

7748632

When recorded return to:
DIANNE AUBREY
SANDY CITY RECORDER
10000 CENTENNIAL PKWY
SANDY, UTAH 84070

Physical Property Address

ACCOMMODATION RECORDING ONLY.
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION OF
TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT.

7748632
10/27/2000 04:34 PM 14.00
Book - 8397 Pg - 3967-3969
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WI 3 P.

PUBLIC UTILITY EASEMENT

Edwards Lifesciences Research Medical, Inc., a Utah corporation, whose address is 6864 South 300 West, Midvale, Utah 84047, GRANTOR, hereby grants and conveys to Sandy City Corporation, County of Salt Lake, State of Utah, GRANTEE, for the sum of TEN DOLLARS and other good and valuable consideration, a non-exclusive easement for underground public utility purposes over the following described real property located in Salt Lake County, State of Utah (the "Easement Property"):

See Exhibit A attached hereto and by this reference hereto made a part hereof.

Subject to all matters of record and all matters which an inspection or survey of the property would reveal.

By utilizing the easement herein granted and accepting the benefits thereof, each user agrees to exercise reasonable care to avoid damage to the Easement Property and any landscape or improvements located thereon; to restore any damage or disturbance to the surface of Easement Property and to any improvements or landscaping on the Easement Property resulting from such usage; and to use reasonable efforts to minimize any interference with other activities being conducted on or utilization being made of the Easement Property and any improvements thereon.

In witness whereof, the undersigned has executed this easement agreement as of this 16th day of September, 2000.

Edwards Lifesciences Research Medical, Inc.

By: [Signature]

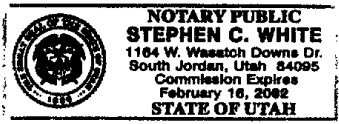
Its: Treasurer

BK8397PG3967

STATE OF UTAH)
)
County of Salt Lake)

The foregoing instrument was acknowledged before me this 18th day of SEPT,
2000, by DAVID P. LEE, the TREASURER of EDWARDS
LIFESCIENCES RESEARCH MEDICAL, INC., on
behalf of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Stephen C. White
Notary Public

EXHIBIT A

Non-Exclusive
7 Foot Underground Public Utility Easement
Under the Following Property Located
in
Lot 3 of Sandy Commerce Park

Beginning at the Southeast corner of Lot 3 of the Sandy Commerce Park according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County, Utah, in Book 2000P of Plats at Page 15, and running thence North 89°01'33" West 623.52 feet along the South line of said Lot 3; to the Southwest corner of said Lot 3; thence North 00°42'51" East 7.00 feet along the West line of Lot 3; thence South 89°01'33" East 623.60 feet to the East line of Lot 3; thence South 00°42'51" West 7.00 feet to the point of beginning.

#27-12-127-007