



"W2239475"

EH 2239475 PG 1 OF 4  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
01-FEB-07 146 PM FEE \$17.00 DEP JPM  
REC FOR: LANKMARK TITLE

When recorded, return to:  
Diane H. Banks, Esq.  
Fabian & Clendenin  
215 South State Street, Suite 1200  
Salt Lake City, Utah 84111

## PARTIAL TERMINATION OF RECIPROCAL EASEMENT AGREEMENT

Reference is hereby made to that certain Reciprocal Easement Agreement dated December 23, 1999 and recorded December 28, 1999 as Entry No. 1681479 in Book 2050 at Page 2304 of the records of the Weber County Recorder (the "Agreement"). The Agreement is made by and between Riverdale Center II, L.C., ("Riverdale") and Christensen Land Management, LC, a Utah limited liability company ("CLM"). JLM Associates, LLC, a Utah limited liability company ("JLM") is the current owner of a portion of the property previously owned by CLM, which property is more particularly described on Exhibit "A" attached hereto (the "JLM Property").

The terms of the Agreement create certain reciprocal easements which are appurtenant to and benefit the JLM Property. As part of a redevelopment plan implemented by Riverdale on the shopping center property owned by Riverdale which is described on Exhibit "B," Riverdale has requested that JLM terminate its rights under the Agreement as to that portion of the property attached hereto.

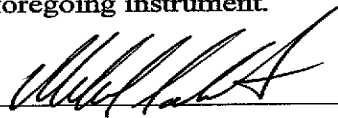
NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned does hereby terminate, extinguish and release all rights, interests and benefits created in favor of the undersigned, as a successor to CLM, pursuant to the terms of the Agreement only with respect to the property described on Exhibit "B." Except as to the property described on Exhibit "B," the undersigned retains all rights, interests and benefits provided for in the Agreement.

**JLM ASSOCIATES, LLC**  
a Utah limited liability company

By:  \_\_\_\_\_

STATE OF ARIZONA  
COUNTY OF MARICOPA

On the 31<sup>st</sup> day of December, 2006, personally appeared before me  
Larry Sheffield, a Managing Member of JLM Associates, LLC,  
a Utah limited liability company, who duly acknowledged to me that he executed the  
foregoing instrument.

  
\_\_\_\_\_



Commission Expires: 12-8-08  
Residing: Maricopa County

**EXHIBIT "A"**

The land referred to herein is located in Weber County, State of Utah, and described as follows:

Part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows: Beginning at a point at the intersection of the Northwesterly right-of-way line of Riverdale Road (State Route No. 26) and the Southeasterly corner of the Utah Department of Transportation Parcel as conveyed by Warranty Deed Entry No. 1239433, in Book 1674, at Page 1311 of the Official Records of the Weber County Recorder, said point being South 89°26'02" East along the Section line 1619.27 feet, more or less, to the said Northwesterly right-of-way line of said Riverdale Road and South 38°24'20" West along said Northwesterly right-of-way line 882.88 feet from the Northwest Corner of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 38°24'20" West along said Northwesterly right-of-way line 132.98 feet; thence North 51°16'02" West 172.79 feet to the Westerly line of the Christensen Land Management, L.C., parcel as conveyed by Quit Claim Deed Entry No. 1681477, in Book 2050, at Page 2298, of the Official Records of the Weber County Recorder; thence North 36°58'21" East along the Westerly line of said Christensen Land Management, L.C., parcel 23.92 feet to the most Northern corner of said Christensen Land Management, L.C., parcel, said point being an angle point on the easterly point on the Easterly line of Lot 3, Riverdale Center II Subdivision as recorded with the Office of the Weber County Recorder, said point being on the Southeasterly line of Riverdale Center, L.C., "Parcel 3" as conveyed by Special Warranty Deed Entry No. 1439392, in Book 1834, at Page 603, of the Official Records of the Weber County Recorder; thence North 31°13'02" East along said Southeasterly line of said "Parcel 3" and the said Easterly line of said Lot 3, a distance of 138.46 feet to the Southwesterly line of said Utah Department of Transportation parcel; thence South 51°16'02" East along said Southwesterly line and parallel with the centerline of 300 West Street 159.54 feet to the South line of the Riverdale City Corporation parcel as conveyed by Quit Claim Deed Entry No. 746619, in Book 1254, at Page 561, of the Official Records of the Weber County Recorder; thence South 43°59'30" East along said South line 12.59 feet to the West line of said Utah Department of Transportation parcel; thence South 03°25'42" West along said West line 32.60 feet to the point of beginning as shown on the Official Map of Project No. STP-9999(86) on file in the Office of the Utah Department of Transportation.

06-031-0004 /  
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For reference purposes only:  
Tax Parcel No. 06-031-0004

*S.P.*

**EXHIBIT "B"**

A tract of land situated in Weber County, State of Utah, more particularly described as follows:

All of Lot 4, **RIVERDALE CENTER II SUBDIVISION**, according to the official plat thereof, filed in Book "52" of Plats at Page 52 of the Official Records of the Weber County Recorder.

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For reference purposes only:  
Tax Parcel No. 06-274-0005

*1/5.*