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07/19/96 12:09 PM 30.00
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NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
PARSONS DAVIES KINGHORN PETERS
185 S STATE #700 SLC UT 84111
REC BY:V ASHBY ,DEPUTY - WI

When recorded, return to:
Pinecone Properties, L.C.
1063 East 2100 South
Salt Lake City, Utah 84105

EASEMENT

This Easement is executed by Sugar House Properties, LLC, a Utah limited liability company, of 600 North East Capital Street, Salt Lake City, Utah 84103 in favor of Pinecone Properties, L.C., a Utah limited liability company, of 1063 East 2100 South, Salt Lake City, Utah 84105.

Recitals:

- A. Sugar House Properties, LLC is the owner of the real property located in Salt Lake County, Utah described in Exhibit A, attached hereto, hereinafter described as the "Sugar House Property."
- B. Pinecone Properties, L.C. is the owner of the real property located in Salt Lake County, Utah described in Exhibit B attached hereto (the "Pinecone Property"), which is located directly east of and contiguous to the Sugar House Property.
- C. Pinecone Properties, L.C. is remodeling its building and requires this Easement to meet Salt Lake City requirements in order to place windows in the west wall of its building, which is located adjacent to the lot line with the Sugar House Property.

Easement:

1. Creation of Easement. Sugar House Properties, LLC hereby grants to Pinecone Properties, L.C. an easement on the terms set forth below over the following described tract of land:

A strip of land eleven feet in width on the east edge of the Sugar House Property beginning at the north edge of the existing building located on the southeast corner of the Sugar House property, and running to the north boundary of the Sugar House Property.

2. Scope of Easement. The easement created herein is a negative easement that Sugar House Properties, LLC and its successors and assigns shall not build or construct any building in the easement area during the term of the easement.

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3. Termination. Sugar House Properties, LLC and its successors and assigns reserve the right to terminate this easement by giving Pinecone Properties, L.C. or its successors or assigns thirty days advance written notice of termination and recording a notice of termination with the Salt Lake County Recorder's office. Upon termination, Pinecone Properties, L.C. and its successors and assigns agree to block the windows on the west side of the building if necessary for the building to comply with Salt Lake City building requirements.

4. Appurtenance. The Easement created by this Agreement shall be appurtenant to the Pinecone Property.

Dated July 16, 1996

Sugar House Properties, LLC

By: Dennis Glass
Dennis Glass, Member

Dated July __, 1996

Pinecone Properties, L.C.

By: Darrell Lynn Rasmussen
Darrell Lynn Rasmussen, Member

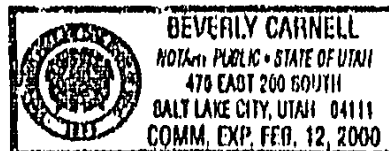
STATE OF UTAH)
)SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 16 day of July, 1996 by Dennis Glass in his capacity as a member of Sugar House Properties, L.C., a Utah limited liability company.

Beverly Carnell
NOTARY PUBLIC

Residing at: 476 East 200 South

My Commission Expires: Feb 12, 2000

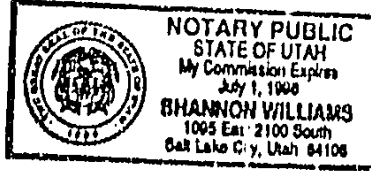


STATE OF UTAH)
)SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 17th day of July, 1996 by Darrell Lynn Rasmussen in his capacity as a member of Pinecone Properties, I.C., a Utah limited liability company.

Shannon Williams
NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires:
July 1, 1998



BK 7447 PG 0847

EXHIBIT A

PARCEL 1:

Beginning at a point on the North side of 21" South Street, 225.89 feet West of the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey, and running thence West along said North line 53.3 feet; thence North 100 feet; thence East 53.3 feet; thence South 100 feet to the place of beginning.

PARCEL 2:

Beginning at a point 279.19 feet West and 100 feet North from the Southeast corner of said Lot 1, Block 1, Five Acre Plat "A", Big Field Survey, and running thence North 50 feet; thence East 43.98 feet to West line of old right of way of Jordan and Salt Lake City Canal; thence South 2 deg. 30' West along said Westerly line 50.05 feet to a point due East of the place of beginning; thence West 41.99 feet; more or less, to the place of beginning.

PARCEL 3:

Beginning at a point 365.95 feet West and 241.75 feet North of the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey, and running thence North 45 feet, more or less, to the North line of said Lot 1; thence East 136.00 feet, more or less, to the West line of Jordan and Salt Lake City Canal land; thence South 2 deg. 30' West along the West line of said canal land 45.04 feet more or less to point due East of the place of beginning; thence West 136.59 feet, more or less, to the place of beginning.

PARCEL 4:

Commencing 365.95 feet West and 211.16 feet North from the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey, thence North 30.59 feet; thence East 136.59 feet to the West line of the Jordan and Salt Lake Canal Land; thence South 2 deg. 30' West 30.59 feet; thence West 136.59 feet to the place of beginning.

PARCEL 5:

Commencing at a point 365.95 feet West and 150 feet North of the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey, and running thence North 30.58 feet; thence East 136.85 feet, more or less, to the West line of the Jordan and Salt Lake City Canal Land; thence South 2 deg. 30' West along the West line of said Canal Land 30.58 feet, more or less, to a point due East of the place of beginning; thence West 136.85 feet more or less to the place of beginning.

EXHIBIT B (page 1)

PARCEL 1:

BEGINNING on the North line of 2100 South Street at a point North 89°55'47" West 195.14 feet from the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey and running thence North 89°55'47" West 30.70 feet; thence North 0°04'09" East 100.00 feet; thence North 89°55'47" West 11.68 feet; thence North 2°34'09" East 122.77 feet; thence South 87°09'36" East 43.84 feet; thence South 2°50'24" West 141.12 feet; thence South 0°01'46" West 79.58 feet to the point of BEGINNING.

TOGETHER WITH a right of way approximately 9 feet in width for ingress and egress abutting said property on the East.

PARCEL 2:

BEGINNING at a point North 220.7 feet and West 188.11 feet from the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey (basis of bearing: Salt Lake City Engineer's Atlas Map) and running thence North 87°09'36" West 43.84 feet; thence North 2°34'09" East 68.16 feet to the South line of Evergreen Park Subdivision; thence South 89°55'47" East 24.42 feet; thence North 5°04'09" East 163.10 feet; thence South 89°55'47" East 30.00 feet; thence North 5°04'09" East 60.50 feet; thence North 89°55'47" West 30.00 feet; thence North 5°04'09" East 11.99 feet; thence South 89°55'47" East 30.00 feet; thence North 5°04'09" East 125.48 feet to the South line of Hollywood Avenue; thence South 89°55'47" East 14.75 feet; thence South 5°04'09" West 169.14 feet; thence South 89°55'47" East 8.29 feet; thence South 00°04'09" West 29.86 feet; thence South 89°55'47" East 135.00 feet to the West line of 1100 East Street; thence South 00°04'09" West 110.00 feet; thence North 89°55'47" West 119.69 feet; thence South 6°34'07" West 55.35 feet to the North line of said Lot 1; thence North 89°55'47" West 59.19 feet; thence South 2°50'24" West 66.64 feet to the point of BEGINNING.

Subject to a right of way described as follows:

BEGINNING at a point 30 feet East from the Northeast corner of Block 4, Evergreen Park Subdivision, and running thence East 14.75 feet; thence South 5°04'09" West 198.98 feet more or less; thence West 14.75 feet; thence North 5°04'09" East 60.50 feet; thence West 30 feet; thence North 5°04'09" East 11.99 feet; thence East 30 feet; thence North 5°04'09" West 125.48 feet more or less to the point BEGINNING.

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EXHIBIT B (page 2)

TOGETHER WITH a right of way for ingress and egress described as follows:

BEGINNING at a point North $0^{\circ}04'09''$ East 131.10 feet and North $89^{\circ}55'47''$ West 192.71 feet from Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey, and running thence North $2^{\circ}50'24''$ East 156.19 feet to the North line of said Lot 1; thence South $89^{\circ}55'47''$ East 17.88 feet; thence South $2^{\circ}50'24''$ West 156.19 feet; thence North $89^{\circ}55'47''$ West 17.88 feet to the point of BEGINNING.

PARCEL 3:

BEGINNING North $89^{\circ}55'47''$ West 186.14 feet from the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey; thence North $89^{\circ}55'47''$ West 9 feet; thence North $0^{\circ}01'46''$ East 79.58 feet; thence North $2^{\circ}50'24''$ East 51.48 feet; thence South $89^{\circ}55'47''$ East 12.29 feet; thence South $2^{\circ}34'09''$ West 131.22 feet to the point of BEGINNING.

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