

When recorded return to:
West Valley School Development II, LLC
Attn: Manager
290 N. Flint St.
Kaysville, Utah 84037
CT-134168-CAF

13524306
1/6/2021 12:54:00 PM \$40.00
Book - 11094 Pg - 4206-4208
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Temporary Access Easement

TIN 14-23-400-044 by 14-26-202-002
ICO Multifamily Holdings, LLC, a Utah limited liability company (“Grantor”), for the sum of One Dollar (\$1.00) and other good and valuable consideration, hereby grants to **West Valley School Development II, LLC**, a Utah limited liability company (“Grantee”), a temporary access easement (the “Easement”) as described herein over, across, and through its land situated in Salt Lake County, State of Utah, and identified in **Exhibit A**.

Scope of the Easement

Grantor grants to Grantee a temporary Easement over, across, and through its property within the Easement area described in Exhibit A, which Easement includes the right for pedestrian traffic, bicycles, motorized vehicles and other access by Grantee and all of its guests and invitees, including the public.

This grant shall be binding upon each party, its successors and assigns, and shall inure to the benefit of the other, its successors and assigns, and may be assigned in whole or in part by the other.

This Easement is temporary and will terminate when Grantor records a plat dedicating the Easement area described in Exhibit A as a public right-of-way.

[[signatures on following page]]

DATED this 4th day of January, 2021.

ICO Multifamily Holdings, LLC

James G. Seaberg
Name: James G. Seaberg
Title: Manager

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

The foregoing instrument was acknowledged before me this 4th day of
JANUARY, 2021, by JAMES G. SEABERG, MANAGER of **ICO**
Multifamily Holdings, LLC.

Deanne Clayton
NOTARY PUBLIC

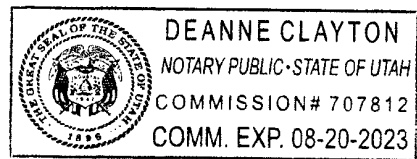


Exhibit A

West side access easement:

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARKWAY BOULEVARD AS IT EXISTS AT A 40.0 FOOT HALF-WIDTH, BEING 263.48 FEET NORTH 89°55'30" EAST ALONG THE SECTION LINE AND 21.30 FEET SOUTH 0°04'30" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECITON 23; RUNNING THENCE SOUTH 69°50'29" WEST 161.01 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 20°09'31" WEST 18.67 FEET TO A POINT OF CURVATURE; THENCE 162.13 FEET EASTERLY ALONG THE ARC OF A 2049.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 04°31'57", AND LONG CHORD OF NORTH 76°27'21" EAST 162.09 FEET (CENTER BEARS SOUTH 15°48'37" EAST) TO THE POINT OF BEGINNING.

(CONTAINS: 1,676 SQUARE FEET)

East side access easement:

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARKWAY BOULEVARD AS IT EXISTS AT A 40.0 FOOT HALF-WIDTH, BEING 394.15 FEET NORTH 89°55'30" EAST ALONG THE SECTION LINE AND 0.21 FEET NORTH 0°04'30" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECITON 23; RUNNING THENCE EASTERLY 158.67 FEET ALONG THE ARC OF A 2049.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 4°26'09", AND LONG CHORD OF NORTH 84°38'34" EAST 158.63 FEET (CENTER BEARS SOUTH 07°34'30" EAST) TO THE WESTERLY LINE OF ROCKY MOUNTIAN POWER PROPERTY; THENCE SOUTH 5°42'28" WEST 11.91 FEET ALONG SAID WESTERLY LINE TO SAID NORTHERLY LINE OF PARKWAY BOULEVARD; THENCE SOUTH 88°55'10" WEST 156.78 FEET TO THE POINT OF BEGINNING.

(CONTAINS: 1,090 SQUARE FEET)