

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
4501 South 2700 West
P.O. Box 148420
Salt Lake City, UT 84114-8420

13287193
6/2/2020 11:35:00 AM \$40.00
Book - 10954 Pg - 1112-1145
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 34 P.



Utah Department of Transportation Right of Entry and Occupancy Agreement

Project No: S-R299(261) Parcel No.(s): 200, 200B, 200D, 200D:E

Pin No: 15670 Job/Proj No: 72717 Project Location: Porter Rockwell (Bridge)
County of Property: SALT LAKE Tax ID / Sidwell No: 33-22-126-004
Property Address: 1661 Packsaddle Circle BLUFFDALE UT, 84065
Owner's Address: 11576 South State Street, Draper, UT, 84020
Owner's Home Phone: Owner's Work Phone: (801)898-2299
Owner / Grantor (s): S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.00% interest, Liberty Ventures, LC, a Utah limited liability company, as to an undivided 60.00% interest and ~~GKM, L.L.C.~~ GKM Family, L.L.C., as to an undivided 14.00% interest
Grantee: Utah Department of Transportation (UDOT)/The Department

Acquiring Entity: Utah Department of Transportation (UDOT)

For the subject property described in the attached deed (Exhibit A).

This Right of Entry and Occupancy Agreement ("Agreement") is entered between S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.00% interest, Liberty Ventures, LC, a Utah limited liability company, as to an undivided 60.00% interest and GKM, L.L.C, as to an undivided 14.00% interest ("Property Owners") and Utah Department of Transportation (UDOT).

Property Owners hereby grant to UDOT, its contractors, permittees, and assigns, including but not limited to, utilities and their contractors, the right to occupy and commence construction or other necessary activity on the property sought to be acquired/occupied with this Agreement, and to do whatever construction, relocation of utilities, and other work as may be required in furtherance of the state transportation project, located on the property described in attached Exhibit A. This Agreement is made in anticipation of a possible condemnation action by UDOT and is intended to provide for the entry and occupancy of the property pending further negotiations or the filing and pursuit of condemnation proceedings and possible alternative informal proceedings as provided for in this Agreement. Property Owners understand that, by executing this Agreement, Property Owners have waived and abandoned all defenses to the acquisition of the property.

The sum of \$317,400.00 (the "Deposit") will be paid into escrow, a non-interest bearing account, at a title company for the benefit of Property Owners as consideration for entering into this Agreement. UDOT will be responsible for the expenses of the escrow account. This amount paid into escrow shall be deducted from a final settlement, award of arbitration, or other determination of just compensation in an eminent domain action should one be pursued to acquire the property that is determined to be necessary for the project. The amount paid will be for the purposes of this Agreement only, and will not be admissible as evidence in any subsequent process used to establish the value of the property or the amount of compensation that may be due to the Property Owners. Property taxes will be the responsibility of the Property Owners until transfer of the deed(s) to UDOT.

The parties to this Agreement understand that a title report may indicate that other third parties may have a claim to part of the proceeds being paid by UDOT to the Property Owners under this Agreement. UDOT will have the right to approve the release of the Deposit from Escrow to Property Owners and to require a conveyance of the subject property from the Property Owners to UDOT prior to the release. It is not the intent of the Agreement to properly assess potential third-party claims. In the event it is later determined that part of the Deposit should properly be paid to other third parties, then UDOT will have the right to require that the third parties participate in the release of the Deposit or the Deposit will be applied to any remaining liens. In the event that UDOT desires to obtain title insurance in connection with the release of the deposit, UDOT will pay the premiums for the title coverage.

This Agreement is granted without prejudice to the rights of the Property Owners, pending any settlement, to contest the amount of compensation to be paid the Property Owners for the property described in Exhibit A. If

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Owner's Address: 11576 South State Street, Draper, UT, 84020

Owner's Home Phone: Owner's Work Phone: (801)898-2299

Owner / Grantor (s): S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.00% interest, Liberty Ventures, LC, a Utah limited liability company, as to an undivided 60.00% interest and ~~GKM, LLC~~, as to an undivided 14.00% interest *GKM Family, L.L.C.,

Grantee: Utah Department of Transportation (UDOT)/The Department

a satisfactory settlement can not be agreed upon, UDOT will, upon notice from the Property Owners that the amount of compensation offered and/or other proposed settlement terms are not acceptable, or at its own election, proceed to commence and diligently prosecute a condemnation proceeding in the appropriate court for a judicial determination of such compensation. If requested to do so by the Property Owners, UDOT will, prior to commencing a condemnation proceeding, enter into a mediation or arbitration procedure provided for in the Utah Code Annotated 78B-6-522 and 13-43-204 through the Office of the Property Rights Ombudsman.

If the Property Owner uses the property for a residence, business, or farming operation and is required to move as a result of UDOT's acquisition of the property, the Property Owners may be entitled to relocation assistance and/or payments as a displaced person. The relocation assistance and payment are available as a matter of right and subject to federal and state law if the Property Owners are displaced by the acquisition of this property and are not conditional upon the Property Owners signing this Right of Entry and Occupancy Agreement.

The effective date of the Right Of Entry and Occupancy Agreement shall be the date this Agreement is executed by the Property Owners, as shown below, and that date shall be the date of value for fair market valuation purposes in the context of settlement negotiations, arbitration, or an eminent domain proceeding, should one be necessary, unless the Property Owners have been previously served with a summons in regard to this property acquisition or the parties have otherwise agreed in writing to a different date for purposes of valuation. It is understood that, according to state law, any additional compensation that is ordered to be paid to the Property Owners for the acquisition of the property will include interest at an annual rate of 8 % on any additional compensation that is determined to be payable to the Property Owners over and above that paid with this Agreement, calculated from the date of entry upon the property.

Exhibits:

ADDITIONAL TERMS:

This Agreement supersedes in full the prior Agreement involving UDOT, S.A. McDougal, LL, Liberty Ventures, LC, and Ken S. Olsen involving the same property that is the subject of this Agreement. The parties to that prior Agreement were mistaken with respect to who owned fee title of the property that is the subject of this Agreement, and this Agreement corrects that mistake. Ken Olsen acknowledges he does not have any ownership interest in the property that is the subject of this Agreement, consents to this revised agreement, and acknowledges that there are no further obligations between him and UDOT arising out of the prior Agreement.

[Signatures and Acknowledgments to Follow Immediately]

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Owner / Grantor (s): S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.00% interest, Liberty Ventures, LC, a Utah limited liability company, as to an undivided 60.00% interest and ~~CKM, LLC~~, as to an undivided 14.00% interest *GKM Family, L.L.C.,

Grantee: Utah Department of Transportation (UDOT)/The Department

SIGNATURE PAGE
TO
UTAH DEPARTMENT OF TRANSPORTATION
RIGHT OF ENTRY AND OCCUPANCY AGREEMENT

DATED this 1st day of May, 2020

[Signature]
Property Owner

[Signature]
Property Owner

Property Owner

Property Owner

STATE OF UTAH
County of Salt Lake

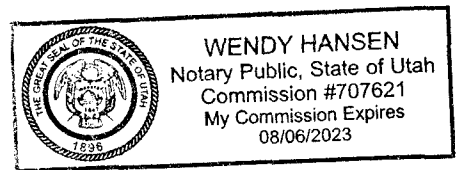
On the 1st day of May, 2020, personally appeared before me

Bary W. McDougal & Kenneth Olsen the signer(s) of the Agreement set forth above,
who duly acknowledged to me that they executed the same.

[Signature]
NOTARY PUBLIC

DATED this 21st day of May, 2020

[Signature]
UDOT Director / Deputy Director of Right of Way



STATE OF UTAH
County of Salt Lake

On the 21 day of May, 2020, personally appeared before me

Charles A. Stormont the signer(s) of this Agreement for UDOT
who duly acknowledged to me that they executed the same.

[Signature]
NOTARY PUBLIC

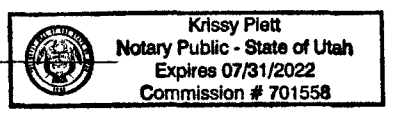


Exhibit A

200-Warrant Deed

200B-Warrant Deed

200D-Warrant Deed

200D:E-Temporary Easement

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed

(LIMITED LIABILITY COMPANY) Tax ID No. 33-22-126-004
Salt Lake County PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200

S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.00% interest, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, situate in Government Lot 2 of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, incident to the construction of Porter Rockwell Boulevard known as Project No S-R299(261). The boundaries of said parcel of land are described as follows:

Beginning at a point in the northerly Section line of said Section 22 said point being 1297.77 feet S.89°43'00"E along the Section line from the North Quarter Corner of said Section 22 said point being 226.05 feet perpendicularly distant northerly from the right of way control line of said Project, opposite approximate Engineers Station 125+08.91; and running thence along said northerly section line S.89°43'00"E. 151.69 feet, more or less, to a point the westerly bank of the East Jordan Canal to a point 184.48 feet perpendicularly distant northerly from the right of way control line of said Project, opposite approximate Engineers Station 126+55.08; thence along said westerly bank the following three (3) courses and distances: (1) S.00°10'06"W. 30.85 feet; (2) thence S.09°10'19"W. 94.15 feet; (3) thence S.13°37'42"W. 3.73 feet to a point of curvature of a curve to the right with a radius of 1130.00 feet said point being in the southerly boundary line of said tract to a point 66.00 feet perpendicularly distant northerly from the right of way control line of said Project, opposite approximate Engineers Station 126+05.54; thence southwesterly along said curve with an arc length of 143.13 feet, chord bears S.61°04'15"W. 143.04 feet to a point 32.88 feet perpendicularly distant northerly from the right of way control line of said Project, opposite approximate Engineers Station 124+66.39; thence N.20°21'46"E. 65.15 feet; thence N.13°41'17"W. 140.27 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation..

The above described part of an entire tract contains 20,300 square feet in area or 0.466 acre.

Basis of Bearing is S.89°43'00"E between the North Quarter Corner and the Northeast Corner of Section 22 T4.S R1.W SLB&M

IN WITNESS WHEREOF, said S.A. McDougal LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this ____ day of _____, A.D. 20 ____.

STATE OF)	<u>S.A. McDougal LLC</u>
) ss.	Limited Liability Company
COUNTY OF)	
		By _____
		Manager

On this, the ____ day of _____, 20____, personally appeared before me _____, the undersigned officer, who acknowledged herself/himself to be the manager/a member of S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.00% interest, a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

 Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(LIMITED LIABILITY COMPANY) Tax ID No. 33-22-126-004
Salt Lake County PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200:2

Liberty Ventures, LC, a Utah limited liability company, as to an undivided 60.00% interest, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, situate in Government Lot 2 of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, incident to the construction of Porter Rockwell Boulevard known as Project No S-R299(261). The boundaries of said parcel of land are described as follows:

Beginning at a point in the northerly Section line of said Section 22 said point being 1297.77 feet S.89°43'00"E along the Section line from the North Quarter Corner of said Section 22 said point being 226.05 feet perpendicularly distant northerly from the right of way control line of said Project, opposite approximate Engineers Station 125+08.91; and running thence along said northerly section line S.89°43'00"E. 151.69 feet, more or less, to a point the westerly bank of the East Jordan Canal to a point 184.48 feet perpendicularly distant northerly from the right of way control line of said Project, opposite approximate Engineers Station 126+55.08; thence along said westerly bank the following three (3) courses and distances: (1) S.00°10'06"W. 30.85 feet; (2) thence S.09°10'19"W. 94.15 feet; (3) thence S.13°37'42"W. 3.73 feet to a point of curvature of a curve to the right with a radius of 1130.00 feet said point being in the southerly boundary line of said tract to a point 66.00 feet perpendicularly distant northerly from the right of way control line of said Project, opposite approximate Engineers Station 126+05.54; thence southwesterly along said curve with an arc length of 143.13 feet, chord bears S.61°04'15"W. 143.04 feet to a point 32.88 feet perpendicularly distant northerly from the right of way control line of said Project, opposite approximate Engineers Station 124+66.39; thence N.20°21'46"E. 65.15 feet; thence N.13°41'17"W. 140.27 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation..

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Warranty Deed

(LIMITED LIABILITY COMPANY) Tax ID No. 33-22-126-004
Salt Lake County PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200:3

GKM Family, L.L.C., a Utah limited liability company, as to an undivided 14.00% interest, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

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Warranty Deed
(LIMITED LIABILITY COMPANY)
Salt Lake County

Tax ID No. 33-22-126-004
PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200B

S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.00% interest, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property situate in Government Lot 2 of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, incident to the construction of Porter Rockwell Boulevard known as Project No S-R299(261). The boundaries of said parcel of land are described as follows:

Beginning in the easterly boundary line of the Utah and Salt Lake Canal parcel recorded as Entry # 644844 in the office of the Salt Lake County Recorder's office, at a point 140.88 feet radially distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 119+98.90; said point being 901.02 feet S.89°43'00"E. and 492.55 feet South from the North Quarter corner of said Section 22; and running thence N.55°00'55"E. 61.16 feet along said southerly boundary line; thence S.0°02'17"W. 222.63 feet to a point 334.97 feet radially distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 120+00.96; thence N.89°43'18"W. 74.72 feet to a point of curvature of a curve to the right with a radius of 744.13 feet at a point 317.97 feet radially distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 119+73.76; thence northerly along said curve with an arc length of 139.03 feet, chord bears N.6°23'40"E. 138.83 feet to a point 186.52 feet radially distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 119+80.69; thence N.10°41'14"E. 50.11 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

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Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed

(LIMITED LIABILITY COMPANY) Tax ID No. 33-22-126-004
Salt Lake County PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200B:2

Liberty Ventures, LC, a Utah limited liability company, as to an undivided 60.00% interest, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

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The above described parcel of land contains 13,134 square feet in area or 0.302 acre

Basis of Bearing is S.89°43'00"E between the North Quarter Corner and the Northeast Corner of Section 22 T4.S R1.W SLB&M

IN WITNESS WHEREOF, said Liberty Ventures, LC has caused this instrument to be executed by its proper officers thereunto duly authorized, this ____ day of _____, A.D. 20 ____.

STATE OF)	<u>Liberty Ventures, LC</u>
) ss.	Limited Liability Company
COUNTY OF)	
		By _____
		Manager

On this, the ____ day of _____, 20____, personally appeared before me _____, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Liberty Ventures, LC, a Utah limited liability company, as to an undivided 60.00% interest, a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

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Warranty Deed
(LIMITED LIABILITY COMPANY)
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Tax ID No. 33-22-126-004
PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200B:3

GKM Family, L.L.C., a Utah limited liability company, as to an undivided 14.00% interest, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

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Basis of Bearing is S.89°43'00"E between the North Quarter Corner and the Northeast Corner of Section 22 T4.S R1.W SLB&M

IN WITNESS WHEREOF, said GKM Family, L.L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this ___ day of _____, A.D. 20 ____.

STATE OF)	<u>GKM Family, L.L.C.</u>
) ss.	Limited Liability Company
COUNTY OF)	
		By _____
		Manager

On this, the ___ day of _____, 20____, personally appeared before me _____, the undersigned officer, who acknowledged herself/himself to be the manager/a member of GKM Family, L.L.C., a Utah limited liability company, as to an undivided 14.00% interest, a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

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Salt Lake City, Utah 84114-8420

Warranty Deed
(LIMITED LIABILITY COMPANY)
Salt Lake County

Tax ID No. 33-22-126-004
PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200D

S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.00% interest, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property situate in Government Lot 2 of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, incident to the construction of Porter Rockwell Boulevard known as Project No S-R299(261). The boundaries of said parcel of land are described as follows:

Beginning at a point in the westerly boundary line of said entire tract at a point 250.93 feet perpendicularly distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 120+51.04 which is 1010.98 feet S.89°43'00"E. along the section line and 679.86 feet South from the North Quarter Corner of said section 22; and running thence N.0°02'17"E. 85.83 feet; thence N.51°11'15"E. 72.82 feet to a point of curvature of a curve to the right with a radius of 300.00 feet; thence northeasterly along said curve with an arc length of 76.58 feet, chord bears N.58°29'59"E. 76.37 feet; thence N.65°48'43"E. 79.52 feet; thence N.20°21'46"E. 130.30 feet to a point of curvature of a curve to the left with a radius of 1250.00 feet; thence northeasterly along said curve with an arc length of 60.08 feet, chord bears N.67°50'11"E. 60.07 feet; thence N.66°27'34"E. 19.86 feet to a point of curvature of a curve to the left with a radius of 1250.00 feet; thence northeasterly along said curve with an arc length of 72.91 feet, chord bears N.64°47'18"E. 72.90 feet to a point in the westerly bank of the East Jordan Canal; thence along the Westerly bank the following three (3) courses and distances: (1) S.9°01'40"W. 43.56 feet; (2) thence S.5°59'23"E. 63.91 feet to a point of curvature of a curve to the left with a radius of 283.06 feet; (3) thence southerly along said curve with an

arc length of 4.00 feet, chord bears S.07°47'58"E. 4.00 feet to a point 185.67 feet perpendicularly distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 124+91.39; thence S.53°53'10"W. 470.34 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 38,557 square feet in area or 0.885 acre.

Basis of Bearing is S.89°43'00"E between the North Quarter Corner and the Northeast Corner of Section 22 T4.S R1.W SLB&M

IN WITNESS WHEREOF, said S.A. McDougal LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this ___ day of _____, A.D. 20 ____.

STATE OF _____)
) ss.
COUNTY OF _____)

S.A. McDougal LLC
Limited Liability Company

By _____
Manager

On this, the ___ day of _____, 20____, personally appeared before me _____, the undersigned officer, who acknowledged herself/himself to be the manager/a member of S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.00% interest, a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(LIMITED LIABILITY COMPANY)
Salt Lake County

Tax ID No. 33-22-126-004
PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200D:2

Liberty Ventures, LC, a Utah limited liability company, as to an undivided 60.00% interest, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property situate in Government Lot 2 of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, incident to the construction of Porter Rockwell Boulevard known as Project No S-R299(261). The boundaries of said parcel of land are described as follows:

Beginning at a point in the westerly boundary line of said entire tract at a point 250.93 feet perpendicularly distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 120+51.04 which is 1010.98 feet S.89°43'00"E. along the section line and 679.86 feet South from the North Quarter Corner of said section 22; and running thence N.0°02'17"E. 85.83 feet; thence N.51°11'15"E. 72.82 feet to a point of curvature of a curve to the right with a radius of 300.00 feet; thence northeasterly along said curve with an arc length of 76.58 feet, chord bears N.58°29'59"E. 76.37 feet; thence N.65°48'43"E. 79.52 feet; thence N.20°21'46"E. 130.30 feet to a point of curvature of a curve to the left with a radius of 1250.00 feet; thence northeasterly along said curve with an arc length of 60.08 feet, chord bears N.67°50'11"E. 60.07 feet; thence N.66°27'34"E. 19.86 feet to a point of curvature of a curve to the left with a radius of 1250.00 feet; thence northeasterly along said curve with an arc length of 72.91 feet, chord bears N.64°47'18"E. 72.90 feet to a point in the westerly bank of the East Jordan Canal; thence along the Westerly bank the following three (3) courses and distances: (1) S.9°01'40"W. 43.56 feet; (2) thence S.5°59'23"E. 63.91 feet to a point of curvature of a curve to the left with a radius of 283.06 feet; (3) thence southerly along said curve with an

arc length of 4.00 feet, chord bears S.07°47'58"E. 4.00 feet to a point 185.67 feet perpendicularly distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 124+91.39; thence S.53°53'10"W. 470.34 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 38,557 square feet in area or 0.885 acre.

Basis of Bearing is S.89°43'00"E between the North Quarter Corner and the Northeast Corner of Section 22 T4.S R1.W SLB&M

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(LIMITED LIABILITY COMPANY)
Salt Lake County

Tax ID No. 33-22-126-004
PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200D:3

GKM Family, L.L.C., a Utah limited liability company, as to an undivided 14.00% interest, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property situate in Government Lot 2 of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, incident to the construction of Porter Rockwell Boulevard known as Project No S-R299(261). The boundaries of said parcel of land are described as follows:

Beginning at a point in the westerly boundary line of said entire tract at a point 250.93 feet perpendicularly distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 120+51.04 which is 1010.98 feet S.89°43'00"E. along the section line and 679.86 feet South from the North Quarter Corner of said section 22; and running thence N.0°02'17"E. 85.83 feet; thence N.51°11'15"E. 72.82 feet to a point of curvature of a curve to the right with a radius of 300.00 feet; thence northeasterly along said curve with an arc length of 76.58 feet, chord bears N.58°29'59"E. 76.37 feet; thence N.65°48'43"E. 79.52 feet; thence N.20°21'46"E. 130.30 feet to a point of curvature of a curve to the left with a radius of 1250.00 feet; thence northeasterly along said curve with an arc length of 60.08 feet, chord bears N.67°50'11"E. 60.07 feet; thence N.66°27'34"E. 19.86 feet to a point of curvature of a curve to the left with a radius of 1250.00 feet; thence northeasterly along said curve with an arc length of 72.91 feet, chord bears N.64°47'18"E. 72.90 feet to a point in the westerly bank of the East Jordan Canal; thence along the Westerly bank the following three (3) courses and distances: (1) S.9°01'40"W. 43.56 feet; (2) thence S.5°59'23"E. 63.91 feet to a point of curvature of a curve to the left with a radius of 283.06 feet; (3) thence southerly along said curve with an

arc length of 4.00 feet, chord bears S.07°47'58"E. 4.00 feet to a point 185.67 feet perpendicularly distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 124+91.39; thence S.53°53'10"W. 470.34 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 38,557 square feet in area or 0.885 acre.

Basis of Bearing is S.89°43'00"E between the North Quarter Corner and the Northeast Corner of Section 22 T4.S R1.W SLB&M

IN WITNESS WHEREOF, said GKM Family, L.L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this ___ day of _____, A.D. 20 ____.

STATE OF _____)

GKM Family, L.L.C.
Limited Liability Company

) ss.

COUNTY OF _____)

By _____
Manager

On this, the ___ day of _____, 20____, personally appeared before me _____, the undersigned officer, who acknowledged herself/himself to be the manager/a member of GKM Family, L.L.C., a Utah limited liability company, as to an undivided 14.00% interest, a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Easement

(LIMITED LIABILITY COMPANY)

Salt Lake County

Tax ID No. 33-22-126-004
PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200D:E

S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.00% interest,
Grantor, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF
TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for
the sum of TEN (\$10.00) Dollars, and other good and valuable
consideration, the following described easement in Salt Lake County, State of Utah,
to-wit:

A temporary easement upon part of an entire tract of property situate in Government Lot 2 of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, for the purpose of constructing and blending cut and/or fill slopes, and appurtenant parts thereof, access, construction staging, and erection incident to the construction of Porter Rockwell Boulevard, known as Project No. S-R299(261). The easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract are described as follows

Beginning in the southerly right of way line of said project, at a point 250.93 feet perpendicularly distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 120+51.04, which is 1010.98 feet S.89°43'00"E. along the section line and 679.861 feet South from the North Quarter Corner of said section 22; and running thence N.53°53'10"E. 470.34 feet to a point of curvature of a curve to the left with a radius of 283.06 feet said point being on the westerly bank of the East Jordan Canal; thence along said westerly East Jordan Canal Bank southeasterly along said curve with an

arc length of 158.54 feet, chord bears S.24°14'55"E. 156.48 feet; thence S.1°42'11"E. 205.67 feet; thence S.7°24'09"W. 59.75 feet to a point 595.08 feet perpendicularly distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 124+27.13; thence S.90°00'00"W. 442.73 feet; thence N.0°02'17"E. 130.30 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described part of an entire tract contains 123,390 square feet in area or 2.833 acres.

Basis of Bearing is S.89°43'00"E between the North Quarter Corner and Northeast Corner of Section 22 T4.S, R1.W, SLB&M

IN WITNESS WHEREOF, said S.A. McDougal LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this ___ day of _____, A.D. 20 ____.

STATE OF _____)
) ss. S.A. McDougal LLC
) Limited Liability Company
COUNTY OF _____)

By _____
Manager

On this, the ___ day of _____, 20____, personally appeared before me _____, the undersigned officer, who acknowledged herself/himself to be the manager/a member of S.A. McDougal LLC, a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Easement

(LIMITED LIABILITY COMPANY) Tax ID No. 33-22-126-004
Salt Lake County PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200D:E2

Liberty Ventures, LC, a Utah limited liability company, as to an undivided 60.00% interest,
Grantor, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF
TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for
the sum of TEN (\$10.00) Dollars, and other good and valuable
consideration, the following described easement in Salt Lake County, State of Utah,
to-wit:

A temporary easement upon part of an entire tract of property situate in Government Lot 2 of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, for the purpose of constructing and blending cut and/or fill slopes, and appurtenant parts thereof, access, construction staging, and erection incident to the construction of Porter Rockwell Boulevard, known as Project No. S-R299(261). The easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract are described as follows

Beginning in the southerly right of way line of said project, at a point 250.93 feet perpendicularly distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 120+51.04, which is 1010.98 feet S.89°43'00"E. along the section line and 679.861 feet South from the North Quarter Corner of said section 22; and running thence N.53°53'10"E. 470.34 feet to a point of curvature of a curve to the left with a radius of 283.06 feet said point being on the westerly bank of the East Jordan Canal; thence along said westerly East Jordan Canal Bank southeasterly along said curve with an arc length of 158.54 feet, chord bears S.24°14'55"E. 156.48 feet; thence S.1°42'11"E. 205.67 feet; thence S.7°24'09"W. 59.75 feet to a point 595.08 feet perpendicularly distant

southerly from the right of way control line of said Project, opposite approximate Engineers Station 124+27.13; thence S.90°00'00"W. 442.73 feet; thence N.0°02'17"E. 130.30 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described part of an entire tract contains 123,390 square feet in area or 2.833 acres.

Basis of Bearing is S.89°43'00"E between the North Quarter Corner and Northeast Corner of Section 22 T4.S, R1.W, SLB&M

IN WITNESS WHEREOF, said Liberty Ventures LC has caused this instrument to be executed by its proper officers thereunto duly authorized, this ___ day of _____, A.D. 20 ____.

STATE OF _____)
) ss. Liberty Ventures LC
 COUNTY OF _____) Limited Liability Company

By _____
Manager

On this, the ___ day of _____, 20____, personally appeared before me _____, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Liberty Ventures LC, a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Easement

(LIMITED LIABILITY COMPANY)

Salt Lake County

Tax ID No. 33-22-126-004
PIN No. 15670
Project No. S-R299(261)
Parcel No. R299:200D:E3

GKM Family, L.L.C., a Utah limited liability company, as to an undivided 14.00% interest,
Grantor, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF
TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for
the sum of TEN (\$10.00) Dollars, and other good and valuable
consideration, the following described easement in Salt Lake County, State of Utah,
to-wit:

A temporary easement upon part of an entire tract of property situate in Government Lot 2 of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, for the purpose of constructing and blending cut and/or fill slopes, and appurtenant parts thereof, access, construction staging, and erection incident to the construction of Porter Rockwell Boulevard, known as Project No. S-R299(261). The easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract are described as follows

Beginning in the southerly right of way line of said project, at a point 250.93 feet perpendicularly distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 120+51.04, which is 1010.98 feet S.89°43'00"E. along the section line and 679.861 feet South from the North Quarter Corner of said section 22; and running thence N.53°53'10"E. 470.34 feet to a point of curvature of a curve to the left with a radius of 283.06 feet said point being on the westerly bank of the East Jordan Canal; thence along said westerly East Jordan Canal Bank southeasterly along said curve with an

arc length of 158.54 feet, chord bears S.24°14'55"E. 156.48 feet; thence S.1°42'11"E. 205.67 feet; thence S.7°24'09"W. 59.75 feet to a point 595.08 feet perpendicularly distant southerly from the right of way control line of said Project, opposite approximate Engineers Station 124+27.13; thence S.90°00'00"W. 442.73 feet; thence N.0°02'17"E. 130.30 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described part of an entire tract contains 123,390 square feet in area or 2.833 acres.

Basis of Bearing is S.89°43'00"E between the North Quarter Corner and Northeast Corner of Section 22 T4.S, R1.W, SLB&M

IN WITNESS WHEREOF, said GKM Family, L.L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this ___ day of _____, A.D. 20 ____.

STATE OF _____)
) ss. GKM Family, L.L.C.
) Limited Liability Company
COUNTY OF _____)

By _____
Manager

On this, the ___ day of _____, 20____, personally appeared before me _____, the undersigned officer, who acknowledged herself/himself to be the manager/a member of GKM Family, L.L.C., a Utah limited liability company, as to an undivided 14.00% interest, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Notary Public