

When Recorded mail to:

Dan Murray
Maverik, Inc.
880 W Center Street
North Salt Lake, Utah 84054



W2576642

EH 2576642 PG 1 OF 4
ERNEST D ROWLEY, WEBER COUNTY RECORDER
16-MAY-12 1128 AM FEE \$16.00 DEP SPY
REC FOR: MAVERIK INC

Parcels 04-290037, 040290036 & 040290045

ACCESS EASEMENT

This Access Easement ("Easement") is created on May 10, 2012, by the Grantor, Maverik, Inc, whose address is 880 W Center Street, North Salt Lake, Utah, for the benefit of the Grantee, Robert H Hinckley, Inc, whose address is 2852 Washington Blvd, Ogden, Utah 84401 and also known as parcel 04-029-0033 ("Grantee Parcel").

04-029-0049 ✓

WHEREAS, Grantor owns certain real property located at 2836 South Washington Blvd, Ogden Utah, also known as ~~04-290037, 040290036 & 040290045~~ ("Grantor Parcel").

D.D. D.D. D.D.

WHEREAS, Grantor has applied to Utah Department of Transportation ("UDOT") for access onto Washington Blvd.

WHEREAS, UDOT desires to restrict the number of accesses onto the Washington Blvd.

WHEREAS, UDOT has approved the new Maverik access onto Washington Blvd which is located approximately 260 ft south of 28th Street ("Maverik Access") with the condition that Maverik provides access from the Maverik Access across the Maverik Parcel to the Grantee Parcel.

NOW THEREFORE, in consideration of the above and other good and valuable consideration, the sufficiency of which is acknowledged, Grantor provides as follows.

1. When Grantee Parcel is developed, Grantee will permit access through the Maverik Access if and only when UDOT requires and the removal of the Grantor Parcel's existing access onto Washington Blvd.
2. The area of the Easement is limited to the area as shown on the attached "Exhibit A".

3. This Easement is limited to normal vehicular traffic and truck traffic that does not include exceed gross vehicle weight of 14,999 pounds.

4. The Grantor and the Grantee shall share in the cost of the maintenance of the Easement area. As a condition precedent to Grantee's use of Easement, Grantee & Grantor shall enter into a mutually agreed to Easement maintenance agreement

5. This Easement is limited to access of Grantee's Parcel only and does not grant or convey to the Grantee any other rights including but not limited to parking or signage.

6. This Easement runs with the land and is binding upon, and inures to the benefit of the parties, their successors, and assigns.

EXECUTIVE to be effective on this 10th Day of May, 2012.

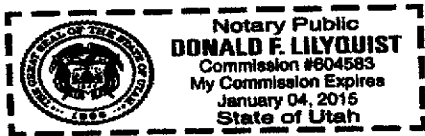
MAVERIK, INC.

By: *Dan Murray*
Vice President of Real Estate

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

This instrument was acknowledged before me this 10th day of May, 2012, by Dan Murray, as Maverik's Vice President of Real Estate on behalf of said corporation.

Notary' Official seal:



Donald F. Lilyquist
NOTARY PUBLIC IN AND FOR
THE STATE OF UTAH



05-02-2012

**CROSS ACCESS EASEMENT
OGDEN UTAH MAVERIK**

A PART OF BLOCK 4, SOUTH OGDEN SURVEY, OGDEN, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S00°58'00"W 260.00 FEET FROM THE NORTHWEST CORNER OF LOT 27 OF SAID BLOCK 4; THENCE S89°02'00"E 39.00 FEET; THENCE S00°58'00"W 115.00 FEET; THENCE N89°02'00"W 39.00 FEET; THENCE N00°58'00"E 115.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4485 SQUARE FEET OR 0.103 ACRES

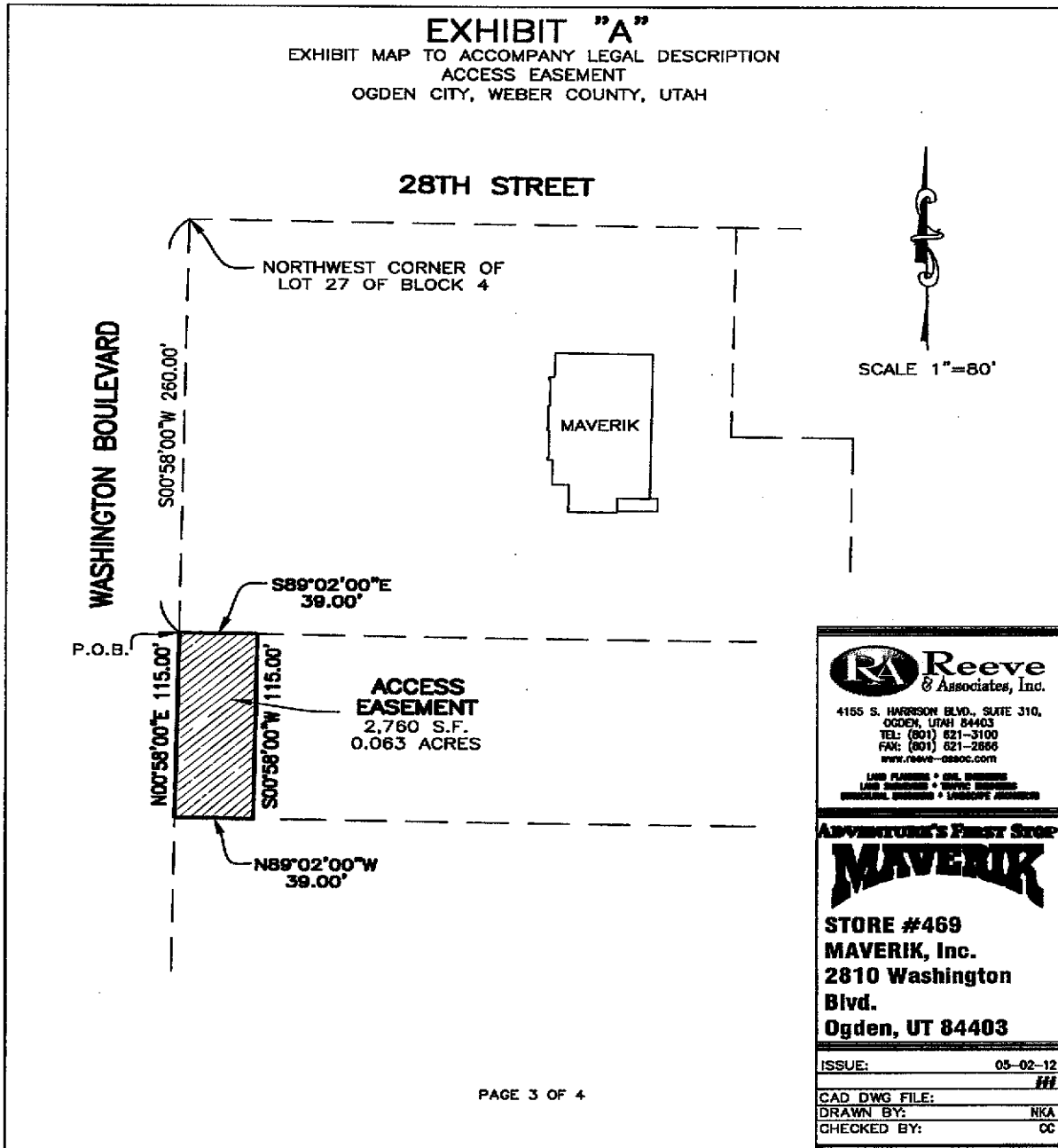
**SOURCE:
OGDEN MAVERIK SITE PLAN**

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ogden@reeve-assoc.com • reeve-assoc.com

EXHIBIT "A"

EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
OGDEN CITY, WEBER COUNTY, UTAH



RA Reeve & Associates, Inc.
 4155 S. HARRISON BLVD., SUITE 310,
 OGDEN, UTAH 84403
 TEL: (801) 621-3100
 FAX: (801) 621-2866
 WWW.MAVE-0800C.COM

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ADVENTURER'S FIRST STOP
MAVERIK

STORE #469
MAVERIK, Inc.
2810 Washington Blvd.
Ogden, UT 84403

ISSUE:	05-02-12
CAD DWG FILE:	###
DRAWN BY:	NKA
CHECKED BY:	CC