

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

12123267
08/31/2015 10:36 AM \$17.00
Book - 10357 Pg - 4993-4996
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ZACH JOHNSON
215 S STATE ST #400
SALT LAKE CITY UT 84111
BY: TJA, DEPUTY - MI 4 P.

Tax ID No: 21-17-126-024
SL County

FUTURE GRANT OF EASEMENT

Project Address (SR#)

Halle Properties, L.L.C., an Arizona limited liability company, 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 a portion of Halle's property, as described in Exhibit "A" attached hereto, when Property B is ready to develop or redevelop. Halle's property is described as:

See Exhibit B Attached hereto containing 38,136 square feet

Halle 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 Halle concerning the access across Halle 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 #173.

Halle 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.

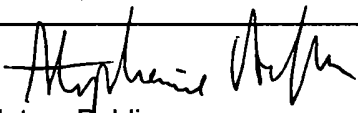
DATED this 26 of August, 2015



HALLE PROPERTIES, L.L.C.,
an Arizona limited liability company
By: James Silhasek
Its: Agent

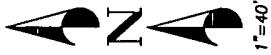
STATE OF ARIZONA)
):SS.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 26 day of August, 2015
by James Silhasek, the Agent of Halle Properties, L.L.C., an Arizona limited liability
company.


Notary Public
Residing at: 20225 N. Scottsdale Rd
Scottsdale AZ 85255

My Commission Expires: 2/19/2018





NORTHWEST CORNER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
(FOUND MONUMENT)

N 89°56'30" E [BASIS OF BEARING]
2653.63' (MEAS.) 2653.71' (A.R.P.)

5400 SOUTH STREET (PUBLIC RIGHT-OF-WAY)

BENCHMARK
NORTH QUARTER CORNER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
(FOUND MONUMENT)
NAVD 88 ELEV.=4331.63 FEET

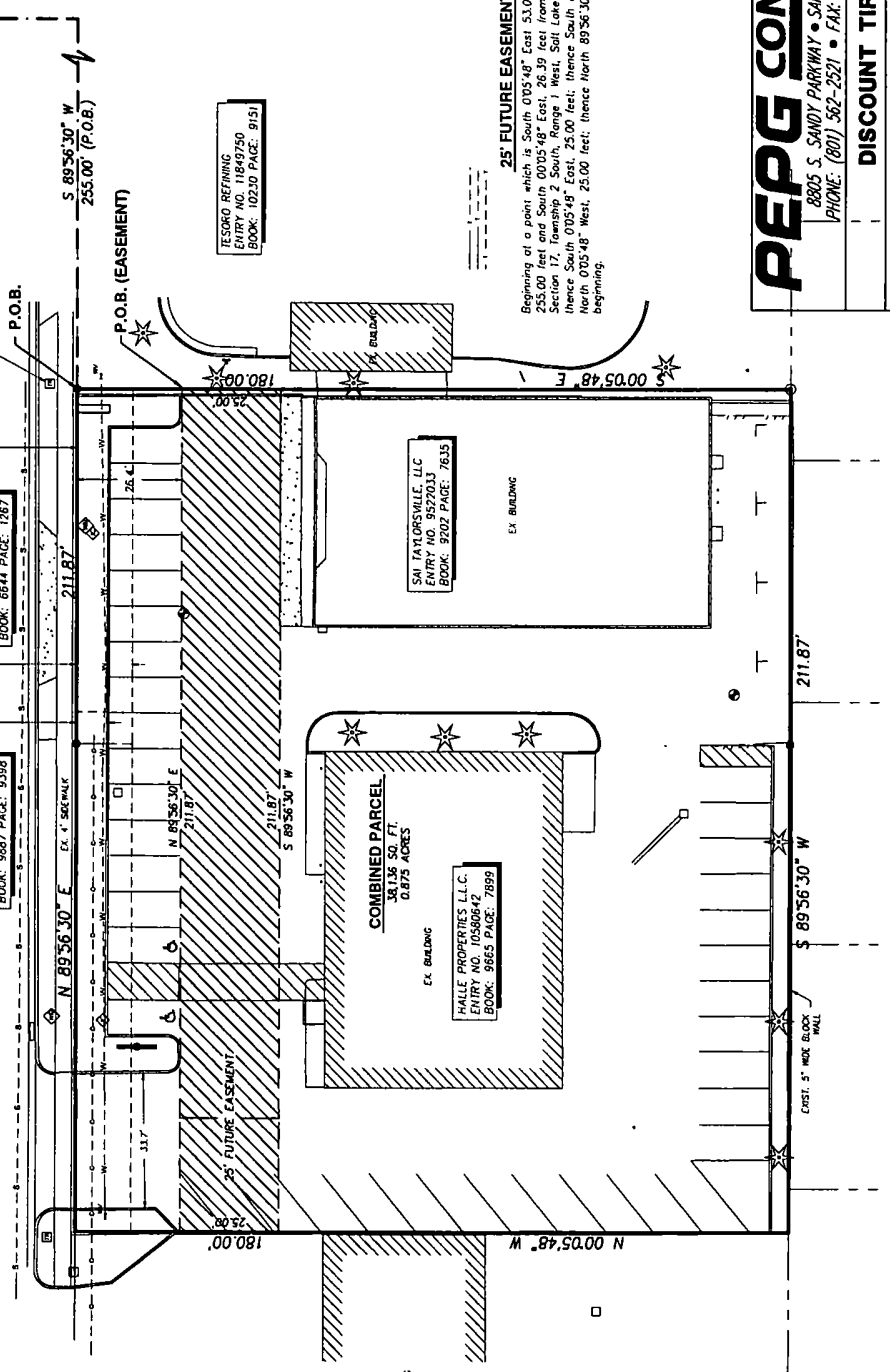
14' WATER EASEMENT
ENTRY NO. 502554
BOOK: 8044 PAGE: 1867

6' POWER EASEMENT
ENTRY NO. 9887
BOOK: 9887 PAGE: 9188

25' FUTURE EASEMENT

TESORO REFINING
ENTRY NO. 11840750
BOOK: 10220 PAGE: 9151

25' FUTURE EASEMENT
Beginning of a point which is South 0°05'48" East 53.00 feet and South 89°56'30" West
255.00 feet and South 0°05'48" East 26.39 feet from the North Quarter Corner of
Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running
thence South 0°05'48" East, 25.00 feet; thence South 89°56'30" West, 211.87 feet; thence
North 0°05'48" West, 25.00 feet; thence North 89°56'30" East, 211.87 feet to the point of
beginning.



SW TAYLORVILLE, LLC
ENTRY NO. 9527033
BOOK: 9202 PAGE: 7635

HAILE PROPERTIES, L.L.C.
ENTRY NO. 10580642
BOOK: 9865 PAGE: 7899

WHITEWOOD ESTATES NO. 4
RECORD NO. 3858460
BOOK: 1863 PAGE: 129

PEPG CONSULTING, LLC
8805 S. SANDY PARKWAY • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DISCOUNT TIRE CO.

FUTURE EASEMENT

1119.1510 PROJECT NUMBER
EASEMENT_EXHIBIT FILE NAME
APRIL 21, 2015 DATE

Lot Consolidation

Beginning at a point which is South 0°05'48" East 53.00 feet and South 89°56'30" West 255.00 feet from the North Quarter Corner of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°05'48" East, 180.00 feet; thence South 89°56'30" West, 211.87 feet; thence North 0°05'48" West, 180.00 feet; thence North 89°56'30" East, 211.87 feet to the point of beginning.

Contains: 38,136 Sq. Ft. or 0.875 Acres more or less

25' Future Easement

Beginning at a point which is South 0°05'48" East 53.00 feet and South 89°56'30" West 255.00 feet and South 00°05'48" East, 26.39 feet from the North Quarter Corner of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°05'48" East, 25.00 feet; thence South 89°56'30" West, 211.87 feet; thence North 0°05'48" West, 25.00 feet; thence North 89°56'30" East, 211.87 feet to the point of beginning.