

When recorded return to:
Westridge Property Management, LLC
1912 West 930 North
Pleasant Grove, UT 84062

ENT49435:2020 PG 1 of 6
Jeffery Smith
Utah County Recorder
2020 Apr 15 04:41 PM FEE 40.00 BY DA
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

MTC File No. 284845

SUBORDINATION AGREEMENT

WHEREAS, Westridge Property Management, LLC, a Utah limited liability company, made and executed Trust Deed described below. Said Trust Deed is herein referred to as the Westridge Property Management, LLC, a Utah limited liability company Trust Deed:

Lease, including its terms, covenants, conditions and provisions;

Dated: July 1, 2009

Lessor: Westridge Property Management, LLC, a Utah limited liability company

Lessee: Alpine Pediatrics, P.C.

Recorded: August 11, 2009 as Entry No. 87672:2009 of Official Records.

The terms, covenants and conditions of that certain "Addendum to Lease Agreement";

Recorded: August 11, 2009 as Entry No. 87673:2009 of Official Records.

Rights of tenant(s) in the land, if any, and rights of all parties claiming by, through or under _____ said _____ tenant(s).

Said Lease has been subordinated to the lien of the instrument recorded under Entry No. 87669:2009 by agreement;

Dated: July 30, 2009

Recorded: August 11, 2009 as Entry No. 87674:2009 of Official Records.

The terms, covenants and conditions of that certain Easement Agreement;

Recorded: July 23, 2012 as Entry No. 61012:2012 of Official Records.

WHEREAS, said Westridge Property Management, LLC, a Utah limited liability company Trust Deed encumbers the following described Property (herein the Property) located in Utah County, State of Utah, to-wit:

Lot 6B, Saratoga Crossroads Amended Subdivision, amending Lot 6 of Saratoga Crossing Subdivision adding one new Lot, according to the plat thereof as recorded in the office of the Utah County Recorder.

Tax Parcel No. 66-271-0002

WHEREAS, under the date of 4/13/20, Westridge Property Management, LLC, a Utah limited liability company made, executed and delivered to Altabank a Promissory Note secured by a Trust Deed of even date not to exceed the amount of \$2,660,000.00 which Trust Deed was executed by Westridge Property Management, LLC, a Utah limited liability company, as Trustor; Meridian Title Company as Trustee; and Altabank as Beneficiary; and was recorded 4/15/20 as Entry No. 49397:2020 in Book at Page of Official Records of the Salt Lake County Recorder. Said Trust Deed is herein referred to as the Altabank Trust Deed; and

WHEREAS, said Altabank Trust Deed also encumbers the Property as described above;
and

WHEREAS, it is necessary that the financing of Altabank Trust Deed be secured by a first Trust Deed on the property superior to the lien of the Westridge Property Management, LLC, a Utah limited liability company Trust Deed;

NOW, THEREFORE, in consideration of the promises and of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, and other mutual benefits and considerations derived therefrom, Westridge Property Management, LLC, a Utah limited liability company does hereby certify and declare that lien of its Trust Deed referred to above as the Westridge Property Management, LLC, a Utah limited liability company Trust Deed is hereby made second and subordinate to the lien of the Altabank Trust Deed as described above which Trust Deed covers all or a part of the Property described herein. The undersigned further authorizes Meridian Title Company, and/or its agents and employees, to insert the recording information of the Altabank Trust Deed in the appropriate places in this instrument.

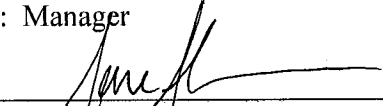
EXECUTED this 13th day of April, 2020.

Westridge Property Management, LLC, a Utah limited liability company

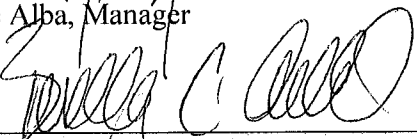
[SIGNATURES ON SUBSEQUENT PAGES]

Westridge Property Management, LLC.
A Utah limited liability company

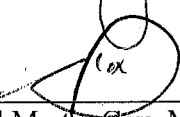
By: Master Ridge Holding Company, LLC
A Utah limited liability company
Its: Manager



Jesse Alba, Manager



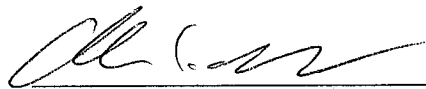
Bradley C. Arnold, Manager



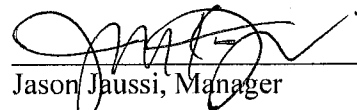
Chad Martin Cox, Manager



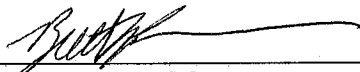
William F. Edwards, Manager



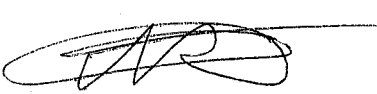
Christopher C. Foster, Manager



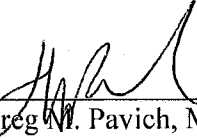
Jason Jaussi, Manager



Brett K. Knorr, Manager




Nathan McArthur, Manager



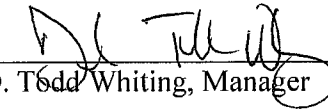
Greg M. Pavich, Manager



Mark B. Rowan, Manager



Weston E. Spencer, Manager



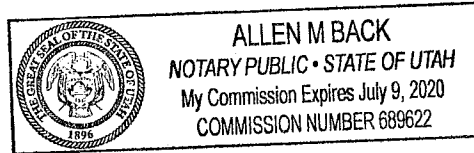
D. Todd Whiting, Manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager Master Ridge Holding Company, LLC, by Jesse, Alba, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

Allen M Back

Notary Public

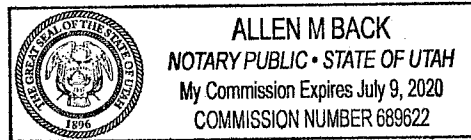


STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager Master Ridge Holding Company, LLC, by Bradley C. Arnold, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

Allen M Back

Notary Public

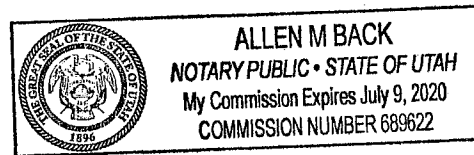


STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager Master Ridge Holding Company, LLC, by Chad Martin Cox, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

Allen M Back

Notary Public

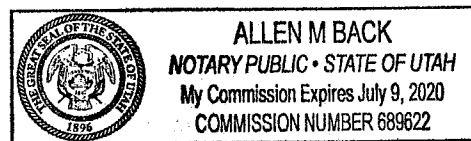


STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager, Master Ridge Holding Company, LLC, by William F. Edwards, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

Allen M Back

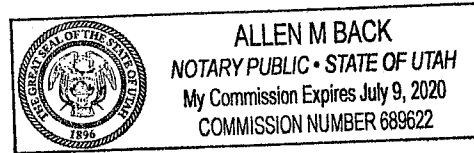
Notary Public



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager, Master Ridge Holding Company, LLC, by Christopher C. Foster, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

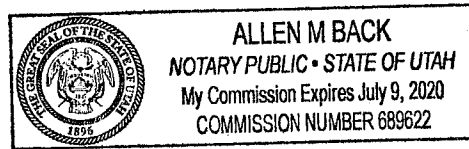
Allen M Back
Notary Public



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager, Master Ridge Holding Company, LLC, by Jason Jaussi, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

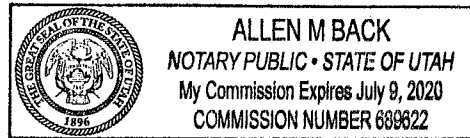
Allen M Back
Notary Public



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager, Master Ridge Holding Company, LLC, by Brett K. Knorr, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

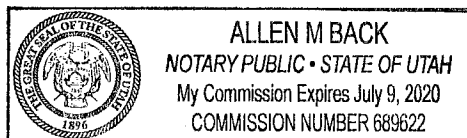
Allen M Back
Notary Public



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager, Master Ridge Holding Company, LLC, by Nathan McArthur, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

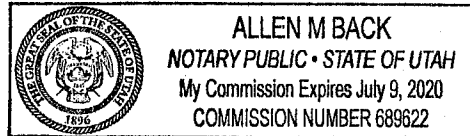
Allen M Back
Notary Public



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager, Master Ridge Holding Company, LLC, by Greg M. Pavich, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

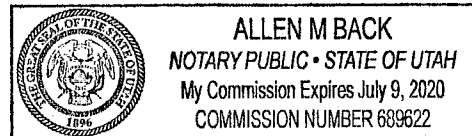
Allen M Back
Notary Public



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager Master Ridge Holding Company, LLC, by Mark B. Rowan, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

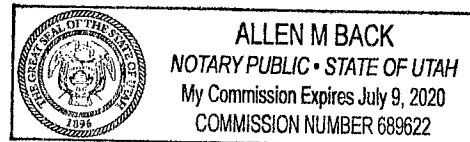
Allen M Back
Notary Public



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager Master Ridge Holding Company, LLC, by Weston E. Spencer, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

Allen M Back
Notary Public



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of April, 2020, for and in behalf of Westridge Property Management, LLC, by it's Manager Master Ridge Holding Company, LLC, by Todd Whiting, Manager, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.

Allen M Back
Notary Public

