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3/19/2020 8:42:00 AM \$40.00
Book - 10911 Pg - 7269-7275
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 7 P.

When recorded return to:
Herriman School Development, LLC
Attn: Manager
290 N. Flint St.
Kaysville, Utah 84037

Cross Access and Parking Easement

Advantage Arts Academy, a Utah nonprofit corporation (“AAA”), and **Herriman School Development, LLC**, a Utah limited liability company (“HSD”), each a Grantor and a Grantee, for the sum of One Dollar (\$1.00) and other good and valuable consideration, each hereby grant to the other, as applicable, an access and parking easement (the “Easement”) as described herein over, across, under and through its land situated in Salt Lake County, State of Utah, and identified as follows:

Legal Description of AAA Property

AAA’s property (the “AAA Property”) is described on the attached **Exhibit A**.

Legal Description of HSD Property

HSD’s property (the “HSD Property”) is described on the attached **Exhibit B**.

The Easement Area

AAA grants to HSD the Easement upon the portion of the AAA Property depicted as the “Cross Access & Parking Easement” on the attached **Exhibit C**.

HSD grants to AAA the Easement upon the portion of the HSD Property depicted as the “Cross Access & Parking Easement” on the attached **Exhibit C**.

Scope of the Easement

Each of AAA and HSD grants to the other and for the benefit of the other’s adjacent property a perpetual Easement over, across, under and through its respective property within the easement area designated above, which Easement includes the right (a) to construct, install, maintain, and replace, asphalt or other appropriate surfaces; (b) for pedestrian traffic, bicycles, motorized vehicles and other access and parking by the other and all of its guests and invitees, including the public.

HSD, and its successors and assigns, assumes the responsibility for all repair and maintenance upon the easement area.

Neither AAA nor HSD shall construct, or permit to be built or constructed, any building or other similar improvement over, across, or under the easement area, nor change the contour thereof without written consent of the other.

This grant shall be binding upon each party, its successors and assigns, and shall inure to the benefit of the other, its successors and assigns, and may be assigned in whole or in part by the other.

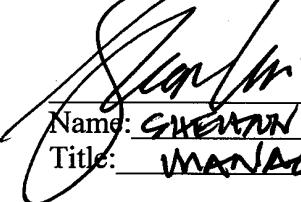
[[signatures on following page]]

DATED this 2nd day of March, 2020.

Advantage Arts Academy

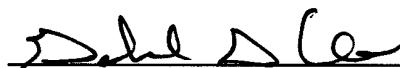

Name: Sudi Hart Wilson
Title: Board President

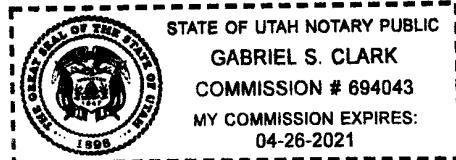
Herriman School Development, LLC


Name: Sheldon Killpack
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

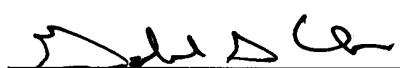
The foregoing instrument was acknowledged before me this 2nd day of March, 2020, by Sudi Hart Wilson, Board President of Advantage Arts Academy.


NOTARY PUBLIC



STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 2nd day of March, 2020, by Sheldon Killpack, Manager of Herriman School Development, LLC.


NOTARY PUBLIC

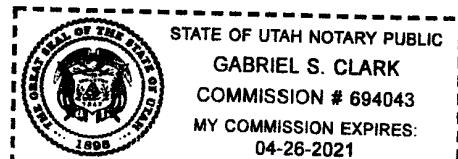


EXHIBIT A
AAA Property

A part of the Northwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Herriman City, Salt Lake County, Utah

Beginning at a point which is 781.83 feet North $89^{\circ}59'04''$ West along the section line, and 496.45 feet South $00^{\circ}00'56''$ West from the North quarter corner of said Section 26; thence South $00^{\circ}00'56''$ West 301.80 feet; thence North $89^{\circ}59'04''$ West 380.00 feet; thence North $00^{\circ}00'56''$ East 765.25 feet to the South line of 11800 South Street; thence South $89^{\circ}59'04''$ East 50.63 feet; thence South $00^{\circ}00'56''$ West 463.45 feet; thence South $89^{\circ}59'04''$ East 329.37 feet to the point of beginning.

Parcel Nos. (for reference only) 26-26-126-012, 26-26-126-013, 26-26-126-014 and 26-26-126-015

EXHIBIT B
HSD Property

A part of the Northwest quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Herriman City, Salt Lake County, Utah, described as follows:

Beginning at a point on the South right-of-way line of 11800 South Street, being 781.83 feet North 89°59'04" West along the section line, and 33.00 feet South 00°00'56" West from the North quarter corner of said Section 26; thence South 00°00'56" West 463.45 feet; thence North 89°59'04" West 329.37 feet; thence North 00°00'56" East 463.45 feet to said South line of 11800 South Street; thence South 89°59'04" East 329.37 feet along said South line of 11800 South Street to the point of beginning.

Parcel Nos. (for reference only) 26-26-126-012, 26-26-126-013, 26-26-126-014 and 26-26-126-015

EXHIBIT C
Easement Area

Prior to starting construction, the contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or excavation shall begin until the contractor has reviewed and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.

