

Please Refer to:
Mr. T. T. & ABShadde
629 East 400 South
SAC, UTAH 84111
ATTN: AL NEUMANN

3940400

CROSS EASEMENT AGREEMENT

This Cross Easement Agreement (the "Agreement") is executed this 10 day of May, 1984, by and between ALVIN E. MALSTROM, TRUSTEE IN TRUST ("Malstrom"), PRICE DEVELOPMENT COMPANY (formerly Price Rentals, Inc.), a Utah corporation ("Price"), and the LORAN CORPORATION, a California corporation ("Loran").

RECITALS

A. Malstrom is the owner of certain real property located near the intersection of 9400 South Street and 700 East Street in Sandy, Utah. Said real property has been leased by Malstrom, as landlord, to Price, as tenant, pursuant to a Lease Agreement dated September 28, 1975. Said real property is more particularly described on Schedule I attached hereto and is sometimes herein-after referred to as the "Price Parcel."

B. Loran is the purchaser of certain real property (the "Loran Parcel") situated at 865 East 9400 South Street in Sandy, Utah, immediately east of the Price Parcel. The Loran Parcel is more fully described on Schedule II attached hereto and will be developed into retail shops by Loran. The Loran Parcel will be leased to various shop tenants, which tenants have been (and future shop tenants will be) granted certain rights to use the Common Areas of the Loran Parcel.

C. The Loran Parcel and the Price Parcel are shown on the site plan attached hereto as Exhibit A. Malstrom and Price are sometimes referred to herein collectively as a "Parcel Owner." Loran is also sometimes referred to herein individually as a "Parcel Owner." All of said parties are sometimes referred to herein as the "Parcel Owners."

WHEREAS, Loran is desirous of developing and improving the Loran Property in accordance with plans, specifications and designs prepared and developed by Loran; and

WHEREAS, Price and Malstrom are willing to agree to the development of the Loran Property including access, ingress and egress between the Price Parcel and the Loran Parcel subject to the terms, provisions and conditions of this Agreement;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

AGREEMENTS

1. Cross Access.

(a) Price and Malstrom hereby grant to Loran and to the tenants and other permanent occupants of the Loran Parcel, and to their respective customers, employees and invitees, the nonexclusive right of pedestrian and vehicular ingress and egress across the Common Areas of the Price Parcel. Loran hereby grants to Price and Malstrom and to the tenants and other permanent occupants of the Price Parcel, and to their respective customers, employees and invitees, the nonexclusive right of pedestrian and vehicular ingress and egress across the Common Areas of the Loran

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Parcel. Such ingress and egress across the common boundary of the Parcels shall occur only at the "Access Area" shown on Exhibit B.

(b) As used in subparagraph (a) next above, "Common Areas" shall mean those areas on each respective Parcel which are, from time to time, devoted to drive aisles, sidewalk and curb cuts. Each Parcel Owner may change the Common Area and building configurations on its respective Parcel without the prior written consent of the other Parcel Owner, but in no event may either Parcel Owner block, alter or change the open configuration and two way cross access functioning of the common "Access Area" shown on Exhibit B (which is between the Price Parcel and the Loran Parcel) without the consent of the other Parcel Owner. Such common "Access Area" shall during the term of this Agreement be utilized for the ingress and egress of vehicles and pedestrians between the Loran Parcel and the Price Parcel.

(c) The easements described herein shall run with the land and shall bind and burden each Parcel Owner's respective Parcel, the Common Area portions of which Parcel shall be deemed to be the servient estate. The easements described herein shall benefit each Parcel Owner's respective Parcel, which Parcel shall be deemed to be the dominant estate. The access easements described herein are designed to provide for the dominant estate access rights to and from adjacent streets across the servient estate. Nothing contained in this Agreement shall be construed to provide to such dominant estate any parking rights, storage rights or loading or unloading rights on the servient estate. Except to the specific extent herein set forth, nothing contained in this Agreement shall be construed to provide to such dominant estate any encroachment or overhang rights, or utility or other easements on the servient estate. The cross access easements described herein are nonexclusive and are shared in common with the Parcel Owner, tenants, occupants, customers, employees and invitees of the servient estate in each instance.

(d) Nothing contained herein shall be deemed to create any public rights of way and each party reserves the right to cause the removal of any unauthorized persons from its respective Parcel.

2. Construction of Access Driveway, Traffic Islands and Landscape Planters; Indemnity; Bonding.

(a) Loran shall, at its sole cost and expense, construct the curbs, access driveway, landscape planters between the Price and Loran Parcels (the "Boundary Planters") and the curbs and landscaped planter on the Price Parcel directly opposite the Access Area (the "Barrier Planter"), all as is more fully shown on Exhibit B. Loran shall, also at its sole cost and expense, complete any demolition, fill and compaction, grading, paving and striping that may be required to complete said Access Area and landscape planters at the locations designated on Exhibit B.

(b) Price hereby grants permission for Loran, its contractors and subcontractors to enter upon the Price Parcel for the purpose of constructing said driveways, curbs, asphalt, sprinkler lines and landscape planters described above. Loran agrees that it shall complete the work as expeditiously as possible, and that its contractors and subcontractors shall make every possible effort to minimize interference with traffic flow across, and parking upon, the Price Parcel during said construction.

(c) Loran further agrees to indemnify and hold Malstrom, Price and their respective affiliates, tenants and subtenants, harmless from any liability arising from or connected with the

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construction or maintenance of said driveway and landscape planters and any other improvements constructed by it on the Price Parcel or on the Loran Parcel as shown on Exhibit A, and to secure and maintain comprehensive public liability insurance policies with contractual liability endorsements to cover such liability. Should any lien be placed against the Price Parcel for work which is the responsibility of Loran hereunder, Loran shall promptly cause such lien to be released of record and shall indemnify, defend and hold Price harmless from any liability, claim, or cost arising therefrom.

(d) Prior to commencing the construction of the improvements described herein, Loran shall obtain approval of its plans and specifications for such curbs, sprinklers, driveways, landscape planters and landscape materials from Price, which approval shall not be unreasonably withheld, and such shall be given if such plans and specifications show first class, quality improvements to be constructed in a prudent manner. Once approved, Loran shall not deviate from such plans and specifications without the approval of Price. Prior to commencing any construction of the improvements on the Price Parcel, Loran shall provide Price with satisfactory evidence of the insurance required under subparagraph (c) next above and that its contractor(s) are covered by payment and performance bonds which can be enforced by Price should any liens be placed on the Price Parcel as a result of such construction. Without limiting the foregoing, it is understood that:

(1) Loran shall install in the Boundary Planters an adequate sprinkler system and shrubbery or other suitable planting material which will, within a reasonable period of time, completely cover and in-fill such planting area in such a manner so as to discourage foot traffic across such Boundary Planters;

(2) Loran will construct the Access Area so as to avoid any noticeable slope or grade;

(3) Loran will construct the Barrier Planter on the Price Parcel so that such is securely anchored and finished so as to reasonably withstand anticipated use and abuse by customers and maintenance personnel. Such Barrier Planter shall contain an adequate sprinkler system connected to the Boundary Planter sprinkler line, similar planting material as the Boundary Planters and sufficiently large marker rocks to make the planter visible to snowplow operators following a snow storm;

(4) Loran will grade the Loran Parcel so as to avoid draining water onto the Price Parcel;

(5) The construction by Loran of the improvements described herein shall be accomplished in a good and workman-like manner with thorough clean-up and with all necessary patching and striping so that a complete and integrated result is achieved, without cost or expense to Price;

(6) Notwithstanding anything to the contrary contained herein, the Boundary Planters shall extend the full length of the common boundary between the Parcels (except for the "Access Area"), will be at least five feet in width, shall extend to the existing parking spaces on the Price Parcel (notwithstanding the exact location of the common boundary line) and shall be constructed so as to not expose the utility lines and power poles contained therein to damage. Loran shall have an easement right for the construction and maintenance of that portion of the Boundary Planters which may be on the Price Parcel and for the construction and maintenance of the Barrier Planter.

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3. Common Area Maintenance.

(a) Except as set forth in paragraph 3(b), each Parcel Owner shall maintain the Common Area of its respective Parcel in good order, condition and repair. Without limiting the generality of the foregoing, each Parcel Owner shall observe the following maintenance standards:

(1) Maintain the asphalt, concrete and other paved surfaces of the Common Area in a smooth and evenly covered condition;

(2) Remove all paper, debris, filth and refuse from the Common Areas and wash or thoroughly sweep paved areas as required;

(3) Keep Common Areas free and clear of snow and ice;

(4) Install and maintain entrance, exit and directional signs, markers and lights and light poles in the Common Areas as shall be reasonably required to insure that such Common Areas are adequately lighted and marked to facilitate convenient vehicular and pedestrian ingress and egress;

(5) Clean lighting fixtures within the Common Areas and relamp and reballast as needed;

(6) Repaint striping, markers and directional signs as necessary to maintain the Common Areas in a good, sightly and clearly marked condition; and

(7) Maintain storm drains and other utility lines in the Common Areas in a proper operating condition to avoid hindrance to the functioning of the cross access easements described herein;

(8) Maintain landscaped areas in a well-trimmed and thriving condition.

(b) Notwithstanding the foregoing, the Boundary Planters shall be planted and maintained by Loran in accordance with the foregoing standards, except that Price shall maintain the curb on its side of such Boundary Planters. The curbs, asphalt and other improvements on both sides of, or within, the Access Area, regardless of the Parcel on which such improvements are located, shall be maintained by Loran in accordance with the foregoing standards. The Barrier Planter on the Price Parcel shall be planted and maintained by Loran in accordance with the foregoing standards. Loran shall at all times adequately light the Access Area during the hours of darkness during which such Access Area may be in use.

(c) Each Parcel Owner may temporarily close portions of the Common Areas on its Parcel to permit the construction, remodeling, repair and maintenance of the improvements on its respective Parcel, provided that any inconvenience created thereby is kept to a minimum and provided that any such Parcel Owner pursues with due diligence to completion such construction, remodeling, repair or maintenance. All sweeping and other maintenance of Common Areas shall be performed at hours which will cause minimal interference with the normal daily use of such Common Areas.

(d) Except as described in paragraph 3(b) above, each Parcel Owner shall be responsible for the costs and expenses incurred in the maintenance of the Common Areas on its respective Parcel.

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4. Insurance and Taxes.

(a) Each Parcel Owner shall maintain or cause to be maintained in full force and effect comprehensive public liability insurance in the combined single limit amount of at least One Million Dollars (\$1,000,000). Such insurance shall insure against death, personal and bodily injury and property damage occurring on the Common Areas of each Parcel Owner's respective Parcel. Such insurance shall name each of the other parties hereto as additional insureds and each Parcel Owner shall cause an appropriate certificate of insurance to be provided to the other parties evidencing fulfillment of the above described obligation. The public liability insurance described above shall contain a personal injury endorsement, insuring against false imprisonment, malicious prosecution and libel and slander. Each policy of insurance shall be issued by insurers having a key guide general policyholders' rating of "B" or above and a financial category rating of Class X or above in the most recent edition of "Best's Key Rating Guide."

(b) Each Parcel Owner shall timely pay before delinquency all real property taxes and assessments which are levied or otherwise assessed against the land and improvements situated within such Owner's Parcel.

(c) Any Parcel Owner may defer payment of the taxes and assessments described in subparagraph (b) next above while appealing or contesting the validity or amount thereof, provided such contest or appeal is in good faith and does not subject such Owner's Parcel to foreclosure or loss. Upon receiving a final adverse ruling or decision, the contesting Owner shall immediately pay all taxes and assessments, late charges and penalties then due and take such other action as is necessary to insure that foreclosure or loss of such Parcel does not subsequently occur.

(d) Should any Parcel Owner default in paying taxes or assessments which are due on its respective parcel, any other Parcel Owner or occupant may pay such taxes or assessments (i) if they are delinquent and (ii) the defaulting Parcel Owner has not commenced and is not diligently prosecuting any contest or appeal of such taxes or assessments. The curing party shall bill the defaulting Parcel Owner for the expenses incurred, together with interest at three percent (3%) above the prime rate then charged by First Security Bank, Salt Lake City, Utah and the defaulting Parcel Owner shall have fifteen (15) days within which to pay said bill. If such defaulting Parcel Owner fails to pay said bill, the curing party may proceed to collect such sum from such defaulting Parcel Owner and, in connection therewith, shall have all remedies available at law.

5. Condemnation.

(a) In the event any Common Area improvements on a Parcel are taken by the exercise of the power of eminent domain (or in the event of any conveyance in lieu thereof under a realistic threat of condemnation made by a duly constituted authority having eminent domain powers with respect to the property in question), the condemnation award or payment made as a result thereof shall be payable to the Owner of such Parcel and no interest in such award or payment shall be claimed by any other Parcel Owner; provided, however, such other Parcel Owner shall be entitled to claim payment from the condemning authority, in accordance with law, for the value of any Common Area cross access rights which are taken or damaged. Any such payment or claim shall only be made to such other Parcel Owner based upon an evaluation of such other Owner's damages following the restoration described in subparagraph (b) next below.

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(b) If any portion of the Common Areas of a Parcel are taken by condemnation, the Owner of such Parcel shall, at its expense and as soon as reasonably possible, restore the remaining portions of its Parcel or improvements as near as practicable to their condition immediately prior to such condemnation in order to permit the continued functioning of the cross access easements described herein.

6. Dumpsters.

Each of the Parcel Owners agrees that any dumpsters, mechanical equipment or other similar items located on the parking areas of its respective parcel shall be appropriately sized, screened from view from the front of the buildings on the adjacent Parcel and shall be maintained in a clean and neat condition by such Parcel Owner. The existing dumpsters and equipment on a Parcel and its respective screening shall be deemed to be in compliance with this paragraph.

7. Use Restrictions.

(a) Loran agrees, for itself, its successors and assigns, and any and all future owners of the Loran Parcel, that it will not conduct or allow to be conducted on the Loran Parcel any of the following businesses: bowling alley; movie theatre; massage parlor; "adult" (pornographic-type) bookstore; auto repair facility; dance hall; billiards or pool hall; skating rink; liquor store; bar or tavern; car wash; renting, leasing or sale of or displaying of any motor vehicles or trailers. Furthermore, there shall not be conducted or allowed to be conducted on the Loran Parcel the business of any K-Mart, Skaggs, Target or Gibson's store; a pharmacy business requiring the employment of a licensed pharmacist; a nursery or garden supply business or any other business of whatever type using in excess of 25,000 square feet of space. Provided, however, that the use restrictions contained in the preceding sentence of this paragraph 7 (the "Second Sentence Use Restrictions") are agreed to only for the benefit of Grand Central, Inc., which is presently a tenant on the Price Parcel, and its successors and assigns. Grand Central, Inc. may, at its option, in any one or more instances, waive all or any part of such Second Sentence Use Restrictions and the waiver thereof shall be binding on all parties hereto in each such instance. In the event Grand Central, Inc. (and its successors and assigns) ceases to be a tenant of the Price Parcel, then such Second Sentence Use Restrictions shall terminate and shall no longer affect the Loran Parcel. Furthermore, no other use shall be permitted on the Loran Parcel which is not a retail, restaurant, entertainment or office type use commonly found, or otherwise consistent with, retail shopping centers in the Salt Lake City area.

(b) In the event of any violation of the use restrictions set forth in this paragraph 7 which is not cured within thirty (30) days after written notice to Loran from the Owner of the Price Parcel or Grand Central, Inc., such Owner or Grand Central, Inc. (including its successors and assigns) as the case may be shall have the right to bring, at its option, a judicial action to specifically enforce the use restrictions, and/or an action for an injunction or damages. Should such Owner or Grand Central, Inc. (including its successors and assigns) prevail in any such action, it shall be entitled to recover its fees and costs incurred in pursuing the action, including reasonable attorneys' fees. The parties acknowledge that it would be extremely difficult or impossible to ascertain actual damages should a violation of this paragraph occur. Therefore, the parties agree that a violation of this paragraph shall result in liquidated damages of Five Hundred and No/100 Dollars (\$500.00) per day for each and every day that a violation hereunder occurs, which liquidated

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damages shall not preclude, and shall be in addition to, an injunction action or other action to specifically enforce this Agreement.

(c) No signs of any nature shall be installed on either Parcel in or near the Access Area.

8. Term, Amendment, Successors.

(a) The term of this Agreement shall be for fifty (50) years from the date first above written. Thereafter this Agreement shall continue for successive one year terms until any Parcel Owner sends a written notice of termination to the other Parcel Owners and records an executed copy of such notice in the Official Records of Salt Lake County, at which time this Agreement shall terminate and be of no further force nor effect.

(b) This Agreement may only be amended by the written consent of the Parcel Owners and all Consenting Parties as defined in paragraph 10 below.

(c) This Agreement shall be binding upon the parties hereto and their respective successors and assigns. This Agreement shall run with the land as is more fully described in paragraph 1(c) above.

9. Prior Agreements Between Malstrom and Price.

The parties hereto acknowledge that the purpose of this Agreement is to set forth rights and obligations between Loran, as owner of the Loran Parcel, on one hand, and Malstrom and Price, collectively, as owner and tenant, respectively, of the Price Parcel, on the other hand. Malstrom and Price have other agreements between them providing for maintenance, insurance and other rights and obligations relating to the Price Parcel. Nothing herein is intended to alter such prior agreements between Malstrom and Price, except to the extent any such agreement would be construed to limit or prevent the cross access described herein.

10. Consenting Parties.

A number of individuals or entities who are not parties to this Agreement have executed consents which are attached hereto and form a part of this Agreement. Each of said parties (the "Consenting Parties") holds an interest as a tenant or lienholder in a portion of the property affected by this Agreement. By executing a Consent, each Consenting Party agrees that its interest in the property affected hereby will be subordinate to the terms of this Agreement. No amendment may be made to this Agreement without the written consent of each of the Consenting Parties.

11. Miscellaneous.

(a) No default by a Parcel Owner under this Agreement shall entitle any other Parcel Owner, or its successors or assigns, to terminate, cancel or otherwise rescind this Agreement. This Agreement may be specifically enforced through an action for declaratory relief, an injunction, or other available remedy at law or under this Agreement. The prevailing party in any such action shall be entitled to recover from the other party, in addition to any relief granted hereunder, its legal expenses and costs, together with interest on all sums awarded hereunder from the date the costs were incurred, or the judgment was awarded, whichever is first, at the rate per annum of three percent (3%) above the prime rate of interest then being charged by First Security Bank, Salt Lake City, Utah, to its most credit worthy corporate customers.

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(b) Any notice, demand, request or other communication which any party desires to give to another party hereunder shall be in writing and shall be hand delivered or sent by United States registered or certified mail, addressed to the party to receive such at its address last known to the sender of such communication. On the execution date of this Agreement the addresses of the parties are as set forth below:

Loran:	Loran Corporation 4425 Jamboree Road Suite 170 Newport Beach, California 92660
with a copy to:	Loran Corporation 2222 West 3500 South Street Suite B-4 West Valley City, Utah 84119
Price:	Price Development Company 35 Century Park-Way Salt Lake City, Utah 84115
Malstrom:	Alvin E. Malstrom 9325 South 700 East Sandy, Utah 84070

(c) Nothing contained in this Agreement shall be deemed or construed by any party hereto or any third person to create the relationship of principal and agent or of limited or general partnership or of joint venture or of any other similar association between any of the parties hereto.

(d) If any provisions of this Agreement, or the application thereof to any party or other person or to any certain circumstances, shall be held to be invalid, void or illegal, the remaining provisions hereof and/or the application of such provisions to any party, occupant or other person or to any circumstances other than to those to which it is held to be invalid, void or illegal, shall, nevertheless, remain in full force and effect and not be affected thereby; and the parties agree that they would have entered into this Agreement independently of any provision or provisions of this Agreement which are so held to be invalid, void or illegal.

(e) This Agreement shall be construed, interpreted and applied in accordance with the laws of the State of Utah.

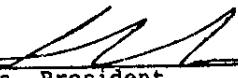
(f) The paragraph headings contained in this Agreement are for convenience only and shall not be considered or referred to in resolving questions of interpretation and construction. The use of the singular in this Agreement shall include the plural where the context is otherwise appropriate.

(g) Any reference to any exhibit contained within this Agreement shall be deemed to mean the specified exhibit to this Agreement and such exhibit so referenced is incorporated herein to the same extent as if set forth herein word for word.

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IN WITNESS WHEREOF, the parties have executed this Agreement
as of the date first above written, the effective date of this
Agreement.

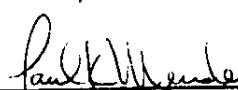
LORAN CORPORATION

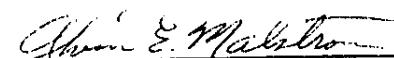
BY: 
Its President

BY: 
Its Secretary

PRICE DEVELOPMENT COMPANY

BY: 
Its President

BY: 
Its Secretary


Alvin E. Malstrom, Trustee in Trust

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STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 27th day of April, 1984, personally
appeared before me I.N. Fisher and
I.N. Fisher, who being by me duly sworn did say,
each for himself, that he, the said I.N. Fisher is
the President and he, the said I.N. Fisher is the
President of Loran
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 and said I.N. Fisher and
each duly acknowledged to me that said
corporation executed the same.

My Commission Expires:

NOTARY PUBLIC
Residing at 3246 Shur Line

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 1st day of May, 1984, personally appeared before me G. Rex Fagin and Paul K. Mendenhall, who being by me duly sworn did say, each for himself, that he, the said G. Rex Fagin is the Ex-Vice President and he, the said Paul K. Mendenhall is the Secretary of Price Development Company, 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 and said G. Rex Fagin and Paul K. Mendenhall each duly acknowledged to me that said corporation executed the same.

My Commission Expires:

NOTARY PUBLIC
Residing at SALT LAKE CITY, UTAH

STATE OF UTAH)
COUNTY OF SALT LAKE)
ss.

On the 7 day of May, 1984, personally appeared before me Alvin E. Malstrom, Trustee in Trust, a signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:

NOTARY PUBLIC
Residing at 1900 Ogallala, Clifton

CONSENT

The undersigned hereby consents to the foregoing Cross Easement Agreement and agrees for itself, its successors and assigns, that any interest the undersigned holds in the properties (or any portion of the properties) described in Schedules I or II of said Agreement will be subject and subordinate to the terms of said Agreement.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed this 10th day of May, 1984.

GRAND CENTRAL, INC.

BY: Daryl King
Its President

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CONSENT

The undersigned hereby consents to the foregoing Cross Easement Agreement and agrees for itself, its successors and assigns, that any interest the undersigned holds in the properties (or any portion of the properties) described in Schedules I or II of said Agreement will be subject and subordinate to the terms of said Agreement.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed this 4th day of May, 1984.

PRUDENTIAL FEDERAL SAVINGS AND LOAN CORPORATION

BY: A. Brad Black
Its Com. Services Office

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CONSENT

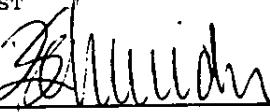
The undersigned hereby consents to the foregoing Cross Easement Agreement and agrees for itself, its successors and assigns, that any interest the undersigned holds in the properties (or any portion of the properties) described in Schedules I or II of said Agreement will be subject and subordinate to the terms of said Agreement.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed this 22nd day of May, 1984.

CONTINENTAL ILLINOIS NATIONAL BANK
AND TRUST

BY:

Its


Ralph J. Cimino
Vice Chairman

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CONSENT

The undersigned hereby consents to the foregoing Cross Easement Agreement and agrees for itself, its successors and assigns, that any interest the undersigned holds in the properties (or any portion of the properties) described in Schedules I or II of said Agreement will be subject and subordinate to the terms of said Agreement.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed this 11th day of May, 1984.

LANTRUST ASPE

BY:

Its

SECRETARY TREASUR

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CONSENT

The undersigned hereby consent to the foregoing Cross Easement Agreement and agrees for itself, its successors and assigns, that any interest the undersigned holds in the properties (or any portion of the properties) described in Schedules I or II of said Agreement will be subject and subordinate to the terms of said Agreement.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed this 10th day of May, 1984.

WESTERN SAVINGS AND LOAN

By Mark Miller
Its S. VP

#77jr

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SCHEDULE I
PRICE PARCEL

Beginning at a point on the North line of 9400 South Street, said point being South 89° 12' 10" East 1320.00 feet and North 0° 07' East 33.00 feet from a survey monument at the intersection of 9400 South Street and 700 East Street, said Monument being the Southwest corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 89° 12' 10" West along the said North line of 9400 South Street 608.03 feet; thence North 0° 47' 50" East 709.45 feet; thence South 89° 12' 10" East 600.00 feet to the Southwest corner of Lot 101, Pebble Glen No. 1 Subdivision; thence South 0° 07' West 709.50 feet to the point of beginning.

Contains 9.8407 acres

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John Miller

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SCHEDULE II
LORAN PARCEL

Beginning at a point on the Northline of 9400 South Street, said point being S 89°12'10" E 1520.0 feet and N 0°07'00" E 53.0 feet from a Salt Lake County Monument in the intersection of 9400 South Street and 700 East Street, said monument being N 29°33'10" W 44.81 feet from the Southwest corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian running,

thence N 0°07'00" E 212.0 feet;
thence N 89°12'10" W 200.0 feet;
thence N 0°07'00" E 477.50 feet;
thence S 89°12'10" E 278.07 feet to the Westline of a 33.0 foot canal right-of-way as established;
thence southeasterly 79.52 feet along the arc of a 173.74 foot radius curve to the left (long chord bears S 13°40'27" E 78.83 feet) along the Westline of said canal right-of-way;
thence S 26°47'09" E 182.15 feet along the Westline of said canal right-of-way;
thence southerly 123.75 feet along the arc of a 260.45 foot radius curve to the right (long chord bears S 13°10'27" E 122.59 feet) along the Westline of said canal right-of-way;
thence S 0°26'16" W 332.72 feet along the Westline of said canal right-of-way to the Northline of 9400 South Street;
thence N 89°12'10" W 205.605 feet along the Northline of 9400 South Street to the point of beginning.

Contains 4.971 acres.

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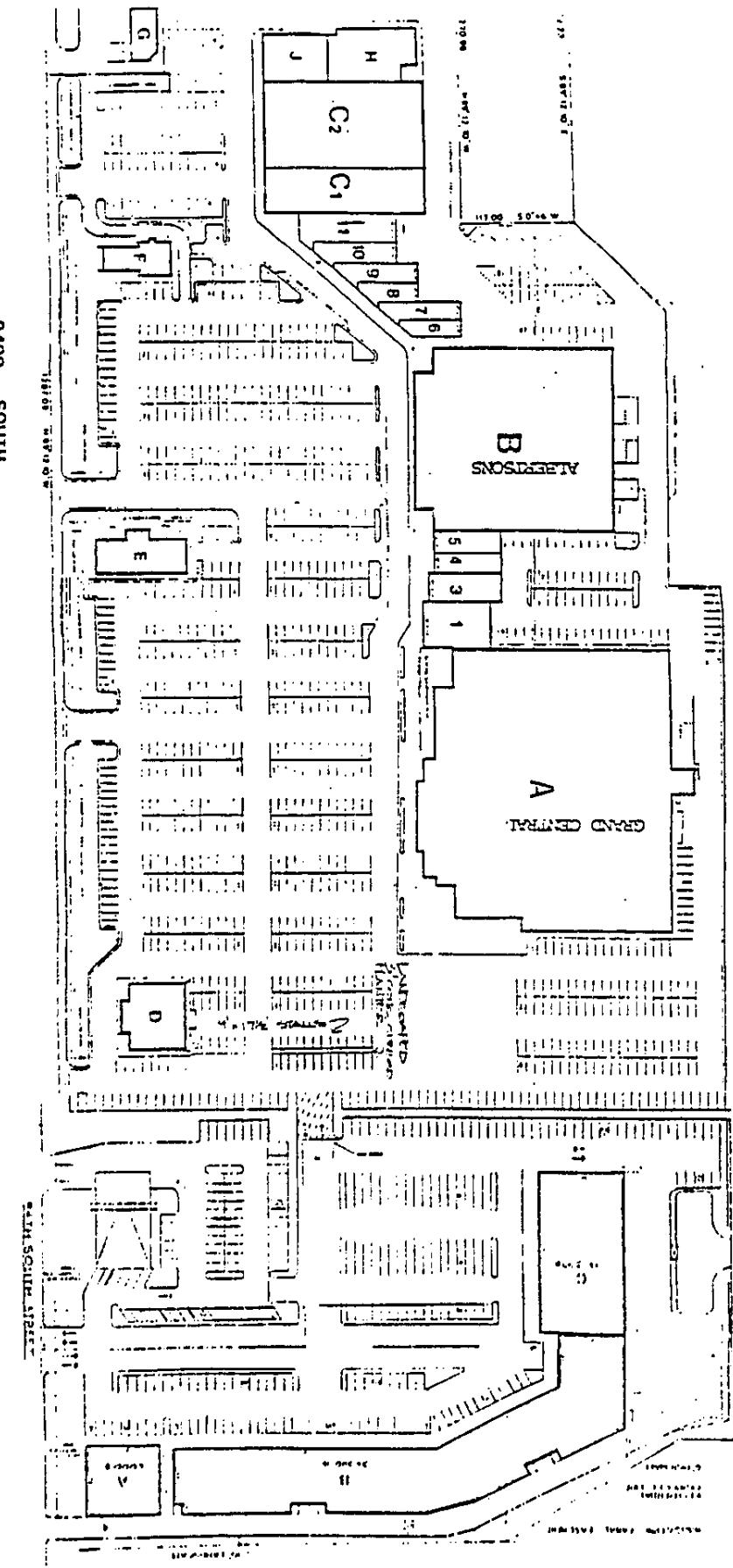


Exhibit "A"

