

PREPARED BY AND WHEN RECORDED
PLEASE RETURN TO:

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3/3/2016 1:55:00 PM \$22.00
Book - 10408 Pg - 1678-1683
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 P.

Space above for County Recorder's use

EASEMENT FOR BUILDING ENCROACHMENT
[Sandy Tech Center One, LLC/Douglas M. Haaga]

THIS AGREEMENT (this "Agreement") is entered into as of the 29th day of February, 2016, between Sandy Tech Center One, LLC, a Utah limited liability company ("Sandy Tech"), whose address is 9090 South Sandy Parkway, Sandy, Utah 84070 and Douglas M. Haaga ("Haaga"), whose address is _____.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sandy Tech and Haaga agree as follows:

1. Definitions. As used in this Agreement, each of the following terms shall have the meaning indicated:

1.1 "Haaga Property" means the real property owned by Haaga and located in Salt Lake County, Utah, more particularly described as set forth in Exhibit A attached hereto and incorporated herein by this reference.

1.2 "Sandy Tech Property" means the real property owned by Sandy Tech and located in Salt Lake County, Utah, more particularly described as set forth in Exhibit B attached hereto and incorporated herein by this reference.

2. Purpose of Easement. A portion of the building currently located along the westerly line of Sandy Tech Property encroaches approximately two inches onto the easterly portion of the Haaga Property along the boundary between the Sandy Tech Property and the Haaga Property; therefore, Sandy Tech desires to obtain an easement for such encroachment and Haaga desires to grant the same.

3. Grant of Easement. Haaga hereby grants to Sandy Tech a perpetual easement appurtenant to the Sandy Tech Property, for the encroachment of the above-described portion of the building currently located on Sandy Tech Property along the easterly boundary of the Haaga Property, as such encroachment currently exists. The Haaga Property shall constitute the burdened estate and Sandy Tech Property shall constitute the benefitted estate.

4. Agreements Run with Land. The easement contained in this Agreement shall (a) create an equitable servitude on the burdened estate in favor of the benefitted estate, (b) constitute a covenant running with the land, (c) benefit and bind every person having any fee, leasehold, mortgage lien or other interest in any portion of the property concerned, and (d) benefit and bind any owner whose title is acquired by judicial foreclosure, trustee's sale, deed in lieu of foreclosure or other means.

5. General Provisions. This Agreement shall be governed by, and construed and interpreted in accordance with, the laws (excluding the choice of laws rules) of the State of Utah.

SANDY TECH and HAAGA have executed this Agreement to be effective as of the date first set forth above.

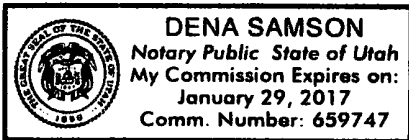
SANDY TECH:

Sandy Tech Center One, LLC,
a Utah limited liability company

By: _____
Name: DAVID S LAYTON
Its: MANAGER

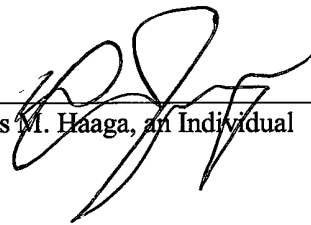
STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 29 day of February, 2016, by David Layton the mgr of Sandy Tech Center One, LLC, a Utah limited liability company.



Dena Samson
Notary Public
Residing at: Sandy, UT

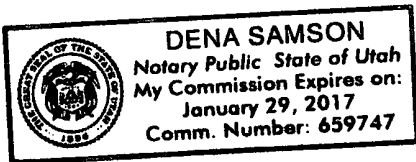
HAAGA:




Douglas M. Haaga, an Individual

STATE OF UTAH)
) SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 29 day of February 2016, by Douglas M. Haaga, an individual.





Notary Public
Residing at: Sandy, UT

EXHIBIT A

Legal Description for Haaga Property

Real property in the City of Sandy, County of Salt Lake, State of Utah, described as follows:

BEG N 89°59'19" W 1895.36 FT FR E 1/4 COR SEC 1, T 3S, R 1W, S L M; N 89°59'19" W 69.81 FT; S 0°00'41" W 150 FT; N 89°59'19" W 239.377 FT; S 5°29'11" W 170.247 FT; S 0°04'57" E 244.4 FT; E 285.782 FT; N 0°00'51" W 6.8 FT; W 0.6 FT; N 0°00'51" W 210.816 FT; E 0.6 FT; N 0°00'51" W 326.2 FT; S 89°59'19" E 39.49 FT; N 0°00'41" E 20 FT TO BEG.

[Tax Parcel No. 27-01-401-015-0000]

EXHIBIT B

Legal Description for Sandy Tech Property

Real property in the City of Sandy, County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

BEGINNING AT A POINT ON THE WEST LINE OF MONROE STREET (155 WEST) SAID POINT BEING NORTH 89°59'19" WEST 1371.33 FEET (1370.66 FEET, DEED) AND SOUTH 0°02'37" EAST 55.41 FEET (56.31 FEET, DEED) FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°02'37" EAST 459.16 FEET ALONG THE WEST LINE OF SAID MONROE STREET; THENCE SOUTHWESTERLY 112.69 FEET ALONG THE ARC OF A 263.19 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 81°01'58" WEST AND THE LONG CHORD BEARS SOUTH 21°14'00" WEST 111.83 FEET WITH A CENTRAL ANGLE OF 24°31'56") ALONG THE WEST LINE OF SAID MONROE STREET; THENCE WEST 809.66 FEET TO THE EAST LINE OF 255 WEST STREET; THENCE NORTH 0°04'57" WEST 56.00 FEET; THENCE EAST 285.78 FEET; THENCE NORTH 0°00'51" WEST 6.80 FEET; THENCE WEST 0.60 FEET; THENCE NORTH 0°00'51" WEST 210.82 FEET; THENCE EAST 0.60 FEET; THENCE NORTH 0°00'51" WEST 326.20 FEET; THENCE SOUTH 89°59'19" EAST 39.49 FEET; THENCE NORTH 00°00'41" EAST 20.00 FEET; THENCE NORTH 60°45'46" EAST 74.11 FEET TO THE SOUTH LINE OF 9000 SOUTH STREET; THENCE NORTHEASTERLY 59.51 FEET ALONG THE ARC OF A 6622.21 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 2°20'59" WEST AND THE LONG CHORD BEARS NORTH 87°23'34" EAST 59.51 FEET WITH A CENTRAL ANGLE OF 0°30'54") WITH THE SOUTH LINE OF SAID 9000 SOUTH STREET; THENCE NORTH 85°42'08" EAST 90.88 FEET ALONG THE SOUTH LINE OF SAID 9000 SOUTH STREET; THENCE NORTHEASTERLY 182.95 FEET ALONG THE ARC OF A 6505.91 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 4°17'52" EAST AND THE LONG CHORD BEARS NORTH 86°30'28" EAST 182.94 FEET WITH A CENTRAL ANGLE OF 1°36'40") ALONG THE SOUTH LINE OF SAID 9000 SOUTH STREET; THENCE SOUTH 113.27 FEET; THENCE EAST 127.41 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JUNE 26, 2008 AS ENTRY NO. 10464969 IN BOOK 9621 AT PAGE 4020:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHWEST QUARTER NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHEAST CORNER OF SAID ENTIRE TRACT IN THE SOUTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 209 WHICH CORNER IS 1,370.65 FEET (1371.33 FEET AND 1370.66 FEET BY RECORD) NORTH 89°59'19" WEST AND 56.56 FEET (55.41 FEET AND 56.31 FEET BY RECORD) SOUTH 00°02'37" EAST AND 127.41 FEET NORTH 89°59'59" WEST, (WEST BY RECORD) AND 113.27 FEET NORTH 00°00'01" WEST (NORTH BY RECORD) FROM THE EAST QUARTER CORNER OF SAID SECTION 1 SAID CORNER IS ALSO APPROXIMATELY 58.78 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION -1+92.63;

AND RUNNING THENCE SOUTH 00°00'01" EAST (SOUTH BY RECORD) 9.20 FEET ALONG AN EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 67.94 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 88°00'04" WEST 7.27 FEET TO A POINT 68.15 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION -1+99.95; THENCE SOUTH 86°45'38" WEST, 67.25 FEET TO A POINT 70.72 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION -2+68.02; THENCE NORTH 86°28'42" WEST 74.39 FEET TO THE BEGINNING OF A NON-TANGENT 6505.91 FEET RADIUS CURVE TO THE RIGHT (NOTE: RADIUS BEARS SOUTH 03°59'52" EAST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE 148.91 FEET THROUGH A DELTA OF 01°18'41" (NOTE: CHORD TO SAID CURVE BEARS NORTH 86°39'29" EAST FOR A DISTANCE OF 148.90 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

[Tax Parcel No. 27-01-401-024-0000]