

11240665

11240665

09/08/2011 04:07 PM \$17.00

Book - 9948 Pg - 9074-9077

GARY W. OTT

REORDER, SALT LAKE COUNTY, UTAH

KESLER & RUST

68 S MAIN ST 2ND FL

SLC UT 84101

BY: ELF, DEPUTY - WI 4 P.

When recorded, mail to:

Scott O. Mercer

Kesler & Rust

68 S. Main St., Ste 200

Salt Lake City, Utah 84101-1525

Parcel Nos. 15-22-151-013-0000

15-21-277-003-0000

### RECIPROCAL EASEMENT

Decker Business Center Salt Lake City, LP, a Utah limited partnership (herein "Decker") and MKJ Investments, L.L.C., a Utah limited liability company (herein "MKJ") hereby agree as follows:

#### RECITALS:

1. Decker is the owner of certain real property located in Salt Lake County, State of Utah, known as Parcel No. 15-21-277-033-0000, containing approximately 9.19 acres, and more particularly described in Exhibit "A" attached hereto (herein the "Decker Parcel").
2. MKJ is the owner of certain real property located in Salt Lake County, State of Utah, known as Parcel No. 15-22-151-013-0000, containing approximately 1.63 acres, and more particularly described in Exhibit "B" attached hereto (herein the "MKJ Parcel").
3. The Decker Parcel is adjacent to the MKJ Parcel.
4. Prior to the date of this Reciprocal Easement, the owner of the Decker Parcel has used the MKJ Parcel in order to back trucks into the loading docks located on the northern portion of the Decker Parcel.
5. Prior to the date of this Reciprocal Easement, the owner of the MKJ Parcel has used the Decker Parcel for ingress and egress to the MKJ Parcel.
6. Decker and MKJ would like to formalize those uses in this Reciprocal Easement.

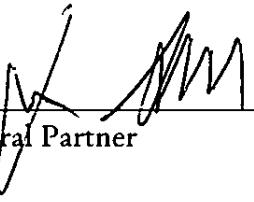
#### TERMS:

Now therefore, in consideration of the mutual covenants and promises contained herein, Decker and MKJ agree as follows:

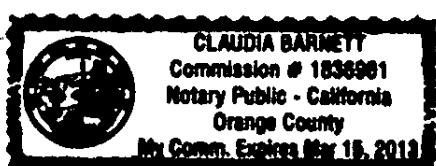
1. MKJ hereby grants to Decker an easement over the south fifty feet of the MKJ Parcel (except for the area occupied by presently existing structures) for use by Decker and its invitees to access the loading docks located on the northern portion of the Decker Parcel.
2. Decker hereby grants to MKJ an easement over the north forty feet of the Decker Parcel (except for the area occupied by presently existing structures) for use by MKJ and its invitees for ingress and egress to the MKJ Parcels.
3. These easements are permanent and shall run with the land.

DATED this 29<sup>th</sup> day of August 2011.

Decker Business Center Salt Lake City, LP

By   
Its General Partner

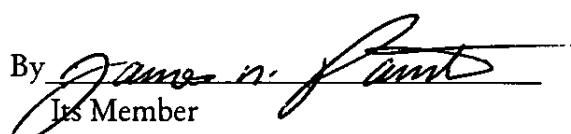
SUBSCRIBED AND SWORN TO before me this 29<sup>th</sup> day of August 2011.



Claudia Barnett  
NOTARY PUBLIC

DATED this 16 day of August 2011.

MKJ Investments, L.L.C.

By   
Its Member

SUBSCRIBED AND SWORN TO before me this 16 day of August 2011.



Sandra Detore

BK 9948 PG 9075

## Exhibit A

VTDI 15-21-277-003-0000 DIST 24  
 DECKER BUSINESS CENTER TAX CLASS UPDATE TOTAL ACRES 9.19  
 SALT LAKE CITY, LP LEGAL REAL ESTATE 1587100  
 PRINT P BUILDINGS 3931900  
 1301 DOVE ST SUITE 1080 TOTAL VALUE 5519000

1301 DOVE ST SUITE 1080  
 NEWPORT BEACH CA 92660 EDIT 1 FACTOR BYPASS  
 LOC: 2333-55 S DECKERLAKE BLVD EDIT 0 BOOK 9648 PAGE 0825 DATE 10/02/2008  
 SUB: SEC 22 TWNSHP 1S RNG 1W TYPE SECT PLAT

## 01/19/2011 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

COM N 00-02'35" E 817 FT & 2541.46 FT W FR CEN SEC 22, T 1S,  
 R 1W, S L M; S 629.85 FT; S 63-28' W 193.09 FT; S 70-10' W  
 58.3 FT; S 80-42' W 159.85 FT; S 88-50' W 105 FT; N 72-17' W  
 63.02 FT; N 58-30' W 43.96 FT; N 5-48' E 721.97 FT; E 514.95  
 FT TO BEG. 9.19 AC M OR L. 3900-0338 4533-0042,0044  
 7160-2387 8251-6871 8889-7014

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

**Exhibit B**

VTDI 15-22-151-013-0000 DIST 24  
MKJ INVESTMENTS, LLC TAX CLASS UPDATE TOTAL ACRES 1.63  
LEGAL BUILDINGS 316300  
PRINT P TOTAL VALUE 770400 1086700

2211 W PRINTERS ROW

WEST VALLEY UT 84119 EDIT 1 FACTOR BYPASS  
LOC: 2211 W PRINTERS ROW EDIT 0 BOOK 9776 PAGE 4449 DATE 11/03/2009  
SUB: SEC 22 TWNSHP 1S RNG 1W TYPE SECT PLAT

01/19/2011 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

BEG N 0-02'35" E 1017 FT & W 2541.46 FT FR CEN SEC 22, T 1S,  
R 1W, SLM; S 200 FT; W 354.46 FT; N 200 FT; E 354.46 FT TO  
BEG. 1.63 AC. 6773-1417 6792-1034,1047 7160-2396 8284-0007  
8328-2362 8398-8119

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV