

WHEN RECORDED, RETURN TO:
JF Edison Partners QOZB, LLC
Attn: Legal Department
1216 W. Legacy Crossing Blvd., Ste. 150
Centerville, UT 84014

14273208 B: 11509 P: 6610 Total Pages: 4
08/06/2024 01:12 PM By: dkilpack Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Parcel No(s): 16-06-176-013 and 16-06-176-028

LOT CONSOLIDATION DEED

JF Edison Partners QOZB, LLC, a Utah limited liability company of 1216 W. Legacy Crossing Blvd., Ste. 150, Centerville, UT 84014 (“**Grantor**”), for the sum of Ten and No/100 Dollars (\$10.00), hereby grants, conveys, warrants, and executes this Lot Consolidation Deed to JF Edison Partners QOZB, LLC, a Utah limited liability company of 1216 W. Legacy Crossing Blvd., Ste. 150, Centerville, UT 84014 (“**Grantee**”) for the purpose of combining two (2) contiguous parcels of real property located in Salt Lake City, Salt Lake County, State of Utah (collectively, the “**Parcels**”), together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto, including, without limitation, any appurtenant water rights:

See **Exhibit A** (Current Separate Parcels) and **Exhibit B** (New Consolidated Parcel) attached hereto.

Upon execution and recordation of this Lot Consolidation Deed in the office of the Salt Lake County Recorder, Grantor and Grantee intend and desire that the Parcels be consolidated into one parcel and one legal description, as described on **Exhibit B** for tax purposes.

[Remainder of page left intentionally blank. Additional pages follow.]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Witness the hand of Grantor, this 1st day of August, 2024.

GRANTOR:


JF EDISON PARTNERS QOZB, LLC,
a Utah limited liability company

By: JF Edison Partners QOF, LLC,
a Utah limited liability company
Its: Manager

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

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

By: J. Fisher Companies, LLC,
a Utah limited liability company
Its: Manager

By: 
Name: Owen Fisher
Its: Manager

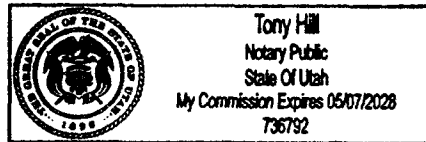
STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 1st day of August, 2024, personally appeared before me Owen Fisher, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of J. Fisher Companies, LLC, the Manager of JF Development Group, LLC, the Manager of JF Edison Manager, LLC, the Manager of JF Edison Partners QOF, LLC, the Manager of JF Edison Partners QOZB, LLC, and that said document was signed by him in behalf of said limited liability company by authority of its governing documents or resolution of its member(s) and manager(s), and said Owen Fisher acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



(notary public)



(seal)

EXHIBIT A

(Legal Description of Current Separate Parcels)

OLD PARCEL 16-06-176-013: ENTRY NO. 13704979

BEGINNING AT A POINT WHICH IS NORTH 00°02'29" EAST 82.50 FEET (DEED 5 RODS NORTH) ALONG LOT LINE FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 00°02'29" EAST 82.50 FEET (DEED 5 RODS NORTH) ALONG SAID LOT LINE; THENCE SOUTH 89°58'21" WEST 249.25 FEET (DEED WEST 249 FEET) TO THE EAST LINE OF EDISON STREET; THENCE SOUTH 00°07'42" WEST (DEED SOUTH) 84.25 FEET ALONG SAID EAST LINE; THENCE NORTH 89°58'21" EAST 84.38 FEET (DEED 84 FEET) TO THE WEST LINE OF SAID LOT 8; THENCE NORTH 00°02'29" EAST (DEED NORTH) 1.75 FEET ALONG THE WEST LINE; THENCE NORTH 89°58'21" EAST (DEED EAST) 165.00 FEET TO THE POINT OF BEGINNING.

OLD PARCEL 16-06-176-028: ENTRY NO. 13257354

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 200 EAST STREET; SAID POINT BEING SOUTH 00°01'40" EAST, 315.61 FEET AND SOUTH 89°58'20" WEST, 64.55 FEET FROM A SALT LAKE CITY SURVEY MONUMENT LOCATED AT THE INTERSECTION OF 200 SOUTH STREET AND 200 EAST STREET; SAID POINT ALSO BEING NORTH 00°02'21" EAST, 82.50 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 00°02'21" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 255.02 FEET; THENCE SOUTH 89°58'11" WEST, 165.08 FEET; THENCE NORTH 00°02'35" EAST, 255.02 FEET; THENCE NORTH 89°58'11" EAST, 165.06 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

(Legal Description of New Consolidated Parcel)

BASIS OF BEARING WAS MEASURED FROM THE INTERSECTION OF 300 SOUTH AND STATE STREET AND THE INTERSECTION OF 300 SOUTH AND 300 EAST, AND IS CONSIDERED TO BEAR SOUTH 89°47'00" EAST 1586.01 FEET. THE RECORD AREA REFERENCE PLAT BEARING OF THIS LINE IS SOUTH 89°47'00" EAST 1585.43 FEET AS ON RECORD WITH THE SALT LAKE COUNTY ATLAS MAPS.

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 200 EAST STREET, SAID POINT BEING SOUTH 00°13'21" WEST 315.26 FEET AND SOUTH 89°59'53" WEST, 64.54 FEET FROM A SALT LAKE CITY SURVEY MONUMENT LOCATED AT THE INTERSECTION OF 200 SOUTH STREET AND 200 EAST STREET; SAID POINT ALSO BEING NORTH 00°17'25" EAST, 82.50 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE ALONG THE SAID WESTERLY ROW LINE OF 200 EAST, SOUTH 0°17'25" WEST, 255.02 FEET; THENCE NORTH 89°46'45" WEST, 165.00 FEET; THENCE NORTH 0°17'26" EAST, 253.27 FEET; THENCE NORTH 89°46'43" WEST, 84.38 FEET TO THE EASTERLY ROW LINE OF EDISON STREET; THENCE ALONG SAID EASTERLY ROW LINE OF EDISON STREET, NORTH 0°22'38" EAST, 84.25 FEET; THENCE SOUTH 89°46'43" EAST, 249.25 TO THE SAID WESTERLY ROW LINE; THENCE ALONG THE SAID WESTERLY ROW LINE, SOUTH 0°17'25" WEST, 82.50 FEET TO THE POINT OF BEGINNING.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CONTAINING 62,794.02 SQUARE FEET, OR 1.442 ACRES, MORE OR LESS.