

Mail to: Stewart Title  
261 E. 300 S.  
SLC, Ut. 84111

5244 T

KATHLEEN J. DIXON  
RECORDERS  
SALT LAKE CITY, UTAH  
JUL 13 2 21 PM '81  
STEWART TITLE CO.

3584507

EASEMENT

WESTLAKE INVESTMENT COMPANY, a joint venture organized and existing under the laws of the State of Utah and DESERET TITLE HOLDING CORPORATION, a corporation organized and existing under the laws of the State of Utah, Grantors, hereby QUIT CLAIM to IVORY AND COMPANY, a limited partnership organized and existing under the laws of the State of Utah for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration and subject to the conditions set forth below, two (2) nonexclusive easements, each of which shall not exceed twenty (20) feet in width, over, under and across the surface of that certain real property ("Phase II") that is located in Salt Lake County, Utah and that is described more particularly on Exhibit A that is attached hereto and by reference incorporated herein, for the purposes of operating, maintaining, repairing and replacing sanitary and/or storm sewer utilities for the benefit of that certain real property ("Phase I") that is located in Salt Lake County, Utah and that is described more particularly on Exhibit B that is attached hereto and by this reference incorporated herein.

This easement is subject to all matters of record and the right of the fee title owner(s) of the land to use, landscape and maintain the surface of Phase II in a manner not inconsistent with the easement herein conveyed.

The exact location of the two (2) utility easements described above over Phase II has not yet been determined but shall be determined and fixed by Grantee's or Grantee's successors' or assigns' recording or causing to be recorded a document (the "Specific Descriptions") in the office of the Salt Lake County, Utah Recorder that sets forth specific legal descriptions of said easements, each of which:

- (1) is located within the boundaries of Phase II;
- (2) shall not be greater than twenty (20) feet in width; and
- (3) shall not interfere unreasonably with the development of Phase II.

Upon the recording of the Specific Descriptions by Grantee or Grantee's successors or assigns as set forth above, the easement herein granted shall terminate automatically with respect to those portions of Phase II that are located outside of the boundaries of the easements that are set forth in the Specific Descriptions.

By accepting the conveyance of this easement Grantee agrees to be bound by all of the terms, provisions and conditions hereof.

The provisions hereof shall be binding upon, and shall inure to the benefit of, Grantor, Grantee and their respective successors and assigns. Grantee shall have the absolute right to assign, grant and/or convey all or any portion of the above described easement.

DATED as of the 7th day of April 1981.

DESERET TITLE HOLDING CORPORATION  
a Utah Corporation

BOOK 5270

By: J. ADAN BLODGETT  
J. ADAN BLODGETT  
Vice President

ATTEST:

Robert M. Smith

ROBERT M. SMITH  
Secretary

448

WESTLAKE INVESTMENT COMPANY, a Utah  
Joint Venture

By: 370 GROUP, a Utah Joint Venture  
and one of the Joint Venturers in  
said Westlake Investment Company, by  
M. M. OSWALD INVESTMENT COMPANY, a  
Utah Limited Partnership and one of  
the Joint Venturers in 370 Group

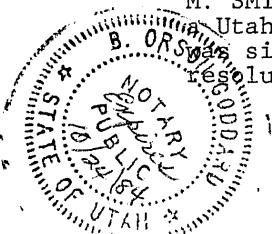
By: McKinley M. Oswald  
McKINLEY M. OSWALD  
Sole General Partner of  
M. M. OSWALD INVESTMENT COMPANY

By: H-G INVESTMENT COMPANY, a Utah  
General Partnership and one of the  
Joint Venturers in said Westlake  
Investment Company

Raymond L. Goodson  
RAYMOND L. GOODSON  
General Partner

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

On the 17<sup>th</sup> day of June 1981, personally  
appeared before me J. ALAN BLODGETT and ROBERT M. SMITH, who  
by me duly sworn did say, each for himself, that he, the said  
J. ALAN BLODGETT is the Vice President and he, the said ROBERT  
M. SMITH is the Secretary of DESERET TITLE HOLDING CORPORATION,  
a Utah corporation, and that the within and foregoing instrument  
was signed in behalf of said corporation by authority of a  
resolution of its Board of Directors.



Barbara Goddard  
Notary Public  
Residing in:

My Commission Expires:

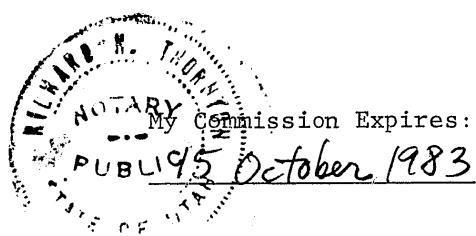
Oct. 24, 1984

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

On the 2d day of June, 1981, personally  
appeared before me MCKINLEY M. OSWALD, the sole general partner  
of M. M. OSWALD INVESTMENT COMPANY, a Utah Limited Partnership  
and one of the Joint Venturers of 370 GROUP, a joint venturer  
in WESTLAKE INVESTMENT COMPANY, the signer of the foregoing  
instrument, who duly acknowledged to me that he signed and  
executed the same for and on behalf of said WESTLAKE INVESTMENT  
COMPANY for the purposes therein contained.

BOOK 5270  
416

Richard H. Thornton  
Notary Public  
Residing in: Salt Lake City, Utah



STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

On the 3 day of June, 1981, personally  
appeared before me RAYMOND L. GOODSON the general partner of H-G  
INVESTMENT COMPANY, a Utah General Partnership, a joint venturer  
in WESTLAKE INVESTMENT COMPANY, the signer of the foregoing  
instrument, who duly acknowledged to me that he signed and  
executed the same for and on behalf of said WESTLAKE INVESTMENT  
COMPANY for the purposes therein contained.



Duane A. Lee  
Notary Public  
Residing in Salt Lake City, Utah

LEGAL DESCRIPTION  
for  
Parcels 1B, 2B, and 3B  
Phase II

Parcels of land located in the E 1/2 of the NW 1/4 of Section 29, T1S, R1W, County of Salt Lake, State of Utah, being more particularly described as follows:

Parcel 1B

Beginning at a point on the west right-of-way line of 3600 West Street said point lying S26°14'55"W, 74.21 feet from the N1/4 corner of said Section 29; thence following said west right-of-way line S0°09'17"E, 1356.72 feet; thence S89°50'43"W, 7.00 feet; thence S0°09'17"E, 22.80 feet to a point on the arc of a 50.00 foot radius curve (central angle = 62°52'24") radial to which bears S63°01'41"E; thence southwesterly 54.87 feet along the arc of said curve to the right; thence S89°50'43"W, 10.06 feet; thence N0°09'40"W, 1335.21 feet; thence N8°40'00"E, 75.05 feet to a point on the arc of a 2859.25 foot radius curve (central angle = 0°35'36"); thence easterly 29.61 feet along the arc of said curve to the left; thence S87°19'47"E, 20.65 feet to the point of beginning (containing 1.967 acres).

Parcel 2B

Beginning at a point S67°59'09"W, 159.13 feet from the N 1/4 corner of said Section 29 and a point on the arc of a 2859.25 foot radius curve (central angle = 1°17'45"); thence easterly 64.67 feet along the arc of said curve to the left; thence S8°40'00"W, 75.05 feet; thence S0°09'40"E, 1335.21 feet; thence S89°50'43"W, 54.92 feet; thence N0°09'16"W, 1407.49 feet; thence N15°21'28"E, 6.70 feet to the point of beginning (containing 1.788 acres).

Parcel 3B

Beginning at a point S67°59'09"W, 159.13 feet from the N 1/4 corner of said Section 29 and a point on the arc of a 2859.25 foot radius curve; thence S15°21'28"W, 6.70 feet; thence S0°09'16"E, 1407.49 feet; thence S89°50'43"W, 28.81 feet; thence N77°30'W, 163.00 feet; thence S73°00'W, 153.89 feet; thence S0°05'08"E, 145.66 feet; thence S83°41'02"W, 177.20 feet; thence N0°87'48"W, 750.38 feet; thence N30°03'58"E, 971.22 feet to a point on the arc of a 2859.25 foot radius curve (central angle = 0°29'06") radial to which bears S5°02'40"W; thence easterly 24.20 feet along the arc of said curve to the left and point of beginning (containing 12.462 acres).

BOOK 5270  
LCP

5/1/81

AC

LEGAL DESCRIPTION  
for  
Parcels 1A, 2A, and 3A  
Phase 1

Parcels of land located in the E 1/2 of the NW 1/4 of Section 29,  
T1S, R1W, County of Salt Lake, State of Utah, more particularly described  
as follows:

Parcel 1A

Beginning at a point on the west right-of-way line of 3600 West Street  
said point lying N44°55'54"W, 100.80 feet from the center of said  
Section 29; thence N47°53'20"W, 31.67 feet; thence N0°09'40"W, 1076.13  
feet; thence N89°50'43"E, 10.06 feet to a point on the arc of a 50.00  
foot radius curve (central angle = 62°52'24") radial to which bears  
S0°09'17"E; thence northeasterly 54.87 feet along the arc of said curve  
to the left; thence N0°09'17"W, 22.80 feet; thence N89°50'43"E, 7.00  
feet to the west right-of-way line of 3600 West Street; thence following  
said west right-of-way line S0°09'17"E, 824.77 feet; thence S10°02'57"W,  
214.51 feet; thence S0°09'17"E, 111.56 feet to the point of beginning  
(containing 1.371 acres).

Parcel 2A

Beginning at a point on the west right-of-way line of 3600 West Street  
said point lying N44°55'54"W, 100.80 feet from the center of said Section  
29; thence following said west right-of-way line S0°09'17"E, 38.38 feet  
to the north right-of-way line of 3100 South Street; thence along  
said north right-of-way line S89°59'23"W, 78.49 feet; thence N0°09'16"W,  
1135.62 feet; thence N89°50'43"E, 54.92 feet; thence S0°09'40"E, 1076.13  
feet; thence S47°53'20"E, 31.67 feet to the point of beginning (containing  
1.460 acres).

Parcel 3A

Beginning at a point on the north right-of-way line of 3100 South Street  
said point lying N77°34'07"W, 153.17 feet from the center of said  
Section 29; thence following said north right-of-way line S89°59'23"W,  
511.90 feet; thence N0°07'48"W, 960.76 feet; thence N83°41'02"E, 177.20  
feet; thence N0°05'08"W, 145.66 feet; thence N73°00'E, 153.89 feet;  
thence S77°30'E, 163.00 feet; thence N89°50'43"E, 28.81 feet; thence  
S0°09'16"E, 1135.62 feet to the point of beginning (containing 12.778  
acres).

5/1/81  
AC

80005270

452