

When Recorded, Mail To:

BP-UT 2, LLC  
111 E. Sege Lily Drive, Suite 400  
Sandy, Utah 84070-4422  
Attention: Danuel R. Stanger

13288259  
6/3/2020 10:36:00 AM \$40.00  
Book - 10954 Pg - 7205-7209  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

Tax Parcel No's 15-29-352-013 and  
15-29-352-008

CT-124230-CAB

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### TERMINATION OF EASEMENT

This Instrument is made this 1<sup>st</sup> day of June, 2020,

- A. WHEREAS, BP-UT 2, LLC, a Delaware limited liability company, is the owner of certain real property located within the City of Salt Lake, County of Salt Lake, State of Utah, which real property is more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "**BP-UT 2 Property**").
- B. WHEREAS, Seedling Properties, LLC, a Utah limited liability company, is the owner of certain real property located within the City of Salt Lake, County of Salt Lake, State of Utah, which real property is more particularly described in Exhibit "B" attached hereto and made a part hereof (hereinafter referred to as the "**Seedling Property**").
- C. WHEREAS, a portion of the Seedling Property is burdened by an easement, which was previously used for pedestrian purposes over and across the Seedling Property, over and across the following tract of land described herein as Exhibit "C" (hereinafter referred to as "**Easement**").
- D. WHEREAS, said Easement was created by that certain Grant of Easement recorded December 20, 1977 as Entry No. 3040777 in Book 4598 at Page 747, records of the Salt Lake County Recorder.
- E. WHEREAS, said Easement is no longer required as originally created and the undersigned is desirous of having said Easement abandoned and terminated.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned agrees as follows:

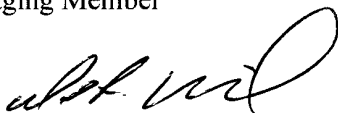
1. **Termination of Easement.** The Easement is hereby terminated and vacated. The Seedling property is further released from the burdens of the Easement, and the benefits to the BP-UT 2 Property arising from the Easement are correspondingly extinguished.

[SIGNATURES AND ACKNOWLEDGMENTS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed as of the date first above written.

**BP-UT 2, LLC**, a  
Delaware limited liability company

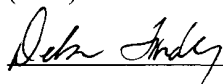
By: **BP-UT 2 HOLDINGS, L.C.**, a  
Utah limited liability company,  
its Managing Member

By:   
Name: D. Russell Minnick  
Title: Manager

STATE OF UTAH                    )  
  )§  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 26 day of May, 2020 by **D. RUSSELL MINNICK, MANAGER** of **BP-UT 2 HOLDINGS, L.C.**, a Utah limited liability company, **MANAGING MEMBER** of **BP-UT 2, LLC**, a Delaware limited liability company.

(Seal)

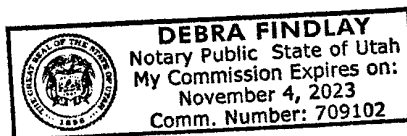


Notary Public

Printed Name: Debra Findlay

My Commission Expires:

11-4-23



**Exhibit "A"**

Beginning at a point which is on the North right of way of 3500 South Street, said point being North 89°57'29" East, 953.33 feet along the South section line of Section 29 and North 00°00'17" East 53.00 feet from the Southwest corner of said Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°00'17" East 766.30 feet along the projected line of the East boundary of Samuel P. Robinson property to a point on the Southerly right of way line of Rockwood Way, which said point is on a curve to the left, the radius point of which is North 52°35'37" West 259.18 feet; thence along said Southerly right of way line as follows: Easterly along the arc of said curve 42.71 feet to a point of tangency; thence North 27°57'50" East 9.49 feet to a point on a 230.44 foot radius curve to the right; thence Easterly along the arc of said curve 337.84 feet to a point of tangency; thence South 68°02'10" East 27.38 feet to a point on a 507.47 foot radius curve to the left; thence Easterly along the arc of said curve 194.54 feet to a point of tangency; thence East 160.91 feet to a point on a 105.00 foot radius curve to the left; thence Northeasterly along the arc of said curve 164.93 feet to a point on a 1843.86 foot radius curve to the right (radius point bears West); said point being on the Westerly line of a proposed thoroughfare; thence leaving the Southerly right of way line of Rockwood Way and running Southerly along the Westerly line of the proposed thoroughfare and the arc of said curve 6.13 feet (long chord bears South 00°05'43" West 6.13 feet) to a point on a 2659.75 foot radius curve to the right (radius point bears North 86°39'45" West); thence Southwesterly along the arc of said curve 458.99 feet (long chord bears South 08°16'53" West 458.42 feet); thence South 14°55'25" West 273.13 feet; thence South 89°57'29" West 411.99 feet along the projected line of the North boundary of F. C. Stangl III property; thence South 00°00'17" West 50.00 feet along the West boundary of F. C. Stangl III property; thence South 89°57'29" West 150.00 feet along the North boundary of Mondak Partners property; thence South 00°00'17" West 200.00 feet along the West boundary of Mondak Partners property to a point on the North right of way line of 3500 South Street; thence South 89°57'29" West 100.00 feet along said right of way line to the point of beginning.

Tax Parcel No.: 15-29-352-008

Exhibit "B"

**BEGINNING AT A POINT LOCATED NORTH 89°57'29" EAST 708.33 FEET AND NORTH 0°00'17" EAST 53 FEET FROM THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°00'17" EAST 305 FEET; THENCE NORTH 89°57'29" EAST 245 FEET; THENCE SOUTH 0°00'17" WEST 305 FEET; THENCE SOUTH 89°57'29" WEST 245 FEET TO THE POINT OF BEGINNING.**

Exhibit "C"

**PARCEL 2: A non exclusive easement for pedestrian purposes, through, over and across the following: Beginning at a point located North 89°57'29" East 708.33 feet and North 0°00'17" East 343 feet from the Southwest corner of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°00'17" East, 15 feet; thence North 89°57'29" East 245.00 feet; thence South 0°00'17" West, 15 feet; thence South 89°57'29" West, 245.00 feet to the point of beginning, as created by that certain Grant of Easement recorded December 20, 1977 as Entry No. 3040777 in Book 4598 at Page 747 of Official Records.**