

When recorded mail to:

North Valley Investment Group L.L.C.

Attn: W. Richards Woodbury

2733 E. Parleys Way, Suite 300

Salt Lake City, UT 84109

ENT 70853 BK 4704 PG 536
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 Jul 15 2:36 pm FEE 12.00 BY SS
RECORDED FOR TITLE WEST TITLE CO

EASEMENT

NORTH VALLEY INVESTMENT GROUP L.L.C., a Utah limited liability company, GRANTOR, hereby grants to **PEN AND INK, LTD** and any successor owners of Lot 3, Plat "F", Utah Valley Business Park Subdivision, GRANTEE, an easement and right-of-way for the installation and maintenance of a certain storm drain line and related facilities over, under, and through the following described real property situated in Utah County, State of Utah, and more particularly described as follows:

A 15-foot wide easement for a storm drain line, 7.5 feet on each side of the following described centerline:

Beginning at a point on the north property line of Lot 37, Plat "J", Utah Valley Business Park located S 89° 35' 36" E along the section line 944.72 feet and South 503.33 feet from the North quarter corner of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said point also being located S 1° 35' 24" W, 296.29 feet from the northeast corner of Lot 3, Plat "F" of the Utah Valley Business Park as recorded in the office of the Utah County Recorder, and running thence S 88° 35' 15" E, 42.65 feet to an existing pond.

The boundary lines of said easement shall be prolonged and/or shortened to extend from the point of beginning on said north property line of Lot 37 and end at the pond.

This Easement is granted subject to the conditions that 1) Grantee shall maintain said storm drain line and related facilities after installation by Grantor, and 2) Grantee shall be responsible for all damage to the existing pond or downstream users resulting from storm water draining from Lot 3, Plat "F", Utah Valley Business Park.

Grantor hereby agrees that Grantee shall have the right to ingress and egress over the surface of the above described easement for the purpose of constructing, maintaining, and repairing said storm drain line and related facilities.

No building or structure of a permanent nature shall be constructed on the easement property.

This Easement shall continue for so long as the storm drain line is used; however, at such time as the use of such storm drain line is abandoned and alternate storm drainage from Lot 3, Plat "F" is implemented this Easement shall terminate.

In Witness Whereof, Grantor has set its hand hereto on the 14 day of July, 1998.

North Valley Investment Group L.L.C., a Utah limited liability company

By: Wallace R. Woodbury
Wallace R. Woodbury, Member

By: W. Richards Woodbury
W. Richards Woodbury, Member

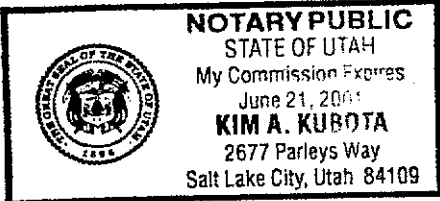
By: Roy A. Hammond
Roy A. Hammond, Member

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6432

COUNTY OF UTAH)

:SS
STATE OF UTAH)

On the 14 day of July, 1998, personally appeared before me Wallace R. Woodbury, the signor of the within instrument who duly acknowledged before me that he executed the same as an authorized Member for said limited liability company.

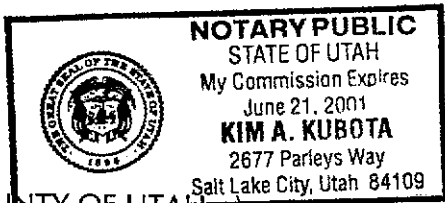


Kim A. Kubota
Notary Public

COUNTY OF UTAH)

:SS
STATE OF UTAH)

On the 14 day of July, 1998, personally appeared before me W. Richards Woodbury, the signor of the within instrument who duly acknowledged before me that he executed the same as an authorized Member for said limited liability company.

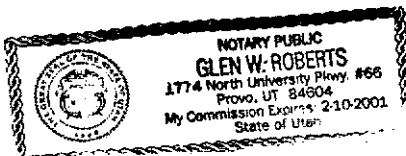


Kim A. Kubota
Notary Public

COUNTY OF UTAH)

:SS
STATE OF UTAH)

On the 15 day of July, 1998, personally appeared before me Roy A. Hammond, the signor of the within instrument who duly acknowledged before me that he executed the same as an authorized Manager for said limited liability company.



Glen W. Roberts
Notary Public