

When Recorded Mail to:

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

GRANT OF EASEMENT

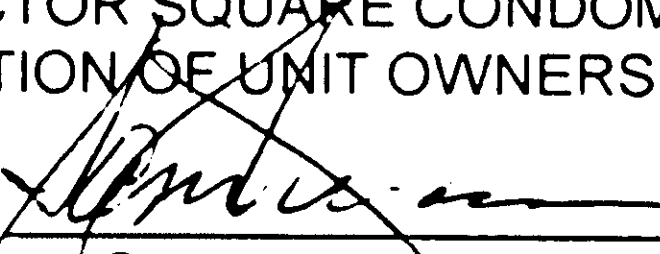
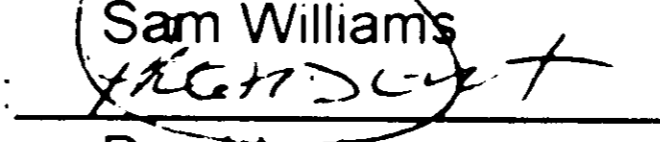
FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the PROSPECTOR SQUARE CONDOMINIUMS ASSOCIATION OF UNIT OWNERS (referred to below as "Grantor"), hereby conveys and warrants to GAGE ENTERPRISES, INC., A UTAH CORPORATION (referred to below as the "Grantee"), and to the successors and assigns of Grantee, a non-exclusive right, privilege and authority to (or to have utility companies or utility suppliers), construct, operate, replace, repair and maintain, water, natural gas, electrical, telephone, cable t.v. and sewer lines and pipes, including all necessary fixtures (collectively referred to below as "Utility Lines"), in the following described real estate owned by Grantor, situated in the county of Summit, State of Utah (referred to below as the "Subject Property"):

See Exhibit "A"

Said easement being the right to construct, operate, replace, repair and maintain the Utility Lines in the Subject Property, and a right of access thereto under or across the Subject Property. This Grant of Easement includes the right of the Grantee, its agents and employees, to enter upon the Subject Property for the purpose of exercising any of the rights herein granted. With reference to any Utility Lines located in the Subject Property, which lines jointly service Grantor and Grantee's properties, Grantor and Grantee agree to share the costs of repairing any damage to any such Utility Lines.

The Grantor covenants that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the Subject Property and has the right and authority to make and execute this Grant of Easement.

PROSPECTOR SQUARE CONDOMINIUMS
ASSOCIATION OF UNIT OWNERS

BY: 
Sam Williams
ITS: 
President

00484189 Bk01066 Pg00131-00133

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1997 AUG 11 15:37 PM FEE \$14.00 BY DMG
REQUEST: PARK CITY TITLE

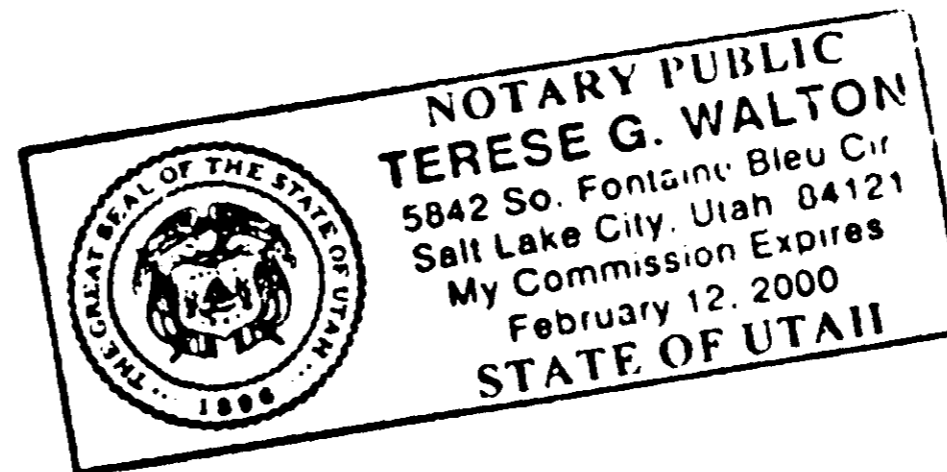
STATE OF UTAH)
) ss.
County of Summit ^{Salt Lake})

On the 7 day of July, 1997, personally appeared before me Sam Williams, the President of the PROSPECTOR SQUARE CONDOMINIUMS ASSOCIATION OF UNIT OWNERS, the signer of the within instrument, who duly acknowledged to me that he/she executed the same.


Notary Public

My commission Expires: 2/12/2000

Residing at: Salt Lake



*Alliance
Engineering Inc.*

EXHIBIT "A"
LEGAL DESCRIPTION
PARK CITY, UTAH

BEGINNING at a point South 1726.83 feet and West 341.89 feet from the Northeast corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being the Southeast corner of a parcel of land described and shown on the 3rd Supplemental plat of Prospector Square Condominiums, according to the official plat thereof on file in the office of the Summit County Recorder, Entry NO. 182367; and running thence S 16°29'00" E 80.35 feet; thence N 73°09'48" E 130.55 feet; thence S 16°50'12" E 2.04 feet; thence N 73°02'24" E 14.77 feet; thence N 72°26'46" E 21.55 feet more or less to a point on the face of an existing structure, described as Building 6 and shown on Prospector Square Condominiums Supplemental Plat, according to the official plat thereof on file in the office of the Summit County Recorder, Entry NO. 151588; thence along the face of said structure N 73°00'00" E 62.00 feet to the Northeast corner of said structure; thence N 17°00'00" W 37.00 feet; thence S 73°00'00" W 12.69 feet more or less to the Southeast corner of an existing structure described as Building 5 and shown on Prospector Square Condominiums Supplemental Plat, according to the official plat thereof on file in the office of the Summit County Recorder, Entry NO. 151588; thence along the face of said structure through the following 7 courses; (1) thence S 73°00'00" W 42.46 feet more or less; (2) thence N 17°00'00" W 4.00 feet more or less; (3) thence S 73°00'00" W 42.00 feet more or less; (4) thence N 17°00'00" W 4.00 feet more or less; (5) thence S 73°00'00" W 42.00 feet more or less; (6) thence N 17°00'00" W 62.00 feet more or less; (7) thence N 73°00'00" E 1.55 feet more or less; thence N 14°28'07" W 122.11 feet; thence N 73°00'00" E 46.03 feet; thence N 17°00'00" W 10.00 feet to a point on the southerly right-of-way line of Sidewinder Drive, a public right-of-way, said point also being on a 1766.00 foot radius curve to the right, whose radius point bears N 13°35'35" W; thence along the arc of said curve and said right-of-way line 146.61 feet through a central angle of 04°45'23"; thence S 16°29'00" E 169.56 feet; thence S 89°56'30" E 5.63 feet to the point of beginning.

Y:AD41VESMTB.LGL

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323 Main Street

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FAX 801-649-9475