

Mail Recorded Deed & Tax Notice To:
JFGHB Member, LLC, and
Gardner JFGHB Holdings, L.C.
1216 West Legacy Crossing Blvd. Suite 300
Centerville, UT 84014

14236244 B: 11489 P: 1688 Total Pages: 4
05/03/2024 03:52 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 167298-MCM

SPECIAL WARRANTY DEED

HB Real Properties, LLC, a Utah limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

JFGHB Member, LLC, a Utah limited liability company and Gardner JFGHB Holdings, L.C., a Utah limited liability company,

GRANTEE(S), of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-06-253-017, 16-06-253-018 and 16-06-253-019 (for reference purposes only)

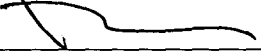
SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 29th day of April, 2024.

HB Real Properties, LLC, a Utah limited liability
company

BY: HB Intermountain Holdings, LLC
ITS: Manager

BY: 
NAME: David Colling
ITS: Managing Member

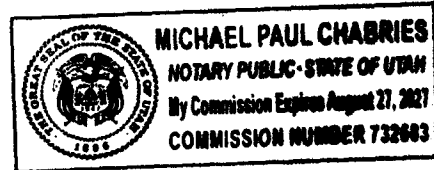
STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of April, 2024, before me, personally appeared David Colling, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of HB Intermountain Holdings, LLC, Manager of HB Real Properties, LLC, a Utah limited liability company.



Notary Public



aug 27, 2027
732683

EXHIBIT A
Legal Description

PARCEL 1:

Commencing at the Northwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence East 20 rods; thence South 5 rods; thence West 20 rods; thence North 5 rods to the point of beginning.

PARCEL 2:

Commencing 5 rods South of the Northwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence South 2.5 rods; thence East 10 rods; thence North 2.5 rods; thence West 10 rods to the place of beginning.

PARCEL 3:

Commencing at the Southwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence North 2.5 rods; thence East 10 rods; thence South 2.5 rods; thence West 10 rods to the place of beginning.

14299081 B: 11524 P: 4655 Total Pages: 16
10/10/2024 03:50 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:

F4 Properties, LLC
1216 W. Legacy Crossing Blvd, Suite 300
Centerville, UT 84014

File No.: 176001-MCM

Boundary Line Agreement & Mutual Quit Claim Deed Corrective

In Reference to Tax ID Number(s):

16-06-253-017

BOUNDARY LINE AGREEMENT & MUTUAL QUIT CLAIM DEED
(Corrective)

This Boundary Line Agreement and Mutual Quit Claim Deed (Corrective) (the "Agreement") is made this 9th day of OCTOBER, 2024, by and between JF Bonneville Apartments, LLC, a Utah limited liability company ("Owner One") of 1216 W. Legacy Crossing Blvd., Ste. 150, Centerville, UT 84014, and Gardner JFGHB Holdings, L.C., a Utah limited liability company ("Owner Two – Gardner") of 201 S. Main Street, Ste. 2000, Salt Lake City, UT 84111 and F4 Properties, LLC, a Utah limited liability company ("Owner Two – JF" and together with Owner Two – Gardner collectively, "Owner Two") of 1216 W. Legacy Crossing Blvd., Ste. 150, Centerville, UT 84014 (Owner One and Owner Two are collectively referred to as the "Parties").

RECITALS

- A. The Parties are the owners of record of adjoining parcels or lots within Salt Lake City, Salt Lake County, Utah. Owner One currently owns property at 252 S. 500 E., Salt Lake City, Utah, which is further described on Exhibit A. Owner two currently owns property at 249 S. – 253 S. 400 E., Salt Lake City, Utah, which is further described on Exhibit B.
- B. The Parties have discussed the mutual advantages to be derived through the relocation of their common boundary line and are interest in establishing written evidence of their agreement.
- C. The Parties have reviewed and approved a revised description of their respective boundary which has been prepared in accordance with the terms of this Agreement regarding the identification, alteration, or correction of their common boundary line. Attached hereto as Exhibit C which contains a description of the line that the Parties have each agreed to as their new common dividing line.
- D. By entering into this Agreement, the Parties do not intend to create any new lot, dwelling unit, or remnant parcel. The Parties also do not intend that this Agreement be construed to result in violation of any currently applicable Salt Lake City zoning requirements or land use ordinance.
- E. This Agreement adds the required survey information to the Boundary Line Agreement and Mutual Quit Claim Deed recorded on August 28, 2024, as Entry Number 14281174 in Book 11514, on Page 3057.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner One and Owner Two hereby covenant and agree as follows:

- 1. Owner One hereby quit claims and conveys to Owner Two all that property lying East of the boundary line as described in Exhibit C, of which the Parties have interest.

2. The new legal descriptions of the lots or parcels created by this Agreement and the adoption of the new common boundary line are attached hereto. Exhibit D contains the new legal description for the property owned by Owner One. Exhibit E contains the new legal description for the property owned by Owner Two.
3. The record of survey applicable to this Agreement is S2024-07-0425, which survey was filed with Salt Lake County on July 10, 2024.
4. All improvements hereafter constructed or installed by the Parties on their respective sides of the boundary line shall be placed in a manner that will preclude encroachments over the new common boundary line created by this Agreement.
5. The Parties represent that all mortgages, deeds of trust, or other financial obligations previously secured against their respective properties, as described in Exhibits A and B, have been released or re-conveyed of record prior to or at the time of the recording of this Agreement, or that the beneficiary of any deed of trust or other financial obligations has consented to the recording of this Agreement.
6. The terms of this Agreement shall run with the land and shall be binding up on all the parties claiming by, through or under the Parties including, but not limited to, their purchasers, successors, assigns and lenders.
7. All easements of use or of record in existence on the date of this Agreement affecting, burdening or benefitting the Parties' properties shall remain in force and effect.
8. The terms of this Agreement represent the final and complete understanding of the Parties with respect to the issues described herein. Said terms incorporate and supersede all prior verbal and written representations, discussions and understandings between the Parties.
9. In the event of a default in the terms of this Agreement or a disagreement as to the interpretation or implementation of said terms, the party alleging a default shall be entitled to bring an action in an appropriate court and shall be further entitled to recover, in addition to all other relief sought, reasonable attorney's fees and court costs.

[Remainder of page left intentionally blank. Additional pages follow.]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth above.

OWNER ONE

JF Bonneville Apartments, LLC
a Utah limited liability company

By: JF Bonneville Manager, LLC,
a Utah limited liability company

By: JF Properties, LLC
Its: Manager

By: J. Fisher Companies, LLC
Its: Manager

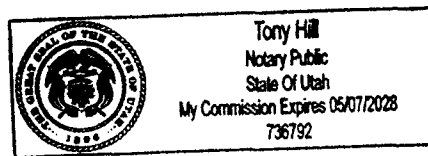
By: 
Name: Owen Fisher
Its: Manager

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 9 day of OCTOBER, 2024, personally appeared before me, Owen Fisher, who being by me duly sworn did say that he is the Manager of J. Fisher Companies, LLC, a Utah limited liability company, the Manager of JF Properties, LLC, a Utah limited liability company, the Manager of JF Bonneville Manager, LLC, a Utah limited liability company, the Manager of JF Bonneville Apartments, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company, and he acknowledged to be that said limited liability company executed the same.



NOTARY PUBLIC



OWNER TWO – GARDNER

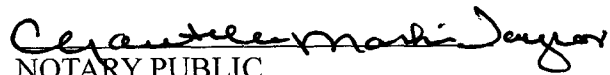
Gardner JFGHB Holdings, L.C.,
a Utah limited liability company

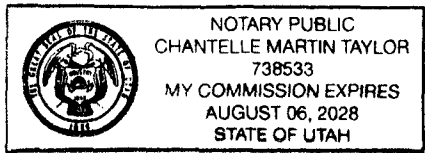
By: 

Name: Christian Gardner
Its: Manager

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On this 8th day of October, 2024, personally appeared before me, Christian Gardner, who being by me duly sworn did say that he is the Manager of Gardner JFGHB Holdings, L.C., a Utah limited liability company and that the foregoing instrument was signed in behalf of said limited liability company, and he acknowledged to be that said limited liability company executed the same.


NOTARY PUBLIC



OWNER TWO - JF

F4 Properties, LLC,
 a Utah limited liability company

By: *[Signature]*
 Name: Owen Fisher
 Its: Manager

STATE OF UTAH)
)
 COUNTY OF DAVIS)

On this 9 day of OCTOBER, 2024, personally appeared before me, Owen Fisher, who being by me duly sworn did say that he is the Manager of F4 Properties, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company, and he acknowledged to be that said limited liability company executed the same.

[Signature]
 NOTARY PUBLIC

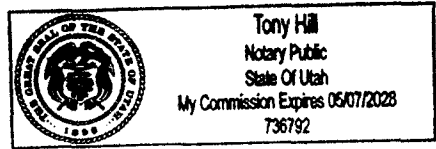


EXHIBIT A

Property Owned by Owner One

PARCEL: 16-06-253-029

Beginning at a point 135 feet West from the Northeast corner of Lot 8, Block 48, Plat B, Salt Lake City Survey and running thence West 195 feet; thence South 5 rods; thence West 10 rods; thence South 5 rods; thence East 10 rods; thence North 2.5 rods; thence East 60 feet; thence South 2.5 rods; thence East 270 feet; thence North 110 feet; thence West 135 feet; thence North 55 feet to the point of beginning.

EXHIBIT B

Property Owned by Owner Two

PARCEL: 16-06-253-019

Commencing at the Northwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence East 20 rods; thence South 5 rods; thence West 20 rods; thence North 5 rods to the point of beginning.

EXHIBIT C

Proposed New Legal Description of Area to be Transferred

AREA TO BE DEEDED FROM PARCEL: 16-06-253-029 TO PARCEL: 16-06-253-019

Beginning at a point being South 89°58'19" West, 24.90 feet from the Southeast Corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey; said point also being South 89°58'07" West, along a monument line, 419.39 feet and North 00°01'53" West, 229.39 feet from a street monument located at the intersection of 300 South Street and 500 East Street; and running thence South 89°58'19" West, 140.17 feet; thence North 00°05'27" West, 82.52 feet; thence North 89°58'19" East, 140.17 feet; thence South 00°05'20" East, 82.52 feet to the point of beginning.

Contains: 11,567 Sq. Ft. (or 0.27 Acres)

EXHIBIT D

Proposed New Legal Description for Owner One

NEW PARCEL: 16-06-253-029

Beginning at a point being South 89°58'19" West, 135.05 feet from the Northeast Corner of Lot 8, Block 48, Plat "B", Salt Lake City Survey; said point also being South 89°58'07" West, along a monument line, 199.56 feet and North 00°01'53" West, 394.42 feet from a street monument located at the intersection of 300 South Street and 500 East Street; and running thence South 00°05'07" East, 55.01 feet; thence North 89°58'19" East, 135.05 feet to a point on the westerly right-of-way line of 500 East Street; thence South 00°05'07" East, along said westerly right-of-way line, 110.03 feet; thence South 89°58'19" West, 270.12 feet; thence North 00°05'20" West, 41.26 feet; thence South 89°58'18" West, 60.02 feet; thence South 00°05'20" East, 41.26 feet; thence South 89°58'19" West, 24.90 feet; thence North 00°05'20" West, 82.52 feet; thence North 89°58'19" East, 24.90 feet; thence North 00°05'20" West, 82.52 feet; thence North 89°58'19" East, 195.10 feet to the point of beginning.

Contains: 46,637 Sq. Ft. (or 1.07 Acres)

Exhibit E

Proposed New Legal Description for Owner Two

NEW PARCEL: 16-06-253-017

Beginning at a point being South 89°58'19" West, 24.90 feet from the Southeast Corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey; said point also being South 89°58'07" West, along a monument line, 419.39 feet and North 00°01'53" West, 229.39 feet from a street monument located at the intersection of 300 South Street and 500 East Street; and running thence South 89°58'19" West, 140.17 feet; thence North 00°05'27" West, 82.52 feet; South 89°58'19" West, 165.07 feet to a point on the easterly right-of-way line of 400 East Street; thence North 00°05'33" West, along said easterly right-of-way line, 82.52 feet; thence North 89°58'19" East, 330.15 feet; thence South 00°05'20" East, 82.52 feet; thence South 89°58'19" West, 24.90 feet; thence South 00°05'20" East, 82.52 feet to the point of beginning.

Contains: 38,811 Sq. Ft. (or 0.89 Acres)

CUSTOMER'S RESPONSIBILITY DISCLAIMER

This plan was prepared for the purpose of showing the proposed location of the proposed lot line adjustment for the purpose of providing information to the customer. It is not to be construed as a contract, and it is not to be used for any other purpose. The customer is responsible for obtaining all necessary information and for providing all necessary information to the engineer. The engineer is not responsible for any errors or omissions in this plan.

PROPOSED DIMENSIONAL DESCRIPTIONS

The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan.

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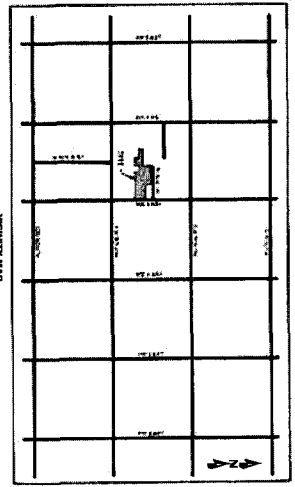
The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan.

ASSUMPTIONS

1. The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan.

NOTE

The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan. The proposed lot line adjustment is shown on the attached plan.



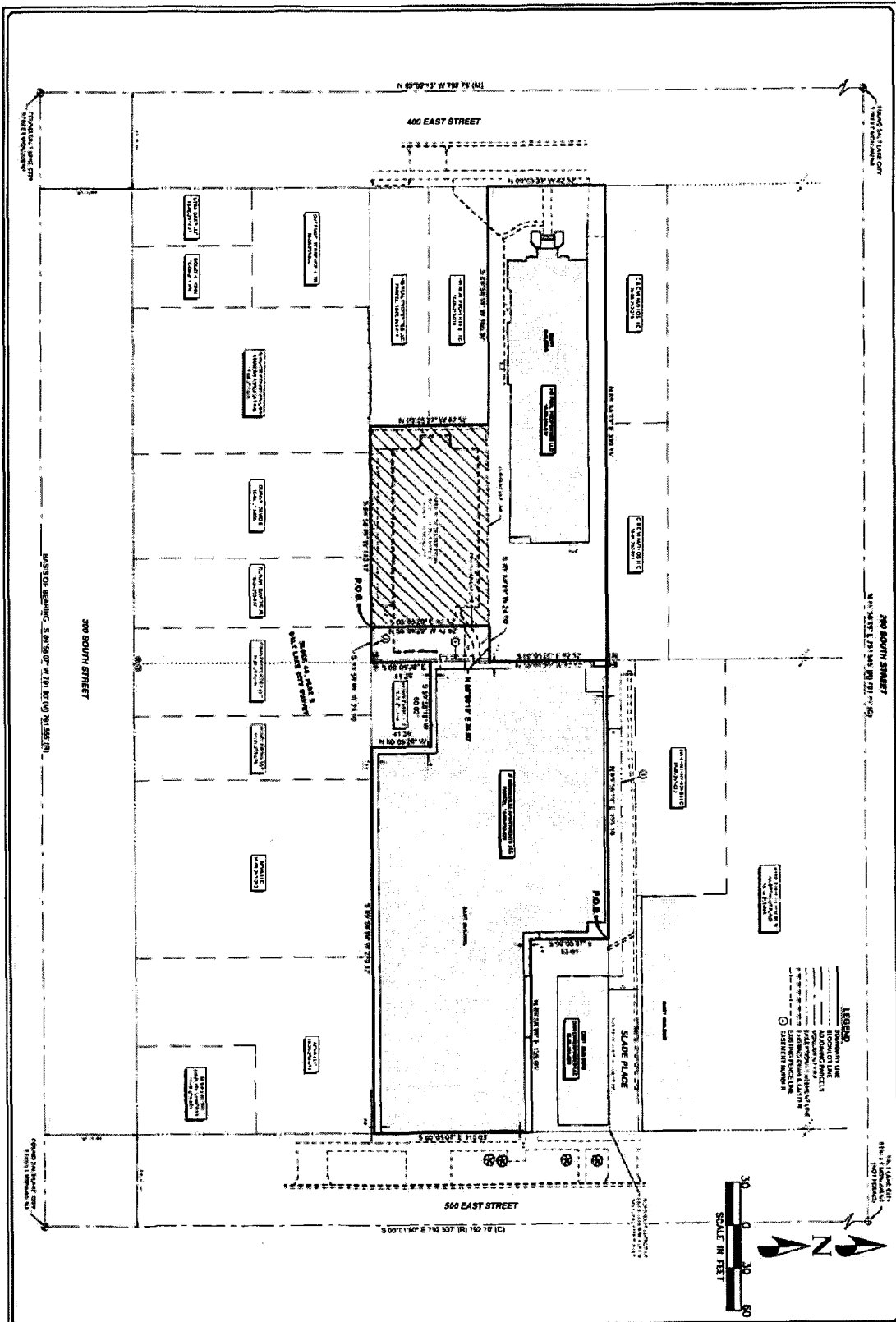
LOCATION
LOCATED IN THE
PLAN OF THE SALT LAKE CITY ZONING
COMMISSIONER'S QUALIFIED SECTION
SALT LAKE COUNTY, UTAH

1/2

JF BONNEVILLE
APARTMENTS LLC
LOT LINE ADJUSTMENT
252 SOUTH 300 EAST

CMT TECHNICAL
SVCES
2520 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 585-2321 • FAX: (801) 585-2351

DATE	
BY	
CHECKED BY	
APPROVED BY	



 SALT LAKE CITY 212	JF BONNEVILLE APARTMENTS LLC LOT LINE ADJUSTMENT 252 SOUTH 500 EAST	CMT TECHNICAL SERVICES 6220 SOUTH 200 WEST • SANDY, UT 84070 PHONE: (801) 582-3331 • FAX: (801) 582-3661 <small>GENERAL DESIGN • ARCHITECTURAL SERVICES • 3D RENDERING • CONSTRUCTION MANAGEMENT • SURVEYING</small>	<table border="1"> <tr><td>DATE</td><td>06/03/21</td></tr> <tr><td>DRAWN BY</td><td>MLP</td></tr> <tr><td>CHECKED BY</td><td>MLP</td></tr> <tr><td>DATE</td><td>06/03/21</td></tr> </table>	DATE	06/03/21	DRAWN BY	MLP	CHECKED BY	MLP	DATE	06/03/21
	DATE	06/03/21									
DRAWN BY	MLP										
CHECKED BY	MLP										
DATE	06/03/21										
2021 JUN 03 10:00 AM 2021 JUN 03 10:00 AM	2021 JUN 03 10:00 AM 2021 JUN 03 10:00 AM	2021 JUN 03 10:00 AM 2021 JUN 03 10:00 AM	2021 JUN 03 10:00 AM 2021 JUN 03 10:00 AM								

Exhibit



14281173 B: 11514 P: 3046 Total Pages: 11
08/28/2024 01:25 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To J FISHER COMPANIES
1216 W LEGACY CROSSING BLVD STE 300CENTERVILLE, UT 84014



CASE PLNSUB2023-00748
FINDINGS AND ORDER
ADJUSTMENT OF LOT LINES THAT ARE NOT PART OF A
PREVIOUSLY RECORDED SUBDIVISION

Parcel #16-06-253-017 (249 S. 400 East)
Parcel # 16-06-253-029 (260 S. 500 East)

A request by Mitch Vance of JF Fisher Company on behalf of JF Bonneville Apartments LLC and HB Real Properties, LLC (owners), to adjust the boundary lines of the above listed parcels. The subject properties are in the R-MU zoning district. The proposal must meet criteria for a lot line adjustment per 20.24 of the Salt Lake City Subdivisions and Condominiums Ordinance.

CRITERIA:

- A. The proposed lot line adjustment complies with all applicable zoning requirements or will reduce the amount of noncompliance.
- B. The lot line adjustment will not yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.
- C. The lot line adjustment does not affect any street right of way.
- D. The lot line adjustment does not create any new lots.

FINDINGS:

- In accordance with the conditions below, the proposed lot line adjustment meets the above criteria.

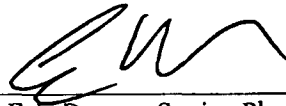
ORDER:

The lot line adjustment between the lots at 249 S. 400 East and 260 S. 500 East is hereby granted approval with the following conditions:

1. Parking stalls provided on the adjusted 249 S. 400 East shall be limited to no more than 29 parking spaces. The rest shall be blocked to vehicles and converted to landscaping or a surface in accordance with zoning standards and the attached site plan.
2. The applicant shall record the approved deed or other approved recordable instrument and this document in the Office of the Salt Lake County Recorder.
3. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument for adjusting the lot lines are recorded within that time.

FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS ORDER SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IS IN EFFECT THE SAME AS IT HAVING BEEN DENIED.

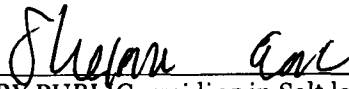
Dated this 20th day of August, 2024 in Salt Lake City, Utah.



Eric Daems, Senior Planner
on behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 20th day of AUGUST, 20 24, personally appeared before me, Eric Daems, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC, residing in Salt lake County, Utah

My Commission Expires: 7.12.27

Attachments:

- A. Proposed boundary line adjustments including current and proposed legal descriptions.
- B. Approved site plan

