

Mail Recorded Deed and Tax Notice To:
Jeff Reynolds
1945 South Fremont Drive
Salt Lake City, UT 84104

13461252
11/13/2020 3:10:00 PM \$40.00
Book - 11060 Pg - 2698-2705
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 8 P.



TAX ID NO.: 15-16-452-005 & 021
114754-CAF

CORRECTIVE GRANT OF SHARED ACCESS EASEMENT

Fremont, LLC, a Utah limited liability company ("Fremont"), and BMW 5, LLC, a Utah limited liability company ("BMW 5"), own adjacent parcels of property in the Pioneer Square Industrial Park in Salt Lake County, Utah that share a common boundary line. Fremont and BMW 5 have recently completed a boundary line adjustment with regard to the common boundary line shared by their respective parcels. Fremont now owns the parcel described in Exhibit A-1 (the "Fremont Parcel") and BMW 5 now owns the parcel described in Exhibit A-2 (the "New BMW 5 Parcel"). The Fremont Parcel and the BMW 5 Parcel are shown on the drawing in Exhibit B.

NOW THEREFORE, for good and valuable consideration Fremont, LLC and BMW 5, LLC hereby grant to each other a shared, perpetual, non-exclusive access easement for vehicular and pedestrian ingress to and egress from their respective parcels on, over and across the property described in Exhibit C (the "Easement"). The Easement is also identified on the drawing in Exhibit D. The Easement is solely for access to Fremont Parcel and the BMW 5 Parcel and may not be used for parking other than for temporary loading and unloading of vehicles.

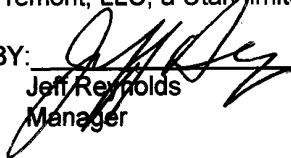
SEE EXHIBITS "A-D" ATTACHED HERETO

THIS CORRECTIVE GRANT OF SHARED ACCESS EASEMENT IS INTENDED TO CORRECT THE ERRORS FOUND IN THE NOTICE OF LOT LINE ADJUSTMENT APPROVAL, AS ENTRY NUMBER 13436438, BOOK 11045 AND PAGE 867-224 WHEREIN THE EXHIBITS, QUITCLAIM DEEDS, LEGAL DESCRIPTIONS, EXTINGUISHMENT OF EASEMENT, GRANT OF SHARED ACCESS EASEMENT WERE ALL RECORDED AS PART OF THE NOTICE AND NOT AS SEPARATE DOCUMENTS AS INTENDED. THE LEGAL DESCRIPTION FOUND IN THE FOLLOWING EXHIBITS CORRECT ANY AND ALL ERRORS AND SUPERCEDES THE LEGAL DESCRIPTION FOUND IN THE AFOREMENTIONED NOTICE OF LOT LINE ADJUSTMENT.

TAX ID NO.: 15-16-452-005 and 15-16-452-021 (for reference purposes only)

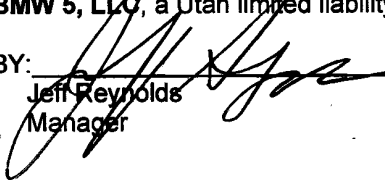
Dated this 12th day of November, 2020.

Fremont, LLC, a Utah limited liability company

BY: 

Jeff Reynolds
Manager

BMW 5, LLC, a Utah limited liability company

BY: 

Jeff Reynolds
Manager

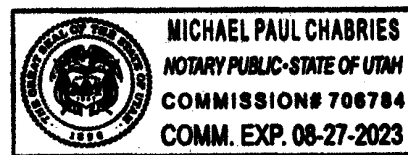
STATE OF UTAH

COUNTY OF DAVIS

On the 12th day of November, 2020, personally appeared before me Jeff Reynolds, who acknowledged themselves to be the Manager of Fremont, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



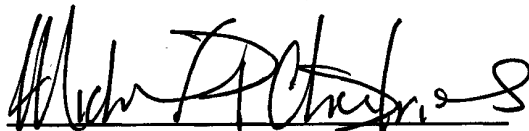
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On the 12th day of November, 2020, personally appeared before me Jeff Reynolds, who acknowledged themselves to be the Manager of BMW 5, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



Exhibit A-1
NEW Fremont LLC Description

A parcel of land being a part of Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat “B” recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 and described in that Special Warranty Deed recorded September 23, 2019 as Entry No. 13080092 in Book 10834, at Page 3110 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the northwesterly boundary line of said Lot 27, which is 14.17 feet N. 52°31'41” E. along said northwesterly boundary line from the northwesterly corner of said Lot 27; thence N. 52°31'41” E. (Record = North 37°43' East) 261.52 feet along said northwesterly boundary line of said Lot 27 to the southwesterly boundary line of that parcel of land described in that Warranty Deed recorded March 7, 2019 as Entry No. 12945774 in Book 10758, at Page 5533 in the Office of said Recorder; thence S. 37°28'19” E. (Record = South 37°43' East) 395.00 feet to a northwesterly boundary line of Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B” recorded August 30, 2005 as Entry No. 9476306 in Book 2005 of Plats, at Page 273 in the Office of said Recorder; thence S. 52°31'41” W. (Record = S52°17'00”W) 275.69 feet; thence N. 07°31'41” E. 20.04 feet; thence N. 37°28'19” W. 380.84 feet to the **Point of Beginning**.

EXHIBIT A-2
NEW BMW5 LLC Description

A parcel of land being all of Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B” recorded August 30, 2005 as Entry No. 9476306 in Book 2005 of Plats, at Page 273 and part of Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat “B” recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 and described in that Special Warranty Deed recorded January 5, 2018 as Entry No. 12692639 in Book 10636, at Page 1647 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the northwesterly boundary line of said Lot 27, which is 14.17 feet N. 52°31'41" E. along said lines from a northeasterly corner of said Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B”; thence S. 37°28'19" E. 380.84 feet; thence S. 07°31'41" W. 20.04 feet to an interior corner of said Lot 2; thence along said Lot 2 the following ten (10) courses: 1) N. 52°31'41" E. (Record = N52°17'00"E) 275.69 feet; 2) S. 37°28'19" E. (Record = S37°43'W) 25.00 feet; thence S. 52°31'41" W. (Record = S52°17'00"W) 340.75 feet to a point of tangency with a 966.74 – foot radius curve to the right, concave northwesterly; 3) Southwesterly 423.51 feet along the arc of said curve, through a central angle of 25°06'00" (Chord bears S. 65°04'41" W. 420.13 feet); 4) N. 00°11'41" E. (Record = N0°03'00"W) 396.07 feet to a point of non-tangency with a 60.00 – foot radius curve to the right, concave easterly (Radius point bears N. 37°51'41" E.); 5) Northerly 109.61 feet along the arc of said curve, through a central angle of 104°40'22" (Chord bears N. 00°11'52" E. 94.99 feet); 6) N. 00°11'41" E. (Record = N0°03'00"W) 41.26 feet; 7) S. 89°48'19" E. (Record = N89°57'00"E) 39.54 feet to a point of non-tangency with a 63.00 – foot radius curve to the left, concave northerly (Radius point bears S. 89°48'44" E.); 8) Easterly 196.80 feet along the arc of said curve, through a central angle of 178°58'40" (Chord bears S. 89°18'04" E. 125.99 feet) to a reverse curve with a 25.00 – foot radius curve to the right, concave southeasterly; 9) Northeasterly 22.39 feet along the arc of said curve, through a central angle 51°18'23" (Chord bears N. 26°51'48" E. 21.65 feet); 10) N. 52°31'41" E. (Record = N52°17'00"E) 14.17 feet to the **Point of Beginning**.

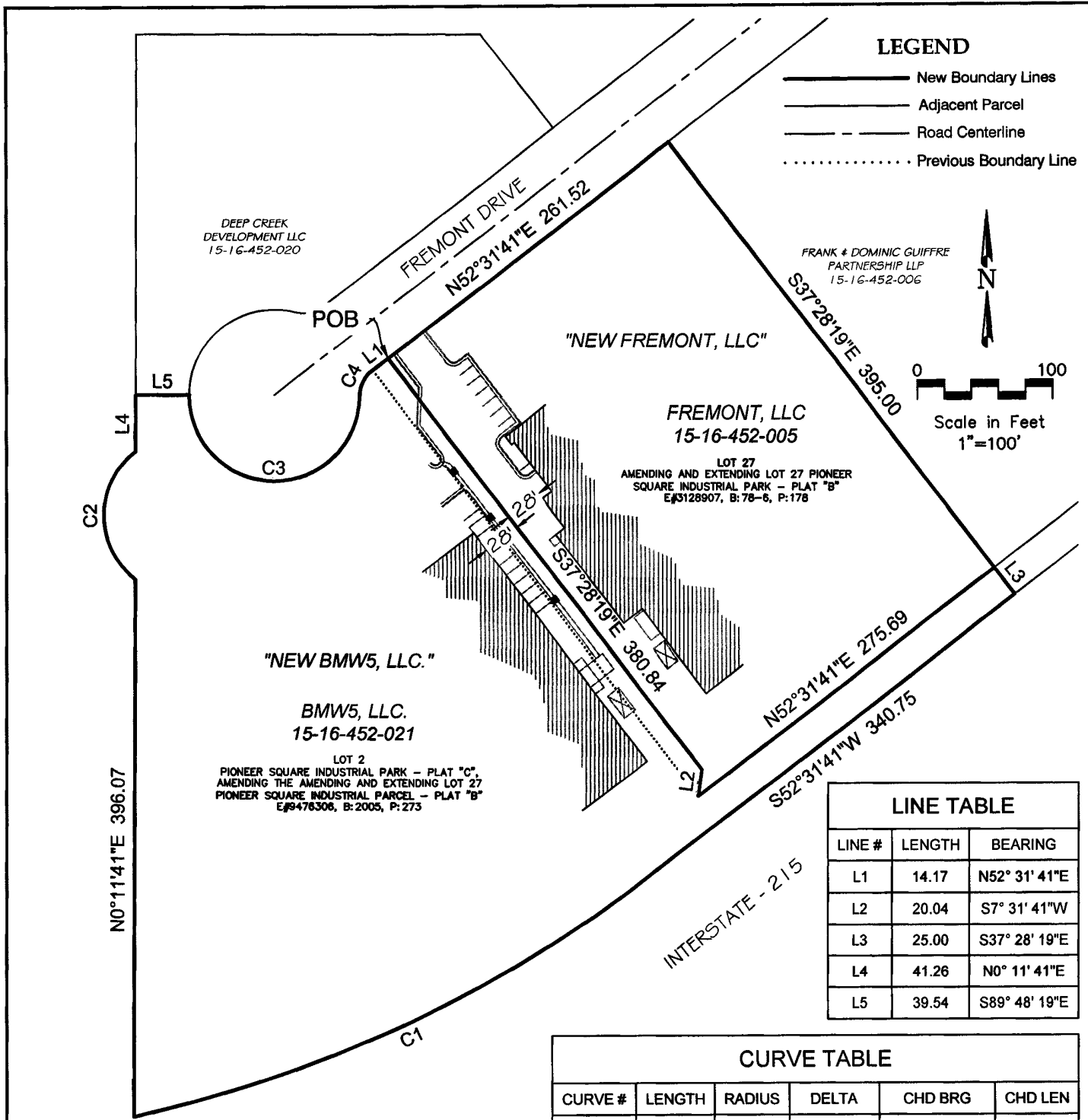


EXHIBIT "B"

BMW5, LLC., FREMONT, LLC
Boundary Line Adjustment

Assessor Parcel No:
15-16-452-021 & 15-16-452-005

Southeast Quarter
Section 16, T.1S., R.1W., S.L.B.&M.

PREPARED BY:

CIR | **CIVIL ENGINEERING + SURVEYING**

3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

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Exhibit C
Access Easement

An access easement being a strip of land 24.00 feet in width being a part of Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat “B” recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 in the Office of the Salt Lake County Recorder and located in the Southeast Quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian. Said 24.00 – foot strip of land lies 12.00 feet on each side of the following described centerline:

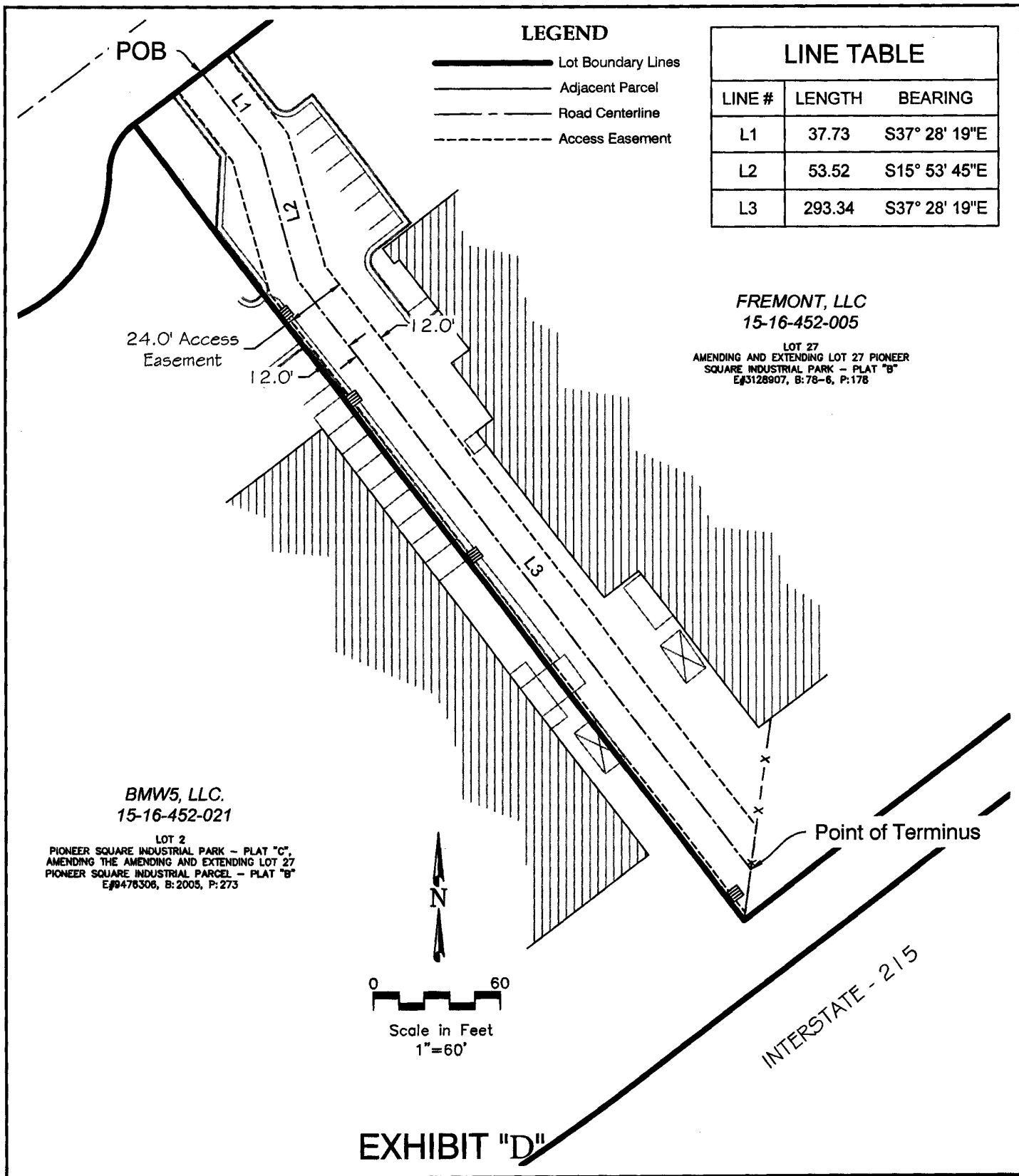
Beginning at a point on the northwesterly boundary line of said Lot 27, which is 33.85 feet N. 52°31’41” E. along said northwesterly boundary line from the northwesterly corner of said Lot 27; thence S. 37°28’19” E. 37.73 feet; thence S. 15°53’45” E. 53.52 feet; thence S. 37°28’19” E. 293.34 to a fence and the **Point of Terminus**.

The sidelines of said 24.00 wide strip of land shall be lengthened or shortened to begin on said northwesterly boundary line of said Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat “B” recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 and terminate at a fence

The above described access easement contains 9,230 square feet in area or 0.212 acres, more or less.

EXHIBIT “B”: By this reference, made a part hereof.

BASIS OF BEARING: The Basis of Bearing is S. 00°18’07” W. per said SLC Port GLC Plat “A” Subdivision along the Section line between the East Quarter and the Southeast Corner of said Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian.



FREMONT, LLC
Access Easement

Assessor Parcel No:
15-16-452-005

Southeast Quarter
Section 16, T.1S., R.1W., S.L.B.&M.

PREPARED BY:

CIR | **CIVIL ENGINEERING
+ SURVEYING**

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