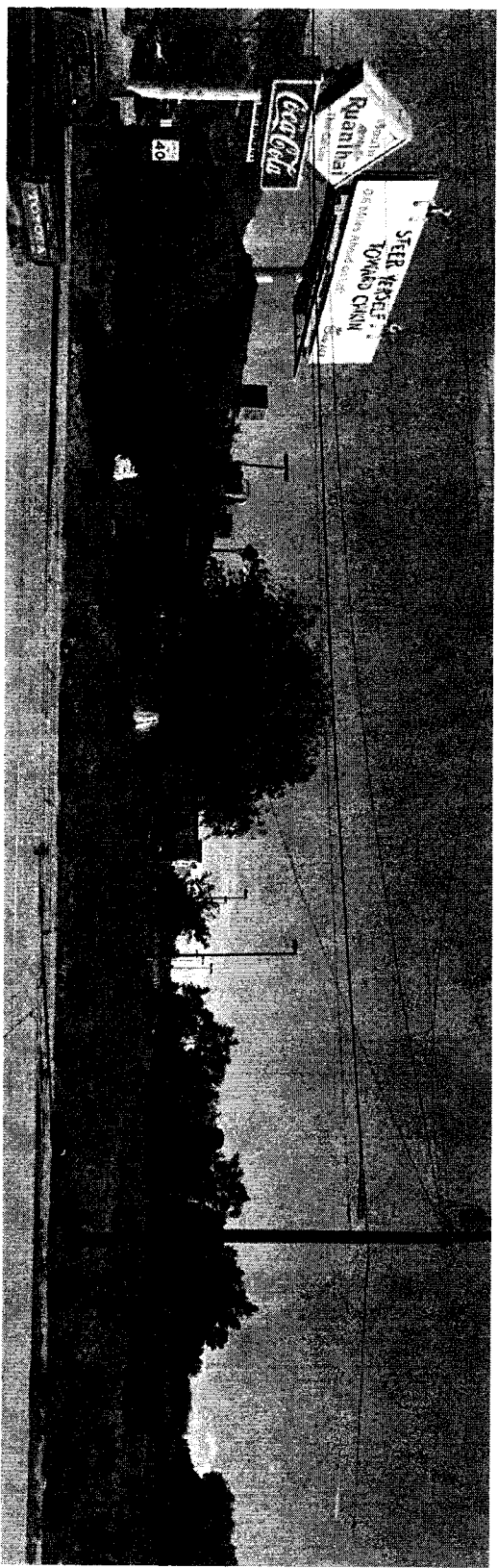
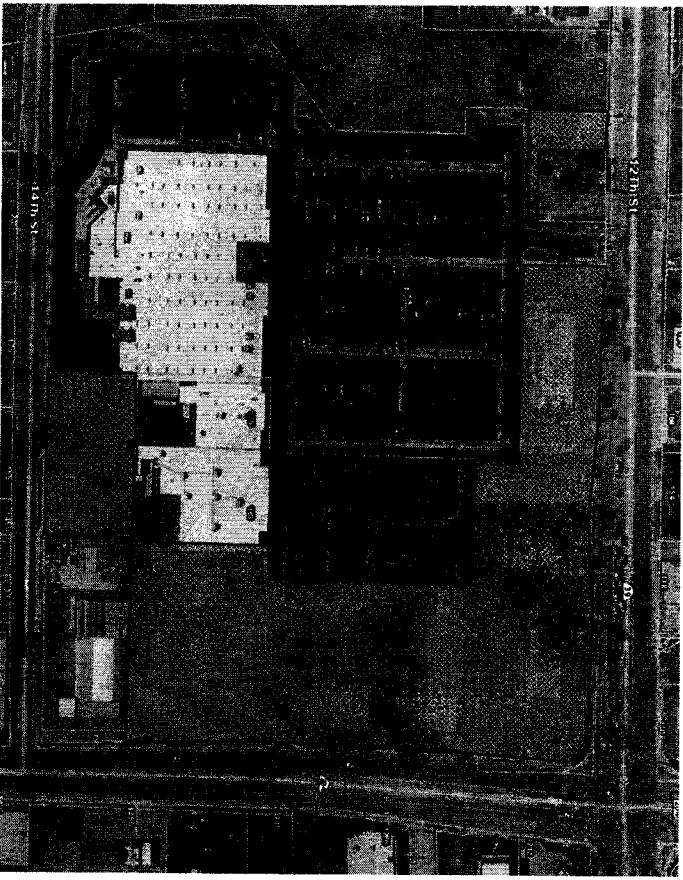


10 Ogden Commons
 SWC of 12th Street and Wall Ave.
 Ogden

Handwritten signature

Property Owner	Parcel ID	Acres	Tenant
OGDEN COMMONS LLC	1227400092	5.69	T-Mobile GNC Sprint Great Clips Jimmy Johns Zaxby's AT&T
OGDEN COMMONS II LLC	121190075	0.94	Papa Murphy's Beans & Brew Chase Bank
OGDEN COMMONS LLC	122360003	0.25	
OGDEN COMMONS LLC	122410002	0.99	Vacant
		7.87	





Weber County Recorder

Abstract of Title

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PARCEL NUMBER: 12 - 274 - 0004

Prior Parcel Numbers:

12 - 274 - 0002

OWNER: OGDEN COMMONS LLC

**1178 LEGACY CROSSING
BLVD 100
CENTERVILLE UT 840145520**

**TAX UNIT
25**

DESCRIPTION OF PROPERTY: 2022 R/P

ACRES: 4.61

ALL OF LOT 6, THE COMMONS AT OGDEN SECOND AMENDMENT, OGDEN CITY, WEBER COUNTY, UTAH.

LESS & EXCEPTING: PORTION OF LOT 6, THE COMMONS AT OGDEN-SECOND AMENDMENT, RECORDED ON MARCH 29, 2019 AS ENTRY NO. 2972414 IN BOOK 85 AT PAGE 23 OF OFFICIAL RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER, SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4, THE COMMONS AT OGDEN-FIRST AMENDMENT, RECORDED ON SEPTEMBER 2, 2010 AS ENTRY NO. 2489984 IN BOOK 71 AT PAGE 49 OF OFFICIAL RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 86D31'55" WEST ALONG THE CENTER LINE OF 12TH STREET 263.16 FEET AND SOUTH 01D35'30" WEST 45.70 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 12TH STREET, SAID POINT BEING ALSO NORTH 978.17 FEET AND WEST 619.73 FEET FROM THE CENTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 01D35'30" WEST ALONG THE WEST LINE AND THE EXTENSION THEREOF SAID LOT 4, A DISTANCE OF 206.44 FEET; THENCE NORTH 88D24'27" WEST 230.23 FEET; THENCE NORTH 01D35'30" EAST 207.65 FEET TO THE SOUTH RIGHT OF WAY LINE OF 12TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: SOUTH 84D50'29" EAST 80.25 FEET TO A POINT ON A 10,066.92 FOOT RADIUS NON TANGEN CURVE (WHICH RADIUS POINT BEARS NORTH 00D34'31" EAST); THENCE EASTERLY 150.19 FEET ALONG THE ARC OF SAID NON TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00D51'17" (WHICH LONG CHORD BEARS SOUTH 89D51'08" EAST 150.19 FEET TO THE POINT OF BEGINNING.

[NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

Grantor/ Grantee	Kind of Document Consideration	Time Period Entry #	Book-Page Doc Date	Record Date	Time BK PG Rel	Abstract Date Entry Ref
FEDERATED DAIRY FARMS INC WESTERN GENERAL DAIRIES INC	WD \$10.00	829456	1375 - 1600 01/30/1981	04-FEB-1981	03:59 -	
WESTERN GENERAL DAIRIES INC	TRUST DD		1376 - 860	17-FEB-1981	10:35	

WELLS FARGO BANK		\$0.00	2779660	01/08/2016	-	
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	AGRMT	\$0.00	2787637	03/16/2016	12-APR-2016	10:05
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	MEMO LSE	\$0.00	2788146	03/21/2016	13-APR-2016	04:44
WELLS FARGO BANK WHOM IT MAY CONCERN	MOD AGRMT	\$0.00	2804346	07/18/2016	19-JUL-2016	01:27
WELLS FARGO BANK ETAL WHOM IT MAY CONCERN	AGRMT	\$0.00	2828115	11/07/2016	23-NOV-2016	10:08 2491827
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	AMD EASMNT	\$0.00	2842962	02/14/2017	16-FEB-2017	03:58 2476752
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	MEMO LSE	\$0.00	2844823	11/07/2016	28-FEB-2017	01:33
ROSS DRESS FOR LESS INC ETAL WHOM IT MAY CONCERN	AGRMT	\$0.00	2844824	11/07/2016	28-FEB-2017	01:36
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	MOD AGRMT	\$0.00	2907409	02/26/2018	28-FEB-2018	02:54 2491827
ARABICA LLC ZIONS CREDIT CORP	FIN STMT	\$0.00	2936598	//	17-AUG-2018	08:41
OGDEN COMMONS LLC ROCKY MOUNTAIN POWER ETAL	R/W EASMNT	\$0.00	2951443	07/25/2018	09-NOV-2018	10:05
PACIFICORP DBA BANK OF NEW YORK MELLON	NTC OF MTG	\$0.00	2961290	01/03/2019	15-JAN-2019	10:24 2941295
OGDEN COMMONS LLC WHOM IT MAY CONCERN	DED PLAT	\$0.00	2972414	03/26/2019	29-MAR-2019	04:47 85 - 23
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	REL R/W EASMNT	\$0.00	2972732	03/20/2019	02-APR-2019	11:22 1203935
OGDEN COMMON LLC ETAL WHOM IT MAY CONCERN	ASGNMT OF SGN RIGT	\$0.00	2972733	03/28/2019	02-APR-2019	11:22 2842962
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	EASMNT AGRMNT	\$0.00	2972735	03/28/2019	02-APR-2019	11:22 292414
TNSI LLC ETAL WHOM IT MAY CONCERN	ASGNMT	\$0.00	2974217	03/28/2019	10-APR-2019	04:49 2842962
OGDEN CITY OGDEN COMMONS LLC	REL OF LIEN	\$454.25	3013406	10/24/2019	30-OCT-2019	02:11 2701106
OGDEN COMMONS LLC AMERITAS LIFE INS CORP ETAL	DEED OF TRST	\$6,100,000.00	3018429	11/22/2019	22-NOV-2019	02:46
OGDEN COMMONS LLC AMERITAS LIFE INS CORP	ASGNMT OF RENTS	\$0.00	3018430	11/22/2019	22-NOV-2019	02:46
AMERITAS LIFE INS CORP ETAL WHOM IT MAY CONCERN	AGRMT	\$0.00	3018431	11/22/2019	22-NOV-2019	02:46
AMERITAS LIFE INS CORP ETAL WHOM IT MAY CONCERN	AGRMT	\$0.00	3018432	11/22/2019	22-NOV-2019	02:46

WELLS FARGO BANK	SUB TR	-			09:20	
WELLS FARGO BANK NORTHWEST	\$0.00	3020095	11/25/2019	03-DEC-2019	-	2491827

WELLS FARGO BK NORTHWEST TR	RECON	-			09:21	
OGDEN COMMONS LLC	\$0.00	3020096	11/25/2019	03-DEC-2019	-	2491827

OGDEN COMMONS LLC	SP WD PT	-			12:11	17-MAR-2022
CAP WARWICK PARTNERS LLC ETAL	\$10.00	3221109	03/02/2022	02-MAR-2022	-	

ZIONS CREDIT CORP	TERM FIN STMT	-			02:02	25-AUG-2022
ARABICA LLC	\$0.00	3248594	//	02-AUG-2022	-	2936598

04-20-2023 ABSTRACTED THROUGH						

*** RUN DATE: May 12, 2023, 2:51 pm***

END OF ABSTRACT

Summary by Year

Parcel Number: 12-274-0002

Year	Taxable Value	Charged	End Year Balance	Delinquent*
2022	4,573,906	57,251.58	0.00	
2021	4,464,000	61,210.37	0.00	
2020	4,251,337	63,102.60	0.00	

* Delinquent Amounts DO NOT Include Interest

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Summary by Year

Parcel Number: 12-241-0001

Year	Taxable Value	Charged	End Year Balance	Delinquent*
2019	7,053,198	111,504.01	0.00	
2018	6,790,947	108,043.97	0.00	
2017	5,179,564	88,228.69	0.00	
2016	4,660,083	80,759.24	0.00	
2015	4,476,827	79,512.92	0.00	
2014	3,773,466	68,704.93	0.00	

* Delinquent Amounts DO NOT Include Interest



Weber County Recorder

Abstract of Title

PARCEL NUMBER: 12 - 236 - 0003

Prior Parcel Numbers:

12 - 119 - 0061

OWNER: OGDEN COMMONS LLC

**1178 LEGACY CROSSING
BLVD 100
CENTERVILLE UT 840145520**

**TAX UNIT
25**

DESCRIPTION OF PROPERTY: 2009 ORIG

ACRES: .2507

ALL OF LOT 3, COMMONS (THE) AT OGDEN, OGDEN CITY, WEBER COUNTY, UTAH.

Grantor/ Grantee	Kind of Document Consideration	Time Period Entry #	Book-Page Doc Date	Record Date	Time BK PG Rel	Abstract Date Entry Ref
GLEN CANYON RECREATION CORP ET ROBERTSON ELECTRIC INC	NTC OF LIEN \$998.50	813817	1360 - 510 06/26/1980	26-JUN-1980	04:36 -	
ROBERTSON ELECTRIC INC GLEN CANYON RECREATION CORP ET	REL OF LIEN \$0.00	826396	1373 - 243 08/29/1980	15-DEC-1980	10:21 1360 - 510	
WESTERN GENERAL DAIRIES INC GLEN CANYON RECREATION CORP	QCD \$10.00	829981	1376 - 617 01/00/1981	13-FEB-1981	12:45 -	
HOWARD-MAROCCHI CORP LIMA, BARBARA	ASGNMT \$10.00	855915	1401 - 0913 04/20/1982	20-APR-1982	02:18 -	
HOWARD-MAROCCHI CORP LIMA, BARBARA	WD \$10.00	855916	1401 - 0914 04/20/1982	20-APR-1982	02:19 -	
LIMA, BARBARA CLARK, HELEN D	REAL EST CONTRT \$0.00	855917	1401 - 0915 04/20/1982	20-APR-1982	02:19 -	
LIMA, BARBARA CLARK, HELEN D	ASSIGN ESCROW \$10.00	855918	1401 - 0916 04/20/1982	20-APR-1982	02:21 -	
CLARK, HELEN D LIMA BARBARA	FIN STMT \$0.00	855919	1401 - 0917 . //	20-APR-1982	02:21 -	
CLARK, HELEN D LIMA, BARBARA	ASSIGN OF CONTRT \$0.00	855920	1401 - 0919 04/20/1982	20-APR-1982	02:22 -	
LIMA, BARBARA CLARK, HELEN D	QUTI CLAIM DEED \$10.00	874416	1419 - 1152 02/28/1983	01-MAR-1983	09:11 -	
LIMA, BARBARA PLTF CLARK, HELEN D DEFT	LIS PENDS \$0.00	874417	1419 - 1153 03/01/1983	01-MAR-1983	09:12 -	
CLARK, HELEN D LIMA, BARBARA	QCD \$10.00	888885	1431 - 0430 08/25/1983	30-AUG-1983	12:01 -	

WEBER COUNTY WHOM IT MAY CONCERN	RESOL 23-2005 \$0.00	2156401	- 07/12/2005	24-JAN-2006	02:31 -	
SUNPOINTE CONST LLC GBW INVEST INC	SP WD \$10.00	2161275	- 02/10/2006	17-FEB-2006	03:27 -	
BANK OF THE WEST TR SUNPOINTE CONST LLC	RECON \$0.00	2238521	- 01/19/2007	30-JAN-2007	08:20 -	
GBW INVESTMENTS INC UTAH DEPT TRANS	WD PT \$10.00	2279460	- 05/21/2007	20-JUL-2007	03:23 -	
GBW INVESTMENTS INC UTAH DEPT TRANS	EASMNT \$10.00	2279461	- 06/12/2007	20-JUL-2007	03:23 -	
QUESTAR GAS CO WHOM IT MAY CONCERN	DISCLAIMER EASMNT \$0.00	2421838	- 07/01/2009	02-JUL-2009	11:47 -	
GBW INVESTMENTS INC WRIGHT DEV GRP	WD \$10.00	2423852	- 07/06/2009	14-JUL-2009	12:29 -	
OGDEN CITY WHOM IT MAY CONCERN	ORDNCE 2009-47 \$0.00	2428520	- 07/15/2009	07-AUG-2009	09:52 -	
OGDEN CITY CORP WHOM IT MAY CONCERN	REL COV AGRMT \$0.00	2428522	- 08/07/2009	07-AUG-2009	09:54 -	
HEPWORTH, ROGER D ETAL WRIGHT DEV GROUP INC	QCD \$10.00	2428524	- 08/04/2009	07-AUG-2009	09:56 -	
WRIGHT DEV GROUP WHOM IT MAY CONCERN	DED PLAT \$0.00	2428525	70 - 29 08/04/2009	07-AUG-2009	09:56 -	
PACIFICORP DBA SHAW, AMBROS A ETAL	REL EASMNT \$0.00	2429820	- 08/04/2009	14-AUG-2009	11:00 0244 - 0508	118266
PACIFICORP DBA NELSON, J DOYLE ETAL	REL EASMNT \$0.00	2429821	- 08/14/2009	14-AUG-2009	11:00 0244 - 0507	118265
PACIFICORP DBA FEDERATED DAIRY FARMS INC	REL EASMNT \$0.00	2429822	- 08/14/2009	14-AUG-2009	11:00 0850 - 0456	481500
PACIFICORP DBA WESTERN GEN DAIRIES INC	REL EASMNT \$0.00	2429823	- 08/14/2009	14-AUG-2009	11:00 1466 - 0755	935486
WINCO FOODS LLC ETAL WHOM IT MAY CONCERN	DECL \$0.00	2436058	- 09/08/2009	23-SEP-2009	02:58 -	
WRIGHT DEV GROUP INC ETAL WHOM IT MAY CONCERN	MEMO \$0.00	2436059	- 09/21/2009	23-SEP-2009	02:58 -	
WRIGHT DEV GROUP INC OGDEN COMMONS LLC	WD \$10.00	2437483	- 10/01/2009	01-OCT-2009	04:52 -	
WINCO FOODS LLC WHOM IT MAY CONCERN	AMD DECL COV \$0.00	2476752	- 06/09/2010	10-JUN-2010	10:37 -	10-JUN-2010
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	MEMO \$0.00	2480346	- 06/03/2010	02-JUL-2010	02:40 -	07-JUL-2010
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	MEMO \$0.00	2480359	- 06/03/2010	02-JUL-2010	03:33 -	07-JUL-2010
OGDEN COMM LLC WELLS FARGO BANK ETAL	DEED OF TRST \$4,500,000.00	2491827	- 09/09/2010	16-SEP-2010	12:33 -	16-SEP-2010 2432016

OGDEN COMMONS LLC MOUNTAIN STATES SUPPLY LLC	NTC OF LIEN \$2,182.33	2501030	- 11/05/2010	05-NOV-2010	04:32 -	05-NOV-2010
MOUNTAIN STATES SUPPLY OGDEN COMMONS LLC	REL OF LIEN \$4,182.33	2505452	- 12/03/2010	06-DEC-2010	03:01 -	06-DEC-2010 2501030
WRIGHT DEV GRP ETAL WHOM IT MAY CONCERN	TERM AGRMT \$0.00	2507748	- //	20-DEC-2010	04:25 -	21-DEC-2010 2436059
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	AGRMT \$0.00	2514255	- 10/19/2010	03-FEB-2011	03:36 -	03-FEB-2011
PETSMART INC ETAL WHOM IT MAY CONCERN	MEMO LSE \$0.00	2517380	- 01/31/2011	28-FEB-2011	01:20 -	01-MAR-2011
OGDEN COMMONS JPMORGAN CHASE BANK	MEMO LSE \$0.00	2517937	- 09/30/2010	03-MAR-2011	04:24 -	03-MAR-2011 2491827
JPMORGAN CHASE BANK ETAL WHOM IT MAY CONCERN	SUBORD AGRMT \$0.00	2517938	- 02/02/2011	03-MAR-2011	04:24 -	03-MAR-2011
WELLS FARGO BANK ETAL WHOM IT MAY CONCERN	AGRMT \$0.00	2526202	- 05/04/2011	06-MAY-2011	02:33 -	06-MAY-2011 2491827
WELLS FARGO BANK ETAL WHOM IT MAY CONCERN	AGRMT \$0.00	2526203	- 01/03/2011	06-MAY-2011	02:33 -	09-MAY-2011
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	MOD AGRMT \$0.00	2600408	- 09/27/2012	12-OCT-2012	02:36 -	12-OCT-2012 2436058
WELLS FARGO WHOM IT MAY CONCERN	MOD AGRMT \$0.00	2662573	- 10/23/2013	31-OCT-2013	04:25 -	31-OCT-2013 2491827
OGDEN COMMONS LLC OGDEN CITY	NTC OF LIEN \$237.57	2702905	- 08/13/2001	17-SEP-2014	01:33 -	17-SEP-2014
STATE OF UTAH WHOM IT MAY CONCERN	CERT OF CREATION \$0.00	2718461	- 12/01/2014	20-JAN-2015	01:50 -	20-JAN-2015
WELLS FARGO BANK ETAL WHOM IT MAY CONCERN	MOD AGRMT \$0.00	2762175	- 10/09/2015	22-OCT-2015	02:45 -	22-OCT-2015 2491827
WELLS FARGO BANK WELLS FARGO BANK	MOD AGRMT \$0.00	2779660	- 01/08/2016	24-FEB-2016	03:56 -	24-FEB-2016
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	AGRMT \$0.00	2787637	- 03/16/2016	12-APR-2016	10:05 -	12-APR-2016
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	MEMO LSE \$0.00	2788146	- 03/21/2016	13-APR-2016	04:44 -	13-APR-2016
WELLS FARGO BANK WHOM IT MAY CONCERN	MOD AGRMT \$0.00	2804346	- 07/18/2016	19-JUL-2016	01:27 -	19-JUL-2016
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	AMD EASMNT \$0.00	2842962	- 02/14/2017	16-FEB-2017	03:58 -	16-FEB-2017 2476752
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	MOD AGRMT \$0.00	2907409	- 02/26/2018	28-FEB-2018	02:54 -	28-FEB-2018 2491827
OGDEN CITY OGDEN COMMONS LLC	REL OF LIEN \$237.57	3013407	- 10/24/2019	30-OCT-2019	02:11 -	30-OCT-2019 2702905
OGDEN COMMONS LLC AMERITAS LIFE INS CORP ETAL	DEED OF TRST \$6,100,000.00	3018429	- 11/22/2019	22-NOV-2019	02:46 -	22-NOV-2019

OGDEN COMMONS LLC AMERITAS LIFE INS CORP	ASGNMT OF RENTS \$0.00	3018430	- 11/22/2019	22-NOV-2019	02:46 -	22-NOV-2019
AMERITAS LIFE INS CORP ETAL WHOM IT MAY CONCERN	AGRMT \$0.00	3018431	- 11/22/2019	22-NOV-2019	02:46 -	22-NOV-2019
AMERITAS LIFE INS CORP ETAL WHOM IT MAY CONCERN	AGRMT \$0.00	3018432	- 11/22/2019	22-NOV-2019	02:46 -	22-NOV-2019
WELLS FARGO BANK WELLS FARGO BANK NORTHWEST	SUB TR \$0.00	3020095	- 11/25/2019	03-DEC-2019	09:20 -	04-DEC-2019 2491827
WELLS FARGO BK NORTHWEST TR OGDEN COMMONS LLC <i>04-20-2023 ABSTRACTED THROUGH</i>	RECON \$0.00	3020096	- 11/25/2019	03-DEC-2019	09:21 -	04-DEC-2019 2491827

*** RUN DATE: May 12, 2023, 2:55 pm***

END OF ABSTRACT

© 2023 Weber County

Summary by Year

Parcel Number: 12-236-0003

Year	Taxable Value	Charged	End Year Balance	Delinquent*
2023	0	0.00	0.00	
2022	52,500	657.14	0.00	
2021	43,750	599.90	0.00	
2020	33,250	493.53	0.00	
2019	32,375	511.82	0.00	
2018	32,375	515.09	0.00	
2017	32,375	551.48	0.00	
2016	30,625	530.73	0.00	
2015	30,625	543.93	0.00	
2014	30,625	791.48	0.00	

* Delinquent Amounts DO NOT Include Interest

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Weber County Recorder

Abstract of Title

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PARCEL NUMBER: 12 - 241 - 0002

Prior Parcel Numbers:

12 - 236 - 0002

**OWNER: OGDEN COMMONS LLC
% JPMORGAN CHASE LEASE ADMIN**

**111 POLARIS PKWY # 1J
COLUMBUS OH 43240**

**TAX UNIT
25**

DESCRIPTION OF PROPERTY: 2010 R/P

ACRES: .991

ALL OF LOT 4, COMMONS (THE) AT OGDEN FIRST AMENDMENT, OGDEN CITY, WEBER COUNTY, UTAH.

Grantor/ Grantee	Kind of Document Consideration	Time Period Entry #	Book-Page Doc Date	Record Date	Time BK PG Rel	Abstract Date Entry Ref
FEDERATED DAIRY FARMS INC WESTERN GENERAL DAIRIES INC	WD \$10.00	829456	1375 - 1600 01/30/1981	04-FEB-1981	03:59 -	
WESTERN GENERAL DAIRIES INC SACRAMENTO BANK	TRUST DD \$12,000,000.00	830122	1376 - 860 10/29/1980	17-FEB-1981	10:35 -	
WESTERN GENERAL DAIRIES INC SACRAMENTO BANK COOPERATIVES	NTC ADD ADVANCE \$0.00	852454	1398 - 0325 01/27/1982	22-FEB-1982	04:30 1376 - 0860	
WESTERN GENERAL DAIRIES INC OGDEN CITY	COVT & AGRMT \$0.00	909996	1447 - 0541 03/06/1984	31-MAY-1984	08:43 -	
ARGUS LEASING CORP SACRAMENTO BANK COOPERATIVES	FIN STMT \$2,404,516.62	925740	1459 - 0109 //	14-DEC-1984	10:18 -	
WESTERN GENERAL DAIRIES INC ARGUS LEASING CORP	FIN STMT \$2,404,516.62	925741	1459 - 0144 //	14-DEC-1984	10:27 -	
WESTERN GENERAL DAIRIES INC UTAH POWER & LIGHT CO	EASMTNT \$1.00	935486	1466 - 0755 //	22-APR-1985	11:11 -	
OGDEN CITY WHOM IT MAY CONCERN	ORDINANCE 10-85 \$0.00	935793	1466 - 1362 03/07/1985	24-APR-1985	03:11 -	
INTERMOUNTAIN MILK PROD ASSN CARGILL LEASING CORP	FIN STMT \$0.00	971984	1492 - 1601 //	13-JUN-1986	01:23 -	
WESTERN GENERAL DAIRIES INC INTERMOUNTAIN MILK PROD ASSN	QCD \$1.00	977566	1495 - 2772 02/27/1986	04-AUG-1986	04:45 -	
STATE OF UTAH WTR INTERMOUNTAIN MILK PRODUCERS WTR	CERT OF WATER \$0.00	995845	1507 - 1529 12/19/1986	14-JAN-1987	08:21 -	
WESTERN DAIRYMEN COOPERATIVE WICHITA BK COOPERATIVES	FIN STMT \$0.00	1061695	1549 - 2309 //	28-OCT-1988	09:50 -	

GARY R BAUR TRST WRIGHT DEV GROUP INC	WD \$10.00	2414876	- 05/29/2009	29-MAY-2009	03:07 -	
INTERMOUNTAIN FARMERS ADDOC WRIGHT DEV GROUP INC	QCD \$10.00	2418864	- 06/15/2009	18-JUN-2009	02:47 -	
QWEST CORP WHOM IT MAY CONCERN	REL EASMNT \$1.00	2420018	- 06/15/2009	24-JUN-2009	08:16 1038 - 0763	603986
QUESTAR GAS CO WHOM IT MAY CONCERN	DISCLAIMER EASMNT \$0.00	2421838	- 07/01/2009	02-JUL-2009	11:47 -	
MILLCREEK PRTRNRS LLC WRIGHT DEV GROUP INC	WD \$10.00	2421958	- 07/20/2008	02-JUL-2009	03:59 -	
GOLDENWEST FED CR UN TR DECOY PROP LLC	RECON \$0.00	2428218	- 07/28/2009	05-AUG-2009	01:55 -	2326232
OGDEN CITY WHOM IT MAY CONCERN	ORDNCE 2009-47 \$0.00	2428520	- 07/15/2009	07-AUG-2009	09:52 -	
OGDEN CITY CORP WHOM IT MAY CONCERN	REL COV AGRMT \$0.00	2428522	- 08/07/2009	07-AUG-2009	09:54 -	
HEPWORTH, ROGER D ETAL WRIGHT DEV GROUP INC	QCD \$10.00	2428524	- 08/04/2009	07-AUG-2009	09:56 -	
WRIGHT DEV GROUP WHOM IT MAY CONCERN	DED PLAT \$0.00	2428525	70 - 29 08/04/2009	07-AUG-2009	09:56 -	
PACIFICORP DBA SHAW, AMBROS A ETAL	REL EASMNT \$0.00	2429820	- 08/04/2009	14-AUG-2009	11:00 0244 - 0508	118266
PACIFICORP DBA NELSON, J DOYLE ETAL	REL EASMNT \$0.00	2429821	- 08/14/2009	14-AUG-2009	11:00 0244 - 0507	118265
PACIFICORP DBA FEDERATED DAIRY FARMS INC	REL EASMNT \$0.00	2429822	- 08/14/2009	14-AUG-2009	11:00 0850 - 0456	481500
PACIFICORP DBA WESTERN GEN DAIRIES INC	REL EASMNT \$0.00	2429823	- 08/14/2009	14-AUG-2009	11:00 1466 - 0755	935486
WRIGHT DEV GRP INC ETAL WHOM IT MAY CONCERN	COVT \$0.00	2432016	- //	27-AUG-2009	04:56 -	
GOLDENWEST FED CR UN TR DECOY PROPERTIES LLC	RECON \$0.00	2434459	- 09/10/2009	14-SEP-2009	12:22 -	2326232
WINCO FOODS LLC ETAL WHOM IT MAY CONCERN	DECL \$0.00	2436058	- 09/08/2009	23-SEP-2009	02:58 -	
WRIGHT DEV GROUP INC ETAL WHOM IT MAY CONCERN	MEMO \$0.00	2436059	- 09/21/2009	23-SEP-2009	02:58 -	
WRIGHT DEV GROUP INC OGDEN COMMONS LLC	WD \$10.00	2437483	- 10/01/2009	01-OCT-2009	04:52 -	
WRIGHT DEVELOPMENT GROUP INC OGDEN COMMONS LLC	CORR WD \$10.00	2442149	- 10/29/2009	30-OCT-2009	12:25 -	
WINCO FOODS LLC WHOM IT MAY CONCERN	AMD DECL COV \$0.00	2476752	- 06/09/2010	10-JUN-2010	10:37 -	
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	MEMO \$0.00	2480346	- 06/03/2010	02-JUL-2010	02:40 -	

WELLS FARGO BANK WHOM IT MAY CONCERN	MOD AGRMT \$0.00	2804346	- 07/18/2016	19-JUL-2016	01:27 -	19-JUL-2016
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	MOD AGRMT \$0.00	2907409	- 02/26/2018	28-FEB-2018	02:54 -	28-FEB-2018 2491827
OGDEN COMMONS LLC AMERITAS LIFE INS CORP ETAL	DEED OF TRST \$6,100,000.00	3018429	- 11/22/2019	22-NOV-2019	02:46 -	22-NOV-2019
OGDEN COMMONS LLC AMERITAS LIFE INS CORP	ASGNMT OF RENTS \$0.00	3018430	- 11/22/2019	22-NOV-2019	02:46 -	22-NOV-2019
AMERITAS LIFE INS CORP ETAL WHOM IT MAY CONCERN	AGRMT \$0.00	3018431	- 11/22/2019	22-NOV-2019	02:46 -	22-NOV-2019
AMERITAS LIFE INS CORP ETAL WHOM IT MAY CONCERN	AGRMT \$0.00	3018432	- 11/22/2019	22-NOV-2019	02:46 -	22-NOV-2019
WELLS FARGO BANK WELLS FARGO BANK NORTHWEST	SUB TR \$0.00	3020095	- 11/25/2019	03-DEC-2019	09:20 -	04-DEC-2019 2491827
WELLS FARGO BK NORTHWEST TR OGDEN COMMONS LLC 04-20-2023 ABSTRACTED THROUGH	RECON \$0.00	3020096	- 11/25/2019	03-DEC-2019	09:21 -	04-DEC-2019 2491827

*** RUN DATE: May 12, 2023, 2:55 pm***

© 2023 Weber County

END OF ABSTRACT

Summary by Year

Parcel Number: 12-241-0002

Year	Taxable Value	Charged	End Year Balance	Delinquent*
2023	0	0.00	0.00	
2022	1,267,990	15,871.43	0.00	
2021	851,000	11,668.91	0.00	
2020	810,000	12,022.83	0.00	
2019	723,207	11,433.18	0.00	
2018	730,537	11,622.84	0.00	
2017	688,213	11,723.02	0.00	
2016	689,450	11,948.17	0.00	
2015	666,915	11,845.08	0.00	
2014	651,585	11,785.22	0.00	

* Delinquent Amounts DO NOT Include Interest

[Print Page](#) [Close Window](#)



When Recorded Mail To:
Ogden Commons, LLC
1572 North Woodland Park Dr., Ste 505
Layton, UT 84041

E# 2437483 PG 1 OF 1
ERNEST D ROWLEY, WEBER COUNTY RECORDER
01-OCT-09 4:52 PM FEE \$13.00 DEP KA
REC FOR: BONNEVILLE SUPERIOR TITLE COMP
ELECTRONICALLY RECORDED

WARRANTY DEED

Wright Development Group, Inc., GRANTOR

ACCOMMODATION RECORDING ONLY.
BONNEVILLE SUPERIOR TITLE COMPANY MAKES NO
REPRESENTATION AS TO CONDITION OF TITLE,
NOR DOES IT ASSUME ANY RESPONSIBILITY
FOR VALIDITY, SUFFICIENCY OR EFFECTS
OF DOCUMENT

Hereby CONVEYS AND WARRANTS TO

Ogden Commons, LLC, a Utah limited liability company, GRANTEE

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations its undivided interest in the following described tract of land in **Weber County, State of Utah:**

Lots 2 and 3 of that certain plat entitled "The Commons at Ogden", which plat was filed in the office of the recorder of the County of Weber, State of Utah on August 7, 2009, as Entry No. 2428525 in Book 70 of Plats at Page 29.


TAX ID NUMBERS 12-236-0002; 12-236-0003 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.


WITNESS, the hand(s) of said Grantor(s), this ^{15th} ~~25th~~ ^{October} day of September, 2009.

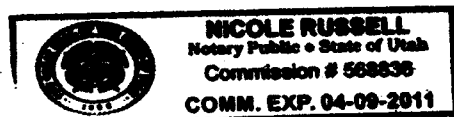
Wright Development Group, Inc.


By: **Spencer H. Wright**
Its: Secretary

State of Utah }
 }ss.
County of Davis }

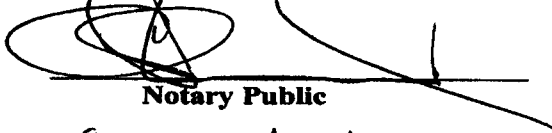
On October 1, 2009, personally appeared before me, Spencer H. Wright, Secretary of Wright Development Group, Inc., the signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public
Nicole Russell
(Printed Name)



My Commission expires: 4/9/2011

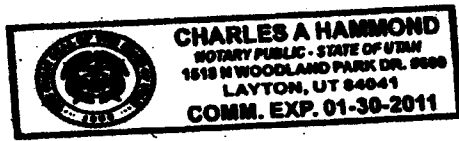
On 7/24, 2009, personally appeared before me, Spencer H. Wright, Secretary of Wright Development Group, Inc., the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

CHARLES A. HAMMOND
(Printed Name)

My Commission expires: 1/30/2011





W3018429

E# 3018429 PG 1 OF 35
Leann H. Kilts, WEBER COUNTY RECORDER
22-Nov-19 0246 PM FEE \$40.00 DEP TH
REC FOR: STEWART TITLE INSURANCE AGENCY OF
ELECTRONICALLY RECORDED

558671

Prepared by and when recorded return to:

Karen D. Dike
Ameritas Life Insurance Corp.
5900 O Street
Lincoln, Nebraska 68510

Loan No. 3191566

**DEED OF TRUST, SECURITY AGREEMENT,
ASSIGNMENT OF RENTS AND FIXTURE FILING STATEMENT**

Property Addresses: 185 West 12th Street, Unit A-G
141, 125 and 219 West 12th Street
125 West 12th Street
Ogden, Utah 84404

1263, 1269, 1275, 1287 Wall Avenue
1293 Wall Avenue
Ogden, Utah 84404

Assessor's Parcel Numbers: 12-236-0003
12-274-0002
12-241-0002

Date: November 22, 2019

Trustor: Ogden Commons, LLC,
a Utah limited liability company

Trustor's Mailing Address: 1178 W. Legacy Crossing Blvd, Suite 100
Centerville, Utah 84014

Trustee: Stewart Title of Utah, Inc.

Trustee's Mailing Address: 1518 Woodland Park Dr. #600
Layton, Utah 84041

Beneficiary: Ameritas Life Insurance Corp.

Beneficiary's Mailing Address: 5900 O Street
Lincoln, Nebraska 68510

THIS DEED OF TRUST, Security Agreement, Assignment of Rents and Fixture Filing Statement ("Deed of Trust") is made as of November 16, 2019, by Ogden Commons, LLC, a Utah limited liability company ("Trustor" or "Mortgagor") in favor of Stewart Title of Utah, Inc. ("Trustee") for the benefit of Ameritas Life Insurance Corp., a Nebraska corporation ("Beneficiary"). The mailing addresses of Trustor, Trustee and Beneficiary are set forth above.

IT IS HEREBY AGREED:

That Trustor irrevocably grants, bargains, sells, transfers, conveys, warrants and assigns to Trustee in trust, with power of sale, the real estate located in the County of Weber, State of Utah (the "Real Estate") described on EXHIBIT A attached hereto and by this reference made a part hereof, together with all interest which Trustor now has or may hereafter acquire in and to said Real Estate and in and to:

- (a) All oil, gas and mineral rights, all appurtenances, reversions, remainders, water, water stock and water rights and water right applications, pumps and pumping plants, pipes, flumes and ditches thereunto appertaining, all rights to the use of water as well as all rights in ditches for the irrigation of said Real Estate, and all shares of stock evidencing such rights, together with any and all appurtenances to the Real Estate, including without limitation, all development rights and credits and/or air rights;
- (b) All easements and rights of way appurtenant thereto and all of the estate, right, title, interest, claim and demand whatsoever of Trustor in the Real Estate, either at law or in equity, now or hereafter acquired;
- (c) All structures, buildings and improvements of every kind and description now or at any time hereafter located or placed on the Real Estate (the "Improvements");
- (d) Subject to Trustor's rights under any current or future Leases (as defined below), all machinery, appliances, apparatus, equipment and fixtures now or hereafter located in, upon or under the Real Estate or the Improvements, or any part thereof, and used or usable in connection with any present or future operation thereof, and all additions thereto and replacements therefor (the "Fixtures");

Trustor agrees that Fixtures shall include all articles of personal property, furniture and furnishings which are so related to the Real Estate such that an interest arises in them under the real estate laws of the State of Utah, including, without limiting the generality of the foregoing: all electric wiring, plumbing and heating fixtures, appliances and equipment for heating, lighting, refrigeration, air-conditioning and fire fighting, screen doors, screens, venetian blinds, alarm systems, safety and life support systems, stoves, ovens, dishwashers, carpeting and other floor coverings, and all other equipment now or hereafter installed in or upon said premises by Trustor and used or for use therein or thereon, it being mutually agreed that all of the aforesaid property owned by Trustor and placed on the Real Estate shall be deemed to be Fixtures, a part of the Real Estate covered by this Deed of Trust to the extent permitted by law; and as to the balance of said property, this Deed of Trust shall be deemed to be a Security Agreement between Trustor and Beneficiary for the purpose of creating a security interest in said property in favor of Beneficiary pursuant to the terms of Paragraph 17 below, all of which property, whether real or personal, shall secure the performance of Trustor's obligations



Weber County Recorder

Abstract of Title

[Print Page](#) [Close Window](#)

PARCEL NUMBER: 12 - 119 - 0075

Prior Parcel Numbers:

12 - 119 - 0052

OWNER: OGDEN COMMONS II LLC

**1178 W LEGACY CROSSING
BLVD
CENTERVILLE UT 840145577**

**TAX UNIT
25**

DESCRIPTION OF PROPERTY: 2008 R/P

ACRES: .942

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WALL AVENUE, SAID POINT BEING 20.52 FEET NORTH 0D58' EAST 425.28 FEET, NORTH 89D02' WEST AND 201.40 FEET NORTH 0D58' EAST FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (AS ESTABLISHED BY OGDEN CITY PLATS) RUNNING THENCE NORTH 89D02' WEST 225.44 FEET, THENCE NORTH 1D06'34" EAST 166.80 FEET, THENCE NORTH 65D01'43" EAST 62.39 FEET TO THE CENTER OF AN EXISTING BUILDING WALL, THENCE THREE (3) COURSES ALONG THE CENTER OF EXISTING BUILDING WALL AS FOLLOWS: SOUTH 88D34'59" EAST 65.60 FEET, SOUTH 0D58' WEST 0.84 FEET AND SOUTH 89D02' EAST 103.33 FEET TO THE WEST LINE OF SAID WALL AVENUE, THENCE SOUTH 0D58' WEST 192.73 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED RIGHT OF WAY: PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WALL AVENUE, SAID POINT BEING 20.52 FEET NORTH 0D58' EAST 425.28 FEET NORTH 89D02' WEST 152.77 FEET NORTH 0D58' EAST FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (AS ESTABLISHED BY OGDEN CITY PLATS), RUNNING THENCE NORTH 89D02' WEST 305.57 FEET, THENCE NORTH 1D06'40" EAST 189.90 FEET TO THE EDGE OF AN EXISTING BUILDING, THENCE TEN (10) COURSES ALONG THE EDGE OF SAID BUILDING AS FOLLOWS: SOUTH 89D05'16" EAST 34.47 FEET, NORTH 1D20'14" EAST 22.70 FEET, SOUTH 88D20'27" EAST 11.30 FEET, NORTH 29D24'38" EAST 54.68 FEET, NORTH 35D52'06" EAST 16.79 FEET, NORTH 1D06'40" EAST 24.60 FEET, SOUTH 88D53'20" EAST 53.00 FEET, SOUTH 1D06'40" WEST 13.00 FEET, NORTH 88D53'20" WEST 3.00 FEET AND SOUTH 1D06'40" WEST 43.06 FEET TO THE CENTER OF AN EXISTING WALL, THENCE SOUTH 88D34'59" EAST 4.69 FEET ALONG THE CENTER OF AN EXISTING WALL, THENCE SOUTH 65D01'43" WEST 62.39 FEET, THENCE SOUTH 1D06'34" WEST 166.80 FEET, THENCE SOUTH 89D02' EAST 225.44 FEET TO THE WEST LINE OF WALL AVENUE, THENCE SOUTH 0D58' WEST 48.63 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

EXCEPTING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 204 (WALL AVENUE), KNOWN

COBANK ACB ETAL WESTERN GEN DAIRIES INC NKA	REL \$0.00	1348667	1759 - 1710 04/21/1995	07-JUN-1995	08:39 1376 - 0860	
COBANK AKA WHOM IT MAY CONCERN	REL SEC AGRMT \$0.00	1527346	1913 - 1067 12/31/1997	11-MAR-1998	11:54 1550 - 567	
COBANK ACB FKA WESTERN DAIRYMEN CPRTV INC	TERM FIN STMT \$0.00	1528229	1914 - 0301 //	16-MAR-1998	08:43 1549 - 2309	
WEBER COUNTY WHOM IT MAY CONCERN	RESOL 23-2005 \$0.00	2156401	- 07/12/2005	24-JAN-2006	02:31 -	
OGDEN INVEST CO INC UTAH DEPT OF TRANS	WD PT \$49,848.00	2337307	- 03/31/2008	24-APR-2008	03:03 -	
OGDEN INVEST CO INC UTAH DEPT OF TRANS	EASMNT \$4,382.00	2337308	- 03/31/2008	24-APR-2008	03:04 -	
OGDEN CITY CORP WHOM IT MAY CONCERN	REL COV AGRMT \$0.00	2428522	- 08/07/2009	07-AUG-2009	09:54 -	
PACIFICORP DBA WESTERN GEN DAIRIES INC	REL EASMNT \$0.00	2429823	- 08/14/2009	14-AUG-2009	11:00 1466 - 0755	935486
STATE OF UTAH WHOM IT MAY CONCERN	CERT OF CREATION \$0.00	2718461	- 12/01/2014	20-JAN-2015	01:50 -	20-JAN-2015
OGDEN INVESTMENT CO OGDEN COMMONS II LLC	WD \$10.00	2902348	- 01/24/2018	29-JAN-2018	01:17 -	08-FEB-2018
CO BANK ACB MOUNTAIN VIEW TTL & ESC	SUB TR \$0.00	2902349	- 01/23/2018	29-JAN-2018	01:17 -	01-FEB-2018 1120205
MOUNTAIN VIEW TTL & ESC INC TR WESTERN DAIRYMEN COOPERATIVE INC	RECON \$0.00	2902350	- 01/29/2018	29-JAN-2018	01:17 -	01-FEB-2018 1120205
BAUR, GARY R ETAL MOUNTAIN VIEW TTL & ESC INC ETAL	SUB TR/REQ/RECON \$0.00	2904220	- 02/08/2018	08-FEB-2018	04:32 -	01-MAR-2018
OGDEN COMMONS II LLC WELLS FARGO BANK ETAL	DEED OF TRST \$10,509,400.00	2907410	- 02/26/2018	28-FEB-2018	02:54 -	19-MAR-2018
OGDEN COMMONS LLC ETAL WHOM IT MAY CONCERN	REL R/W EASMNT \$0.00	2972732	- 03/20/2019	02-APR-2019	11:22 -	02-APR-2019 1203935
WELL FARGO BANK WELLS FARGO BANK NORTHWEST	SUB TR \$0.00	3020097	- 11/25/2019	03-DEC-2019	09:22 -	03-DEC-2019 2907410
WELLS FARGO BANK NORTHWEST TR OGDEN COMMONS II LLC	RECON \$0.00	3020098	- 11/25/2019	03-DEC-2019	09:23 -	03-DEC-2019 2907410

04-20-2023 ABSTRACTED THROUGH

*** RUN DATE: May 12, 2023, 2:54 pm***

END OF ABSTRACT



W2902348

Tax Notice to Grantee

1178 West Legacy Crossing Boulevard
Suite 100
Centerville, Utah 84014

E# 2902348 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
29-Jan-18 0117 PM FEE \$14.00 DEP BK
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED
(155354)

THIS DEED, is made, by and between, Ogden Investment Co., a Michigan Corporation, ("Grantor"), in favor of:

Ogden Commons II, LLC, a Utah Limited Liability Company
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, including but not limited to those funds paid by the Qualified Intermediary of the Grantee for the acquisition of the subject property as a Replacement Property in accordance with the terms and conditions of a 1031 tax deferred exchange, the receipt and sufficiency of which are acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming by through or under to real property located in Weber County, State of Utah, more particularly described as follows ("Premises"):

Legal Description of Subject Property is attached hereto as Exhibit "A"
Weber County, State of Utah, Tax Parcel Number 12-119-0075

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Water rights appurtenant to the subject property, if any, are conveyed without warrants. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way and easement of record or by prescription.

IN WITNESS WHEREOF, Grantor sets its hand and seal on the day and date first above-written.

Ogden Investment Co., a Michigan Corporation

by: [Signature] 1/24/2018
Kevin W/Bates--President Date

State of Michigan
County of Van Buren

On this the 24 day of January 2018, personally appeared before me, Kevin W. Bates as President of Ogden Investment Co., a Michigan Corporation, the signer of this document who duly acknowledged to me that this document was executed by the same under authorities granted to the same by corporate resolution.

[Signature]
Notary Public

JENNIFER MICHELE HIPPENSTEEL
Notary Public - Michigan
Van Buren County
My Commission Expires Dec 2, 2019
Acting in the County of Van Buren

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 155354

PARCEL 1 (FEE ESTATE)

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WALL AVENUE, SAID POINT BEING 20.52 FEET NORTH 0°58' EAST 425.28 FEET, NORTH 89°02' WEST AND 201.40 FEET NORTH 0°58' EAST FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (AS ESTABLISHED BY OGDEN CITY PLATS) RUNNING THENCE NORTH 89°02' WEST 225.44 FEET, THENCE NORTH 1°06'34" EAST 166.80 FEET, THENCE NORTH 65°01'43" EAST 62.39 FEET TO THE CENTER OF AN EXISTING BUILDING WALL, THENCE THREE (3) COURSES ALONG THE CENTER OF EXISTING BUILDING WALL AS FOLLOWS: SOUTH 88°34'59" EAST 65.60 FEET, SOUTH 0°58' WEST 0.84 FEET AND SOUTH 89°02' EAST 103.33 FEET TO THE WEST LINE OF SAID WALL AVENUE, THENCE SOUTH 0°58' WEST 192.73 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPTING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 204 (WALL AVENUE), KNOWN AS PROJECT NO. CM-0039(12)4, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST 1/4 NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 204, WHICH POINT IS THE SOUTHEAST CORNER OF SAID ENTIRE TRACT (NOTE: SAID POINT OF BEGINNING IS 221.70 FEET (NOTE: DEED= 221.92 FEET) NORTH 00°58'00" EAST AND 425.28 FEET NORTH 89°02'00" WEST FROM THE CENTER OF SAID SECTION 20, SAID POINT OF BEGINNING IS ALSO 778.04 FEET SOUTH 00°58'00" WEST ALONG THE RECORD MONUMENT LINE IN WALL AVENUE AND 40.01 FEET WEST FROM OGDEN CITY MONUMENT NO. 382 IN THE INTERSECTION OF WALL AVENUE AND 12TH STREET (OGDEN CITY MONUMENT NO. 381 IN THE INTERSECTION OF WALL AVENUE AND 9TH STREET BEARS NORTH 00°58'00" EAST FROM SAID OGDEN CITY MONUMENT NO. 382)); AND RUNNING THENCE NORTH 89°02'00" WEST 6.84 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 47.09 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF STATE ROUTE 204 OF SAID PROJECT AT ENGINEER STATION 104+31.08; THENCE NORTH 00°24'23" WEST 61.30 FEET TO A POINT WHICH IS 48.57 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 104+92.36; THENCE NORTHERLY 106.93 FEET ALONG THE ARC OF A 8400.10-FOOT NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS NORTH 00°02'05" WEST FOR A DISTANCE OF 108.93 FEET) TO A POINT WHICH IS 51.14 FEET RADIALLY DISTANT WESTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 105+98.62; THENCE NORTH 26°05'12" WEST 8.97 FEET TO A POINT WHICH IS 55.33 FEET RADIALLY DISTANT WESTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 106+06.50; THENCE NORTHERLY 16.55 FEET ALONG THE ARC OF A 8404.10-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS NORTH 00°26'28" EAST FOR A DISTANCE OF 16.55 FEET) TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT WHICH IS 55.73 FEET RADIALLY DISTANT WESTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 106+22.94; THENCE SOUTH 89°02'00" EAST 14.41 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE

18-11

NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 00°58'00" WEST 192.73 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING. AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1799 SQUARE FEET. (NOTE: ROTATE ABOVE BEARINGS 00°20'35" CLOCKWISE TO EQUAL HIGHWAY BEARINGS) (E# 2337307) (NOTE: ROTATE ABOVE BEARINGS 00°20'35" CLOCKWISE TO EQUAL HIGHWAY BEARINGS).

PARCEL 1A (EASEMENT ESTATE)

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED RIGHT OF WAY: PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WALL AVENUE, SAID POINT BEING 20.52 FEET NORTH 0°58' EAST 425.28 FEET NORTH 89°02' WEST 152.77 FEET NORTH 0°58' EAST FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (AS ESTABLISHED BY OGDEN CITY PLATS), RUNNING THENCE NORTH 89°02' WEST 305.57 FEET, THENCE NORTH 1°06'40" EAST 189.90 FEET TO THE EDGE OF AN EXISTING BUILDING, THENCE TEN (10) COURSES ALONG THE EDGE OF SAID BUILDING AS FOLLOWS: SOUTH 89°06'16" EAST 34.47 FEET, NORTH 1°20'14" EAST 22.70 FEET, SOUTH 88°20'27" EAST 11.30 FEET, NORTH 29°24'38" EAST 54.68 FEET, NORTH 35°52'06" EAST 16.79 FEET, NORTH 1°06'40" EAST 24.60 FEET, SOUTH 88°53'20" EAST 53.00 FEET, SOUTH 1°06'40" WEST 13.00 FEET, NORTH 88°53'20" WEST 3.00 FEET AND SOUTH 1°06'40" WEST 43.06 FEET TO THE CENTER OF AN EXISTING WALL, THENCE SOUTH 88°34'59" EAST 4.69 FEET ALONG THE CENTER OF AN EXISTING WALL, THENCE SOUTH 65°01'43" WEST 62.39 FEET, THENCE SOUTH 1°06'34" WEST 166.80 FEET, THENCE SOUTH 89°02' EAST 225.44 FEET TO THE WEST LINE OF WALL AVENUE, THENCE SOUTH 0°58' WEST 48.63 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

19 *JB*

Summary by Year

Parcel Number: 12-119-0075

Year	Taxable Value	Charged	End Year Balance	Delinquent*
2023	0	0.00	0.00	
2022	512,900	6,419.97	0.00	
2021	492,384	6,751.57	0.00	
2020	492,384	7,308.46	0.00	
2019	410,320	6,486.75	0.00	
2018	410,320	6,528.19	0.00	
2017	258,502	4,403.32	0.00	
2016	265,301	4,597.67	0.00	
2015	239,054	4,245.84	0.00	
2014	225,741	4,123.81	0.00	

* Delinquent Amounts DO NOT Include Interest