153798-KAP WHEN RECORDED, RETURN TO: E 3452392 B 7933 P 194-198
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/26/2022 9:27:00 AM
FEE \$0.00 Pgs: 5
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

JF PARKWAY PARTNERS QOZB, LLC ATTN: BROCK LOOMIS 1216 W. LEGACY CROSSING BLVD., SUITE 300 CENTERVILLE, UTAH 84014

Affecting Parcel No(s) 11-850-0001

MEMORANDUM OF PERMITTED USE AGREEMENT

This MEMORANDUM OF PERMITTED USE AGREEMENT ("Memorandum") is executed this day of ________, 2022, by and between JF Parkway Partners QOZB, LLC, a Utah limited liability company (the "JF PP"), whose mailing address is 1216 W. Legacy Crossing Blvd., Suite 300, Centerville, Utah 84014, and Layton City Corporation (the "City"), whose mailing address is 437 North Wasatch Drive, Layton, Utah 84041. Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Permitted Use Agreement (as defined below).

- 1. JF PP previously or concurrently herewith sold that certain real property generally located at approximately 50 West 400 South, Layton, Utah (the "Property") to the City, which Property is more particularly described in Exhibit "A" attached hereto.
- 3. The Permitted Use Agreement will not terminate or expire until the time set forth in such Permitted Use Agreement. Any such termination or expiration will be memorialized by an official document recorded with the Davis County Recorder's Office. All other terms and conditions related to the Permitted Use Agreement are more specifically set forth therein.
- 4. This Memorandum will be construed, applied and enforced in accordance with the laws of the State of Utah.

[SIGNATURES TO FOLLOW]

SLC_696117.1 1

Owen fisher WITNESS the hand of said JFPP this 18th day of January 2022.

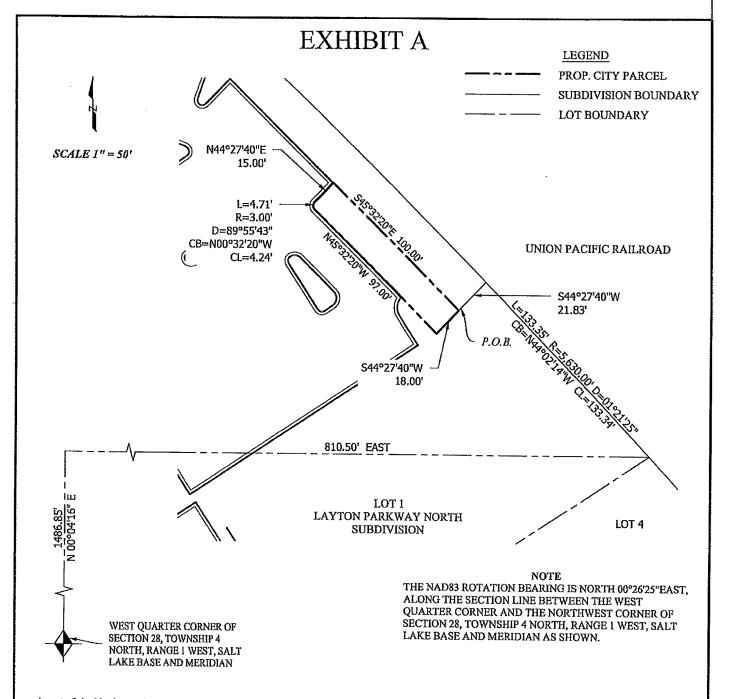
	NATASHA ALLRED NOTARY PUBLIC STATE OF UTAH
	COMMISSION# 722182 COMM. EXP. 12-30-2025

	7
NATASHA ALLRED NOTARY PUBLIC STATE OF UTAH COMMISSION# 722182	JF PARKWAY PARTNERS QOZB, LLC, a Utah limited liability company
COMM. EXP. 12-30-2025	By:
STATE OF UTAH)	Q V
County of Davis)	: SS.
to me known and acknowledged to me	, 2022, before me, the undersigned, a Notary of Utah, personally appeared UNEN FISHER, the ty Partners QOZB, LLC, a Utah limited liability company, that the said instrument is the free and voluntary act and a mentioned, and on oath stated that he/she/it is authorized
WITNESS MY HAND and office certificate first above written.	cial seal hereto affixed the day, month and year in this
My commission expires:	
	Residing at: DAVIS COUNTY

	WITNESS the hand or	f said City this <u>/</u>	$\frac{1}{4}$ day of	Tanuary, 2022.	
				9	
			(Ton Pettos	
		Na	me: Joy Petr	%, Mayor	
	STATE OF UTAH)			
	County of Davis	: s	S.		
	voluntary act and deed, for he/she/it is authorized to ex	or the uses and interest the said in D and official s	purposes the strument.	22, before me, the undersigned appeared <u>Joy Petro</u> that the said instrument is the erein mentioned, and on oath saffixed the day, month and years.	e free and stated that
	My commission expires:				
	4/10/23	_		Jon B. A	
			Res	ding at:	
	ATTEST KIMLY READ, City F	Recorder	_	JONI BIRD NOTARY PUBLIC -STATE OF UTAH My Comm. Exp April 10, 2023 Commission # 705711	
	APPROVED AS TO FORM	1	,		
	DAVID PRICE, Parks and	Recreation	_		
for	GARY CRANE, City Attor	ney	_		

EXHIBIT A (Description of Property)

SLC_696117.1



A part of the Northwest Quarter of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

A parcel of land being part of Lot 1, Layton Parkway North Subdivision recorded in the office of Davis County Recorder on March 20, 2020 as Entry no. 3235533 in Book 7474 at Pages 347-348, with the point of beginning being 1486.85 feet North 00°04'16" East and 810.50' East to the southeast corner of said Lot 1 and northwesterly along the arc of a 5,630 foot radius curve to the left a distance of 133.35 feet (Central Angle equals 01°21'25" and Long Chord bears North 44°02'14" West 133.34 feet) along the easterly line of Lot 1, said easterly line also being the Westerly right-of-way line of the Union Pacific Railroad Property, and 21.83 feet South 44°27'40" West from the West Quarter Corner of said Section 28; and running thence South 44°27'40" West 18.00 feet; thence North 45°32'20" West 97.00 feet to a point on a 3.0 foot radius curve to the right a distance of 4.71 feet (Central Angle equals 89°55'43" and Long Chord bears North 00°32'20" West 4.24 feet); thence North 44°27'40" East 15.00 feet; thence South 45°32'20" East 100.00 feet to the point of beginning.

Contains 0.04 acres (1,797.88 sq. ft.)



EXHIBIT A

				_	_
					ı
					ŧ.
RAWNBY DATE	1	VERTICAL SCALE		_	-
	OF	CONTRACTOR			
		B			
PAOLID BY DATE	1	VIEW XXME		-	-
THE DATE		· 16.0 101.01.	i i	í I	
					_