

When recorded return to:
Hussein Ali Kalakish
2875 East Newmans Lane
Holladay, UT 84121
MTC File No. 347801

SUBORDINATION AGREEMENT

WHEREAS, Adam Marberger and Heidi Marberger, made and executed the Trust Deed described below. Said Trust Deed is herein referred to as the Kalakish Trust Deed:

A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;

Amount: \$630,000.00

Dated: March 24, 2025

Trustor: Adam D. Marberger and Heidi M. Marberger

Trustee: Meridian Title Company

Beneficiary: Hussein Ali Kalakish

Recorded: March 26, 2025 as Entry No. 14362587 in Book 11558 at Page 9391 of Public Records.

WHEREAS, said Kalakish Trust Deed encumbers the following described Property (the "Property") located in Salt Lake County, State of Utah:

A PARCEL OF LAND LOCATED IN NEWMAN'S LANE SUBDIVISION, A NON REGULAR SUBDIVISION, IN SALT LAKE COUNTY, STATE OF UTAH SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF NEWMAN'S LANE (A 20 FOOT R/W) SAID POINT BEING 2090.43 FEET NORTH AND 1163.68 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 01°02'24" EAST, 253.42 FEET; THENCE NORTH 89°56' EAST 181.00 FEET, THENCE SOUTH 0°08'13" EAST 253.37 FEET; THENCE SOUTH 89°56' WEST 186.21 FEET TO THE POINT OF BEGINNING.

ALSO, THE FOLLOWING DESCRIBED REAL PROPERTY:

BEGINNING NORTH 2343.52 FEET AND EAST 924.55 FEET MORE OR LESS AND NORTH 89°56' EAST 236.49 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°56' EAST 7.61 FEET; SOUTH 01°02'24" WEST 253.42 FEET; NORTH 00°36'51" WEST 253.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 10 FOOT EASEMENT PARALLEL AND CONTIGUOUS TO THE SOUTH BOUNDARY OF SAID LOT NO.4 FROM THE SOUTHWEST CORNER OF LOT NO. 4 TO A POINT 141.00 FEET NORTH 89°56' EAST FROM THE SOUTHWEST CORNER OF LOT NO. 4 AND THE SOUTH LINE OF SAID EASEMENT, CONTINUING ANOTHER 40.00 FEET ALONG THE SAME BEARING OF NORTH 89°56' EAST TO A POINT SOUTH 0°08'13" EAST 30 FEET FROM THE SOUTHEAST CORNER OF LOT 4, THE NORTH BOUNDARY OF SAID EASEMENT IS THE SOUTH BOUNDARY OF LOT 4, THE BOUNDARY OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2090.44 FEET NORTH AND 1168.88 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND CONTINUING THENCE NORTH 89°56' EAST 141.00 FEET TO THE POINT OF BEGINNING TO A 20.0 FEET RADIUS CURVE TO THE LEFT (LC BEARS NORTH 44°53'54. EAST 28.27 FEET); THENCE 31.40 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT TO THE POINT OF TANGENCY; THENCE NORTH 89°56' EAST 20.00 FEET; THENCE SOUTH 0°08'13" WEST 30.00 FEET; THENCE SOUTH 89°56' WEST 181.00 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 22-14-304-021

WHEREAS, under the date of March 24, 2025 Adam Marberger and Heidi Marberger made, executed and delivered to Millennia Investment Corp. a Promissory Note secured by a Trust Deed of even date not to exceed the amount of \$1,218,912.84 which Trust Deed was executed by Adam Marberger and Heidi Marberger, as Trustor; Meridian Title Company as Trustee; and Millennia Investment Corp. as Beneficiary; and was recorded 31261225 as Entry No. 14362559 in Book 11558 at Page 9791 of Official Records of the Salt Lake County Recorder. Said Trust Deed is herein referred to as the Millennia Investment Corp. Trust Deed; and

WHEREAS, said Millennia Investment Corp. Trust Deed also encumbers the Property as described above; and

WHEREAS, it is necessary that the financing of Millennia Investment Corp. Trust Deed be secured by a first Trust Deed on the property superior to the lien of the Kalakish Trust Deed;


NOW, THEREFORE, in consideration of mutual benefits and considerations derived therefrom, Hussein Ali Kalakish does hereby certify and declare that the lien of its Trust Deed referred to above as the Kalakish Trust Deed is hereby made second and subordinate to the lien of the Millennia Investment Corp. Trust Deed as described above **solely as to the Property described above. For the avoidance of doubt, the Kalakish Trust Deed does not subordinate to the Millennia Investment Corp. Trust Deed as to any other property or properties encumbered by such Trust Deeds.** The undersigned further authorizes Meridian Title Company, and/or its agents and employees, to insert the recording information of the Trust Deeds above the appropriate places in this instrument.

EXECUTED this 25th day of March, 2025.


Hussein Ali Kalakish

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 25th day of March, 2025, by Hussein Ali Kalakish for the purposes set forth therein.



Notary Public



comm# 723846
3/29/2026