WHEN RECORDED MAIL TO:

SCP Fox Hollow, LLC 500 N Market Place Dr, Suite 250 Centerville, UT 84014 Attn.: Chad Bessinger ENT 23400: 2016 PG 1 of 2

Jeffery Smith

Utah County Recorder

2016 Mar 21 12:52 PM FEE 0.00 BY MG

RECORDED FOR JF Capital

ELECTRONICALLY RECORDED

PARCEL I.D.#'s 59-012-0104, 54-207-0002, 54-241-0001 GRANTORS: Cardinal Land Holdings IV LLC, Saratoga Springs City

PUBLIC UTILITY EASEMENT

Located in the Southeast Quarter of Section 12, Township 6 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey.

For the sum of Ten Dollar (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTORS hereby grant, convey, sell, and set over unto the City of Saratoga Springs, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a right-of-way and non-exclusive easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace public utilities, and other transmission structures and facilities, hereinafter called the FACILITIES, said right-of-way and easement, being situated in Utah County, State of Utah, over and through a parcel of the GRANTORS' land and being more particularly described as follows:

BEGINNING at a point that is S89°45'13"E 642.63 feet and North 856.79 feet from the south 1/4 corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence N 39°00'31" E 94.00 feet to a point on a non-tangent 953.00' radius curve to the left; thence along arc of said curve 64.56 feet through a delta of 3°52'53" (chord bears S 52°56'07" E 64.55 feet) to a point on a 1,797,00' radius curve to the right; thence along the arc of said curve for 1,013.43 feet through a delta of 32°18'45" (chord bears S 38°43'11" E 1,000.06 feet); thence S 22°33'48" E 145.63 feet to a point on a 953.00' radius curve to the left; thence along the arc of said curve 532.56 feet through a delta of 32°01'06" (chord bears S 38°34'21" E 525.66 feet); thence S 35°30'30" W 10.00 feet to a point on a 963.00' radius curve to the right; thence along the arc of said curve 398.24 feet through a delta of 23°41'39" (chord bears N 42°44'01" W 395.41 feet); thence S 59°06'48" W 74.00 feet to a point on a 1037.00' radius curve to the left; thence along the arc of said curve 33.02 feet through a delta of 01°49'28" (chord bears S 31°47'56" E 33.02 feet); thence S 57°59'13" W 10.00 feet to a point on a 1047.00' radius curve to the right, thence along the arc of said curve 185.32 feet through a delta of 10°08'29" (chord bears N 27°38'02" W 185.08 feet); thence N 22°33'48" W 145.64 feet to a point on a 1703.00-foot radius curve to the left; thence along the arc of said curve 960.43 feet through a delta of 32°18'15" (chord bears N 38°43'11" W 947.75 feet) to a point on a 1047.00' radius curve to the right, thence along the arc of said curve 70.94 feet through a delta of 03°52'55" (chord bears N 52°56'06" W 70.92 feet) back to the point of BEGINNING.

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction

periods, GRANTEE and its contractors may use such portion of GRANTORS' property along and adjacent to the right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the FACILITIES. GRANTEE bears the responsibility for its contractors, and to make certain that the contractor performing the work shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible.

GRANTORS shall have the right to use the above-described property and easement is granted to the GRANTEE, provided such use shall not interfere with the FACILITIES, or any other rights granted to the GRANTEE hereunder.

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other improvement over or across this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

The easement and rights granted hereunder shall terminate upon filing of the subdivision plat for Fox Hollow Neighborhood 4 with the Utah County Recorder.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this 16th day of March, 2016.

County Parcel No.

Acreage

Contains: 3.06 acres

GRANTOR(S)

By: CARDINAL LAND HOLDINGS IV, LLC

Name: Marcello Liguori

Title: Authorized Signatory

STATE OF NEW YORK

) ss.:

COUNTY OF NEW YORK

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On the 16th day of March in the year 2016 before me, the undersigned, personally appeared Marcello Liguori, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

SCOTT DAVID PHILLIPS Notary Public, State of New York No. 01PH8258403 Qualified in Queens County

Qualified in Queens County

Commission Expires March 26, 2016