

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 908
Draper, Utah 84020

11267898
10/26/2011 01:01 PM \$0.00
Book - 9961 Pg - 2195-2199
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 908
DRAPER UT 84020
BY: ZJM, DEPUTY - WI 5 P.

PARCEL I.D.# 27-19-154-012, 27-19-154-002, 27-19-154-003
GRANTOR: DBVC1, LLC
(Daybreak VC1 Dental Office)
Page 1 of 3

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 19, Township 3 South, Range 1 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, a perpetual right-of-way and easement 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 right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, more particularly described as follows:

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

Contains: 0.040 acres (approx. 1,744 s.f.)

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 right-of-way and easement 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 this right-of-way and easement is 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 this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant 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 this right-of-way and Easement this 25 day of Oct, 2011.

GRANTOR(S)

DBVCI, LLC

By: [Signature]

Its: Vice President Commercial Development
Title

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

On the 25th day of October, 2011, personally appeared before me Scott Kautmann who being by me duly sworn did say that (s)he is the Vice President of DBVCI, LLC 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.

[Signature]
Notary Public

My Commission Expires: May 14, 2012

Residing in: Salt Lake

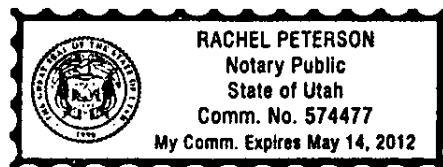


Exhibit 'A'

20.00 Sanitary Sewer Easement

Beginning at a point on the north line of Daybreak Rim Way said point being Southeasterly 31.54 feet along the arc of a 233.00 foot radius curve to the right (center bears South 0°23'38" West and the long chord bears South 85°43'42" East 31.52 feet with a central angle of 7°45'21") along the north line of said Daybreak Rim Way from the Northwest Corner of Lot C-123, Kennecott Daybreak Village Center 1A, Amending Parcel A and Parcel B of the Kennecott Daybreak Phase II Subdivision, said point of beginning also being North 89°52'04" West 2623.54 feet along the section line and North 0°07'56" East 3053.18 feet from the South Quarter Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

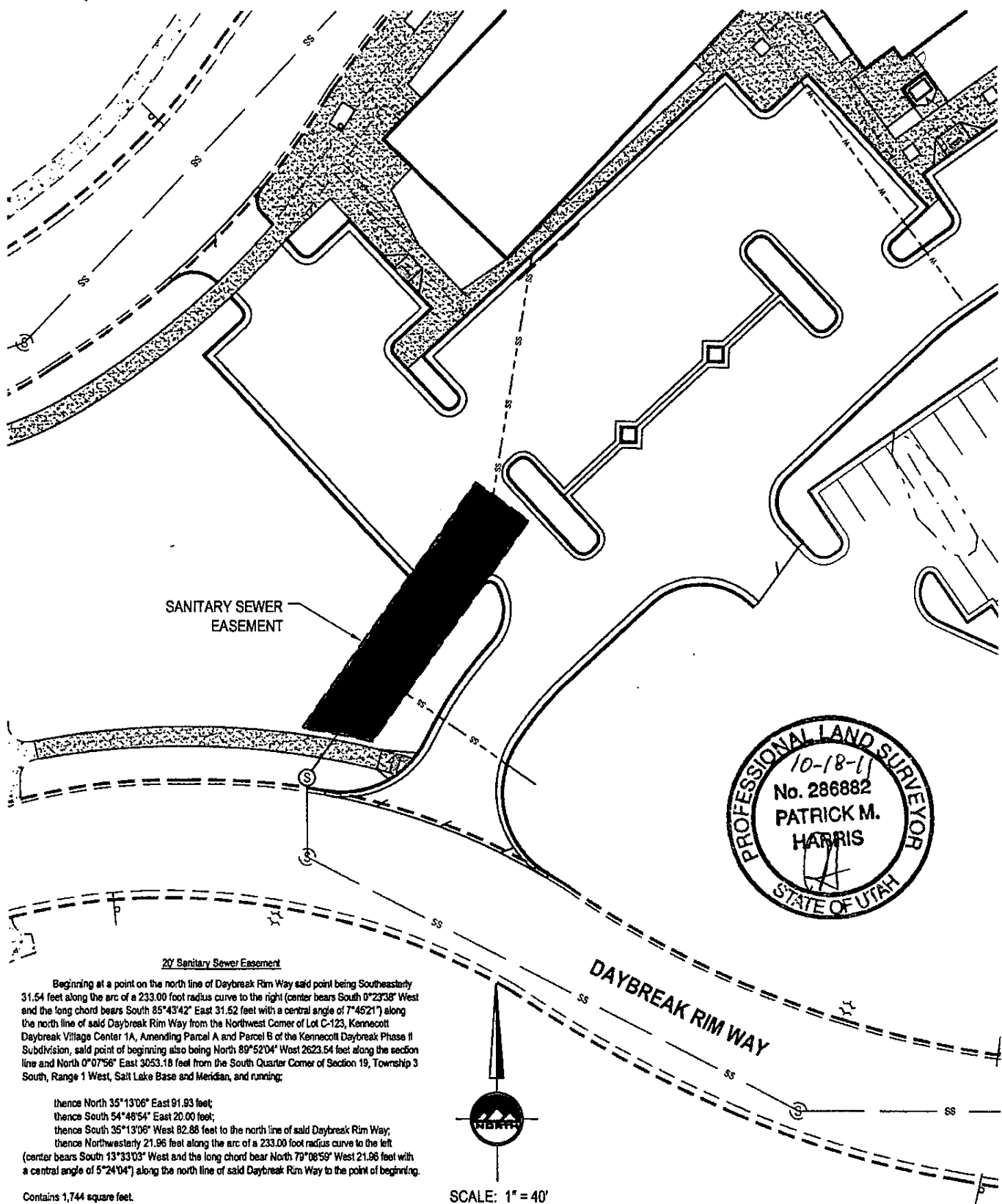
thence North 35°13'06" East 91.93 feet;

thence South 54°46'54" East 20.00 feet;

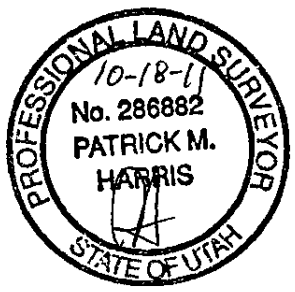
thence South 35°13'06" West 82.88 feet to the north line of said Daybreak Rim Way;

thence Northwesterly 21.96 feet along the arc of a 233.00 foot radius curve to the left (center bears South 13°33'03" West and the long chord bear North 79°08'59" West 21.96 feet with a central angle of 5°24'04") along the north line of said Daybreak Rim Way to the point of beginning.

Contains 1,744 square feet.



SANITARY SEWER EASEMENT



20' Sanitary Sewer Easement

Beginning at a point on the north line of Daybreak Rim Way said point being Southeastery 31.54 feet along the arc of a 233.00 foot radius curve to the right (center bears South 0°23'38" West and the long chord bears South 85°43'42" East 31.52 feet with a central angle of 7°45'21") along the north line of said Daybreak Rim Way from the Northwest Corner of Lot C-123, Kennecott Daybreak Village Center 1A, Amending Parcel A and Parcel B of the Kennecott Daybreak Phase II Subdivision, said point of beginning also being North 89°52'04" West 2623.54 feet along the section line and North 0°07'56" East 3053.18 feet from the South Quarter Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 35°13'06" East 91.83 feet;
 thence South 54°48'54" East 20.00 feet;
 thence South 35°13'06" West 82.88 feet to the north line of said Daybreak Rim Way;
 thence Northwestery 21.96 feet along the arc of a 233.00 foot radius curve to the left (center bears South 13°33'03" West and the long chord bear North 79°06'59" West 21.96 feet with a central angle of 5°24'04") along the north line of said Daybreak Rim Way to the point of beginning.

Contains 1,744 square feet.



PROJECT # 5119 DATE 10/17/11 1 OF 1 FILE Design\Survey\Easement-46202a	DAYBREAK VC1 DENTAL OFFICE APPROX. 4785 DAYBREAK PARKWAY SOUTH JORDAN, UTAH SANITARY SEWER EASEMENT EXHIBIT	FOR: KENNECOTT LAND 4700 DAYBREAK PARKWAY SUITE 3 SOUTH SOUTH JORDAN, UTAH 84095 PHONE: 801-913-7018	45 West 10000 South Suite 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensignutah.com	
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20.00 Sanitary Sewer Easement

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thence North 35°13'06" East 91.93 feet;

thence South 54°46'54" East 20.00 feet;

thence South 35°13'06" West 82.88 feet to the north line of said Daybreak Rim Way;

thence Northwesterly 21.96 feet along the arc of a 233.00 foot radius curve to the left (center bears South 13°33'03" West and the long chord bear North 79°08'59" West 21.96 feet with a central angle of 5°24'04") along the north line of said Daybreak Rim Way to the point of beginning.

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