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RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 7 P.

*This document was prepared by:*

*After recording return to:*

John A. Dahlstrom Jr.  
Wasatch Commercial Management, Inc.  
299 South Main Street, Suite 2400  
Salt Lake City, Utah 84103

APN: 07-35-252-0005  
07-35-252-0004

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### **CROSS ACCESS EASEMENT AGREEMENT**

This Cross Access Easement Agreement ("**Agreement**") is made this 20th day of January, 2021, by and between AMELIA EARHART QOZ BUSINESS, LLC, a Utah limited liability company, whose address is 595 South Riverwoods Parkway, Suite 400, Logan, Utah 84321, ("**Amelia**"), as grantor and cross-grantee and the owner of the property commonly known as Amelia Earhart Industrial Building located at 5843 West Amelia Earhart Drive, Salt Lake City, Utah ("**Parcel A**"), which is legally described on Exhibit A attached hereto and made a part hereof and APOLLO INDUSTRIAL HOLDINGS, LLC, Utah limited liability company ("**Apollo**"), as grantee and cross-grantor and the owner of the property commonly known as Apollo Industrial Building located at 311 North Apollo Road, Salt Lake City, Utah ("**Parcel B**"), which is legally described on Exhibit B attached hereto and made a part hereof. Amelia and Apollo are referred to collectively herein as the "**Parties**" and individually as a "**Party**."

For and in consideration of Ten Dollars (\$10.00) and for other good and valuable consideration, receipt of which is hereby acknowledged, the parties covenant, grant and agree as follows:

#### **1. Ingress and Egress Over Parcel A.**

(a) Easement. Amelia hereby grants, gives and conveys to Apollo and its successors and assigns, as an easement appurtenant to Parcel B, a non-exclusive, permanent easement running with the land for vehicular ingress and egress over, upon and across Amelia's portion of the property legally described and depicted on Exhibit C (Access Easement). Each Party shall maintain their portion of the paved surface on its portion of the Access Easement. Apollo acknowledges that this easement is limited to ingress and egress over the Access Easement and that no parking rights are granted under this Agreement.

(b) Maintenance. Amelia shall be solely responsible for the proper maintenance and upkeep of Parcel A, including but not limited to: litter removal, snow plowing, sealing, restriping and repaving. Amelia shall be solely responsible for all costs associated with such maintenance.

**2. Ingress and Egress Over Parcel B.**

(a) Easement. Apollo hereby grants, gives and conveys to Amelia and its successors and assigns, as an easement appurtenant to Parcel A, a non-exclusive, permanent easement running with the land for vehicular ingress and egress over, upon and across the Apollo's portion of the property legally described and depicted on Exhibit C (Access Easement). Each Party shall maintain a paved surface on its portion of the Access Easement. Amelia acknowledges that this easement is limited to ingress and egress over the Parcel B Easement and that no parking rights are granted under this Agreement.

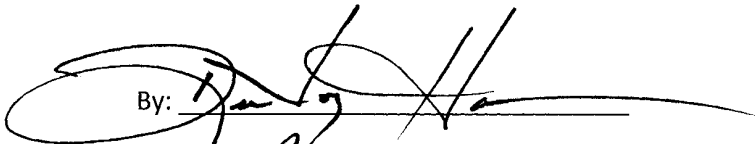
(b) Maintenance. Apollo shall be solely responsible for the proper maintenance and upkeep of Parcel B, including but not limited to: litter removal, snow plowing, sealing, restriping and repaving. Apollo shall be solely responsible for all costs associated with such maintenance.

**3. Covenants Running with the Land.** All provision of this Agreement, including the benefits and burdens set forth herein, shall run with the land and are binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

This Agreement is executed as of the date as first set forth above.


**AMELIA**

AMELIA EARHART QOZ BUSINESS, LLC, a Utah limited liability company

By:   
Its: Manager  
Date: 1/20/2021

**APOLLO**

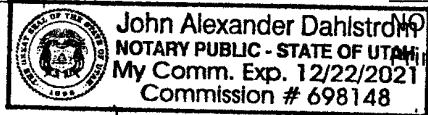
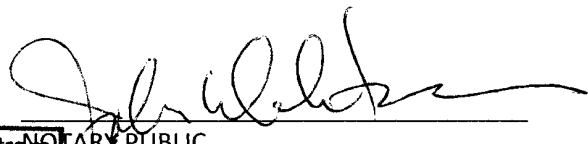
APOLLO INDUSTRIAL HOLDINGS, LLC, a Utah limited liability company

By:   
Its: Manager  
Date: 1/20/2021

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

On this 20th day of January, in the year 2021, before me John A. Dahlstrom, a notary public, personally appeared Dell Loy Hansen the Manager of AMELIA EARHART QOZ BUSINESS, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the Apollo Industrial Building and was signed by him/her on behalf of said AMELIA EARHART QOZ BUSINESS, LLC and acknowledged that he/she/they executed the same.

Date: 1/20/2021

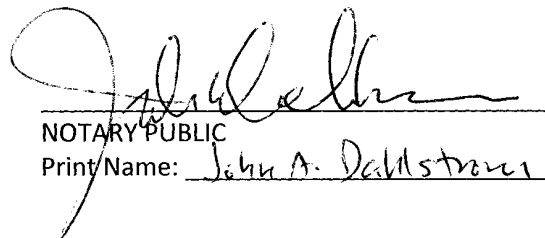


Print Name: John A. Dahlstrom

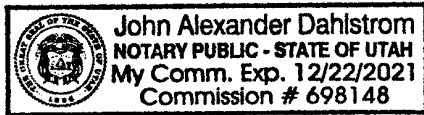
STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

On this 20th day of January, in the year 2021, before me John A. Dahlstrom, a notary public, personally appeared Dell Loy Hansen the Manager of APOLLO INDUSTRIAL HOLDINGS, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the Apollo Industrial Building and was signed by him/her on behalf of said APOLLO INDUSTRIAL HOLDINGS, LLC and acknowledged that he/she/they executed the same.

Date: 1/20/2021



NOTARY PUBLIC  
Print Name: John A. Dahlstrom



**EXHIBIT A**

**PARCEL A**

**AMELIA EARHART INDUSTRIAL BUILDING  
PROPERTY DESCRIPTIONS**

That certain real property located in Salt Lake County, Utah, specifically described as follows:

**LOT 3A**

**LOT 3A, OF BONNEVILLE CENTER PLAT "A" – AMENDED LOTS 3 & 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.**

**LOT 3B**

That certain real property located in Salt Lake County, Utah, specifically described as follows:

**LOT 3B, OF BONNEVILLE CENTER PLAT "A" – AMENDED LOTS 3 & 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER**

**EXHIBIT B**

**PARCEL B**

**APOLLO INDUSTRIAL BUILDING**

**PROPERTY DESCRIPTION**

That certain real property located in Salt Lake County, Utah, specifically described as follows:

**LOT 2A, OF BONNEVILLE CENTER PLAT "A" – AMENDED LOT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.**

EXHIBIT C

**30.0' Access Easement**

An access easement being a strip of land 30.0 feet in width lying entirely within Lot 2A, Bonneville Center Plat A – Amended Lot 2 recorded September 12, 2007 as Entry No. 10220307 in Book 2007P of Plats, at Page 362 in the Office of the Salt Lake County Recorder and further described in that Special Warranty Deed recorded May 4, 2018 as Entry No. 12766504 in Book 10671, at Page 51488 in the office of said Recorder. Said easement is located in the East half of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian. The sidelines of said 30.0 foot strip of land lies 15.0 feet each side of the following described centerline:

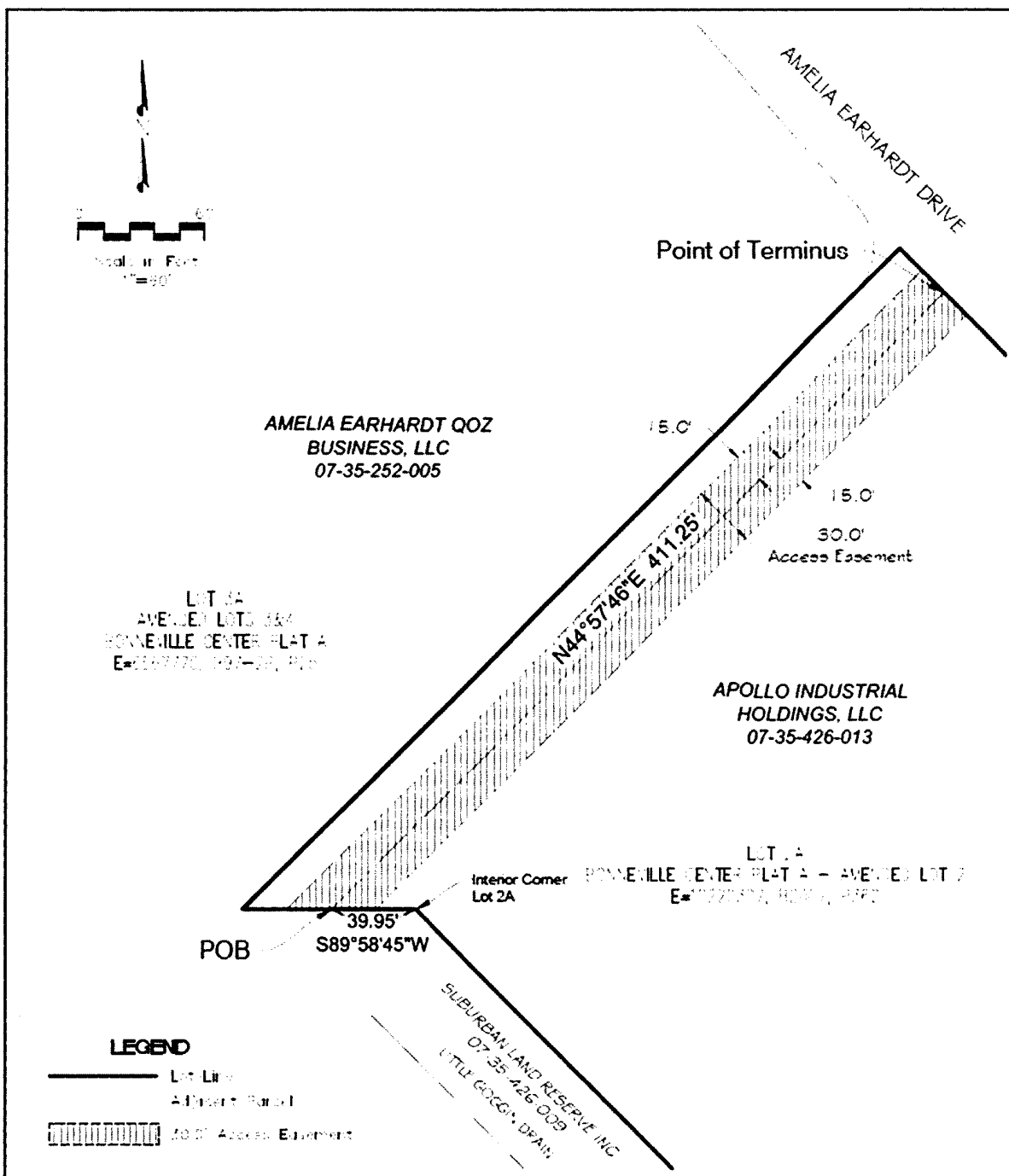
**Beginning** at a point on the southerly line of said Lot 2A, Bonneville Center Plat A – Amended Lot 2 in the Office of said Recorder, which is 39.95 feet S. 89°58'45" W. from an interior corner of said Lot 2A; thence N. 44°57'46" E. 411.25 feet to the northeasterly line of said Lot 2A, Bonneville Center Plat A – Amended Lot 2 and the **Point of Terminus**.

The sidelines of said strip of land to be lengthened or shortened to begin on said southerly line of said Lot 2A, Bonneville Center Plat A – Amended Lot 2 and terminate at said northeasterly line of said Lot 2A.

The above-described 30.0 – foot wide access easement contains 12,337 square feet in area or 0.283 acre, more or less.

**BASIS OF BEARING** is S. 45°02'14" E. along the Centerline of Amelia Earhart Drive between the existing street monuments at approximately 5843 West Amelia Earhart Drive and 5725 West Amelia Earhart Drive.

EXHIBIT C- Continued



Access Easement Apollo Industrial Holdings, LLC
Assessor Parcel No: 07-35-426-013
Part of the East Half of Section 35, T.1N., R.2W., S.L.B.&M.

February 10, 2020 Page 2 of 2

**CIR**  
**ENGINEERING, L.L.C.**  
 3012 SOUTH 105th WEST, SUITE 202  
 LITTLE ROCK, AR 72205  
 TEL: 501-541-1111 FAX: 501-541-1122