

Quitclaim Deed Subject to Rights of Way and Easements

Grantor, Provo City, a municipal corporation of the State of Utah, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, and pursuant to authority given by the corporate authorities of Provo City, conveys and quitclaims unto Parkway Ventures, Ltd, A Utah Limited Partnership, and Grantee, the following described real estate situated in Provo City, Utah County, State of Utah, to wit:

See attached Exhibit "A" for legal description.


ENT 71102 BK 4375 PG 530
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1997 Sep 12 10:30 am FEE 14.00 BY JW
RECORDED FOR TITLE WEST TITLE CO

Subject, however, to:

- (1) Rights of the public, the State of Utah, and Provo City in and to that part of the property in question if any, taken and used for roads and highways.
- (2) Rights of the public service company of Provo City, to erect poles and string wires for transmission of electric current along the highway adjacent to the premises described above.
- (3) Any currently existing utility rights of way and easements, including but not limited to electric, sanitation and water.
- (4) Easements hereby reserved in favor of the Grantor, Provo City for ingress and egress, and for the installation and maintenance of underground water mains, and appurtenant equipment, in, over and upon the above described premises, which easement shall not prohibit Grantee, its successors or assigns, from using the easement premises for automobile parking provided they shall not interfere with the rights of the Grantor under this easement.
- (5) All rights of way and easements of record.

WITNESS the hand of said Grantor this 10th day of ~~June~~ ^{September}, 1997.

Provo City
A Municipal Corporation


By: George Stewart, its Mayor

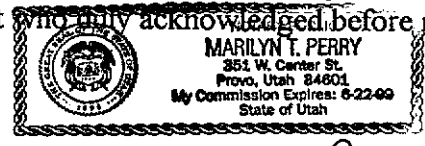
COUNTY OF UTAH)

:SS.

ENT 71102 BK 4375 PG 531

STATE IF UTAH)

On the 10th September day of ~~June~~, 1997, personally appeared before me George Stewart, Mayor of Provo City, A Municipal Corporation, the signor of the within instrument who ~~only~~ acknowledged before me that he executed the same.



Marilyn T. Perry
NOTARY PUBLIC

Residing at: Provo Utah
My commission expires: 6-22-99

LEGAL DESCRIPTION

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EXHIBIT A**Total Parcel**

Beginning at a point which is North 88° 41' 48" East along the section line 28.10 feet (Based upon the Utah State Coordinate System, Central Zone and Data Published by the Utah County Surveyor as of January 1986) from the North quarter corner of Section 36, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 88° 41' 48" East along the section line 40.55 feet; thence North 88° 34' 30" East 115.61 feet; thence North 87° 30' 39" East 105.91 feet to the Westerly line of the University Parkway; thence Southeasterly 590.99 feet along said Parkway around the periphery of a curve to the right concave Southwesterly having a radius of 17108.73 feet (local Chord = South 39° 42' 36" East 590.96 feet) to a point on the Westerly bank of the Provo River; thence South 09° 35' 45" West along said River bank 73.12 feet; thence South 02° 30' 00" West continuing along said River bank 200.84 feet; thence South 88° 59' 08" West 674.07 feet to the North line of 1800 North Street; thence North 85° 44' 30" West along said Street line 356.91 feet; thence Northwesterly 30.82 feet continuing along said Street line around the periphery of a curve to the right concave Easterly having a radius of 20.00 feet (Chord = North 41° 35' 40" West 27.86 feet) to the East line of 550 West street; thence North 02° 33' 10" East along said Street line 311.74 feet; thence Northeasterly 26.75 feet continuing along said Street line around the periphery of a curve to the right concave Easterly having a radius of 367.00 feet (Chord = North 04° 38' 26" East 26.74 feet); thence North 06° 43' 42" East continuing along said Street line 174.89 feet; thence Northwesterly 115.06 feet continuing along said Street line around the periphery of a curve to the left concave Westerly having a radius of 433.00 feet (Chord = North 00° 53' 04" West 114.72 feet); thence North 08° 29' 49" West continuing along said Street line 21.88 feet to the Southerly line of 1975 North Street; thence Northeasterly 24.83 feet along said Street line around the periphery of a curve to the right concave Southerly having a radius of 15.00 feet (Chord = North 38° 56' 02" East 22.09 feet); thence North 86° 21' 52" East continuing along said Street line 131.51 feet; thence Northeasterly 26.01 feet continuing along said Street line around the periphery of a curve to the right concave Southerly having a radius of 367.87 feet (Chord = North 88° 23' 24" East 26.00 feet); thence South 89° 35' 05" East continuing along said Street line and extension thereof 227.38 feet to the East line of 450 West Street; thence North 01° 00' 52" West along said Street line 10.84 feet to the point of beginning.