

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

12876580  
10/30/2018 08:17 AM \$20.00  
Book - 10725 Pg - 9262-9266  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
UTAH DEPT OF TRANSPORTATION  
REGION TWO PERMITS  
2010 S 2760 W  
SLC UT 84104  
BY: PSA, DEPUTY - WI 5 P.

Tax ID No: 16-06-107-040  
Salt Lake County

### FUTURE GRANT OF EASEMENT

#### 151 South State Street, Salt Lake City, Utah (SR#186)

BOYER 151, L.C., a Utah limited liability company ("Boyer"), as the owner of the real property described herein below ("Boyer's Property"), as Grantor, and for its successors and assigns, hereby consents and agrees that it will GRANT and CONVEY to the owner and its successors and assigns of Property B (the "Property B Owner"), as described in Exhibit A attached hereto, a non-exclusive perpetual easement for vehicular egress to State Street (SR#186) (the "Egress Easement"), to and over a to-be improved surface driveway approximately 18 feet in width (measured from north to south) extending east from the east right-of-way of State Street to the east boundary of an "Easement Entrance" from Property B (such "Easement Entrance" to be located as specified below), along the South boundary of Boyer's Property described below, at such time as Property B has been approved for and will commence redevelopment in a manner which differs from its existing and current use as a multi-story building containing offices and ground floor retail space, with adjacent surface parking. The "Easement Entrance" from Property B to the improved surface driveway located upon Boyer's Property shall be perpendicular to the driveway and in a width not greater than 18 feet (including curb and gutters), and the east boundary of the Easement Entrance shall be at a location approved in writing by Boyer, or the successor owner of Boyer's Property, and in all instances shall not be greater than 40 feet east of the east right-of-way of State Street.

Boyer's Property is described as follows:

Parcel 1:

A portion of the parcel recorded in Consolidation Quitclaim Deed Entry No. 11697647, official records, and Special Warranty Deed Entry No. 11541424, official records, in the City of Salt Lake City, Salt Lake County, Utah, being part of Block 71, Plat "A", Salt Lake City Survey, more particularly described as follows:

Beginning at the Southwest corner of Lot 3, of said Block 71, said point being on the East line of State Street, being North 00°01'43" West along said East line 165.00 feet, from the Southwest corner of said Block 71, said point of beginning also being North 00°01'43" West 227.71 feet along the monument line in State Street and North 89°58'22" East 68.10 feet from a Salt Lake City monument in the intersection of State Street and 200 South Street and running thence North 00°01'43" West along the East line of said State Street 165.40 feet; thence North 89°58'22" East 176.50 feet; thence South 00°01'43" East 165.40 feet to the South line of Lot 3, of said Block 71; thence South 89°58'22" West 176.50 feet, to the point of beginning.

Boyer or its successors or assigns will consent to the construction or reconstruction of the improvements upon the Egress Easement by the Property B Owner as needed to provide common egress from Boyer's Property and Property B (collectively the "Properties") to State Street. The Property B Owner shall enter into an agreement (the "Easement Agreement") with Boyer concerning the common use of the Egress Easement across Boyer's Property, including but not limited to construction and maintenance of the Egress Easement Improvements. The Egress Easement to be granted to the Property B Owner is for the sole purpose of allowing egress from the Properties to State Street (State Route 186).

The Easement Agreement shall provide that Boyer will keep the Egress Easement clear of any and all obstructions which shall impede egress and shall not allow any structures, vehicles or signs to be placed so close to the driveway as to inhibit free egress from the Properties. The Egress Easement shall allow use for all purposes reasonably

necessary for the full use of the Properties.

The Egress Easement shall be subject to all restrictions specified by the Utah Department of Transportation Highway Encroachment Permit that must be obtained for the egress to State Street (State Route 186).

DATED this 29<sup>th</sup> of October, 2018

BOYER 151, L.C., a Utah limited liability company, BY ITS  
MANAGER, THE BOYER COMPANY, L.C.

By: \_\_\_\_\_  
Its: MANAGER

STATE OF UTAH                    )  
  :SS.  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of Oct., 2018  
by Brian Gochnow, the manager  
of BOYER 151, L.C., a Utah limited liability company

Beverly Bott  
\_\_\_\_\_  
Notary Public  
Residing at: Salt Lake County

My Commission Expires:  
1/22/22

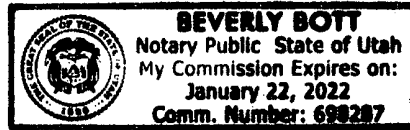


EXHIBIT "A"

(PROPERTY B)

Real Property located in Salt Lake City, Salt Lake County, State of Utah, more particularly described as follows:

Parcel 1:

Beginning at the Southwest corner of Lot 2, Block 71, Plat "A", Salt Lake City Survey, thence N 0°01'43" W 165.00 feet; thence N 89°58'22" E 176.50 feet; thence S 0°01'43" E 25.56 feet; thence S 89°58'22" West 61.00 feet; thence S 0°01'43" E 139.44 feet; thence S 89°58'22" W 115.50 to the point of beginning. Contains 0.4848 acres.

Parcel 2:

Beginning at the Southwest corner of Lot 1, Block 71, Plat "A", Salt Lake City Survey, thence N 89°58'22" E 78.50 feet; thence N 0°01'43" W 165.00 feet; thence S 89°58'22" W 196.00 feet; thence S 0°01'43" E 165.00 feet; thence N 89°58'22" E 117.50 feet to the point of beginning. Contains 0.7424 acres.

TOGETHER WITH a right of way over the following: Beginning at a point S 89°58'22" W 117.50 feet and N 0°01'43" W 140.0 feet from the Southwest corner of Lot 1, Block 71, Plat "A", Salt Lake City Survey, thence S 89°58'22" W 36.0 feet; thence N 0°01'43" W 25.0 feet; thence N 89°58'22" E 36.0 feet; thence S 0°01'43" E 25.0 feet to the point of beginning.

(The 185 South State Condominium Project, Parcel No. 16061080010000)