

Mail Recorded Deed and Tax Notice To:
JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company
1216 W Legacy Crossing Blvd
Centerville, UT 84014



**COTTONWOOD
TITLE**

File No.: 149715-MCF

14029911 B: 11379 P: 4773 Total Pages: 3
10/14/2022 02:53 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

Go West Investments LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company

GRANTEE(S) of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 08-35-456-017 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

4th
Dated this ~~12th~~ day of October, 2022.

Go West Investments LLC, a Utah limited liability company

BY: Kyle Zack
Kyle Zack
Managing Member

BY: Warren Crummett
Warren Crummett
Managing Member

STATE OF MICHIGAN

COUNTY OF Muskegon

On this 4th day of October, 2022, before me, personally appeared Kyle Zack, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that they executed the same on behalf of Go West Investments LLC, a Utah limited liability company.

Christine Ash
Notary Public Christine Ash

STATE OF MICHIGAN

COUNTY OF Muskegon

On this 4th day of October, 2022, before me, personally appeared Warren Crummett, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that they executed the same on behalf of Go West Investments LLC, a Utah limited liability company.

Christine Ash
Notary Public Christine Ash

EXHIBIT A
Legal Description

Commencing at a point 105.5 feet South from the Northeast corner of Lot 8, Block 57, Plat C, Salt Lake City Survey and running thence South 68.5 feet; thence West 198 feet; thence North 9 feet; thence East 80 feet; thence North 24.75 feet; thence East 22 feet; thence North 33 feet; thence East 30 feet; thence North 1.75 feet; thence East 66 feet to the point of beginning.

13859050 B: 11289 P: 1668 Total Pages: 3
12/30/2021 09:06 AM By: zhok Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed and Tax Notice To:
JFI North Temple 1 Partners QOZB, LLC
1216 W Legacy Crossing Blvd, Ste 150
Centerville, UT 84014



File No.: 149445-CAF

WARRANTY DEED

Go West Investments, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 08-35-456-043 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 29th day of December, 2021.

Go West Investments LLC, a Utah limited liability company


BY: _____

Kyle Zack
Member/Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of December, 2021, before me, personally appeared Kyle Zack, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Go West Investments LLC, a Utah limited liability company.



Notary Public

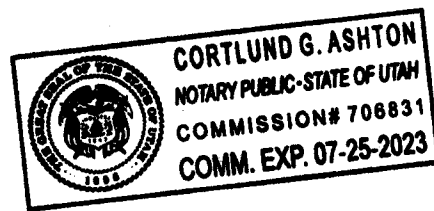


EXHIBIT A
Legal Description

Commencing at a point 4 rods West from the Northeast corner of Lot 8, Block 57, Plat "C", Salt Lake City Survey, and running thence South 6 1/2 rods; thence West 30 feet; thence South 2 rods; thence West 22 feet; thence South 24.75 feet; thence West 80 feet; thence North 10 rods; thence East 8 rods to the point of beginning.

LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded June 1, 2010 as Entry No. 10963061 in Book 9829 at Page 9750, described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in Lots 7 and 8, Block 57, Plat "C", Salt Lake City Survey, in the Southwest quarter of the Southeast quarter of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority Project known as "ALRT" and described as follows:

Beginning at the intersection of the Easterly boundary line of said entire tract and the existing Southerly right of way line of North Temple Street, which point is 66.00 feet South 89°58'38" West (Record West) from the Northeast corner of said Lot 8, and running thence South 00°00'55" East (Record South) 9.46 feet along the Easterly boundary line of said entire tract; thence West 132.00 feet to a point in the Westerly boundary line of said entire tract; thence North 00°00'55" West (Record North) 9.41 feet along said Westerly boundary line; thence North 89°58'38" East (Record East) 132.00 feet along the Northerly boundary line of said entire tract to the point of beginning.

14293078 B: 11520 P: 9010 Total Pages: 3
09/26/2024 03:59 PM By: Jattermann 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

Mail Recorded Deed & Tax Notice To:
JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company
1216 West Legacy Crossing Blvd. Suite 300
Centerville, UT 84014



File No.: 167375-MCF

WARRANTY DEED

Zara and Taj Investments, LLC,

GRANTOR(S), of North Salt Lake, State of Utah, hereby Conveys and Warrants to

JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company,

GRANTEE(S), of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

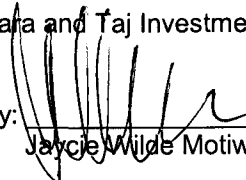
TAX ID NO.: 08-35-456-045 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 26th day of September, 2024.

Zara and Taj Investments, LLC

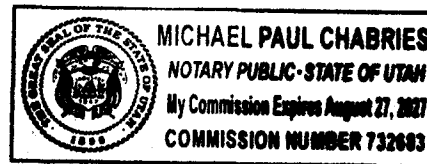
By: 
Jaycie Wilde Motiwala, Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 26th day of September, 2024, before me, personally appeared Jaycie Wilde Motiwala, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Zara and Taj Investments, LLC.


Notary Public



Aug 27, 2027
732683

EXHIBIT A
Legal Description

Beginning at the Northeast corner of Lot 8, Block 57, Plat "C", Salt Lake City Survey and running thence South 105.5 feet; thence West 66 feet; thence North 105.5 feet; thence East 66 feet to the place of beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 8, Block 57, Plat "C", Salt Lake City Survey, in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of the "Salt Lake Airport Commuter Rail", a Utah Transit Authority project, known as "ALRT", and described as follows:

Beginning at the intersection of the existing westerly right of way line of 900 West Street and the existing southerly right of way line of North Temple Street, which point is the Northeast corner of said Lot 8; and running thence S.00°00'55"E. (Record South) 9.49 feet along said westerly right of way line; thence West 66.00 feet; thence N.00°00'55"W. (Record North) 9.46 feet along the westerly boundary line of said entire tract; thence N.89°58'38"E. (Record East) 66.00 feet along said existing southerly right of way line to the point of beginning.

WHEN RECORDED, RETURN TO:
JFI North Temple 1 Partners QOZB, LLC
Attn: Legal Department
1216 W. Legacy Crossing Blvd., Ste. 300
Centerville, UT 84014

14349088 B: 11551 P: 5379 Total Pages: 4
02/20/2025 10:43 AM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JF CAPITAL
1148 W. LEGACY CROSSINGCENTERVILLE, UT 84014

Parcel Nos.: 08-35-456-045-0000; 08-35-456-043-0000; and 08-35-456-017-0000

**CORRECTIVE
LOT CONSOLIDATION DEED**

For the sum of Ten and No/100 Dollars (\$10.00), JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company of 1216 W. Legacy Crossing Blvd., Ste. 300, Centerville, UT 84014 (“**Grantor**”) hereby grants, conveys, warrants, and executes this Corrective Lot Consolidation Deed to JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company of 1216 W. Legacy Crossing Blvd., Ste. 300, Centerville, UT 84014 (“**Grantee**”) for the purpose of correcting an erroneous legal description included as Exhibit B to that certain Lot Consolidation Deed recorded in the office of the Salt Lake County Recorder on January 9, 2025, as Entry Number 14334092, Book 11543, starting on Page 9262 (the “**Erroneous Deed**”).

The purpose of this Corrective Lot Consolidation Deed is to: (1) correct Exhibit B to the Erroneous Deed, and (2) combine three (3) 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** (Corrected New Consolidated Parcel) attached hereto and incorporated herein by this reference.

Upon execution and recordation of this Corrective Lot Consolidation Deed in the office of the Salt Lake County Recorder, Grantor and Grantee intend and desire that the Current Separate 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.]

Witness the hand of Grantor, this 19th day of February, 2025.

GRANTOR:

JFI NORTH TEMPLE 1 PARTNERS QOZB, LLC,
a Utah limited liability company

By: JFI North Temple 1 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

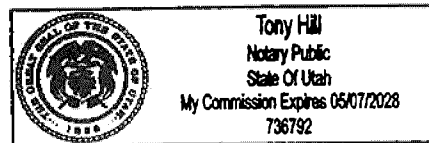
By: 
Name: Owen Fisher
Its: Manager

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 19 day of February, 2025, 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 JFI North Temple 1 Manager, LLC, the Manager of JFI North Temple 1 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)

Parcel Number 08-35-456-045-0000

Beginning at the Northeast corner of Lot 8, Block 57, Plat "C", Salt Lake City Survey and running thence South 105.5 feet; thence West 66 feet; thence North 105.5 feet; thence East 66 feet to the place of beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 8, Block 57, Plat "C", Salt Lake City Survey, in the SW¼SE¼ of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of the "Salt Lake Airport Commuter Rail", a Utah Transit Authority project, known as "ALRT", and described as follows:

Beginning at the intersection of the existing westerly right of way line of 900 West Street and the existing southerly right of way line of North Temple Street, which point is the Northeast corner of said Lot 8; and running thence S.00°00'55"E. (Record South) 9.49 feet along said westerly right of way line; thence West 66.00 feet; thence N.00°00'55"W. (Record North) 9.46 feet along the westerly boundary line of said entire tract; thence N.89°58'38"E. (Record East) 66.00 feet along said existing southerly right of way line to the point of beginning.

Parcel Number 08-35-456-043-0000

Commencing at a point 4 rods West from the Northeast corner of Lot 8, Block 57, Plat "C", Salt Lake City Survey, and running thence South 6 1/2 rods; thence West 30 feet; thence South 2 rods; thence West 22 feet; thence South 24.75 feet; thence West 80 feet; thence North 10 rods; thence East 8 rods to the point of beginning.

LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded June 1, 2010 as Entry No. 10963061 in Book 9829 at Page 9750, described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in Lots 7 and 8, Block 57, Plat "C", Salt Lake City Survey, in the Southwest quarter of the Southeast quarter of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority Project known as "ALRT" and described as follows:

Beginning at the intersection of the Easterly boundary line of said entire tract and the existing Southerly right of way line of North Temple Street, which point is 66.00 feet South 89°58'38" West (Record West) from the Northeast corner of said Lot 8, and running thence South 00°00'55" East (Record South) 9.46 feet along the Easterly boundary line of said entire tract; thence West 132.00 feet to a point in the Westerly boundary line of said entire tract; thence North 00°00'55" West (Record North) 9.41 feet along said Westerly boundary line; thence North 89°58'38" East (Record East) 132.00 feet along the Northerly boundary line of said entire tract to the point of beginning.

Parcel Number 08-35-456-017-0000

Commencing at a point 105.5 feet South from the Northeast corner of Lot 8, Block 57, Plat C, Salt Lake City Survey and running thence South 68.5 feet; thence West 198 feet; thence North 9 feet; thence East 80 feet; thence North 24.75 feet; thence East 22 feet; thence North 33 feet; thence East 30 feet; thence North 1.75 feet; thence East 66 feet to the point of beginning.

EXHIBIT B

(Legal Description of Corrected New Consolidated Parcel)

A PARCEL OF LAND, SITUATE IN LOTS 7 AND 8, BLOCK 57, PLACE "C", SALT LAKE CITY SURVEY, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°13'14" WEST (SOUTH PER DEED) 9.49 FEET FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 00° 13' 14" WEST (SOUTH PER DEED) ALONG THE WESTERLY RIGHT OF WAY LINE OF 900 WEST STREET, A PUBLIC ROAD 164.51 FEET (165.5 FEET PER DEED); THENCE NORTH 89° 47' 16" WEST (WEST PER DEED) 198.00 FEET; THENCE NORTH 00° 13' 14" EAST (NORTH PER DEED) 164.59 FEET (165 FEET PER DEED) TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH TEMPLE STREET, A PUBLIC ROAD; THENCE SOUTH 89°45'51" EAST (EAST PER DEED) ALONG THE SOUTHERLY LINE RIGHT OF WAY LINE 198.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.748 ACRES, MORE OR LESS