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4/13/2021 2:20:00 PM \$40.00  
Book - 11156 Pg - 2215-2225  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 11 P.

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

North Temple LIHTC, LLC  
423 West Broadway Suite 230  
Salt Lake City, UT 84101

15-03-101-028 ~ 08-34-353-054  
CT-141908

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**UTILITIES EASEMENT AGREEMENT**

THIS UTILITIES EASEMENT AGREEMENT (“**Agreement**”) is made and entered into as of March 5, 2021 (the “**Effective Date**”), by and between **NORTH TEMPLE LIHTC, LLC**, a Utah limited liability company (“**Grantor**”), and **J.I.C. LLC**, a Washington limited liability company (“**Grantee**”). Grantor and Grantee are together referred to herein as the “**Parties**” and individually as a “**Party**.”

**RECITALS**

- A. Grantor is the owner of certain real property located in Salt Lake City, Salt Lake County, Utah, as described on Exhibit A attached hereto (the “**Grantor Property**”).
- B. Grantee is the owner of certain adjacent real property located in Salt Lake City, Salt Lake County, Utah, as described on Exhibit B attached hereto (the “**Grantee Property**”).
- C. There currently exists Electrical Equipment on a portion of the Grantor Property, as described and/or depicted on Exhibit C attached hereto (the “**Electrical Equipment**”) located in the “**Electrical Equipment Area**”.
- D. Grantor desires to grant an easement to the Grantee with respect to the Electrical Equipment Area (including both access upon and over such Area and for maintenance of aboveground and underground Electrical Equipment within such Area) as more particularly set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**AGREEMENT**

1. Grant of Easements. Grantor hereby grants and conveys to Grantee, its successors and assigns, a nonexclusive easement upon, across and under the Electrical Equipment Area, for access to, and the operation, use, maintenance, repair, and replacement of electrical equipment improvements (the “**Utilities Easement**”). Grantee may permit its Permittees to exercise the rights granted to it herein provided such use by any Permittee is reasonably related to the limited

purposes for which the Utilities Easement (the “**Easement**”) are granted. For purposes of this Agreement, the term “Permittee” and “Permittees” means, individually and collectively, the employees, members, agents, affiliates, contractors, subcontractors, licensees, vendors or suppliers of the Grantee furnishing materials, labor or services, performing any activities on behalf the Grantee or otherwise exercising any rights of the Grantee under this Agreement.

2. Reservation of Rights. With respect to the Utilities Easement granted herein, Grantor thereof hereby expressly reserves and shall have the right to use and enjoy the Grantor Property for itself, and its transferees, successors, assigns, contractors, subcontractors, agents, licensees, guests, and invitees. Nothing in this Agreement will be deemed to be a gift or dedication of any portion of the Grantor Property or Electrical Equipment Area, to or for the general public or for any public purposes, it being the intention of the Parties that this Agreement be strictly limited to and for the purposes expressed herein.

3. No Obstruction. Neither Party may place any fence, barricade, or other obstruction on or across any portion of the Electrical Equipment Area in a manner that prohibits access to or use of the Grantor Property.

4. Covenants Run with the Land. The Easements, rights, and interests granted herein shall constitute covenants running with the land and shall burden the Grantor Property, as the servient estates, and benefit the Grantee Property, as the dominant estates, and shall be binding upon the Parties and their successors, assigns, and any person acquiring, leasing, or otherwise owning an interest in the Grantor Property or the Grantee Property.

5. Indemnification. Grantee agrees to indemnify, defend, and hold harmless Grantor and its parent, subsidiary or affiliated companies and their respective employees, officers, directors, vendors, contractors, and authorized agents and representatives from any and all claims, demands and causes of action for damages to property or injury to or death of persons which may in any way result from, grow out of, or arise out of the exercise by Grantee of any of the rights herein granted except to the extent that such claims, demands, or causes of action result from Grantor’s negligence or willful misconduct.

6. Attorneys’ Fees. In the event suit or action is instituted to interpret or enforce the terms of this Agreement, or in connection with any arbitration or mediation of any dispute hereunder, the prevailing party shall be entitled to recover from the other Party such sum as the court, arbitrator or mediator may adjudge reasonable as attorneys’ fees, including such fees as are incurred in any trial, on any appeal, in any bankruptcy proceeding (including the adjudication of issues peculiar to bankruptcy law) and in any petition for review. Each Party shall also have the right to recover its reasonable costs and attorneys’ fees incurred in collecting any sum or debt owed to it by the other Party, with or without litigation, if such sum or debt is not paid within fifteen (15) days following written demand therefor. The “prevailing party,” for purposes of this Agreement, shall be deemed to be the party who obtains substantially the result sought, whether by settlement, dismissal, or judgment.

7. AS-IS; Subject to Prior Interests. The rights of Grantee under this Agreement are subject to any and all prior rights and interests, whether or not of public record, including all liens, easements, servitudes, rights of way, oil, gas, and mineral leases, and all other grants or

reservations either of record or on the ground affecting the Grantor Property. Grantee accepts the Easement granted herein and any other portion of the Grantor Property related to the Easement strictly "AS-IS," with all defects, apparent or latent, without any representation or warranty by Grantor or any representative of Grantor, expressed or implied. Grantee hereby assumes all risk of their use of the Easement and the exercise of its rights under this Agreement. Without limiting the foregoing, the Easement and the rights of Grantee herein are granted subject to all matters of record and matters that a complete survey and inspection of the Easements and related areas of the Grantor Property would reveal.

8. Headings. The section or paragraph headings in this Agreement are included for convenience only; they do not give full notice of the terms of any portion of this Agreement and are not relevant to the interpretation of any provision of this Agreement.

9. Complete Agreement. This Agreement, including the specific terms of any other agreement which are expressly referenced in this Agreement, constitutes the complete, entire, and integrated agreement of the Parties with respect to its subject matter. All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written, are superseded by and merged in this Agreement.

10. Modification or Amendment. This Agreement may be amended or modified only by the agreement of the Grantor and the Grantee or their successors in interest and no such amendment or modification will be effective until a written instrument setting forth its terms has been executed and recorded in the real property records of Salt Lake County, Utah.

11. Waiver; Cumulative Remedies. Waiver of any provision of this Agreement by either Party will only be effective if in writing and will not be construed as a waiver of any subsequent breach, inaccuracy or nonperformance of or noncompliance with the same provision or a waiver of any other provision of this Agreement. All rights and remedies provided in this Agreement are cumulative and not exclusive, and the exercise by either Party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, in any other agreement between the Parties or otherwise.

12. No Partnership. None of the terms or provisions of this Agreement will be deemed to create a partnership between or among the Parties, nor will it cause them to be considered joint venturers or members of any joint enterprise. This Agreement is not intended nor will it be construed to create any third-party beneficiary rights in any person who is not an owner of the Grantor Property or the Grantee Property.

13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

14. Severability. Invalidation of any provisions of this Agreement will in no way affect any of the other provisions of this Agreement.

15. Time of Essence. Time is of the essence for this Agreement and each and every term and provision hereof.

16. Counterparts. This Agreement may be executed in two or more counterparts and each counterpart shall be deemed to be an original, but all of which together shall constitute one and the same instrument upon delivery of one such counterpart by each Party to this Agreement.

[Signatures and acknowledgements on following pages]

IN WITNESS WHEREOF, Grantor has caused this Utilities Easement Agreement to be duly executed and delivered as of the day and year first above written.

**Grantor:**

NORTH TEMPLE LIHTC, LLC,  
a Utah limited liability company

By: Michael D. Bett

Name: Michael D. Bett

Title: Manager

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

The foregoing instrument was acknowledged before me on April 12, 2021,  
by Michael Bett, the Manager of NORTH TEMPLE LIHTC, LLC, a Utah  
limited liability company.



Jake Jackson  
NOTARY SIGNATURE  
Residing at: Salt Lake City  
My Commission Expires: 07/31/24

IN WITNESS WHEREOF, Grantee has caused this Utilities Easement Agreement to be duly executed and delivered as of the day and year first above written.

**Grantee:**

J.I.C. LLC, a Washington limited liability company

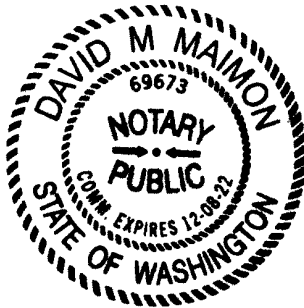
By: [Signature]

Name: Jonathan Diamond

Title: Manager

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

The foregoing instrument was acknowledged before me on April 6, 2021, by Jon Diamond, the Manager of J.I.C. LLC, a Washington limited liability company.



[Signature]

NOTARY SIGNATURE  
Residing at: Seattle  
My Commission Expires: 12-8-22

**Exhibit A**

**Grantor Property**

**Lot 1, 1925 WEST NORTH TEMPLE SUBDIVISION**

A parcel of land situate in the Southwest Quarter of Section 34, Township 1 North, Range 1 West, and in the Northwest Quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way of North Temple Street, said point being North 89°58'38" East 322.84 feet along the monument line and South 00°01'22" East 74.41 feet from the Street Monument at 2050 West Street and North Temple Street, said monument being North 0°00'38" West 739.45 feet from the Southwest Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running;

thence along the Southerly Right-of-Way of said North Temple Street the following (5) five courses: (1) North 89°57'15" East 91.05 feet; 2) South 45°42'14" East 23.78 feet; 3) East 44.14 feet; 4) North 50°03'30" East 25.11 feet; 5) North 87°09'19" East 7.22 feet;

thence South 00°00'03" East 202.06 feet;

thence North 89°58'38" East 175.00 feet;

thence North 00°11'08" West 210.00 feet to a point on the Southerly Right-of-Way of said North Temple Street;

thence North 89°58'38" East 301.21 feet along the Southerly Right-of-Way of said North Temple Street;

thence South 00°00'43" East 672.30 feet;

thence North 89°56'42" East 307.01 feet to a point on the Westerly Right-of-Way of Orange Street;

thence South 00°03'08" East 278.65 feet along the Westerly Right-of-Way of said Orange Street;

thence North 89°54'47" West 43.67 feet;

thence South 45°05'13" West 28.85 feet;

thence North 89°54'47" West 617.52 feet;

thence North 14°26'08" West 4.99 feet;

thence South 89°21'06" West 42.59 feet;

thence North 14°23'36" West 199.10 feet;

thence North 76°12'53" East 10.13 feet;

thence North 14°31'54" West 19.69 feet;

thence South 77°19'44" West 10.22 feet;

thence North 14°19'29" West 49.07 feet;

thence South 89°56'42" West 136.10 feet;

thence North 00°03'18" West 33.27 feet;

thence South 89°56'42" West 26.17 feet;

thence North 00°11'08" West 298.49 feet;

thence North 19°39'22" West 15.00 feet;

thence North 00°11'08" West 352.24 feet to the point of beginning.

LESS AND EXCEPTING

Commencing North 89°58'38" East 322.84 feet and South 00°01'22" East 74.41 feet and South 00°11'08" East 323.74 feet and North 89°48'52" East 15.50 feet from the Street Monument at the 2050 West Street and North Temple Street, said monument being North 0°00'38" West 739.45 feet from the Southwest Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 89°58'38" East 161.82 feet;  
thence South 00°03'01" West 158.58 feet;  
thence South 89°58'38" West 156.17 feet;  
thence North 00°11'08" West 115.96 feet;  
thence North 19°39'22" West 15.00 feet;  
thence North 00°11'08" West 28.49 feet to the point of beginning.

Contains 603,809 square feet or 13.862 acres.



**Exhibit B**

Grantee Property

**Lot 2, 1925 WEST NORTH TEMPLE SUBDIVISION**

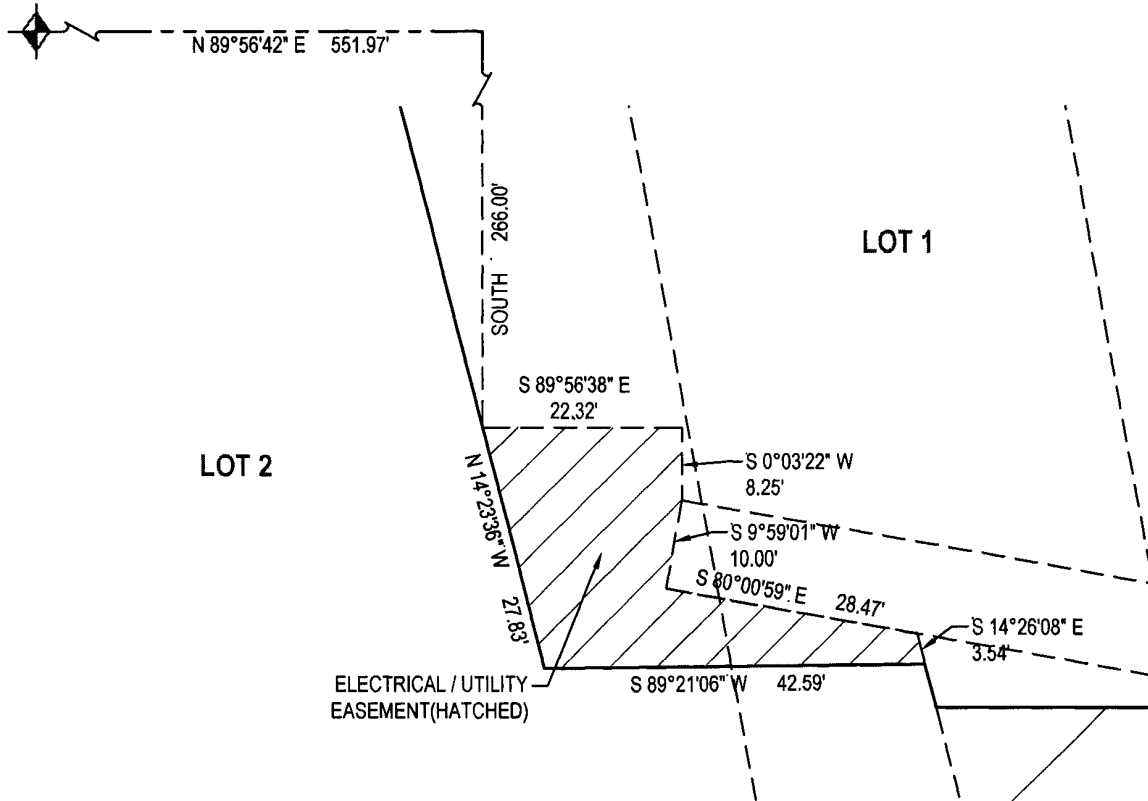
A parcel of land situate in the Northwest Quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Northeasterly Right-of-Way of Interstate 215, said point being North 89°58'38" East 75.73 feet along the monument line and South 00°01'22" East 772.68 feet from the Street Monument at 2050 West Street and North Temple Street, said monument being North 0°00'38" West 739.45 feet from the Southwest Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 89°56'42" East 416.28 feet;  
thence South 14°19'29" East 49.07 feet;  
thence North 77°19'44" East 10.22 feet;  
thence South 14°31'54" East 19.69 feet;  
thence South 76°12'53" West 10.13 feet;  
thence South 14°23'36" East 199.10 feet;  
thence North 89°21'06" East 42.59 feet;  
thence South 14°26'08" East 4.99 feet;  
thence South 89°54'47" East 617.52 feet;  
thence North 45°05'13" East 28.85 feet;  
thence South 89°54'47" East 43.67 feet to a point on the Westerly Right-of-Way of said Orange Street;  
thence South 00°03'08" East 54.95 feet along the Westerly Right-of-Way of said Orange Street;  
thence South 89°57'38" West 672.39 feet;  
thence South 14°26'08" East 330.19 feet;  
thence South 89°59'16" West 247.56 feet to a point on the Northeasterly Right-of-Way of said Interstate 215;  
thence Northwesterly 241.64 feet along the arc of a 1,015.92 foot radius curve to the right (center bears North 36°14'27" East and the chord bears North 46°56'43" West 241.07 feet with a central angle of 13°37'41") along the Northeasterly Right-of-Way of said Interstate 215;  
thence Northwesterly 499.01 feet along the arc of a 1,105.92 foot radius curve to the right (center bears North 53°54'04" East and the chord bears North 23°10'21" West 494.79 feet with a central angle of 25°51'10") along the Northeasterly Right-of-Way of said Interstate 215 to the point of beginning.

Contains 267,528 square feet or 6.142 acres.

NORTHWEST CORNER  
SECTION 3  
T1S, R1W, SLB&M



PROJECT # DATE  
9372C 2/22/21

1 OF 1

FILE:

**NORTH TEMPLE APARTMENTS  
EASEMENT EXHIBIT**  
1925 WEST NORTH TEMPLE STREET  
SALT LAKE CITY, UTAH  
ELECTRICAL / UTILITY EASEMENT

FOR:  
GARDNER BATT  
423 WEST BROADWAY, SUITE 230  
SALT LAKE CITY, UTAH 84101

45 W. 10000 S. Ste 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
[www.ensigneng.com](http://www.ensigneng.com)



**Exhibit C**

Electrical Equipment Area

**ELECTRICAL / UTILITY EASEMENT**

Beginning at a point on the West Boundary line of Lot 1, 1925 WEST NORTH TEMPLE SUBDIVISION, said point being North 89°56'42" East 551.97 feet along the North Section line and South 266.00 feet from the Northwest Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 89°56'38" East 22.32 feet;  
thence South 00°03'22" West 8.25 feet;  
thence South 09°59'01" West 10.00 feet;  
thence South 80°00'59" East 28.47 feet;  
thence South 14°26'08" East 3.54 feet to a point on the South line of said Lot 1;  
thence South 89°21'06" West 42.59 feet along the South line of said Lot 1;  
thence North 14°23'36" West 27.83 feet along the West line of said Lot 1 to the point of beginning.

Contains 655 square feet or 0.015 acres.