

WHEN RECORDED RETURN TO:

Kenner Associates, Inc.
P.O. Box 666
Sandy, Utah 84091

COURTESY RECORDING

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RECIPROCAL GRANT OF EASEMENTS
FOR INGRESS, EGRESS, PARKING, WATER
SUPPLY, SANITARY SEWER ACCESS, AND
STORM WATER DRAINAGE

FOR VALUE RECEIVED, the undersigned, 250 ASSOCIATES #1, L.L.C., a Utah limited liability corporation, 250 ASSOCIATES #2, L.L.C., a Utah limited liability corporation, and, 250 ASSOCIATES #3, L.L.C., a Utah limited liability corporation, and their respective successors and assigns hereby GRANT, ACKNOWLEDGE AND AGREE as follows:

1. OWNERSHIP OF PARCELS. 250 ASSOCIATES #1, L.L.C., (Serial Number 38:228:0004) is owner of land identified herein as East Bay Plat "AA" Lot 1, 250 ASSOCIATES #2, L.L.C., (Serial Number 38:295:0002) is owner of land identified herein as East Bay Plat "DD" amended Lot 2, and 250 ASSOCIATES #3, L.L.C., (Serial Number 38:295:0001) is owner of the land identified herein as East Bay Plat "DD" amended Lot 1, situated in Utah County, State of Utah, which parcels are more particularly described in Exhibit "A", and attached hereto.
2. EASEMENT FOR INGRESS AND EGRESS. 250 ASSOCIATES #1, L.L.C., 250 ASSOCIATES #2, L.L.C., 250 ASSOCIATES #3, L.L.C., their respective successors, assigns, tenants, customers, Provo City employees, invitees and employees shall have non-exclusive rights-of-way and easements for ingress and egress for vehicular and pedestrian traffic over, upon and across the roads, driveways and access ways, entrances, exits of all of said parcels, including specifically, but without limitation the Parcels described on Exhibit "A" attached hereto and incorporated herein as the same are constructed and established from time to time, which rights-of-way and easements are hereby granted and conveyed reciprocally, and no party shall at any time obstruct or interfere with ingress and egress over the areas designated as roads, drives, entrances and exits as set forth on Exhibit "A,"
3. EASEMENT FOR PARKING. 250 ASSOCIATES #1, L.L.C., 250 ASSOCIATES #2, L.L.C., 250 Associates #3, L.L.C., their respective successors, assigns, tenants, customers, Provor City employees, invitees and employees shall have non-exclusive and common parking rights and privileges upon the designated parking areas as the same are constructed and established from time to time.

4. PARKING REQUIREMENTS. All automobile parking spaces as established from time to time on 250 ASSOCIATES #1, L.L.C., 250 ASSOCIATES #2, L.L.C., 250 Associates #3, L.L.C., lots shall be deemed available for the circulation of a single parking count index total for consideration by jurisdictional authorities in determining the necessary balance between gross building areas developed on Plat "AA" Lot 1 and Plat "DD" Lots 1 and 2 and commensurate parking stall requirements.
5. EASEMENT FOR STORM WATER DRAINAGE. 250 ASSOCIATES #1, L.L.C., 250 ASSOCIATES #2, L.L.C., 250 Associates #3, L.L.C., their respective successors, assigns, tenants, customers, Provo City employees, invitees and employees shall have non-exclusive and common storm drainage rights and privileges of the designated parking areas of Plat "AA" Lot 1 and Plat "DD" Lots 1 and 2 as the same are constructed and established from time to time.
6. EASEMENT FOR SANITARY SEWER. 250 ASSOCIATES #2, L.L.C., 250 Associates #3, L.L.C., their respective successors, assigns, tenants, customers, Provo City employees, invitees and employees shall have non-exclusive and common access to the designated sewer lateral that exists on Plat "DD" Lots 1 and 2.
7. EASEMENT FOR CULINARY WATER AND FIRE LINE. 250 ASSOCIATES #1, L.L.C., 250 ASSOCIATES #2, L.L.C., 250 Associates #3, L.L.C., their respective successors, assigns, tenants, customers, Provo City employees, invitees and employees shall have non-exclusive and common access and privileges to the water main connecting to the city water system as constructed, including fire hydrants
8. COVENANTS RUNNING WITH THE LAND. It is understood and agreed that the rights, easements and restrictions herein granted shall be deemed to be covenants running with the land and shall be binding upon and inure to the benefit of the owners of Plat "AA" Lot 1 and Plat "DD" Lot 1 and 2, their respective successors and assigns.

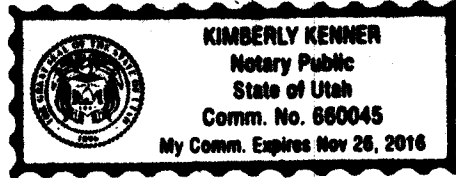
IN WITNESS WHEREOF, this Agreement is executed this 22 day of March 2016.

By Bruce Kenner
Its Owner

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

On this 22 day of March 2016 Bruce Kenner, Personally appeared before me and, on his oath, acknowledged to me that he executed the foregoing instrument.


Kimberly A. Kenner - Notary Public



SURVEYOR'S CERTIFICATE

I, EMERY ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND AM QUALIFIED TO TAKE AND TAKE THE SAME UNDER THE LAWS OF THE STATE OF UTAH. I AM NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE SURVEY OR THE SUFFICIENCY OF THE INSTRUMENT. I AM NOT PROVIDING ANY GUARANTEE OF THE SUFFICIENCY OF THE INSTRUMENT. I AM NOT PROVIDING ANY GUARANTEE OF THE SUFFICIENCY OF THE INSTRUMENT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY CORNER OF LOT 1, EAST 250 EAST STREET, ... (Detailed description of boundaries and easements follows in small text)

OWNER'S DEDICATION (SEE SEAL BELOW)

SOME ALL OR PART OF THE LOTS BEING HEREIN SUBMITTED AS PART OF PLAT "DD" AND PLAT "DD" AMENDED, HAS BEEN CHANGED TO BE SUBMITTED INTO THE PUBLIC DOMAIN OF THE STATE OF UTAH. THE SURVEYOR HAS NO CLAIM IN THE LOTS BEING HEREIN SUBMITTED INTO THE PUBLIC DOMAIN OF THE STATE OF UTAH. THE SURVEYOR HAS NO CLAIM IN THE LOTS BEING HEREIN SUBMITTED INTO THE PUBLIC DOMAIN OF THE STATE OF UTAH.

ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF UTAH, A.S., PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO ONLY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

ACCEPTANCE BY THE MAYOR

THE MAYOR OF THE CITY OF PROVO, COUNTY OF UTAH, APPROVES THIS PLAT, INCLUDING THE DEDICATION OF ALL STREETS, EASEMENTS AND INTERESTS HERETO, AND THE PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

APPROVED BY THE MAYOR JOHN R. CURTIS

APPROVED BY ENGINEER (SEE SEAL BELOW)

ATTEST CLERK-RECORDER (SEE SEAL BELOW)

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

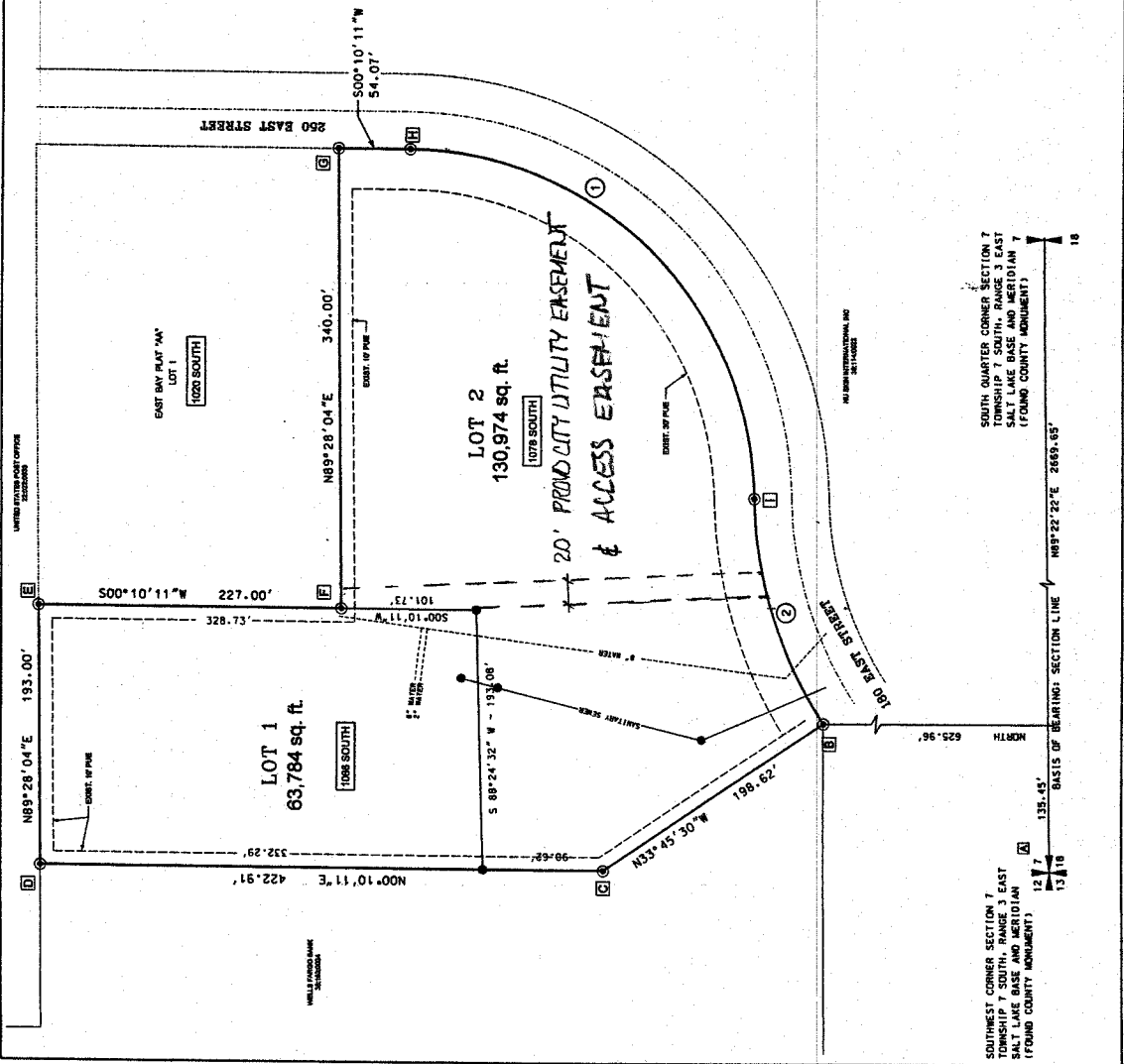
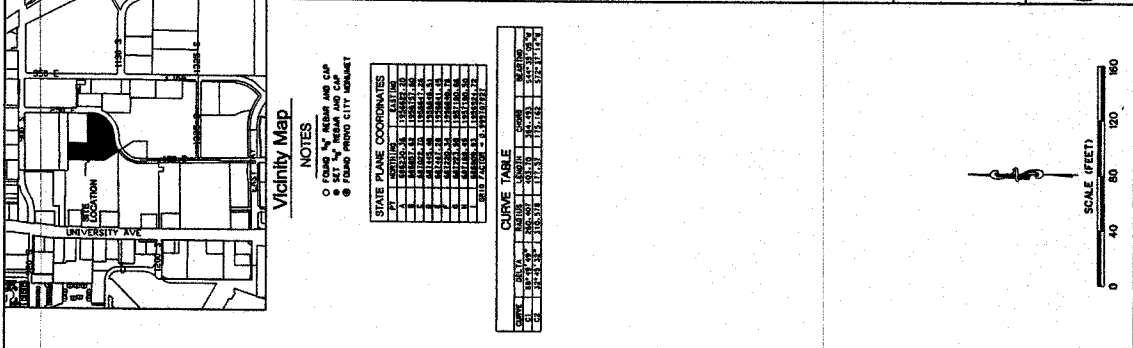
APPROVED THIS DAY OF _____, A.D. 20____, BY THE COMMUNITY DEVELOPMENT DIRECTOR.

DIRECTOR-GARY MOJUM

PLAT "DD" AMENDED

EAST BAY

INCLUDING A LOCATION AND REVISION OF LOTS 1 AND 2 OF EAST BAY SUBDIVISION PLAT "DD" PROVO, UTAH. A PUBLISHED JULIEN DEVELOPMENT, UTAH COUNTY, UTAH



OVERALL BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF 180/250 EAST STREET, PROVO, UTAH, WHICH POINT IS EAST 135.44 FEET AND NORTH 627.44 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $33^{\circ}45'30''$ WEST ALONG A COMMON LINE BETWEEN EAST BAY PLAT "V"REVISED AND EAST BAY PLAT "AA" 198.62 FEET; THENCE NORTH $00^{\circ}10'11''$ EAST ALONG SAID LINE 422.91 FEET TO THE SOUTH LINE OF THE UNITED STATES POST OFFICE PROPERTY; THENCE NORTH $89^{\circ}28'04''$ EAST ALONG SAID SOUTH PROPERTY LINE 533.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 250 EAST STREET; THENCE SOUTH $00^{\circ}10'11''$ WEST ALONG SAID RIGHT-OF-WAY LINE 281.07 FEET; THENCE ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A 260.407 FOOT RADIUS CURVE TO THE RIGHT 403.73 FEET THROUGH A CENTRAL ANGLE OF $88^{\circ}49'49''$, THE CHORD OF WHICH BEARS SOUTH $44^{\circ}35'05''$ WEST 364.493 FEET; THENCE ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A 310.578 FOOT RADIUS CURVE TO THE LEFT 177.57 FEET THROUGH A CENTRAL ANGLE OF $32^{\circ}45'30''$, THE CHORD OF WHICH BEARS SOUTH $72^{\circ}37'15''$ WEST 175.162 FEET TO THE POINT OF BEGINNING.

AREA = 6.243 ACRES

BASIS OF BEARING = $S37^{\circ}15'07''E$ FROM THE SOUTHWEST CORNER OF SECTION 7, T7S, R3E, SLB&M, TO THE SPANISH FORK PEAK TRIANGULATION STATION.