

When recorded, please return to:

Deer Park, LLC  
42 E 1100 S Suite 1A  
American Fork, Utah 84003  
Attn: Tyler Horan



ENT 37025 2024 PG 1 of 15  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Jun 5 09:53 AM FEE 40.00 BY AC  
RECORDED FOR DEER PARK 1 LLC

## **TEMPORARY CROSS ACCESS EASEMENT AGREEMENT (Deer Park Subdivision – Lot 3)**

THIS TEMPORARY CROSS ACCESS EASEMENT AGREEMENT (“Agreement”) is made and executed effective as of the 29th day of May, 2024 (“Effective Date”), by and between DEER PARK 1, LLC, a Utah limited liability company and its successors and assigns (“Grantor”), and DEER PARK, LLC and its successors and assigns (“Grantee”). Grantor and Grantee may be referred to herein individually as a “Owner” and collectively as the “Property Owners”.

### **RECITALS**

(A) Grantor is the owner of record of certain real property located in Utah County, Utah, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (“Lot 1”).

(B) Grantee is the owner of record of certain real property located adjacent to Lot 1 as more particularly described in Exhibit B attached hereto and incorporated herein by reference (“Lot 3”); Lot 1 and Lot 3 may be referred to hereafter individually as a “Property” and together as the “Parcels” or the “Properties”.

(C) The Parties intend to develop, construct and maintain a portion of the Parcels where Lot 1 and Lot 3 adjoin for use as access for the Deer Park Subdivision development (the “Project”). The Project includes the subdivision of developed and improved land, which has been, is being, and will be developed on both Lot 1 and Lot 3.

(D) Grantee desires to obtain from Grantor a temporary, non-exclusive access easement on, over and across a portion of Lot 1, as more particularly described and depicted in Exhibit C, attached hereto and incorporated herein by this reference (collectively, the “Easement Area”).

(E) Grantor is hereby willing to grant such a temporary cross access easement over the Easement Area for the purposes more particularly described herein, which easement shall be appurtenant to both Parcels and for the mutual beneficial use and enjoyment of both Parcels, their owners, their successors, assigns, tenants, invitees and guests, and to establish and set forth their respective maintenance obligations related to the same.

### **AGREEMENT**

NOW, THEREFORE, in consideration of these purposes and other good and valuable consideration, the Property Owners agree as follows:

1. Recitals. The foregoing Recitals are true and correct and are incorporated into this Agreement by this reference as if fully set forth herein.

2. Grant of Easement. Subject to the terms and conditions of this Agreement, Grantor hereby grants and conveys to Grantee, its successors, assigns, tenants, invitees and guests a non-exclusive, temporary access easement appurtenant to both Parcels for ingress and egress over and across those portions of the Easement Area located on Lot 1, subject to the terms and conditions of this Agreement and any rules and regulations applicable to the Properties (the "Easement"). The Easement shall permit unobstructed vehicular and pedestrian ingress, egress, and access over, across and upon the Easement Area for the benefit of Lot 3, Grantee and its respective successors, assigns, residents, invitees and guests.

a. *No Obstruction of Easement Area.* There shall not be any obstructions (except for ordinary maintenance and repair, for which five (5) days prior written notice to the Party not performing the repair shall be required), fences, curbs or landscaping that would in any way impede vehicular or pedestrian traffic between the Properties over the Easement Area, it being the intent of the Property Owners to provide for the free flow of pedestrian and vehicular traffic through the Easement Area to and from the Properties and public rights of way. Without limiting the generality of the foregoing, the parties agree that neither party shall have the right to cause, allow, or permit any stacking or lining of cars within the Easement Area, including without limitation, from a drive-thru stacking (or similar) lane or lanes on a Property.

b. *Termination of Easement.* At any time after the Effective Date, and upon no less than thirty (30) days' prior written notice, Grantor may terminate this Easement and all rights and reservations granted herein. Grantee specifically acknowledges and agrees that this Easement is of a temporary nature and may be terminated by Grantor, in Grantor's sole discretion. Such termination shall be effective immediately upon the execution and recordation of an instrument terminating this Easement in the Utah County Recorder's Office, which shall be in substantially the same form as attached hereto and by this reference incorporated herein as Exhibit D. For purposes of clarification, in the event of a termination hereunder, all rights and reservations granted herein shall be terminated and no longer have force or effect.

3. Reservations by Grantor. Grantor reserves the right to use that portion of the Easement Area located on Lot 1 and Lot 3 for any use not inconsistent with the terms of this Agreement and Grantor's rights granted herein, including modifications to Lot 1 as Grantor deems appropriate.

4. Condition of the Easement Area. Grantee accepts the Easement Area and all aspects thereof in their "AS IS", "WHERE IS" condition, without warranties, either express or implied, "WITH ALL FAULTS", including but not limited to both latent and patent defects, and the existence of hazardous materials, if any, and any other easements, rights, or other encumbrances affecting the Easement Area.

5. Maintenance and Repairs. Unless the Property Owners agree to the contrary, each Owner, including its successors and assigns, shall be responsible, at its sole cost and expense, for the repair and upkeep of its Property, including that portion of the Easement (including any related utility located in the same) located on its Property, which repair and upkeep shall be performed in a workmanlike, diligent and efficient manner and shall include maintenance of paved surfaces in a level and smooth condition, free of potholes, with the type of material as originally used or a substitute equal in quality; plowing of snow and ice from paved surfaces; and restriping as required to keep the same clearly visible. All such maintenance, repair and replacement shall be accomplished in a first-class, lien-free manner in accordance with standards pursuant to similarly situated property of similar size maintained in Utah County, Utah, and consistent with any covenants, conditions and restrictions applicable to the Properties. If either Owner causes damage to the Easement Area, that Owner agrees to promptly repair the same at its expense to the condition existing immediately prior to the damage, without right to or expectation of reimbursement on the part of the other Owner. In the event the Property Owners agree that one Owner, specifically, will be responsible for the routine maintenance, upkeep and repair of the Easement, the Property Owners (or their successors and/or assigns) will share the costs for such maintenance, upkeep and repair on a pro-rata basis based upon the number of completed units in the Project. In the event an Owner fails to maintain the Easement (including any related utility located in the same) located on its Property as required herein, or fails to reimburse an Owner who the Property Owners mutually agree will be solely responsible for the same, an Owner, including a lender or third party with a secured interest against the Project, may, following five (5) days written notice to the defaulting Owner, but without obligation to do so, enter upon the Properties to perform such necessary maintenance. Further, if such action is needed, such Owner shall be entitled to reimbursement of the necessary and reasonable costs incurred in performing said maintenance.

6. Rules. The Property Owners may mutually establish reasonable rules and restrictions with regard to the time, place, and manner of access to and use of the Easement within the Easement Area. Neither the Property Owners nor their successors, assigns, residents, invitees and guests can acquire any right, title or interest in and to the Easement Area by adverse possession, prescriptive easement or other legal theories.

7. Insurance. Grantee shall maintain comprehensive general liability insurance, including contractual liability coverage, naming Grantor as an additional insured and providing coverage with a combined bodily injury, death and property damage limit of Two Million and 00/100 Dollars (\$2,000,000.00) or more per occurrence. Grantee shall provide Grantor with a certificate of insurance, which certificate shall provide that the coverage referred to therein shall not be modified or cancelled without at least thirty (30) days written notice to each named insured thereunder.

8. Damage or Condemnation.

a. Damage. In the event that any portion of the Easement Area is destroyed or damaged by fire, casualty or force majeure, Grantee shall, at its sole cost and expense,

forthwith repair and restore such area to the condition that existed immediately prior to such damage.

b. *Condemnation.* In the event that any part of a Property is condemned, the owner of the affected Property, at its sole cost and expense, shall restore such area as much as practicable to provide the same approximate configuration, size and location of the drives, and driveways, together with existing curb cuts to adjacent roadways existing prior to the condemnation. Unless the owner of the affected Property has otherwise provided for the cost of restoration, any award on account of a condemnation on the affected Property first shall be used in the restoration of the same, and any claim to the award made by a Property owner, or its tenants or licensees hereunder shall be expressly subject and subordinate to its use in such restoration. The term "condemnation" as used herein shall include all conveyances made in anticipation or lieu of an actual taking. Nothing in this Section shall be construed to give any Owner an interest in any award or payment made to the other Owner in connection with any exercise of the power of eminent domain or any transfer in lieu thereof affecting said Owner's Property or giving the public or any government any rights in said Property except as may be provided by applicable law.

9. *Remedies and Enforcement.* In the event of a default or threatened default by any Owner hereunder, and/or any such Owner's respective successors and/or assigns, of any of the terms, easements, covenants, conditions or restrictions hereof, the non-defaulting Owner shall be entitled to pursue all available legal and equitable remedies from the consequences of such breach, including but not limited to specific performance. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity. Notwithstanding the foregoing, no default hereunder shall entitle either Party to cancel, rescind, or otherwise terminate this Agreement.

10. *Indemnification.* Grantee agrees to indemnify, release and defend, with counsel of Grantor's choice, and hold Grantor and its employees, officers, divisions, subsidiaries, partners, members and affiliated companies and entities and its and their employees, officers, shareholders, members, directors, agents, representatives, and professional consultants and its and their respective successors and assigns (collectively, "Indemnitees") harmless from and against any loss, damage, injury, accident, fire, or other casualty, liability, claim, cost, or expense (including, but not limited to, reasonable attorney fees) of any kind or character to any person or property, including the property of the Indemnitees (collectively "Claims", or a "Claim") from or by any unaffiliated third party or Grantee, arising from or relating to (i) any use of the Easement Area, the other Owner's Property, and/or adjacent areas by Grantee, (ii) any act or omission of Grantee, (iii) any bodily injury, property damage, accident, fire or other casualty to or involving Grantee and its property on the Easement Area and/or adjacent areas, and (iv) any enforcement by Grantor of any provision of this Agreement and any cost of removing the Grantee's employees or its property or equipment from the Easement Area or restoring the same as provided herein; provided, however, that the foregoing indemnity shall not apply to the extent any such Claim is ultimately established by a court of competent jurisdiction to have been caused solely by gross negligence or willful misconduct of the Indemnitees. The terms and conditions of this indemnification provision shall remain effective, notwithstanding the expiration or termination of this Agreement.

11. Covenant Running with the Land. The provisions of this Agreement shall run with the land and shall apply to, bind and inure to the benefit of the Property Owners their successors and assigns.

12. Modification. This Agreement may not be amended, expanded or modified except by a further agreement in writing and in recordable form by the Parties or their successors or assigns. No amendment, change, or modification of any provision contained in this Agreement shall be effective unless fully set forth in a writing signed by both Grantor, or its successor or assignee; and Grantee, or its successor or assignee. Notwithstanding any conflicting preference or precedent established by statute, common law or in equity, the Property Owners waive all defenses to the enforcement of this provision, together with the right to claim that this Agreement was amended, changed or modified in any way by reason of the Property Owners' course of dealing, industry standard, promise, representation, statement, reliance, passage of time, or other theory.

13. Recordation. This Agreement shall be recorded in the Utah County Recorder's Office.

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

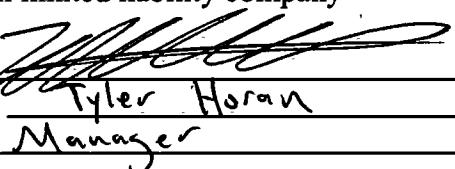
15. No Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication to the general public or for the general public or for any public purpose whatsoever, it being the intention of the parties that this Agreement be strictly limited to and for the purposes herein expressed.

*[Signatures and Acknowledgments Follow]*

IN WITNESS WHEREOF, the Property Owners have executed this Easement Agreement as of Effective Date.

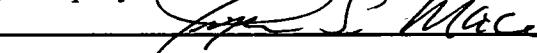
**GRANTOR:**

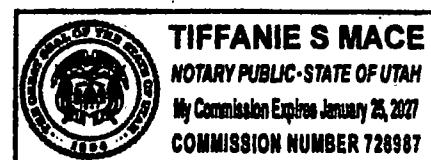
**DEER PARK 1, LLC,\**  
a Utah limited liability company

By:   
Print: Tyler Moran  
Its: Manager

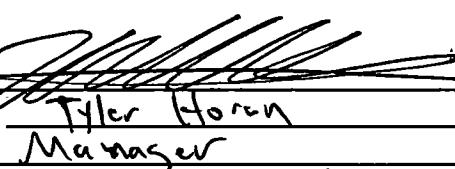
STATE OF UTAH )  
: ss  
COUNTY OF UTAH )

On the this 4th day of June, 2024, personally appeared before me Tyler Moran, who being by me duly sworn, says that she/he is the authorized managing member of DEER PARK 1, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its operating agreement and said Manager acknowledged to me that said limited liability company executed the same.

  
NOTARY PUBLIC



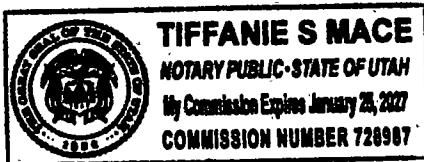
**GRANTEE:**  
**DEER PARK, LLC,**  
a Utah limited liability company

By:   
Print: Tyler Moran  
Its: Manager

STATE OF UTAH )  
: ss  
COUNTY OF UTAH )

On the this 4th day of June, 2024, personally appeared before me Tyler Moran, who being by me duly sworn, says that she/he is the authorized managing member of DEER PARK, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its operating agreement and said Manager acknowledged to me that said limited liability company executed the same.

  
NOTARY PUBLIC



**EXHIBIT "A"**

**(Legal Description of Lot 1)**

Real Property located in Utah County, State of Utah, described as follows:

Tax Id No.: 37:365:0001

LOT 1, DEER PARK SUB AREA 6.683 AC, according to the official plat thereof recorded April 5, 2022, as Entry No. 42674:2022 in the office of the Utah County Recorder.

**EXHIBIT "B"**

**(Legal Description of Lot 3)**

Real Property located in Utah County, State of Utah, described as follows:

Tax Id No.: 37:380:0001

LOT 1, DEER PARK, PHASE 2 SUB AREA 4.030 AC according to the official plat thereof recorded May 2, 2024, as Entry No. 28469:2024 in the office of the Utah County Recorder.

**EXHIBIT "C"**

(Description and Depiction of the Easement Area)

**Access Easement Legal Description**

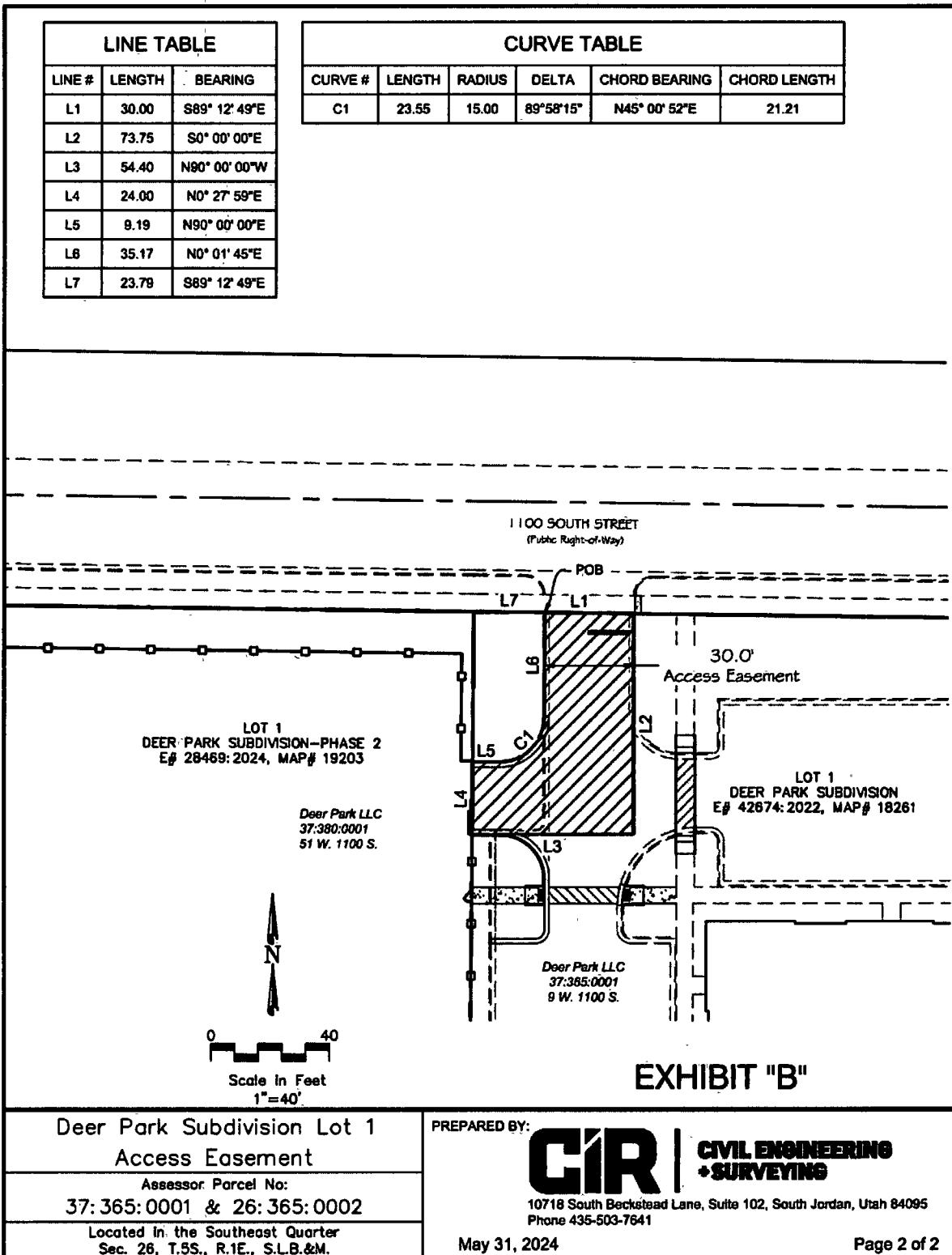
A parcel of land being part of Lot 1 Deer Park Subdivision, Recorded April 05, 2022 as Entry No. 42674:2022 Map No. 18261 in the Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point which is 23.79 feet S. 89°12'49" E. along the northerly line of said Lot 1 from the northwest corner of said Lot 1; thence S.89°12'49"E. 30.00 feet continuing along the northerly line of said Lot 2; thence South 73.75 feet; thence West 54.40 feet to the common line of Lot 1 said Deer Park Subdivision and Lot 1 Deer Park Subdivision- Phase 2, Recorded May 2, 2024 as Entry No. 28469:2024 Map No. 19203 ; thence N.00°28'09"E. 24.00 feet along said common line; thence East 9.19 feet to a point of tangency with a 15.00 foot radius to the left, concave northwest; thence northeasterly 23.55 feet along the arc of said curve, through a central angle of 89°58'15" (chord bears N.45°00'52"E. 21.21 feet); thence N.00°01'45"E. 35.17 feet to the **Point of Beginning**.

The above-described parcel of land contains 2,851 square feet in area or 0.065 acre, more or less.

**EXHIBIT "B":** By this reference, made a part hereof.

**BASIS OF BEARING:** S. 89°00'19" E. along a monument line between the Reference Monuments to the South Quarter Corner and the Southeast Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian.



**EXHIBIT "D"**

## (Form of Termination of Easement Agreement)

When recorded, please return to:

Attn: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**TERMINATION OF EASEMENT**

This TERMINATION OF EASEMENT (this "Termination") is made effective this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_, by and between DEER PARK 1, LLC, a Utah limited liability company, and its successors and assigns ("Grantor"), and DEER PARK, LLC, a Utah limited liability company, and its successors and assigns ("Grantee").

**RECITALS**

- A. Grantor previously conveyed to Grantee a temporary cross access easement (the "*Easement*") for use as access for the Deer Park Subdivision development.
- B. Pursuant to that certain Easement Agreement recorded on \_\_\_\_\_ as Instrument No. \_\_\_\_\_ in the land records of the Office of the Recorder of Utah County, Utah (the "*Easement Agreement*"), the Easement covers certain real property more particularly described in Exhibit A, attached hereto and by this reference made a part hereof (the "*Easement Area*").
- C. Grantor and Grantee have mutually agreed that the purposes of the Easement are no longer necessary, and desire now to terminate the Easement as further set forth herein.

**TERMS AND CONDITIONS**

NOW, THEREFORE, in consideration of the promises and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Termination.** Effective upon recording of this Termination, the Easement is terminated and of no further force or effect. Grantor and Grantee each hereby terminate, quitclaim, remit, and relinquish all of each party's rights, benefits, privileges, obligations, duties and responsibilities in and with respect to the Easement. From and after the recording of this Termination, the Grantor Property, commonly known as "Lot 1" and further identified and described in the Easement Agreement shall no longer be encumbered by the Easement and Easement Area.

2. **Miscellaneous.** This Termination shall run with the land, and the terms and conditions of this Termination shall inure to the benefit and be binding upon the Parties, their successors and assigns. Each party hereby represents that it has not heretofore assigned or transferred, or purported to assign or transfer, to any person, party, or entity, any rights or interests in the Easement, or any easement rights with respect to the Easement. The person or persons executing this Termination hereby acknowledge that he or she (i) has the requisite authority to execute this Termination on behalf of the entity for which he or she will sign, and (ii) hereby executes this Termination with said authority.

*[Signatures and Acknowledgments on Following Pages]*

IN WITNESS WHEREOF, the parties have executed this Termination as of the date first above written:

**GRANTOR:**  
**DEER PARK 1, LLC**  
a Utah limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF UTAH**  
**COUNTY OF UTAH, to-wit:**

I, the undersigned notary public, in and for the jurisdiction aforesaid, do hereby certify that \_\_\_\_\_, as \_\_\_\_\_ of **DEER PARK 1, LLC**, whose name is signed to the foregoing instrument, has acknowledged the same before me in the aforesaid jurisdiction on behalf of the company.

Subscribed and sworn to before me this \_\_\_\_\_ day of 202\_\_\_\_\_.

---

Notary Public

My commission expires: \_\_\_\_\_

Notary registration number: \_\_\_\_\_

*[Signatures and Acknowledgments Continue on Following Page]*

**GRANTEE:**  
**DEER PARK, LLC**  
a Utah limited liability company

\_\_\_\_\_,  
a \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, to-wit:

I, the undersigned notary public, in and for the jurisdiction aforesaid, do hereby certify that \_\_\_\_\_, as \_\_\_\_\_ of **DEER PARK, LLC**, whose name is signed to the foregoing instrument, has acknowledged the same before me in the aforesaid jurisdiction on behalf of the company.

Subscribed and sworn to before me this      day of 202\_.

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Notary Public

My commission expires: \_\_\_\_\_

Notary registration number: \_\_\_\_\_

Exhibit ADepiction of Easement Area