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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
LARRY H MILLER
9350 S 150 E #1000
SANDY
UTAH 84070-2721
BY: SAM, DEPUTY - MA 3 P.

RECORDING REQUESTED BY, AND
WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Region Two Permits
2010 South 2760 West
Salt Lake City UT, 84104

Tax ID No: 22-18-103-021

Salt Lake County

FUTURE GRANT OF EASEMENT

Project Address (SR#)

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 south 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.

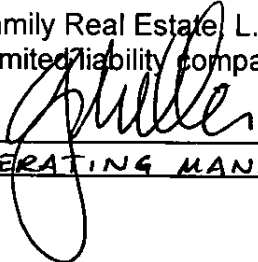
The Future Easement will be for the purpose of allowing ingress and egress to both properties from State Route 89. The Future Easement will be operated in a way that will keep the driveway built thereon clear of any and all obstructions and no structures, vehicles or signs shall be placed within the 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 0.36 acres located

adjacent to State Road 89 and adjacent to the south 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.

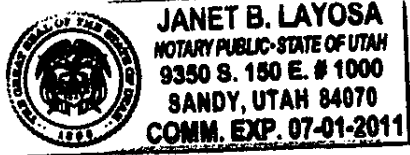
DATED this 18th of ~~October~~ November, 2010.

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

By: 
Its: OPERATING MANAGER

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

The foregoing instrument was acknowledged before me this 18th day of November 2010 by Gregory S. Miller, the authorized manager of Miller Family Real Estate, L.L.C., a Utah limited liability company




Notary Public

Residing at: Salt Lake County, Utah

My Commission Expires:
7/1/2011

EXHIBIT A
PROPERTY DESCRIPTION FOR PROPERTY A

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

Beginning in the Center of State Street South 12.25 chains and 11.75 chains East and South 1° 30' West 170.21 feet from the Northwest Corner of Section 18, Township 2 South, Range 1 East, Sake Base and Meridian; South 1° 30' West 50 feet; South 82° West 250 feet; North 1° 30' East 50 feet; North 82° East 250 feet to beginning.

Tax Parcel No. 22-18-103-021