

EASEMENT

6596207

Flower Patch, a Utah Corporation ("Flower Patch") hereby grants to Robert Webster ("Webster") in consideration of settlement of Civil Nos. 940908007 and 96090144 in the Third District Court, Salt Lake County, State of Utah and any other claims that Webster may assert against Flower Patch for easements or right-of-ways, a 14 foot vehicular access easement ("Easement") over the South 14 feet of that certain real property owned by Flower Patch, located in Salt Lake County, State of Utah and more particularly described as follows:

Parcel 1

Beginning 304.5 feet North and 91 feet West from a point, which point is 24.44 feet North from the Southeast corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, which point is shown on a survey dated October 5, 1981, prepared by Meridian Engineering and Surveying, Inc. to be on the center line of 9400 South Street, and which point has been erroneously described in some deeds and on some surveys as the Southeast corner of said Section 1 and running thence North 70.3 feet to the Southeast corner of the property, the title to which was quieted in Valley Bank and Trust Company in Order and Decree recorded June 21, 1990 as Entry No. 4931664 in Book 6230 at Page 1581 of Official Records; thence West 67.0 feet along the South line of said Valley Bank and Trust Company parcel to the Southwest corner thereof; thence South 70.3 feet; thence East 67.0 feet to the point of beginning.

Parcel 2

Beginning at a point North 410.389 feet and North 89°15'11" West 91.008 feet from the Southwest Corner of Lot 7, Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence South 12.335 feet; thence West 67.000 feet; thence North 13.209 feet; thence South 89°15'11" East 67.006 feet to the point of beginning.

Said Easement is granted for the benefit of that certain real property located in Salt Lake County, State of Utah, owned by Webster, more particular described as follows:

Beginning at a point which is West 158 feet West and North 304.50 feet from the Southeast corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 45,082 feet; thence South 70.000 feet; thence West 117.730 feet to the East line of the Draper-Jordan

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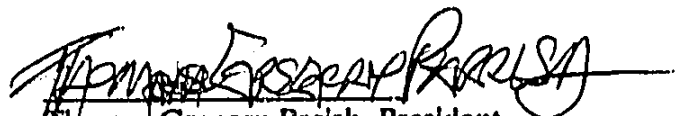
Canal; thence North 3°52'00" East 140.620 feet along the East line of said Canal; thence East 154.310 feet; thence South 70.300 feet to the point of beginning.

Webster, his successors and assigns will pay one half of the maintenance and snow removal costs for the 14 foot vehicular access Easement.

This Easement shall become null and void in the event Webster fails to pay his one half of the maintenance and snow removal costs within twenty (20) days of written notice by Flower Patch, or Flower Patch obtains an access Easement for the Webster property South to 9400 South. Webster, his successors, and assigns agree to execute such documents as may be necessary to reconvey the Easement granted hereby to Flower Patch. In the event Flower Patch acquires said access to the South, Webster, his successors, and assigns will grant Flower Patch an Easement over the South 14 feet of Webster's property so that Flower Patch may also access its property to and from 9400 South Street to the South. This Easement runs with the land and is binding upon and inures to the benefit of the parties, their successors and assigns.

Dated this 13th day of February, 1997

Flower Patch, Utah Corporation

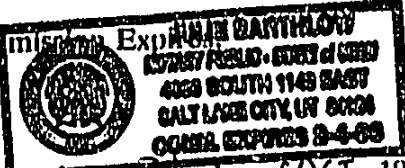

Thomas Gregory Parish, President

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 13th day of February, 1997, personally appeared before me
THOMAS GREGORY PARISH who being by me duly sworn, did say that he is the

President of Flower Patch and that the within and foregoing instrument was signed on behalf of said Association by authority of a resolution of the Association.


Jane Barthlow
NOTARY PUBLIC
Residing in Salt Lake County,
State of Utah

My Commission Expires

Dated this 21 day of Oct, 1996

Robert M. Webster
Robert M. Webster

STATE OF UTAH)
COUNTY OF SALT LAKE)

On the 31 day of Oct, 1996, personally appeared before me ROBERT M. WEBSTER who being by me duly sworn, states that he has read and understands the foregoing instrument and has signed it by his own free will.


NOTARY PUBLIC
TINA D. PRINCE
1344 West 4675 South
Ogden, Utah 84405
My Commission Expires
July 1, 2000
STATE OF UTAH

Tina D. Prince
NOTARY PUBLIC
Residing in Salt Lake County,
State of Utah

My Commission Expires: 7-01-00

6596207
03/18/97 11:23 AM 16.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
STEWART TITLE GUARANTY CO
455 E 500 S #200
SLC, UT 84111
REC BY: D KILPACK DEPUTY - WI