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ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-DEPT OF TRANSPORTATION
BOX 148420 ATT: MONE WARDLE
SLC UT 84114-8420
BY: SSA, DEPUTY - WI 6 P.

**AGREEMENT FOR
A FUTURE
CROSS-ACCESS EASEMENT**

This Agreement is entered into this 11 day of July, 2018 between the Utah Department of Transportation (UDOT) and Wangs Investment LLC (Property Owner).

RECITALS

WHEREAS, Property Owner has received access approval to improve its property located in City of Salt Lake, County of Salt Lake, State of Utah, and legally described as follows:

Beginning on the West line of State Street, at a point South 89°52'04" West 33.00 feet from the Northeast corner of Lot 12, Block 16, Ten Acre Plat "A", Big Field Survey, and running thence South 0°00'45" East 115.00 feet; thence South 89°51'05" West 313.73 feet; thence North 0°01'11" West 115.09 feet to the North line of said Lot 12; thence North 89°52'04" East 313.74 feet to the point of beginning.

Parcel No. 16-31-101-0005

WHEREAS, as a condition of this access approval, Property Owner is required to enter into an agreement to create a future cross-access easement on its property to allow for ingress and egress between its property and the adjacent property located at 3424-3430 South State Street, Salt Lake City, UT 84115; and

WHEREAS, the purpose of the easement is to allow traffic flow between the properties in one access and onto State Street so as to relieve congestion and to create less traffic hazards; and

WHEREAS, at this time, the adjacent property located at 3424-3430 South State Street, Salt Lake City, UT 84115 is not seeking access approval, and the owner of that property is unwilling to grant a mutual cross-access easement at this time. It is anticipated that when the adjacent property is improved so as to require access approval, UDOT shall require that a cross-access easement be created to connect the two (2) properties. As required by UDOT, Property Owner agrees to grant an easement as set forth in this Agreement; and

WHEREAS, Exhibit B shall include a site plan showing the approximate location of the future easement.

AGREEMENT

Now therefore it is hereby agreed as follows:

1. In fulfillment of the requirements imposed as a condition of access approval, Property Owner agrees, in the future and upon demand by UDOT, to grant a cross-access easement provided that the adjacent property owner located at 3424-3430 South State Street, Salt Lake City, UT 84115 and as shown in attached Exhibit A, likewise grants a similar cross-access easement over its

property.

2. At such time as the adjacent property owner desires access, Property Owner agrees to grant the cross-access agreement and to execute all necessary documents to create the cross-access easement.
3. The easements to be created shall burden and benefit the parcels. The easements shall run with the land and shall be binding on and shall insure to the benefit of the property owners, their respective heirs, successors or assigns.
4. The easements to be created shall continue until expressly terminated by written agreement between the parties, their successors, or their assigns. Any agreement to terminate or modify the easements to be created shall be approved in writing by UDOT.
5. Property Owner agrees to make the necessary improvements to its property to allow the ingress and egress as set forth herein within a reasonable time after the creation of the cross-access easements.
6. Property Owner agrees to maintain the easement area that will be located in its property in a reasonable manner and at its sole expense.
7. Any violation or breach of this Agreement shall be considered a breach of the access permit, and UDOT shall have the authority to enforce this Agreement in any manner permitted by law.
8. This Agreement to create a cross access agreement shall be recorded with the Salt Lake County's Recorder's Office.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on their behalf by the following duly authorized representatives as of the date appearing opposite their signature below.

WANGS INVESTMENT LLC

By: [Signature]
Leming Lin

7/11/18
Date

STATE OF UTAH)
)ss.
COUNTY OF Salt Lake)

On this 11 day of ~~May~~ July, 2018, before me, a Notary Public in and for the County of Salt Lake County, personally appeared Leming Lin on behalf of Wangs Investment LLC, to me known to be the same person who signed and is described in the above instrument and acknowledged the same to be his/her free act and deed.

[Signature]

Notary Public - State of Utah
My Commission expires: Jan. 3rd 2021

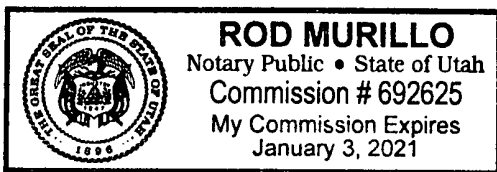


EXHIBIT A
Adjacent Property

Address: 3424-3430 South State Street, Salt Lake City, UT 84115

Beginning at a point East 396 feet from the West line of Lot 11, Block 16, Ten Acre Plat "A", Big Field Survey, at a point about 479.16 feet East 91.0 feet North from the Southwest corner of Section 30, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence East 330 feet, more or less, to the West line of State Street; thence North along said West line 54.78 feet; thence West 330 feet, more or less, to a point due North of beginning; thence South 54.78 feet to beginning.

Also:

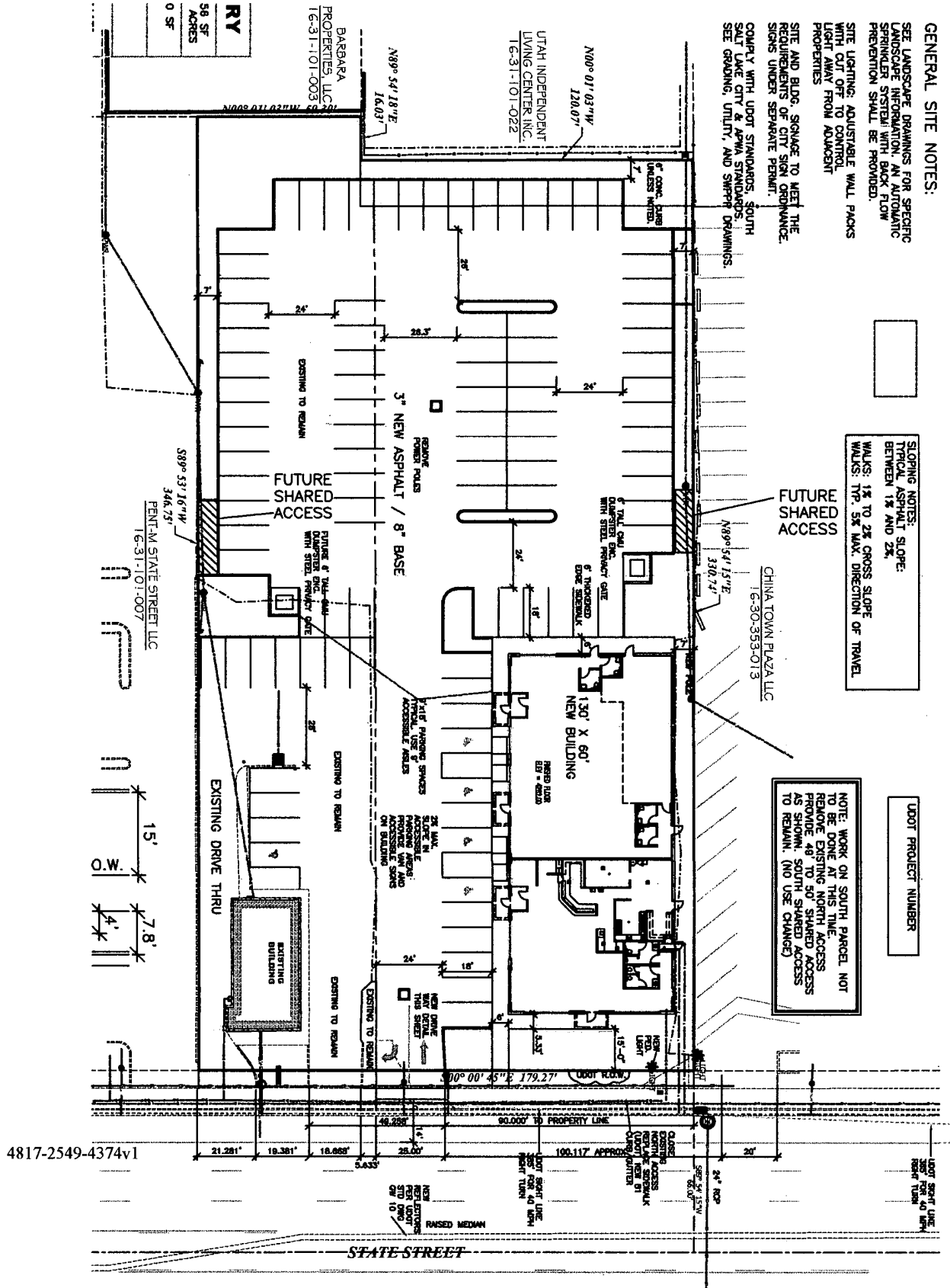
Beginning at a point 33.0 feet West of the Southeast corner of Lot 11, Block 16, Ten Acre Plat "A", Big Field Survey; and running thence North along the West line of State Street 164.01 feet; thence West 330.0 feet; thence North 54.78 feet; thence West 363.0 feet to the East line of Main Street; thence South 218.79 feet along the East line of Main Street to the South line of said lot 11; thence East 42.0 rods, more or less, to the point of beginning.

Parcel Identification Number: 16-30-353-013

EXHIBIT B
(Site Plan Showing Location of Future Access)

4817-2549-4374v1

EXHIBIT B
(Site Plan Showing Location of Future Access)



GENERAL SITE NOTES:

SITE LANDSCAPE DRAWINGS FOR SPECIFIC LANDSCAPE SPECIFICATION. AUTOMATIC SPRINKLER SPECIFICATION, FLOOD FLOW PREVENTION SHALL BE PROVIDED.
 SITE LIGHTING: ADJUSTABLE WALL PACKS WITH CUT OFF TO CONTROL LIGHT AWAY FROM ADJACENT PROPERTIES
 SITE AND BLDG. SEWAGE TO MEET THE REQUIREMENTS OF CITY SIGN ORDINANCE. SIGNS UNDER SEPARATE PERMIT.
 COMPLY WITH UDOT STANDARDS, SOUTH SALT LAKE CITY, 8.5' MIN. STANDARDS. SEE GRADING, UTILITY, AND SHEET DRAWINGS.

SLOPING NOTES:
 TYPICAL ASPHALT SLOPE: BETWEEN 1% AND 2%.
 WALKS: 1% TO 2% CROSS SLOPE. WALKS: TYP. 5% MAX. DIRECTION OF TRAVEL.

FUTURE SHARED ACCESS

NOTE: WORK ON SOUTH PARCEL NOT TO BE DONE AT THIS TIME. REMOVE EXISTING NORTH ACCESS AS SHOWN. PROVIDE 48" TO 50" SHARED ACCESS TO REMAIN. (NO USE CHANGE)

UDOT PROJECT NUMBER

4817-2549-4374v1