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ADAM GARDINER
Recorder, Salt Lake County, UT
KIRTON & MCCONKIE
BY: eCASH, DEPUTY - EF 4 P.

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

TAX ID No: 27-24-278-011
Salt Lake County

AGREEMENT REGARDING FUTURE GRANT OF EASEMENT

(11170 S State Street)

MICAM, LLC, a Utah limited liability company, Grantor, agrees to GRANT and CONVEY to the owner and his successors and assigns of Property B, as described in Exhibit A, Grantee, a non-exclusive easement for ingress and egress over the MICAM, LLC property at such time when Property B is ready to be developed or redeveloped by its owner (the "Future Easement Agreement"). The specific terms and conditions of the Future Easement Agreement shall be determined by Grantor and Grantee and memorialized at the time Grantee's property is developed. The MICAM, LLC property is described as:

ALL THAT REMAINDER PARCEL OF LAND, OWNED BY MICAM, LLC, LOCATED AT 11114 SOUTH AND 11148 SOUTH STATE STREET, IN THE CITY OF SANDY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING MORE PARTICULARLY DESCRIBED (FROM THE RESULTS OF A FIELD SURVEY PERFORMED BY CLC ASSOCIATED, IN 2006-2007, IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE) AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF STATE STREET, SAID POINT BEING S00°03'20"W GRID (NAD 83 (1994) UTAH CENTRAL ZONE) 700.10 FEET, AND S89°21'38"E 53.18 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 24; THENCE S02°35'41"W ALONG SAID WEST LINE 350.55 FEET TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED IN A QUIT CLAIM DEED RECORDED AS ENTRY NO. 7291808, IN BOOK 8259, AT PAGE 2506, OFFICIAL RECORDS; THENCE ALONG SAID LINE AND THE EXTENSION OF SAID LINE N89°56'29"W 414.25 FEET, TO THE EAST LINE OF AUTOMALL DRIVE SOUTH, AS DEDICATED IN THE ROAD DEDICATION PLAT RECORDED AS INSTRUMENT NO. 10288479, IN BOOK 2007P, AT PAGE 462, OFFICIAL RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N02°36'20"E 36.20 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 374.00 FEET, AND 2) NORTHERLY 173.26 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°32'33", TO THE

EAST LINE OF THAT CERTAIN PARCEL OF LAND OWNED BY SALT LAKE CITY CORPORATION AS CONVEYED IN THAT SPECIAL WARRANTY DEED, ENTRY NO. 10286579, IN BOOK 9541, AT PAGE 9700; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N40°09'08"E 22.94 FEET, AND 2) N04°15'19"W 132.77 FEET, TO THE SOUTH LINE OF THE JORDAN SCHOOL DISTRICT PROPERTY; THENCE S89°21'38"E ALONG SAID LINE 455.34 FEET, TO THE POINT OF BEGINNING.

The Future Easement agreement may include terms. and conditions including, without limitation, that (i) MICAM, LLC or its successors or assigns and the owners of Property B allow the reasonable construction or reconstruction of a common access to each of the properties, (ii) the owners of Property B obligation to construct and maintain the driveway; (iii) that each property owner the 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; and (iv) that access shall be used for all purposes reasonably necessary for the full use of the properties. The easement to be granted under the Future Easement Agreement is for the purpose of allowing ingress and egress to both of the above referenced properties from State Route 89.

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.

[signatures and acknowledgments to follow]

DATED this 23 of March, 2018.

MICAM, LLC,
a Utah limited liability company

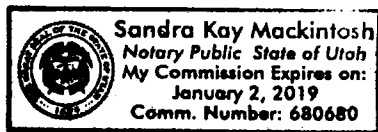
By: Michael D. Lichtenquist
Name: MICHAEL D. LICHTENQUIST
Its: Manager

STATE OF UTAH)

: ss

County of Salt Lake)

On the 23rd day of March, 2018, personally appeared before me Michael Lichtenquist known or identified to me to be the manager of MICAM, LLC, a Utah limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company and duly acknowledged that he signed the foregoing instrument.



Sandra Kay Mackintosh
Notary Public Residing at
Provo, Utah

My Commission Expires: 01/02/2019

Exhibit A

(Legal Description of Property B)

ALL THAT PARCEL OF LAND, OWNED BY ARROWHEAD 11170, LLC, A UTAH LIMITED LIABILITY COMPANY, IN THE CITY OF SANDY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON SPECIAL WARRANTY DEED RECORDED MAY 13, 2009, AS ENTRY NO. 10701268, IN BOOK 9722, AT PAGE 4842, OFFICIAL RECORD; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF STATE STREET WHICH POINT IS SOUTH 2°20'55" WEST 1050.62 FEET ALONG THE CENTERLINE OF STATE STREET AND SOUTH 89°48'45" WEST 49.55 FEET FROM THE MONUMENT AT THE INTERSECTION OF STATE STREET AND 11000 SOUTH STREET, SAID STREET MONUMENT IS SOUTH 89°35'40" EAST 137.02 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND FUNNING THENCE SOUTH 89°48'45" WEST 400.00 FEET; THENCE SOUTH 2°20'55" WEST 280.00 FEET THENCE NORTH 89°48'45" EAST 400.00 FEET TO THE WEST LINE OF STATE STREET; THENCE NORTH 2°20'55" EAST 280.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF SAID PARCEL OF LAND AS SHOWN ON SPECIAL WARRANTY DEED, RECORDED NOVEMBER 30, 2007, AS ENTRY NO. 10288480, IN BOOK 9542, AT PAGE 8367, OFFICIAL RECORDS, IN THE CITY OF SANDY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED AS ENTRY NO. 7291808, IN BOOK 8259 AT PAGE 2506 OF OFFICIAL RECORDS, SAID POINT BEING N89°41'18" W ALONG THE SECTION LINE 372.55 FEET AND S00°00'00"W 1332.21 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24; THENCE N02°35'41"E ALONG THE WEST LINE OF SAID QUITCLAIM DEED 11.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 286.00 FEET AND A RADIAL BEARING OF S72°17'44"W; THENCE SOUTHEASTERLY ALONG SAID CURVE 12.50 FEET, THROUGH A CENTRAL ANGLE OF 02°30'17", TO THE SOUTH LINE OF SAID QUITCLAIM DEED; THENCE N89°56'29"W ALONG SAID SOUTH LINE 4.60 FEET, TO THE POINT OF BEGINNING.