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RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:

Paul Drake
Utah Transit Authority
Real Estate
669 West 200 South
Salt Lake City, UT 84101



ENT 128890:2017 PG 1 of 44
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Dec 27 1:32 pm FEE 0.00 BY BA
RECORDED FOR UTAH TRANSITE AUTHORITY

NOTICE OF PERMIT TO ENTER AND CONSTRUCT

KNOW ALL MEN BY THESE PRESENTS: that the property located at 575 East University Parkway in Orem, Utah County, Utah 84097 (the Property) more particularly described as:

Parcel ID # 57:080:0001, 57:043:0004

Is subject to a Permit to Enter and Construct between University Mall Shopping Center, L.C. and Utah Transit Authority, dated December 8, 2017, permitting the Utah Transit Authority to use a portion of the Property as further described in the Permit to Enter and Construct attached hereto as Exhibit 1.

UTAH TRANSIT AUTHORITY

By: Paul Drake
Paul Drake
Senior Manager of Real Estate and
Transit Oriented Development

APPROVED AS TO FORM:

By: [Signature]
Legal Counsel

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

On the 21st day of December, 2017, personally appeared before me, Paul Drake, the Senior Manager of Real Estate and Transit Oriented Development for the Utah Transit Authority, the signer of the within and foregoing instrument, who duly acknowledged to me that he executed the same.

Gale Padgett
Notary Public



My commission expires: 3-1-2019

EXHIBIT 1



PERMIT TO ENTER AND CONSTRUCT

UTAH COUNTY

Provo/Orem Transportation Improvement Project
 Utah Transit Authority Project No. S-0265(23)3
 Pin No. 10266

County Tax ID No. 57:080:0001, 57:043:0004
 Utah Transit Authority Parcel No.: 161:2A, 161:2E, 161:3E, 161:4E, 161:5E, 161:6E, 161:7E, 161:8E,
 161:9E, 161:A, 161:E

I/We, University Mall Shopping Center, L.C., (Property Owner) a Utah limited liability company at 575 East University Parkway, OREM UT, 84097, the owner(s) of the above identified parcels or the designated representative thereof, and Utah Transit Authority ("UTA"), hereby agree to allow the UTA and its designated contractors and agents to:

do whatever construction, relocation of utilities, and other work as may be required in furtherance of the Provo- Orem Transportation Improvement Project, located on the property described in attached Exhibit A (the "Property"). This Agreement is made in anticipation of a possible condemnation action by UTA and is intended to provide for the entry and occupancy of the property pending further negotiations or the filing and pursuit of condemnation proceedings and possible alternative informal proceedings. Property Owner understands that, by executing this agreement, Property Owner has waived and abandoned all defenses to the acquisition of the property, on behalf of Property Owner only, except a claim for greater compensation. Nothing hereunder shall be construed or interpreted as a consent to occupancy, or a waiver of claims or defenses on behalf of any other party with an interest in the property, except for the Property Owner.

This permit shall commence on January 5, 2018. This permit shall expire upon completion of the construction of said project, or two years after the date of execution of this instrument, whichever occurs first (the "Term").

Prior to entering the Property, the UTA shall deposit the amount of \$1,466,300.00 (the "Deposit") in a mutually agreeable, non-interest bearing account, at a title company as consideration for this Permit. Upon the filing of a condemnation action and granting of an order of occupancy pursuant to Utah Code § 78B-6-510, the parties agree that the Deposit shall be filed with the clerk of the Court for the purposes set forth in and subject to Utah Code § 78B-6-510. Except as noted in the following three sentences, after said highway structure and appurtenant parts thereto, is constructed at the expense of the Utah Transit Authority, said Utah Transit Authority is thereafter relieved of any further claim or demand for cost, damages, or maintenance charges which may accrue against said construction related elements and appurtenant parts thereof. UTA shall repair all destroyed, altered, or relocated curbs, paving, landscaping and other improvements as reasonably as possible within those portions of the Property comprised of temporary easements affected by UTA's, its contractors', its agents', or its employees' work thereon (the "Repair Obligations"). In the event Repair Obligations are not completed prior to the expiration of the Term, UTA shall remain obligated to perform the Repair Obligations. In such event, UTA's occupancy hereunder shall continue to be permitted for so long as necessary, strictly for the purpose of performing, and strictly within the geographic scope necessary to perform, the Repair Obligations.

This permit shall be binding upon the grantor, their heirs, successors, or assigns, for the duration of the permit as noted above. This permit will be considered an option until the Senior Manager of Real Estate and Transit Oriented Development with the Utah Transit Authority makes approval.

For this permit, University Mall Shopping Center, L.C., a Utah limited liability company, will receive \$10.00. This amount constitutes the full payment for the permit. This Agreement shall constitute the entire agreement and

understanding between Property Owner (University Mall Shopping Center, L.C., a Utah limited liability company) and Grantee (Utah Transit Authority) regarding the permit. This Agreement shall supersede all offers, negotiations and other agreements with respect to the permit.

By: ^{University Mall Shopping Center, L.C., a Utah limited liability company} Woodbury Management Company, L.C., a Utah limited liability company, its Manager

[Signature] Dated this _____ day of _____, 2017
O. Randall Woodbury, Manager

[Signature] Dated this _____ day of _____, 2017
W. Richards Woodbury, Manager

[Signature] Dated this ^{etc.} day of December, 2017
Senior Manager of Real Estate and
Transit Oriented Development for the
Utah Transit Authority

EXHIBIT A

(Property Descriptions)



WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

MAIL COPY TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 57:043:0009
57:081:0008
57:081:0009
57:074:0007
57:043:0006
57:080:0004
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:2A

University Mall Shopping Center L.C., a Utah limited liability company, Grantor,
CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION,
Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of
TEN (\$10.00) Dollars, and other good and valuable consideration, the following
described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 5B, Plat "A"
University Mall Subdivision Lots 3 and 5 Amended, according to the official plat thereof
recorded October 6, 2014 as Entry No. 71421 as Map No. 14384-156, situate also in
Lots 6 and 9, Plat "A" University Mall Subdivision, according to the official plat thereof
recorded March 1, 2001 as Entry No. 19427 as Map No. 8962-102, situate also in
Lots 8C and 8D, Plat "A" University Mall NM 12 Subdivision, according to the official plat
thereof recorded December 4, 2014 as Entry No. 87472 as Map No. 14440-157, situate

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also in Lot 7A, Plat "A", University Mall R.C. Willey Subdivision, according to the official plat thereof recorded April 7, 2014 as Entry No. 22836 as Map No. 14195-154, situate in the NW1/4NE1/4 and the NE1/4NE1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3.

Beginning at a southeast corner of said Lot 9, which point is on the northerly right of way and limited access line of State Route 265 (University Parkway), which point is also 357.10 feet N. 89°17'35" W. along the section line and 701.78 feet S. 15°46'19" E. (706.02 feet S. 15°40'44" E. measured) from the Northeast Corner of said Section 26; thence along the southerly boundary line of said lots above and said right of way and limited access line the following fourteen (14) courses (*nine (9) courses measured*): (1) N. 89°16'22" W. 283.47 feet; (2) N. 84°30'00" W. 3.88 feet to a point of curvature; (3) westerly 15.90 feet along the arc of a 1,829.86-foot radius curve to the right, through a central angle of 00°29'53", the chord of which bears N. 84°11'12" W. 15.90 feet; (4) westerly 391.62 feet along the arc of a spiral curve which is concentric with and 80.00 feet radially distant northerly from a 400-foot ten-chord spiral for a 3°00'00" curve to the right, the chord of which bears N. 79°54'56" W. 391.46 feet; (5) N. 77°56'13" W. 79.37 feet to a point of curvature; (6) westerly 408.38 feet along the arc of a spiral curve which is concentric with and 80.00 feet radially distant northerly from a 400-foot ten-chord spiral for a 03°00'00" curve to the left, the chord of which bears N. 79°57'25" W. 408.13 feet; (7) westerly 50.45 feet along the arc of a 1,989.86-foot radius curve to the left, through a central angle of 01°27'09", the chord of which bears N. 84°39'43" W. 50.45 feet; (8) westerly 408.38 feet along the arc of a spiral curve which is concentric with and 80.00 feet radially distant northerly from a 400.00-foot ten-chord spiral for a 03°00'00" curve to the left, the chord of which bears N. 89°22'02" W. 408.13 feet; (9) S. 88°36'47" W. 23.50 feet): (1) S. 89°21'24" W. 109.52 feet; (2) N. 89°10'12" W. 76.99 feet; (3) N. 88°51'35" W. 116.93 feet; (4) N. 81°55'35" W. 166.63 feet; (5) N. 78°31'35" W. 224.66 feet; (6) N. 77°59'35" W. 79.29 feet; (7) N. 80°14'11" 139.10 feet; (8) N. 79°32'00" W. 130.04 feet;

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(9) N. 82°08'00" W. 133.89 feet; (10) N. 84°43'00" W. 50.43 feet; (11) N. 86°42'00" W. 80.06 feet; (12) N. 89°17'58" W. 166.56 feet; (13) N. 89°03'00" W. 165.00 feet; (14) S. 88°35'00" W. 23.50 feet, more or less, to the southwest corner of said Lot 5B; thence along the westerly boundary line of said Lot 5B N. 04°02'00" E. 3.52 feet to a point which is 83.50 feet perpendicularly distant northerly from the control line of said project, opposite approximate Engineer Station 176+21.51 and is also designated as point "NN"; thence N. 88°36'47" E. 152.56 feet to a point which is 83.50 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 177+74.07 and is designated as point "OO"; thence N. 87°45'28" E. 63.78 feet to a point which is 85.00 feet radially distant northerly from the control line of said project, opposite Engineer Station 178+36.07 and is designated as point "PP"; thence N. 89°40'59" E. 126.74 feet to a point which is 88.50 feet radially distant northerly from the control line of said project, opposite Engineer Station 179+58.37; thence S. 84°14'11" E. 45.31 feet to a point of non-tangent curvature, which point is also 86.50 feet radially distant northerly from the control line of said project, opposite Engineer Station 180+02.06; thence easterly 193.93 feet along the arc of a 2,500.00-foot radius non-tangent curve to the right, through a central angle of 04°26'40", the chord of which bears S. 85°12'38" E. 193.88 feet to a point which is 90.50 feet radially distant northerly from the control line of said project, opposite Engineer Station 181+89.09; thence N. 88°31'45" E. 66.44 feet to a point which is 102.50 feet radially distant northerly from the control line of said project, opposite Engineer Station 182+51.93; thence S. 80°13'20" E. 104.76 feet to a point which is 104.50 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 183+52.37; thence S. 66°44'36" E. 48.94 feet to a point which is 95.00 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 184+00.37; thence S. 75°34'24" E. 72.74 feet to a point which is 92.00 feet perpendicularly distant northerly from the control line of said project; opposite Engineer Station 184+73.05; thence S. 77°56'13" E. 91.00 feet to a point which is 92.00 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 185+64.05; thence N. 57°03'47" E. 14.14 feet to a point which is 102.00 feet

CONTINUED ON PAGE 4
 LIMITED LIABILITY COMPANY RW-03LL (11-01-03)

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perpendicularly distant northerly from the control line of said project, opposite Engineer Station 185+74.05; thence S. 77°56'13" E. 21.57 feet to a point which is 102.00 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 185+95.62 and is also designated as point "QQ"; thence S. 77°56'13" E. 63.50 feet to a point which is 102.00 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 186+59.12 and is also designated as point "RR"; thence S. 77°56'13" E. 12.20 feet to a point which is 102.00 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 186+71.32; thence S. 07°51'58" W. 9.53 feet to a point which is 92.50 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 186+72.01; thence S. 77°56'13" E. 10.80 feet to a point which is 92.50 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 186+82.82; thence N. 12°03'47" E. 2.00 feet to a point which is 94.50 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 186+82.82; thence S. 79°12'17" E. 103.40 feet to a point which is 95.50 feet radially distant northerly from the control line of said project, opposite Engineer Station 187+89.34; thence S. 73°11'55" E. 28.88 feet to a point which is 92.00 feet radially distant northerly from the control line of said project, opposite Engineer Station 188+19.13; thence S. 79°04'38" E. 44.07 feet to a point which is 90.50 feet radially distant northerly from the control line of said project, opposite Engineer Station 188+64.85; thence S. 88°13'54" E. 41.79 feet to a point which is 95.00 feet radially distant northerly from the control line of said project, opposite Engineer Station 189+08.00; thence S. 82°55'26" E. 31.51 feet to a point which is 95.00 feet radially distant northerly from the control line of said project, opposite Engineer Station 189+40.76; thence S. 79°59'38" E. 91.34 feet to a point which is 88.00 feet radially distant northerly from the control line of said project, opposite Engineer Station 190+35.31; thence S. 88°07'53" E. 130.65 feet to a point which is 90.50 feet radially distant northerly from the control line of said project, opposite Engineer Station 191+70.82; thence N. 89°45'06" E. 111.53 feet, more or less, to the easterly boundary line of said Lot 9, which point is also 91.50 feet perpendicularly

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Project No. S-0265(23)3
Parcel No. 0265:161:2A

distant northerly from the control line of said project, opposite approximate Engineer Station 192+84.97 and is also designated as point "SS"; thence along said boundary line S. 00°37'32" E. 4.37 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 18,100 square feet or 0.416 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°15'09" to equal project bearings.)

The above described property is being conveyed without any irrigation and/or water rights.

To enable the Utah Department of Transportation to construct and maintain a public highway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway between said designated point "NN" and said designated point "OO", and also between said designated point "PP" and said designated point "QQ", and also between said designated point "RR" and said designated point "SS", and as shown on the official map of said project on file at the office of the Utah Department of Transportation.

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IN WITNESS WHEREOF, said University Mall Shopping Center L.C., a Utah limited liability company has caused this instrument to be executed by its proper officers thereunto duly authorized, this ____ day of _____, A.D. 20 ____.

STATE OF _____) University Mall Shopping Center L.C.
) a Utah limited liability company
) ss.
COUNTY OF _____) By _____
 Manager

On the date first above written personally appeared before me, _____, who, being by me duly sworn, says that he is the Manager of University Mall Shopping Center L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said _____ acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

WHEN RECORDED, MAIL TO:
City of Orem
56 North State Street
Orem, Utah 84057

WHEN RECORDED, MAIL TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

Easement
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 57:074:0007
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:2E

University Mall Shopping Center L.C., a Utah limited liability company, Grantor, hereby GRANTS AND CONVEYS to the CITY OF OREM at 56 North State Street Orem, Utah 84057, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Utah County, State of Utah, to-wit:

A perpetual easement, upon part of an entire tract of property, situate in Lot 7A, Plat "A", University Mall R.C. Willey Subdivision, according to the official plat thereof recorded April 4, 2014 as Entry No. 22836 as Map No. 14195-154, situate in the NE1/4NE1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the purpose of constructing and maintaining thereon, public utilities and appurtenant parts thereof, incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3. The Easement shall run with the real property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns.

Beginning at a point on the northerly project right of way and limited access line of State Route 265 (University Parkway), which point is also 357.10 feet N. 89°17'35" W. along the section line and 844.54 feet S. 48°07'21" W. from the Northeast Corner of said Section 26, which point is also 93.55 feet perpendicularly distant northerly from the

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Parcel No. 0265:161:2E

control line of said project, opposite approximate Engineer Station 184+35.58; thence along said project right of way and limited access line N. 75°34'24" W. 10.16 feet; thence N. 04°16'55" E. 95.72 feet; thence S. 85°52'13" E. 48.82 feet; thence S. 04°07'47" W. 10.00 feet; thence N. 85°52'13" W. 38.85 feet; thence S. 04°16'55" W. 87.54 feet, more or less, to the point of beginning. The above described part of an entire tract of land contains 1,355 square feet or 0.031 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°15'09" to equal project bearings.)



WHEN RECORDED, MAIL TO:
City of Orem
56 North State Street
Orem, Utah 84057

WHEN RECORDED, MAIL TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

Easement
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 57:074:0007
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:3E

University Mall Shopping Center L.C., a Utah limited liability company, Grantor, hereby GRANTS AND CONVEYS to the CITY OF OREM at 56 North State Street Orem, Utah 84057, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Utah County, State of Utah, to-wit:

A perpetual easement, upon part of an entire tract of property, situate in Lot 7A, Plat "A", University Mall R.C. Willey Subdivision, according to the official plat thereof recorded April 7, 2014 as Entry No. 22836 as Map No. 14195-154, situate in the NE1/4NE1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the purpose of constructing and maintaining thereon, public utilities and appurtenant parts thereof, incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3. The Easement shall run with the real property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns.

Beginning at a point on the northerly project right of way and limited access line of State Route 265 (University Parkway), which point is also 357.10 feet N. 89°17'35" W. along the section line and 759.07 feet S. 39°24'14" W. from the Northeast Corner of said Section 26, which point is also 102.00 feet perpendicularly distant northerly from

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the control line of said project, opposite approximate Engineer Station 185+84.06; thence along said project right of way and limited access line N. 77°56'13" W. 10.01 feet; thence N. 14°12'46" E. 54.64 feet; thence N. 00°56'34" W. 51.47 feet; thence N. 86°26'16" W. 30.29 feet; thence N. 03°29'49" E. 18.00 feet; thence S. 86°26'16" E. 38.92 feet; thence S. 00°56'34" E. 70.07 feet; thence S. 14°12'46" W. 55.60, more or less, to the point of beginning. The above described part of an entire tract of land contains 1,782 square feet or 0.041 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°15'09" to equal project bearings.)



WHEN RECORDED, MAIL TO:
City of Orem
56 North State Street
Orem, Utah 84057

WHEN RECORDED, MAIL TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

Easement
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 57:043:0009
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:4E

University Mall Shopping Center L.C., a Utah limited liability company, Grantor, hereby GRANTS AND CONVEYS to the CITY OF OREM at 56 North State Street Orem, Utah 84057, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Utah County, State of Utah, to-wit:

A perpetual easement, upon part of an entire tract of property, situate in Lot 9, Plat "A" University Mall Subdivision, according to the official plat thereof recorded March 1, 2001 as Entry No. 19427 as Map No. 8962-102, situate in the NE1/4NE1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the purpose of constructing and maintaining thereon, public utilities and appurtenant parts thereof, incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3. The Easement shall run with the real property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns.

Beginning at a point on the northerly project right of way and limited access line of State Route 265 (University Parkway), which point is also 357.10 feet N. 89°17'35" W. along the section line and 676.02 feet S. 03°37'09" E. from the Northeast Corner of said Section 26, which point is also 90.52 feet radially distant northerly from the control line

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Project No. S-0265(23)3
Parcel No. 0265:161:4E

of said project, opposite approximate Engineer Station 191+32.86; thence along said project right of way and limited access line N. 88°07'53" W. 19.23 feet; thence N. 01°36'06" E. 12.10 feet; thence S. 89°42'22" W. 22.32 feet; thence N. 00°42'13" W. 31.59 feet; thence N. 89°20'30" E. 10.00 feet; thence S. 00°42'13" E. 21.65 feet; thence N. 89°42'22" E. 30.73 feet; thence S. 01°30'22" E. 22.82, more or less, to the point of beginning. The above described part of an entire tract of land contains 859 square feet or 0.020 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°15'09" to equal project bearings.)



WHEN RECORDED, MAIL TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

Easement
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 57:080:0004
57:043:0006
57:074:0007
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:6E

University Mall Shopping Center L.C., a Utah limited liability company, Grantor, hereby GRANTS AND CONVEYS to the UTAH TRANSIT AUTHORITY, at 669 West 200 South, Salt Lake City, Utah 84101, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Utah County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in Lot 5B, Plat "A", University Mall Subdivision Lots 3 and 5 Amended, according to the official plat thereof recorded October 6, 2014 as Entry No. 71421 as Map No. 14384-156, situate also in Lot 6, Plat "A" University Mall Subdivision according to the official plat thereof recorded March 1, 2001 as Entry No. 19427 as Map No. 8962-102, situate also in Lot 7A, Plat "A", University Mall R.C. Willey Subdivision, according to the official plat thereof recorded April 7, 2014 as Entry No. 22836 as Map No. 14195-154, situate in the NW1/4NE1/4 and the NE1/4NE1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for two years, whichever first occurs. The

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Pin No. 10266
 Project No. S-0265(23)3
 Parcel No. 0265:161:6E

easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

Beginning at a point on the northerly project right of way and limited access line of State Route 265 (University Parkway), which point is also 357.10 feet N. 89°17'35" W. along the section line and 850.21 feet S. 48°41'31" W. from the Northeast Corner of said Section 26, which point is also 93.97 feet perpendicularly distant northerly from the control line of said project, opposite approximate Engineer Station 184+25.43; thence along said project right of way and limited access line the following seven (7) courses: (1) N. 75°34'24" W. 25.08 feet; (2) N. 66°44'36" W. 48.94 feet; (3) N. 80°13'20" W. 104.76 feet; (4) S. 88°31'45" W. 66.44 feet to a non-tangent curve; (5) westerly 193.93 feet along the arc of a 2,500.00-foot radius non-tangent curve to the left, through a central angle of 04°26'40", the chord of which bears N. 85°12'38" W. 193.88 feet; (6) N. 84°14'11" W. 45.31 feet; (7) S. 89°40'59" W. 126.74 feet to the northerly project right of way line; thence along said project right of way line S. 87°45'28" W. 63.78 feet to the northerly project right of way and limited access line; thence along said project right of way and limited access line S. 88°36'47" W. 152.56 feet, more or less, to the westerly boundary line of said Lot 5B; thence along said boundary line N. 04°02'00" E. 10.55 feet S. 86°03'26" E. 16.15 feet; thence N. 01°15'16" E. 7.51 feet; thence N. 88°36'47" E. 8.12 feet; thence S. 01°15'16" W. 5.51 feet; thence S. 88°51'31" E. 45.34 feet; thence N. 85°29'09" E. 73.33 feet; thence N. 00°15'09" E. 34.01 feet; thence S. 89°43'54" E. 116.98 feet; thence N. 03°26'24" E. 19.52 feet; thence S. 85°43'52" E. 561.18 feet; thence N. 04°16'55" E. 17.69 feet; thence S. 85°52'13" E. 58.81 feet; thence S. 04°07'47" W. 15.00 feet, N. 85°52'13" W. 5.00 feet; thence N. 04°07'47" E. 10.00 feet; thence N. 85°52'13" W. 48.82 feet; thence S. 04°16'55" W. 95.72 feet, more or less, to the point of beginning. The above described part of an entire tract of land contains 40,870 square feet or 0.938 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°15'09" to equal project bearings.)

WHEN RECORDED, MAIL TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

Easement
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 57:074:0007
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:7E

University Mall Shopping Center L.C., a Utah limited liability company, Grantor, hereby GRANTS AND CONVEYS to the UTAH TRANSIT AUTHORITY, at 669 West 200 South, Salt Lake City, Utah 84101, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Utah County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in Lot 7A, Plat "A", University Mall R.C. Willey Subdivision, according to the official plat thereof recorded April 4, 2014 as Entry No. 22836 as Map No. 14195-154, situate in the NE1/4NE1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for two years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

Beginning at a point on the northerly project right of way and limited access line of State Route 265 (University Parkway), which point is also 357.10 feet N. 89°17'35" W. along the section line and 763.72 feet S. 40°04'15" W. from the Northeast Corner of said

PAGE 2

Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:7E

Section 26, which point is also 102.00 feet perpendicularly distant northerly from the control line of said project, opposite approximate Engineer Station 185+74.05; thence along said project right of way and limited access line the following three (3) courses: (1) S. 57°03'47" W. 14.14 feet; (2) N. 77°56'13" W. 91.00 feet; (3) N. 75°34'24" W. 37.51 feet; thence N. 04°16'55" E. 43.48 feet; thence S. 85°43'05" E. 10.15 feet; thence S. 04°02'05" W. 38.38 feet; thence S. 86°03'47" E. 130.88 feet; thence S. 14°12'46" W. 16.51 feet, more or less, to the point of beginning. The above described part of an entire tract of land contains 2,609 square feet or 0.060 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°15'09" to equal project bearings.)

After said improvements and appurtenant parts thereof are constructed at the expense of the Utah Transit Authority, said Utah Transit Authority is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said improvements and appurtenant parts thereof.



WHEN RECORDED, MAIL TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

Easement
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 57:074:0007
57:081:0008
57:081:0009
57:043:0009
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:8E

University Mall Shopping Center L.C., a Utah limited liability company, Grantor, hereby GRANTS AND CONVEYS to the UTAH TRANSIT AUTHORITY, at 669 West 200 South, Salt Lake City, Utah 84101, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Utah County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate also in Lots 8C and 8D, Plat "A" University Mall NM 12 Subdivision, according to the official plat thereof recorded December 4, 2014 as Entry No. 87472 as Map No. 14440-157, situate also in Lot 9, Plat "A" University Mall Subdivision according to the official plat thereof recorded March 1, 2001 as Entry No. 19427 as Map No. 8962-102, situate also in Lot 7A, Plat "A", University Mall R.C. Willey Subdivision, according to the official plat thereof recorded April 7, 2014 as Entry No. 22836 as Map No. 14195-154, situate in the and the NE1/4NE1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for two years, whichever first occurs. The easement shall be

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Pin No. 10266
 Project No. S-0265(23)3
 Parcel No. 0265:161:8E

non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

Beginning at the intersection of the easterly boundary line of said Lot 9 and the northerly project right of way and limited access line of State Route 265 (University Parkway), which point is also 357.10 feet N. 89°17'35" W. along the section line and 701.80 feet S. 15°46'17" E. from the Northeast Corner of said Section 26, which point is also 91.50 feet perpendicularly distant northerly from the control line of said project, opposite approximate Engineer Station 192+84.97; thence along said project right of way and limited access line the following two (2) courses: (1) S. 89°45'06" W. 111.53 feet; (2) N. 88°07'53" W. 36.57 feet; thence N. 01°30'22" W. 22.82 feet; thence S. 89°42'22" W. 30.73 feet N. 00°42'13" W. 21.65 feet; thence S. 89°20'30" W. 10.00 feet; thence S. 00°42'13" E. 31.59 feet; thence N. 89°42'22" E. 22.32 feet; thence S. 01°36'06" W. 12.10 feet to the northerly project right of way and limited access line of said State Route 265 (University Parkway); thence along said project right of way and limited access line the following eleven (11) courses: (1) N. 88°07'53" W. 74.85 feet; (2) N. 79°59'38" W. 91.34 feet; (3) N. 82°55'26" W. 31.51 feet; (4) N. 88°13'54" W. 41.79 feet; (5) N. 79°04'38" W. 44.07 feet; (6) N. 73°11'55" W. 28.88 feet; (7) N. 79°12'17" W. 103.40 feet; (8) S. 12°03'47" W. 2.00 feet; (9) N. 77°56'13" W. 10.80 feet; (10) N. 07°51'58" E. 9.53 feet; (11) N. 77°56'13" W. 12.20 feet to the northerly project right of way line of said State Route 265 (State Street); thence along said project right of way line N. 77°56'13" W. 63.50 feet to the northerly project right of way and limited access line; thence along said project right of way and limited access line N. 77°56'13" W. 11.56 feet; thence N. 14°12'46" E. 55.60 feet; thence N. 00°56'34" W. 70.07 feet; thence N. 86°26'16" W. 38.92 feet; thence S. 03°29'49" W. 18.00 feet; thence N. 86°30'11" W. 5.00 feet; thence N. 03°29'49" E. 23.01 feet; thence S. 86°26'16" E. 48.55 feet; thence S. 00°56'34" E. 18.94 feet; thence S. 89°56'49" E. 52.86 feet; thence S. 00°53'20" E. 96.97 feet; thence N. 89°39'33" E. 20.95 feet; thence S. 02°13'11" E. 27.35 feet; thence S. 79°18'24" E. 166.08 feet; thence N. 11°24'42" E. 17.02 feet; thence S. 83°20'05" E. 170.93 feet; thence N. 00°15'09" E. 22.57 feet;

CONTINUED ON PAGE 3
 LIMITED LIABILITY COMPANY RW-09LL (12-01-03)

PAGE 3

Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:8E

thence S. 86°39'58" E. 75.48 feet; thence S. 00°15'09" W. 27.03 feet; thence S. 88°42'32" E. 24.37 feet; thence S. 00°50'42" W. 29.01 feet; thence N. 89°18'38" E. 51.33 feet; thence S. 00°55'49" W. 1.50 feet; thence N. 89°45'51" E. 32.77 feet; thence N. 00°08'50" E. 2.00 feet; thence N. 89°45'06" E. 52.78 feet; thence N. 00°14'54" W. 2.50 feet; thence N. 89°45'06" E. 5.98 feet, more or less, to the easterly boundary line of said Lot 9; thence along said boundary line S. 00°37'32" E. 5.99 feet, more or less, to the point of beginning. The above described part of an entire tract of land contains 21,158 square feet or 0.486 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°15'09" to equal project bearings.)

After said improvements and appurtenant parts thereof are constructed at the expense of the Utah Transit Authority, said Utah Transit Authority is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said improvements and appurtenant parts thereof.



WHEN RECORDED, MAIL TO:
City of Orem
56 North State Street
Orem, Utah 84057

WHEN RECORDED, MAIL TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

Easement
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 57:043:0004
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:E

University Mall Shopping Center L.C., a Utah limited liability company, Grantor, hereby GRANTS AND CONVEYS to the CITY OF OREM at 56 North State Street Orem, Utah 84057, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Utah County, State of Utah, to-wit:

A perpetual easement, upon part of an entire tract of property, situate in Lot 4, Plat "A" University Mall Subdivision according to the official plat thereof recorded March 1, 2001 as Entry No. 19427 as Map No. 8962-102, situate in the NW1/4NE1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the purpose of constructing and maintaining thereon, public utilities and appurtenant parts thereof, incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3. The Easement shall run with the real property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns.


Beginning at the intersection of the easterly boundary line of said Lot 4 and the northerly project right of way and limited access line of State Route 265 (University Parkway), which point is also 357.10 feet N. 89°17'35" W. along the section line and 1,904.84 feet S. 74°19'12" W. from the Northeast Corner of said Section 26, which point is also

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Project No. S-0265(23)3
Parcel No. 0265:161:E

83.50 feet perpendicularly distant northerly from the control line of said project, opposite approximate Engineer Station 172+46.26; thence along said project right of way and limited access line S. 88°36'47" W. 6.60 feet; thence N. 01°23'13" W. 4.00 feet; thence N. 88°36'47" E. 6.98 feet, more or less, to the easterly boundary line of said Lot 4; thence along said boundary line S. 04°02'00" W. 4.02 feet, more or less, to the point of beginning. The above described part of an entire tract of land contains 27 square feet or 0.001 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°15'09" to equal project bearings.)



WHEN RECORDED, MAIL TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

Easement
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 57:043:0004
57:089:0001
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:5E

University Mall Shopping Center L.C., a Utah limited liability company, Grantor, hereby GRANTS AND CONVEYS to the UTAH TRANSIT AUTHORITY, at 669 West 200 South, Salt Lake City, Utah 84101, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Utah County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in Lot 4, Plat "A" University Mall Subdivision according to the official plat thereof recorded March 1, 2001 as Entry No. 19427 as Map No. 8962-102, and situate in Lot 3A, Plat "A", University Mall Subdivision Lots 3 and 5 2nd Amended according to the official plat thereof recorded May 16, 2017 as Entry No. 47087 as Map No. 15540-168, situate in the NW1/4NE1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for two years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

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Pin No. 10266
 Project No. S-0265(23)3
 Parcel No. 0265:161:5E

Beginning at a point on the easterly boundary line of said Lot 4, which point is also 357.10 feet N. 89°17'35" W. along the section line and 1,903.49 feet S. 74°26'02" W. from the Northeast Corner of said Section 26, which point is also 87.50 feet perpendicularly distant northerly from the control line of said project, opposite approximate Engineer Station 172+46.64; thence S. 88°36'47" W. 6.98 feet; thence S. 01°23'13" E. 4.00 feet to the northerly project right of way and limited access line of State Route 265 (University Parkway); thence along said project right of way and limited access line the following two (2) courses: (1) S. 88°36'47" W. 72.15 feet to a point of curvature; (2) northwesterly 10.80 feet along the arc of a 50.00-foot radius curve to the right, through a central angle of 12°22'40", the chord of which bears N. 85°11'54" W. 10.78 feet; thence N. 14°09'47" E. 8.50 feet; thence N. 59°59'58" W. 23.00 feet; thence S. 32°51'09" W. 10.00 feet to a point of non-tangent curvature on the northerly project right of way and limited access line of State Route 265 (University Parkway); thence along said project right of way and limited access line northwesterly 48.01 feet along the arc of a 90.00-foot radius curve to the right, through a central angle of 30°33'59", the chord of which bears N. 33°43'42" W. 47.45 feet to the easterly project right of way line of State Route 89 (State Street); thence along said project right of way line the following two (2) courses: (1) N. 18°26'42" W. 167.43 feet; (2) N. 20°27'47" W. 161.33 feet to the easterly right of way line of said State Route 89 (State Street); thence along said right of way line N. 18°28'53" W. 153.82 feet; thence N. 71°31'07" E. 2.28 feet; thence S. 18°58'33" E. 215.86 feet; thence N. 71°33'18" E. 11.50 feet; thence S. 18°26'42" E. 248.18 feet; thence N. 71°33'18" E. 7.50 feet; thence S. 18°26'42" E. 10.00 feet; thence S. 71°33'18" W. 7.50 feet; thence S. 18°26'42" E. 13.51 feet; thence S. 56°17'36" E. 55.65 feet; thence S. 82°45'09" E. 41.41 feet; thence S. 00°47'04" W. 10.01 feet; thence S. 89°23'38" E. 8.05 feet; thence N. 01°19'52" E. 4.77 feet; thence N. 89°18'23" E. 33.09 feet, more or less to the easterly boundary line of said Lot 4; thence along said boundary line S. 04°02'00" W. 3.13 feet, more or less, to the point of beginning. The above described part of an entire tract of land contains 5,516 square feet or 0.127 acre in area, more or less.

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Allen Stewart
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: UTA Rapid Transit State Street & University Parkway
WO#: 6111892
RW#:

Project No. S-0265(23)3
Pin No. 10266
Parcel No. 0265:161:9E

RIGHT OF WAY EASEMENT

For value received, University Mall Shopping Center, L.C., a Utah limited liability company, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 23 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, or under the surface of the real property of Grantor in **Utah** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit "A" attached hereto and by this reference made a part hereof:

Legal Description: Beginning at a point located in Lot 4, Plat "A", University Mall Subdivision according to the official plat thereof recorded March 1, 2001 as Entry No. 19427 as Map No. 8962-102, situate in the NW1/4NE1/4 of Section 26, T.6S., R.2E., S.L.B.&M., which point is also 357.10 feet N. 89°17'35" W. along the section line and 1,991.39 feet S. 74°59'16" W. from the Northeast Corner of said Section 26, which point is on the northerly project right of way and limited access line of State Route 265 (University Parkway) being 84.35 feet radially distant northerly from the control line of said project, opposite Engineer Station 171+56.04; thence along said project right of way and limited access line northwesterly 26.18 feet along the arc of a 50.00-foot radius curve to the right, through a central angle of 29°59'53", the chord of which bears N. 64°00'38" W. 25.88 feet; thence N. 32°51'09" E. 10.00 feet; thence S. 59°59'58" E. 23.00 feet; thence S. 14°09'47" W. 8.50 feet, more or less, to the point of

beginning. The above described part of an entire tract of land contains 252 square feet or 0.006 acre in area.

(Note: Rotate above bearings counterclockwise 00°15'09" to equal project bearings)

Assessor Parcel No. 57:043:0004

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

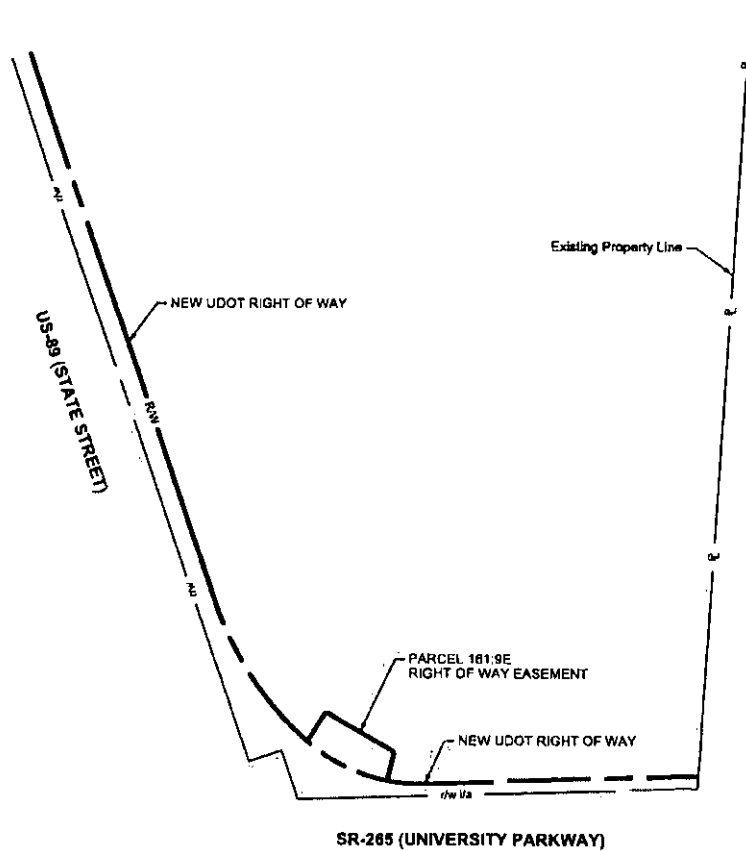
The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.



Property Description

Quarter: NW Quarter: NE Section: 26 Township 6 South, Range 2 East,
Salt Lake Base & Meridian
County: Utah, State: Utah
Parcel Number: 0265:161:9E



CC#: 11421 WO#: 6111892

Landowner Name: University Mall

Shopping Center, L.C.

Drawn by: J-U-B Engineers, Inc.

EXHIBIT A

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



SCALE: 1" = 50'

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

MAIL COPY TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 57:089:0001
57:043:0004
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:A

University Mall Shopping Center L.C., a Utah limited liability company, Grantor,
CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION,
Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of
TEN (\$10.00) Dollars, and other good and valuable consideration, the following
described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 3A, Plat "A"
University Mall Subdivision Lots 3 and 5 2nd Amended according to the official plat
thereof recorded May 16, 2017 as Entry No. 47087 as Map No. 15540-168 and situate
in Lot 4, Plat "A" University Mall Subdivision according to the official plat thereof
recorded March 1, 2001 as Entry No. 19427 as Map No. 8962-102, situate in the
NW1/4NE1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the construction of
improvements incident to the Provo-Orem Transportation Improvement Project, known
as project number S-0265(23)3.

PAGE 2

Pin No. 10266
 Project No. S-0265(23)3
 Parcel No. 0265:161:A

Beginning at a southeast corner of said Lot 4, which point is on the northerly right of way and limited access line of State Route 265 (University Parkway), which point is also 357.10 feet N. 89°17'35" W. along the section line and 1,906.22 feet S. 74°12'16" W. (1,906.03 feet S. 74°13'14" W. measured) from the Northeast Corner of said Section 26; thence along the southerly boundary line of said Lot 4 and said right of way and limited access line S. 88°35'00" W. 115.76 feet (S. 88°36'47" W. 115.34 feet measured) to the southwest corner of said Lot 4 and the easterly right of way line of State Route 89 (State Street); thence along the westerly boundary line of said Lot 4 and said right of way line the following three (3) courses: (1) N. 18°29'21" W. 13.03 (N. 18°28'53" W. 14.79 feet measured); (2) S. 71°30'39" W. 8.42 feet (S. 71°31'07" W. 10.00 feet measured); (3) N. 18°31'00" W. (N. 18°28'53" W. measured) 307.59 feet to the southwest corner of said Lot 3A; thence along the westerly boundary line of said Lot 3A and the easterly right of way line of State Route 89 (State Street) N. 18°31'00" W. (N. 18°28'53" W. measured) 66.94 feet to a point which is 64.32 feet perpendicularly distant easterly from the control line of said State Route 89 (State Street), opposite Engineer Station 1711+79.11; thence S. 20°27'47" E. 161.33 feet to a point which is 70.00 feet perpendicularly distant easterly from the control line of said State Route 89 (State Street), opposite Engineer Station 1710+17.88; thence S. 18°26'42" E. 167.43 feet to a point of curvature which point is also 70.00 feet perpendicularly distant easterly from the control line of said State Route 89 (State Street), opposite Engineer Station 1708+50.45 and is designated as point "LL"; thence southeasterly 48.01 feet along the arc of a 90.00-foot radius curve to the left, through a central angle of 30°33'59", the chord of which bears S. 33°43'42" E. 47.45 feet to a point of compound curvature, which point is also 96.01 feet radially distant northerly from the control line of said State Route 265 (University Parkway), opposite Engineer Station 171+32.67; thence southeasterly 36.98 feet along the arc of a 50.00-foot radius curve to the left, through a central angle of 42°22'32", the chord of which bears S. 70°11'58" E. 36.14 feet to a point which is 83.27 feet radially distant northerly from the control line of said State Route 265 (University Parkway), opposite Engineer Station 171+66.88; thence N. 88°36'47" E. 78.75 feet, more or less, to the easterly boundary line of said

CONTINUED ON PAGE 3
 LIMITED LIABILITY COMPANY RW-03LL (11-01-03)

PAGE 3

Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:161:A

Lot 4, which point is also 83.50 feet perpendicularly distant northerly from the control line of said State Route 265 (University Parkway), opposite approximate Engineer Station 172+46.26 and is designated as point "MM"; thence along said boundary line S. 04°02'00" W. 3.52 feet, more or less to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 2,428 square feet or 0.056 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°15'09" to equal project bearings.)

The above described property is being conveyed without any irrigation and/or water rights.

To enable the Utah Department of Transportation to construct and maintain a public highway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway between said designated point "LL" and said designated point "MM", and as shown on the official map of said project on file at the office of the Utah Department of Transportation.

