

13062078
8/29/2019 8:45:00 AM \$40.00
Book - 10822 Pg - 5472-5476
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

After Recording Return To:
Spencer Klein
Sensapure Flavors
1945 S. Fremont Drive
Salt Lake City. UT 84104
CT-114754-CAF

GRANT OF EASEMENT

Date: July 1, 2019

TIN 15-16-452-021, 15-16-452-005.

Grantor: BMW5, LLC, a Utah limited liability company, as the owner of the property identified as "**Parcel 2**" on Exhibit A hereto.

Grantee: BMW5, LLC, a Utah limited liability company, as the owner of the property identified as "**Parcel 1**" on Exhibit A hereto.

For good and valuable consideration, Grantor and Grantee hereby agree as follows:

1. Grantor hereby grants and conveys to Grantee a perpetual, unrestricted, exclusive easement (the "**Easement**") on, over and across that portion of Parcel 2 described as follows (the "**Easement Property**"):

A rectangular piece of property measuring 15' x 395' contiguous with and adjacent to the 395' eastern boundary line of Parcel 1, as shown on the map attached as Exhibit B hereto.

2. The Easement shall burden Parcel 2 and shall be for the exclusive benefit of Parcel 1.

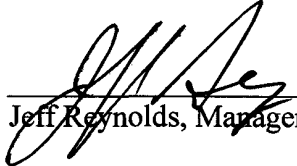
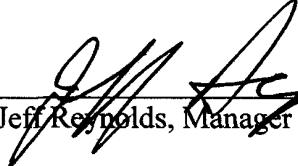
3. Grantee shall have the right to restrict access to the Easement Property by installing a fence or other barrier around the the Easement Property.

4. At any time that Grantee elects to do so Grantee may amend the plat map applicable to Parcel 1 and Parcel 2 so that the Easement Property becomes a part of Parcel 1, and the owner of Parcel 2 at the time of such amended, by accepting Parcel 2 subject to this Easement, is hereby deemed to consent to such amendment to the plat map.

5. The easements, covenants and conditions in this Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns.

6. This Agreement and the rights and obligations hereunder of the parties hereto shall be governed by the laws of the State of Utah.


IN WITNESS WHEREOF, the Grantor and Grantee have caused this Grant of Easement to be executed as of the day and year first above written.

Grantor	Grantee
BMW5, LLC, a Utah limited liability company	BMW5, LLC, a Utah limited liability company a
By: <u></u> Jeff Reynolds, Manager	By: <u></u> Jeff Reynolds, Manager

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

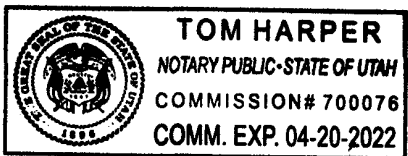
The foregoing instrument was acknowledged before me this 27th day of August, 2019, by Jeff Reynolds as the manager of BMW5, LLC, Grantor under the foregoing instrument, on behalf of said company.




Notary Public
Tom Harper

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 27th day of August, 2019, by Jeff Reynolds as the manager of BMW5, LLC, Grantee under the foregoing instrument, on behalf of said company.




Notary Public
Tom Harper

EXHIBIT A

PARCEL 1:

Tax Parcel No. 15-16-452-021-0000

Lot 2, PIONEER SQUARE INDUSTRIAL PARK – PLAT “C” AND AMENDING THE AMENDING AND EXTENDING LOT 27 PIONEER SQUARE INDUSTRIAL PARK – PLAT “B”, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON AUGUST 30, 2005 AS ENTRY NO. 9476306 IN BOOK 2005 OF PLATS AT PAGE 273 OF OFFICIAL RECORDS.

PARCEL 2:

Tax Parcel No. 15-16-452-005-0000

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B” SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75-3 OF PLATS AT PAGE 40 OF OFFICIAL RECORDS AND THE OFFICIAL PLAT AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B”, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 78-6 OF PLATS AT PAGE 178 OF OFFICIAL RECORDS; RUNNING THENCE SOUTH 37°43’ EAST 395.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 TO THE NORTHERLY LINE OF A 25 FOOT CANAL EASEMENT; THEN SOUTH 52°17’ WEST 551.39 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 37°43’ WEST 395.00 FEET; THENCE NORTH 52°17’ EAST 551.39 FEET TO THE POINT OF BEGINNING.

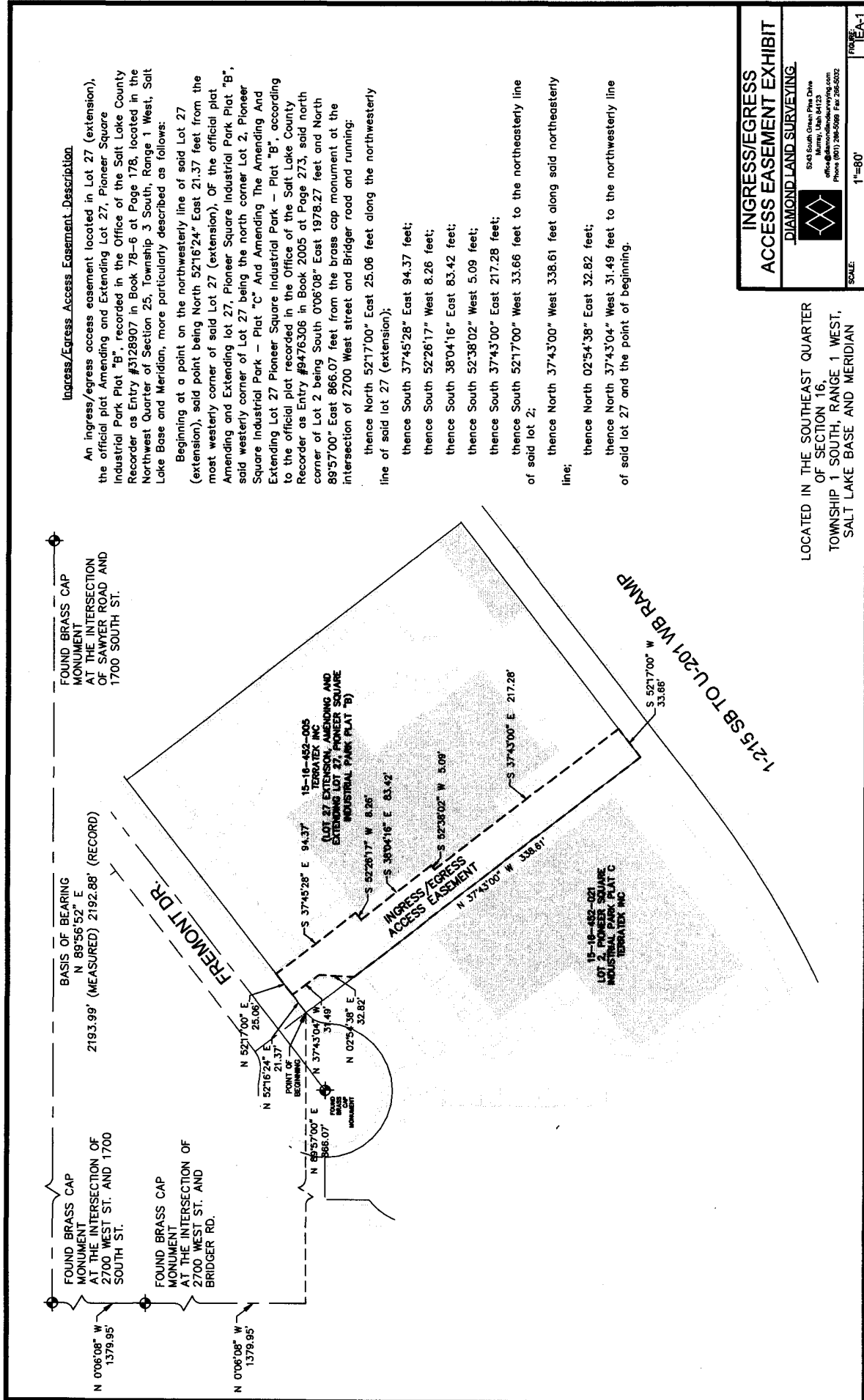
EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B” SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75-3 OF PLATS AT PAGE 40 OF OFFICIAL RECORDS AND THE OFFICIAL PLAT AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B”, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 78-6 OF PLATS AT PAGE 178 OF OFFICIAL RECORDS; RUNNING THENCE SOUTH 37°43’ EAST 395.00 FEET TO THE NORTH LINE OF A 25 FOOT CANAL EASEMENT; THENCE SOUTH 52°17’ WEST 275.7 FEET ALONG SAID LINE; THENCE NORTH 37°43’ WEST 395.00 FEET; THENCE NORTH 52°17’ EAST 275.7 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Map Showing Easement Property

[See Attached]



Ingress/Egress Access Easement Description

An ingress/egress access easement located in Lot 27 (extension), the official plat Amending and Extending Lot 27, Pioneer Square Industrial Park Plat "B", recorded in the Office of the Salt Lake County Recorder as Entry #3128907 in Book 78-6 at Page 178, located in the Northwest Quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northwesterly line of said Lot 27 (extension), said point being North 52°16'24" East 21.37 feet from the most westerly corner of said Lot 27 (extension), OF the official plat Amending and Extending lot 27, Pioneer Square Industrial Park Plat "B", said westerly corner of Lot 27 being the north corner Lot 2, Pioneer Square Industrial Park - Plat "C" And Amending The Amending And Extending Lot 27 Pioneer Square Industrial Park - Plat "B", according to the official plat recorded in the Office of the Salt Lake County Recorder as Entry #9476306 in Book 2005 at Page 273, said north corner of Lot 2 being South 0°06'08" East 1978.27 feet and North 89°37'00" East 866.07 feet from the brass cap monument at the intersection of 2700 West street and Bridger road and running:

- thence North 52°17'00" East 25.06 feet along the northwesterly line of said lot 27 (extension);
- thence South 37°45'28" East 94.37 feet;
- thence South 52°26'17" West 8.26 feet;
- thence South 38°04'16" East 83.42 feet;
- thence South 52°38'02" West 5.09 feet;
- thence South 37°43'00" East 217.28 feet;
- thence South 52°17'00" West 33.66 feet to the northeasterly line of said lot 2;
- thence North 37°43'00" West 338.61 feet along said northeasterly line;
- thence North 02°54'38" East 32.82 feet;
- thence North 37°43'04" West 31.49 feet to the northwesterly line of said lot 27 and the point of beginning.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

INGRESS/EGRESS ACCESS EASEMENT EXHIBIT

DIAMOND LAND SURVEYING



524 South Glen Pine Drive
 Murray, Utah 84143
 office@diamondland.com
 Phone (801) 266-5989 Fax 266-5932

SCALE: 1"=80'

PAGE 1 OF 1