

WHEN RECORDED RETURN TO:

Lube Management, LLC
7430 Creek Road, Suite 200
Sandy, Utah 84093

11826605
3/31/2014 4:11:00 PM \$14.00
Book - 10220 Pg - 7984-7986
Gary W. Ott
Recorder, Salt Lake County, UT
UTAH MOUNTAIN TITLE
BY: eCASH, DEPUTY - EF 3 P.

STATE OF UTAH

COUNTY OF SALT LAKE

TIN: 21-10-351-047

TIN: 21-10-351-048

GRANT OF STORM DRAIN EASEMENT

THIS INDENTURE is made this 31 day of March, in the year 2014 by and between Aloha Autospa, LLC ("**Grantor**") and Lube Properties, LC ("**Grantee**").

WITNESSETH, that, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the benefits to be conferred on Grantor's property, Grantor, and for and on behalf of his, her, its or their heirs, administrators, executors, successors and assigns and for and on behalf of anyone claiming by, through or under Grantor, hereby grants unto the Grantee and his, her, its or their heirs, administrators, executors, successors and assigns, a non-exclusive, perpetual easement in, on, over, upon, across, under and through the following described property (the "Easement Area"):

The rights, benefits, privileges, and easements granted herein are for the purpose of the use, replacement, reconstruction, maintenance and repair, and the non-exclusive use and enjoyment of, an underground storm drain line and all appurtenant facilities to transport storm water together with the right to perform such excavation, grading, and general earth disturbing activities necessary or incidental thereto, and together with all rights, members and appurtenances to said easement and right of way in any way appertaining or belonging. The easements granted herein shall include all rights, benefits, privileges, and easements necessary or convenient for the full enjoyment and use of the Easement Area for the purposes described herein and shall include the necessary easements and rights for ingress and egress over the Easement Area and the right to cut away and keep clear, remove and dispose of all trees and to remove and dispose of all obstructions now on the Easement Area by the Grantor or any person, which removal is necessary for the Grantee's use of the Easement Area; provided, however, that the Grantee shall restore the surface area and all permitted landscaping, paving and other permitted improvements to the same condition as existed before such disturbance of the surface area. Any and all connections, additions, modifications or upgrades shall be at the sole cost and expense of the Grantee. It is also agreed that all detention required by Taylorsville City for the development of the site shall be stored and located on Grantees property.

Except for the rights, privileges, benefits and easements granted herein, Grantor reserves unto itself all rights of ownership and use to the easement area not inconsistent herewith; provided that such uses shall not interfere with the proper operation, maintenance and repair to the sewer line and facilities.

The easement granted herein shall run with and bind the land, benefiting the Grantee's property, and burdening the Grantor's property of which the Easement Area is a part.

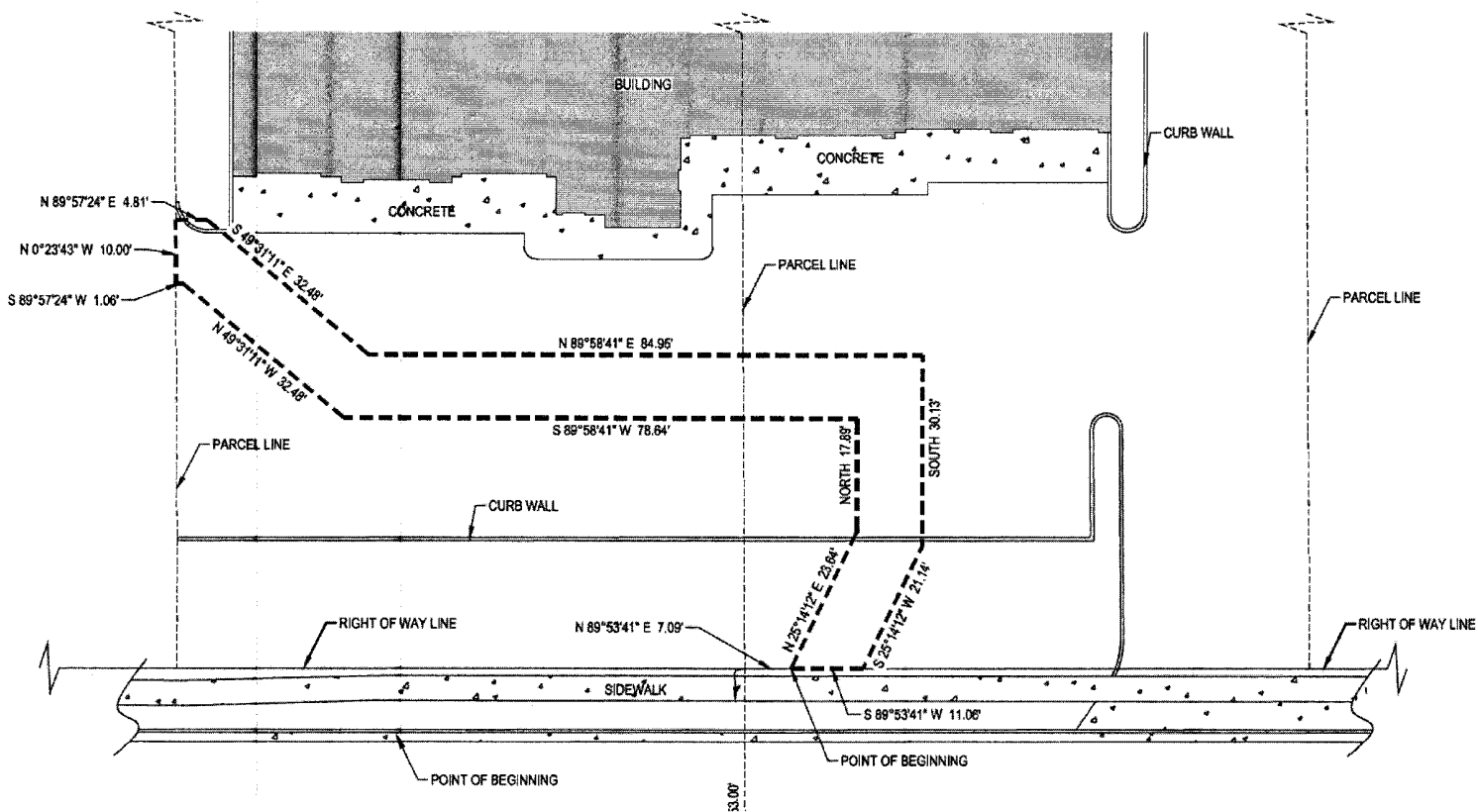
TO HAVE AND TO HOLD said easement unto Grantee and its successors and assigns so long as the property described herein is used for the purpose designated above.

ACCOMMODATION RECORDING ONLY

EXHIBIT A

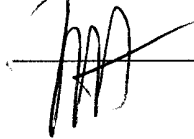
Description of Easement Area

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 5400 SOUTH STREET, SAID POINT BEING NORTH 89°53'41" EAST ALONG THE SECTION LINE 239.82 FEET AND NORTH 00°23'43" WEST 53.00 FEET AND NORTH 89°53'41" EAST ALONG SAID NORTH RIGHT OF WAY LINE 7.09 FEET FROM A FOUND SALT LAKE COUNTY BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 25°14'12" EAST 23.64 FEET; THENCE NORTH 17.89 FEET; THENCE SOUTH 89°58'41" WEST 78.64 FEET; THENCE NORTH 49°31'11" WEST 32.48 FEET; THENCE SOUTH 89°57'24" WEST 1.06 FEET; THENCE NORTH 00°23'43" WEST 10.00 FEET; THENCE NORTH 89°57'24" EAST 4.81 FEET; THENCE SOUTH 49°31'11" EAST 32.48 FEET; THENCE NORTH 89°58'41" EAST 84.95 FEET; THENCE SOUTH 30.13 FEET THENCE SOUTH 25°14'12" WEST 21.14 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°53'41" WEST ALONG SAID RIGHT OF WAY LINE 11.06 FEET.



DATED this 31 day of MARCH, 2014.

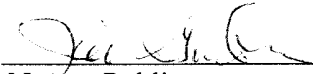
Aloha Autospa, LLC:



Joshua C. Pettit, member

STATE OF UTAH)
)ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 31 day of March, 2014, by
Joshua C. Pettit



Notary Public

