

601553-2

When recorded return to:
STEVENS BUILDING AND INVESTMENT COMPANY
2475 East 1300 South
Salt Lake City, Utah 84108

6015532
02/02/95 2:59 PM 36-00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
RAY, QUINNEY & NEBEKER
PO BOX 45385 SLC, 84145-0385
REC BY:R SII VA ,DEPUTY - WI

DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENTS, made as of the 2nd day of February, 1995 by **STEVENS BUILDING AND INVESTMENT COMPANY** ("Owner"), a Utah general partnership, sometimes also known as **STEVENS BUILDING COMPANY**, of 2475 East 1300 South, Salt Lake City, Utah 84108,

W I T N E S S E T H :

WHEREAS, Owner is the owner of the parcels of real property located in Salt Lake City, Salt Lake County, Utah more particularly described in Exhibit A, attached hereto and made a part hereof (the "Subject Parcels");

WHEREAS, the driveway and parking areas on each of the Subject Parcels have historically been used, and are currently being used, by Owner and by tenants and permittees of Owner for parking and vehicular access to and for the benefit of each of the other Subject Parcels, and in particular for access to and from 300 South Street and 700 East Street by tenants, customers, permittees and invitees of Owner and Owner's tenants on the Subject Parcels; and

WHEREAS, Owner now wishes to formalize and give notice of the uses to which the driveway and parking areas on the Subject Parcels are being put;

NOW, THEREFORE, Owner hereby establishes and declares an easement upon the driveways and parking areas of each of the Subject Parcels, as the same may exist from time to time, for the benefit of each of the other Subject Parcels for parking and vehicular access purposes, and in particular for access to and from 300 South Street and 700 East Street by tenants, customers, permittees and invitees of Owner and Owner's tenants on the Subject Parcels; provided, however, that

(a) the right of any tenant or permittee of Owner to make use of the foregoing easements shall be limited to the specific rights and subject to the specific conditions more fully set out in the lease or other agreement establishing such tenant's or permittee's right to use such easements;

(b) the use of such easements shall at all times be subject to rules and regulations established by Owner from time to time;

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(c) Owner shall have the right to add, relocate, modify or eliminate driveways and/or parking areas upon the Subject Parcels from time to time in Owner's sole discretion; and

(d) in no event shall any of the foregoing easements be deemed to be easements for the use or benefit of the general public.

IN WITNESS WHEREOF, Owner has executed this Declaration of Easements as of the day and year first above written.

STEVENS BUILDING AND INVESTMENT COMPANY

By I. Wells Stevens
I. Wells Stevens, General Partner

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

The foregoing instrument was acknowledged before me this 2nd day of February, 1995,
by I. Wells Stevens, General Partner of Stevens Building and Investment Company.

My commission expires:

8-7-96

108006

Lori Mertino
Notary Public
Residing at: Salt Lake County

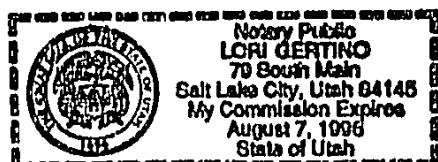


EXHIBIT A

Legal Descriptions

Parcel 1

Commencing 5 rods South from the Northeast corner of Lot 2, Block 39, Plat "B", Salt Lake City Survey, and running thence South 2 feet; thence West 41 $\frac{1}{4}$ feet; thence North 2 feet; thence East 41 $\frac{1}{4}$ feet, to the place of beginning.

Parcel 2

Commencing 2 feet South from the Northeast corner of Lot 2, Block 39, Plat "B", Salt Lake City Survey, and running thence South 41.25 feet; thence West 41.25 feet; thence North 41.25 feet; thence East 41.25 feet to the point of commencement.

Parcel 3

Beginning at the Northeast corner of Lot 2, Block 39, Plat "B", Salt Lake City Survey, and running thence South 2 feet; thence West 41 $\frac{1}{4}$ feet; thence North 2 feet; thence East 41 $\frac{1}{4}$ feet, to the place of beginning.

Parcel 4

Beginning 5 rods West from the Southeast corner of Lot 8, Block 39, Plat "B", Salt Lake City Survey, thence North 2.5 rods; thence West 5 rods; thence South 2.5 rods; thence East 5 rods to the point of beginning.

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Parcel 5

Beginning at a point West 147 feet from the Northeast corner of Lot 1, Block 39, Plat "B", Salt Lake City Survey, and running thence South 43.25 feet; thence West 18 feet; thence North 43~.25 feet; thence East 18 feet to the point of beginning.

Parcel 6

Beginning at the Southeast corner of Lot 8, Block 39, Plat "B", Salt Lake City Survey, and running thence North 41 $\frac{1}{4}$ feet; thence West 5 rods; thence South 41 $\frac{1}{4}$ feet; thence East 5 rods to the place of beginning.

Parcel 7

Commencing at the Northeast corner of Lot 1, Block 39, Plat "B", Salt Lake City Survey, and running thence South 43.25 feet; thence West 147 feet; thence North 43.25 feet; thence East 147 feet to the place of beginning.

Parcel 8

Beginning at a point South 43.25 feet from the Northeast corner of Lot 1, Block 39, Plat "B", Salt Lake City Survey, and running thence South 39.25 feet; thence West 206.25 feet; thence North 39.25 feet; thence East 206.25 feet to the point of beginning.

Parcel 9

Beginning 12 rods North of the Southeast corner of Lot 1, Block 39, Plat "B", Salt Lake City Survey, and running thence West 10 rods, thence North 3 rods, thence East 10 rods, thence South 3 rods to the point of beginning.

Parcel 10

BEGINNING at a point 14.0 feet East and South 9 rods from the Northwest corner of Lot 7, Block 39, Plat "B", Salt Lake City Survey, and running thence South 41.25 feet; thence East 109.75 feet; thence North 41.25; thence West 109.75 feet to the point of BEGINNING.

Parcel 11

Beginning at a point 2½ rods North from the Southwest corner of Lot 8, Block 39, Plat "B", Salt Lake City Survey, and running thence North 25.75 feet; thence East 5 rods; thence South 19.5 feet; thence East 5 rods; thence South 6.25 feet; thence West 10 rods, to the place of beginning.

Parcel 12

Beginning 100 feet North from the Southeast corner of Lot 1, Block 39, Plat "B", Salt Lake City Survey, and running thence North 98 feet; thence West 10 rods; thence South 99 feet; thence East 33 feet; thence North 1 foot; thence East 132 feet to place of beginning.

Parcel 13

Beginning at a point 1.25 feet west of the Northeast corner of Lot 7, Block 39, Plat "B", Salt Lake City Survey; and running thence West 40 feet; thence South 101.4 feet; thence East 40 feet; thence North 101.4 feet, to the point of beginning.

Parcel 14

Commencing 55.5 feet East of the Northwest corner of Lot 7, Block 39, Plat "B", Salt Lake City Survey, running thence East 27 feet; thence South 8 rods; thence West 27 feet; thence North 8 rods to the place of beginning.

Parcel 15

Beginning 2½ rods West from the Northeast corner of Lot 7, Block 39, Plat "B", Salt Lake City Survey, and running thence West 2½ rods; thence South 9 rods; thence East 2½ rods; thence North 9 rods, to the place of beginning.

Parcel 16

Beginning at the southeast corner of Lot 7, Block 39, Plat "B", Salt Lake City Survey, and running thence West 41.25 feet; thence North 228.6 feet; thence East 40 feet; thence South 30.6 feet; thence East 1.25 feet; thence South 198 feet, to the point of beginning.

Parcel 17

Beginning at a point 14 feet East and 17 rods South of the Northwest corner of Lot 7, Block 39, Plat "B", Salt Lake City Survey, and running thence East 109.75 feet; thence South 3 rods; thence West 109.75 feet; thence North 3 rods to the place of beginning.