

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

11672274
06/26/2013 04:11 PM \$14.00
Book - 10153 Pg - 5935-5937
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ENSIGN ENGINEERING
45 W 1000 S
SANDY UT 84070
BY: LDT, DEPUTY - WI 3 P.

Tax ID No: 22-06-153-031
Salt Lake County

FUTURE GRANT OF EASEMENT
4913 South State Street (SR-89)

Clear Point Investments, 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 the West 50 feet of Clear Point Investments, LLC property when Property B is ready to develop or redevelop. Clear Point Investments, LLC property is described as:

BEGINNING AT A POINT ON THE EAST LINE OF STATE STREET, SAID POINT BEING EAST 913.23 FEET AND SOUTH 1557.00 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN THENCE EAST, A DISTANCE OF 170.00 FEET; THENCE SOUTH, A DISTANCE OF 33.50 FEET; THENCE EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH, A DISTANCE OF 197.53 FEET; THENCE WEST, A DISTANCE OF 350.37; THENCE N.00°05'30" E., A DISTANCE OF 231.03 FEET TO THE POINT OF BEGINNING.

Clear Point Investments, 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 Clear Point Investments, LLC concerning the access across Clear Point Investments, 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 89.

Clear Point Investments, 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 25th of June, 2013

Clear Point Investments, LLC

By: [Signature]
Its: President

STATE OF UTAH)
) :ss.
COUNTY OF SL)

The foregoing instrument was acknowledged before me this 25 day of June, 2013
by Bassam Omar, the President
of Clear Point Investments, LLC

[Signature]
Notary Public
Residing at: Taylorville

My Commission Expires:
5-6-2017



EXHIBIT A

Howells Inc.

Beginning 55.7 Rods East and 1454 feet South from the Northwest Corner of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running;

thence East 125.00 feet;

thence South 13.00 feet;

thence West 125.00 feet;

thence South 90.00 feet;

thence East 170.00 feet;

thence North 230.61 feet;

thence West 20.00 feet;

thence South 79°12'00" West 152.70 feet;

thence South to the point of beginning.