

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

12614361  
9/12/2017 2:06:00 PM \$14.00  
Book - 10597 Pg - 6541-6543  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Tax ID No: 230984283423  
Salt Lake County

### **FUTURE GRANT OF EASEMENT**

#### **274 West 12300 South, Draper, SR 71**

GBR 274 West 12300 South, 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 the GBR 274 West 12300 South, LLC property when Property B is ready to develop or redevelop. The GBR 274 12300 West, LLC property is described as:

**Tax Parcel No.: 27-25-401-002**

Beginning at a point which is South 00°30'06" East, along the section line, 567.86 feet and North 89°29'54" East, 2640.05 feet from the West Quarter Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian. And running thence along the south boundary line of the Price Logistics Center Draper, LLC, (Tax Parcel No. 27-25-401-011) the following course and distance: North 89°51'32" East, 431.13 feet to a point on a westerly boundary of the Lone Peak Business Park Lot 3 Amended (Recorded #: 10712201, Book: 2009P Page: 73); and running thence along said Lone Peak Business Park Lot 3 Amended the following course and distance: South 00°07'27" West, 473.67 feet to a point on a northerly right-of-way of 12300 South Street; and running thence along said 12300 South Street the following course and distance: South 89°58'52" West, 429.06 feet to a point on an easterly boundary of the Freeman Investment Group LLC property (Tax Parcel No. 27-25-327-010); and running thence along said Freeman Investment Group property the following course and distance: North 00°07'34" West, 472.47 feet to the point of beginning.

**Contains 203,425 square feet or 4.67 acres**

GBR 274 12300 West, 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 GBR 274 West 12300 South, LLC concerning the access across the 274 West 12300 South, LLC property, including construction and a maintenance of the driveway. The easement to be granted is for the purpose of allowing ingress and egress to both properties from State Route 71.

GBR 274 West 12300 South, LLC 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.

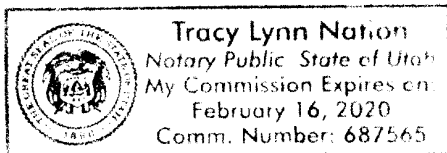
DATED this 12<sup>th</sup> of July, 2017

(GBR 274 West 12300 South, LLC)

By: Jonathan A. Gardner  
Its: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake )SS.

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 2017 by Jonathan Gardner, the Manager of (GBR 274 West 12300 South, LLC).



Tracy Lynn Nation  
Notary Public  
Residing at: Salt Lake

My Commission Expires:

2/16/20

Parcel ID# (27-25-401-002)

**Exhibit A**

Property B:

274 West 12300 South, Draper, Utah

Legal Description:

Beginning at a point which is South 00°30'06" East, along the section line, 567.86 feet and North 89°29'54" East, 2640.05 feet from the West Quarter Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian. And running thence along the south boundary line of the Price Logistics Center Draper, LLC, (Tax Parcel No. 27-25-401-011) the following course and distance: North 89°51'32" East, 431.13 feet to a point on a westerly boundary of the Lone Peak Business Park Lot 3 Amended (Recorded #: 10712201, Book: 2009P Page: 73); and running thence along said Lone Peak Business Park Lot 3 Amended the following course and distance: South 00°07'27" West, 473.67 feet to a point on a northerly right-of-way of 12300 South Street; and running thence along said 12300 South Street the following course and distance: South 89°58'52" West, 429.06 feet to a point on an easterly boundary of the Freeman Investment Group LLC property (Tax Parcel No. 27-25-327-010); and running thence along said Freeman Investment Group property the following course and distance: North 00°07'34" West, 472.47 feet to the point of beginning.