

11911574
9/11/2014 10:02:00 AM \$19.00
Book - 10259 Pg - 4175-4178
Gary W. Ott
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

5-045924
04-34-353-027
15-03-101-014
04-34-353-026

Request for Notice of Default and Sale

Request is hereby made that a copy of any Notice of Default or Notice of Sale under the Trust Deed or Trust Deeds or other instrument set forth below, and any other Trust Deeds that may hereafter be recorded, affecting the property located in Salt Lake County, Utah, known as and described more particularly as follows:

See Exhibit "A" which is attached hereto and made part hereof by this reference.

be mailed to:

Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

and

The Small Business Administration
Room 2229 Federal Building,
125 South State,
Salt Lake City, Utah 84138

and

U. S. Small Business Administration Attention: Liquidation Team
Fresno Commercial Loan Servicing Center
801 R Street, Suite 101
Fresno, California 93721

(see next page for description of Deed of Trust)

Deed of Trust

Dated: August 4, 2014

Recorded: 8/5/14

Trustor: LOUIS A ROSER COMPANY

Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY

Beneficiary: KEYBANK NATIONAL ASSOCIATION

Amount: \$ 400,000.00

Entry: 11892466

Book: 10250

Page: 6409

Dated August 28, 2014 _____

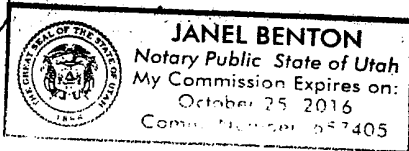
Mountain West Small Business Finance

By: [Signature]
Keler B. Soffe, Vice President

STATE OF UTAH)
)
) :ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this Sept. 4, 2014
by Keler B. Soffe, Vice President Mountain West Small Business Finance.

Janel Benton
Notary Public



SCHEDULE A

Order Number: 5-085924

LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point East 175 feet, more or less, and North 69.29 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said section corner being an unmarked county survey monument located at the South right of way line of the Salt Lake Garfield & Western Railroad, said beginning point is also South 0 deg. 04'57" West 34.69 feet and East 175 feet, more or less, and North 69.29 feet, more or less, from an unmarked county survey monument which is South 89 deg. 57'27" West 2639.80 feet from the North quarter corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, as shown on the area reference plat on file in the Salt Lake County Surveyor's office, and running thence from said beginning point East 156 feet, more or less; thence North 170 feet, more or less to a point 465.65 feet South of the South line of North Temple Street; thence West 156 feet, more or less; thence South 170 feet, more or less, to the point of beginning.

Parcel No.: 08-34-353-026

PARCEL 1A:

Together with and subject to a free and uninterrupted perpetual easement for ingress, egress and regress between the above-described premises and North Temple Street in the aforesaid county for vehicular and pedestrian traffic over, through and across the following described tract of land in Salt Lake County, State of Utah: Beginning on the South line of North Temple Street at a point 323.33 feet North 89 deg. 58'38" East and South 66.60 feet from a Salt Lake City Survey Monument, said monument being South 89 deg. 58'38" West 2577.29 feet from a Salt Lake City Survey Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning being also East 326 feet and North 704 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 360 feet, more or less; thence South 19 deg. 28'15" East 15 feet; thence South 310 feet, more or less, along the East line of the above-described property; thence East 28 feet; thence North 310 feet, more or less; thence North 19 deg. 28'15" West 15 feet; thence North 360 feet, more or less, to the South line of North Temple Street; thence West 28 feet to the point of beginning.

PARCEL 2:

Beginning at a point East 175 feet, more or less, and North 35.26 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said section corner being an unmarked county survey monument located at the South right of way line of the Salt Lake Garfield & Western Railroad, said beginning point is also South 0 deg. 04'57" West 34.69 feet and East 175 feet, more or less, and North 35.26 feet, more or less, from an unmarked county survey monument which is South 89 deg. 57'27" West 2639.80 feet from the North quarter corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, as shown on the area reference plat on file in the Salt Lake County Surveyor's office, and running thence from said beginning point North 34.0 feet, more or less, to a point 635.65 feet South of the South line of North Temple Street; thence East 156.0 feet; thence South 34.0 feet; thence West 156.0 feet to the point of beginning.

Parcel No.: 08-34-353-027

PARCEL 3:

A parcel of land being of entire tract of land situated in Northwest quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian:

Beginning at a point 175.00 feet North 89 deg. 57'27" East along the base line from the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, thence North 89 deg. 57'27" East 184.00 feet along said base line; thence South 33.27 feet to the South right of way line of the Salt Lake Garfield and Western Railroad; thence West 184.00 feet along said South right of way line; thence North 33.13 feet to the point of beginning.

Parcel No.: 15-03-101-014