

WHEN RECORDED RETURN TO:
South Temple Apartments LLC
1245 E Brickyard Rd., Ste. 70
Salt Lake City, UT 84106

UT003119

14143974 B: 11440 P: 325 Total Pages: 2
08/22/2023 03:26 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FNT UTAH DOWNTOWN SLC - 170 MAIN ST STE 135 UT 84
170 MAIN ST STE 135 SALT LAKE CITY, UT 84101

NOTICE OF EASEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that South Temple Apartments LLC, a Utah limited liability company ("Grantor"), has agreed to grant to 515 Tower LLC, a Utah limited liability company ("Grantee"), certain temporary construction easement rights with respect to Grantor's Property (defined below), pursuant to the terms of a separate written agreement entered into by and between Grantor and Grantee (the "Easement Agreement"). As set forth in the Easement Agreement, when the conditions set forth in the Easement Agreement have been satisfied, Grantor and Grantee shall record a Temporary Construction Easement with respect to Grantor's Property, which Temporary Construction Easement shall entirely supersede and replace this Notice of Easement Agreement. Grantor's Property is defined as that certain real property located in Salt Lake County, Utah, located at 508 E South Temple Street, Salt Lake City, Utah, described as follows:

Beginning at the Northwest corner of Lot 5, Block 61, Plat "B", Salt Lake City Survey and running thence South 330.20 feet to the North line of the parcel conveyed to Eaton Properties Corporation and Eaton Utah Corporation by that certain Warranty Deed recorded April 6, 1982 as Entry No. 3699978 in Book 5401 at Page 1547 of official records; thence along said line East 220.00 feet; thence North 140.20 feet to a boundary line of the parcel conveyed to Sinclair Oil Corporation by that certain Warranty Deed recorded July 2, 1982 as Entry No. 3689912 in Book 5390 at Page 909 of official records; thence along said boundary line West 85 feet to the Southwest corner of the said Sinclair Oil Corporation parcel; thence North 190 feet along the West line of the said Sinclair Oil Corporation parcel; thence West 135 feet to the point of beginning.

Parcel No. 16-06-226-001

This Notice of Easement Agreement shall run with the land and be binding upon, and inure to the benefit of, Grantor, Grantee, and their successors and assigns and shall entitle Grantee to specifically enforce the Easement Agreement.

Dated this 18 day of August, 2023.

SOUTH TEMPLE APARTMENTS LLC
a Utah limited liability company

By: The Ritchie Group, L.C.,

Its: Manager

By:


Paul W. Ritchie, Manager

By: United Solutions Group, Inc.

Its: Manager

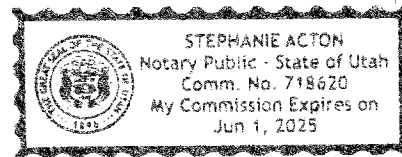
By:


Chris Webb, Vice President

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

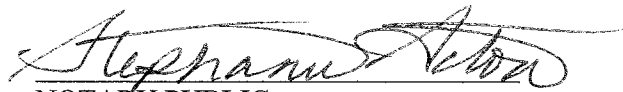
On this 17th day of August, 2023, before me personally appeared Paul W. Ritchie, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same as the Manager of The Ritchie Group, L.C., the Manager of South Temple Apartments LLC, a Utah limited liability company.


NOTARY PUBLIC



STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 15th day of August, 2023, before me personally appeared Chris Webb, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same as the Vice President of United Solutions Group, Inc., the Manager of South Temple Apartments LLC, a Utah limited liability company.


NOTARY PUBLIC

