



W3145310

RECORDING REQUESTED BY
Park Avenue Ogden, LLC
5288 South Commerce Drive, Suite B-150
Murray, Utah 84107

E# 3145310 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
16-Apr-21 0455 PM FEE \$40.00 DEP BR
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

Affects Parcel ID Nos. 010220048

NOTICE OF TENANTS IN COMMON AGREEMENT

NOTICE IS HERE BY GIVEN that Park Avenue Ogden Properties, LLC, a Delaware limited liability company ("Park Avenue") and Caladonian Ogden Properties, LLC, a Delaware limited liability company ("Caladonian") have entered into that certain Tenants in Common Agreement dated April 13 2021 (the "Agreement") which directly defines the ownership relationship between them and encumbers that certain real property located in Weber County, State of Utah and more specifically described as follows:

Parcel 1:

Part of Lots 1, 2, 8, 9, and 10 of Block 26, Plat "A", Ogden City survey: Beginning at the Northeast corner of Block said Block 26, and running thence South 00°58'00" West along the West line of Adams Avenue 469.00 feet; thence North 89°02'00" West 155.00 feet; thence South 0°58'00" West 0.58 feet; thence North 89°02'00" West 18.00 feet; thence North 00°58'00" East 141.08 feet; thence North 89°02'00" West 223.58 feet; thence North 00°58'00" East 180.50 feet; thence South 89°02'00" East 23.40 feet; thence South 00°58'00" West 18.00 feet; thence South 89°02'00" East 128.41 feet; thence North 00°58'00" East 36.00 feet; thence North 62°21'40" East 25.06 feet; thence North 00°58'00" East 117.94 feet (North 00°28'00" East 118.00 feet by record) to the Southerly line of 24th Street; and thence South 89°03'01" East 222.77 feet (South 89°02'00" East 222.78 feet by record) along the South line of said street to the point of beginning.

Parcel 1A:

Together with an easement for the right of ingress and egress from Parcel 1 (shown above) to 25th Street located in a part of Lot 2, Block 26, Plat "A", Ogden City Survey: Beginning on the Easterly side thereof at a point the following courses and distances, Southerly and Westerly from the Northeast corner of Block 26, at intersection of the Southerly side of 24th Street with the Westerly side of Adams Avenue South 00°58'00" West 469.00 feet and North 89°02'00" West 149.50 feet; thence Southerly, Westerly and Northerly the following courses and distances: South 00°58'00" West 198.50 feet to the Northerly side of 25th Street; thence North 89°02'00" West 20.00 feet along the Northerly side of 25th Street; thence North 00°58'00" East 150.00 feet; thence North 89°02'00" West 5.50 feet; thence North 00°58'00" East 130.50 feet; thence North 89°02'00" West 4.50 feet; thence North 00°58'00" East 24.00 feet; thence North 56°49'10" West

33.77 feet; thence Easterly, Southerly and Easterly the following courses and distances along property line of "Ramada Inn"; thence South 89°02'00" East 53.07 feet; thence South 00°58'00" West 124.00 feet; thence South 89°02'00" East 5.50 feet to the point and place of beginning.

Parcel 1B:

Together with an easement for the right of ingress and egress from Parcel 1 (shown above) to the joint parking area located in a part of Lots 8 and 9, Block 26, Plat "A", Ogden City Survey:

Beginning at the Northeast corner thereof, the following courses and distances, Westerly and Southerly from the Northeast corner of Block 26 at intersection of the Southerly side of 24th Street with the Westerly side of Adams Avenue; thence North 89°02'00" West 222.78 feet; thence South 00°58'00" West 118.00 feet; thence South 62°21'40" West 25.06 feet; thence Southerly, Westerly, Southerly, Westerly, Northerly and Easterly the following courses and distances: South 00°58'00" West 18.00 feet; thence North 89°02'00" West 44.66 feet; thence South 00°58'00" West 18.00 feet; thence North 89°02'00" West 20.00 feet; thence North 00°58'00" East 18.00 feet; thence North 89°02'00" West 43.75 feet; thence South 00°58'00" West 18.00 feet; thence North 89°02'00" West 20 feet; thence North 00°58'00" East 36.00 feet; thence South 89°02'00" East 128.41 feet to the point and place of beginning.

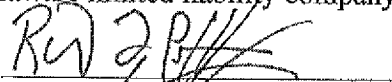
The terms and provisions of the Agreement are incorporated herein by reference. This Agreement is subordinate to the Loan Documents (as defined in the Agreement). Among the terms and provisions of the Agreement, the owner agree that (i) any liens, security interests, judgment liens, charges or other encumbrances upon the Property (as defined in the Agreement) or any interest of the other in the Property and (ii) any options to purchase or rights of first refusal or similar rights with respect to the other's interest in the Property, shall be and remain inferior and subordinate to the Loan Documents (as defined in the Agreement) and any liens, security interests, judgment liens, charges or other encumbrances securing payment of the Loan (as defined in the Agreement).


Upon appropriate request, a copy of the Agreement may be obtained at the address written above.

IN WITNESS WHEREOF, Grantors have caused their respective duly authorized representatives to execute this instrument as of the date hereinafter written.


DATED April 13, 2021.

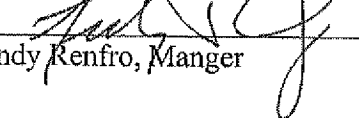
CO-TENANTS
PARK AVENUE OGDEN PROPERTIES, LLC,
a Delaware limited liability company

By: 
Richard T. Callister, Manager

By: 
Andrew Renfro, Manager

CALADONIAN OGDEN PROPERTIES, LLC, a
Delaware limited liability company

By: 
Hal Renfro, Manger

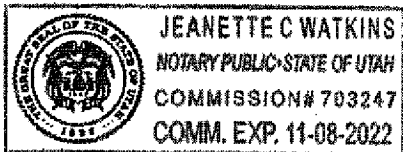
By: 
Andy Renfro, Manger

ACKNOWLEDGMENT

STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)

On this 13th day of April 2021, personally appeared before me, a Notary Public, Richard T. Callister and Andrew Renfro, the Managers of Park Avenue Ogden Properties, LLC, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged to me that they executed the above instrument on behalf of said limited liability company.

WITNESS my hand and official Seal.

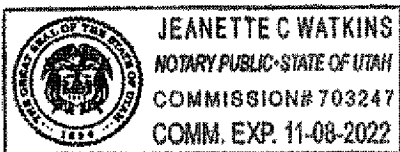


Jeanette C Watkins
Notary Public
Residing at: Murray, UT

STATE OF Utah)
)
:SS
COUNTY OF SALT LAKE)

On this 13th day of April 2021, personally appeared before me, a Notary Public, Hal D. Renfro and Andrew Renfro, the Managers of Caladonian Ogden Properties, LLC, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged to me that they executed the above instrument on behalf of said limited liability company.

WITNESS my hand and official Seal.



Jeanette C Watkins
Notary Public
Residing at: Murray UT