WHEN RECORDED, MAIL TO: Utah Department of Transportation Region Two Permits 2010 South 2760 West Salt Lake City UT, 84104 11559544
01/18/2013 02:16 PM \$16.00
Book - 10099 P9 - 3260-3263
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UTAH DEPT OF TRANSPORTATION
2010 S 2760 W
SLC UT 84104
BY: EAP, DEPUTY - WI 4 P.

Tax ID No: 3311200028 Salt Lake County

FUTURE GRANT OF EASEMENT 924 West 14600 South (SR-140)

Sundborn LLC, Carrara Properties LLC and Modena 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 west 25 feet of Sundborn LLC, Carrara Properties LLC and Modena LLC property when Property B is ready to develop or redevelop. Sundborn LLC, Carrara Properties LLC and Modena LLC property is described as:

BEG N 89-28' 05" E 509.77 FT ALG THE ¼ SEC LINE FR THE CEN OF SEC 11, T 4S, R 1W, SLM; N 00-13'53" E 1758.56 FT TO E'LY R/WY LINE OF RR; N 28-19' 44" E 1027.86 FT ALG SD R/WY LINE TO A FENCE LINE; N 89-53' 12" E 214.84 FT ALG SD FENCE LINE TO A FENCE COR; S 00-20' 07" W 1329.40 FT TO ¼ SEC LINE; S 89-28' 05" W 727.70 FT ALG SD ¼ SEC LINE TO BEG. LESS STREET. 38.16 AC M OR L. 5859-2829 8012-0926 9158-7512 9161-1334

Contains 1,662,249 sq. ft. or 35.16 acres

Sundborn LLC, Carrara Properties LLC and Modena 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 Sundborn LLC, Carrara Properties LLC and Modena LLC concerning the access across Sundborn LLC, Carrara Properties LLC and Modena 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 140.

Sundborn LLC, Carrara Properties LLC and Modena 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	of Januar	<u>y</u> , 20	13		
	Sundborn LLC	, Carrara Propert	ies LLC and By:// Its:	Modena LLG WX & LUM Makyl		
	TE OF UTAH JNTY OF <u>Salt</u>) :ss.		·		
The	foregoing instrum	nent was acknowled become acknowled become acknowled become acknowled by the b	edged before	me this 18	day of Tanuary	, 20
of S	undborn LLC, Ca	irrafa Properties		8		
My ⁽	Commission Exp	ires:	, No Re	tary Public siding at:	It lake C	ounty
	3/15/16					



EXHIBIT A

25' WIDE INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 14600 SOUTH AS DEDICATED WITH THE RECORDED CENTER POINT BUSINESS PARK PLAT "A" P.U.D., SAID POINT BEING LOCATED NORTH 89°28'05" EAST, 509.77 FEET ALONG THE SECTION LINE AND NORTH 00°13'52" EAST, 53.00 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE FROM THE POINT OF BEGINNING NORTH 00°13'53" EAST, 78.21 FEET ALONG THE EAST BOUNDARY OF SAID CENTER POINT BUSINESS PARK PLAT "A" P.U.D.; THENCE SOUTH 89°46'07" EAST, 25.00 FEET; THENCE SOUTH 00°13'53" EAST, 77.88 FEET; THENCE SOUTH 89°28'05" WEST, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,951 SQFT ±

