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BOANNOUCE TITUL
1513 N. HILLFIELD RD., ST. 4
LAYTON, UT 84041

Temporary Drainage Agreement and Easement

6206226

This Agreement is made in connection with that certain Real Estate Purchase Contract by and between Eastland Development Group, Inc. as Seller, and Kehl Homes, Inc., as Buyer with an Offer Reference Date of September 20, 1995 wherein Kehl Homes agrees to purchase certain property located at approximately 6001 S. South Jordan Canal Road for the purpose of developing a single family residential subdivision to be called Farm Ridge Estates.

Salt Lake County Flood Control has agreed to allow development of Farm Ridge Estates with temporary discharge of storm drain water resulting from the development of Farm Ridge Estates (see attached letter from W. John Francis, Salt Lake County Urban Hydrology Engineer.) The temporary drainage solution involves discharge of storm drain water on the contiguous ground to the east planned to be a "neighborhood storage facility," and which ground Eastland Development Group, Inc. has entered into a purchase contract to sell to Garner and Reid (the "Storage Facility Ground"). A legal description of the storage facility ground is attached.

Eastland Development Group, Inc., hereby grants to Kehl Homes, Inc., the right to discharge storm drain water over the Storage Facility Ground (shown as "Legal Description Storage Units--Bolliger Property" on the attached storage facility ground description) until such time as the storm water drainage system required by Salt Lake County has been completed at the sole cost and expense of Eastland Development Group, Inc. Eastland Development Group, Inc., further grants Kehl Homes, Inc., a temporary construction easement over the Storage Facility Ground for access for the construction of a sanitary sewer system for Farm Ridge Estates, as referred to in the September 20, 1995 Real Estate Purchase Contract.

Signed this 13th day of October, 1995

Eastland Development Group, Inc.
by: David J. Dean
David J. Dean, Its President

Kehl Homes, Inc.
by: Dale Kehl
Dale Kehl, Its President

M. Kent Foote
M. KENT FOOTE

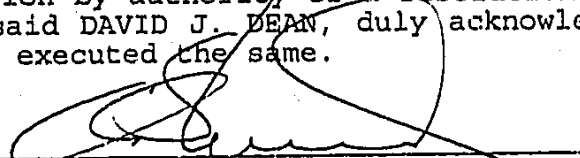
Acknowledged by: LTD.
Garner and Reid Pension Plan
by: Stephen R. Garner (Trustee)
STEPHEN R. GARNER, TRUSTEE

by: Richard B. Reid (Trustee)
RICHARD B. REID, TRUSTEE

BK7264PG1038

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

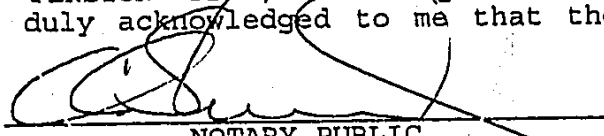
On the 13th day of October, 1995, personally appeared before me DAVID J. DEAN who being duly sworn, did say, that he, the said DAVID J. DEAN, is the president of EASTLAND DEVELOPMENT GROUP, INC. and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said DAVID J. DEAN, duly acknowledged to me that said corporation executed the same.


NOTARY PUBLIC

NOTARY PUBLIC
CHARLES A. HAMMOND
7015 South 1300 East
Midvale, UT 84047
My Commission Expires
January 30th, 1999
STATE OF UTAH

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

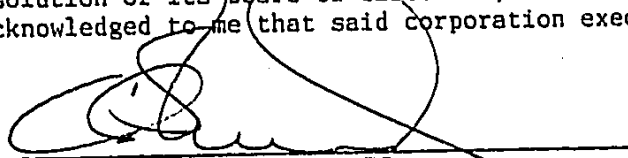
On the 13th day of October, 1995, personally appeared before me STEPHEN R. GARNER and RICHARD B. REID, TRUSTEES of the GARNER AND REID LTD. PENSION PLAN, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.


NOTARY PUBLIC

NOTARY PUBLIC
CHARLES A. HAMMOND
7015 South 1300 East
Midvale, UT 84047
My Commission Expires
January 30th, 1999
STATE OF UTAH

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

On the 13th day of October, 1995, personally appeared before me DALE KEHL, who being by me duly sworn, did say, that he, the said DALE KEHL, is president of KEHL HOMES INC. and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said DALE KEHL, duly acknowledged to me that said corporation executed the same.


NOTARY PUBLIC

NOTARY PUBLIC
CHARLES A. HAMMOND
7015 South 1300 East
Midvale, UT 84047
My Commission Expires
January 30th, 1999
STATE OF UTAH

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G
A

RALPH GOFF & ASSOCIATES

262-8733
(FAX) 262-6531

consulting engineers

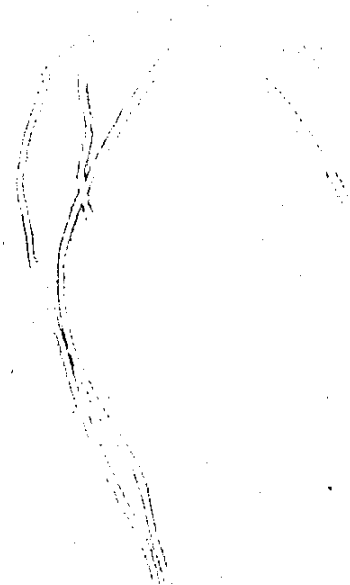
118 East Vine Street
Murray, UT 04107

MARCH 15, 1995

LEGAL DESCRIPTION STORAGE UNITS- BOLLIGER PROJECT

BEGINNING AT A POINT WHICH IS NO°02'55"W, ALONG THE SECTION LINE 1324.76 FEET AND WEST 903.16 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 130.00 FEET; THENCE EAST 110.16 FEET; THENCE SOUTH 80.00 FEET; THENCE EAST 240.00 FEET; THENCE SOUTH 50.00 FEET; THENCE EAST 320.00 FEET; THENCE SO°02'55"E, 128.30 FEET; THENCE EAST 50.00 FEET; THENCE NO°02'55"E, 128.30 FEET; THENCE NORTHWESTERLY 184.81 FEET ALONG THE ARC OF A 158.22 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N33°30'38"W, 174.48 FEET) THENCE NORTH 20.00 FEET; THENCE N73°29'01"W, 113.105 FEET; THENCE NORTHWESTERLY 335.215 FEET ALONG THE ARC OF A 1024.93 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N62°55'04"W, 333.730 FEET); THENCE N55°02'48"W, 483.78 FEET; THENCE SOUTH 648.22 FEET; THENCE EAST 185.28 FEET; THENCE N18°05'00"W, 22.60 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.5567 ACRES



6206226
11/03/95 4:36 PM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MERRILL TITLE
REC BY: B GRAY ,DEPUTY - WI

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