

MEMORANDUM

E 3440525 B 7899 P 735-738
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/06/2021 11:29 AM
FEE \$40.00 Pgs: 4
DEP RT REC'D FOR PETROLEUM WHOLES
LE LP

STATE OF UTAH §
§
COUNTY OF DAVIS §

On the 19th day of October, 2021, a Fuel Marketing Location Agreement ("Agreement") was entered into by and between **PETROLEUM WHOLESale, L.P. ("PWI")** and **VIRAN KAUR ("Marketer")** for the specific purpose of marketing motor fuel.

This Agreement, and any future Assignments, Assumptions, and/or Addendums thereto, runs with the land and affects the relationship of the parties with regard to that certain tract of real property and improvements located thereon and described as follows:

Address: 504 West 400 North
West Bountiful, Utah 84087

Legal Description: See attached Exhibit "A".

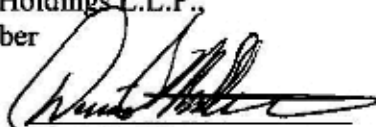
commonly known as PWI #828.

EXECUTED this 19th day of October, 2021.

PETROLEUM WHOLESale, L.P.

By: PWI GP L.L.C.,
General Partner

By: PWI Holdings L.L.P.,
Member

By: 
Daniel Miller
Director of Real Estate

Marketer:



VIRAN KAUR

LEGAL DESCRIPTION
PWI #828

PARCEL 1:

06-037-0187

BEGINNING 26 RODS NORTH AND 10 RODS WEST AND 7.0 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WESTERLY 175 FEET, MORE OR LESS ALONG A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF GRANTORS LAND; THENCE NORTH 143 FEET; THENCE EAST 175 FEET; THENCE SOUTH 143 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1, THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 12, 2015 AS ENTRY NO. 2848039 IN BOOK 6203 AT PAGE 189 OF OFFICIAL RECORDS, BEING A PARCEL OF LAND IN FEE FOR THE INTERSECTION IMPROVEMENTS OF 500 WEST STREET (US-89) AND 400 NORTH STREET (SR-131) RELATED TO PROJECT NO. F-115-7(301)313, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SE1/4NE1/4 OF SECTION 24, T. 2 N., R. 1 W., S.L.B. & M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, SAID CORNER IS 436.64 FEET NORTH ALONG THE EASTERLY SECTION LINE AND 174.59 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 24, SAID CORNER IS ALSO 40.78 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE 400 NORTH STREET CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 84+23.12; AND RUNNING THENCE S. 89°36'48" W. 27.12 FEET ALONG THE EXISTING NORTHERLY RIGHT OF WAY AND LIMITED ACCESS LINE OF 400 NORTH STREET (SR-131) TO A POINT 40.43 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 83+96.00; THENCE N. 00°21'12" E. 3.57 FEET TO A POINT 44.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 83+96.00; THENCE S. 89°38'48" E. 24.50 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO A POINT 44.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 84+20.50; THENCE N. 44°48'56" E. 1.61 FEET TO A POINT 41.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE 500 WEST STREET CONTROL LINE OPPOSITE ENGINEER STATION 46+20.80; THENCE N. 00°31'45" E. 7.20 FEET PARALLEL WITH SAID CONTROL LINE TO A POINT 41.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 46+28.00; THENCE S. 89°28'15" E. 1.50 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF 500 WEST STREET (US-89) AT A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 46+28.00; THENCE S. 00°31'45" W. 11.57 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE PARALLEL WITH SAID CONTROL LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID

PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF
TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°11'04" CLOCKWISE
TO OBTAIN HIGHWAY BEARINGS.)

PARCEL 2:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 500 WEST STREET,
WHICH POINT IS NORTH 00°22'48" EAST 193.22 FEET ALONG THE MONUMENT LINE
OF 500 WEST STREET AND SOUTH 89°28'30" WEST 40.00 FEET FROM THE
INTERSECTION OF 500 WEST STREET AND 400 NORTH STREET SAID MONUMENT
BEING NORTH 00°11'26" WEST 395.48 FEET AND SOUTH 89°55'10" WEST 134.62 FEET
FROM THE EAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE
SOUTH 89°28'30" WEST 184.33 FEET; THENCE SOUTH 00°08'30" EAST 151.95 FEET TO
THE NORTH LINE OF 400 NORTH; THENCE ALONG SAID LINE NORTH 89°27'51" EAST
8.75 FEET TO THE WESTERLY LINE OF THE GRANTEES PROPERTY; THENCE ALONG
SAID LINE NORTH 00°03'28" EAST 143.00 FEET; THENCE NORTH 89°28'02" EAST 175.00
FEET ALONG GRANTEES NORTH PROPERTY LINE TO THE WEST LINE OF 500 WEST
STREET; THENCE NORTH 00°22'48" EAST 8.93 FEET TO THE POINT OF BEGINNING.

06-037-0161