WHEN RECORDED, MAIL TO: Utah Department of Transportation Region Two Permits 2010 South 2760 West Salt Lake City UT, 84104 11574652 02/11/2013 12:26 PM \$15.00 Book - 10106 P9 - 7092-7093 GARY W. OTT RECORDER, SALT LAKE COUNTY, UTAH NATIONAL TITLE AGENCY LLC 5295 S COMMERCE DR #250 MURRAY UT 84107 BY: DOB, DEPUTY - MA 2 P.

Tax ID No: 28-29-151-017-0000 Salt Lake County

## FUTURE GRANT OF EASEMENT 11925 South 700 East (SR-71)

Lighthouse Pinnacle, LLC of the State of Utah, Grantor, hereby will GRANT and CONVEY to the owner and his successors and assigns of Property B, as described in Exhibit A, a non exclusive perpetual easement for ingress and egress over the North 25 feet of Lighthouse Pinnacle, LLC property when Property B is ready to develop or redevelop. Lighthouse Pinnacle, LLC property is described as:

A part of Lot 3, 4 & 7, Block #33 Draperville, Big field Survey in Salt Lake County, Utah:

BEG N 73° 58' 34" E 328.39 FT & S 00° 54' 24" W 1310.14 FT & S 89° 05' 36" E 42.56 FT FR NW COR OF SEC 29, T 3S, R 1E, SLM; S 89° 20' 08" E 270.95 FT TO W LINE OF RR R OF W; S 34° 27' 39" E ALG SD R OF W 240.82 FT TO EXISTING FENCE LINE; S 88° 02' 20" W 149.97 FT; S 88° 51' 15" W 54.02 FT; S 89° 54' 34" W 68.65 FT; S 86° 08' 32" W 33.82 FT; S 89° 44' 04" W 101.25 FT TO E LINE OF700 E STREET; N 00° 05' 29" E 210.77 FT TO BEG. 1.61 AC M OR L. (BEING PT OF LOTS 3, 4, 7 & 8, BLK 33, DRAPERVILLE). 9275-0713,0753 9290-0895 THRU 0901

Contains 70,131.60 sq. ft. or 1.61 acres

Lighthouse Pinnacle, LLC or its successors or assigns will allow the construction or reconstruction of a common access to the properties. The owners of Property B will need to enter into an agreement with Lighthouse Pinnacle, LLC concerning the access across Lighthouse Pinnacle, LLC property, including construction and maintenance of the driveway. The easement to be granted is for the purpose of allowing ingress and egress to both properties from State Route 71.

1 - 3

Lighthouse Pinnacle, LLC will keep the driveway clear of any and all obstructions and shall not allow any structures, vehicles or signs to be placed so close to the driveway as to inhibit free ingress and egress from either property. The access shall be used for all purposes reasonably necessary for the full use of the properties.

The access shall be subject to all restrictions specified by the Utah Department of Transportation Highway Encroachment Permit that must be obtained for the access.

DATED this 11th of February, 2013

	Lighthouse Pinnacle, LLC By: Its:  Legge
STATE OF UTAH )	
county of <u>Salt Lake</u> )	
by John L. Legge	wledged before me this <u>11<sup>th</sup> day of Februa, 2013</u> , the <u>Manager</u>
of Lighthouse Pinnacle, LLC	
	Heatthey & ret
	Notary Public  Residing at: Sandy, UT
My Commission Expires:	residing at Day 101
August 19,2016	MEATHER SYRETT