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07/13/2021 02:12 PM \$40.00
Book - 11205 Pg - 5640-5642
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ELLIOT ABEL
1174 E GRAYSTONE WAY #100
SLC UT 84106
BY: ARA, DEPUTY - WI 3 P.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Region Two Permits
2010 South 2760 West
Salt Lake City UT,
84104
[McD1]

Tax ID No. 16274520120000

Salt Lake County

FUTURE GRANT OF EASEMENT

Project Address (SR-0171)

IRA 3300 S FUND I, 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 West 25 feet of IRA 3300 S FUND I, LLC property when Property B is ready to develop or redevelop. IRA 3300 S FUND I, LLC property is described as:

A part of Lot #16274520120000, in Salt Lake County, Utah:

PROPERTY LEGAL DESCRIPTION

COMMENCING 53 RODS NORTH AND 789.25 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 60.5 FEET, NORTH 15.4 RODS, MORE OR LESS, TO CENTER OF COUNTY ROAD RUNNING EAST AND WEST; THENCE WEST ALONG THE CENTER OF SAID ROAD 60.5 FEET; THENCE SOUTH 15.4 RODS TO THE PLACE OF BEGINNING.

**Contains 15,373 sq. ft.
or 0.353 acres**

3300 S FUND I, 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 3300 S FUND I, LLC concerning the access across 3300 S FUND I, 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 #0171.

3300 S FUND I, 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 4th day of December, 2020

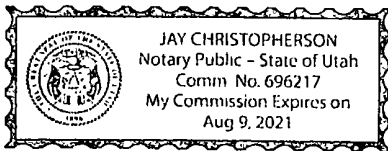
3300 S FUND I, LLC

By: [Signature]
Its: owner / manager

STATE OF UTAH)
) :ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by Elliot Able, the owner of 3300 S FUND I, LLC

[Signature]
Notary Public

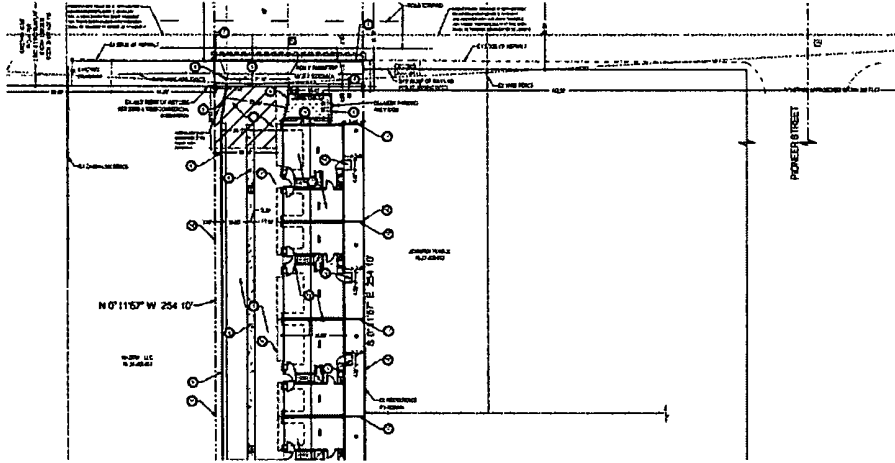


Residing at: Salt Lake City, Utah

My Commission Expires:
8/9/21

Exhibit A

Future shared access is striped



- GENERAL NOTES:**
1. SEE ALL NOTES ON SHEETS 5642 AND 5643.
 2. SEE ALL NOTES ON SHEETS 5644 AND 5645.
 3. SEE ALL NOTES ON SHEETS 5646 AND 5647.
 4. SEE ALL NOTES ON SHEETS 5648 AND 5649.
 5. SEE ALL NOTES ON SHEETS 5650 AND 5651.
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 100. SEE ALL NOTES ON SHEETS 5840 AND 5841.

3300 SOUTH STREET - (PAVED PUBLIC RIGHT OF WAY, WIDTH VARIES)

