

WHEN RECORDED RETURN TO:
Sandy City Recorder
10000 Centennial Parkway
Sandy, Utah 84070

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12/22/2017 09:08 AM \$0.00
Book - 10632 Ps - 3827-3829
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: SMA, DEPUTY - WI 3 P.

Parcel ID# 22312800120000
Property Address: 8180
South 700 East Street

**Grant of Easement
for
Vehicular and Pedestrian Access**

Delta Chi Partners, LLC (name of entity
that is granting this easement),

a/an Limited Liability Partnership ("Individual" or type of entity)
of the State of Utah, Grantor, hereby grants, conveys, and warrants to the general public, as
specified in the paragraph below, a perpetual, nonexclusive easement for vehicular and
pedestrian ingress and egress on, over and across those areas designed as vehicular roadways and
drive aisles and pedestrian walkways within the Grantor's development, which development is
located on the following described parcel of land in Salt Lake County, State of Utah, to-wit:

(See "Exhibit A" attached hereto and made a part hereof.)

The use and enjoyment of such easement shall be limited to ingress and egress for the owners of
this and the adjacent properties, the tenants of the facilities on this and any adjacent properties,
along with their employees and customers, as well as government officials, emergency response
personnel, those making deliveries or pick-ups, and, as a temporary pass-through area for safety
and convenience, the general public. It is not intended for the use of squatters, demonstrators, or
other persons for non-commercial, non-emergency uses.

Once constructed, vehicular roadways and drive aisles and pedestrian walkways may be
reconfigured from time to time at the sole discretion of the owner of the property on which such
vehicular roadways and drive aisles and pedestrian walkways are located, so long as such
reconfiguration does not eliminate or substantially impair the easement created pursuant to this
Grant of Easement.

Other than deterioration resulting from normal use, pedestrians and drivers of vehicles shall be
held liable for any damage they may cause to the property or to facilities on the property, to the
property of others who are using the easement, or to their own property, and pedestrians and
drivers of vehicles shall be held liable for any injury to themselves or other persons that they
may cause, while using this easement, according to established law. The Grantor shall not be
held liable for said damage or injury unless said damage or injury arises out of the negligence or
willful acts of the Grantor.

The Grantor agrees to maintain the vehicular roadways and drive aisles and pedestrian walkways
in adequate condition to allow the reasonable access granted herein.

This easement shall be binding on the Grantor and his/her/its respective successors and assigns.

Exhibit A

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 700 EAST STREET, SAID POINT BEING NORTH 00°01'25" WEST ALONG THE SECTION LINE 139.10 FEET AND SOUTH 89°58'35" WEST 53.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°58'35" WEST 358.44 FEET; THENCE NORTH 00°01'25" WEST 211.55 FEET; THENCE NORTH 89°58'35" EAST 358.44 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'25" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 211.55 FEET TO THE POINT OF BEGINNING.