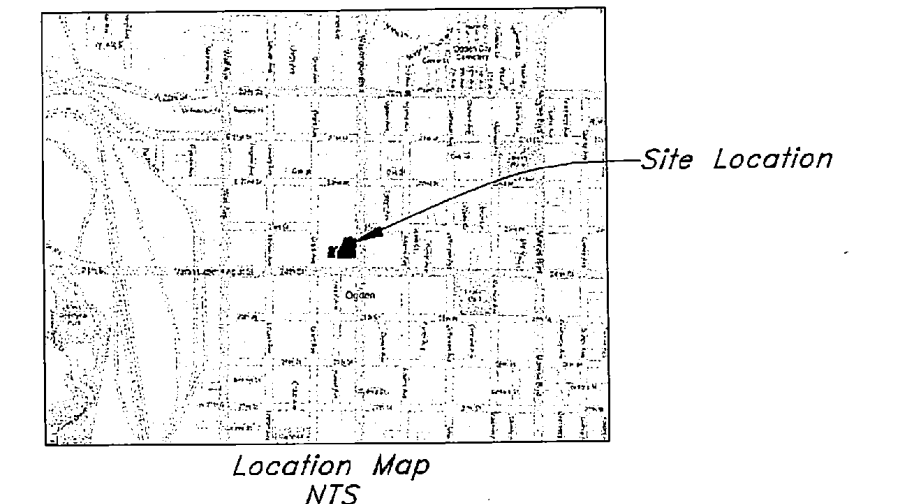


Condominium Plat The Junction Condominiums A Utah Condominium Project

**All of Lot 10B, Ogden City Entertainment Subdivision - Phase 2 (Amended), and all of Lot 11B, and part of 11C, Ogden City Entertainment Subdivision - Phase 2 (Amended) Lot 11 2nd Amendment
Ogden City, Weber County, Utah**



Lessee's Consent to Record
Boyer Ogden Mall, L.C., as holder of a leasehold interest in the tracts of land described on this sheet, which leasehold interest is evidenced by a Memorandum of Lease and Option to Lease dated effective December 13, 2005, and recorded on March 1, 2007, as Entry Number 2245549 in the official records of Weber County, Utah, hereby consents to the recordation of this plat by Ogden City Redevelopment Agency.

Dated this ___ day of _____, 2008.

Boyer Ogden Mall, L.C.
a Utah limited liability company
by its manager:

The Boyer Company, L.C.
a Utah limited liability company

By: _____
Name: _____
Title: Manager

State of Utah } ss
County of _____

The forgoing Lessee's Consent to Record was acknowledged before me on _____, 2008, by _____, a manager of The Boyer Company, L.C., the manager of Boyer Ogden Mall, L.C.

Notary Public

Lender's Consent to Record

Wells Fargo Bank, N.A., as holder of a trust deed encumbering the tracts of land described below, which trust deed was recorded on March 1, 2007, as Entry Number 2245552 in the official records of Weber County, Utah, hereby consents to the recordation of this plat by Ogden Redevelopment Agency.

Dated this ___ day of _____, 2008.

Wells Fargo Bank, N.A.

By: _____
Name: _____
Title: _____

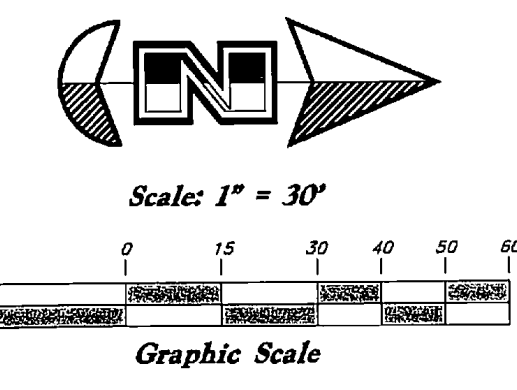
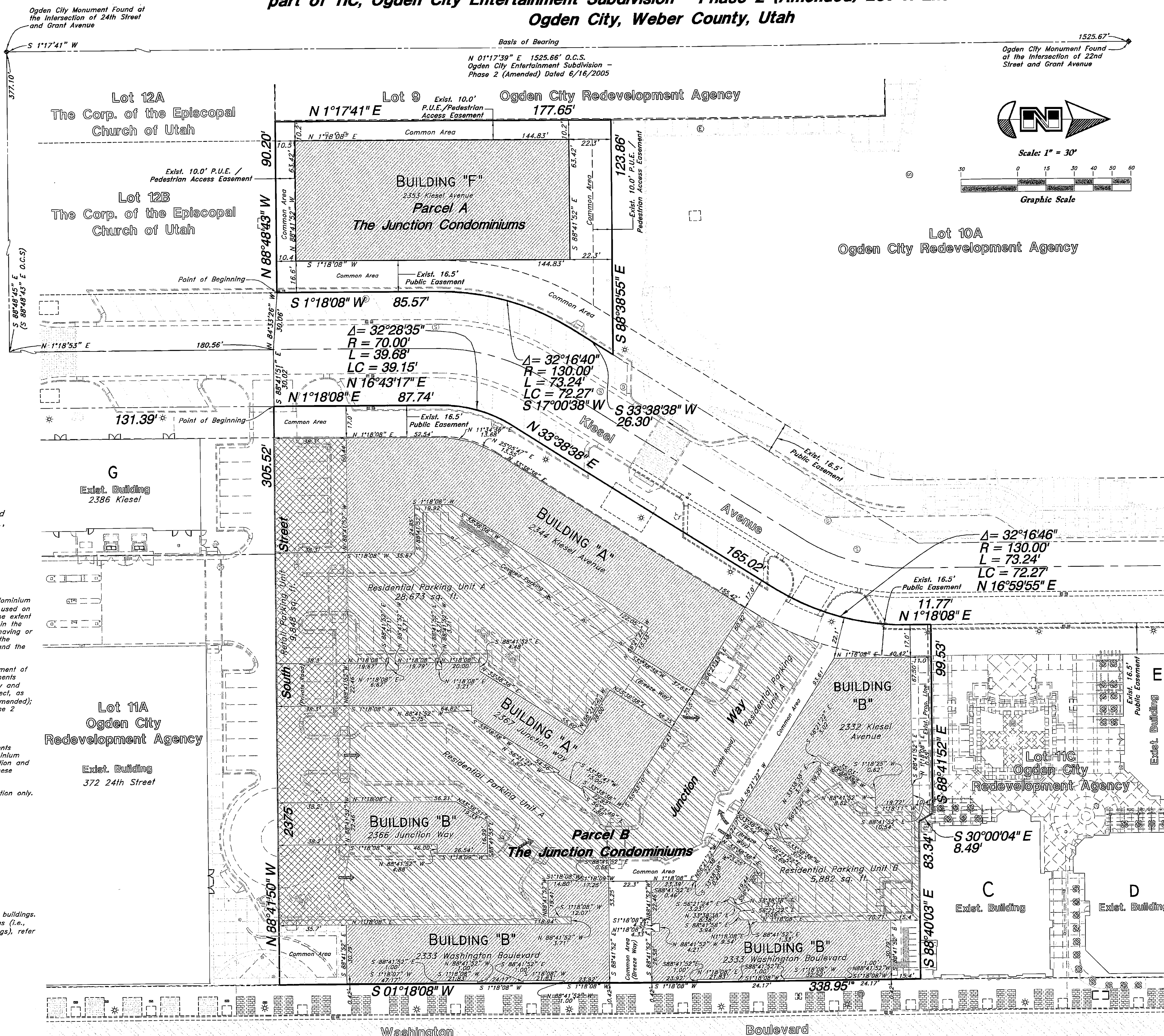
State of Utah } ss
County of _____

The forgoing Lender's Consent to Record was acknowledged before me on _____, 2008, by _____ of Wells Fargo Bank, N.A.

Notary Public

NOTES

- The Plat is being recorded concurrently with the Declaration of Condominium for The Junction Condominiums ("Condominium Declaration"). Terms used on this plat that are defined in the Condominium Declaration will, to the extent the context allows, have the respective meanings attributed to them in the Condominium Declaration. The rights and obligations of all persons having or acquiring any interest in this condominium project are governed by the Condominium Declaration. If there is any conflict between this plat and the Condominium Declaration, the Condominium Declaration will control.
- This condominium project is subject to the Declaration and Establishment of Protective Covenants, Conditions and Restrictions and Grant of Easements ("Master Declaration"), executed by Ogden City Redevelopment Agency and Boyer Ogden Mall, L.C., and recorded against this condominium project, as well as Lot 10A, Ogden City Entertainment Subdivision - Phase 2 (Amended); and Lots 11A and 11C, Ogden City Entertainment Subdivision - Phase 2 (Amended) Lot 11 2nd Amendment.
- The Master Declaration and the Condominium Declaration provide for certain pedestrian access easements, vehicular access and parking easements, utility easements, drainage easements, and other easements benefiting and burdening those who hold an interest in this condominium project or in certain adjoining property. Refer to the Master Declaration and the Condominium Declaration for a more particular description of these easements.
- Dimensions of buildings depicted on Sheet 1 are to exterior foundation only.
- This condominium project contains the following Units:
Residential Unit A-101 (See Sheets 2 through 6)
Residential Unit B-101 (See Sheets 7 through 10)
Residential Unit F-101 (See Sheets 11 through 16)
Retail Unit A-102 (See Sheets 2 and 8)
Retail Unit B-102 (See Sheets 9 and 10)
Retail Unit F-102 (See Sheets 11 and 16)
Residential Parking Unit A (See Sheet 1)
Residential Parking Unit B (See Sheet 1)
Retail Parking Unit (See Sheet 1)
- Sheets 2 through 16 depict only the Retail Units, the Residential Units, and those Common Areas comprising or contained within the buildings. For a depiction of the Parking Units and the outdoor Common Areas (i.e., those Common Areas not comprising or contained within the buildings), refer to Sheet 1.



SURVEYOR'S CERTIFICATE
I, Mark E. Babbitt, hereby certify that I am a Registered Professional Utah Land Surveyor; that I hold Certificate No. 166484, as prescribed by the laws of the State of Utah; and that I have made a survey of the tracts of land described below. I further certify that (a) the boundary description set forth below correctly describes the perimeter of the surface of the land on which has been or will be constructed "The Junction Condominiums, a Utah condominium project"; (b) the property corners have been accurately set on the ground and are sufficient to readily retrace or reestablish this survey; and (c) this plat consisting of sixteen (16) sheets was prepared in accordance with Section 57-8-13(1) of the Utah Condominium Ownership Act and represents a true and accurate map of the land and of the buildings to be constructed thereon to the best of my knowledge and belief.

Dated _____, 2008.
Mark E. Babbitt
No. 166484
MGR
STATE OF UTAH
OWNER'S DEDICATION

The undersigned fee owner of the tracts of land described below hereby sets apart and subdivides the same into condominium units and common areas as shown on this plat, submits the described property to the terms of The Utah Condominium Ownership Act, and names said tract "The Junction Condominiums, a Utah condominium project", and does hereby (a) dedicate, grant and convey an easement over the outdoor common areas (but not the common areas comprising any building) to Ogden City, a Utah municipal corporation, guaranteeing that such common areas remain forever open and undeveloped except for approved recreational, parking and open space purposes, including public ingress and egress; and (b) dedicate, grant and convey to Ogden City and any other governmental or quasi governmental body having jurisdiction over such lands, a perpetual easement over and across the common areas and the parking units for the purpose of providing police and fire protection, providing emergency medical services and providing any other governmental or municipal service.

Dated _____, 2008.
Ogden City Redevelopment Agency
a body politic and political subdivision of the State of Utah
By: _____
Name: _____
Title: _____
State of Utah } ss
County of _____
The forgoing Owner's Consent was acknowledged before me on _____, 2008, by _____ of Ogden City Redevelopment Agency.
Notary Public

BOUNDARY DESCRIPTION

Parcel A
All of Lot 10B, Ogden City Entertainment Subdivision - Phase 2 (Amended), according to the official plat thereof, filed at page 78 in Book 64 of Plats in the official records of Weber County, Utah.
AND
Parcel B
All of Lot 11B and a portion of Lot 11C, Ogden City Entertainment Subdivision - Phase 2 (Amended) Lot 11 2nd Amendment, according to the official plat thereof, filed at Page 56 in Book 65 of Plats in the official records of Weber County, Utah, and more particularly described as follows:
Beginning at the Northwest Corner of Lot 11A, Ogden City Entertainment Subdivision - Phase 2 (Amended) Lot 11 2nd Amendment, Ogden City, Weber County, Utah, which point is 377.10 feet South 88°45'51" East; 180.56 feet North 1°18'53" East and 30.02 feet South 88°41'51" East from the Ogden City Monument located at the intersection of 24th Street and Grant Avenue and running thence Northeasterly five (5) courses along the Easterly right-of-way line of Kiesel Avenue as follows: North 1°18'08" East 87.74 feet; along the arc of a 70.00 foot radius curve to the right a distance of 39.68 feet (Central Angle equals 32°28'35" and Long Chord bears North 16°43'17" East 39.15 feet); North 33°38'38" East 165.02 feet; along the arc of a 130.00 foot radius curve to the left a distance of 73.24 feet (Central Angle equals 32°16'46" and Long Chord bears North 16°59'55" East 72.27 feet); and North 1°18'08" East 11.77 feet; thence South 88°41'52" East 99.53 feet; thence South 88°40'03" East 83.34 feet to the West right-of-way line of Washington Boulevard; thence South 1°18'08" West 338.95 feet along said West right of way line to the North boundary line of said Lot 11A; thence North 88°41'50" West 305.52 feet along said North boundary line to the point of beginning.

LEGEND
Found Monument
O.C.S. Ogden City Survey
San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Electrical Manhole
Common Areas -
Residential Parking Unit -
Retail Parking Unit -
Condominialized Building -

004216
RECORDED
JAN 09 2009
WEBER COUNTY SURVEYOR

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ AT _____
RECORDS, PAGE _____ OF OFFICIAL RECORDS
FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

OGDEN CITY COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

I hereby certify that this plat complies with the minimum requirements of the Subdivision Ordinance of Ogden City, and conforms with the approved preliminary plat, as reviewed and approved by the Ogden City Planning Commission and the Mayor of Ogden City, prerequisite to final plat approval by the Mayor of Ogden City.

Signed this ___ day of _____, 2008.

OGDEN CITY ENGINEER

I hereby certify that this plat complies with the minimum conditions of the Ogden City ordinances this office is required to review and approve.

Signed this ___ day of _____, 2008.

OGDEN CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Mayor of Ogden City, Utah this ___ day of _____, 2008.

Attest: _____
Title: _____

OGDEN CITY ATTORNEY'S OFFICE

Approved by the city Attorney's Office
This ___ day of _____, 2008.

GREAT BASIN ENGINEERING NORTH
5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 153046, Ogden, Utah 84415
Ogden (801)381-8215 Salt Lake City (801)381-8222 Fax (801)381-7544

Manager, Planning Division

Ogden City Engineer

Mayor

Signature

Sheet 1 of 16

06N107CP