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RASHELLE HOBBS
Recorder, Salt Lake County, UT
FREEMAN LOVELL PLLC
BY: eCASH, DEPUTY - EF 3 P.

PUBLIC UTILITY EASEMENT

Alta Vue Apartments, LLC (hereinafter the “GRANTOR”) for and in valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey to all Public Utilities (hereinafter the “GRANTEES”), their successors, assigns, lessees, licensees and agents, pursuant to Utah Code Ann. § 54-3-27, a perpetual Public Utility Easement and right-of-way to construct, reconstruct, modify, change, add to, operate, maintain, repair, protect, and remove public utility facilities and appurtenant parts (hereinafter the “FACILITIES”) as GRANTEES may require upon, over, under and across that portion of the following-described parcel of GRANTOR’S land situated in the County of Salt Lake, State of Utah, that is 5 feet in width and 34 feet in length, more or less, along and parallel to the western-most boundary of the following-described parcel of GRANTOR’S land and as more particularly described and/or shown on “**Exhibit A**” attached hereto and by this reference made a part hereof:

Legal Description of GRANTOR’S land:
BEG AT NE COR LOT 1, BLK 1, FRANKLIN SUB; N 89°46'53" W 148.5 FT; S 0°13'46" W 34 FT; S 89°46'53" E 41.25 FT; S 0°13'46" W 20 FT; S 89°46'53" E 90.33 FT; N 46°59'08" E 2.55FT; N 30°04'45" E 30.27 FT; N 0°13'46" E 26 FT TO BEG.
0.16 AC M OR L. 5888-802,804 7857-0663,0665 9645-6034

Assessor Parcel No. **15022320360000**

To have and hold the same unto the GRANTEES, its successors and assigns perpetually, with the right of ingress and egress to the GRANTEES, its officers, employees, agents, and assigns to enter upon the above-described property, including from adjacent lands of GRANTOR, with such equipment as is necessary to complete all activities in connection with the purposes for which this easement has been granted. The contractor performing the work shall restore all property affected by the work to its original condition or better.

GRANTOR reserves the right to occupy, use, and cultivate said easement for all purposes not inconsistent with the rights herein granted.

GRANTEES shall comply with all City, State and Federal laws and regulations and obtain all necessary permits, pay all applicable fees, and post any bonds required.

The rights, conditions, and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto.


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Signed and delivered this 7 day of September, 2021.

GRANTOR: ALTA VUE APARTMENTS, LLC,
a Utah limited liability company

By: Alta Bay Opportunity Fund I, LLC,
a Utah limited liability company,
its Managing Member

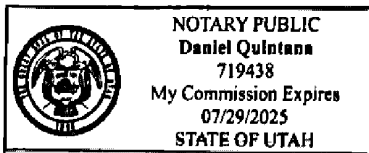
By: Alta Bay Capital, LLC,
a Utah limited liability company,
its Manager

By: 
Name: Chris Sherwood
Its: Authorized Signer

STATE OF UTAH)
 SS
COUNTY OF SALT LAKE)

On the 7 day of September, 2021, personally appeared before me Chris Sherwood, the signer of the above *Public Utility Easement*, who duly acknowledged to me that he executed the same and that he was duly authorized to execute the same for and on behalf of GRANTOR.

Witness my hand and official seal this 7 day of September, 2021.




Notary Public

Property Description

Quarter: NW Quarter: NW Section: 02 Township 15
 SALT LAKE BASE & Meridian
 County: SALT LAKE State: UTAH
 Parcel Number: 15022320360000



Landowner: Alta Vue Apartments, LLC

This drawing should be used only as a representation of the location of the easement being conveyed.

EXHIBIT A

SCALE: NTS