

Recording requested by
and when recorded, return to:

Pleasant Grove Title Holder I, LLC
c/o DPRE Management, LLC
299 South Main Street, Suite 1850
Salt Lake City, Utah 84111
Attn: Scott Swallow
174668-CAB
Tax Parcels: 49-967-0004; 49-967-0002; 49-067-0003

**FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR EAST 15 COMMERCE PARK**

THIS FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR EAST 15 COMMERCE PARK (this
“**Amendment**”) is executed and delivered as of the 17 day of July, 2024, by **PLEASANT
GROVE TITLE HOLDER I, LLC**, a Utah limited liability company (“**Declarant**”).

WITNESSETH:

WHEREAS, Grantor is the owner of fee simple title to the land located in Utah County,
Utah, more particularly described in **Exhibit A** attached hereto and incorporated herein by this
reference (the “**Property**”);

WHEREAS, Declarant has previously recorded against the Property that certain
Declaration of Easements, Covenants, Conditions, and Restrictions for East Commerce Park dated
March 31, 2022, and recorded in the Official Records of Utah County on April 26, 2022 as Entry
No. 51834:2022 (the “**Declaration**”);

WHEREAS, Declarant has determined to amend the Declaration as set forth in this
Amendment.

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of
which are hereby acknowledged, Declarant hereby amends and modifies the Declaration as follows:

1. **Recitals Incorporated Herein.** The above recitals are incorporated in and made a
part of this Agreement as fully as if set forth verbatim herein.

2. **Capitalized Terms.** Capitalized terms used herein but not defined shall have the meanings given such terms in the Declaration.

3. **Amendment to Declaration.** Section 2 of the Declaration is hereby amended by and subject to that certain Vacation of Easements recorded immediately prior hereto in the Official Records of Utah County, Utah. For purposes of clarity, the access easements as set forth in the Declaration are revised and amended to reflect those shown in the aforementioned Vacation of Easements.

4. **Full Force and Effect.** Except to the extent modified herein, the provisions of the Declaration remain in full force and effect and fully binding upon all of the Lots comprising the Property.

5. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument

[Remainder of page left intentionally blank.]

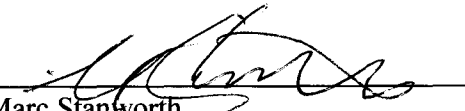
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals with authority duly given the day and year of first above written.

DECLARANT:

PLEASANT GROVE TITLE HOLDER I, LLC,
a Utah limited liability company

By: Pleasant Grove JV Industrial I, LLC, a Delaware limited liability company, its Sole Member

By: DPRE Pleasant Grove, LLC, a Utah limited liability company, its Operating Member

By: 
Marc Stanworth
Authorized Signatory

By: BREF 1 Pleasant Grove LLC, a Delaware limited liability company, its Investor Member

By: _____
Matt Milich
Authorized Signatory

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals with authority duly given the day and year of first above written.

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a Utah limited liability company

By: Pleasant Grove JV Industrial I, LLC, a Delaware limited liability company, its Sole Member

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By: _____
Marc Stanworth
Authorized Signatory

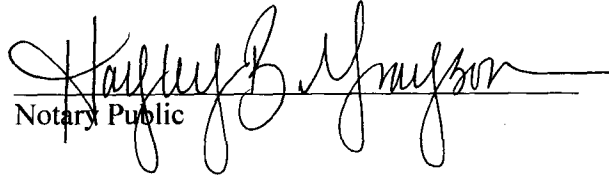
By: BREF 1 Pleasant Grove LLC, a Delaware limited liability company, its Investor Member

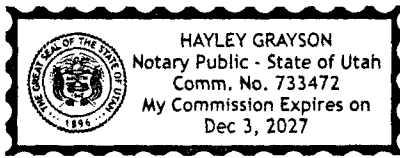
By: _____
Matt Milich
Authorized Signatory

SIGNED IN COUNTERPART

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

The foregoing instrument was acknowledged before me this 17 day of July, 2024, by Marc Stanworth, Authorized Signatory of DPRE Pleasant Grove I, LLC, a Utah limited liability company, Operating Member of Pleasant Gove JV Industrial, LLC, a Delaware limited liability company, Sole Member of Pleasant Grove Title Holder I, LLC, a Utah limited liability company.


Notary Public



SIGNED IN COUNTERPART

A notary public or other officer completing this certificate verifies only the Identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF Los Angeles)

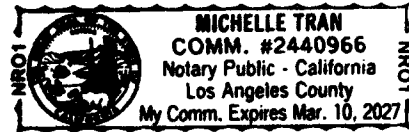
On July 16, 2024, 2024, before me, Michelle Tran Notary Public, personally appeared Matt Christopher Mich who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the Instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the Instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature: Michelle Tran

My commission expires: March 10, 2027



SIGNED IN COUNTERPART

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lots 2, 3 and 4, PEN & INK SUBDIVISION – PLAT B, according to the official plat thereof as recorded in the office of the Utah County Recorder on September 20, 2021 as Entry No. 162391:2021.