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12/14/2020 3:17:00 PM \$40.00
Book - 11079 Pg - 9855-9857
RASHELLE HOBBS
Recorder, Salt Lake County, UT
JEFFREY Q CARDON PC
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:
OZ5 Opportunity Fund, LLC
1810 West 700 North, Ste. 100
Lindon, Utah 84042

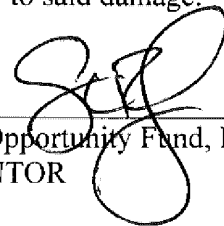
GRANT OF PERPETUAL EASEMENT

For and in consideration of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, OZ8 Opportunity Fund, LLC, a Utah Limited Liability Company, GRANTOR, of Utah County, State of Utah, hereby grants a Perpetual Easement (“Easement”) to OZ5 Opportunity Fund, LLC, a Utah Limited Liability Company, GRANTEE, of Utah County, State of Utah, affecting land in Salt Lake City, Salt Lake County, State of Utah (“Property”), described and depicted as follows:

SEE LEGAL DESCRIPTION IN EXHIBIT “A” ATTACHED HERETO

The Easement is hereby granted to GRANTEE and its contractors, agents, assignees, tenants, invitees and/or successors-in-interest for the purposes of: (1) locating and maintaining private and public utilities including, but not limited to, a waste and property maintenance enclosure on the Property; and (2) providing ingress, egress and access to private and public utilities necessary to maintain and service Grantee’s Property, which is separately described on Exhibit “A” attached hereto and incorporated herein by this reference, whenever needed.

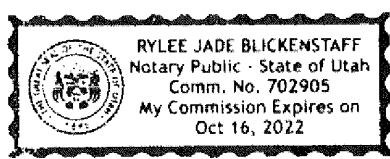
GRANTOR shall maintain the Property but shall be restricted from using the Property in a manner that could materially interfere with the perpetual access and/or use of the Property for the above-stated purposes. Taxes and/or assessments pertaining to the Property shall continue to be paid by GRANTOR, its successors or assigns. Any damage caused to Property as a result of GRANTEE’s access and/or use thereto shall be repaired by GRANTEE so as to restore the same, as reasonably as practicable, to the condition it was in prior to said damage.



OZ8 Opportunity Fund, LLC
GRANTOR

STATE OF UTAH)
 :SS
County of Utah)

The foregoing instrument was acknowledged before me this 23rd day of November, 2020, by Scott S. Chappell, as authorized and legal representative of OZ8 Opportunity Fund, LLC, a Utah Limited Liability Company.





NOTARY PUBLIC

EXHIBIT "A"

Grantor's Property:

Parcel No.: 08-35-457-002

Beginning at the Northwest corner of Lot 4, Block 58, Plat "C", Salt Lake City Survey, and running thence South 0 deg. 02'29" East 66.00 feet (South 66.00 feet in prior deeds); thence North 89 deg. 58'36" East 330.17 feet, more or less, (East 330.00 feet in prior deeds), to the East line of said Lot 4; thence along said East line South 0 deg. 02'29" East 16.50 feet (South 16.50 feet in prior deeds); thence North 89 deg. 58'36" East 74.75 feet (East 74.75 feet in prior deeds) to the Westerly line of property described in that certain Quit Claim Deed recorded February 8, 1972 as Entry No. 2436079 in Book 3040 at Page 223 of the official records of the Salt Lake County Recorder; thence along said Westerly line North 0 deg. 02'29" West 61.58 feet; thence continuing along said Westerly line North 32 deg. 20'05" East 14.94 feet; thence continuing along said Westerly line North 02 deg. 52'10" East 8.34 feet, more or less, to the North line of Lot 7, said Block 58; thence along the North line of said Lot 7 and the North line of Lot 4, said Block 58, South 89 deg. 58'50" West 149.24 feet, more or less, to the Southwest corner of property described as Parcel "A" in that certain Ground Lease with First Right to Purchase recorded August 13, 1982 as Entry No. 3702190 in Book 5402 at Page 2281 of the official records of the Salt Lake County Recorder; thence along the Westerly line of the property described in said Ground Lease North 0 deg. 02'05" West 165.12 feet, more or less (North 10 rods in prior deeds), to the North line of Lot 5, said Block 58; thence along the North line of said Lot 5 South 89 deg. 58'36" West 132.07 feet (West 8 rods in prior deeds); thence South 0 deg. 02'29" East 161.07 feet (South 161.00 feet in prior deeds); thence South 89 deg. 58'36" West 132.07 feet (West 132.00 feet in prior deeds); thence South 0 deg. 02'29" East 4.00 feet (South 4.00 feet in prior deeds) to the point of beginning.

Grantee's Property:

Parcel No. 08-35-457-031

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 5, BLOCK 58, PLAT "C", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 89 DEG. 58' 38" EAST ALONG SAID NORTHERLY LINE 264.132 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING NORTH 89 DEG. 58' 38" EAST ALONG THE NORTH TEMPLE MONUMENT LINE 331.338 FEET AND SOUTH 00 DEG. 02' 05" EAST 74.988 FEET FROM A SALT LAKE COUNTY MONUMENT IN THE INTERSECTION OF SAID NORTH TEMPLE AND 900 WEST STREETS, AND RUNNING THENCE NORTH 89 DEG. 58' 38" EAST 66.034 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID BLOCK 58; THENCE NORTH 89 DEG. 58' 38" EAST ALONG THE NORTH LINE OF SAID LOT 6, 123.814 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN QUIT-CLAIM DEED RECORDED FEBRUARY 08, 1972 AS ENTRY NO. 2436079, IN BOOK 3040, AT PAGE 223 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE

WESTERLY LINE OF SAID PROPERTY SOUTH 0 DEG. 02' 29" EAST 136.966 FEET, MORE OR LESS (136.89 FEET IN SAID QUIT-CLAIM DEED); THENCE CONTINUING ALONG THE SAID WESTERLY LINE SOUTH 58 DEG. 24' 52" WEST 13.315 FEET, MORE OR LESS (13.27 FEET IN SAID QUIT-CLAIM DEED); THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 89 DEG. 58' 38" WEST 28.205 FEET, MORE OR LESS (SOUTH 89 DEG. 58' 36" WEST 28.19 FEET IN SAID QUIT-CLAIM DEED); THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 2 DEG. 52' 10" WEST 21.191 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT 6, SAID BLOCK 58; THENCE ALONG THE SOUTH LINE OF SAID LOT 6 AND THE SOUTH LINE OF LOT 5, SAID BLOCK 58 SOUTH 89 DEG. 58' 50" WEST 149.238 FEET; THENCE NORTH 0 DEG. 02' 05" WEST 165.091 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT, AS CREATED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MAY 12, 2011, AS ENTRY NO. 11181724 IN BOOK 9924, AT PAGE 1771 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOTS 5 AND 6, BLOCK 58, SALT LAKE CITY SURVEY, PLAT "C" SITUATE IN THE SOUTH HALF OF THE SOUTHWEST 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 WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF NORTH TEMPLE STREET WHICH POINT IS 66.03 FEET SOUTH 89 DEG. 58' 38" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FROM THE NORTHWEST CORNER OF SAID LOT 6; AND RUNNING THENCE NORTH 89 DEG. 58' 38" EAST 189.85 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 00 DEG. 02' 29" EAST 8.05 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89 DEG. 50' 40" WEST 83.89 FEET; THENCE NORTH 85 DEG. 49' 06" WEST 106.25 FEET TO THE POINT OF BEGINNING.