3

WHEN RECORDED RETURN TO: Sandy City Recorder 10000 Centennial Parkway Sandy, Utah 84070

Parcel ID# 22312800120000 Property Address: 8180 South 700 East Street 12684970 12/22/2017 09:08 AM \$D.00 Book - 10632 P9 - 3827-3829 ADAM GARDINER RECORDER, SALT LAKE COUNTY, UTAH SANDY CITY 10000 CENTENNIAL PARKWAY SANDY UT 84070 BY: SMA, DEPUTY - WI 3 P.

Grant of Easement for

Vehicular and Pedestrian Access

DeHa Chi Pertners,	LLC	(name of entity
that is granting this easement),		
alan <u>Limited</u> Liability	Portnership	("Individual" or type of entity)
of the State of Utah, Grantor, hereby grant specified in the paragraph below, a perpet		
pedestrian ingress and egress on, over and drive aisles and pedestrian walkways with	across those areas design the Grantor's develop	gned as vehicular roadways and pment, which development is
located on the following described parcel	of failu iii Sait Lake Col	inty, state of otall, to-wit.

(See "Exhibit A" attached hereto and made a part hereof.)

The use and enjoyment of such easement shall be limited to ingress and egress for the owners of this and the adjacent properties, the tenants of the facilities on this and any adjacent properties, along with their employees and customers, as well as government officials, emergency response personnel, those making deliveries or pick-ups, and, as a temporary pass-through area for safety and convenience, the general public. It is not intended for the use of squatters, demonstrators, or other persons for non-commercial, non-emergency uses.

Once constructed, vehicular roadways and drive aisles and pedestrian walkways may be reconfigured from time to time at the sole discretion of the owner of the property on which such vehicular roadways and drive aisles and pedestrian walkways are located, so long as such reconfiguration does not eliminate or substantially impair the easement created pursuant to this Grant of Easement.

Other than deterioration resulting from normal use, pedestrians and drivers of vehicles shall be held liable for any damage they may cause to the property or to facilities on the property, to the property of others who are using the easement, or to their own property, and pedestrians and drivers of vehicles shall be held liable for any injury to themselves or other persons that they may cause, while using this easement, according to established law. The Grantor shall not be held liable for said damage or injury unless said damage or injury arises out of the negligence or willful acts of the Grantor.

The Grantor agrees to maintain the vehicular roadways and drive aisles and pedestrian walkways in adequate condition to allow the reasonable access granted herein.

This easement shall be binding on the Grantor and his/her/its respective successors and assigns.

IN WITNESS WHEREOF, said
Dette Chi. Pertners, UC, (name of entity
that is granting this easement), has caused this instrument to be executed by its proper officers,
thereunto duly authorized, this 13 day of June, A.D. 2017.
STATE OF UTAH)
STATE OF UTAH : ss County of Salt Lake By: Richard M. Jokson (Signature of Individual Authorized to Sign This Document)
ATTEST (IF CORPORATION):
(Signature)
Its(Officer)
<u>LIMITED LIABILITY COMPANY</u> (Complete if Signer represents an L.L.C.)
(Complete it Signer represents an L.L.C.)
STATE OF UTAH)
:ss County of Salt Lake)
On this 19 day of June, A.D. 2017, personally appeared before me
Richard R Jackson, who, being by me duly sworn, did say that he/she is
the mental of Delta Ch. Portners, U.C., a limited liability company, that the foregoing instrument was signed in behalf of said limited liability company executed the same.
My Commission Expires: NOTARY PUBLIC
June 28, 2020 Residing in Salt Lake Co., Utah
NOTARY PUBLIC SYDNEY A SMITH Commission No. 689887 Commission Expires JUNE 28, 2020 STATE OF UTAH

Exhibit A

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 700 EAST STREET, SAID POINT BEING NORTH 00°01'25" WEST ALONG THE SECTION LINE 139.10 FEET AND SOUTH 89°58'35" WEST 53.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°58'35" WEST 358.44 FEET; THENCE NORTH 00°01'25" WEST 211.55 FEET; THENCE NORTH 89°58'35" EAST 358.44 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'25" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 211.55 FEET TO THE POINT OF BEGINNING.