

WHEN RECORDED MAIL TO:

CH Realty IX-GBB | Salt Lake City
300 Street North, L.P.
423 W. Broadway Suite 230
Salt Lake City, Utah 84101

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06/16/2022 10:17 AM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: DOMINION ENGINEERING ASSOCIATES, LC
5684 S GREEN ST MURRAY, UT 84123



Space above for County Recorder's Use

PUBLIC UTILITY EASEMENT DEDICATION

CH Realty IX-GBB | Salt Lake City 300 Street North, L.P., a Delaware limited partnership, Grantor, does hereby dedicate a non-exclusive public utility easement, over the property described herein, for the use and installation of public utility facilities according to the provisions of Utah Code Ann. § 54-3-27 which defines public utility easements and the rights to which public utility easements may be put by public utilities. This public utility easement is solely for the use of public utilities providing public utility services.

The Public Utility Easement dedicated herein is as described as follows:

As described on the attached Exhibit A, and depicted on the attached Exhibit B.

Grantor reserves the right to use the public utility easement area described herein for any purpose whatsoever, provided Grantor's use does not unreasonably interfere with installation of public utility facilities within the easement.

[Remainder of Page Intentionally Left Blank.]

IN WITNESS WHEREOF, the Grantor has executed this public utility easement dedication this _____ day of May, 2022.

GRANTOR:

CH Realty IX-GBB | Salt Lake City 300 Street North, L.P.;
a Delaware limited partnership

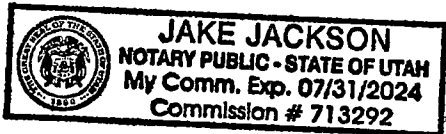
By: CH Realty IX-GBB I Salt Lake City 300 Street North
GP, L.L.C.
a Delaware limited partnership
Its general partner

By: GB BCG Development GP, LLC
a Utah limited liability company
Its manager

By: Michael D. Batt
Name: Michael D. Batt
Title: Authorized Signatory

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 10 day of May, 2022, personally appeared before me
Michael D. Batt, known or satisfactorily proved to me to be the
Manager of CH Realty IX-GBB | Salt Lake City 300 Street North, L.P.,
a Delaware limited partnership, who acknowledged to me that he signed the foregoing
instrument on behalf of said partnership.



[Signature]
Notary Public for the State of Utah

EXHIBIT A

DESCRIPTION OF EASEMENT PARCEL

A 10.00 foot wide easement located in the North Half of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, Utah, and being 10 feet parallel and perpendicularly distant northerly of the following described line:

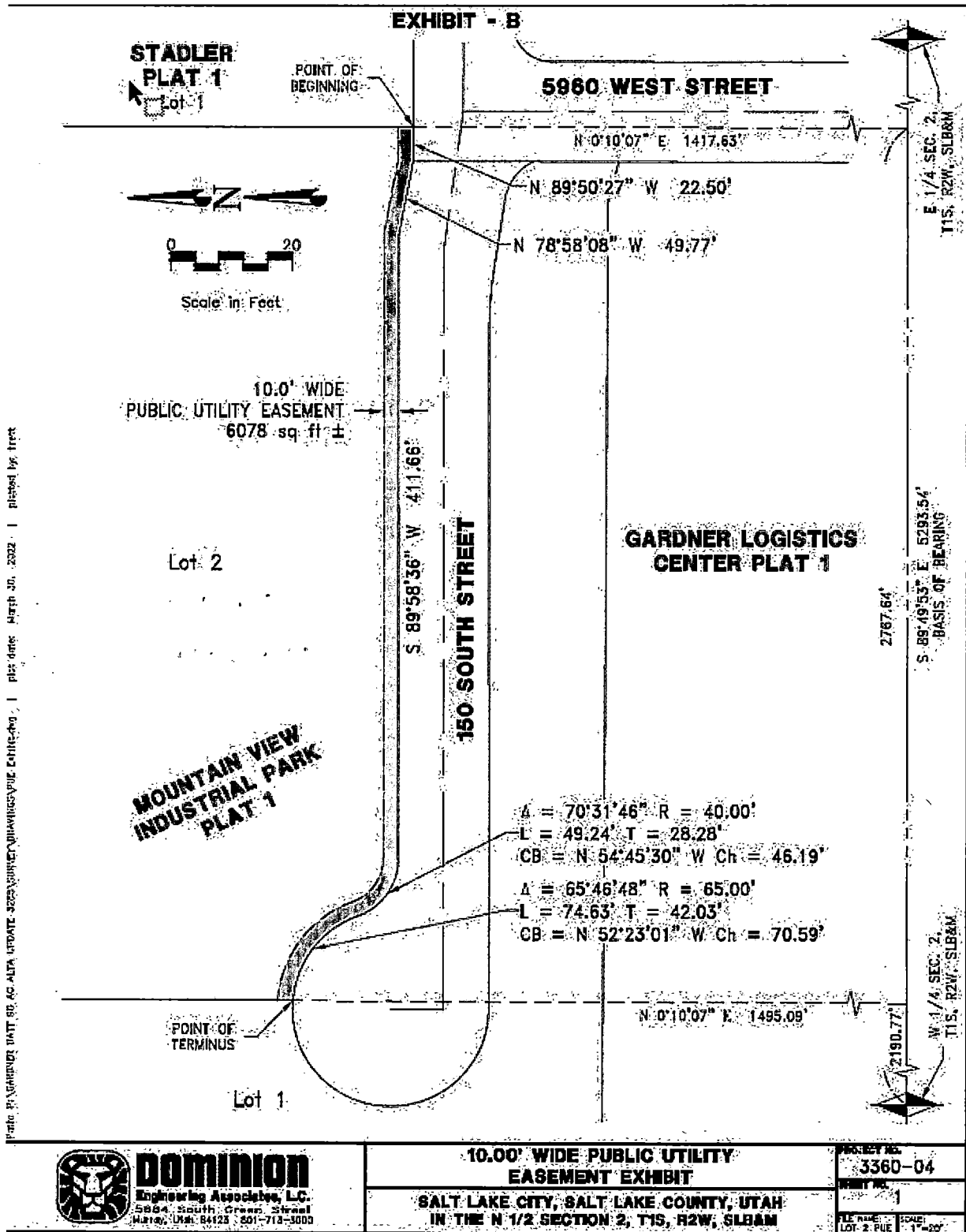
BEGINNING at the Southeast corner of Lot 2, Mountain View Industrial Park Plat 1, according to the official plat thereof recorded in the Salt Lake County Recorder's Office, said point located South 89°49'53" East 2767.64 feet along the Quarter Section Line and North 00°10'07" East 1417.63 feet from the West Quarter Corner of said Section 2, and running thence along the southerly line of said Lot 2 the following five (5) courses: 1) North 89°50'27" West 22.50 feet; thence 2) North 78°58'08" West 49.77 feet; thence 3) South 89°58'36" West 411.66 feet to a point of curvature with a 40.00 foot radius to the right; thence 4) northwesterly 49.24 feet along the arc of said curve through a central angle of 70°31'46" (chord bears North 54°45'30" West 46.19 feet) to a point of reverse curvature with a 65.00 foot radius curve to the left; thence 5) northwesterly 74.63 feet along the arc of said curve through a central angle of 65°46'48" (chord bears North 52°23'01" West 70.59 feet) to the Southwest corner of said Lot 2 and the POINT OF TERMINUS, said point being South 89°49'53" East 2190.77 feet along the Quarter Section Line and North 00°10'07" East 1495.09 feet from said West Quarter Corner of Section 2.

Contains 6,078 square feet, more or less.

14-02-101-006
14-02-176-007

EXHIBIT B

DEPICTION OF EASEMENT PARCEL



Plotted by: [Name], Date: [Date], Title: [Title], Scale: [Scale], Project: [Project Name], Client: [Client Name], Drawing No.: [Drawing No.]