

JP-15-7(116)304

161: A 161: ST

RIGHT OF ENTRY AGREEMENT

THE UNDERSIGNED, **Suresh B. Sheth and Gunvanti S. Sheth**, hereby grant to the **UTAH DEPARTMENT OF TRANSPORTATION, ("UDOT")**, permission to enter upon and take possession of the following described property which is required for the construction of a public highway and/or appurtenant thereto.

The legal description and right-of-way map of the subject parcels are attached to this Right of Entry Agreement and identified as Exhibits A, B, and C.

It is understood and agreed that the sum of \$1,550,000.00, paid into court in *UDOT v. Suresh B. Sheth, et al.*, Civil No. 960908173 CD, has been paid to the Grantor or lienholders under this Right of Entry Agreement, with UDOT being given credit for this amount in the final settlement.

It is understood and agreed that this permission is granted without prejudice to any rights of the undersigned, pending a settlement being arrived at as to the amount of compensation to be paid the Grantor for the said parcel of right-of-way, and as to any other amount to which the Grantor is entitled. It is further understood that if a satisfactory settlement cannot be agreed upon, UDOT, upon notice from the Undersigned that the amount of compensation offered is not acceptable, will proceed at once to commence and diligently prosecute a condemnation proceeding in the appropriate court for the judicial determination of such compensation.

It is further understood that statutory interest shall be paid from the date of occupancy on any additional amounts of money that may be paid in the final settlement. Also, the date of December 9, 1996 shall be the valuation date of the fair market value of the property mentioned in the Exhibit.

Suresh B. Sheth

Suresh B. Sheth

Gunvanti S. Sheth

Gunvanti S. Sheth

7065273
08/21/98 3:49 PM**NO FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
UTAH ST-DEPT OF TRANSPORTATION
BOX 148440 ATT: J.R. PLUMHOF
SLC, UT 84114-8440
REC BY: A GARAY DEPUTY - WI

8022 PG 139Z

7065273
70612085

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

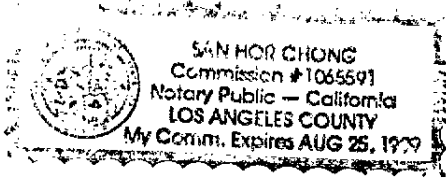
The undersigned did personally appear before a Notary Public on the 17th day of JUNE, 1998, and acknowledge their signatures.

Suresh B. Sheth

Suresh Sheth

Gunvanti S. Sheth

Gunvanti S. Sheth



San Hor Chong

Notary Public

My Commission Expires:

AUGUST 25, 1999

~~7012085
06/30/98 08:39 AM **NOT FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
UTAH ST-DEPT OF TRANSPORTATION
BOX 148440 ATT: J.R. PLUMHOF
SLC, UT 84114-8440
REC BY: R. JORDAN DEPUTY - WI~~

BK 8072PG0583
BK 8022PG1998

HIGHWAY PROJECT NO. *ISTP-15-7(198)296

Parcel No. 15-7:161:A

A parcel of land in fee for the reconstruction of a freeway known as Project No. 15-7, being part of an entire tract of property situate in Lots 3 and 6, Block 61, Plat "C", Salt Lake City Survey. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest Corner of said Lot 3; and running thence N. 00°06'51" E. 201.173 meters to the Northwest corner of Lot 6; thence S. 89°53'21" E. 40.301 meters along the northerly boundary line of said Lot 6; thence Southerly 194.707 meters along the arc of a 1484.962-meter radius curve to the right (Note: Chord to said curve bears S. 03°31'10" W. for a distance of 194.568 meters); thence S. 40°15'53" E. 9.118 meters to the southerly boundary line of said Lot 3; thence N. 89°53'41" W. 34.650 meters along said southerly boundary line to the point of beginning. The above described parcel of land contains 7339.1 square meters.

(Note: Rotate above bearings 00°14'38" clockwise to equal highway bearings)

(Note: To obtain distance in feet, divide above distances by 0.3048. Multiply above area by 10.7639 to obtain square feet)

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

HIGHWAY PROJECT NO. *ISTP-15-7(198)296

Parcel No. 15-7:161:ST

A tract of land in fee, being all of an entire tract of property, situate in Lots 1, 2, 3, 6, 7 and 8, Block 61, Plat "C", Salt Lake City Survey. The boundaries of said tract of land are described as follows:

Beginning at the Southeast Corner of said Lot 3; and running thence N. 89°53'41" W. 15.641 meters along the southerly boundary line of said Lot 3; thence N. 40°15'53" W. 9.118 meters; thence Northerly 194.707 meters along the arc of a 1484.962-meter radius curve to the left (Note: Chord to said curve bears N. 03°31'10" E. for a distance of 194.568 meters) to the northerly boundary line of said Lot 6; thence S. 89°53'21" E. 9.992 meters along said northerly boundary line to the northeast corner of said Lot 6; thence S. 00°06'52" W. 100.584 meters to the southeast corner of said Lot 6; thence S. 89°53'41" E. 3.809 meters along the northerly boundary line of said Lot 2; thence N. 00°06'52" E. 54.863 meters; thence S. 89°53'41" E. 21.335 meters; thence S. 00°06'52" W. 0.305 meters; thence S. 89°53'41" E. 24.048 meters; thence S. 00°06'52" W. 2.286 meters; thence S. 89°53'41" E. 5.851 meters; thence S. 00°15'37" E. 41.940 meters; thence S. 89°53'41" E. 4.358 meters; thence S. 00°17'28" E. 22.830 meters; thence N. 89°53'41" W. 13.321 meters; thence S. 00°01'19" W. 37.796 meters; thence S. 89°53'41" E. 3.718 meters; thence S. 00°06'52" W. 11.583 meters; thence N. 89°53'41" W. 15.851 meters; thence S. 00°06'52" W. 38.710 meters to the southerly boundary line of said Lot 2; thence N. 89°53'41" W. 34.444 meters along said southerly boundary line to the point of beginning. The above described tract of land contains 10042.8 square meters.

(Note: Rotate above bearings 00°14'38" clockwise to equal highway bearings)

(Note: To obtain distance in feet, divide above distances by 0.3048. Multiply above area by 10.7639 to obtain square feet)

Prepared by TLB October 23, 1996

BK8072PG0585