

RED NOTE AB

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HIGH COUNTRY TITLE

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ALAN SPRIGGS
SUMMIT COUNTY RECORDER

EASEMENT

REC'D BY D G q

WHEN RECORDED MAIL TO:

David W. Johnson
Attorney at Law
P.O. Box 3598
Park City, Utah 84060

GARY E. COLE, INC., a Utah Corporation, Grantor, hereby grants and conveys to ALL SEASONS DEVELOPMENT, LTD., a Utah Limited Partnership, Grantee, an irrevocable easement for the placement of utility lines in and across the following described real property for the express purpose of providing utility service to Grantee's property which is more particularly described on attached Exhibit "B". The easement hereby granted is located in Park City, Summit County, State of Utah, and is more particularly described as follows:

See Attached Exhibit "A"

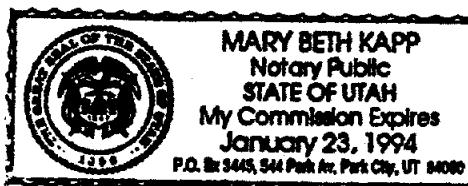
This easement includes the right of access to maintain and repair the utility lines placed in this easement.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed by it's officer duly authorized on this 18 day of July, 1990.

~~GARY E. COLE, INC.
a Utah Corporation~~

by: Ray E. Cole
its: President

STATE OF UTAH)
COUNTY OF SUMMIT) : ss.



On the 18th day of July, 1990, personally appeared before me Gary E. Cole, who being by me duly sworn, did say that he is the President of Gary E. Cole, Inc., a Utah Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its bylaws, and that Gary E. Cole executed the same.

Mary Beth Hays
NOTARY PUBLIC
Residing at Park City, UT

My Commission Expires: 1/23/94

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EXHIBIT 'A'

LEGAL DESCRIPTION
15' WIDE UTILITY EASEMENT
ALL SEASONS LODGE
JULY 17, 1990

BEGINNING at a point which is South 1564.88 feet and East 921.98 feet from the West quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base & Meridian; said point of beginning also being on the Southerly boundary line of the PARK AVENUE CONDOMINIUMS, as recorded, and running thence N 66°00'00" E along said Southerly boundary line 225.00 feet to the Southeasterly corner of the before mentioned PARK AVENUE CONDOMINIUMS, said point also being on the Westerly right-of-way line of State Highway U-224; thence S 24°00'00" E along said Westerly right-of-way line 15.00 feet; thence leaving said Westerly right-of-way line S 66°00'00" W 225.00 feet; thence N 24°00'00" W 15.00 feet to the point of beginning.

EXHIBIT "B"

LEGAL DESCRIPTION
ALL SEASONS LODGE
MARCH 22, 1990

BEGINNING at a point which is South 1564.88 feet and East 921.98 feet from the West quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base & Meridian; said point of beginning also being on the Southerly boundary line of the PARK AVENUE CONDOMINIUMS, as recorded, and running thence S 24°00'00" E 201.28 feet to a point on the North right-of-way line of Empire Avenue, said point also being on a 285.00 foot radius curve to the left (center bears S 37°50'08" E of which the central angle is 54°10'43") thence southwesterly along the arc of said curve and the before mentioned North right-of-way line of Empire avenue 269.50 feet; thence leaving said right-of-way line N 33°24'21" W 410.09 feet to the Southerly boundary line of the before mentioned PARK AVENUE CONDOMINIUMS; thence S 88°30'00" E along said Southerly boundary line 143.39 feet; thence N 43°30'00" E along said Southerly boundary line 74.38 feet; thence N 66°00'00" E along said Southerly boundary line 65.00 feet to the point of beginning.

CONTAINS 1.408 ACRES.

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