

DEED OF EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **M&M Storage LLC**, hereinafter referred to as GRANTORS hereby grant, convey, sell, and set over unto **North View Holdings LLC**, hereinafter referred to as **GRANTEE**, its successors and assigns, a perpetual easement for ingress and egress being situated in Weber County, State of Utah, over and through a parcel of the GRANTOR's land, more fully described as follows:

See attached Exhibits "A" and "B" for legal description and graphic depiction.

TO HAVE AND TO HOLD the same unto the said GRANTOR, its successors and assigns, with the rights of ingress and egress said GRANTEE, its officers, employees, representatives, agents and assigns to enter upon the above described property. GRANTORS shall have the right to use said premises provided such use shall not interfere with the GRANTEE'S access to any other rights granted to the GRANTEE hereunder.

GRANTORS warrant that they and no one else holds title to the above described property and that they have authority to sell said easement to the GRANTEE.

GRANTORS shall not build or construct or permit to be built or constructed, any building or other improvement over or across said right-of-way 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 GRANTORS and the successors and assigns of the GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and easement this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

M&M Storage, LLC(Grantor).

By: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Utah )

:ss

County of \_\_\_\_\_)

On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_, a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said person acknowledged to me that said corporation executed the same.

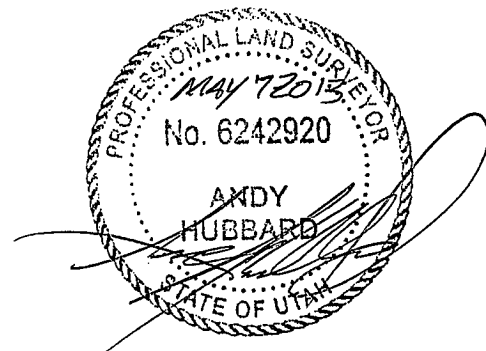
\_\_\_\_\_  
Notary Public



**EXHIBIT A  
Mackley Medical Office Building  
Access Easement**

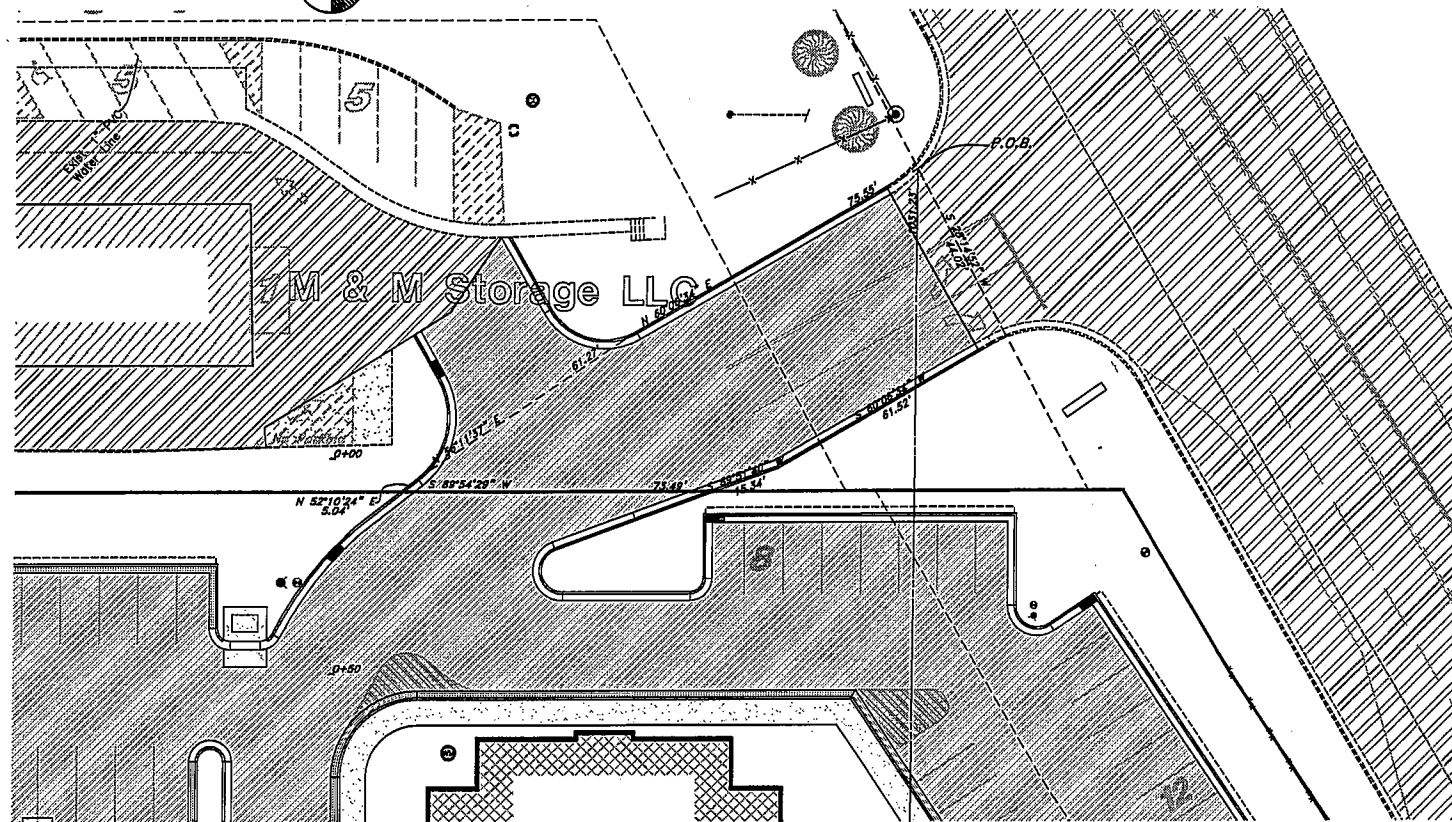
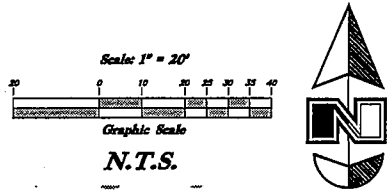
Beginning at a point on the Southwesterly Right of Way line of Highway 89, said point being 658.20 feet North 89°34'13" West along the Section line and 1031.23 feet North 0°25'47" East, from the Southeast Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; and running thence South 28°14'52" East a distance of 44.02 feet along said Southwesterly Right of Way line; thence South 60°06'34" West 61.52 feet; thence South 69°51'40" West 15.34 feet to the Southerly Boundary of M & M Storage Parcel (Parcel ID 19-016-0107); thence South 89°54'29" West 73.49 feet along said Southerly Boundary; thence North 52°10'24" East 5.04 feet; thence North 56°11'37" East 61.27 feet; thence North 60°06'34" East 75.55 feet to the point of beginning.

Note: Side lines of said easement to be extended or shortened to terminate at grantors property lines or to terminate at the connection to the existing utility or easement.

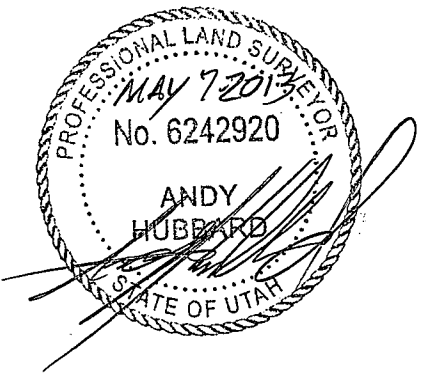


**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

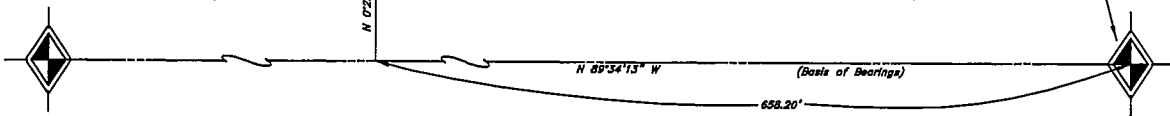
ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



**Exhibit B**



Southeast corner of Section 25, T7N, R2W, SLB&M, U.S. Survey.



REV.	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 5746 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 150048, Ogden, Utah 84415  
 Ogden (801)361-4515 Salt Lake City (801)361-0222 Fax (801)361-7844

**Access Easements**  
**M & M Storage**  
 2700 North Highway 89  
 Weber County, Utah

01 Feb, 2013

SHEET NO.  
**Ease**  
 08422232

Mail to:

## DEED OF EASEMENT

For the sum of Ten Dollars (10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **North View Holdings LLC.**, hereinafter referred to as GRANTORS hereby grant, convey, sell and set over unto **Pleasant View City**, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to lay maintain operate, repair, inspect, protect, install, remove and replace sewer and storm drain and water pipelines, manholes, laterals, and other collection and transmission structures, and facilities, said right-of-way and easement being situated in **Weber** County, Utah, over and through a parcel of the GRANTOR'S land, more fully described as follows:

See attached Exhibits "A" and "B" for legal description and graphic depiction.

TO HAVE AND TO HOLD the same unto the said GRANTOR, its successors and assigns, with the right of ingress and egress in said GRANTEE, its officers, employees, representatives, agents and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said Facilities. During construction periods, GRANTEE and its agent may use such portion of GRANTORS property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said Facilities. 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 said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the collection and conveyance of sewage, storm drainage and water through said Facilities, or any other rights granted to the GRANTEE hereunder.

GRANTORS warrant that they and no one else hold title to the above described property and that they have authority to sell said easement to **Pleasant View City**.

GRANTORS shall not build or construct or permit to be built or constructed, any building or other improvement over or across said right-of-way 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 GRANTORS and the successors and assigns of the GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and easement this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

North View Holdings, LLC(Grantor).

By: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Utah )

:ss

County of \_\_\_\_\_)

On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_, a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said person acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
Notary Public



**EXHIBIT A  
Mackley Medical Office Building  
Storm Drain – Through North View Holdings  
10.00 foot wide Storm Drain Easement**

A 10.00 foot wide utility easement being 5.00 feet on both sides of the following described centerline:

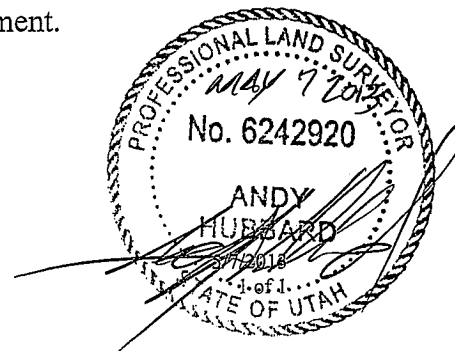
Beginning at a point on the Northerly boundary line of North View Holdings Parcel (Parcel ID 19-016-0121), said point being 623.24 feet North 89°34'13" West along the Section line and 956.90 feet North 0°25'47" East, from the Southeast Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; and running thence South 7°50'44" East 26.57 feet; thence North 77°17'02" West 89.28 feet; thence South 89°58'32" West 88.88 feet; thence South 0°02'06" East 125.35 feet; thence South 89°55'56" West 24.98 feet; thence South 89°16'15" West 69.81 feet; thence South 89°55'11" West 94.85 feet; thence South 68°54'41" West 28.65 feet to the Easterly boundary line of M & M Storage LLC Parcel.

Together With:

Beginning at a point on the Northeasterly boundary line of North View Holdings Parcel (Parcel ID 19-016-0121), said point being 535.40 feet North 89°34'13" West along the Section line and 843.49 feet North 0°25'47" East, from the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; and running thence South 61°12'40" West 16.04 feet; thence North 35°04'47" West 116.67 feet.

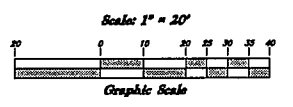
Note: Side lines of said easement to be extended or shortened to terminate at grantors property lines or to terminate at the connection to the existing utility or easement.

W:\08N222 Mackley\desc\Storm Drain Easement-2.doc

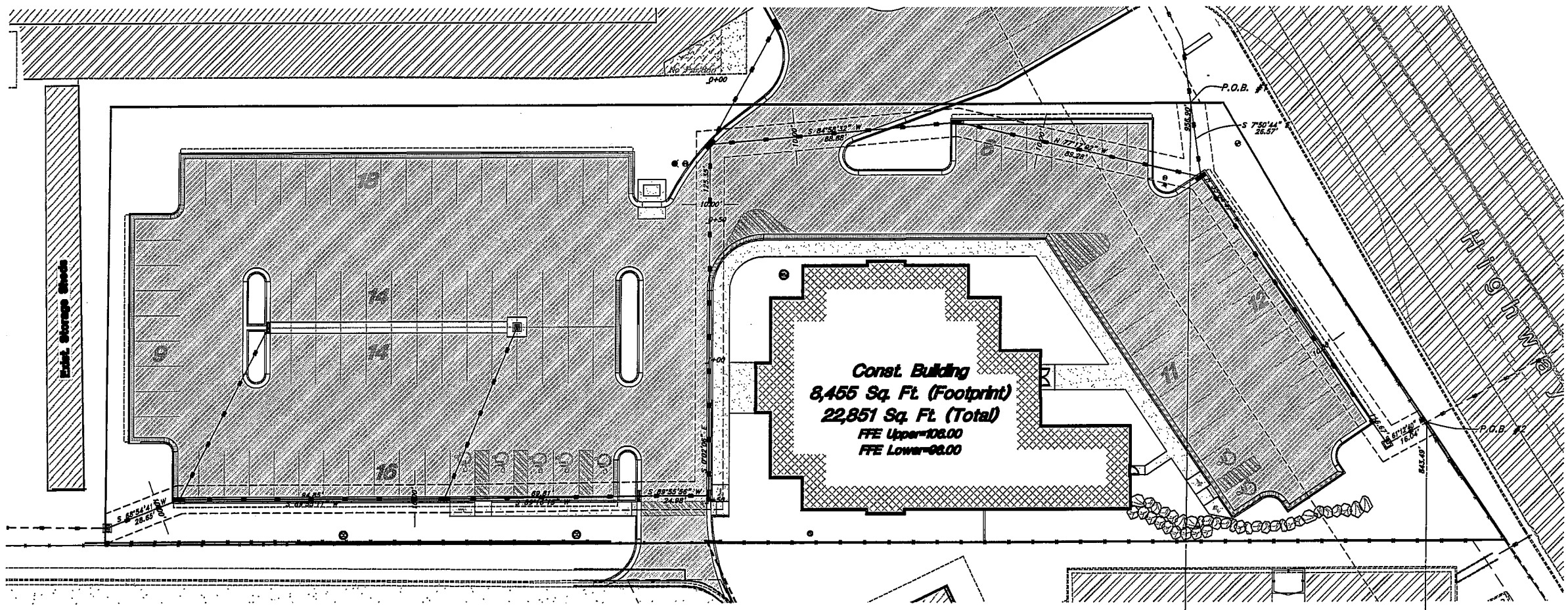


**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

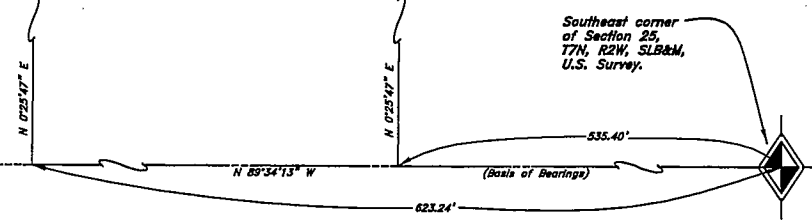
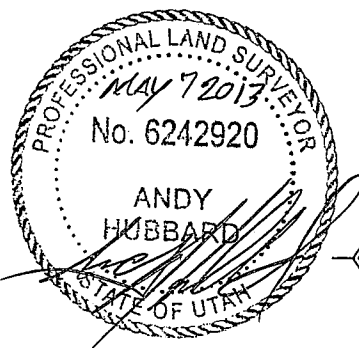
**ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY**



**N.T.S.**



**Exhibit B**



**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 5746 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 130046, Ogden, Utah 84415  
 Open (801)381-6015 Sat. Low City (801)381-6222 Fax (801)381-7644

**SD Easements Through N.V.H.**  
**North View Holdings LLC**  
 2700 North Highway 89  
 Weber County, Utah

01 Feb, 2013

**Ease**

08N222S

Mail to:

## DEED OF EASEMENT

For the sum of Ten Dollars (10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **M&M Storage LLC.**, hereinafter referred to as GRANTORS hereby grant, convey, sell and set over unto **Pleasant View City**, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to lay maintain operate, repair, inspect, protect, install, remove and replace sewer and storm drain and water pipelines, manholes, laterals, and other collection and transmission structures, and facilities, said right-of-way and easement being situated in **Weber** County, Utah, over and through a parcel of the GRANTOR'S land, more fully described as follows:

See attached Exhibits "A" and "C" for legal descriptions and also "B" and "D" for graphic depictions.

TO HAVE AND TO HOLD the same unto the said GRANTOR, its successors and assigns, with the right of ingress and egress in said GRANTEE, its officers, employees, representatives, agents and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said Facilities. During construction periods, GRANTEE and its agent may use such portion of GRANTORS property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said Facilities. 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 said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the collection and conveyance of sewage, storm drainage and water through said Facilities, or any other rights granted to the GRANTEE hereunder.

GRANTORS warrant that they and no one else hold title to the above described property and that they have authority to sell said easement to **Pleasant View City**.

GRANTORS shall not build or construct or permit to be built or constructed, any building or other improvement over or across said right-of-way 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 GRANTORS and the successors and assigns of the GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and easement this \_\_\_\_\_ day of \_\_\_\_\_, 2013.



M&M Storage, LLC(Grantor).

By: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Utah )

:ss

County of \_\_\_\_\_)

On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_, a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said person acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
Notary Public

**EXHIBIT A**  
**Mackley Medical Office Building**  
**Storm Drain – Through M & M Storage (East End)**  
**10.00 foot wide Storm Drain Easement**

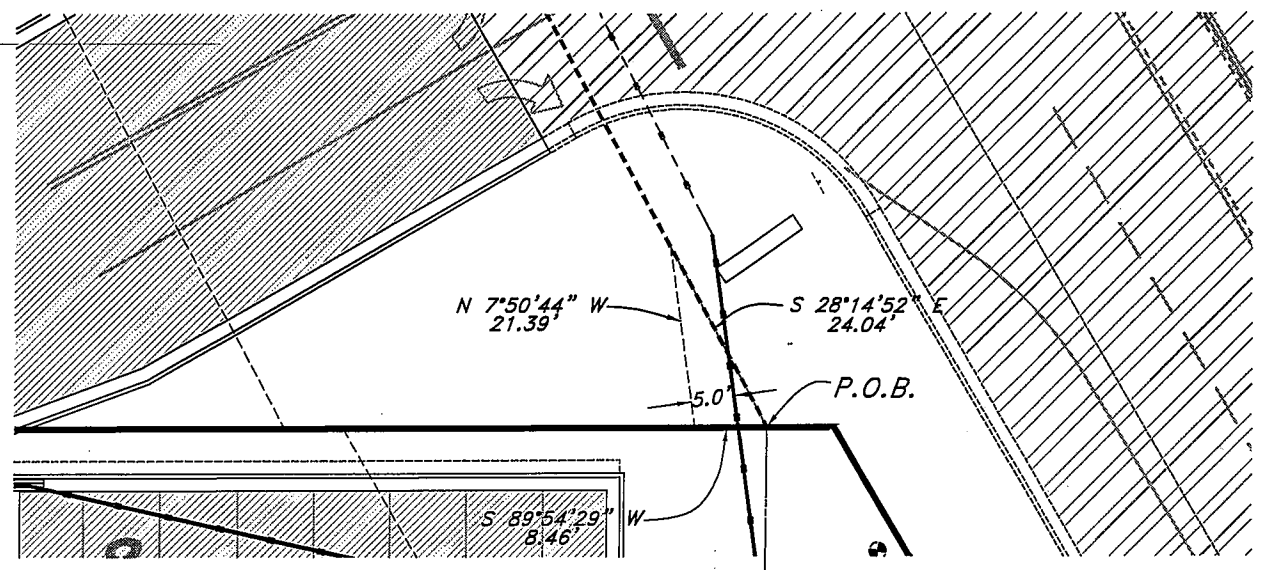
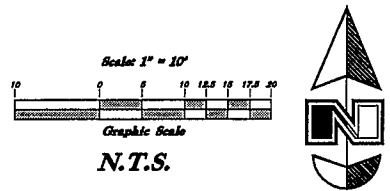
Beginning at a point on the Southwest Right of Way line of Highway 89, said point being 617.57 feet North 89°34'13" West along the Section line and 956.95 feet North 0°25'47" East to said Southwest Right of Way line of Highway 89, from the Southeast Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; and running thence South 89°54'29" West 8.46 feet along the Southerly boundary line of M & M Storage LLC Parcel (Parcel ID 19-016-0107); thence North 7°50'44" West 21.39 feet to said Southwest Right of Way line of Highway 89, thence Southeasterly along said Southwest Right of Way line of Highway 89 South 28°14'52" East 24.04 feet to the point of beginning.

Area = 89.63 square feet.

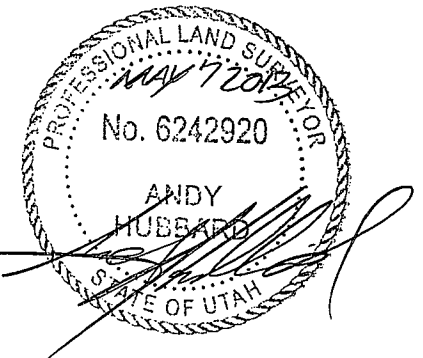
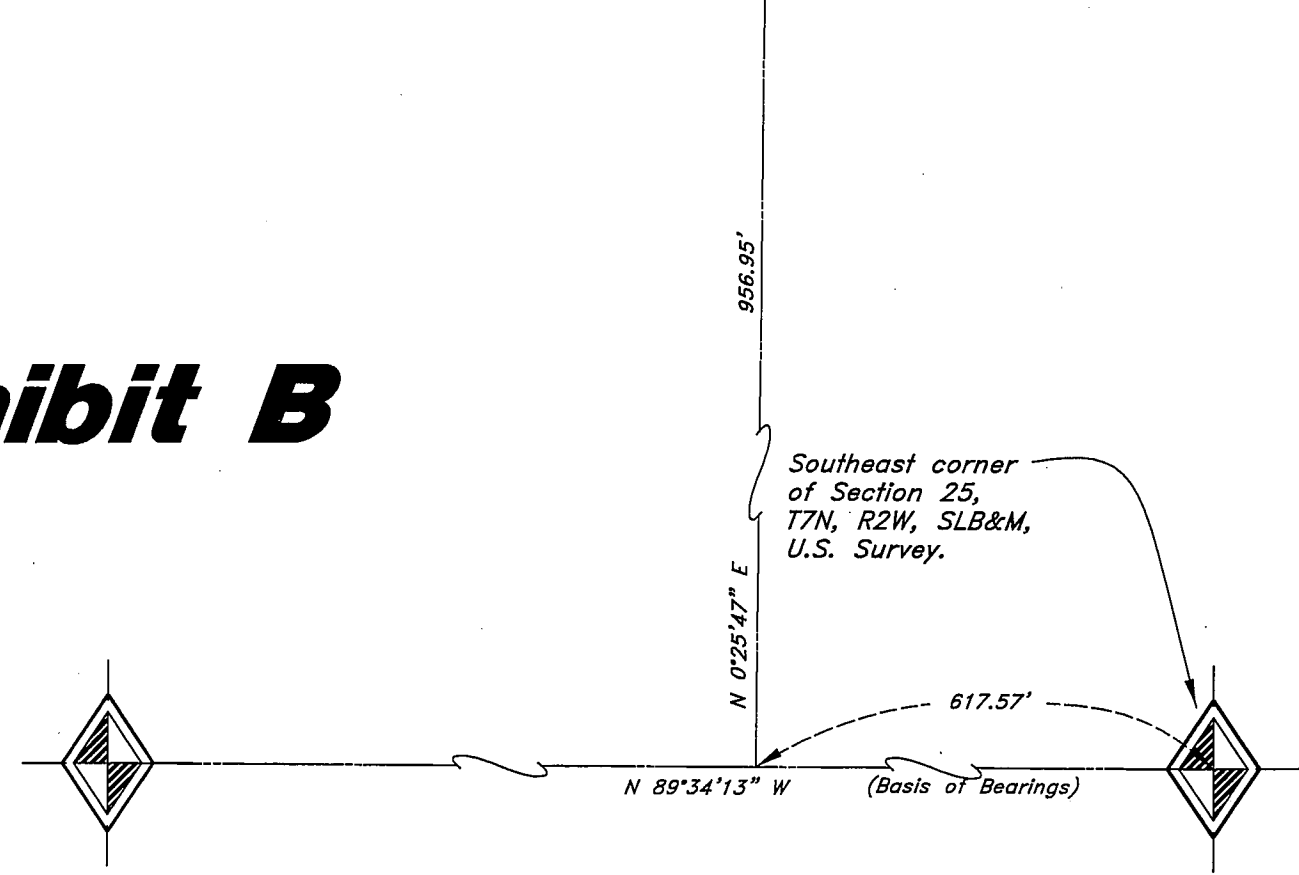


**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

**ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY**



# Exhibit B



REV.	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 5746 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 130046, Ogden, Utah 84415  
 Phone: (801)338-6616 Fax: (801)338-7944

**SD Easements Through M&M**  
**M & M Storage**  
 2700 North Highway 89  
 Weber County, Utah

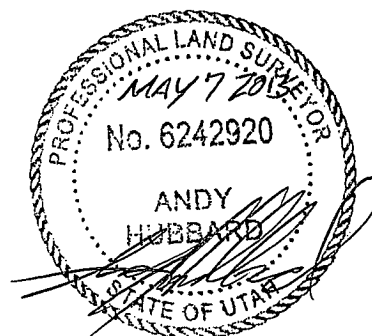
01 Feb, 2013  
**Ease**  
 08N222S

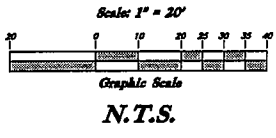
**EXHIBIT C**  
**Mackley Medical Office Building**  
**Storm Drain – Through M & M Storage (West End)**  
**10.00 foot wide Storm Drain Easement**

A 10.00 foot wide utility easement being 5.00 feet on both sides of the following described centerline:

Beginning at a point on the Easterly boundary line of M & M Storage LLC Parcel (Parcel ID 19-016-0107), said point being 1008.11 feet North 89°34'13" West along the Section line and 803.11 feet North 0°25'47" East, from the Southeast Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; and running thence North 89°24'14" West 286.87 feet; thence North 51°59'20" West 121.75 feet; thence South 89°58'24" West 131.52 feet.

Note: Side lines of said easement to be extended or shortened to terminate at grantors property lines or to terminate at the connection to the existing utility or easement.

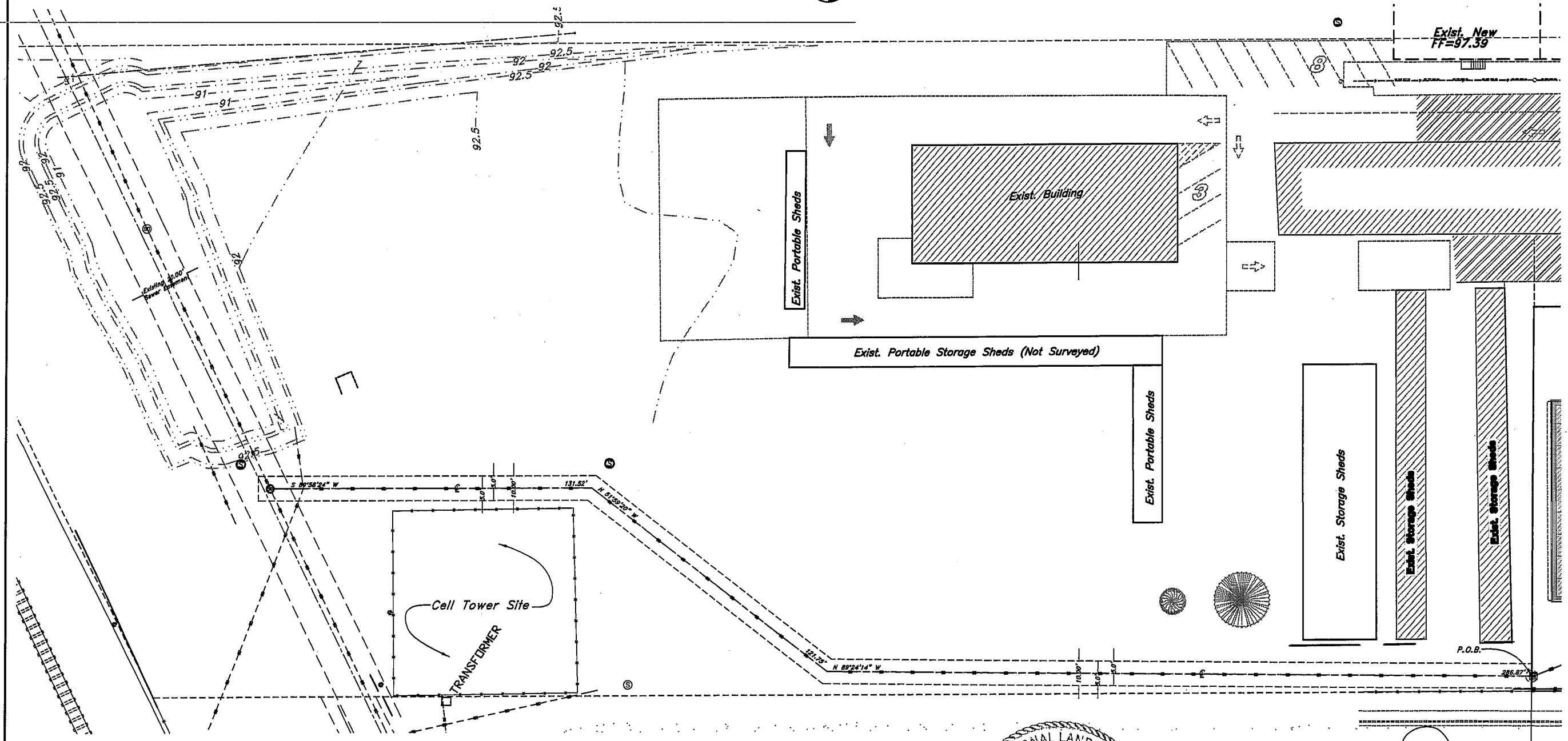




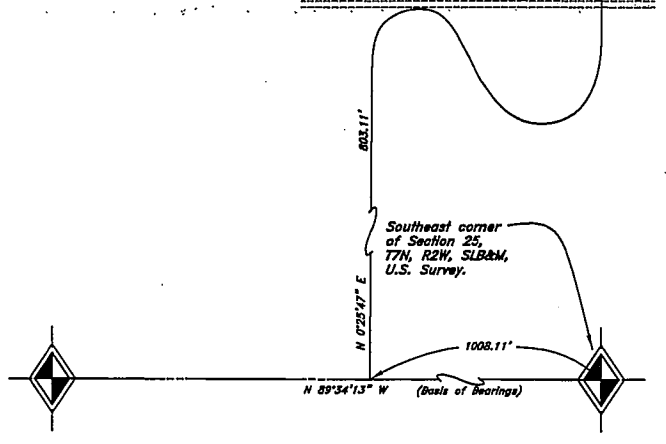
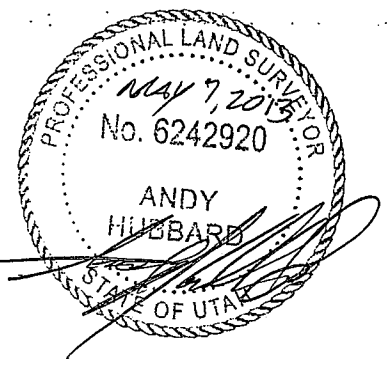
**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



# Exhibit D



REV.	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING NORTH**  
CONSULTING ENGINEERS AND SURVEYORS

5746 South 1425 East - Suite 200  
Ogden, Utah 84403  
P.O. Box 150049, Ogden, Utah 84415  
Phone: (801)384-6115 Fax: (801)384-0222

**Sewer Easements**

**M & M Storage**  
2700 North Highway 89  
Weber County, Utah

01 Feb, 2013

SHEET NO.  
**Ease**

DWG#2223

Mail to:

## DEED OF EASEMENT

For the sum of Ten Dollars (10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **M&M Storage LLC.**, hereinafter referred to as GRANTORS hereby grant, convey, sell and set over unto **North View Holdings LLC.**, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to lay maintain operate, repair, inspect, protect, install, remove and replace sewer and storm drain and water pipelines, manholes, laterals, and other collection and transmission structures, and facilities, said right-of-way and easement being situated in **Weber County, Utah**, over and through a parcel of the GRANTOR'S land, more fully described as follows:

See attached Exhibits "A" and "B" for legal description and graphic depiction.

TO HAVE AND TO HOLD the same unto the said GRANTOR, its successors and assigns, with the right of ingress and egress in said GRANTEE, its officers, employees, representatives, agents and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said Facilities. During construction periods, GRANTEE and its agent may use such portion of GRANTORS property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said Facilities. 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 said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the collection and conveyance of sewage, storm drainage and water through said Facilities, or any other rights granted to the GRANTEE hereunder.

GRANTORS warrant that they and no one else hold title to the above described property and that they have authority to sell said easement to **North View Holdings LLC.**

GRANTORS shall not build or construct or permit to be built or constructed, any building or other improvement over or across said right-of-way 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 GRANTORS and the successors and assigns of the GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and easement this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

M&M Storage, LLC (Grantor).

By: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Utah )  
County of \_\_\_\_\_ )

:ss

On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_, a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said person acknowledged to me that said corporation executed the same.

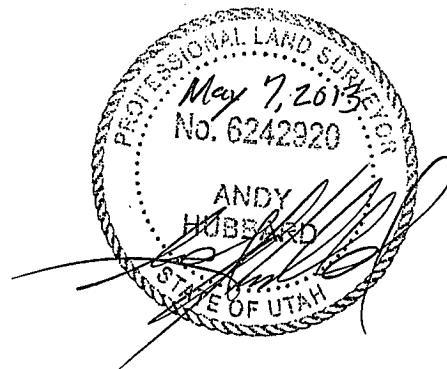
\_\_\_\_\_  
Notary Public

**EXHIBIT A**  
**Mackley Medical Office Building**  
**Sewer Line – Path to Pleasant View Line**  
**10.00 foot wide Sewer Easement**

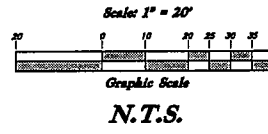
A 10.00 foot wide utility easement being 5.00 feet on both sides of the following described centerline:

Beginning at a point on the Easterly boundary line of M & M Storage LLC Parcel (Parcel ID 19-016-0107), said point being 1008.11 feet North 89°34'13" West along the Section line and 802.02 feet North 0°25'47" East, from the Southeast Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; running thence North 89°54'29" East 367.96 feet; thence North 4°54'15" West 89.97 feet; thence South 89°58'24" West 135.19 feet.

Note: Side lines of said easement to be extended or shortened to terminate at grantors property lines or to terminate at the connection to the existing utility or easement.



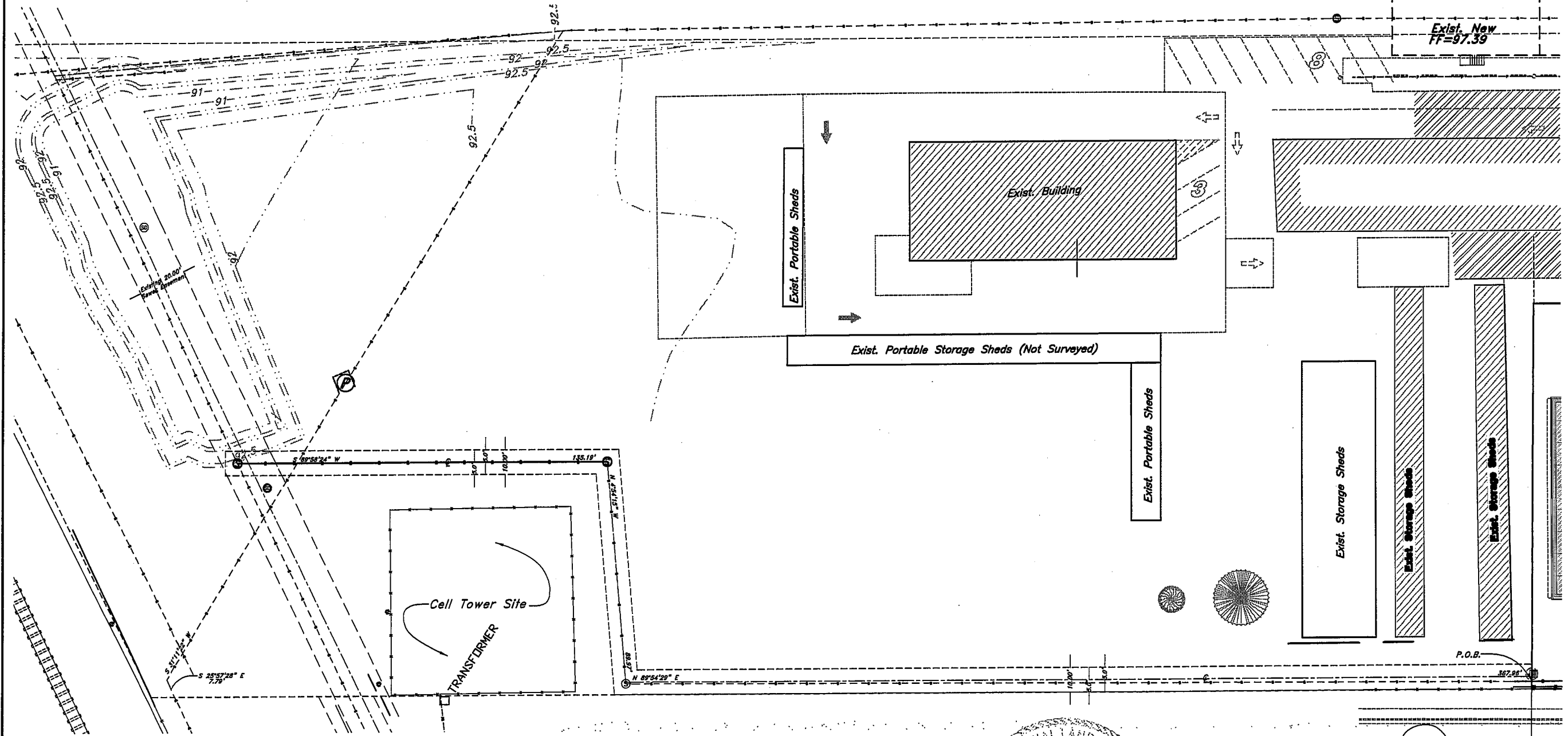




**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



REV.	DATE	DESCRIPTION

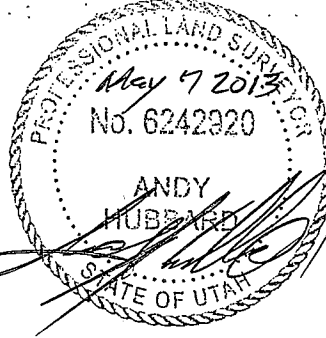
**GREAT BASIN ENGINEERING NORTH**  
CONSULTING ENGINEERS AND SURVEYORS

5746 South 1475 East - Suite 200  
Ogden, Utah 84403  
P.O. Box 150046, Ogden, Utah 84415  
Ogden (801)391-6818 Salt Lake City (801)381-0222 Fax (801)381-7944

<b>Sewer Easements</b>	<b>M &amp; M Storage</b> 2700 North Highway 89 Weber County, Utah
------------------------	---

01 Feb, 2013	<b>Ease</b>
08N222	

# Exhibit B



Southeast corner of Section 25, 77N, R2W, SLB&M, U.S. Survey.

N 0°25'47" E 1008.11'

N 89°54'13" W (Basis of Bearings)