

Record? No
 As No. N/A
 Escrow? Yes
 In Fr-6
 CPB #15

1050
 REF. DEP.
 KATE L. DIXON
 RECORDER
 SALT LAKE COUNTY
 JAH
 JUH 29 12 26 PM '84

3961548

EASEMENT

Lowell Hurst

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a corporation sole that is organized and existing under the laws of the State of Utah and that is located at 50 East North Temple, Suite 1512, Salt Lake City, Utah 84150 (Ref.: Prop. No. 520-5212), as to an undivided seventy-eight percent (78%) interest as a tenant in common, and BUSINESS PARK PROPERTIES, INC., a corporation that is organized and existing under the laws of the State of Utah and that is located at 50 East North Temple, Suite 1512, Salt Lake City, Utah 84150 (Ref.: Prop. No. 520-5212), as to an undivided twenty-two percent (22%) interest as a tenant in common, hereby GRANT AND CONVEY to WESTLAKE INVESTMENT COMPANY, a joint venture that is organized and existing under the laws of the State of Utah and that is located at 370 East South Temple, Suite 500, Salt Lake City, Utah 84111, an undivided seventy percent (70%) interest as a tenant in common, and hereby GRANT AND CONVEY to DESERET TITLE HOLDING CORPORATION, a corporation that is organized and existing under the laws of the State of Utah and that is located at 50 East North Temple, Suite 1512, Salt Lake City, Utah 84150 (Ref.: Prop. No. 520-5212), an undivided thirty percent (30%) interest as a tenant in common, 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 the following real property ("Phase II") that is located in Salt Lake County, Utah:

Friedheim Property and Kennecott-Friedheim Acres (Phase II)

THE FOLLOWING PARCELS OF LAND located in the East one-half (1/2) of the Northwest Quarter of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian:

Parcel 1B

BEGINNING at a point on the west right-of-way line of 3600 West Street said point lying South 26°14'55" West, 74.21 feet from the North 1/4 corner of said Section 29; thence following said west right-of-way line South 0°09'17" East, 1356.72 feet; thence South 89°50'43" West, 7.00 feet; thence South 0°09'17" East, 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 South 63°01'41" East; thence southwesterly 54.87 feet along the arc of said curve to the right; thence South 89°50'43" West, 10.06 feet; thence North 0°09'40" West, 1335.21 feet; thence North 8°40'00" East, 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 South 87°19'47" East, 20.65 feet to the point of beginning (Containing 1.967 acres).

Parcel 2B

BEGINNING at a point South 67°59'09" West, 159.13 feet from the North 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 South 8°40'00" West, 75.05 feet; thence South 0°09'40" East, 1335.21 feet; thence South 89°50'43" West, 54.92 feet; thence North 0°09'16" West, 1407.49 feet; thence North 15°21'28" East, 6.70 feet to the point of beginning (containing 1.788 acres)

Parcel 3B

BEGINNING at a point South 67°59'09" West, 159.13 feet from the North 1/4 corner of said Section 29 and a point on the arc of a 2859.25 foot radius curve; thence South 15°21'28" West, 6.70 feet; thence

BLOCK 5563 PAGE 825

South $0^{\circ}09'16''$ East, 1407.49 feet; thence South $89^{\circ}50'43''$ West, 28.81 feet; thence North $77^{\circ}30'$ West, 163.00 feet; thence South $73^{\circ}00'$ West, 153.89 feet; thence South $0^{\circ}05'08''$ East, 145.66 feet; thence South $83^{\circ}41'02''$ West, 177.20 feet; thence North $0^{\circ}87'48''$ West, 750.38 feet; thence North $30^{\circ}03'58''$ East, 971.22 feet to a point on the arc of a 2859.25 foot radius curve (central angle = $0^{\circ}29'06''$) radial to which bears South $5^{\circ}02'40''$ West, thence easterly 24.20 feet along the arc of said curve to the left and point of beginning (containing 12.462 acres).

for the purposes of operating, maintaining, repairing and replacing sanitary and/or storm sewer utilities for the benefit of the following real property ("Phase I") that is located in Salt Lake County, Utah:

Friedheim Property and Kennecott-Friedheim Acres (Phase I)

THE FOLLOWING PARCELS OF LAND located in the East one-half (1/2) of the Northwest Quarter of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian:

Parcel 1A

BEGINNING at a point on the west right-of-way line of 3600 West Street said point lying North $44^{\circ}55'54''$ West, 100.80 feet from the center of said Section 29; thence North $47^{\circ}53'20''$ West, 31.67 feet; thence North $0^{\circ}09'40''$ West, 1076.13 feet; thence North $89^{\circ}50'43''$ East, 10.06 feet to a point on the arc of a 50.00 foot radius curve (central angle = $62^{\circ}52'24''$) radial to which bears South $0^{\circ}09'17''$ East; thence northeasterly 54.87 feet along the arc of said curve to the left; thence North $0^{\circ}09'17''$ West, 22.80 feet; thence North $89^{\circ}50'43''$ East, 7.00 feet to the west right-of-way line of 3600 West Street; thence following said west right-of-way line South $0^{\circ}09'17''$ East, 824.77 feet; thence South $10^{\circ}02'57''$ West, 214.51 feet; thence South $0^{\circ}09'17''$ East, 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 North $44^{\circ}55'54''$ West, 100.80 feet from the center of said Section 29; thence following said west right-of-way line South $0^{\circ}09'17''$ East, 38.38 feet to the north right-of-way line of 3100 South Street; thence along said north right-of-way line South $89^{\circ}59'23''$ West, 78.49 feet; thence North $0^{\circ}09'16''$ West, 1135.62 feet; thence North $89^{\circ}50'43''$ East, 54.92 feet; thence South $0^{\circ}09'40''$ East, 1076.13 feet; thence South $47^{\circ}53'20''$ East, 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 North $77^{\circ}34'07''$ West, 153.17 feet from the center of said Section 29; thence following said north right-of-way line South $89^{\circ}59'23''$ West, 511.90 feet; thence North $0^{\circ}07'48''$ West, 960.76 feet; thence North $83^{\circ}41'02''$ East, 177.20 feet; thence North $0^{\circ}05'08''$ West, 145.66 feet; thence North $73^{\circ}00'$ East, 153.89 feet; thence South $77^{\circ}30'$ East, 163.00 feet; thence North $89^{\circ}50'43''$ East, 28.81 feet; thence South $0^{\circ}09'16''$ East, 1135.62 feet to the point of beginning (containing 12.778 acres).

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:

Block 5563
Page 826

- (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 Grantors, 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 this 19th day of November 1982.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH
OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah
corporation sole

By: J. Alan Blodgett
J. ALAN BLODGETT
Authorized Agent

BUSINESS PARK PROPERTIES, INC., a Utah Corporation

By: J. ALAN BLODGETT
President

ATTEST:

RAEBURN G. KENNARD
Secretary:

Secretary

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

140

On the 19th day
J. ALAN BLODGETT, who being
a duly authorized agent of CORPORATION
CHRIST OF LATTER-DAY SAINTS,
said corporation by autho-
rization.

ROGER J. SANDERS
NOTARY PUBLIC
STATE OF UTAH

Notary Pub
Residing in

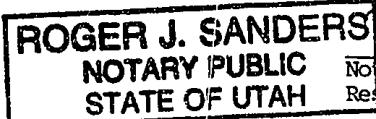
My Commission Expires:

8/12/85

800.5563 P.M. 82

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

On the 19th day of November 1982, personally appeared before me J. ALAN BLODGETT and RAEBURN G. KENNARD, who by me duly sworn did say, each for himself, that he, the said J. ALAN BLODGETT is the President and he, the said RAEBURN G. KENNARD is the Secretary of BUSINESS PARK PROPERTIES, INC., 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.



Roger J. Sanders
Notary Public
Residing in Salt UT

My Commission Expires:

8/12/85

Reference: CPB/LTHC Assign 12(a)
(Util. Corr. Ease.); CPB Acq --
(Util. Corr. Ease.)

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