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 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 LANDMARK TITLE
 BY: AMF, DEPUTY - WI 5 P.

When recorded, return to:
 Ellessa Mae, LLC
 95 East Tabernacle
 St. George, UT 84770

**AGREEMENT FOR INGRESS AND EGRESS EASEMENT
 (CHAMPION – FPHOA TO ELLESSA MAE, LLC)**

By this Agreement for Ingress and Egress Easement (“Agreement”), effective as of June 27th, 2005, the Federal Pointe Homeowners’ Association, a Utah nonprofit corporation (the “Grantor”), hereby grants an easement (the “Easement”) upon the terms of this Agreement to Ellessa Mae, LLC, a Utah limited liability company (the “Grantee”), for the sum of ten dollars (\$10.00) and other good and valuable consideration.

1. Description of the Easement. Attached to this Agreement at Exhibit “A” is the legal description of the tract of land on which the Easement lies (the “Easement Parcel”). The Easement is granted and created subject to all prior easements, restrictions and rights of way of record affecting the Easement Parcel.

2. Benefitted Property. Attached to this Agreement at Exhibit “B” is the legal description of the property to which the Easement is appurtenant (the “Benefitted Parcel”).

3. Purpose of the Easement. The Easement is intended to and shall be used by the Grantee and the others to whom Grantee may grant a similar easement as more fully described hereinafter, for the following purposes: (i) as a Private Street and Common Area as set forth in the Declaration of Covenants, Conditions and Restrictions of the Federal Pointe Subdivision, recorded April 22, 1993, as Entry No. 5482975 in Book 6644 at page 1364 and amended by the First Amendment to the Declaration of Covenants, Conditions and Restrictions of the Federal Pointe Subdivision, recorded June 25, 1997, as Entry No. 6676183 in Book 7696 at Page 2906 in the Office of the Salt Lake County Recorder and (ii) as an extension of the ingress/egress and utilities easement granted to the First Charter Development Corporation and its successors in interest as described and set forth in Grant of Easement No. 13 of the Plat for the Federal Pointe P.U.D., recorded in the records of the Salt Lake County Recorder on April 22, 1993, as Entry No. 5482962 in Book of Plats 93-4 at Page 69.

4. Successors and Assigns. The Easement shall be perpetual and shall run with the land and be binding upon the Grantor, Grantee, their respective successors and assigns and others owning interests in the Benefitted Parcel and Easement Parcel.

ONE SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first written above.

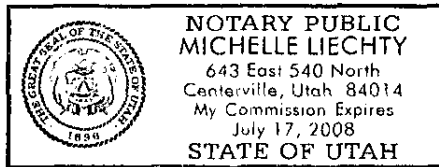
THE FEDERAL POINTE HOMEOWNERS' ASSOCIATION

By: Dennis Runnoe
Its: President

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

On the 20th day of June, 2005, personally appeared before me Dennis Runnoe, the President of The Federal Pointe Homeowners' Association, a Utah nonprofit corporation, who duly acknowledged to me that he executed the foregoing instrument.

Michelle Liechty
Notary Public



ELLESSA MAE, LLC

Brent Beesley
By Brent Beesley
Its Manager

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

On the 21st day of June, 2005, personally appeared before me Brent Beesley, the Manager of Ellessa Mae, LLC, a Utah limited liability company, who duly acknowledged to me that he executed the foregoing instrument.

Michelle Liechty
Notary Public

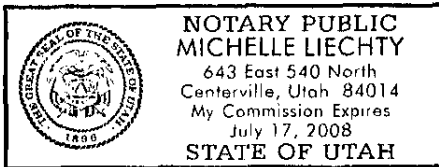


EXHIBIT "A"
TO
AGREEMENT FOR INGRESS AND EGRESS EASEMENT
(CHAMPION – FPHOA TO ELLESSA MAE, LLC)

(LOT 13, FEDERAL POINTE P.U.D.)

A parcel of land lying and situate in the Northeast Quarter of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah. Basis of bearing for subject parcel being South 73°44'09" East 666.20 feet (measured) between the center line monument monumentalizing the radius point of the cul-de-sac of Federal Pointe Drive and the intersection monument at the intersection of Federal Pointe Drive and Connecticut Lane, Federal Pointe PUD. Subject parcel being more particularly described as follows:

Beginning at a point on the Westerly boundary of Federal Pointe P.U.D. recorded April 22, 1993 as Entry Number 5482962, in Book 93-4, at Page 69 of the Salt Lake County Records, said point also being the Northwest corner of Lot 13 of said P.U.D., being located North 57°24'31" West 20.10 feet from the center line monument monumentalizing the cul-de-sac of Federal Pointe Drive (375 North Street); Thence South 57°24'31" East 6.08 feet to a point on the Westerly boundary of said Federal Pointe Drive right of way; Thence South 16°29'59" West 13.00 feet coincident with said right of way line; Thence North 57°24'31" West 6.14 feet to a point on the Westerly line of said P.U.D.; Thence North 16°46'25" East 12.99 feet coincident with the Westerly line of said P.U.D. to the point of beginning.

Tax Parcel No. 09-33-251-026

EXHIBIT "B"
TO
AGREEMENT FOR INGRESS AND EGRESS EASEMENT
(CHAMPION – FPHOA TO ELLESSA MAE, LLC)

Southwest Parcel

Parcel No. 1:

BEGINNING at a point that is North 00°01'46" East 1017.99 feet along the West boundary of Fort Douglas Military Reservation and South 89°58'23" East 2481.76 feet along the North Military Reservation boundary from United States Military Reservation Monument No. 13; said Monument No. 13 being South 00°01'57" East (bearing base) which equals South 00°12'58" West (State plane grid bearing Utah Central Zone) 496.58 feet along the monument line of Virginia Street and South 89°58'15" West 56.85 feet along the South Military Reservation Line from a City Monument at the intersection of Virginia Street and Eleventh Avenue (from the West); thence South 89°58'23" East 1286.60 feet along the north boundary of Fort Douglas Military Reservation, said boundary being between United States Monuments 14 and 15, to a point of intersection of the northerly extension of the westerly boundary between United States Monuments 11 and 12 (Monument 12 being identified by City's Monument 12A); thence South 00°00'17" East 1015.40 feet along the northerly extension of the Westerly boundary of the Fort Douglas Military Reservation between United States Monuments 11 and 12; thence South 89°58'15" West 1286.60 feet along the South boundary of Fort Douglas Military Reservation, between United States Monuments 12 (Monument 12 being identified by City's Monument 12A) and 13; thence North 00°00'17" West 1016.29 feet to the point of BEGINNING.

Parcel No. 2:

BEGINNING South 89°59'23" East 877.57 feet from the Southwest Corner of Lot 19, ARLINGTON PARK; South 89°59'23" East 355 feet; South 0°00'17" East 641.56 feet; South 83°44'01" West 83.11 feet; North 65°13'44" West 300 feet; North 0°00'17" West 525 feet to BEGINNING.

LESS and excluding from Parcels 1 and 2:

A parcel of land located in the Southwest Quarter of the Northeast Quarter of Section 33, Township 1 North, Range 1 East, Salt Lake Meridian, described as follows:

BEGINNING at a point that is North 0°00'46" East 1017.99 feet along the West boundary of Fort Douglas Military Reservation and South 89°59'23" East 2481.76 feet along the north Military Reservation boundary from United States Military Reservation Monument No. 13, said Monument No. 13 being South 00°01'57" East (bearing base) which equals South 00°12'58" West (State plane grid bearing Utah Central Zone) 496.58 feet along the monument line of Virginia Street and South 89°59'15" West 56.85 feet along the South Military Reservation Line from a City Monument at the intersection of Virginia Street and Eleventh Avenue (from the west), thence South 89°59'23" East 1286.60 feet along the north boundary of Fort Douglas Military Reservation; thence South 0°00'17"

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East 1015.40 feet to the North line extended of Federal Heights Plat F; thence South 89°58'15" West 1286.6 feet along said North line of Federal Heights Plat F; thence North 0°00'17" West 392.29 feet; thence North 16°46'25" East 190.33 feet; thence North 10°51'01" East 145.35 feet; thence North 27°28'01" East 72.89 feet; thence North 16°46'25" East 140.00 feet; thence North 57°19'22" West 185.76 feet to the point of BEGINNING.

Per Plat

A parcel of land located in the Northwest quarter and the Northeast quarter of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian, [Basis of bearing for said parcel being South 73°44'09" East 666.20 feet (measured) between the center line monument in the cul-de-sac of Federal Pointe Drive and the intersection monument at the intersection of Federal Pointe Drive and Connecticut Lane in Federal Pointe P.U.D. recorded April 22, 1993 in Book 93-4, at Page 69 of the official records of the Salt Lake County Recorder], said parcel being more particularly described as follows:

BEGINNING at the McNeil Engineering rebar and cap monumentalizing the Northwest corner of Lot 35, Federal Pointe P.U.D. recorded as Entry No. 5482962, in Book 93-4, at Page 69 of the official records of the Salt Lake County Recorder, said point being located South 73°44'09" East 94.76 feet and North 400.56 feet from said center line monument, monumentalizing the cul-de-sac of said Federal Pointe Drive; thence the following 5 (five) courses coincident with the Westerly boundary of said Federal Pointe P.U.D.: (1) South 16°46'25" West 140.00 feet; (2) South 27°28'01" West 72.89 feet; (3) South 10°51'01" West 145.35 feet; (4) South 16°46'25" West 190.33 feet; (5) South 00°00'17" East 4.69 feet; thence South 83°44'01" West 88.23 feet; thence North 65°13'44" West 300.00 feet; thence North 00°00'17" West 524.66 feet to a point on the South boundary line of Arlington Park Subdivision recorded as Entry No. 2652986, in Book 74-9, at Page 148 of the official records of the Salt Lake County Recorder; thence North 89°58'03" East (South 89°58'03" East per prior deed) 337.76 feet coincident with said South boundary line to the Southeast corner of Lot 10 of said Arlington Park Subdivision; thence South 61°17'30" East 25.46 feet to the Northwest corner of said Federal Pointe P.U.D.; thence South 57°19'22" East 185.76 feet coincident with the Westerly line of said Federal Pointe P.U.D. to the point of BEGINNING. (Being a *proposed* subdivision to be known as "Federal Pointe P.U.D. Phase 2").

[For reference purposes only: Tax Parcel/Serial No. 09-33-176-014]