

9

When Recorded Return to  
Salt Lake City Corporation  
Attn: Real Estate Services  
451 South State Street, Room 406  
Salt Lake City, Utah 84111

12929867  
02/05/2019 03:23 PM \$0.00  
Book - 10750 Pg - 8220-8228  
**RASHELLE HOBBS**  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY REDEVELOPMENT AGENCY  
P.O. BOX 145518  
SLC UT 84114  
BY: MBP, DEPUTY - WI 9 P.

**EMERGENCY VEHICLE ACCESS EASEMENT  
AND  
NO-BUILD EASEMENT**

Redevelopment Agency of Salt Lake City, a public agency (“Grantor”) for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey to Salt Lake City Corporation, a Utah municipal corporation and its successors and assigns (“Grantee”) a perpetual, non-exclusive, right of way and easement as more particularly described on **Exhibit A** hereto and further depicted on **Exhibit B** attached hereto (the “Easement”), upon, over, under, across and through that certain real property, which the Grantor owns in Salt Lake County, State of Utah, more particularly described on **Exhibit C** hereto.

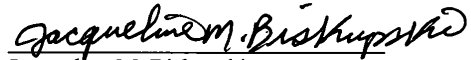
The Easement granted herein is for ingress and egress of emergency vehicles across Grantor’s property to Grantee’s property. Grantee, or its successors and assigns shall have the sole obligation, at Grantee’s sole cost, to maintain, repair, resurface, restore, and replace the existing surface (concrete pavers with six-inch concrete subgrade) on the Easement.

Grantor also grants to Grantee a perpetual no-build easement (“No-Build Easement”) as described on **Exhibit D** and more particularly depicted on **Exhibit E** in which Grantor, and Grantor’s successors and assigns, agree that no structure of any kind will be constructed, in order to protect the fire-separation boundaries for the structures constructed on adjacent properties. Grantee shall have the right to enforce the No-Build Easement.

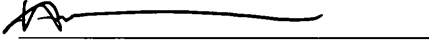
*[SIGNATURE PAGE FOLLOWS]*

**GRANTOR:**

**Redevelopment Agency of Salt Lake City**

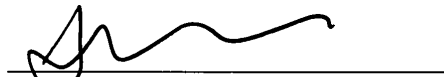
  
Jacqueline M. Biskupski  
Executive Director

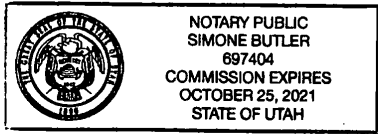
Approved as to form  
Salt Lake City Attorney's Office

  
Katherine N. Lewis

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December, 2018, by Jacqueline M. Biskupski, Executive Director of the Redevelopment Agency of Salt Lake City, who duly acknowledged to me that said instrument was properly executed with her authority.

  
Notary Public



**EXHIBIT A  
TO  
EMERGENCY VEHICLE ACCESS EASEMENT**

Proposed 26' Fire Access Road Easement  
Marmalade District

A portion of Lot 3, Block 132, Plat "A", Salt Lake City Survey, lying and situate in the Northeast Quarter of Section 36, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, also a part of Lot "A" and Lot "1" Marmalade District, recorded January 15, 2014, Book 2014P, Page 009, in the office of the Salt Lake County Recorder; being more particularly described as follows:

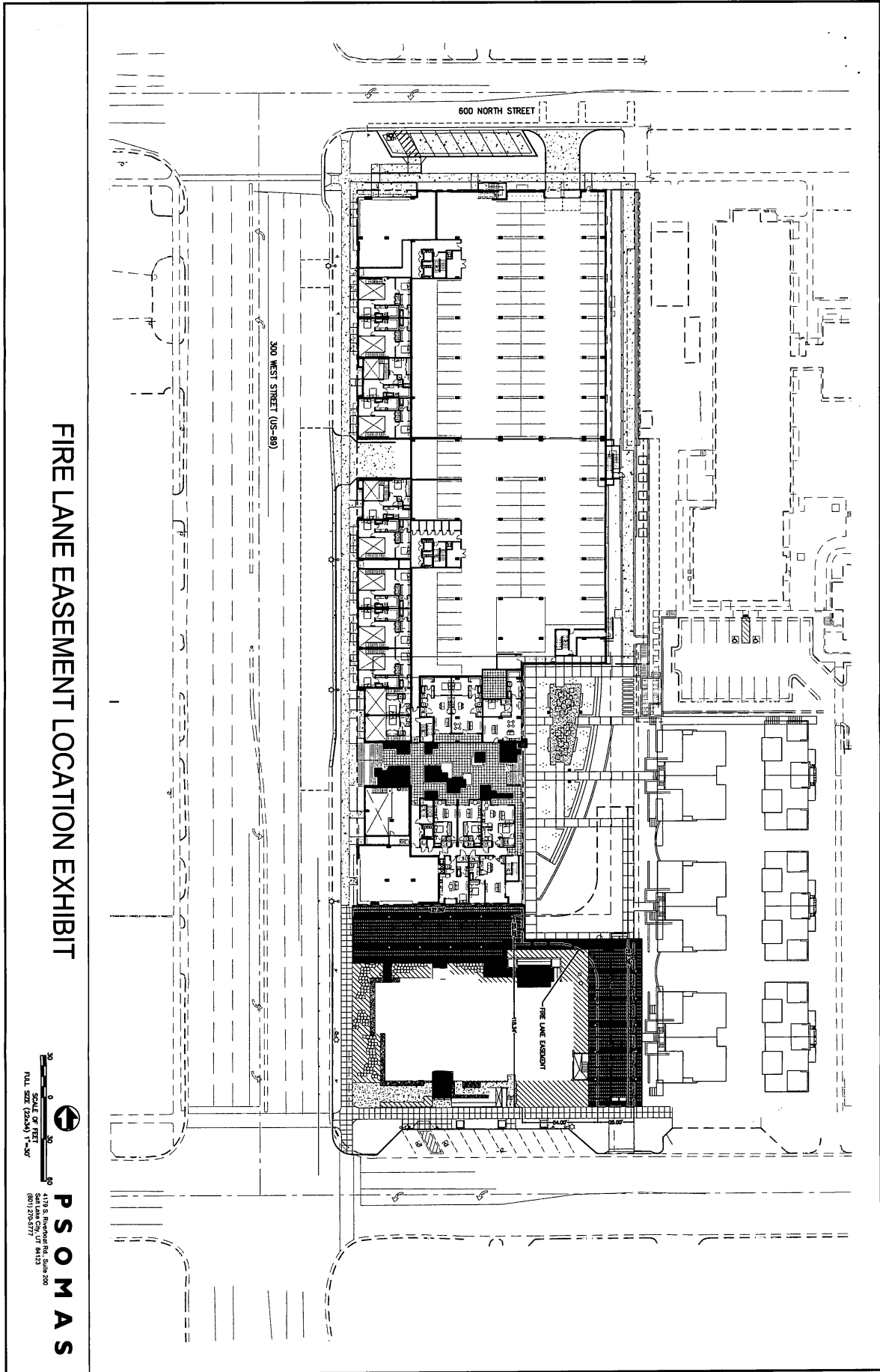
BEGINNING at a point on the North Right of Way line of 500 North Street and the Southeast corner of Lot 1, Marmalade District, recorded January 15, 2014, Book 2014P, Page 009, in the office of the Salt Lake County Recorder; thence North 89°59'35" West 13.00 feet along said North Right of Way line; thence North 00°00'02" East 90.40 feet; thence 43.98 feet along the arc of a 28.00 foot radius to the left (chord bears North 44°59'59" West 39.60 feet) through a central angle of 90°00'02"; thence West 26.00 feet; thence North 00°00'02" East 20.00 feet; thence East 26.00 feet; thence 43.98 feet along the arc of a 28.00 foot radius to the left (chord bears North 45°00'01" East 39.60 feet) through a central angle of 89°59'58"; thence North 00°00'02" East 50.99 feet; thence South 89°58'45" East 26.00 feet; thence South 00°00'02" West 217.38 feet to said North Right of Way line; thence North 89°59'35" West 13.00 feet along said North Right of Way line to the POINT OF BEGINNING.

Contains 7,069 sq. ft. / 0.162 acres

Created 12-10-2018  
Brian D. Arnold  
Utah PLS #187007-2201

**EXHIBIT B  
TO  
EMERGENCY VEHICLE ACCESS EASEMENT**

*[See Attached Depiction of Easement Area]*



**FIRE LANE EASEMENT LOCATION EXHIBIT**



**P S O M A S**  
Professional Services, Inc.  
4415 S. Riverfront Blvd., Suite 200  
Denver, CO 80202  
(303) 733-5777

**EXHIBIT C  
TO  
EMERGENCY VEHICLE ACCESS EASEMENT**

RDA Property  
Marmalade District

BEG AT THE SW COR OF LOT A, MARMALADE DISTRICT; N 00°01'28" E 38.79 FT;  
S 89°51'18" E 118.76 FT; N 00°14'04" E 174.74 FT; S 89°56'19" E 90.22 FT; S  
00°01'15" W 9.34 FT; E 9.95 FT; S 28.95 FT; W 16.00 FT; S 164.87 FT; E 0.74 FT; S  
00°01'14" W 118.27 FT; N 89°59'35" W 19.07 FT; N 00°00'02" E 117.75 FT; N  
89°39'42" W 61.93 FT; S 00°51'49" W 9.98 FT; N 89°55'30" W 123.22 FT TO BEG.  
(BEING PT OF LOT A & PT OF LOT4, OF SD SUB).

**EXHIBIT D  
TO  
EMERGENCY VEHICLE ACCESS EASEMENT**

Proposed 10' No Build Area  
Marmalade District

A portion of Lot 3 and Lot 4, Block 132, Plat "A", Salt Lake City Survey, lying and situate in the Northeast Quarter of Section 36, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, also a part of Lot "A" Marmalade District, recorded January 15, 2014, Book 2014P, Page 009, in the office of the Salt Lake County Recorder; being more particularly described as follows:

BEGINNING at a point on the East Right of Way line of 300 West Street and the Southwest corner of Lot 2, Marmalade District, recorded January 15, 2014, Book 2014P, Page 009, in the office of the Salt Lake County Recorder; thence along the perimeter of said Lot 2, Marmalade District the following three (3) courses (1) South 89°51'18" East 118.76 feet (2) North 00°14'04" East 174.74 feet (3) South 89°56'19" East 90.22 feet extended east along the lot line; thence South 00°01'15" West 10.00 feet; thence North 89°56'19" West 80.26 feet; thence South 00°14'04" West 174.75 feet; thence North 89°51'18" West 128.73 feet to said East Right of Way line; thence North 00°01'28" East 10.00 feet along said East Right of Way line to the POINT OF BEGINNING.

Contains 3,837 sq. ft. / 0.088 acres

Created 12-10-2018  
Brian D. Arnold  
Utah PLS #187007-2201

**EXHIBIT E  
TO  
EMERGENCY VEHICLE ACCESS EASEMENT**

*[See Attached Depiction of No-Build Easement]*



The architect, engineer and associated team including all licensed drawings, specifications, reports, models, reports, and other documents are the property of blalock architectural design studio. Any use, reproduction, distribution, or disclosure of these documents without the prior written permission of blalock architectural design studio is strictly prohibited.

11/15/19

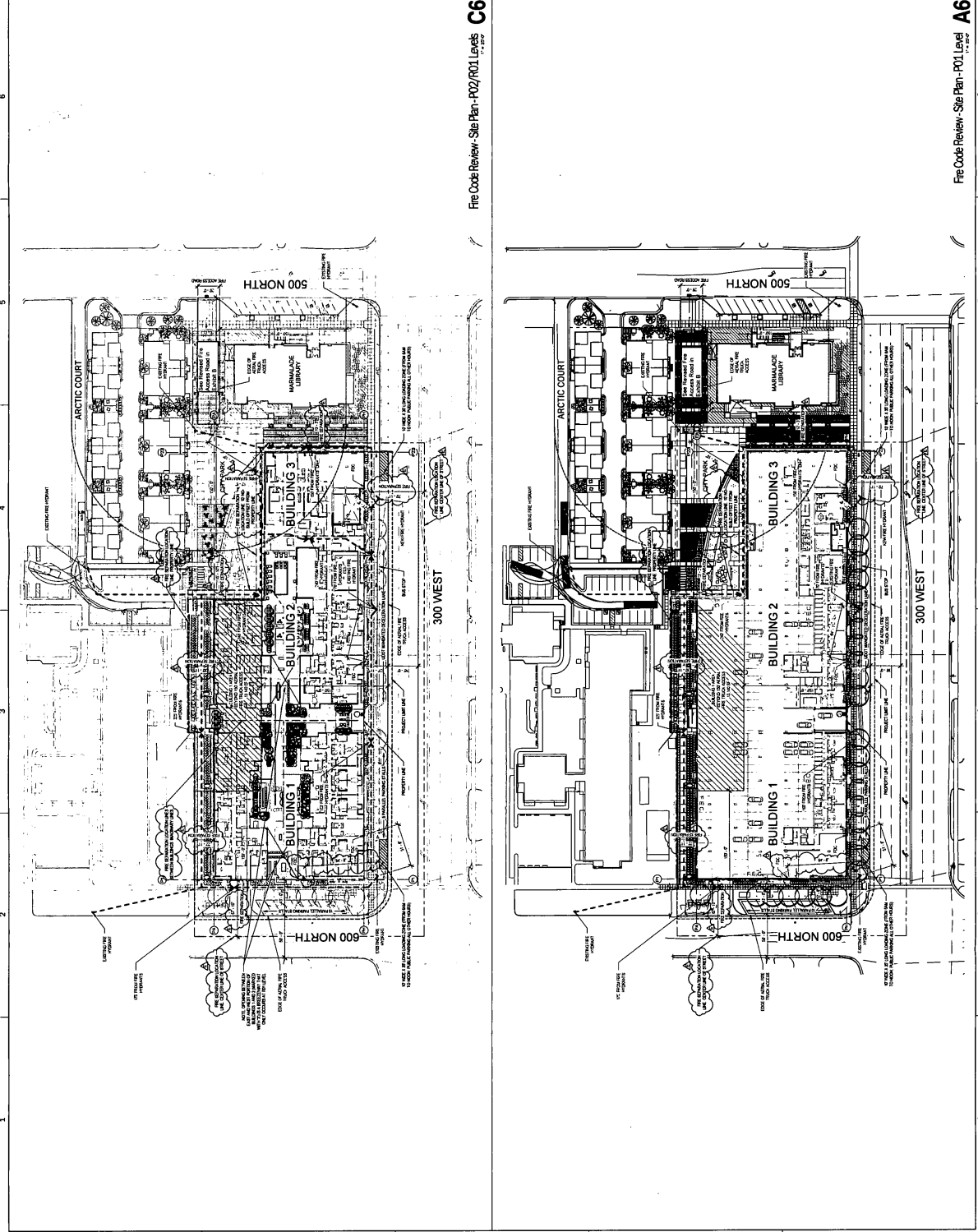


11/15/19  
No. 11020218  
Address: 2  
Address: 4  
Address: 5  
11/02/2018  
11/02/2018

11/15/19  
2/10/2020  
11/15/19  
11/02/2018  
Permit/200 504

Marmalade Mixed Use  
550 North 300 West, SLC, UT 84103

Fire Code  
Review - Site  
Plan  
**G1108**



Fire Code Review - Site Plan - P02/P01 Levels **C6**

Fire Code Review - Site Plan - P01 Level **A6**