

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

11559544
01/18/2013 02:16 PM \$16.00
Book - 10099 Pg - 3260-3263
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UTAH DEPT OF TRANSPORTATION
2010 S 2760 W
SLC UT 84104
BY: EAP, DEPUTY - WI 4 P.

Tax ID No: 3311200028
Salt Lake County

FUTURE GRANT OF EASEMENT
924 West 14600 South (SR-140)

Sundborn LLC, Carrara Properties LLC and Modena 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 west 25 feet of Sundborn LLC, Carrara Properties LLC and Modena LLC property when Property B is ready to develop or redevelop. Sundborn LLC, Carrara Properties LLC and Modena LLC property is described as:

BEG N 89-28' 05" E 509.77 FT ALG THE ¼ SEC LINE FR THE CEN OF SEC 11, T 4S, R 1W, SLM; N 00-13' 53" E 1758.56 FT TO E'LY RWY LINE OF RR; N 28-19' 44" E 1027.86 FT ALG SD RWY LINE TO A FENCE LINE; N 89-53' 12" E 214.84 FT ALG SD FENCE LINE TO A FENCE COR; S 00-20' 07" W 1329.40 FT TO ¼ SEC LINE; S 89-28' 05" W 727.70 FT ALG SD ¼ SEC LINE TO BEG. LESS STREET. 38.16 AC M OR L. 5859-2829 8012-0926 9158-7512 9161-1334

**Contains 1,662,249 sq. ft.
or 35.16 acres**

Sundborn LLC, Carrara Properties LLC and Modena 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 Sundborn LLC, Carrara Properties LLC and Modena LLC concerning the access across Sundborn LLC, Carrara Properties LLC and Modena 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 140.

EXHIBIT A

25' WIDE INGRESS/EGRESS EASEMENT
DESCRIBED AS FOLLOWS:

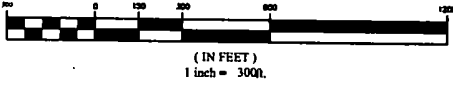
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 14600 SOUTH AS DEDICATED WITH THE RECORDED CENTER POINT BUSINESS PARK PLAT "A" P.U.D., SAID POINT BEING LOCATED NORTH 89°28'05" EAST, 509.77 FEET ALONG THE SECTION LINE AND NORTH 00°13'52" EAST, 53.00 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE FROM THE POINT OF BEGINNING NORTH 00°13'53" EAST, 78.21 FEET ALONG THE EAST BOUNDARY OF SAID CENTER POINT BUSINESS PARK PLAT "A" P.U.D.; THENCE SOUTH 89°46'07" EAST, 25.00 FEET; THENCE SOUTH 00°13'53" EAST, 77.88 FEET; THENCE SOUTH 89°28'05" WEST, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,951 SQFT ±

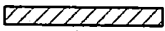
Exhibit B



GRAPHIC SCALE



LEGEND



25' INGRESS/EGRESS
EASEMENT
CONTAINS: 1,951 SQFT ±

