

WHEN RECORDED RETURN TO:

Kenner Associates, Inc.  
P.O. Box 666  
Sandy, Utah 84091

ENT 48583 BK 3992 PG 290  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1996 JUN 11 3:42 PM FEE 18.00 BY NB  
RECORDED FOR METRO NATIONAL TITLE

R/O

RECIPROCAL GRANT OF EASEMENTS  
FOR PARKING

FOR VALUE RECEIVED, the undersigned, Kenner Associates, Inc., a Utah Corporation (the "Developer"), and 250 Associates #1, Ltd., 250 Associates #2, Ltd., and 250 Associates #3, Ltd., (the "Optionee"), and their respective successors and assigns hereby GRANT, DECLARE, ACKNOWLEDGE AND AGREE as follows:

1. OWNERSHIP OF PARCELS. The Developer is the owner of land identified herein as Parcels 1, 2 and 3 (hereinafter the "Parcels") situated in Utah County, State of Utah, which parcels are more particularly described in Exhibit "A," attached hereto and incorporated herein, and are outlined in red on Exhibit "B," attached hereto and incorporated herein.
2. EASEMENT FOR INGRESS AND EGRESS. The Developer as owner of the parcels, the Optionee of the parcels, their respective successors, assigns, tenants, customers, invitees and employees shall have non-exclusive rights-of-way and easements for ingress and egress for vehicular and pedestrian traffic over, upon and across the roads, driveways and access ways, entrances, exits of all of said Parcels.
3. EASEMENT FOR PARKING. The Developer and any successor owners of Parcels 1, 2 and 3, their respective successors, assigns, tenants, customers, invitees and employees shall have non-exclusive and common parking rights and privileges upon the designated parking areas of Parcels 1, 2 and 3 as the same are constructed and established from time to time.

4. PARKING REQUIREMENTS. All automobile parking spaces as established from time to time on Parcel 1,2 and 3 shall be deemed available for the calculation of a single parking count index total for consideration by jurisdictional authorities in determining the necessary balance between gross building areas developed on Parcels 1,2 and 3 and commensurate parking stall requirements.

5. COVENANTS RUNNING WITH THE LAND. It is understood and agreed that the rights, easements and restrictions herein granted shall be deemed to be covenants running with the land and shall be binding upon and inure to the benefit of the owners of Parcels 1,2 and 3 their respective successors and assigns.

IN WITNESS WHEREOF, this Agreement is executed this \_\_\_ day of \_\_\_  
November, 1995.

KENNER ASSOCIATES, INCORPORATED

By Bruce B. Kenner  
its PRESIDENT

250 ASSOCIATES #1, #2, & #3, LTD., ACTING JOINTLY

By Bruce B. Kenner  
its General Partner

STATE OF UTAH :  
: SS.  
COUNTY OF UTAH :

ON THE 11th DAY OF JUNE 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BEFORE ME BRUCE B. KENNER AS PRESIDENT OF KENNER ASSOCIATES, INCORPORATED AND AS GENERAL PARTNER OF 250 ASSOCIATES #1, #2 AND #3, LTD., AND SAID BRUCE B. KENNER ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DOCUMENT IN BEHALF OF SAID KENNER ASSOCIATES, INC. AND 250 ASSOCIATES #1, #2 AND #3 LTD. BY AUTHORITY OF THEIR BY-LAWS AND A RESOLUTION OF THEIR BOARD OF DIRECTORS AND THEIR PARTNERSHIP.

Lonny T. Brown  
NOTARY PUBLIC

Sp. Fork, ut.  
RESIDING AT:

COMMISSION EXPIRES:

10-10-98



# EXHIBIT "A"

ENT 48583 BK 3992 PG 293

## SURVEYOR'S CERTIFICATE

I, ROBERT D. GUNNELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 142870 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THIS TRACT OF LAND AND THE FOLLOWING DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED EAST BAY PLAT "AA", A REVISION OF EAST BAY PLAT "Y", A PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF 180/250 EAST STREET, PROVO, UTAH, WHICH POINT IS EAST 135.44 FEET AND NORTH 627.44 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 33°45'30" WEST ALONG A COMMON LINE BETWEEN EAST BAY PLAT "V" REVISED AND EAST BAY PLAT "AA" 198.62 FEET; THENCE NORTH 00°10'11" EAST ALONG SAID LINE 422.91 FEET TO THE SOUTH LINE OF THE UNITED STATES POST OFFICE PROPERTY; THENCE NORTH 89°28'04" EAST ALONG SAID SOUTH PROPERTY LINE 533.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 250 EAST STREET; THENCE SOUTH 00°10'11" WEST ALONG SAID RIGHT-OF-WAY LINE 281.07 FEET; THENCE ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A 260.407 FOOT RADIUS CURVE TO THE RIGHT 403.73 FEET THROUGH A CENTRAL ANGLE OF 88°49'49", THE CHORD OF WHICH BEARS SOUTH 44°35'05" WEST 364.493 FEET; THENCE ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A 310.578 FOOT RADIUS CURVE TO THE LEFT 177.57 FEET THROUGH A CENTRAL ANGLE OF 32°45'30", THE CHORD OF WHICH BEARS SOUTH 72°37'15" WEST 175.162 FEET TO THE POINT OF BEGINNING.

AREA = 6.24 ACRES

BASIS OF BEARING = S37°15'07"E FROM THE SOUTHWEST CORNER OF SECTION 7, T7S, R3E, SLB&M, TO THE SPANISH FORK PEAK TRIANGULATION STATION.

# EXHIBIT "B"

