

WHEN RECORDED, RETURN TO:  
Parr Brown Gee & Loveless  
Attn: Daniel E. Barnett  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111

13720051  
7/16/2021 11:37:00 AM \$40.00  
Book - 11207 Pg - 6392-6401  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
METRO NATIONAL TITLE  
BY: eCASH, DEPUTY - EF 10 P.

Tax Parcel Nos.: 08-36-328-011, 15-12-280-027, and 15-12-280-041

MNT# 82206 ; 86414

TRUST DEED, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING (this "**Trust Deed**") is made on July **15**, 2021, by AND JUSTICE FOR ALL, a Utah nonprofit corporation, whose address is 960 South Main Street, Salt Lake City, UT 84101 ("**Grantor**"), as trustor to METRO NATIONAL TITLE, whose address is 345 East Broadway, Salt Lake City, UT 84111 ("**Trustee**"), for the benefit of UTAH LEGAL SERVICES, INC., a Utah nonprofit corporation, with respect to a 55.6% undivided interest, DISABILITY LAW CENTER, a Utah nonprofit corporation, with respect to a 37.0% undivided interest, and LEGAL AID SOCIETY OF SALT LAKE, a Utah nonprofit corporation, with respect to a 7.4% undivided interest, whose address is 205 North 400 West, Salt Lake City, UT 84103 (individually and collectively, "**Beneficiary**").

WHEREAS Beneficiary has offered to make an aggregate loan to Grantor in the sum of \$2,700,000 that is to be evidenced by various promissory notes of even date with this Trust Deed and that, if not sooner paid, is due and payable in full on the date twelve months from the date hereof (each promissory note as modified, supplemented, extended, renewed, or replaced from time to time is referred to below as the "**Note**"); and

WHEREAS, as a condition to the making of the loan to Grantor, Beneficiary has required, and Grantor has agreed to execute and deliver, this Trust Deed;

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, and for the purpose of securing the Obligations described in section 1.1 below, Grantor irrevocably grants, bargains, sells, conveys, assigns, and transfers to Trustee in trust for the benefit and security of Beneficiary, with power of sale and right of entry and possession, all of Grantor's right, title, and interest in and to the real property located in Salt Lake County, Utah, and more particularly described in Exhibit A attached to this Trust Deed and incorporated in it (the "**Property**");

TOGETHER WITH all interests, estates, including leasehold estates, and rights that Grantor now has or may acquire in (1) the Property; (2) any and all options, agreements, and contracts for the purchase or sale of all or any part or parts of the Property or interests in the Property and all proceeds of them; (3) all easements, rights-of-way, and rights used in connection with the Property or as a means of access to the Property; and (4) all tenements, hereditaments, and appurtenances in any manner belonging, relating, or appertaining to the Property;

TOGETHER WITH all interests, estates, and rights of Grantor, now owned or hereafter acquired, in and to any land lying within any streets, sidewalks, alleys, strips, and gores adjacent to or used in connection with them;

4826-8285-5153

1

COURTESY RECORDING  
This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability to the accuracy of the content thereof.

Ent 13720051 BK 11207 PG 6392

TOGETHER WITH all rights, titles, and interests of Grantor, now owned or hereafter acquired, in and to any and all buildings and other improvements of every nature now or hereafter located on the Property and all fixtures, machinery, equipment, and other personal property located on the Property or attached to, contained in, or used in any such buildings and other improvements, and all appurtenances and additions to and substitutions and replacements of the Property (all of the foregoing being collectively referred to below as the “**Improvements**”);

TOGETHER WITH any and all mineral rights, oil and gas rights, air rights, development rights, water rights, water stock, and water service contracts, drainage rights, zoning rights, and other similar rights or interests that benefit or are appurtenant to the Property or the Improvements or both, and any of their proceeds;

TOGETHER WITH all present and future rights in and to the trade name by which all or any portion of the Property and the Improvements are known; all books and records relating to the use and operation of all or any portion of the Property and Improvements; all right, title, and interest of Grantor in, to, and under all present and future plans, specifications, and contracts relating to the design, construction, management, or inspection of any Improvements; all rights, titles, and interests of Grantor in and to all present and future licenses, permits, approvals, and agreements with or from any municipal corporation, county, state, or other governmental or quasi-governmental entity or agency relating to the development, improvement, division, or use of all or any portion of the Property to the extent that the trade names, licenses, permits, approvals, and agreements are assignable by law; and all other general intangibles relating to the Property, the Improvements, or their use and operation;

TOGETHER WITH all rights of Grantor in and to any escrow agreements, title insurance, surety bonds, warranties, management contracts, construction contracts, leasing and sales agreements, and service contracts that are in any way relevant to the ownership, development, improvement, management, construction, sale, or use of all or any portion of the Property or any of the Improvements;

TOGETHER WITH Grantor’s rights under any payment, performance, or other bond in connection with the construction of any Improvements, and all construction materials, supplies, equipment, and other personal property delivered to the Property or intended to be used in connection with the construction of any Improvements;

TOGETHER WITH all rights, interests, and claims that Grantor now has or may acquire with respect to any damage to or taking of all or any part of the Property or the Improvements, including without limitation any and all proceeds of insurance in effect with respect to the Improvements, any and all awards made for taking by eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Property or the Improvements, and any and all awards resulting from any other damage to the Property or the Improvements.

All of the above is sometimes referred to below as the “**Trust Property.**”

TO HAVE AND TO HOLD the Trust Property to Trustee and its successors and assigns for the benefit of Beneficiary and its successors and assigns, forever.

PROVIDED ALWAYS that if all the Obligations (as defined in section 1.1 below) are paid, performed, and satisfied in full, then the lien and estate granted by this Trust Deed will be reconveyed.

This Trust Deed, the Note, and all other agreements or instruments executed by Grantor at any time in connection with them, as they may be amended or supplemented from time to time, are sometimes collectively referred to below as the “**Loan Documents.**”

TO PROTECT THE SECURITY OF THIS TRUST DEED, GRANTOR HEREBY COVENANTS AND AGREES AS FOLLOWS:

**ARTICLE 1  
PARTICULAR COVENANTS AND WARRANTIES OF GRANTOR**

**1.1 Obligations Secured.** This Trust Deed secures the following, collectively referred to as the “Obligations”:

(1) The payment of all indebtedness, including but not limited to principal and interest, and the performance of all covenants and obligations of Grantor, under each Note, whether such payment and performance is now due or becomes due in the future;

(2) The payment and performance of all covenants and obligations in this Trust Deed, in the other Loan Documents, and in all other security agreements, notes, agreements, and undertakings now existing or hereafter executed by Grantor with or for the benefit of Beneficiary; and

(3) The payment and performance of any and all other indebtedness and obligations of Grantor to Beneficiary of any nature whatsoever, whether direct or indirect, primary or secondary, joint or several, liquidated or unliquidated, whenever and however arising, and whether or not reflected in a written agreement or instrument.

This Trust Deed does not secure payment of any guaranty of the Note given by a third party.

**1.2 Payment of Indebtedness and Performance of Covenants.** Grantor will duly and punctually pay and perform all the Obligations.

**1.3 Property.** Grantor warrants that it holds good and merchantable title to the Property and the Improvements, free and clear of all liens, encumbrances, reservations, restrictions, easements, and adverse claims except for those listed in Schedule B to the title insurance policy obtained by Grantor in favor of Beneficiary. Grantor covenants that it will forever defend Beneficiary’s and Trustee’s rights under this Trust Deed against the adverse claims and demands of all persons.

**1.4 Further Assurances, Filing, Refiling, Etc.**

(1) Grantor will execute, acknowledge, and deliver, from time to time, any further instruments that Beneficiary or Trustee may require to accomplish the purposes of this Trust Deed.

(2) Immediately on the execution and delivery of this Trust Deed, and thereafter from time to time, Grantor will cause this Trust Deed, any supplemental security agreement, mortgage, or deed of trust, and each instrument of further assurance to be recorded and rerecorded in the manner and in the places that may be required by any present or future law to perfect, and continue perfected, the lien and estate of this Trust Deed.

(3) Grantor will pay all filing and recording fees, and all expenses incident to the execution, filing, recording, and acknowledgment of this Trust Deed or any security agreement, mortgage, or deed of trust supplemental to this Trust Deed and any instrument of further assurance; and all federal, state, county, and municipal taxes, assessments, and charges arising out of or in connection with the execution, delivery, filing, and recording of this Trust Deed, any supplemental security agreement, mortgage, or deed of trust, and any instrument of further assurance.

**1.5 Compliance with Laws.** Grantor further represents, warrants, and covenants that:

(1) The Property, if developed, has been developed, and all Improvements, if any, have been constructed and maintained, in full compliance with all applicable laws, statutes, ordinances, regulations, and codes of all federal, state, and local governments (collectively, "**Laws**"), and all private covenants, conditions, easements, and restrictions affecting the Property (collectively, "**Covenants**"); and

(2) Grantor will cause the Property and its operations on the Property to comply at all times hereafter, in all material respects, with all applicable Laws and Covenants.

**1.6 Insurance.**

(1) *Property and Other Insurance.* Grantor will obtain and maintain in full force and effect during the term of this Trust Deed in form and amounts designated by Beneficiary that at the time are commonly carried for similar property, in any amounts that Beneficiary may require.

(2) *Assignments of Policies on Foreclosure.* In the event of foreclosure of the lien of this Trust Deed or other transfer of title, or assignment of the Trust Property in whole or in part, all right, title, and interest of Grantor in and to all policies of insurance procured under section 1.6 will inure to the benefit of and pass to the successors in interest of Grantor or the purchaser or grantee of all or any part of the Trust Property.

**1.7 Actions to Protect Trust Property; Reserves.** If Grantor fails to obtain the insurance required by section 1.7 or fails to perform or observe any of its other covenants or agreements under this Trust Deed, Beneficiary may, without obligation to do so, obtain or pay them or take other action that it deems appropriate to remedy the failure. All sums, including reasonable attorney fees, so expended or expended to maintain the lien or estate of this Trust Deed or its priority, or to protect or enforce any of Beneficiary's rights, or to recover any indebtedness secured by this Trust Deed, will be a lien on the Trust Property, will be secured by this Trust Deed, and will be paid by Grantor on demand, together with interest at the rate provided in the Note. No payment or other action by Beneficiary under this section will impair any other right or remedy available to Beneficiary or constitute a waiver of any default.

**1.8 Condemnation.** Subject to the rights of any superior mortgagee or trust-deed beneficiary, Beneficiary will be entitled to all compensation, awards, and other payments or relief ("**Condemnation Proceeds**") up to the full amount of the Obligations, and will be entitled, at its option, to commence, appear in, and prosecute any Condemnation proceeding in its own or Grantor's name and make any compromise or settlement in connection with the Condemnation. If the Trust Property is taken in its entirety by Condemnation, all Obligations secured by this Trust Deed, at Beneficiary's election, will become immediately due and collectible.

**ARTICLE 2**  
**ASSIGNMENT OF LEASES, RENTS, ISSUES, AND PROFITS**

**2.1 Assignment.** Grantor collaterally assigns and conditionally transfers to Beneficiary (1) all leases, subleases, licenses, rental contracts, and other agreements, whether now existing or hereafter arising, and relating to the occupancy or use of all or any portion of the Trust Property, including all modifications, extensions, and renewals of them (the "**Leases**"), and (2) all rents, revenues, issues, profits, income, proceeds, and benefits derived from the Trust Property and the lease, rental, or license of all or any portion of the Trust Property, including but not limited to lease and security deposits (collectively, the "**Rents**").

**2.2 Limitation of Beneficiary's Obligations.** Notwithstanding the assignment provided for in this Article II, Beneficiary is not obligated to perform or discharge, and Beneficiary does not undertake to perform or discharge, any obligation or liability with respect to the Leases or the Rents. This assignment does not operate to place responsibility for the control, care, maintenance, or repair of the Trust Property on Beneficiary, or to make Beneficiary responsible for any condition of the Property. Beneficiary is accountable to Grantor only for the sums actually collected and received by Beneficiary under this assignment.

### ARTICLE 3 SECURITY AGREEMENT AND FIXTURE FILING

To secure payment and performance of the Obligations, Grantor grants to Beneficiary a security interest in the following: (1) the Trust Property to the extent that it is not encumbered by this Trust Deed as a first-priority real estate lien; (2) all personal property that is used or will be used in the construction of any Improvements on the Trust Property; (3) all personal property that is now or will hereafter be placed on or in the Trust Property or Improvements; (4) all personal property that is derived from or used in connection with the use, occupancy, or enjoyment of the Trust Property; (5) all property defined in Utah's version of the Uniform Commercial Code as accounts, equipment, fixtures, inventory, and general intangibles, to the extent that they are used at, or arise in connection with the ownership, maintenance, or operation of, the Trust Property; (6) all causes of action, claims, security deposits, advance rental payments, utility deposits, refunds of fees or deposits paid to any governmental authority, refunds of taxes, and refunds of insurance premiums relating to the Trust Property; (7) all options, agreements, and contracts for the purchase or sale of all or any part of the Trust Property or interests in the Trust Property; and (8) all present and future attachments, accessions, amendments, replacements, additions, products, and proceeds of every nature of the foregoing. This Trust Deed constitutes a security agreement and a "fixture filing" under Utah's version of the Uniform Commercial Code regarding secured transactions. The mailing address of Grantor and the address of Beneficiary from which information may be obtained are set forth in the cover sheet of this Trust Deed. Grantor authorizes Beneficiary to file with all applicable governmental entities financing statements and continuation statements evidencing the security interest granted in this Trust Deed.

### ARTICLE 4 EVENTS OF DEFAULT AND REMEDIES

**4.1 Events of Default.** Each of the following events constitutes an event of default under this Trust Deed and under each of the other Loan Documents:

- (1) *Nonpayment.* Grantor's failure to pay any of the Obligations on or before the due date.
- (2) *Breach of Trust Deed Covenants.* Grantor's failure to perform or abide by any covenant in this Trust Deed when due.
- (3) *Breach of Other Loan Documents.* Grantor's failure to perform or abide by any covenant included in any other Loan Document, including without limitation those covenants in the Note or any other Loan Document, after the expiration of any notice or cure period provided for in the other Loan Document.
- (4) *Transfer; Due-on-Sale; Due-on-Encumbrance.* Any sale, gift, conveyance, contract for conveyance, transfer, assignment, mortgage, encumbrance, pledge, or grant of a security interest in all or any part of the Trust Property, or any interest in it, voluntarily, involuntarily, or by the operation of law (a "Transfer"), without Beneficiary's prior written consent.

**4.2 Remedies in Case of Default.** If an event of default occurs, Beneficiary or Trustee may exercise any one or more of the following rights and remedies, in addition to any other remedies that may be available by law, in equity, or otherwise:

(1) *Receiver.* Beneficiary may have a receiver appointed for the Trust Property. Beneficiary is entitled to the appointment of a receiver as a matter of right whether or not the apparent value of the Trust Property exceeds the amount of the indebtedness secured by this Trust Deed. Employment by Trustee or Beneficiary does not disqualify a person from serving as a receiver. Grantor consents to the appointment of a receiver at Beneficiary's option and waives any and all defenses to such an appointment.

(2) *Possession.* Beneficiary may, either through a receiver or as lender-in-possession, enter and take possession of all or any part of the Trust Property and use, operate, manage, and control the Trust Property as Beneficiary deems appropriate in its sole discretion. Upon request after an event of default, Grantor will peacefully relinquish possession and control of the Trust Property to Beneficiary or any receiver appointed under this Trust Deed.

(3) *Rents.* Beneficiary may, either itself or through a receiver, collect the Rents. Beneficiary will not be deemed to be in possession of the Property solely by reason of its exercise of the rights contained in this subsection (3). If Beneficiary collects the Rents under this subsection, Grantor hereby irrevocably appoints Beneficiary as Grantor's attorney-in-fact, with power of substitution, to endorse instruments received in payment of the Rents in the name of Grantor and to negotiate those instruments and collect their proceeds. After payment of all Obligations, any remaining amounts will be paid to Grantor and this power will terminate.

(4) *Power of Sale.* Beneficiary may direct Trustee, and Trustee will be empowered, to foreclose this Trust Deed by advertisement and sale.

(5) *Foreclosure.* Beneficiary may judicially foreclose this Trust Deed and obtain a judgment foreclosing Grantor's interest in all or any part of the Property and awarding Beneficiary a judgment lien in the amount of any deficiency remaining under the Obligations after sale of the Trust Property by the county sheriff and application of the sale proceeds to the expenses of sale and the Obligations.

(6) *Fixtures and Personal Property.* With respect to any Improvements and other personal property subject to a security interest in favor of Beneficiary, Beneficiary may exercise any and all of the rights and remedies of a secured party under Utah's version of the Uniform Commercial Code.

(7) *Abandonment.* Beneficiary may abandon all or any portion of the Trust Property by written notice to Grantor.

**4.3 Sale.** In any sale under this Trust Deed or in accordance with any judgment, the Trust Property, to the extent permitted by law, may be sold as an entirety or in one or more parcels and in any order that Beneficiary may choose, without regard to the right of Grantor, any person claiming under Grantor, or any guarantor or surety to the marshaling of assets. Trustee will convey the Trust Property to the purchaser at such a sale, and the purchaser will take title to the Trust Property or the part of it so sold, free and clear of Grantor's estate, the purchaser being hereby discharged from all liability to see to the application of the purchase money. Any person, including Beneficiary and its officers, agents, and employees, may purchase at such a sale, other than the Trustee.

**4.4 Cumulative Remedies.** All remedies under this Trust Deed are cumulative and not exclusive. Any election to pursue one remedy does not preclude the exercise of any other remedy. An election by Beneficiary to cure under section 1.7 does not constitute a waiver of the default or of any of

the remedies provided in this Trust Deed. No delay or omission in exercising any right or remedy impairs the full exercise of that or any other right or remedy or constitute a waiver of the default.

**4.5 Application of Proceeds.** All proceeds realized from the exercise of the rights and remedies under section 4.2 will be applied as follows:

(1) *Costs and Expenses.* To pay all costs of exercising the rights and remedies, including the costs of maintaining and preserving the Trust Property, the costs and expenses of any receiver or lender-in-possession, the costs of any sale, and the costs and expenses provided for in section 5.6 below.

(2) *Indebtedness.* To pay all Obligations, pro rata to each Beneficiary, in any order that such Beneficiary may determine in its sole discretion.

(3) *Surplus.* The surplus, if any, remaining after satisfaction of all the Obligations to pay the clerk of the court in the case of a judicial foreclosure proceeding, and otherwise to pay the person or persons legally entitled to the surplus.

**4.6 Deficiency.** No sale or other disposition of all or any part of the Trust Property may be deemed to relieve Grantor of any of the Obligations, except to the extent that the proceeds are applied to the payment of the Obligations.

**4.7 Authority to Act.** Each Beneficiary shall have the right, after providing reasonable accommodations, to enforce its remedies hereunder, regardless of the exercise or lack thereof by any other Beneficiary.

## ARTICLE 5 GENERAL PROVISIONS

**5.1 Time Is of the Essence.** Time is of the essence with respect to all covenants and obligations of Grantor under this Trust Deed.

**5.2 Reconveyance by Trustee.** At any time on the request of Beneficiary, payment of Trustee's fees, if any, and presentation of this Trust Deed, without affecting liability of any persons for the payment of the Obligations, Trustee may reconvey, without warranty, all or any part of the Trust Property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals of any facts will be conclusive proof of their truthfulness.

**5.3 Notice.** Except as otherwise provided in this Trust Deed, all notices pertaining to this Trust Deed must be in writing and may be delivered by hand, or mailed by first-class, registered, or certified mail, return receipt requested, postage prepaid, and addressed to the appropriate party at its address set forth at the outset of this Trust Deed. Any party may change its address for receiving notices from time to time by notice to the other parties. Notices given by mail in accordance with this paragraph will be deemed to have been given on the date of mailing; notices given by hand will be deemed to have been given when actually received.

**5.4 Substitute Trustee.** Beneficiary may at any time substitute one or more trustees to execute the trust hereby created, and the new trustee or trustees will succeed to all the powers and duties of the prior trustee or trustees.

**5.5 Trust Deed Binding on Successors and Assigns.** This Trust Deed is binding on and inures to the benefit of the successors and assigns of Grantor, Trustee, and Beneficiary. If the Trust

Property or any portion of it becomes vested in any person other than Grantor, Beneficiary will have the right to deal with the successor regarding this Trust Deed, the Trust Property, and the Obligations in any manner that Beneficiary deems appropriate in its sole discretion, without notice to or approval by Grantor and without impairing Grantor's liability for the Obligations.

**5.6 Expenses and Attorney Fees.** If Beneficiary refers any of the Obligations to an attorney for collection or seeks legal advice after a default, if Beneficiary is the prevailing party in any litigation instituted in connection with any of the Obligations, or if Beneficiary or any other person initiates any judicial or nonjudicial action, suit, or proceeding in connection with any of the Obligations or the Trust Property (including but not limited to proceedings under federal bankruptcy law, eminent domain, or probate proceedings, or in connection with any state or federal tax lien), and Beneficiary employs an attorney to appear in such an action, suit, or proceeding, or to reclaim, sequester, protect, preserve, or enforce Beneficiary's interests, or to seek relief from a judicial or statutory stay, then in such an event Grantor must pay reasonable attorney fees, costs, and expenses incurred by Beneficiary or its attorney in connection with the above-mentioned events or any appeals related to them, including but not limited to costs incurred in searching records, the cost of title reports, and the cost of surveyors' reports. Those amounts are secured by this Trust Deed and, if not paid on demand, will bear interest at the rate specified in the Note.

**5.7 Applicable Law.** The Trust Deed and its validity, interpretation, performance, and enforcement are governed by Utah law, without regard to principles of conflicts of laws.

**5.8 Captions.** The captions to the sections and paragraphs of this Trust Deed are included only for the convenience of the parties and do not define, diminish, or enlarge the rights of the parties or affect the construction or interpretation of any portion of this Trust Deed.

**5.9 Rights of Prior Mortgagee.** If all or any portion of the Trust Property is subject to a superior mortgage or trust deed permitted hereunder, the rights of Beneficiary with respect to proceeds and all other rights granted under this Trust Deed that have also been granted to such a superior mortgagee or trust-deed beneficiary, are subject to the rights of the superior mortgagee or trust-deed beneficiary. Grantor hereby authorizes all such superior mortgagees and beneficiaries, on satisfaction of the indebtedness secured by their mortgage or trust deed, to remit all remaining insurance or Condemnation Proceeds and all other sums held by them to Beneficiary, to be applied in accordance with this Trust Deed.

**5.10 "Person" Defined.** As used in this Trust Deed, the word "person" means any natural person, limited liability company, partnership, trust, corporation, or other legal entity of any nature.

**5.11 Severability.** If any provision of this Trust Deed is held to be invalid, illegal, or unenforceable, that invalidity, illegality, or unenforceability will not affect any other provisions of this Trust Deed, and the other provisions will be construed as if the invalid, illegal, or unenforceable provision had never been contained in the Trust Deed.

**5.12 Entire Agreement.** PURSUANT TO UTAH CODE ANNOTATED SECTION 25-5-4, BORROWER IS NOTIFIED THAT THE WRITTEN LOAN DOCUMENTS REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF ANY ALLEGED PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.



**5.13 Commercial Property.** Grantor covenants and warrants that the Property and Improvements are or will be used by Grantor exclusively for business and commercial purposes. Grantor also covenants and warrants that no portion of the Property and Improvements is now, and at no time in the future will be, occupied as the principal residence of Grantor, Grantor's spouse, or Grantor's minor or dependent child.

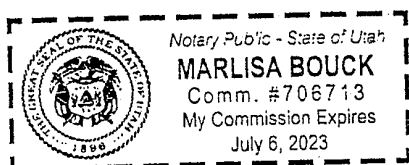
GRANTOR

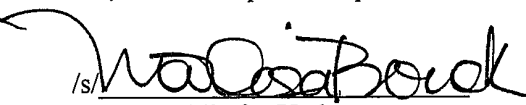
AND JUSTICE FOR ALL, a Utah nonprofit corporation

By   
Name: Staci Duke  
Title: Executive Director

STATE OF UTAH )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me on this 15<sup>th</sup> day of July, 2021, by Staci Duke as the Executive Director of and Justice for all, a Utah nonprofit corporation.



/s/   
Notary Public for Utah  
My commission expires: 7-6-23

**EXHIBIT A**  
*[legal description of property]*

Parcel 1:

Beginning at the Southeast corner of Lot 1, Block 101, Plat "A", SALT LAKE CITY SURVEY, and running thence along the East boundary line of said Lot 1, North 00°06'30" West 132.07 feet; thence South 89°54'06" West 165.07 feet; thence South 00°06'30" East 132.07 feet to the South boundary line of said Lot 1; thence along the South boundary line of said Lot 1 North 89°54'06" East 165.07 feet to the point of beginning.

Parcel 2:

Commencing 66 feet West and 154.1 feet South of the Northeast corner of Lot 10, Block 22, Five Acre Plat "A", Big Field Survey; and running thence West 141 feet; thence South 100 feet; thence East 141 feet; thence North 100 feet to the place of beginning.

Parcel 3:

A strip of Denver and Rio Grande Western Railroad Company property, 46 feet in width and 254.1 feet in length, located in a part of the Northeast quarter of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at the Northeast corner of Lot 10, Block 22, Five Acre Plat "A" Big Field Survey; and running thence West along the North Line of said Lot 10, a distance of 207.755 feet to the point of beginning; thence South 254.1 feet; thence West 46 feet; thence North 254.1 feet; thence East 46 feet to the point of beginning.

Tax Parcel No.: 08-36-328-011, 15-12-280-027, and 15-12-280-041