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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SENSAPURE JEFF RENALDS
1945 S FREEMONT DR
SALT LAKE CITY UT 84104
BY: JLA, DEPUTY - WI 18 P.

After Recording return document to:

Chris Earl
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

NOTICE OF LOT LINE ADJUSTMENT APPROVAL

I, Chris Earl, on the 21st day of October, 2020, acting under the authority of U. C. A. 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.24, Lot Line Adjustments, and under authority of the Planning Director, have approved the adjustment of lot/parcel lines between four existing lots/parcels located at approximately the following addresses:

1935 S Fremont Drive, Salt Lake City, UT 84104
1945 S Fremont Drive, Salt Lake City, UT 84104

as requested and agreed to by all necessary owners as indicated in the project file PLNSUB2020-00744 of the Salt Lake City Planning Division.

The legal descriptions of each **current** lot are as follows

PARCEL 1:

TAX PARCEL NO. 15-16-452-021-0000

LOT 2, PIONEER SQUARE INDUSTRIAL PARK – PLAT “C” AND AMENDING THE AMENDING AND EXTENDING LOT 27 PIONEER SQUARE INDUSTRIAL PARK – PLAT “B”, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON AUGUST 30, 2005 AS ENTRY NO. 9476306 IN BOOK 2005 OF PLATS AT PAGE 273 OF OFFICIAL RECORDS.

PARCEL 2:

TAX PARCEL NO. 15-16-452-005-0000

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B” SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75-3 OF PLATS AT PAGE 40 OF OFFICIAL RECORDS AND THE OFFICIAL PLAT AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B”, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 78-6 OF PLATS AT PAGE 178 OF OFFICIAL RECORDS; RUNNING THENCE SOUTH 37°43’ EAST 395.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 TO THE NORTHERLY LINE OF A 25 FOOT CANAL EASEMENT; THEN SOUTH 52°17’ WEST 551.39 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 37°43’ WEST 395.00 FEET; THENCE NORTH 52°17’ EAST 551.39 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B” SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75-3 OF PLATS AT PAGE 40 OF OFFICIAL RECORDS AND THE OFFICIAL PLAT AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B”, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 78-6 OF PLATS AT PAGE 178 OF OFFICIAL RECORDS; RUNNING THENCE SOUTH 37°43’ EAST 395.00 FEET TO THE NORTH LINE OF A 25 FOOT CANAL EASEMENT; THENCE SOUTH 52°17’ WEST 275.7 FEET ALONG SAID LINE; THENCE NORTH 37°43’ WEST 395.00 FEET; THENCE NORTH 52°17’ EAST 275.7 FEET TO THE POINT OF BEGINNING.

The legal descriptions of each **adjusted** lot/parcel approved by this lot line adjustment are as follows:

REVISED PARCEL 1:

A PARCEL OF LAND BEING A PART OF LOT 27, AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK – PLAT “B” RECORDED JUNE 26, 1978 AS ENTRY NO. 3128907 IN BOOK 78-6 OF PLATS, AT PAGE 178 AND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED SEPTEMBER 23, 2019 AS ENTRY NO. 13080092 IN BOOK 10834, AT PAGE 3110 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 27, WHICH IS 14.17 FEET N. 52°31’41” E. ALONG SAID NORTHWESTERLY BOUNDARY LINE FROM THE NORTHWESTERLY CORNER OF SAID LOT 27; THENCE N. 52°31’41” E. (RECORD = NORTH 37°43’ EAST) 261.52 FEET ALONG SAID NORTHWESTERLY BOUNDARY LINE OF SAID LOT 27 TO THE SOUTHWESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED MARCH 7, 2019 AS ENTRY NO. 12945774 IN BOOK 10758, AT PAGE 5533 IN THE OFFICE OF SAID RECORDER; THENCE S. 37°28’19” E. (RECORD = SOUTH 37°43’ EAST) 395.00 FEET TO A NORTHWESTERLY BOUNDARY LINE OF LOT 2, PIONEER SQUARE INDUSTRIAL PARK – PLAT “C”, AND AMENDING THE AMENDING AND EXTENDING LOT 27 PIONEER SQUARE INDUSTRIAL PARK – PLAT “B” RECORDED AUGUST 30, 2005 AS ENTRY NO. 9476306 IN BOOK 2005 OF PLATS, AT PAGE 273 IN THE OFFICE OF SAID RECORDER; THENCE S. 52°31’41” W. (RECORD = S52°17’00”W) 275.69 FEET; THENCE N. 07°31’41” E. 20.04 FEET; THENCE N. 37°28’19” W. 380.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 103,403 SQUARE FEET IN AREA OR 2.373 ACRES, MORE OR LESS.

REVISED PARCEL 2:

A PARCEL OF LAND BEING ALL OF LOT 2, PIONEER SQUARE INDUSTRIAL PARK – PLAT “C”, AND AMENDING THE AMENDING AND EXTENDING LOT 27 PIONEER SQUARE INDUSTRIAL PARK – PLAT “B” RECORDED AUGUST 30, 2005 AS ENTRY NO. 9476306 IN BOOK 2005 OF PLATS, AT PAGE 273 AND PART OF LOT 27, AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK – PLAT “B” RECORDED JUNE 26, 1978 AS ENTRY NO. 3128907 IN BOOK 78-6 OF PLATS, AT PAGE 178 AND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED JANUARY 5, 2018 AS ENTRY NO. 12692639 IN BOOK 10636, AT PAGE 1647 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

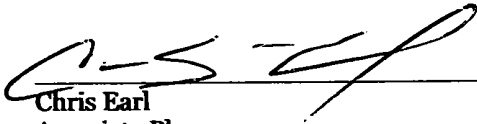
BEGINNING AT A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 27, WHICH IS 14.17 FEET ALONG SAID LINES FROM A NORTHEASTERLY CORNER OF SAID LOT 2, PIONEER SQUARE INDUSTRIAL PARK – PLAT “C”, AND AMENDING THE AMENDING AND EXTENDING LOT 27 PIONEER SQUARE INDUSTRIAL PARK – PLAT “B”; THENCE S. 37°28’19” E. 380.84 FEET; THENCE S. 07°31’41” W. 20.04 FEET TO AN INTERIOR CORNER OF SAID LOT 2; THENCE ALONG SAID LOT 2 THE FOLLOWING TEN (10) COURSES: 1) N. 52°31’41” E. (RECORD = N52°17’00”E) 275.69 FEET; 2) S. 37°28’19” E. (RECORD = S37°43’W) 25.00 FEET; THENCE S. 52°31’41” W. (RECORD = S52°17’00”W) 340.75 FEET TO A POINT OF TANGENCY WITH A 966.74 – FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY; 3) SOUTHWESTERLY 423.51 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°06’00” (CHORD BEARS S. 65°04’41” W. 420.13 FEET); 4) N. 00°11’41” E. (RECORD = N0°03’00”W) 396.07 FEET TO A POINT OF NON-TANGENCY WITH A 60.00 – FOOT RADIUS CURVE TO THE RIGHT, CONCAVE EASTERLY (RADIUS POINT BEARS N. 37°51’41” E.); 5) NORTHERLY 109.61 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 104°40’22” (CHORD BEARS N. 00°11’52” E. 94.99 FEET); 6) N. 00°11’41” E. (RECORD = N0°03’00”W) 41.26 FEET; 7) S. 89°48’19” E. (RECORD = N89°57’00”E) 39.54 FEET TO A POINT OF NON-TANGENCY WITH A 63.00 – FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHERLY (RADIUS POINT BEARS S. 89°48’44” E.); 8) EASTERLY 196.80 FEET ALONG THE ARC OF SAID

CURVE, THROUGH A CENTRAL ANGLE OF 178°58'40" (CHORD BEARS S. 89°18'04" E. 125.99 FEET) TO A REVERSE CURVE WITH A 25.00 – FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY; 9) NORTHEASTERLY 22.39 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 51°18'23" (CHORD BEARS N. 26°51'48" E. 21.65 FEET); 10) N. 52°31'41" E. (RECORD = N52°17'00"E) 14.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 162,106 SQUARE FEET IN AREA OR 3.722 ACRES, MORE OR LESS.

This action by the Salt Lake City Planning Division authorizes the property owners to record deeds to create the adjusted lots as approved by this document. No subdivision plat will be required to be recorded with the County Recorder.

The legal descriptions of these adjusted lots/parcels may not be adjusted again without prior documented approval from the Salt Lake City Planning Division.


Chris Earl
Associate Planner
On behalf of the Planning Director
)

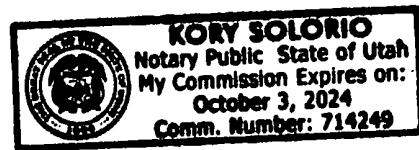
State of Utah

County of Salt Lake) SS

On this the 21 day of October, 20 20, personally appeared before me, Chris Earl, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 10/3/2024



As owner(s) of the lots identified and described in this notice, my/our signature below attests that we have reviewed this notice and understand its purpose, which is to allow the boundary adjustments we seek.

BMW^{LLC} Manager [Signature]
Title (if signing for an entity):

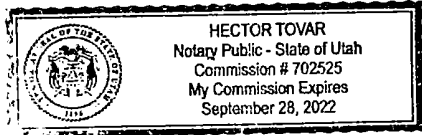
Freemont^{LLC} Manager [Signature]
Title (if signing for an entity):

State of Utah)
) SS
County of Salt Lake)

On this the 23 day of OCTOBER, 20 20, personally appeared before me, JEFFREY REYNOLDS, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same.

[Signature]
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: Sept 28th 2022

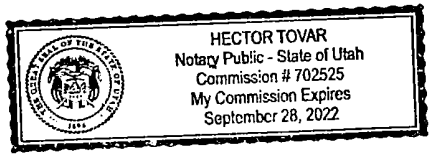


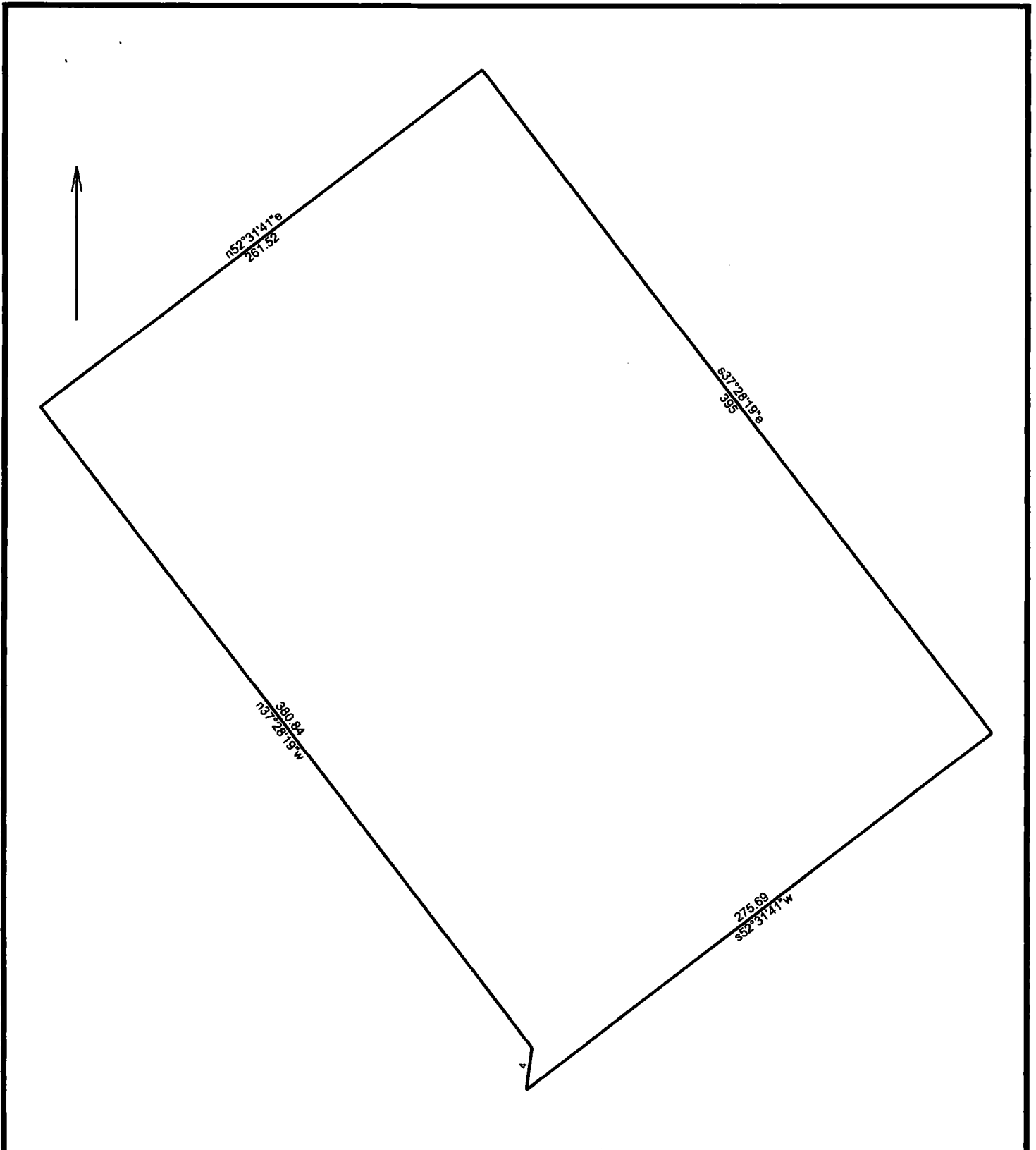
State of Utah)
) SS
County of Salt Lake)

On this the 23 day of OCTOBER, 20 20, personally appeared before me, JEFFREY REYNOLDS the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same.

[Signature]
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: Sept 28th 2022





New Fremont LLC Description

9/7/2020

Scale: 1 inch= 60 feet

File:

Tract 1: 2.3738 Acres (103402 Sq. Feet), Closure: s35.0952e 0.01 ft. (1/127821), Perimeter=1333 ft.

- 01 n52.3141e 261.52
- 02 s37.2819e 395
- 03 s52.3141w 275.69
- 04 n07.3141e 20.04
- 05 n37.2819w 380.84

NEW Fremont LLC Description

A parcel of land being a part of Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat “B” recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 and described in that Special Warranty Deed recorded September 23, 2019 as Entry No. 13080092 in Book 10834, at Page 3110 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the northwesterly boundary line of said Lot 27, which is 14.17 feet N. 52°31'41" E. along said northwesterly boundary line from the northwesterly corner of said Lot 27; thence N. 52°31'41" E. (Record = North 37°43' East) 261.52 feet along said northwesterly boundary line of said Lot 27 to the southwesterly boundary line of that parcel of land described in that Warranty Deed recorded March 7, 2019 as Entry No. 12945774 in Book 10758, at Page 5533 in the Office of said Recorder; thence S. 37°28'19" E. (Record = South 37°43' East) 395.00 feet to a northwesterly boundary line of Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B” recorded August 30, 2005 as Entry No. 9476306 in Book 2005 of Plats, at Page 273 in the Office of said Recorder; thence S. 52°31'41" W. (Record = S52°17'00"W) 275.69 feet; thence N. 07°31'41" E. 20.04 feet; thence N. 37°28'19" W. 380.84 feet to the Point of Beginning.

The above described parcel of land contains 103,403 square feet in area or 2.373 acres, more or less.

EXHIBIT “B”: By this reference, made a part hereof.

BASIS OF BEARING: N. 89°48'27" W. along the monument line of 1700 South Street between the street monument at the intersection of Pioneer Road and 1700 South Street and the street monument at the intersection of Sawyer Road and 1700 South Street

When recorded mail to:
Jeff Reynolds
1945 Fremont Dr.
Salt Lake City, Utah 84104

Parcel Nos.: 15-16-452-005
15-16-452-021

**QUITCLAIM DEED
For Boundary Line Adjustment**

Fremont, LLC, a Utah limited liability company ("Fremont"), and BMW 5, LLC, a Utah limited liability company ("BMW 5"), own adjacent parcels of property in the Pioneer Square Industrial Park in Salt Lake County, Utah that share a common boundary line. Fremont and BMW 5 now desire to adjust the shared boundary line such that the parcel owned by Fremont will be the parcel described in Exhibit A-1 (the "New Fremont Parcel") and the parcel owned by BMW 5 will be the parcel described in Exhibit A-2 (the "New BMW 5 Parcel"), and as the New Fremont Parcel and the New BMW 5 Parcel are shown in Exhibit B.

NOW THEREFORE, for good and valuable consideration Fremont, LLC and BMW 5, LLC hereby enter into this Quitclaim Deed to accomplish such boundary line adjustment as follows:


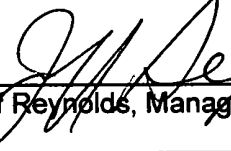
1. BMW 5 hereby quitclaims to Fremont all of BMW 5's right, title and interest in and to the New Fremont Parcel as described in Exhibit A-1 and as shown in Exhibit B.

New Fremont Parcel property address: 1935 Fremont Dr., Salt Lake City, Utah 84104

2. Fremont hereby quitclaims to BMW 5 all of Fremont's right, title and interest in and to the New BMW 5 Parcel as described in Exhibit A-2 and as shown in Exhibit B.

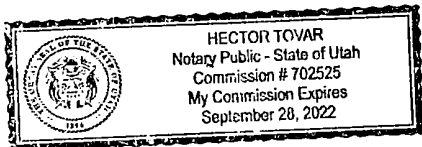
New BMW 5 Parcel property address: 1945 Fremont Dr., Salt Lake City, Utah 84104


Date: *October* ~~September~~ 20, 2020

Fremont, LLC By:  Jeff Reynolds, Manager	BMW 5, LLC By:  Jeff Reynolds, Manager
--	---

STATE OF UTAH)
 : ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this 23 day of ~~September, 2020~~, by Jeff Reynolds, manager of Fremont, LLC.
OCTOBER

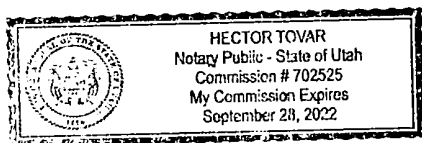


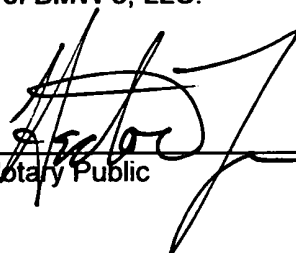


Notary Public

STATE OF UTAH)
 : ss
County of Salt Lake)

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OCTOBER

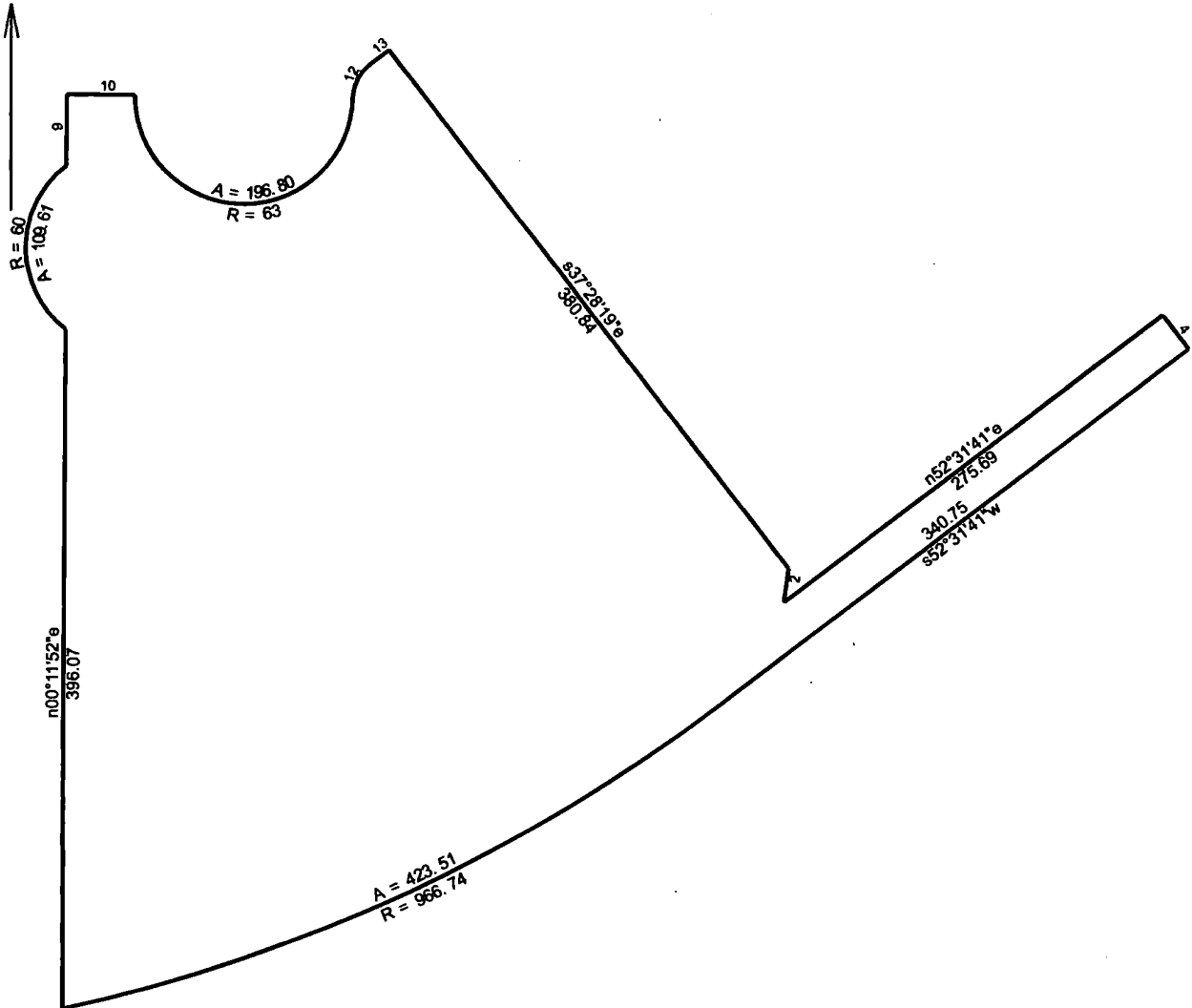




Notary Public

EXHIBITS

- Exhibit A-1 – New Fremont, LLC Parcel Property Description
- Exhibit A-2 – New BMW 5, LLC Parcel Property Description
- Exhibit B – Survey Drawing of New Fremont Parcel and New BMW 5 Parcel



NEW BMW5 LLC Description

9/7/2020

Scale: 1 inch= 100 feet

File:

Tract 1: 3.7214 Acres (162106 Sq. Feet), Closure: s86.4150w 0.02 ft. (1/104232), Perimeter=2286 ft.

01 s37.2819e 380.84

10 s89.4819e 39.54

02 s07.3141w 20.04

11 Lt, r=63.00, delta=178.5840, arc=196.80, radial=s89.4844e

03 n52.3141e 275.69

12 Rt, r=25.00, delta=051.1823, arc=22.39

04 s37.2819e 25

13 n52.3141e 14.17

05 s52.3141w 340.75

06 Rt, r=966.74, delta=025.0600, arc=423.51

07 n00.1152e 396.07

08 Rt, r=60.00, delta=104.4022, arc=109.61, radial=n37.5141e

09 n00.1141e 41.26

NEW BMW5 LLC Description

A parcel of land being all of Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B” recorded August 30, 2005 as Entry No. 9476306 in Book 2005 of Plats, at Page 273 and part of Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat “B” recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 and described in that Special Warranty Deed recorded January 5, 2018 as Entry No. 12692639 in Book 10636, at Page 1647 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the northwesterly boundary line of said Lot 27, which is 14.17 feet along said lines from a northeasterly corner of said Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B”; thence S. 37°28’19” E. 380.84 feet; thence S. 07°31’41” W. 20.04 feet to an interior corner of said Lot 2; thence along said Lot 2 the following ten (10) courses: 1) N. 52°31’41” E. (Record = N52°17’00”E) 275.69 feet; 2) S. 37°28’19” E. (Record = S37°43’W) 25.00 feet; thence S. 52°31’41” W. (Record = S52°17’00”W) 340.75 feet to a point of tangency with a 966.74 – foot radius curve to the right, concave northwesterly; 3) Southwesterly 423.51 feet along the arc of said curve, through a central angle of 25°06’00” (Chord bears S. 65°04’41” W. 420.13 feet); 4) N. 00°11’41” E. (Record = N0°03’00”W) 396.07 feet to a point of non-tangency with a 60.00 – foot radius curve to the right, concave easterly (Radius point bears N. 37°51’41” E.); 5) Northerly 109.61 feet along the arc of said curve, through a central angle of 104°40’22” (Chord bears N. 00°11’52” E. 94.99 feet); 6) N. 00°11’41” E. (Record = N0°03’00”W) 41.26 feet; 7) S. 89°48’19” E. (Record = N89°57’00”E) 39.54 feet to a point of non-tangency with a 63.00 – foot radius curve to the left, concave northerly (Radius point bears S. 89°48’44” E.); 8) Easterly 196.80 feet along the arc of said curve, through a central angle of 178°58’40” (Chord bears S. 89°18’04” E. 125.99 feet) to a reverse curve with a 25.00 – foot radius curve to the right, concave southeasterly; 9) Northeasterly 22.39 feet along the arc of said curve, through a central angle 51°18’23” (Chord bears N. 26°51’48” E. 21.65 feet); 10) N. 52°31’41” E. (Record = N52°17’00”E) 14.17 feet to the **Point of Beginning**.

The above described parcel of land contains 162,106 square feet in area or 3.722 acres, more or less.

EXHIBIT “B”: By this reference, made a part hereof.

BASIS OF BEARING: N. 89°48’27” W. along the monument line of 1700 South Street between the street monument at the intersection of Pioneer Road and 1700 South Street and the street monument at the intersection of Sawyer Road and 1700 South Street

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Salt Lake City, Utah 84104

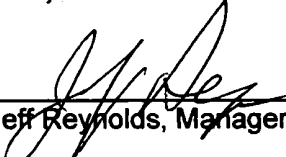

Parcel Nos.: 15-16-452-005
15-16-452-021

EXTINGUISHMENT OF EASEMENT

Reference is made to that certain Grant of Easement recorded on August 29, 2019 as Entry No. 13062078 in Book 10822 at pages 5472 – 5476 in the Official Records of the Salt Lake County Recorder (the "Easement"). BMW 5, LLC, a Utah limited liability company ("BMW 5") is the current owner of Parcel 1 described in the Easement and in Exhibit A hereto, and Fremont, LLC, a Utah limited liability company ("Fremont") is the owner of Parcel 2 described in the Easement and in Exhibit A hereto.

For good and valuable consideration, BMW 5 and Fremont hereby extinguish and terminate the Easement and all rights, benefits, burdens and obligations created by the Easement.

October
Date: ~~September~~ 20, 2020

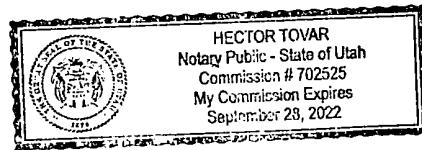
Fremont, LLC By:  Jeff Reynolds, Manager	BMW 5, LLC By:  Jeff Reynolds, Manager
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STATE OF UTAH)
 : SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 23 ^{OCT} day of September, 2020, by Jeff Reynolds, manager of Fremont, LLC.

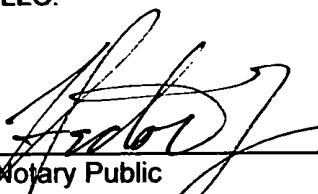


Notary Public

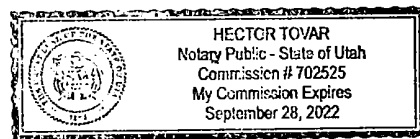


STATE OF UTAH)
 : SS
County of Salt Lake)

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Notary Public



When recorded mail to:
Jeff Reynolds
1945 Fremont Dr.
Salt Lake City, Utah 84104

Parcel Nos.: 15-16-452-005
15-16-452-021

GRANT OF SHARED ACCESS EASEMENT

Fremont, LLC, a Utah limited liability company ("Fremont"), and BMW 5, LLC, a Utah limited liability company ("BMW 5"), own adjacent parcels of property in the Pioneer Square Industrial Park in Salt Lake County, Utah that share a common boundary line. Fremont and BMW 5 have recently completed a boundary line adjustment with regard to the common boundary line shared by their respective parcels. Fremont now owns the parcel described in Exhibit A-1 (the "Fremont Parcel") and BMW 5 now owns the parcel described in Exhibit A-2 (the "New BMW 5 Parcel"). The Fremont Parcel and the BMW 5 Parcel are shown on the drawing in Exhibit B.


NOW THEREFORE, for good and valuable consideration Fremont, LLC and BMW 5, LLC hereby grant to each other a shared, perpetual, non-exclusive access easement for vehicular and pedestrian ingress to and egress from their respective parcels on, over and across the property described in Exhibit C (the "Easement"). The Easement is also identified on the drawing in Exhibit D. The Easement is solely for access to Fremont Parcel and the BMW 5 Parcel and may not be used for parking other than for temporary loading and unloading of vehicles.

Date: ^{October} ~~September~~ 2020

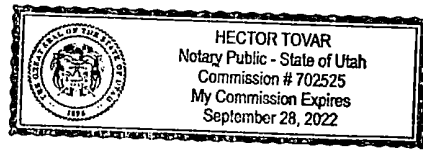
<p>Fremont, LLC</p> <p>By: <u>Jeff Reynolds</u> Jeff Reynolds, Manager</p>	<p>BMW 5, LLC</p> <p>By: <u>Jeff Reynolds</u> Jeff Reynolds, Manager</p>
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STATE OF UTAH)
 : ss
County of Salt Lake)

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Notary Public

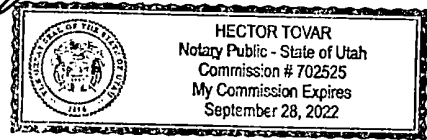


STATE OF UTAH)
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Notary Public



EXHIBITS

- Exhibit A-1 – New Fremont, LLC Parcel Property Description
- Exhibit A-2 – New BMW 5, LLC Parcel Property Description
- Exhibit B – Survey Drawing of New Fremont Parcel and New BMW 5 Parcel
- Exhibit C – Legal Description of Easement Property
- Exhibit D – Survey Drawing of Easement Property

EXHIBIT A

PARCEL 1:

Tax Parcel No. 15-16-452-021-0000

Lot 2, PIONEER SQUARE INDUSTRIAL PARK – PLAT “C” AND AMENDING THE AMENDING AND EXTENDING LOT 27 PIONEER SQUARE INDUSTRIAL PARK – PLAT “B”, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON AUGUST 30, 2005 AS ENTRY NO. 9476306 IN BOOK 2005 OF PLATS AT PAGE 273 OF OFFICIAL RECORDS.

PARCEL 2:

Tax Parcel No. 15-16-452-005-0000

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B” SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75-3 OF PLATS AT PAGE 40 OF OFFICIAL RECORDS AND THE OFFICIAL PLAT AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B”, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 78-6 OF PLATS AT PAGE 178 OF OFFICIAL RECORDS; RUNNING THENCE SOUTH 37°43’ EAST 395.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 TO THE NORTHERLY LINE OF A 25 FOOT CANAL EASEMENT; THEN SOUTH 52°17’ WEST 551.39 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 37°43’ WEST 395.00 FEET; THENCE NORTH 52°17’ EAST 551.39 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B” SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75-3 OF PLATS AT PAGE 40 OF OFFICIAL RECORDS AND THE OFFICIAL PLAT AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT “B”, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 78-6 OF PLATS AT PAGE 178 OF OFFICIAL RECORDS; RUNNING THENCE SOUTH 37°43’ EAST 395.00 FEET TO THE NORTH LINE OF A 25 FOOT CANAL EASEMENT; THENCE SOUTH 52°17’ WEST 275.7 FEET ALONG SAID LINE; THENCE NORTH 37°43’ WEST 395.00 FEET; THENCE NORTH 52°17’ EAST 275.7 FEET TO THE POINT OF BEGINNING.

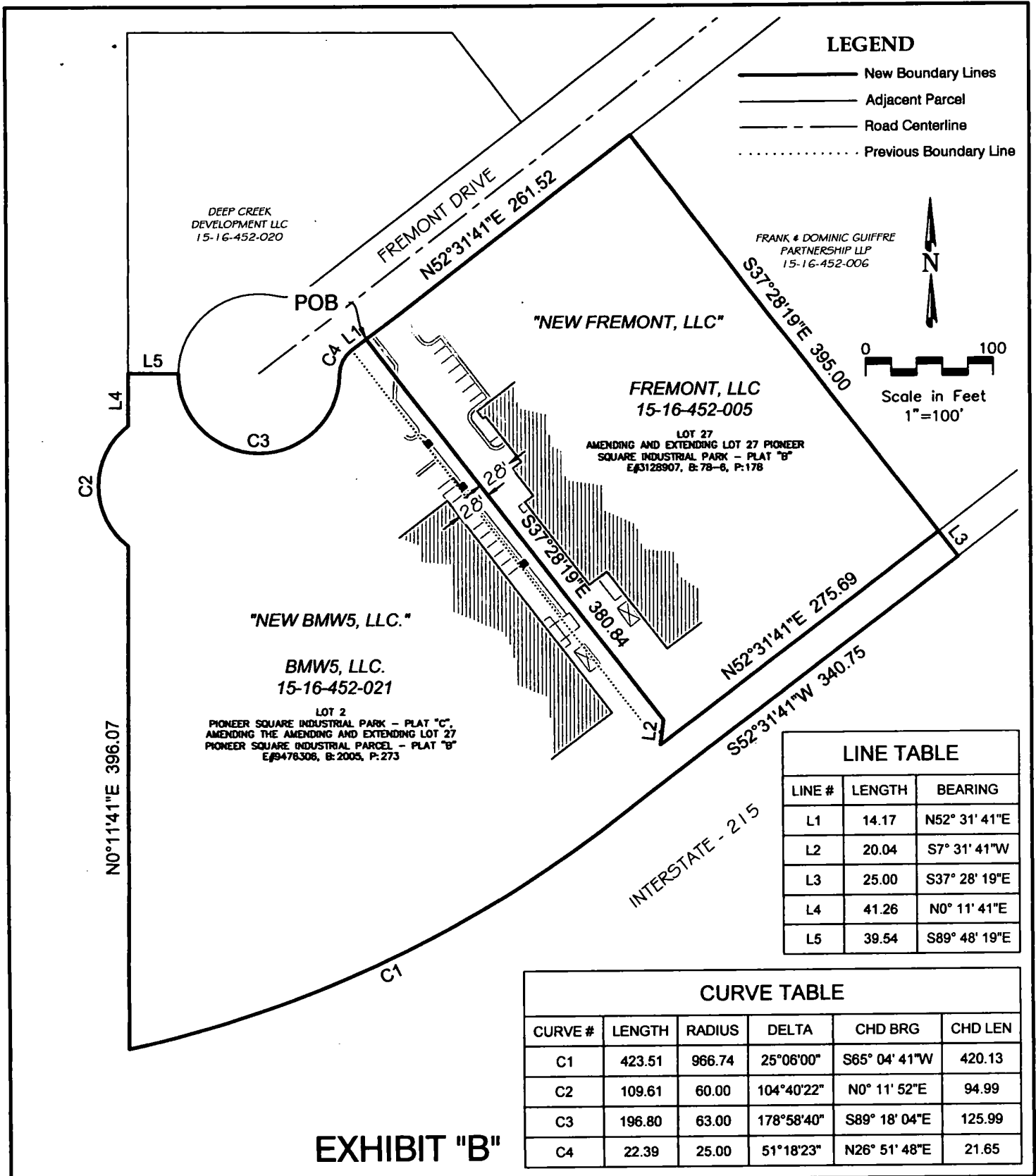


EXHIBIT "B"

BMW5, LLC., FREMONT, LLC
 Boundary Line Adjustment

Assessor Parcel No:
 15-16-452-021 & 15-16-452-005

Southeast Quarter
 Section 16, T.1S., R.1W., S.L.B.&M.

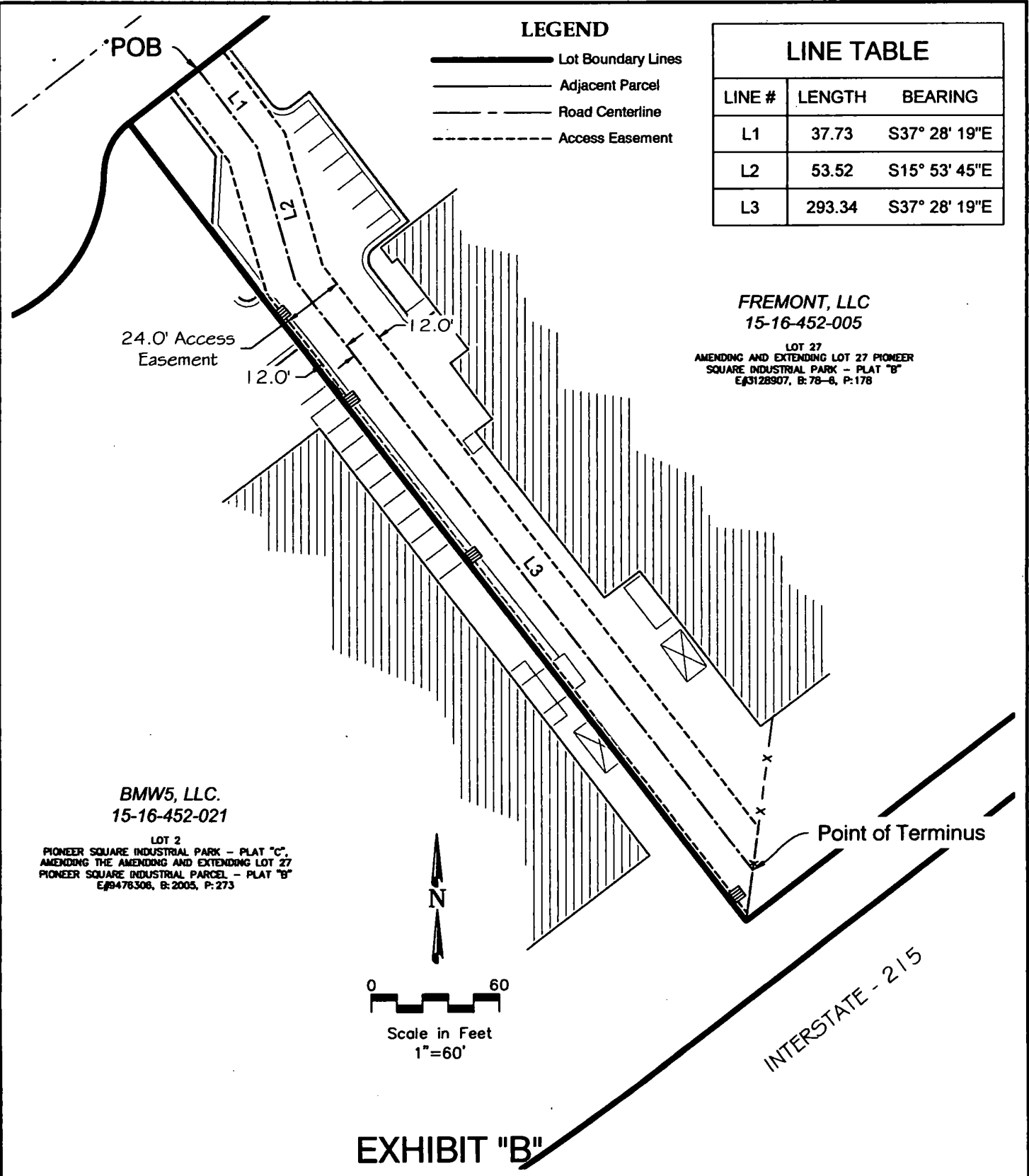
PREPARED BY:

CIR | **CIVIL ENGINEERING + SURVEYING**

3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

September 8, 2020

Page 2 of 2



LEGEND

- Lot Boundary Lines
- Adjacent Parcel
- Road Centerline
- Access Easement

LINE TABLE		
LINE #	LENGTH	BEARING
L1	37.73	S37° 28' 19"E
L2	53.52	S15° 53' 45"E
L3	293.34	S37° 28' 19"E

FREMONT, LLC
15-16-452-005

LOT 27
AMENDING AND EXTENDING LOT 27 PIONEER
SQUARE INDUSTRIAL PARK - PLAT "B"
E#3128907, B: 78-8, P: 178

BMW5, LLC.
15-16-452-021

LOT 2
PIONEER SQUARE INDUSTRIAL PARK - PLAT "C",
AMENDING THE AMENDING AND EXTENDING LOT 27
PIONEER SQUARE INDUSTRIAL PARCEL - PLAT "B"
E#9476306, B: 2005, P: 273

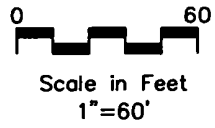


EXHIBIT "B"

<p>FREMONT, LLC Access Easement</p> <hr/> <p>Assessor Parcel No: 15-16-452-005</p> <hr/> <p>Southeast Quarter Section 16, T.1S., R.1W., S.L.B.&M.</p>	<p>PREPARED BY:</p> <p>CIR CIVIL ENGINEERING + SURVEYING</p> <p>3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119</p> <p>September 8, 2020</p>
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Access Easement

An access easement being a strip of land 24.00 feet in width being a part of Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat "B" recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 in the Office of the Salt Lake County Recorder and located in the Southeast Quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian. Said 24.00 – foot strip of land lies 12.00 feet on each side of the following described centerline:

Beginning at a point on the northwesterly boundary line of said Lot 27, which is 33.85 feet N. 52°31'41" E. along said northwesterly boundary line from the northwesterly corner of said Lot 27; thence S. 37°28'19" E. 37.73 feet; thence S. 15°53'45" E. 53.52 feet; thence S. 37°28'19" E. 293.34 to a fence and the **Point of Terminus**.

The sidelines of said 24.00 wide strip of land shall be lengthened or shortened to begin on said northwesterly boundary line of said Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat "B" recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 and terminate at a fence

The above described access easement contains 9,230 square feet in area or 0.212 acres, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: The Basis of Bearing is S. 00°18'07" W. per said SLC Port GLC Plat "A" Subdivision along the Section line between the East Quarter and the Southeast Corner of said Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian.