

When recorded, return to:
Miller Family Real Estate
Attn: Brent Bigelow
9350 South 150 East #1000
Sandy, UT 84070

11211869
7/14/2011 8:15:00 AM \$16.00
Book - 9936 Pg - 5720-5723
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 4 P.

Tax ID No: 22-18-302-036-0000

Salt Lake County

FUTURE GRANT OF EASEMENT

Project Address (5808 S. State St., Sandy, UT 84107)

Miller Family Real Estate, L.L.C., Grantor, hereby acknowledges that it will GRANT and CONVEY to the owner and its successors and assigns of Property B [defined below], a non exclusive perpetual easement for ingress and egress (“Future Easement”) over the north 18 feet of Property A [which property is defined on the attached Exhibit A] leading from State Road 89 for a distance necessary to provide access to Property B when Property B is ready to develop or redevelop, provided that the following conditions are met:

- The owner of Property B must enter into a written agreement for the construction and maintenance of the Future Easement, and costs associated therewith. Any such agreement will contemplate an equal sharing of ongoing maintenance costs of the Future Easement and an equitable allocation of the construction costs between the parties.
- The owner of Property B must grant to the owner of Property A an ingress/egress easement over Property B of the same size, duration and dimension as the Future Easement.

The Future Easement will be for the purpose of allowing ingress and egress to both properties from State Route 89. The Future Easement will be operated in a way that will keep the driveway built thereon clear of any and all obstructions and no structures, vehicles or signs shall be placed within the Future Easement as to inhibit free ingress and egress from either property. The access contemplated hereby shall be used for all purposes reasonably necessary for the full use of the properties identified herein. The term “Property B” shall mean the property no larger than 0.71 acres located adjacent to State Road 89 and adjacent to the north property line of Property A, and no other.

The access associated with the Future Easement shall be subject to all restrictions specified by the Utah Department of Transportation Highway Encroachment Permit that must be obtained for the access contemplated hereby.

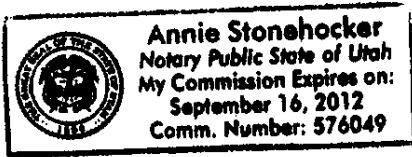
DATED this 12th of July 2011.

Miller Family Real Estate, L. L. C.
a Utah limited liability company

By: [Signature]
Its: OPERATING MANAGER

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

The foregoing instruction was acknowledged before me this 12th day of July 2011 by Gregory S. Miller, the authorized manager of Miller Family Real Estate, L. L. C., a Utah limited liability company.



[Signature]

Notary Public

Residing at: Sandy, UT

My commission Expires:
Sep 16, 2012

EXHIBIT A

PROPERTY DESCRIPTION FOR PROPERTY A

A parcel of property located in Salt Lake County, Utah, more particularly described as follows:

BEG S 14.54 FT & E 658.02 FT FR W 1/4 COR OF SEC 18, T 2S, R1E, S L M; S 02°15'30" W 219.907 FT; N 87°44'30" W 333 FT; S 02°15'30" W 12 FT; N 87°44'30" W 372.87 FT; N 36°03'50" E 309.838 FT; S 85° E 534.1 FT TO BEG. 3.41 AC M OR L. 5854-2571

Tax Parcel No. 22-18-302-036-0000

EXHIBIT B

PROPERTY DESCRIPTION FOR PROPERTY B

A parcel of property located in Salt Lake County, Utah, more particularly described as follows:

COM 705 FT E & S 2[^]30' W 18.6 FT FR NW COR LOT 3 SEC 18 T 2SR 1E SL MER N 2[^]30'
E 50 FT N 85[^] W 551.28 FT M OR L S 36[^] W 58.33 FT S 85[^] E 583.51 FT TO BEG 0.71 AC
6346-0488

Tax Parcel No. 22-18-152-015-0000