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WHEN RECORDED RETURN TO:

Malcolm Chaifetz, Esq.
350 Fifth Avenue, Suite 6304
New York, New York 10118

4974537
05 OCTOBER 90 12:08 PM
KATIE L. DIXON
RECORDED, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: DIANE KILPACK , DEPUTY

4974537

GRANT OF ACCESS EASEMENT

First Security Bank of Utah, N.A. ("Grantor"), hereby grants and conveys to Laurel Partnership, a New York partnership, its successors and assigns ("Grantee"), a non-exclusive easement for ingress and egress for vehicular and pedestrian traffic over the entrance, exit and driveway as it may exist from time to time, on the following described real property located in Salt Lake County, State of Utah:

Beginning at a point which is North 1206.70 feet and East 719.15 feet from the Southwest Corner of Section 36, Township 2 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: South 0 degrees 13 minutes 50 seconds West from said Southwest Corner of Section 36 to the West Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian) and running thence North 89 degrees 03 minutes 50 seconds East 90.00 feet; thence North 0 degrees 56 minutes 10 seconds West 30.00 feet; thence South 89 degrees 03 minutes 50 seconds West 82.23 feet to a point on the arc of a 532.435 foot radius curve to the right; thence along the arc of said curve 30.99 feet (chord bears: South 13 degrees 35 minutes 27 seconds West 30.99 feet) to the point of beginning.

This easement is appurtenant to the real property owned or to be owned by Grantee and more particularly described on Exhibit "A" attached hereto and incorporated herein.

DATED this 3rd day of October, 1990.

FIRST SECURITY BANK OF UTAH, N.A.

By


Von Callister
Vice President

FIRST AMERICAN TITLE
2464871
VSS

BK6258PG2081

GRANT OF ACCESS EASEMENT
First Security Bank of Utah, N.A., Grantor
Laurel Partnership, Grantee
Page 2

STATE OF UTAH)
:
COUNTY OF SALT LAKE)

On the 3rd day of October, 1990, personally appeared before me, a notary public for the State of Utah, Von Callister, who being first duly sworn, acknowledged to me that he is the duly authorized Vice President of First Security Bank of Utah, N.A. and that he executed the foregoing instrument on behalf of said national banking association pursuant to authority of its bylaws, and that said national banking association thereby executed the same.

My Commission Expires:

11-27-91

Dianne M. Dow
Notary Public
Residing at: Salt Lake County,
Utah

BK6258PG2081

EXHIBIT "A"

The following described real property situated in Salt Lake County, State of Utah, more particularly described as follows:

Beginning at a point on the Northerly line of Sandy Parkway which is North 1052.64 feet and East 653.88 feet from the Southwest Corner of Section 36, Township 2 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: South 0 degrees 13 minutes 30 seconds West from said Southwest Corner of Section 36 to the West Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian) and running thence South 59 degrees 57 minutes 38 seconds East 505.613 feet along said Northerly line to a point on a 440.471 foot radius non-tangent curve to the right; thence along the arc of said curve and said Northerly line 361.372 feet (chord bears South 37 degrees 22 minutes 46 seconds East 351.322 feet); thence South 12 degrees 57 minutes 35 seconds East 204.761 feet along the Easterly line of said Sandy Parkway; thence North 72 degrees 05 minutes 59 seconds East 108.00 feet; thence South 18 degrees 09 minutes 27 seconds East 170.00 feet; thence North 77 degrees 02 minutes 25 seconds East 269.81 feet to the Westerly line of the D & RGW Railroad right of way; thence North 8 degrees 07 minutes 19 seconds West 838.437 feet along said Westerly line; thence South 81 degrees 36 minutes 39 seconds West 35.347 feet; thence North 44 degrees 20 minutes 00 seconds West 234.704 feet to the point of curvature of an 80.00 foot radius curve to the right; thence along the arc of said curve 60.505 feet (chord bears North 22 degrees 40 minutes 00 seconds West 59.073 feet); thence North 1 degree 00 minutes 00 seconds West 281.994 feet; thence South 89 degrees 01 minutes 27 seconds West 50.00 feet; thence South 1 degree 00 minutes 00 seconds East 389.947 feet; thence South 89 degrees 03 minutes 50 seconds West 659.24 feet to a point on a 532.433 foot radius non-tangent curve to the right; thence along the arc of said curve 137.365 feet (chord bears South 22 degrees 38 minutes 58 seconds West 136.984 feet); thence South 30 degrees 02 minutes 25 seconds West 25.00 feet to the point of beginning.

Contains: 607,620 square feet or 13.949 acres

POOR COPY
CL. RECORDER

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