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WHEN RECORDED MAIL TO:
Eastside Investors, LLC
180 N University Ave, Suite 820
Provo, UT 84601

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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
BROADWAY PLACE INVESTORS
180 N UNIVERSITY AVE STE 820
PROVO UT 84601
BY: CDC, DEPUTY - WI 4 P.

Parcel ID# 16-06-427-038

UTILITY EASEMENT DEDICATION

Eastside Apartments, Salt Lake City, Utah
Utility Easements

March 12, 2012

Eastside Investors, LLC ("Grantor"), of Utah County, State of Utah, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, as defined in Utah Code Section 54-2-1(15), as amended, THEIR SUCCESSORS AND ASSIGNS ("Grantees"), A PERMANENT EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, through and across the following-described land and premises (the "PUE") situated in the County of Salt Lake, State of Utah, to-wit:

North Easement for Utilities – See Exhibit A

Beginning at a point on the Westerly Boundary Line of Eastside Apartments, said point being also S89°58'00"W 213.08 feet, along the Monument Line of 300 South Street and South 234.05 feet from the Street Monument located at the Intersection of 300 South and 600 East Streets; and running thence East 149.17 feet to the Westerly Right-of-Way Line of 600 East Street; thence, along said Westerly Right-of-Way Line, S00°01'25"E 23.29 feet; thence N89°58'03"W 146.47 feet to said Westerly Boundary Line of Eastside Apartments; thence, along said Westerly Boundary Line, the following three (3) courses: (1) North 2.08 feet, (2) West 2.69 feet, (3) N00°01'22"W 21.12 feet to the Point of Beginning.

Contains: 3,462 SF or 0.08 AC.

South Easement for Utilities – See Exhibit B

Beginning at a point on the Westerly Right-of-Way Line of 600 East Street, said point being also S00°01'25"E 519.24 feet, along the Monument Line of said 600 East Street, and West 64.00 feet from the Street Monument located at the Intersection of 300 South and 600 East Streets; and running thence S89°57'38"W 308.37 feet; thence N00°02'22"W 17.64 feet; thence S89°57'38"W 16.80 feet; thence North 47.69 feet to the Southwesterly Boundary Line of The Eastside Apartments; thence, along said Southwesterly Boundary Line, N89°57'40"E 22.00 feet; thence South 35.87 feet; thence East 20.21 feet; thence South 9.97 feet; thence East 19.38 feet; thence South 8.46 feet; thence N89°57'38"E 263.60 feet to said Westerly Right-of-Way Line of 600 East Street; thence, along said Westerly Right-of-Way Line, S00°01'25"E 11.00 feet to the Point of Beginning.

Contains: 5,013 SF or 0.12 AC.

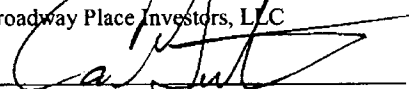
SUBJECT TO easements, rights of way, restrictions and reservations, whether or not appearing of record.

SUBJECT TO Utah law regarding Public Utility easements, including without limitation the provisions of Utah Code Section 54-3-27, as amended.

Grantees shall have the right to install, maintain and operate their equipment and all other related facilities above and below ground within the Public Utility Easements identified on the attached Exhibit "A" as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE, PROVIDED, HOWEVER, that Grantees' actions shall in no way damage or interfere with the functionality of existing and future underground storm water detention vaults (the "Vaults") to be installed and maintained by Grantor in the PUE. A Grantee may require Grantor to remove all above ground obstructions at Grantor's expense, or a Grantee may remove such obstructions at Grantor's expense. At no time may any permanent structures, other than the Vaults, be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the Grantees with facilities in the PUE.

IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY GRANTEE OR GRANTOR, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE GRANTEE OR GRANTOR REQUIRING OR REQUESTING THE SAME.

WITNESS the execution hereof this 12 day of March, 2012.

By: Broadway Place Investors, LLC


By: Cameron Gunter

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On the 12 day of March, 2012, personally appeared before me Cameron Gunter, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.



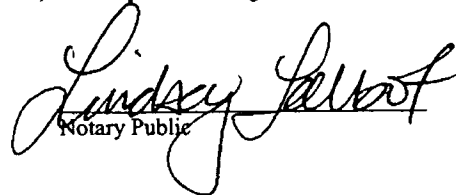

Notary Public

Exhibit A - North PUE

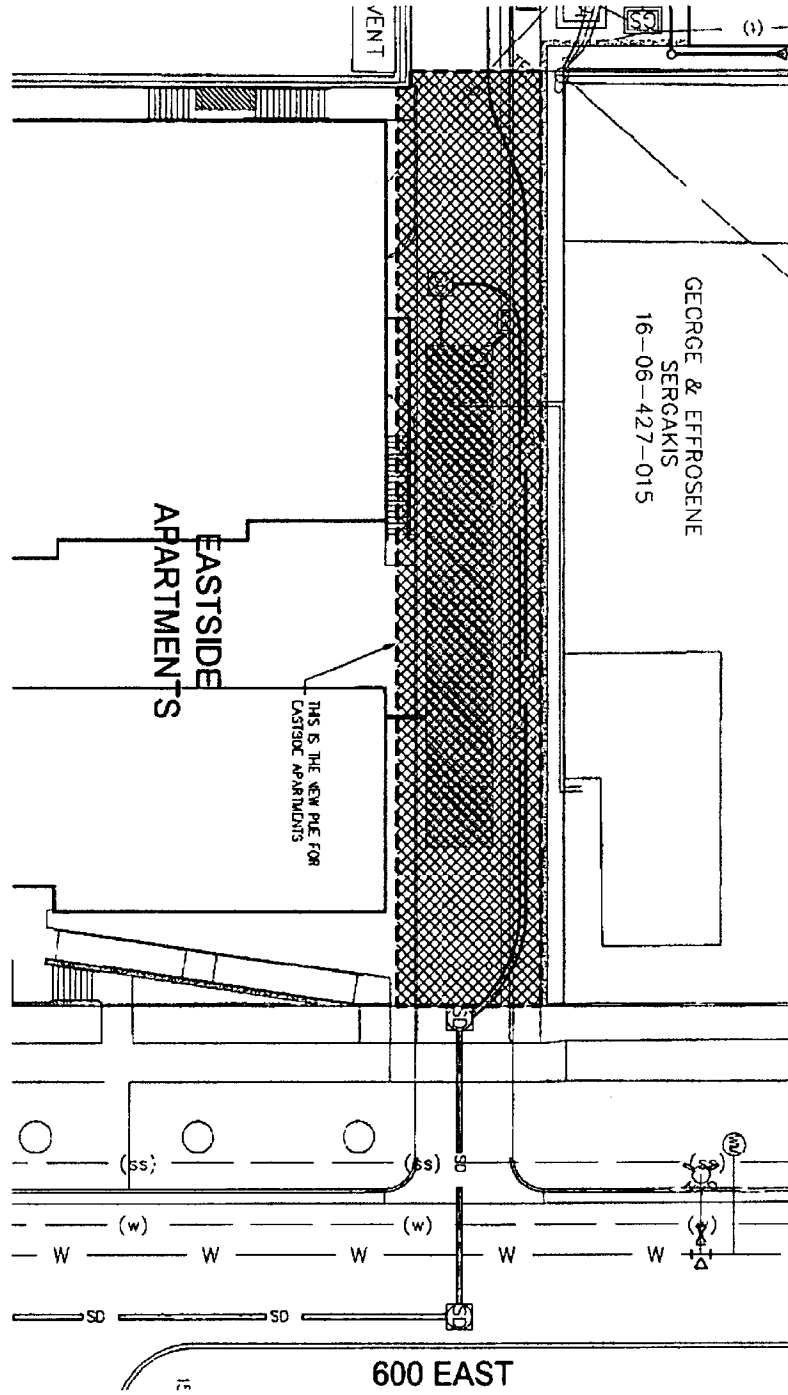


Exhibit B - South PUE

