

10701414

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

10701414
05/13/2009 12:55 PM \$14.00
Book - 9722 Pg - 5473-5475
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-DEPT OF TRANSPORTATION
2010 s 2760 w
SLC UT 84104
BY: ZJM, DEPUTY - WI 3 P.

Tax ID No: 16-31-102-035
Salt Lake County

FUTURE GRANT OF EASEMENT
3469 South State Street (SR-89)

America First Federal Credit Union "AFFCU" 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 northernly 25 feet of AFFCU's property when Property B is ready to develop or redevelop. AFFCU's property is described as:

A part of Lot 7, Block 17, Ten Acre Plat "A", Big field Survey in Salt Lake County, Utah:

Beginning at a point on the West Line of 200 East Street, said point being 24.75 feet South 89°57'17" West along the Lot Line from the Southeast Corner of said Lot 7; located 1755.24 feet South 0°00'45" East and 742.84 feet North 89°57'17" East from a Salt Lake City Monument at the intersection of State Street and 3300 South Street; and running thence South 89°57'17" West 378.68 feet along the Lot Line; thence North 0°00'45" West 156.90 feet; thence South 89°57'27" West 298.16 feet to the East Line of State Street; thence North 0°00'45" West 244.74 feet along said East Line; thence North 89°56'33" East 490.32 feet to the West Line of Hidden Oaks VIII Condominiums; thence South 0°17'24" East 286.97 feet along said West Line; thence South 89°57'05" West 2.85 feet; thence South 0°08'46" West 57.40 feet; thence North 89°57'11" East 188.30 feet to the West Line of 200 East Street; thence South 0°08'46" West 57.40 feet along said West Line to the point of beginning.

Contains 161,003 sq. ft.
or 3.696 acres

AFFCU 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 AFFCU concerning the access across AFFCU's 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 89.

AFFCU 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. The access shall be used for all purposes reasonably necessary for the full use of the properties.

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.

DATED this 11th of May, 2009

America First Federal Credit Union

By:
Its:

[Signature]
SIL MORBY SENIOR VICE PRESIDENT

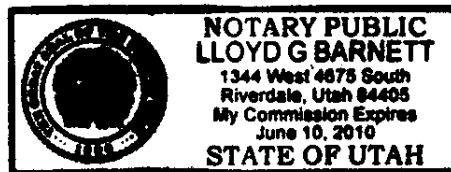
STATE OF UTAH)
)
) :ss.
COUNTY OF Weber)

The foregoing instrument was acknowledged before me this 11th day of May, 2009 by Jill Morby, the Senior Vice President of American First Federal Credit Union.

Lloyd S Barnett
Notary Public
Residing at: _____

My Commission Expires:

6/10/2010



"Exhibit A"

**Hartlauer Property
3453 South State Street**

BEG 114.76 FT N 0-16' E & 565.62 FT S 89-53' W FR SE COR OF N 1/4 OF LOT 7, BLK 17, TEN ACRE PLAT A, BIG FIELD SUR; S 89-53' W 130 FT M OR L; N 0-04' W 59.346 FT; N 89-43' E 110 FT; S 45-19'14" E 28.112 FT; S 0-07' E 39.858 FT TO BEG.

0.17 AC M OR L