

**WHEN RECORDED, MAIL TO:**  
Utah Department of Transportation  
Region Two Permits  
2010 South 2760 West  
Salt Lake City UT,  
84104  
[McD1]

**Tax ID No. 02-036-0-0033**

**Tooele County**

## **FUTURE GRANT OF EASEMENT**

### **Project Address (SR-36)**

Eliason Equities LLC as 30.11% owner, 218 E Edith LLC as 6.72% owner, IRA Income Fund I LLC as 17.38% owner, Summit Commercial Solutions LC as 20.00% owner, Heritage Storage, LLC as 13.09%, Phillip & Amie Chipping as 12.70% owner 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 South East 25 feet of Eliason Equities LLC as 30.11% owner, 218 E Edith LLC as 6.72% owner, IRA Income Fund I LLC as 17.38% owner, Summit Commercial Solutions LC as 20.00% owner, Heritage Storage, LLC as 13.09%, Phillip & Amie Chipping as 12.70% owner property when Property B is ready to develop or redevelop. Eliason Equities LLC as 30.11% owner, 218 E Edith LLC as 6.72% owner, IRA Income Fund I LLC as 17.38% owner, Summit Commercial Solutions LC as 20.00% owner, Heritage Storage, LLC as 13.09%, Phillip & Amie Chipping as 12.70% owner property is described as:

A part of Parcel # 02-036-0-0033 in Tooele County, Utah:

BEGINNING AT A POINT NORTH 89??33' WEST 167.46 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 11, PLAT A, TOOELE CITY SURVEY,

**Contains 2.283 acres**

Eliason Equities LLC as 30.11% owner, 218 E Edith LLC as 6.72% owner, IRA Income Fund I LLC as 17.38% owner, Summit Commercial Solutions LC as 20.00% owner, Heritage Storage, LLC as 13.09%, Phillip & Amie Chipping as 12.70% owner 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 Eliason Equities LLC as 30.11% owner, 218 E Edith LLC as 6.72% owner, IRA Income Fund I LLC as 17.38% owner, Summit Commercial Solutions LC as 20.00% owner, Heritage Storage, LLC as 13.09%, Phillip & Amie Chipping as 12.70% owner concerning the access across Eliason Equities LLC as 30.11% owner, 218 E Edith LLC as 6.72% owner, IRA Income Fund I LLC as 17.38% owner, Summit Commercial Solutions LC as 20.00% owner, Heritage Storage, LLC as 13.09%, Phillip & Amie Chipping as 12.70% owner 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 36.

Eliason Equities LLC as 30.11% owner, 218 E Edith LLC as 6.72% owner, IRA Income Fund I LLC as 17.38% owner, Summit Commercial Solutions LC as 20.00% owner, Heritage Storage, LLC as 13.09%, Phillip & Amie Chipping as 12.70% owner 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 15 of FEB, 2024

Eliason Equities LLC as 30.11% owner, 218 E Edith LLC as 6.72% owner, IRA Income Fund I LLC as 17.38% owner, Summit Commercial Solutions LC as 20.00% owner, Heritage Storage, LLC as 13.09%, Phillip & Amie Chipping as 12.70% owner

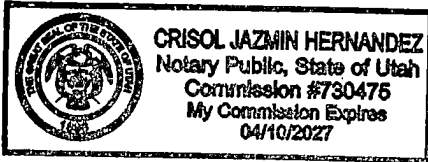


By: [Signature]  
Its: CORY WADDELLS

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

The foregoing instrument was acknowledged before me this 15th day of Feb, 2024  
by Cory Waddoeps, the authorized agent  
of Eliason Equities LLC as 30.11% owner, 218 E Edith LLC as 6.72% owner, IRA Income Fund  
I LLC as 17.38% owner, Summit Commercial Solutions LC as 20.00% owner, Heritage  
Storage, LLC as 13.09%, Phillip & Amie Chipping as 12.70% owner

[Signature]  
Notary Public

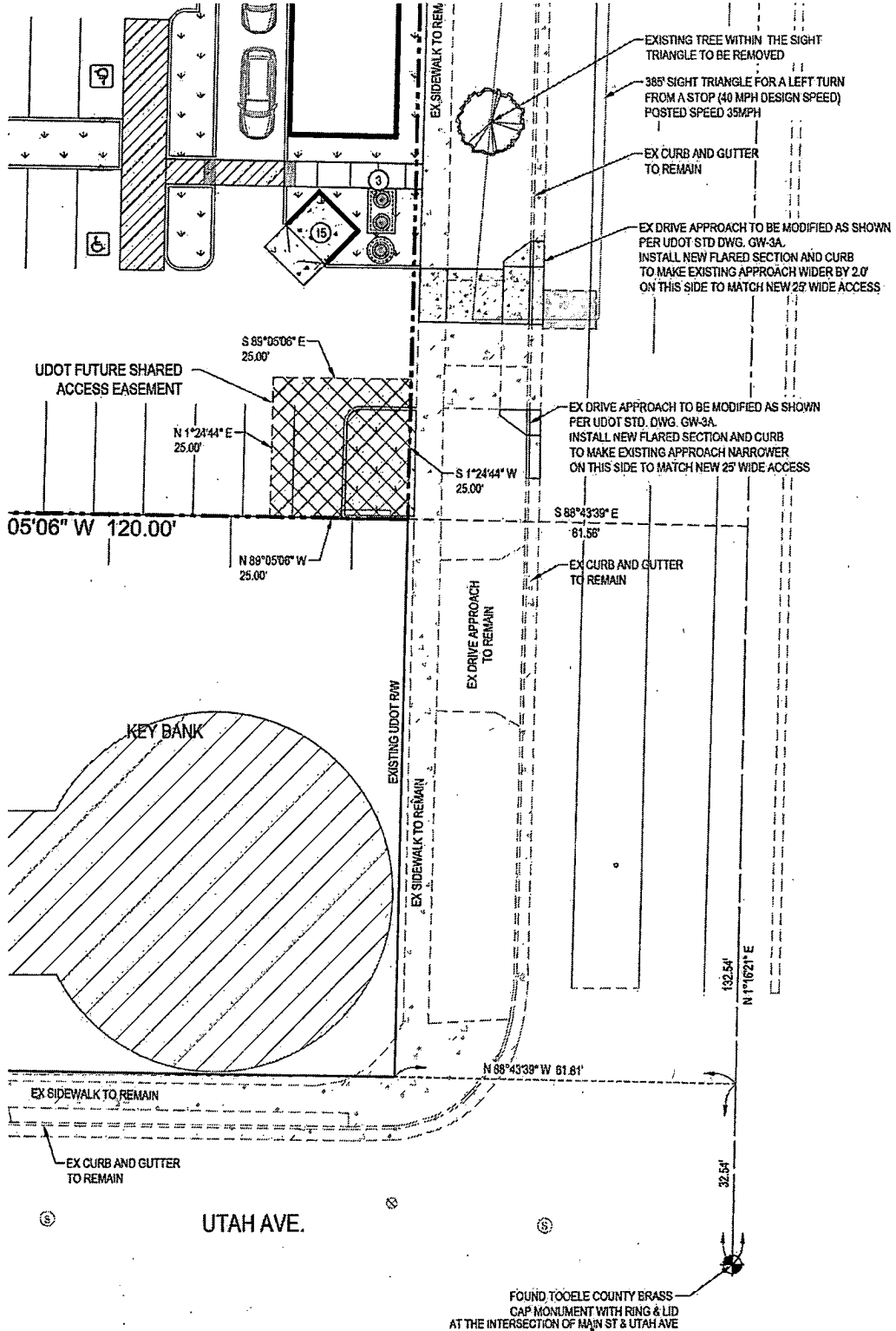


Residing at: Salt Lake County

My Commission Expires:

04/10/2027

Exhibit A



**EXHIBIT B**

Future Shared Access Agreement

Beginning at a point on the westerly right of way line of Main Street (S.R. 36), at a point N 01°16'21" E 132.54 feet along the monument line and N 88°43'39" W 61.56 feet From the Tooele County Monument located at the intersection of Main Street and Utah Ave. ; running thence N 89°05'06" W 25.00 feet; thence N 01°24'44" E 25.00 feet; thence S 89°05'06" E 25.00 feet to the right-of-way line of Main Street; thence along said right of way S 01°24'44" W 25.00 feet to the point of beginning.

Contains: 625 s.f. or 0.01435 acres