUTH BANK
OF THE OGDEN RIVER; THENCE SOUTHWESTERLY ALONG RIVER BANK TO THE EAST
LINE OF GRANT AVENUE; THENCE NORTH 0D58' WEST ALONG SAID EAST LINE TO THE
PLACE OF BEGINNING.

PARCEL 41 (03-035-0001) ✓ MP
LOTS 22 AND 23, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S
OFFICE.

PARCEL 42 (03-035-0021) ✓ MP
LOTS 22 AND 23, BLOCK 2, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S
OFFICE.

PARCEL 43 (03-032-0005) ✓ MP
PART OF LOTS 4, 5 AND 6, BLOCK 6, FORESTDALE ADDITION, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY
RECORDER'S OFFICE: BEGINNING AT A POINT ON THE WEST LINE OF GRANT AVENUE
143.26 FEET SOUTH 0D58' WEST FROM THE NORTHEAST CORNER OF SAID BLOCK 6;
THENCE SOUTH 0D58' WEST 71.63 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK
6; THENCE SOUTH 88D36'30" WEST 88.70 FEET; THENCE NORTH 13D49'16" WEST 64.96
FEET; THENCE NORTH 89D02' WEST 17.80 FEET; THENCE NORTH 0D58' EAST 13.47
FEET; THENCE SOUTH 89D02' EAST 11 FEET; THENCE SOUTH 88D30'50" EAST 112 FEET
TO THE PLACE OF BEGINNING.

PARCEL 44 (03-018-0035) ✓ MP
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, SURVEY:
BEGINNING ON THE WEST LINE OF GRANT AVENUE AT THE SOUTH LINE OF LOT 20,
AND RUNNING THENCE SOUTH 133.11 FEET ALONG WEST LINE OF GRANT AVENUE,
THENCE NORTH 89D02' WEST TO THE WEST LINE OF SAID LOT 19, THENCE NORTH
ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 19, THENCE
NORTH 87D35' EAST ALONG THE NORTH LINE OF SAID LOT 19 TO THE POINT OF
BEGINNING..

PARCEL 45 (03-018-0038) ✓ NP
 PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING ON THE WEST LINE OF GRANT AVENUE 380 FEET SOUTH FROM THE SOUTH LINE OF 18TH STREET; RUNNING THENCE SOUTH 40 FEET, MORE OR LESS, TO GRANTORS SOUTH PROPERTY LINE; THENCE WEST 100 FEET, MORE OR LESS, TO WEST LINE OF SAID LOT 19; THENCE NORTH 40 FEET, MORE OR LESS, TO A POINT WEST OF BEGINNING; THENCE EAST 100 FEET TO THE PLACE OF BEGINNING.

PARCEL 46 (03-037-0012) ✓ NP
 LOTS 64 AND 65, BLOCK 1, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 47 (03-037-0018) ✓ NP
 LOTS 16 AND 17, BLOCK 2, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 48 (03-032-0004) ✓ NP
 BEGINNING AT A POINT 71.63 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 6, BLOCK 6, FORESTDALE ADDITION TO OGDEN CITY, UTAH, AND RUNNING THENCE NORTH 89D02' WEST 112 FEET, THENCE SOUTH 0D58' WEST 70.63 FEET, THENCE SOUTH 88D30'50" EAST 112 FEET, THENCE NORTH 71.63 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 49 (03-018-0034) ✓ NP
 PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT NORTH 89D02' WEST 672.8 FEET AND SOUTH 00D58' WEST 899.02 FEET FROM THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 89D02' EAST 157.25 FEET; THENCE SOUTH 00D58' WEST 50 FEET; THENCE NORTH 89D02' WEST 157.25 FEET; THENCE NORTH 00D58' EAST 50 FEET TO THE PLACE OF BEGINNING.

PARCEL 50 (03-018-0009) ✓ NP
 A PART OF LOT 19, BLOCK 7, FIVE ACRE PLAT "A": BEGINNING 172 FEET WEST OF THE INTERSECTION OF THE WEST LINE OF WASHINGTON AVENUE AND THE SOUTH LINE OF 18TH STREET IN THE CITY OF OGDEN, COUNTY OF WEBER, STATE OF UTAH, RUNNING THENCE WEST 40 FEET, THENCE SOUTH 120 FEET, THENCE EAST 40 FEET, THENCE NORTH 120 FEET TO THE PLACE OF BEGINNING.

PARCEL 51 (03-018-0010) ✓ NP
 BEGINNING AT A POINT 18 RODS 13 FEET NORTH AND 12 RODS 14 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH, RUNNING THENCE WEST 40 FEET, THENCE NORTH 120 FEET, THENCE EAST 40 FEET, THENCE SOUTH 120 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH A RIGHT-OF-WAY SO FAR AS THE SAME IS APPURTENANT TO AND EFFECTS THE ABOVE DESCRIBED LAND OVER THE FOLLOWING: BEGINNING AT A POINT 18 RODS 1 FOOT NORTH AND 8 RODS WEST FROM THE SOUTHEAST CORNER OF SAID LOT 19, RUNNING THENCE WEST 12 RODS, THENCE NORTH 12 FEET; THENCE EAST 12 RODS, THENCE SOUTH 12 FEET TO THE POINT OF BEGINNING.

PARCEL 52 (03-018-0011) ✓ *ND*
PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY,
UTAH: BEGINNING AT A POINT 18 RODS 13 FEET NORTH AND 252 FEET WEST OF THE
SOUTHEAST CORNER OF SAID LOT 19; RUNNING THENCE WEST 78 FEET; THENCE
NORTH 120 FEET; THENCE EAST 78 FEET; THENCE SOUTH 120 FEET TO THE PLACE OF
BEINNING.