

WHEN RECORDED, RETURN TO  
CALLISTER, DUNCAN & NEBEKER  
Suite 800 Kennecott Bldg.  
Salt Lake City, Ut 84133  
Attn: Steven L. Ingleby

PARKING AND PEDESTRIAN EASEMENT

ATC-D71312

HOLY CROSS HOSPITAL OF SALT LAKE CITY, a Utah  
nonprofit corporation, as Grantor, hereby grants to:

4590417

SALT LAKE CITY PROFESSIONAL BUILDING, LTD., a Utah  
limited partnership, and to its successors and assigns,  
and for the benefit of the dominant estate as described  
on Exhibit "A" attached hereto and incorporated herein,  
for a period of time measured by the Term or any extended  
term of the Ground Lease (as evidenced by that Memorandum  
of Ground Lease recorded contemporaneously herewith, to  
which reference is made),

a non-exclusive easement and right-of-way for ingress and egress  
on, over and across the servient estate as described on Exhibit  
"B" attached hereto and incorporated herein, for the purpose of  
providing pedestrian and vehicular ingress and egress to and from  
the dominant estate, and access to, on, over and across, and  
vehicular parking on, the servient estate.

This easement and right-of-way includes for pedestrian use any and  
all walkways, and common areas of ingress and egress as they may  
exist from time to time on the servient estate, and for vehicular  
use any and all driveways and roadways as they may exist from time  
to time on the servient estate and the parking structures and  
parking spaces provided therein. The Grantor hereby covenants to  
provide in the servient estate for the benefit of the dominant  
estate the availability of not less than 250 vehicular parking  
spaces on a non-exclusive basis, to which the pedestrian and  
vehicular ingress and egress shall pertain.

Dated this 24th day of February, 1988

HOLY CROSS HOSPITAL OF SALT LAKE CITY,  
a Utah nonprofit corporation

By *Kenneth H. Rock*  
Its President

1030

4590417  
26 FEBRUARY 88 01:42 PM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
ASSOCIATED TITLE  
REC BY: REBECCA GRAY , DEPUTY

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STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE ) ss

On the 24th day of February, 1988, personally appeared before me Kenneth H. Rock, who being by me duly sworn, did say that he is the President of Holy Cross Hospital of Salt Lake City, a Utah nonprofit corporation, and that said instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution of its board of directors, and said Kenneth H. Rock acknowledged to me that said corporation executed the same.

Thomas A. Ludlow  
Notary Public  
Residing at: Salt Lake City, UT

My Commission Expires:  
Jan. 8, 1989

9541a

EXHIBIT "A"

Real Property Description

That certain real property located in Salt Lake County, State of Utah, and more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 36, PLAT F, SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH  $89^{\circ}58'31''$  WEST 116.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 36; THENCE SOUTH  $00^{\circ}01'29''$  EAST 148.00 FEET; THENCE SOUTH  $89^{\circ}58'31''$  WEST 26.00 FEET; THENCE SOUTH  $00^{\circ}01'29''$  EAST 66.00 FEET; THENCE NORTH  $89^{\circ}58'31''$  EAST 142.46 FEET TO THE EAST LINE OF SAID BLOCK 36; THENCE NORTH  $00^{\circ}08'48''$  WEST ALONG SAID EAST LINE 214.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

Servient Estate

BEGINNING at a point South 89°58'31" West 116.00 feet from the Northeast Corner of Block 36, Plat F, Salt Lake City Survey and running thence South 89°58'31" West 302.85 feet along the north line of said Block 36; thence South 00°01'29" East 333.50 feet; thence North 89°58'31" East 419.56 feet to the east line of said Block 36; thence North 00°08'48" West 119.50 feet; along said east line; thence South 89°58'31" West 142.46 feet; thence North 00°01'29" West 66.00 feet; thence North 89°58'31" East 26.00 feet; thence North 00°01'29" West 148.00 feet to the POINT OF BEGINNING.

CDN3716J

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