

SEND FAX NOTICE TO
201 SOUTH MAIN STREET
SALT LAKE CITY UT 84111



ENT 72599:2021 PG 1 of 7
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Apr 16 2:54 pm FEE 40.00 BY SM
RECORDED FOR MURDOCK, MARK

WHEN RECORDED, RETURN TO:

Lamont Richardson, Esq.
Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111

GRANT OF ACCESS EASEMENT

This Grant of Access Easement (this "**Easement Agreement**") is executed as of the 23rd day of March, 2021, by **URBAN GROVE, L.C.**, a Utah limited liability company (the "**Declarant**").

WHEREAS, Declarant, owns certain parcels of real property located in Utah County, Utah, as more particularly described in Exhibit "A" attached hereto and made a part hereof (each a "**Parcel**" and collectively the "**Parcels**");

WHEREAS, Declarant desires to enter into this Easement Agreement for the purpose of granting a non-exclusive easement on and over the Parcels in the Access Areas (defined below) for the benefit of the other Parcels for vehicular and pedestrian ingress and egress between each Parcel, the other Parcels and the public roadways currently known as Garden Grove Lane and Pleasant Grove Boulevard (individually and collectively, as the context may require, the "**Public Thoroughfares**");

NOW, THEREFORE, to these ends and in consideration of the promises, mutual covenants and agreements set forth below, together with the mutual benefits to be derived from this Easement Agreement, Declarant hereby declares as follows:

1. Grant of Rights-of-Way and Easements in Access Area: Limitations.

(a) Subject to the limitations set forth in this Easement Agreement, Declarant hereby grants and conveys to the owner of each Parcel (each a "**Benefited Parcel Owner**" and collectively the "**Benefited Parcel Owners**") and for the benefit of each of the Parcels owned by a Benefited Parcel Owner (each a "**Benefited Parcel**" and collectively the "**Benefited Parcels**") a non-exclusive perpetual right-of-way and easement for vehicular and pedestrian ingress and egress on, over and across the Access Areas on each Parcel (each a "**Burdened Parcel**" and collectively the "**Burdened Parcels**") and between the Benefited Parcels, the Burdened Parcels and the Public Thoroughfares by the Benefited Parcel Owner and its tenants, subtenants, licensees, invitees or other permitted users of each Benefited Parcel (the "**Permitted Users**"). For purposes hereof the term "**Access Areas**" means all areas within each Parcel that are intended to be used at any time and from time to time as traffic lanes, driveways, sidewalks, walkways or similar areas for ingress and egress of vehicles and pedestrians, but does not include any portion of a Parcel on which a building is located at any time or from time to time. Such rights-of-way and easements shall each (i) be appurtenant to and benefit the Benefited Parcels, (ii) bind and burden the Access Area on the Burdened Parcels and every person having any fee, leasehold, lien or other interest, as and to the extent arising by, through or under the Burdened Parcels, in any portion of the Access Area, and (iii) constitute a covenant running with the land.

(b) Exclusive use of the Access Area is not hereby granted, and the right of way and easement for ingress and egress in common with all Parcels is hereby expressly reserved. Each owner of a Burdened Parcel (each a "**Burdened Parcel Owner**" and collectively the "**Burdened Parcel Owners**") shall have the right to make any use of the Access Area on its Parcel, so long as, except as otherwise specified herein, any such use does not unreasonably interfere with the rights and easements for use and related ingress and egress which is herein granted to the Benefited Parcels.

(c) The rights-of-way and easements described in this Section 1 above, so long as the following do not unreasonably interfere with the right and easement for use and related ingress and egress which is herein granted to the Benefited Parcels, shall be subject to and limited as follows:

(i) They shall not be exercised in any manner which substantially interferes with the purposes for which the Access Area are to be used as provided herein;

(ii) The right of each Burdened Parcel Owner, in its sole discretion (subject, however, to this subsection 1(c)), to grant permits, licenses and easements over, across, through and under the Access Area to any governmental or quasi-governmental authority, to any public or private utility company, or to any other party, for the purpose of installing, maintaining or providing utilities and related facilities or roads or for such other purposes reasonably necessary or appropriate, in such Burdened Parcel Owner's sole discretion, for the use construction, development, maintenance or operation of a Parcel; and

(iii) A Benefited Parcel Owner shall not permit any lien or claim of mechanics, laborers or materialmen to be filed against the Access Area located on the Burdened Parcels, or any part or parts thereof, for any work, labor or materials furnished, alleged to have been furnished or to be furnished pursuant to any agreement by such Benefited Parcel Owner or any one claiming by, through or under such Benefited Parcel Owner. If such a lien is filed, within ten (10) business days after the date of the filing or recording of any such lien, such Benefited Parcel Owner shall cause the same to be paid and discharged of record.

(e) Each Burdened Parcel Owner may, on a temporary basis, for reasonable construction, repair, maintenance, or to prevent a public dedication or the accrual of any rights to the public, close the Access Area on its Burdened Parcel for access, provided that, in any such event, such Burdened Parcel Owner shall first notify the Benefited Parcel Owners in writing and shall, to the extent possible, provide for alternate access to the Benefited Parcels during such period of closure. In addition, each Burdened Parcel Owner may construct buildings on its Parcel from time to time within the Access Areas so long as such Burdened Parcel Owner provides reasonable alternative Access Areas on its Parcel.

(f) The grant and conveyance of the rights to the Benefited Parcels set forth in this Section 1 are made on an "AS-IS" basis and Declarant has not made and hereby expressly disclaims any statements or representations, express or implied, made by Declarant or its agents or brokers, as to the condition of or characteristics of the Access Area, its fitness for use for any particular purpose, or the Access Area's compliance with any zoning or other rules, regulations, laws or statutes applicable to the Access Area, or the uses permitted on or the development requirements for or any other matters relating to the Access Area.

2. Maintenance and Maintenance Expenses of Access Area.

(a) Except as otherwise agreed in writing, each owner of a Parcel shall be responsible to maintain the Access Area and the improvements within the Access Areas on its Parcel in good condition and repair, or cause the Access Area to be maintained and kept in good condition and repair. Notwithstanding the foregoing, and subject to reasonable wear and tear from normal use, in the event the Access Area or any improvements within the Access Area are damaged by an owner of a Parcel or its Permitted Users, or any other person claiming by through or under such owner of a Parcel, such owner of Parcel shall be solely responsible for the repair of any such damage.

(b) The obligation to maintain and repair the Access Area and the improvements within the Access Area shall, without limiting the generality thereof, include: (i) maintaining and repairing the surfaces in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or of similar quality, use and durability; (ii) removing all papers, debris, snow, ice,

filth and refuse and thoroughly sweeping the areas to the extent reasonably necessary to keep these areas in a neat, clean and orderly condition; (iii) replacing the Access Area if necessary, and (iv) causing the Access Areas to comply with all applicable laws.

3. Failure to Perform; Remedies. In the event that a Benefited Parcel Owner fails to perform when due any act or obligation required by this Easement Agreement to be performed by such Benefited Parcel Owner, a Burdened Parcel Owner, in addition to and not in lieu of any other remedies available at law or in equity, shall be entitled to file a suit in equity to enjoin such Benefited Parcel Owner from such breach or threatened breach and/or for the specific performance of such Benefited Parcel Owner's obligations under this Easement Agreement. In the event a Burdened Parcel Owner fails to perform when due any act or obligation required by this Easement Agreement to be performed by such Burdened Parcel Owner, a Benefited Parcel Owner, in addition to and not in lieu of any other remedies available at law or in equity, shall be entitled to file a suit in equity to enjoin such Burdened Parcel Owner from such breach or threatened breach and/or for the specific performance of such Benefited Parcels Owner's obligations under this Easement Agreement. Notwithstanding any other provision of this Easement Agreement, the rights granted to each Benefited Parcel under this Easement shall not be terminated or suspended in the event a Benefited Parcel Owner is in default of its obligations hereunder.

4. Limitation on Authority.

(a) The Burdened Parcel Owners are not to be deemed or construed as the agent or joint venturer of a Benefited Parcel Owner in any respect, all other provisions of this Easement Agreement notwithstanding. The Burdened Parcel Owners have not and do not hereby assume or agree to assume any liability whatsoever of a Benefited Parcel Owner and the Burdened Parcel Owners do not assume or agree to assume any obligation of any Benefited Parcel Owners under any contract, agreement, indenture, or any other document to which a Benefited Parcel Owners may be a party or by which a Benefited Parcel Owner are or may be bound, or which in any manner affects the Benefited Parcels or any part thereof, except as expressly provided in this Easement Agreement.

(b) The Benefited Parcel Owners are not to be deemed or construed as the agent or joint venturer of the Burdened Parcel Owners in any respect, all other provisions of this Easement Agreement notwithstanding. Each Benefited Parcel Owner has not and does not hereby assume or agree to assume any liability whatsoever of the Burdened Parcel Owner and each Benefited Parcel Owner does not assume or agree to assume any obligation of any Burdened Parcel Owner under any contract, agreement, indenture, or any other document to which a Burdened Parcel Owner may be a party or by which a Burdened Parcel Owner is or may be bound, or which in any manner affects the Burdened Parcels or any part thereof, except as expressly agreed to by a Benefited Parcel Owner in this Easement Agreement.

5. Notices. All communications, consents, and other notices provided for in this Easement Agreement shall be in writing and shall be effective on the date hand delivered, sent by facsimile, or mailed by registered or certified mail, return receipt requested, postage prepaid, and addressed as follows:

(a) If to the Benefited Parcel Owners, to:

c/o KC Gardner Company, L.C.
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President

or to such other address as a Benefited Parcel Owners may designate to each of the Burdened Parcel Owners, in writing.

(a) If to the Burdened Parcel Owner, to:

c/o KC Gardner Company, L.C.
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President

or to such other address as a Burdened Parcel Owner may designate to the Benefited Parcel Owners, in writing.

6. Indemnity. Each owner of a Parcel (“**Indemnitor**”) covenants and agrees to defend, protect, indemnify and hold harmless each other owner of a Parcel (“**Indemnitee**”) from and against all claims, including any action or proceedings brought thereon, and all costs, losses, expenses and liability (including reasonable attorney’s fees actually incurred and cost of suit)(collectively, “**Losses**”) arising from or as a result of the negligent acts or omissions or willful misconduct of the Indemnitor or Permitted Users in exercise of the easements or other rights granted by this Easement Agreement or the negligence or willful misconduct by Indemnitor or its Permitted Users in the use of any such easements or rights, except to the extent such Losses result from the negligence or willful act or omission of the Indemnitees or their Permitted Users. The provisions of this Section shall survive the expiration or sooner termination of this Easement Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination

7. Miscellaneous Provisions.

(a) This Easement Agreement shall be interpreted in accordance with the laws of the State of Utah. The recital paragraphs set forth above are hereby expressly incorporated in and made a part of this Easement Agreement, however, the paragraph headings and titles are not part of this Easement Agreement, having been inserted for reference only, and shall have no effect upon the construction or interpretation hereof.

(b) The waiver by either party hereto of a breach of any term or condition of this Easement Agreement shall not constitute a waiver of any further breach of a term or condition. As concerns all matters of performance agreed hereunder, it is covenanted by the parties that time is strictly of the essence.

(c) This Easement Agreement constitutes the entire agreement between the parties pertaining to the subject matter contained in such documents, which supersede all prior and contemporaneous agreements, representations and understandings of the parties with respect thereto. No supplement, modification or amendment of this Easement Agreement shall be binding unless executed in writing by all parties. No waiver of any of the provisions of this Easement Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed, in writing, by the party making the waiver. No amendment to this Easement Agreement shall in any way affect the rights of a holder (a “**Mortgagee**”) of a mortgage, deed of trust or other security agreement (a “**Mortgage**”) creating a lien on an owner’s interest in a Parcel or a portion of a Parcel as security for the payment of indebtedness that is recorded at the time of the recordation of the amendment, or the rights of any successor in interest or title to such Mortgagee, either before or after such Mortgagee or its successor enters into possession or acquires title pursuant to foreclosure, trustee’s sale or any arrangement or proceeding in lieu thereof, unless such Mortgagee has consented in writing to such amendment.

(d) This Easement Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The recitals stated above and the exhibits attached to this Easement Agreement shall be and hereby are incorporated in and an integral part of this Easement Agreement by this reference.

(e) This Easement Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns, and the Burdened Parcels and the Benefited Parcels shall be subject to the easements, covenants, restrictions and charges set forth herein, which shall run with each of the Burdened Parcels and the Benefited Parcels and shall be binding upon all parties having or acquiring any right, title or interest in (i) the Burdened Parcels, or any part thereof, by, through or under the Burdened Parcel Owner, or (ii) the Benefited Parcels, or any part thereof, by, through or under the Burdened Parcel Owners, as the case may be.

(f) In the event that any provision of this Easement Agreement shall be held invalid and unenforceable, such provision shall be severable from, and such invalidity and unenforceability shall not be construed to have any effect on, the remaining provisions of this Easement Agreement.

(g) Nothing contained herein will be construed or deemed to constitute a dedication, express or implied, of any real property to or for any public use or purpose whatsoever.

(h) For purposes of this Easement Agreement, "*force majeure*" shall mean any delay caused by acts of nature, strikes, lockouts, other labor troubles, riots, civil commotion, insurrection, war or other reason not the fault of the party delayed (financial inability excepted), in which case performance of the action in question shall be excused for the period of delay and the period for the performance of such act shall be extended for a period equivalent to the period of such delay.

(i) In the event of default by either party, or if any action is brought because of any breach of or to enforce or interpret any of the provisions of this Easement Agreement, the defaulting party or the party prevailing in such action shall be entitled to recover from the other party reasonable attorneys' fees, costs and expenses incurred in the enforcement of or the termination of this Easement Agreement.

(j) Concurrently with the execution and delivery of this Easement Agreement, this Easement Agreement shall be recorded against the Burdened Parcels and the Benefited Parcels in the official real estate records of Salt Lake County, Utah.

[signatures and acknowledgments on following page]

IN WITNESS WHEREOF, Declarant has executed this Easement Agreement to be effective as of the date first written above.

DECLARANT

URBAN GROVE, L.C., a Utah limited liability company, by its manager

By: KC GARDNER COMPANY, L.C., a Utah limited liability company

By: *[Signature]*
Name: Christina Gardner
Title: Manager

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

On this 23rd day of March, 2021, personally appeared before me Christina Gardner, the person who executed the within instrument as a manager of KC Gardner Company, L.C., a Utah limited liability company, the manager of Urban Grove, L.C., a Utah limited liability company, and acknowledged to me that he executed the within instrument on behalf of said company.

[Signature]
Notary Public

My Commission Expires: 8-25-2024

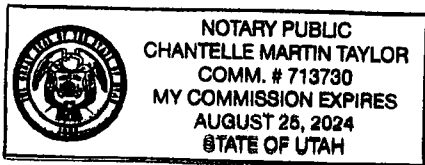


EXHIBIT "A"***(Description of Real Property)***

Property located in Utah County, Utah more particularly described as follows:

Beginning at the Southeast Corner of Lot 3 of point The Void Plat 'B', recorded December 20, 2016 as Entry No. 127927:2016, Map No. 15345 in the Office of the Utah County Recorders, said point being located South 00°31'30" East 1,331.03 feet along section line and West 2,600.40 feet from the Northeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence North 60°28'34" West 443.50 feet;
 thence Northwesterly 242.29 feet along the arc of a 232.00 foot radius curve to the right (center bears North 29°31'26" East and the chord bears North 30°33'30" West 231.42 feet with a central angle of 59°50'09");
 thence North 00°38'25" West 8.21 feet;
 thence North 88°51'10" East 1.00 feet;
 thence North 00°38'25" West 228.77 feet;
 thence North 89°38'28" East 476.44 feet;
 thence North 89°37'20" East 377.64 feet;
 thence South 00°22'40" East 36.36 feet;
 thence Southeasterly 29.32 feet along the arc of a 69.50 foot radius curve to the left (center bears North 89°37'22" East and the chord bears South 12°27'46" East 29.10 feet with a central angle of 24°10'16");
 thence South 24°32'51" East 47.37 feet;
 thence South 65°27'09" West 47.75 feet;
 thence South 24°32'51" East 62.09 feet;
 thence South 34.74 feet;
 thence Southeasterly 50.25 feet along the arc of a 98.50 foot radius curve to the left (center bears North 89°59'59" East and the chord bears South 14°36'56" East 49.71 feet with a central angle of 29°13'51");
 thence South 29°13'52" East 26.94 feet;
 thence Southwesterly 59.91 feet along the arc of a 1,040.25 foot radius curve to the left (center bears South 29°09'24" East and the chord bears South 59°11'36" West 59.90 feet with a central angle of 03°17'59");
 thence South 32°26'53" East 5.67 feet;
 thence Southwesterly 172.34 feet along the arc of a 1,034.61 foot radius curve to the left (center bears South 32°27'28" East and the chord bears South 52°46'13" West 172.14 feet with a central angle of 09°32'38");
 thence West 8.44 feet;
 thence Southwesterly 298.96 feet along the arc of a 1,040.25 foot radius curve to the left (center bears South 42°20'47" East and the chord bears South 39°25'13" West 297.94 feet with a central angle of 16°28'00") to the point of beginning.

Contains 418,469 Square Feet or 9.607 Acres and 3 Lots