

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

9336082  
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 Book - 9111 Pg - 7035-7039  
 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 SHAWN DEBENHAM  
 2010 S 2760 W  
 SLC UT 84104  
 BY: SBM, DEPUTY - WI 5 P.

Tax ID No.27-25-302-004

**AGREEMENT FOR FUTURE SHARED ACCESS FOR  
Techna Wash 655 West 12300 South (SR-71)**

This is an Agreement between the Utah Department of Transportation, hereinafter referred to as UDOT; and Techna Wash LLC and their successors and assigns.

1. **PREMISE** Techna Wash LLC owns the real property, as described in "Exhibit A", hereinafter referred to as Techna Wash. The property located adjacent to and directly to the West of Techna Wash as shown in "Exhibit B" is known hereafter as "Property B" Techna Wash LLC has requested access to 12300 South (SR-71) for Techna Wash. "Property B" does not currently have intentions to construct or to reconstruct access to "Property B", but may desire to do so in the future.

2. **AGREEMENT.** In consideration of the mutual covenants contained herein, and other good and valuable considerations, the parties agree as follows: Techna Wash LLC will be granted access to 12300 South (SR-71) for Techna Wash as shown in the submitted site plans and attached hereto with the provision that when "Property B" is ready to develop or redevelop, Techna Wash LLC and their successors and assigns will allow the construction or reconstruction of a common access to the properties.

(a) **Easement.** Techna Wash LLC and Techna Wash, their successors and assigns will provide for a driveway for the common use of the parties, their successors and assigns for driveway and access purposes. When said construction occurs, the parties will provide for the construction and maintenance of the driveway under separate agreement. Techna Wash LLC and Techna Wash hereby grants to "Property B", their successors and assigns, a perpetual nonexclusive easement for ingress and egress over the easterly 20 feet of the Techna Wash LLC and Techna Wash Property, as shown in the plans

attached and made a part hereof. The easements granted hereunder are created for the purpose of allowing ingress and egress to both properties from 12300 South (SR-71).

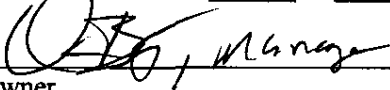
(b) Relinquishment. When said common access is constructed, Techna Wash LLC and Techna Wash Property agrees to relinquish all prior rights of access to his/her respective properties.

(c) Obstructions. Techna Wash LLC and Techna Wash will keep the driveway clear of any and all obstructions and shall not allow any structures or sign to be placed so close to the driveway as to inhibit free ingress and egress from either property.

Techna Wash LLC and Techna Wash shall not allow any vehicles to be parked on the driveway so as to obstruct access. The access is to be used for all purposes reasonably necessary for the full use of the properties.

(d) Permit. The access shall be subject to all restrictions specified by the Utah Department of Transportation Highway Encroachment Permit to be issued for the access.

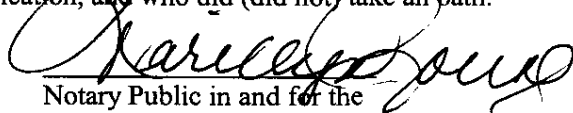
3. DUPLICATE ORIGINALS. This agreement shall be executed in duplicate, each copy of which shall be deemed an original.

DATED this 28<sup>th</sup> of March, 2005  
  
 Owner \_\_\_\_\_ Owner \_\_\_\_\_

Witnessed as to

STATE OF UTAH  
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March 2005 by to me or who as produced himself as identification, and who did (did not) take an oath.

  
 Notary Public in and for the  
 State last aforesaid.  
 My Commission Expires: 2/26/2009

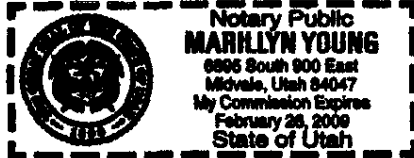


Exhibit A

BEG W 1804.6 FT & N 1<sup>^</sup>51' W 1600.5 FT & W 475.13 FT M OR L & S 33 FT FR SE  
COR OF SW 1/4 SEC 25, T 3S, R 1W, SLM; S337.92 FT; E 118.75 FT; N 337.92 FT; W  
118.75 FT TO BEG0.92 AC M OR L. 3999-358 4438-1273 5440-305 8589-2172

Exhibit B

BEG W 1804.6 FT & N 1<sup>^</sup>51' W 1576 FT & 459.29 FT M OR L W FR S 1/4 COR SEC  
25, T 3S, R 1W, SLM; S 370.92 FT; W 118.75 FT; N 370.92 FT; E 118.75 FT TO BEG.  
0.93 AC. 4536-04395670-2494 5813-1920 5874-2023 8672-5557

