

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

12400336
10/28/2016 12:06 PM \$26.00
Book - 10493 Pg - 3926-3931
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: SMA, DEPUTY - WI 6 P.

PARCEL I.D.# 26-13-401-010, 26-13-377-001, 26-24-100-008
GRANTOR: VP Daybreak Operations, LLC and VP Daybreak Investments LLC
(Daybreak Lake Avenue-Kestrel to MVC)
Page 1 of 6

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the North Half of Section 24, and the Southeast Quarter of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTORS hereby grant, convey, sell, and set over unto South Valley Sewer District, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, perpetual rights-of-way and easements to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, hereinafter called the FACILITIES, said rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within strips twenty (20) feet wide, said strips extending ten (10) feet on each side of and lying parallel and adjacent to lines of reference and projection thereof, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 2.09 acres

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment and vehicles as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, GRANTEE and its contractors may use such portion of GRANTORS' property along and adjacent to the rights-of-way and easements as may be reasonably necessary in connection with the construction or repair of the FACILITIES. The contractor performing the work shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible. GRANTORS shall have the right to use the above-described property except for the purposes for which these rights-of-way and easements are granted to the GRANTEE, provided such use shall not interfere with the FACILITIES or

with the discharge and conveyance of sewage through the FACILITIES, or any other rights granted to the GRANTEE hereunder.

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other improvement over or across these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed these rights-of-way and Easements this 6 day of OCTOBER, 2016.

GRANTOR(S)

VP Daybreak Investments LLC,
a Delaware limited liability company

By: [Signature]

Its: Vice President Commercial Dev.
Title

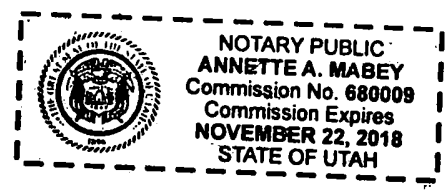
STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 6th day of October, 2016, personally appeared before me Scott Kaufmann who being by me duly sworn did say that (s)he is the vice president commercial devel. of VP Daybreak Investments LLC, a Delaware limited liability company a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution of its Board of Directors; and acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

My Commission Expires: 11/22/2018

Residing in: South Jordan, UT



VP Daybreak Operation LLC,
a Delaware limited liability company

By: *[Signature]*

Its: *Vice President Commercial Dev.*
Title

STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

On the 6th day of October, 2016 personally appeared before me Scott Kaufmann who being by me duly sworn did say that (s)he is the Vice President Commercial Dev of VP Daybreak Operation LLC, a Delaware limited liability company, a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same.

Annette A Mabey
Notary Public

My Commission Expires: 11/22/2018

Residing in: South Jordan, Utah

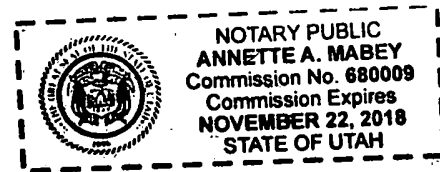


Exhibit 'A'

DAYBREAK LAKE AVENUE EAST SEWER EASEMENTS

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°00'12" East 698.430 feet along the Section Line and East 791.395 feet from the West Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 36°32'54" East 65.500 feet; thence North 53°27'06" East 392.561 feet; thence North 53°27'06" East 392.138 feet; thence North 53°27'06" East 385.000 feet to the point of terminus.

Contains: (approx. 1235 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°00'12" East 1165.721 feet along the Section Line and East 1421.759 feet from the West Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 36°32'54" East 65.500 feet; thence South 36°32'54" East 147.500 feet to the point of terminus.

Contains: (approx. 213 L.F.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the North Half of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°00'12" East 1444.512 feet along the Section Line and East 1914.551 feet from the West Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 385.000 feet; thence North 53°52'53" East 400.014 feet; thence North 55°01'19" East 215.919 feet; thence North 67°50'15" East 216.171 feet; thence North 60°51'23" East 256.912 feet; thence North 53°27'06" East 500.000 feet to the point of terminus.

Contains: (approx. 1974 L.F.)

(Line 4)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement

extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°00'12" East 1964.561 feet along the Section Line and East 2506.094 feet from the West Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 36°36'29" East 68.500 feet to the point of terminus.

Contains: (approx. 69 L.F.)

(Line 5)

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°00'12" East 2173.545 feet along the Section Line and East 2882.737 feet from the West Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 35°09'41" East 71.737 feet to the point of terminus.

Contains: (approx. 72 L.F.)

(Line 6)

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°00'12" East 2586.016 feet along the Section Line and East 3487.195 feet from the West Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 52°30'23" East 79.271 feet; thence South 36°32'54" East 96.859 feet to the point of terminus.

Contains: (approx. 176 L.F.)

(Line 7)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°00'12" East 2641.310 feet along the Section Line and North 89°56'22" East 2689.949 feet along the Section Line and North 89°56'21" East 1018.385 feet along the Section Line and North 43.996 feet from the West Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 50°30'28" East 511.952 feet; thence North 53°27'06" East 363.899 feet to the point of terminus.

Contains: (approx. 876 L.F.)

