



W2951709

WHEN RECORDED, MAIL TO:

JF VISTA PARTNERS, LLC
1148 W. LEGACY CROSSING BLVD., SUITE 400
CENTERVILLE, UTAH 84014

E# 2951709 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
09-Nov-18 0420 PM FEE \$16.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Parcel No. 07-002-0020

105290-CAF

MEMORANDUM OF GROUND LEASE

LANDING POINT APARTMENTS, L.C., a Utah limited liability company ("Landlord") and JF VISTA PARTNERS, LLC, a Utah limited liability company ("Tenant"), enter into this MEMORANDUM OF GROUND LEASE (this "Memorandum") on November 2, 2018. Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Ground Lease (as defined below).

1. Concurrent with or immediately prior to execution hereof, Landlord and Tenant entered into that certain Ground Lease, dated November 2, 2018 (the "Ground Lease"), pursuant to which Landlord granted to Tenant, and Tenant accepted, certain rights, duties, and obligations related to that certain real property located in Ogden, Weber County, Utah, which real property is more particularly described in Exhibit "A" attached hereto.
2. Pursuant to Section 1.2 of the Ground Lease, the Term of the Ground Lease is seventy (70) years, unless terminated prior to such date as set forth in the Ground Lease.
3. All other terms and conditions related to the Ground Lease, including, without limitation, rental provisions, development and maintenance provisions and other related matters, are more specifically set forth in the Ground Lease.
4. This Memorandum will be construed, applied and enforced in accordance with the laws of the State of Utah. This Memorandum will be recorded in the Official Records of Weber County, Utah.

[Signatures on Following Page]

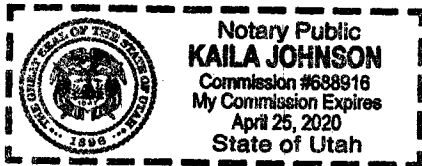
DATED to be effective as of the date first written above.

LANDING POINT APARTMENTS, L.C.,
a Utah limited liability company

By: *[Signature]*
Print Name: DAVID L. PHILLIPS
Title: MANAGER

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 5th day of November, 2018, by David L. Phillips, the Manager of Landing Point Apartments, L.C., a Utah limited liability company.



[Signature]
NOTARY SIGNATURE AND SEAL

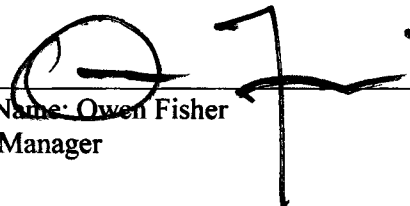
DATED to be effective as of the date first written above.

JF VISTA PARTNERS, LLC,
a Utah limited liability company

By: JF VISTA MANAGER, LLC,
a Utah limited liability company
Its: Manager

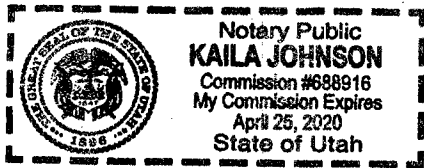
By: JF CAPITAL, LLC,
a Utah limited liability company
Its: Manager

By: J. FISHER COMPANIES, LLC,
a Utah limited liability company
Its: Manager

By: 
Print Name: Owen Fisher
Title: Manager

STATE OF UTAH)
) : ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 5th day of November, 2018, by Owen Fisher, Manager of J. Fisher Companies, LLC, a Utah limited liability company, Manager of JF Capital, LLC, a Utah limited liability company, Manager of JF Vista Manager, LLC, a Utah limited liability company, Manager of JF Vista Partners, LLC, a Utah limited liability company.




NOTARY SIGNATURE AND SEAL

EXHIBIT A
PROPERTY DESCRIPTION

A part of the Northwest quarter of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian:

Commencing at the Southwest corner of said Northwest corner of Section 15; thence 784.89 feet North 00°05'51" East along the section line; and 633.70 feet South 89°54'09" East to the point of beginning being an existing right of way monument and running thence three (3) courses along the East right of way line of Harrison Boulevard (SR-203) according to Highway Right of Way Plans S-162(3) Sheets 4 and 5, as follows: (1) North 64°04'09" West 74.20 feet; (2) North 31°27'00" West 484.00 feet to a point of curvature; and (3) Northwesterly along the arc of a 1,860.10 foot radius curve to the right a distance of 104.70 feet (Delta Angle equals 03°13'30" and Long Chord bears North 29°50'15" West 104.69 feet) to the intersection of said East right of way line and the North line of the Southwest quarter of said Northwest quarter; thence South 89°32'00" East 739.12 feet to the Southerly right of way line of Old Post Road, to a point of a non-tangent curve, of which the radius point lies North 48°16'26" East; thence two (2) courses along said Southerly right of way line as follows: (1) Southeasterly along the arc of a 1,507.66 foot radius curve to the left a distance of 414.62 feet (Delta Angle equals 15°45'25" and Long Chord bears South 49°36'17" East 413.32 feet); and (2) Southeasterly along the arc of a 854.67 foot radius curve to the right a distance of 23.09 feet (Long Chord bears South 56°42'34" East 23.09 feet) to an old existing fence line; thence South 00°28'15" West 254.17 feet along said old existing fence line; thence North 85°33'49" West 486.78 feet along an old existing fence line and said old fence line extended; thence South 81°13'26" West 216.96 feet to the point of beginning.

Tax Id No.: 07-002-0020