DRIVEWAY EASEMENT

For a good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SJS Limited Partnership hereby grants and conveys an easement over the property described in Exhibit "A" hereto to Builders Market Place I Limited Partnership, a Utah limited partnership, for ingress and egress of vehicular and pedestrian travel for the benefit of Builders Market Place's approximate 2.27 acre parcel of real property described in the attached Exhibit "B" hereto. The easement shall not include the right to park vehicles or erect or maintain obstructions upon the easement. This easement shall run with the land and shall be binding upon and shall inure to the benefit of each owner and any other party who acquires or comes to have any interest in Exhibit "B" hereto.

DATED this 15 day of _______, 1999.

SJS Limited Partnership

Its: The Charlet J. Shower home.

STATE OF UTAH

) ss:

COUNTY OF SALT LAKE)

On the 15th day of 1999, personally appeared before me Sharet Schalewawe, the signer of the above instrument, who duly acknowledged to me that he/she executed the same.



NOTARY PUBLIC
Michelle R. Somers
525 E. 100 S. #500
Salt Lake City, Utah 84102
My Commission Expires
April 29, 2002
STATE OF UTAH

Michelel Grynelly NOTARY PUBLIC

93106/03/0715 Driveway Easement

07/28/1999 03:22 PM 15.00
NANCY WORKMAN
RECORDER, SALI LAKE COUNTY, UTA
ANDERSON & KARRENBERG
50 WEST BROADWAY
SUITE 700
SLC UT 84101
BY: ARG, DEPUTY - WI 3 P.

X 0297 PAGE 4412

EXHIBIT "A"

The land referred to in this commitment is in the State of Utah, County of Salt Lake, and is described as follows:

BEGINNING AT A POINT on a fence line, said point being North 89°54'45" West 443.53 feet along the section line and North 0°05'19" West 53.62 feet and North 0°29'36" West 1525.86 feet and North 89°32'55" East 207.83 feet from the South Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian, and running thence North 0°06'45" West 30.00 feet; thence North 89°53'15" East 197.71 feet to the west line of the Frontage Road; thence Southerly 30.28 feet along the arc of a 2814.79 foot radius curve to the right (center bears South 81°48'30" West and long chord bears South 7°53'00" East 30.28 feet, with a central angle of 0°36'59") along the West line of the Frontage Road; thence South 89°53'15" West 201.80 feet to the **POINT OF BEGINNING.**

EXHIBIT "B"

The land referred to in this commitment is in the State of Utah, County of Utah, Salt Lake, and described as follows:

BEGINNING AT A POINT North 89°48' West 443.58 feet and North 0°01'26" East 53.62 feet and North 0°22'51" West 1086.39 feet and North 89°39'40" East 193.91 feet from the South Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian; and running thence North 89°39'40" East 236.09 feet to the West line of the I-15 Frontage Road; thence along said West line North 0°32'04" East 46.30 feet; thence Northwesterly along the arc of a 2,814.79 foot radius curve to the left 382.88 feet; thence West 201.80 feet; thence South 30.00 fee; thence West 11.0 feet; thence South 409.54 feet to THE POINT OF BEGINNING.