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Book - 10667 Pg - 3932-3936
ADAM GARDINER
Recorder, Salt Lake County, UT
NELSON CHRISTENSEN
BY: eCASH, DEPUTY - EF 5 P.

Record and return to:

David P. Hirschi
HIRSCHI BAER & CLAYTON, PLLC
136 E. South Temple, Suite 1650
Salt Lake City, Utah 84111

Parcel ID No. 08-16-400-019

GRANT OF 10' WIDE PUBLIC UTILITY EASEMENT

For value received, LEONE FAMILY, L.L.C., a Utah limited liability company ("**Grantor**") hereby grants to SALT LAKE CITY CORPORATION, a municipal corporation of the State of Utah, whose address is 451 South State Street, Salt Lake City, Utah 84111 and its successors-in-interest and assigns, including public utility companies ("**Grantee**"), a permanent non-exclusive easement for the construction, reconstruction, operation, maintenance, repair, replacement, and removal of utilities and all necessary or desirable accessories and appurtenances thereto, including, without limitation: wires, fibers, cables and other conductors and conduits therefor; and poles, pads, meters, transformers, switches, cabinets, and vaults and pipelines for telecommunications, sewer, gas, light and water and other utility uses on, across, within or under the surface of the real property of Grantor in Salt Lake County, State of Utah, and as depicted on Exhibit A and as described on Exhibit B to this Grant ("**Easement**"), together with the right of access to the Easement from and to adjacent lands of Grantor for all activities in connection with the purposes for which this Easement has been granted; and together with the present and the future right to keep the Easement clear of all brush, trees, timber, structures, buildings and other hazards which might endanger or unreasonably impeded the purpose of and activities conducted within the Easement.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the Easement. Subject to the foregoing limitations, the surface of the Easement may be used for landscaping and other purposes not inconsistent, as reasonably determined by Grantee, with the purposes for which this Easement has been granted.

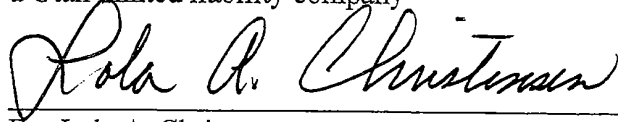
Subject to Grantee's obligation to restore the Easement land to its pre-maintenance or installation condition in the event of activities of Grantee in connection with this Easement.

The rights and obligations of the parties hereto are binding upon and benefit their respective heirs, successors and assigns.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this 10' Wide Public Utilities Easement as of the 13 day of April, 2018.

LEONE FAMILY, L.L.C.,
a Utah limited liability company



By: Lola A. Christensen
Its: Manager

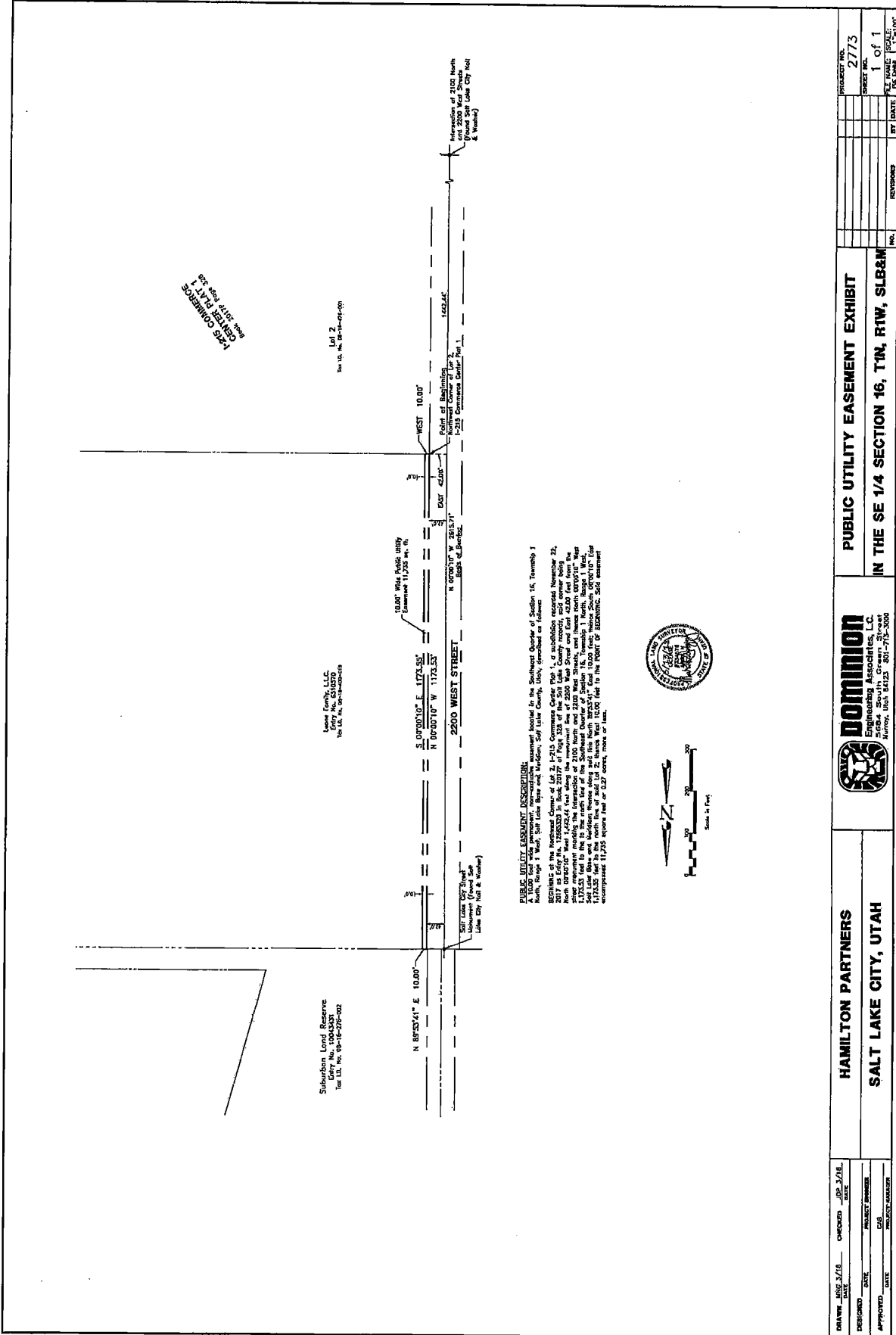
STATE OF UTAH

COUNTY OF Salt Lake Co.

On the 13th day of April, 2018 personally appeared before me Lola A. Christensen who being duly sworn by me acknowledged that she executed the foregoing 10' Wide Public Utilities Easement in her capacity as Manager of Leone Family, L.L.C., a Utah limited liability company.


Notary Public

**EXHIBIT "A" TO
GRANT OF 10' WIDE PUBLIC UTILITY EASEMENT
FROM LEONE FAMILY L.L.C. TO SALT LAKE CITY AND
PUBLIC UTILITY COMPANIES
(See Attached Map)**



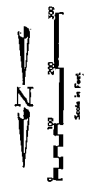
Suburban Land Reserve
 Entry No. 1044347
 See U.L. No. 86-14-276-002

West Ferry, LLC
 Entry No. 1044370
 See U.L. No. 86-14-268-008

Lot 2
 See U.L. No. 89-14-01-001

1/16" COMMERCE
 1/8" CENTER
 1/32" END
 1/16" END

PUBLIC UTILITY EASEMENT DESCRIPTION:
 This easement is shown as a public utility easement for a 24-inch water main, located in the Southeast Quarter of Section 16, Township 1 North, Range 17 West, Salt Lake Base and Meridian, Salt Lake County, Utah, more or less, as shown on plat No. 1044347 in Book 20177 of Plat 328 of the Salt Lake County records, and corner being 24 inches in diameter and 24 inches deep. The easement shall be used for the purpose of installing and maintaining a public utility easement for a 24-inch water main. The easement shall be 10 feet wide on each side of the centerline of the water main, and shall be 20 feet wide in total. The easement shall be subject to the provisions of the Utah Public Utility Easement Act, Chapter 3, Title 73B, Utah Code, and any amendments thereto. The easement shall be subject to the provisions of the Utah Public Utility Easement Act, Chapter 3, Title 73B, Utah Code, and any amendments thereto. The easement shall be subject to the provisions of the Utah Public Utility Easement Act, Chapter 3, Title 73B, Utah Code, and any amendments thereto. The easement shall be subject to the provisions of the Utah Public Utility Easement Act, Chapter 3, Title 73B, Utah Code, and any amendments thereto.



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**EXHIBIT "B" TO
GRANT OF 10' WIDE PUBLIC UTILITY EASEMENT
FROM LEONE FAMILY L.L.C. TO SALT LAKE CITY AND
PUBLIC UTILITY COMPANIES**

The Easement consists of the following-described real property located in Salt Lake County, Utah:

A 10.00 foot wide permanent, non-exclusive easement located in the Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at the Northwest Corner of Lot 2, I-215 Commerce Center Plat 1, a subdivision recorded November 22, 2017 as Entry No. 12665320 in Book 2017P at Page 328 of the Salt Lake County records, said corner being North 00°00'10" West 1,442.44 feet along the monument line of 2200 West Street and East 42.00 feet from the street monument marking the intersection of 2100 North and 2200 West Streets, and thence North 00°00'10" West 1,173.53 feet to the to the north line of the Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence along said line North 89°53'41" East 10.00 feet; thence South 00°00'10" East 1,173.55 feet to the north line of said Lot 2; thence West 10.00 feet to the POINT OF BEGINNING. Said easement encompasses 11,735 square feet or 0.27 acres, more or less.

Parcel ID No. 08-16-400-019