

After Recording Return To:  
Mateo Holdings LLC  
1374 American Way  
Payson, Utah 84651

CT-172704-CAB  
TIN 49876-0005 & 49-876-0004

**CROSS ACCESS EASEMENT**

THIS AGREEMENT made this 5th day of October, 2023, by Mateo Holdings LLC (Lot 4 Payson Business Park – Plat “G”), and TANDEM RE SPV I (EASTON-PAYSON) LLC (Lot 5 Payson Business Park – Plat “G,”) hereinafter referred to as OWNERS;

**WITNESSETH:**

That for and in consideration of ONE and 00/100 (\$1.00) DOLLAR, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

That OWNERS hereby grant to each parcel, their successors and assigns, guests and invitees, a perpetual easement and right-of-way for ingress and egress, as described in Schedule “A”, the subject premises for Lots 4 and 5 of Subdivision Payson Business Park at Plat “G”, said lots are more particularly described in Schedule “A” attached hereto and made a part hereof, lying and being in the Town of Payson, County of Utah and State of Utah, said easement and right-of-way is more particularly described in Schedule “A” attached hereto and made a part hereof.

That OWNERS, their successors and assigns (the “Lot Owners”), guests and invitees, take the premises subject to the above described easement and right-of-way and rights of others along said right-of-way.

That this grant and easement shall, at all times, be deemed to be a continuing easement running with the land and shall be binding upon the heirs, successors and/or assigns of the parties herein.

It shall be the obligation of the Lot Owners to repair and/or maintain the said easement area in good condition. Each lot shall be ascribed an equal share of said maintenance and repair costs. In addition, the Lot Owners shall be responsible for the clearing of snow on the easement and right-of-way. Each lot shall be ascribed an equal share of said snow removal costs. The owner of Lot 5 shall be solely responsible for the costs of installing and maintaining all landscaping (if any) in good condition along the boundary that separates the properties, said boundary is also described as the east property line of Lot 5 or the west property line of Lot 4.

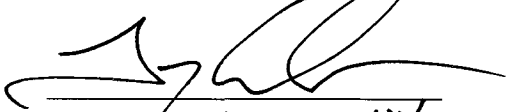
IN WITNESS WHEREOF, the parties execute the Agreement as follows: **Mateo Holdings LLC**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_


On \_\_\_\_\_, 2023, before me, a notary public, personally appeared \_\_\_\_\_, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she executed the same on behalf of Mateo Holdings LLC.

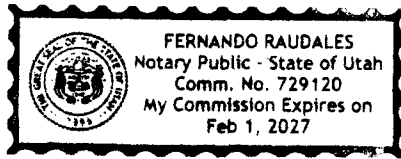
\_\_\_\_\_  
Notary Public

**Tandem RE SPV I (Easton-Payson) LLC**

  
\_\_\_\_\_  
By: Tyson Williamson  
Its: Manager  
Date: 10/26/2023

On October 26, 2023, before me, a notary public, personally appeared Tyson Dean Williamson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she executed the same on behalf of Tandem RE SPV I (Easton-Payson) LLC.

  
\_\_\_\_\_  
Notary Public



IN WITNESS WHEREOF, the parties execute the Agreement as follows: **Mateo Holdings LLC**

[Signature]

By: BRAD ADAMS

Its: Pres.

Date: 10/26/2023

On October 26<sup>th</sup>, 2023, before me, a notary public, personally appeared Brad Adams, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she executed the same on behalf of Mateo Holdings LLC.

Cherie Wilkinson

Notary Public

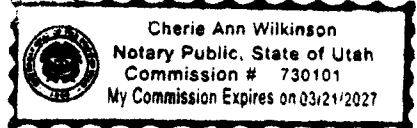
**Tandem RE SPV I (Easton-Payson) LLC**

[Signature]

By: Tyson Williamson

Its: Manager

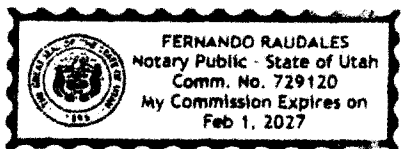
Date: 10/26/2023



On October 26, 2023, before me, a notary public, personally appeared Tyson Dean Williamson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she executed the same on behalf of Tandem RE SPV I (Easton-Payson) LLC.

[Signature]

Notary Public



## SCHEDULE "A"

### Access Easement

An access easement being a part of Lot 4 and 5, Payson Business Park Plat "G" Subdivision recorded January 9, 2018 as Entry No. 2933:2018 having Map No. 15840 in the Office of the Utah County Recorder. Said easement is located in the Northeast Quarter of Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

**Beginning** at the southerly corner common to Lots 4 and 5, Payson Business Park Plat "G" Subdivision; thence N.00°43'40"E., a distance of 6.59 feet; thence N.89°16'20"W., a distance of 30.57 feet; thence N.00°01'08"W., a distance of 89.27 feet; thence S.89°16'20"E., a distance of 63.46 feet; thence S.00°42'56"E., a distance of 52.78 feet; thence S.06°12'31"E., a distance of 14.43 feet to the point of curve of a non-tangent curve to the left, of which the radius point lies S.37°36'53"E., a radial distance of 1,044.45 feet being a point on the northerly right of way line of American Way; thence Southwesterly along the arc, through a central angle of 02°28'39", a distance of 45.16 feet (Chord bears S. 51°08'48" W. 45.16 feet) along said northwesterly right-of-way line to the **Point of Beginning**.

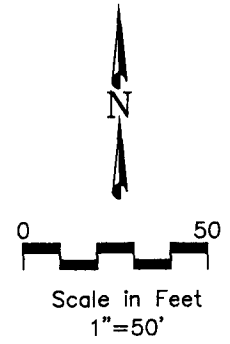
The above-described access easement contains 5,469 square feet or 0.13 acre, more or less.

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

**BASIS OF BEARING:** S. 89°53'40" W. per said Payson Business Park Plat "G" Subdivision along the Section line between the Northwest Corner and the North Quarter Corner of said Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian.

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	45.16	1044.45	2°28'39"	S51° 08' 48"W	45.16



**LINE TABLE**

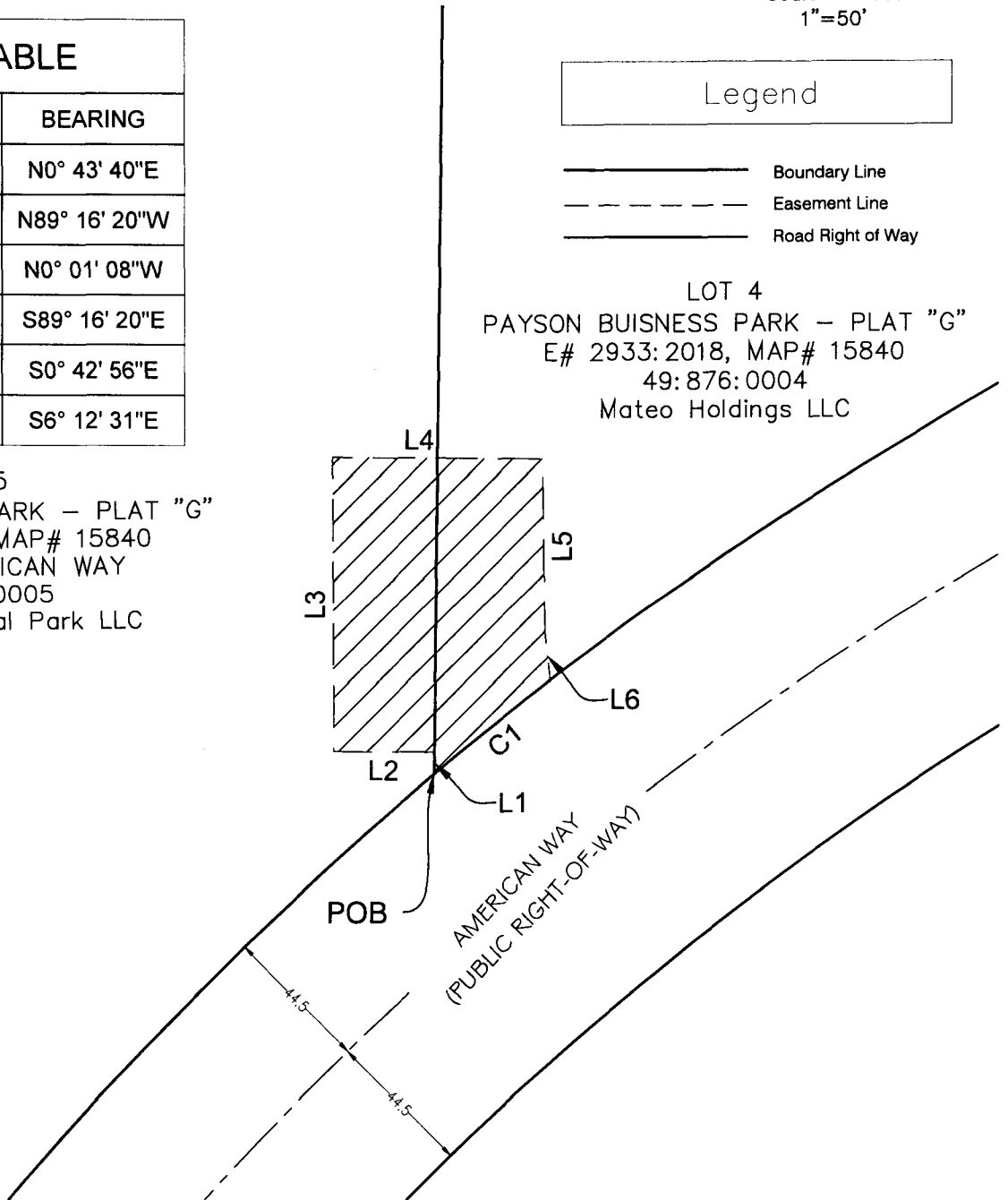
LINE #	LENGTH	BEARING
L1	6.59	N0° 43' 40"E
L2	30.57	N89° 16' 20"W
L3	89.27	N0° 01' 08"W
L4	63.46	S89° 16' 20"E
L5	52.78	S0° 42' 56"E
L6	14.43	S6° 12' 31"E

**Legend**

- Boundary Line
- Easement Line
- Road Right of Way

LOT 4  
 PAYSON BUISNESS PARK – PLAT "G"  
 E# 2933:2018, MAP# 15840  
 49:876:0004  
 Mateo Holdings LLC

LOT 5  
 PAYSON BUISNESS PARK – PLAT "G"  
 E# 2933:2018, MAP# 15840  
 1436 W. AMERICAN WAY  
 49:876:0005  
 Easton Industrial Park LLC



Payson Business Park Lot 4 & 5  
 Access Easement

Assessor Parcel No:  
 49:876:0004 & 49:876:0005

Part of the Northeast Quarter  
 Sec. 18, T.9S., R.2E., S.L.B.&M.

PREPARED BY:



**CIVIL ENGINEERING  
 +SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, UT 84095 Phone: 435-503-7641

February 12, 2023

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