

WHEN RECORDED RETURN TO:

North Temple LIHTC, LLC  
423 W. Broadway, Suite 230  
Salt Lake City, Utah 84101

TAX ID: 08-34-353-055

141908-MCY

13697252  
6/22/2021 11:03:00 AM \$40.00  
Book - 11194 Pg - 5252-5259  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 8 P.

**RELEASE AND TERMINATION OF  
EASEMENT AND MAINTENANCE AGREEMENT**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, as the sole fee simple owner of the property described in that certain Easement and Maintenance Agreement dated December 18, 1997, recorded with the Salt Lake County Recorder's office on December 19, 1997, as Entry No. 6819547, at Book 7835, Pages 2526 *et seq.* (the "1997 Agreement"), and in that certain Agreement dated April 18, 2000, recorded with the Salt Lake County Recorder's office on April 21, 2000 as Entry No. 7622378, at Book 8356, Pages 6020 *et seq.* (the "2000 Agreement"), does hereby release and terminate the 1997 Agreement and the 2000 Agreement (and all easements referenced and/or provided therein). The 1997 Agreement and 2000 Agreement relate to that certain property and those easements more particularly described on Exhibits A, B, C, D and E attached hereto and incorporated herein.

*[Remainder of Page Intentionally Left Blank.]*

DATED this 16<sup>TH</sup> day of June, 2021.

**NORTH TEMPLE LIHTC, LLC**, a Utah limited liability company

By: GBC Housing I, LLC, a Utah limited liability company, its Managing Member

By: Gardner Batt, LLC, a Utah limited liability company, its Manager

By: Michael D. Batt  
Name: Michael D. Batt  
Its: Manager

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

On the 16 day of June, 2021, personally appeared before me Michael D. Batt, who acknowledged to me that he executed the foregoing instrument as Manager of Gardner Batt, LLC, a Utah limited liability company, the Manager of GBC Housing I, LLC, a Utah limited liability company, the Managing Member of North Temple LIHTC, LLC, a Utah limited liability company.

(SEAL)

Jake Jackson  
Notary Public

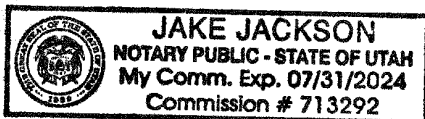


EXHIBIT A  
(Legal Description of the Willow Creek Property)

Situated in Salt Lake County, State of Utah, to-wit:

BEGINNING on the South right-of-way line of North Temple Street at a point North 89°12'01" East 504.03 feet, more or less, and North 700.45 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said Section corner being an unmarked County Survey Monument located at the South right-of-way line of the Salt Lake Garfield and Western Railroad, said beginning point is also South 0°04'57" West 34.69 feet and North 89°12'01" East 504.03 feet, more or less, and North 700.45 feet, more or less, from an unmarked County Survey Monument which is South 89°57'27" West 2639.8 feet from the North Quarter corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian as shown on the Area Reference Plat on file in the Salt Lake County Surveyor's Office, and said point of beginning being also North 89°58'38" East 501.33 feet and South 66.60 feet from a Salt Lake City Survey Monument, said Monument being South 89°58'38" West 2577.29 feet from a Salt Lake City Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning having also been described as being East 504 feet and North 704 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 210.00 feet; thence South 89°58'38" West 0.20 feet to a fence line; thence South 0°14'09" West along said fence line 121.51 feet; thence South 89°58'38" West 161.82 feet; thence North 331.51 feet to the South right-of-way line of said North Temple Street; thence North 89°58'38" East along said South line, 162.52 feet to the point of BEGINNING.

EXHIBIT B  
(Legal Description of the Roadway Easement)

Situated in Salt Lake County, State of Utah, to-wit:

BEGINNING on the South line of North Temple Street at a point 323.33 feet North  $89^{\circ}58'38''$  East and South 66.60 feet from a Salt Lake City Survey Monument, said monument being South  $89^{\circ}58'38''$  West 2577.29 feet from a Salt Lake City Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning being also East 326 feet and North 704 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 360 feet, more or less; thence South  $19^{\circ}28'15''$  East 6.06 feet to the Southeast corner of the land conveyed to ROBERT H. BREINHOLT and JANE T. BREINHOLT in that certain Special Warranty Deed recorded April 16, 1993 as Entry No. 5479167 in Book 6640 at Page 2658 of the Official Records of the Salt Lake County Recorder; thence East 28 feet; thence North  $19^{\circ}28'15''$  West 6.06 feet; thence North 360 feet, more or less, to the South line of North Temple Street; thence West 28 feet to the point of BEGINNING.

EXHIBIT C  
(Legal Description of the Access Easement)

Situated in Salt Lake County, State of Utah, to-wit:

BEGINNING at a point North 89°58'38" East 351.33 feet and South 383.91 feet from a Salt Lake City Survey Monument, said monument being South 89°58'38" West 2577.29 feet from a Salt Lake City Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning being also East 354 feet and North 704 feet, more or less, and South 317.51 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 149.36 feet to a fence line; thence South 0°14'09" West along said fence line 28.00 feet; thence South 89°58'38" West 149.25 feet; thence North 28.00 feet to the point of BEGINNING.

EXHIBIT D  
(Listener's Property)

BEGINNING at a point North 89°58'38" East 501.33 feet and South 0°04'57" West (South in some instruments of record) 66.60 feet and South 0°11'08" West (South in some instruments of record) 210.00 feet and South 89°58'38" West 0.20 feet and South 0°03'01" West (South 0°14'09" West in some instruments of record) along an existing fence line 121.51 feet from a Salt Lake City Survey Monument, said Salt Lake City Monument being North 739.33 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said Section corner being an unmarked County Survey Monument located at the South right-of-way line of the Salt Lake Garfield and Western Railroad, said Survey Monument also being South 89°58'38" West 2577.29 feet from a Salt Lake City Survey Monument located at the intersection of North Temple Street and Redwood Road, and said point of beginning also being on the South line of property conveyed to STEVSIM, INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548, in Book 7835, at Page 2538 of the official records of the Salt Lake County Recorder; and running South 0°03'01" West along an existing fence line 158.58 feet; thence South 89°58'38" West 156.17 feet; thence North 0°11'08" West 115.96 feet; thence North 19°39'22" West 14.99 feet; thence North 0°11'08" West 28.50 feet, more or less, to the South line of the said STEVSIM, INC. property; thence North 89°58'38" East along said South line 161.82 feet, more or less, to the point of BEGINNING.

EXHIBIT E  
(Jacobsen Property)

PARCEL 1:

Beginning at the intersection of the East line of a 28 foot right of way with the North line of the Salt Lake Garfield and Western Railroad right of way, at a point North 89°12'01" East 359.02 feet, more or less, and North 32.82 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said Section corner being an unmarked County Survey Monument located at the South right of way line of the Salt Lake Garfield and Western Railroad, said beginning point is also South 0°04'57" West 34.69 feet and North 89°12'01" East 359.02 feet, more or less, and North 32.82 feet, more or less, from an unmarked County Survey Monument which is South 89°57'27" West 2639.8 feet from the North Quarter Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian as shown on the Area Reference Plat on file in the Salt Lake County Surveyor's Office, and running thence along the East line of said 28 foot wide right of way for three courses as follows: North 295.45 feet; thence North 19°28'15" West 15.00 feet; thence North 28.48 feet, more or less, to the South line of property conveyed to STEVSIM, INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548, in Book 7835, at Page 2538 of the official records of the Salt Lake County Recorder; thence North 89°58'38" East along said South line 12.00 feet; thence South 31.81 feet, more or less; thence North 89°58'38" East 138.00 feet; thence North 153.33 feet; thence North 89°58'38" East 175.00 feet; thence North 210.00 feet to the South line of said North Temple Street; thence North 89°58'38" East along said South line 301.00 feet; thence South 669.42 feet to the North right of way line of the Salt Lake Garfield and Western Railroad; thence South 89°57'41" West 621.00 feet to the point of beginning.

PARCEL 2:

BEGINNING at a point North 89°12'01" East 504.03 feet, more or less, and North 700.45 feet, more or less, and South 210.00 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said Section corner being an unmarked County Survey Monument located at the South right-of-way line of the Salt Lake Garfield and Western Railroad, said point of beginning also being North 89°58'38" East 501.33 feet and South 66.60 feet and South 210.00 feet from a Salt Lake City Survey Monument, said Monument being South 89°58'38" West 2577.29 feet from a Salt Lake City Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning also described as being East 504 feet and North 704 feet, more or less, and South 210.00 feet, more or less, from the Southwest corner of said Section 34, and being on the Easterly line of property conveyed to STEVSIM, Continued)

INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548, in Book 7835, at Page 2538 of the official records of the Salt Lake County Recorder, and running thence South 89°58'38" West 0.20 feet, more or less, along a boundary of the STEVSIM, INC. property aforesaid to a fence line; thence South 0°14'09" West along said fence line and along the boundary of the said STEVSIM, INC. property 121.51 feet to the Southeast corner of the said STEVSIM, INC. property; thence South 0°03'01" West (South in some instruments of record) 31.82 feet, more or less; thence North 89°58'38" East 0.20 feet, more or less; thence North 0°11'50" East (North in some instruments of record) 153.33 feet, more or less, to the point of BEGINNING.

**EXCEPTING FROM PARCEL 1 AND PARCEL 2 ABOVE ANY PORTION WITHIN THE FOLLOWING DESCRIBED PROPERTY:**

BEGINNING at a point North 89°58'38" East 501.33 feet and South 0°04'57" West (South in some instruments of record) 66.60 feet and South 0°11'08" West (South in some instruments of record) 210.00 feet and South 89°58'38" West 0.20 feet and South 0°03'01" West (South 0°14'09" West in some instruments of record) along an existing fence line 121.51 feet from a Salt Lake City Survey Monument, said Salt Lake City Monument being North 739.33 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said Section corner being an unmarked County Survey Monument located at the South right-of-way line of the Salt Lake Garfield and Western Railroad, said Survey Monument also being South 89°58'38" West 2577.29 feet from a Salt Lake City Survey Monument located at the intersection of North Temple Street and Redwood Road, and said point of beginning also being on the South line of property conveyed to STEVSIM, INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548, in Book 7835, at Page 2538 of the official records of the Salt Lake County Recorder; and running South 0°03'01" West along an existing fence line 158.58 feet; thence South 89°58'38" West 156.17 feet; thence North 0°11'08" West 115.96 feet; thence North 19°39'22" West 14.99 feet; thence North 0°11'08" West 28.50 feet, more or less, to the South line of the said STEVSIM, INC. property; thence North 89°58'38" East along said South line 161.82 feet, more or less, to the point of BEGINNING.