

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

North Temple LIHTC, LLC
423 West Broadway Suite 230
Salt Lake City, UT 84101

13469236
11/20/2020 3:01:00 PM \$40.00
Book - 11065 Pg - 2278-2288
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 11 P.

CT-118082-CAY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ACCESS, UTILITIES AND PARKING EASEMENT AGREEMENT

THIS ACCESS, UTILITIES AND PARKING EASEMENT AGREEMENT (“**Agreement**”) is made and entered into as of November 19, 2020 (the “**Effective Date**”), by and between **J.I.C. LLC**, a Washington limited liability company (“**Grantor**”), and **NORTH TEMPLE LIHTC, LLC**, a Utah limited liability company (“**Grantee**”). Grantor and Grantee are together referred to herein as the “**Parties**” and individually as a “**Party**.”

RECITALS

A. Grantor is the owner of certain real property located in Salt Lake City, Salt Lake County, Utah, as described on Exhibit A attached hereto (the “**Grantor Property**”).

B. Grantee is the owner of certain adjacent real property located in Salt Lake City, Salt Lake County, Utah, as described on Exhibit B attached hereto (the “**Grantee Property**”).

C. There currently exists an access road on a portion the Grantor Property, as described and/or depicted on Exhibit C attached hereto (the “**Access Road**”).

D. Also on a portion of the Grantor Property and directly north of the Access Road, it is anticipated that there will be constructed parking spaces, which spaces also will be located upon and used in connection with the Grantee Property, as described and/or depicted on Exhibit C attached hereto (the “**Parking Area**”).

E. Grantor desires to grant an easement to the Grantee with respect to the Access Road (including both access upon and over and underground utilities), and Parking Area, as more particularly set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Grant of Easements. Grantor hereby grants and conveys to Grantee, its successors and assigns, a nonexclusive easement (a) over, upon, and across the Access Road, for pedestrian and vehicular ingress, egress, as may be reasonably necessary for access to, and use of, the Grantee

Property (the “**Access Easement**”), and (b) upon, across and under the Access Road, for the installation, construction, operation use, maintenance, repair, and replacement of water, sewer, power, gas, telecommunications, storm drain and other utilities lines and related utilities improvements (the “**Utilities Easement**”). Grantor further grants and conveys to Grantee, its successors and assigns, an exclusive easement over, upon, and across the Parking Area, for vehicular parking (the “**Parking Easement**”). Grantee may permit its Permittees to exercise the rights granted to it herein provided such use by any Permittee is directly related to the limited purposes for which the Access Easement, Utilities Easement and Parking Easement (collectively, the “**Easements**”) are granted. For purposes of this Agreement, the term “Permittee” and “Permittees” means, individually and collectively, the agents, affiliates, contractors, subcontractors, licensees, vendors or suppliers of the Grantee furnishing materials, labor or services, performing any activities on behalf the Grantees or otherwise exercising any rights of the Grantees under this Agreement.

2. Maintenance. Grantor shall maintain the Access Road in good condition and repair, including, without limitation, snow removal and shall invoice Grantee for half of such cost, to the extent such costs do not exceed a one-time fee of Five Thousand Dollars (\$5,000) (“**Minor Maintenance Costs**”). Grantee shall pay its share of the Minor Maintenance Costs to Grantor within 30 days after written notice from Grantor. To the extent routine maintenance and repair costs exceed Five Thousand Dollars (\$5,000) (“**Major Maintenance Costs**”), the Parties hereto shall meet to agree on the cost and method of such maintenance of the Access Road, and the shares of Major Maintenance Costs to be borne by each Party. Each Party using any portion of the Access Road shall repair or cause to be repaired at its sole cost and expense that damage to the Access Road occasioned by it which is in excess of that which it would cause through normal and prudent usage of the Access Road. Should inordinate damage to the Access Road occur which is not caused by an authorized user of the Access Road, the Parties hereto shall meet to agree on the cost and method of replacement or repair, and the shares of repair or replacement cost to be borne by each Party. Grantee shall not dispose of any trash, rubbish, waste or debris on or about the Access Road or Parking Area. Grantee shall be solely responsible to maintain the Parking Area, together with any underground utilities utilized by Grantee under the Access Road, in good condition and repair, at Grantee’s sole cost and expense.

3. Reservation of Rights. With respect to the Access Easement and Utilities Easement granted herein, Grantor thereof hereby expressly reserves and shall have the right to use and enjoy its property for itself, its transferees, successors, assigns, contractors, subcontractors, agents, licensees, guest, and invitees. Nothing in this Agreement will be deemed to be a gift or dedication of any portion of the Grantor Property, Access Road, underground utilities areas, or Parking Area to or for the general public or for any public purposes, it being the intention of the Parties that this Agreement be strictly limited to and for the purposes expressed herein.

4. No Obstruction. Neither Party may place any fence, barricade, or other obstruction on or across any portion of the Access Road in a manner that prohibits access to the Grantor Property or the Grantee Property; provided, however, that temporary fencing or barriers installed to aid in the maintenance and repair of the Access Road shall be permitted as long as access is allowed at all times into the Grantor Property and the Grantee Property.

5. Covenants Run with the Land. The Easements, rights, and interests granted herein shall constitute covenants running with the land and shall burden the Grantor Property, as the servient estates, and benefit the Grantee Property, as the dominant estates, and shall be binding upon the Parties and their successors, assigns, and any person acquiring, leasing, or otherwise owning an interest in the Grantor Property or the Grantee Property.

6. Indemnification. Grantee agrees to indemnify, defend, and hold harmless Grantor and its parent, subsidiary or affiliated companies and their respective employees, officers, directors, vendors, contractors, and authorized agents and representatives from any and all claims, demands and causes of action for damages to property or injury to or death of persons which may in any way result from, grow out of, or arise in connection with the exercise by Grantee of any of the rights herein granted except to the extent that such claims, demands, or causes of action result from Grantor's negligence or willful misconduct.

7. Attorneys' Fees. In the event suit or action is instituted to interpret or enforce the terms of this Agreement, or in connection with any arbitration or mediation of any dispute hereunder, the prevailing party shall be entitled to recover from the other Party such sum as the court, arbitrator or mediator may adjudge reasonable as attorneys' fees, including such fees as are incurred in any trial, on any appeal, in any bankruptcy proceeding (including the adjudication of issues peculiar to bankruptcy law) and in any petition for review. Each Party shall also have the right to recover its reasonable costs and attorneys' fees incurred in collecting any sum or debt owed to it by the other Party, with or without litigation, if such sum or debt is not paid within fifteen (15) days following written demand therefor. The "prevailing party," for purposes of this Agreement, shall be deemed to be the party who obtains substantially the result sought, whether by settlement, dismissal, or judgment.

8. AS-IS; Subject to Prior Interests. The rights of Grantee under this Agreement are subject to any and all prior rights and interests, whether or not of public record, including all liens, easements, servitudes, rights of way, oil, gas, and mineral leases, and all other grants or reservations either of record or on the ground affecting the Grantor Property. Grantee accepts the Easements granted herein and any other portion of the Grantor Property related to the Easements strictly "AS-IS," with all defects, apparent or latent, without any representation or warranty by Grantor or any representative of Grantor, expressed or implied. Grantee hereby assumes all risk of their use of the Easements and the exercise of its rights under this Agreement. Without limiting the foregoing, the Easements and the rights of Grantee herein are granted subject to all matters of record and matters that a complete survey and inspection of the Easements and related areas of the Grantor Property would reveal.

9. Headings. The section or paragraph headings in this Agreement are included for convenience only; they do not give full notice of the terms of any portion of this Agreement and are not relevant to the interpretation of any provision of this Agreement.

10. Complete Agreement. This Agreement, including the specific terms of any other agreement which are expressly referenced in this Agreement, constitutes the complete, entire, and integrated agreement of the Parties with respect to its subject matter. All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written, are superseded by and merged in this Agreement.

11. Modification or Amendment. This Agreement may be amended or modified only by the agreement of the Grantor and the Grantee or their successors in interest and no such amendment or modification will be effective until a written instrument setting forth its terms has been executed, acknowledged and recorded in the real property records of Salt Lake County, Utah.

12. Waiver; Cumulative Remedies. Waiver of any provision of this Agreement by either Party will only be effective if in writing and will not be construed as a waiver of any subsequent breach, inaccuracy or nonperformance of or noncompliance with the same provision or a waiver of any other provision of this Agreement. All rights and remedies provided in this Agreement are cumulative and not exclusive, and the exercise by either Party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, in any other agreement between the Parties or otherwise.

13. No Partnership. None of the terms or provisions of this Agreement will be deemed to create a partnership between or among the Parties, nor will it cause them to be considered joint venturers or members of any joint enterprise. This Agreement is not intended nor will it be construed to create any third-party beneficiary rights in any person who is not an owner of the Grantor Property or the Grantee Property.

14. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

15. Severability. Invalidation of any provisions of this Agreement will in no way affect any of the other provisions of this Agreement.

16. Time of Essence. Time is of the essence of this Agreement and each and every term and provision hereof.

17. Counterparts. This Agreement may be executed in two or more counterparts and each counterpart shall be deemed to be an original, but all of which together shall constitute one and the same instrument upon delivery of one such counterpart by each Party to this Agreement.

[Signatures and acknowledgements on following pages]

IN WITNESS WHEREOF, Grantor has caused this Access, Utilities and Parking Easement Agreement to be duly executed and delivered as of the day and year first above written.

Grantor:

J.I.C. LLC, a Washington limited liability company

By: *[Signature]*

Name: Jonathon Diamond

Title: Manager

STATE OF WASHINGTON)
) : ss.
COUNTY OF KING)

The foregoing instrument was acknowledged before me on November 19, 2020, by Jonathon Diamond, the Manager of J.I.C. LLC, a Washington limited liability company.

Kiyomi Lynn Tamura
NOTARY SIGNATURE
Residing at: King Co.
My Commission Expires: 06/10/2023

Kiyomi Lynn Tamura
State of Washington
Notary Public
Commission No. 178972
My Commission Expires 6/10/2023

IN WITNESS WHEREOF, Grantee has caused this Access, Utilities and Parking Easement Agreement to be duly executed and delivered as of the day and year first above written.

Grantee:

NORTH TEMPLE LIHTC, LLC,
a Utah limited liability company

By: Michael D. Batt

Name: Michael D. Batt

Title: Authorized Signatory

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on November 20, 2020,
by Michael D. Batt, the Authorized Signatory of NORTH TEMPLE LIHTC, LLC, a Utah
limited liability company.



Jake Jackson
NOTARY SIGNATURE
Residing at: Salt Lake City, UT
My Commission Expires: 7/31/24

Exhibit A

Grantor Property

Lot 2, 1925 WEST NORTH TEMPLE SUBDIVISION

A parcel of land situate in the Northwest Quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Northeasterly Right-of-Way of Interstate 215, said point being North 89°58'38" East 75.73 feet along the monument line and South 00°01'22" East 772.68 feet from the Street Monument at 2050 West Street and North Temple Street, said monument being North 0°00'38" West 739.45 feet from the Southwest Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 89°56'42" East 416.28 feet;

thence South 14°19'29" East 49.07 feet;

thence North 77°19'44" East 10.22 feet;

thence South 14°31'54" East 19.69 feet;

thence South 76°12'53" West 10.13 feet;

thence South 14°23'36" East 199.10 feet;

thence North 89°21'06" East 42.59 feet;

thence South 14°26'08" East 4.99 feet;

thence South 89°54'47" East 617.52 feet;

thence North 45°05'13" East 28.85 feet;

thence South 89°54'47" East 43.67 feet to a point on the Westerly Right-of-Way of said

Orange Street;

thence South 00°03'08" East 54.95 feet along the Westerly Right-of-Way of said Orange

Street;

thence South 89°57'38" West 672.39 feet;

thence South 14°26'08" East 330.19 feet;

thence South 89°59'16" West 247.56 feet to a point on the Northeasterly Right-of-Way of said Interstate 215;

thence Northwesterly 241.64 feet along the arc of a 1,015.92 foot radius curve to the right (center bears North 36°14'27" East and the chord bears North 46°56'43" West 241.07 feet with a central angle of 13°37'41") along the Northeasterly Right-of-Way of said Interstate 215;

thence Northwesterly 499.01 feet along the arc of a 1,105.92 foot radius curve to the right (center bears North 53°54'04" East and the chord bears North 23°10'21" West 494.79 feet with a central angle of 25°51'10") along the Northeasterly Right-of-Way of said Interstate 215 to the point of beginning.

Contains 267,528 square feet or 6.142 acres.

Exhibit B

Grantee Property

Lot 1, 1925 WEST NORTH TEMPLE SUBDIVISION

A parcel of land situate in the Southwest Quarter of Section 34, Township 1 North, Range 1 West, and in the Northwest Quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way of North Temple Street, said point being North 89°58'38" East 322.84 feet along the monument line and South 00°01'22" East 74.41 feet from the Street Monument at 2050 West Street and North Temple Street, said monument being North 0°00'38" West 739.45 feet from the Southwest Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running;

thence along the Southerly Right-of-Way of said North Temple Street the following (5) five courses: (1) North 89°57'15" East 91.05 feet; 2) South 45°42'14" East 23.78 feet; 3) East 44.14 feet; 4) North 50°03'30" East 25.11 feet; 5) North 87°09'19" East 7.22 feet;

thence South 00°00'03" East 202.06 feet;

thence North 89°58'38" East 175.00 feet;

thence North 00°11'08" West 210.00 feet to a point on the Southerly Right-of-Way of said North Temple Street;

thence North 89°58'38" East 301.21 feet along the Southerly Right-of-Way of said North Temple Street;

thence South 00°00'43" East 672.30 feet;

thence North 89°56'42" East 307.01 feet to a point on the Westerly Right-of-Way of Orange Street;

thence South 00°03'08" East 278.65 feet along the Westerly Right-of-Way of said Orange Street;

thence North 89°54'47" West 43.67 feet;

thence South 45°05'13" West 28.85 feet;

thence North 89°54'47" West 617.52 feet;

thence North 14°26'08" West 4.99 feet;

thence South 89°21'06" West 42.59 feet;

thence North 14°23'36" West 199.10 feet;

thence North 76°12'53" East 10.13 feet;

thence North 14°31'54" West 19.69 feet;

thence South 77°19'44" West 10.22 feet;

thence North 14°19'29" West 49.07 feet;

thence South 89°56'42" West 136.10 feet;

thence North 00°03'18" West 33.27 feet;

thence South 89°56'42" West 26.17 feet;

thence North 00°11'08" West 298.49 feet;

thence North 19°39'22" West 15.00 feet;

thence North 00°11'08" West 352.24 feet to the point of beginning.

LESS AND EXCEPTING

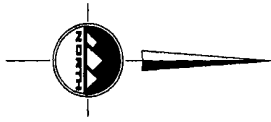
Commencing North 89°58'38" East 322.84 feet and South 00°01'22" East 74.41 feet and South 00°11'08" East 323.74 feet and North 89°48'52" East 15.50 feet from the Street Monument at the 2050 West Street and North Temple Street, said monument being North 0°00'38" West 739.45 feet from the Southwest Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 89°58'38" East 161.82 feet;
thence South 00°03'01" West 158.58 feet;
thence South 89°58'38" West 156.17 feet;
thence North 00°11'08" West 115.96 feet;
thence North 19°39'22" West 15.00 feet;
thence North 00°11'08" West 28.49 feet to the point of beginning.

Contains 603,809 square feet or 13.862 acres.

Exhibit C

Access Road and Parking Areas



LOT 2

ACCESS ROAD

MT PROPERTY MANAGEMENT LLC
15-03-101-007


PARKING AREA

LOT 1

PREMIER TECH INC
08-34-353-005

GARDNER LEGACY LLC
08-34-353-035

ORANGE STREET

PROJECT # 9372 DATE 1/14/2020 1 OF 1 FILE: SDIEXHIBIT-PARK	1925 WEST NORTH TEMPLE SUBDIVISION 1925 WEST NORTH TEMPLE SALT LAKE CITY, UTAH ACCESS ROAD AND PARKING EXHIBIT	FOR: GARDNER BATT 423 WEST BROADWAY, SUITE 230 SALT LAKE CITY, UTAH 84101 208-293-2301	45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com	
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