

WESTERN STATES
DEP
Rebecca Gray
REBECCA GRAY

Oct 10 4 22 PM '86
KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

WHEN RECORDED MAIL TO:
Mr. Thomas M. Lloyd
Suite 500
6925 Union Park Center
Midvale, UT 84047

Space Above for Recorder's Use Only

4330686

EASEMENT DEED

UNION PARK ASSOCIATES, a Utah limited partnership (herein called "Grantor"), hereby quitclaims to THOMAS M. LLOYD, an individual (herein called "Grantee"), his successors and assigns in interest in the Dominant Tenement, as hereinafter defined, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following perpetual easements:

A NON-EXCLUSIVE EASEMENT over, along, upon and across:

Those portions of that certain real property situated in the County of Salt Lake, State of Utah, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, which are from time to time improved for pedestrian and vehicular ingress and egress (herein called "Servient Tenement 1");

for the benefit of and appurtenant to and for pedestrian and vehicular ingress to and egress from the following described Dominant Tenement and each and every part thereof, including, without limitation, any and all lots, parcels, condominiums and/or portions thereof which now exist or may be developed within said Dominant Tenement at any time in the future:

That certain real property situated in the County of Salt Lake, State of Utah, more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof (herein called the "Dominant Tenement");

AN EXCLUSIVE EASEMENT in, under, over, along, upon, through and across:

That certain real property situated in the County of Salt Lake, State of Utah, more

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particularly described on Exhibit "C" attached hereto and by this reference made a part hereof (herein called "Servient Tenement 2");

for the benefit of and appurtenant to the Dominant Tenement and for the installation, construction, maintenance, repair and replacement, at Grantee's sole cost and expense, of a pedestrian and vehicular bridge and all appurtenances thereto from the Dominant Tenement over Little Cottonwood Creek to Servient Tenement 2, which bridge shall be of such design and at such location within Servient Tenement 2 as Grantee in its sole and absolute discretion shall determine, and for the perpetual use of said bridge and appurtenances for pedestrian and vehicular ingress to and egress from the Dominant Tenement by Grantee, its successors and assigns in interest in the Dominant Tenement and each and every part thereof, including, without limitation, the owners of any and all lots, parcels, condominiums and/or portions thereof which now exist or which may exist within the Dominant Tenement at any time in the future and by the respective lessees, tenants, patrons, agents, employees, invitees and guests of the same;

RESERVING UNTO GRANTOR, its successors and assigns in interest in Servient Tenement 1 and Servient Tenement 2, the right to use said Servient Tenements for any and all purposes that do not unreasonably interfere with the use thereof by Grantee, its successors and assigns in interest in the Dominant Tenement for the purposes herein specified.

IN WITNESS WHEREOF, Grantor has executed this Easement Deed this 10th day of October, 1986.

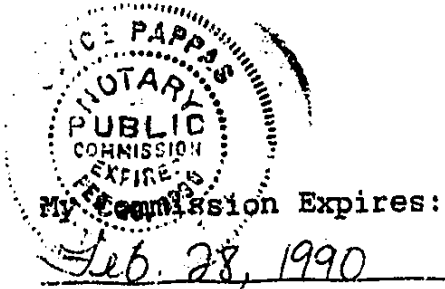
GRANTOR: UNION PARK ASSOCIATES, a
Utah limited partnership,

By Thomas M. Lloyd
Thomas M. Lloyd
General Partner

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 10 day of October, 1986, personally appeared before me Thomas M. Lloyd, who being by me duly sworn, did say that he is a general partner of Union Park Associates, a Utah limited partnership, and that the foregoing instrument was

signed on behalf of the Partnership, and said Thomas M. Lloyd
acknowledged to me that the Partnership executed the same.



Joyce Pappas
NOTARY PUBLIC
Residing at: 11337 Bell Ridge St.
Sandy, Ut. 84070

4280L
100986

Legal Description of Servient Tenement 1

THE REAL PROPERTY:

Beginning on the Southeasterly line of Fort Union Boulevard at a point which is due North 306.470 feet and due West 1704.809 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 38°38'40" East 35.00 feet; thence North 51°21'20" East parallel with Fort Union Boulevard 94.00 feet; thence South 38°38'40" East 77.50 feet; thence North 51°21'20" East 147.00 feet; thence North 38°38'40" West 110.83 feet to a point on a 1076.92 foot radius curve to the right on the Southeasterly line of said Fort Union Boulevard, the center of said curve bears South 35°27'02" East from said point; thence Northeasterly along the arc of said curve and Southeasterly street line through a central angle of 1°36' for a distance of 30.07 feet; thence South 38°38'40" East 140.23 feet; thence North 51°21'20" East 8.00 feet; thence South 38°38'40" East 13.45 feet; thence North 74°42'25" East 112.95 feet; thence North 20°00' West 180.00 feet to a point on a 1076.92 foot radius curve to the right on the Southerly line of said Fort Union Boulevard, the center of said curve bears South 24°42'54" East from said point; thence Northeasterly along the arc of said curve and street line through a central angle of 3°39'20" for a distance of 68.71 feet; thence South 20°00' West 70.19 feet; thence South 20°00' East 140.00 feet; thence South 10°00' West 164.36 feet; thence West 40.657 feet; thence South 31°30' West 53.42 feet; thence South 88°45' East 3.2 feet to a point on the West bank of Little Cottonwood Creek; thence along the West bank of said creek for fifteen courses as follows: South 29°03' West 41.6 feet, South 30°11' West 52.7 feet, South 27°12' West 22.8 feet, South 21°54' West 38.7 feet, South 5°10' West 37.3 feet, South 12°50' West 33.6 feet, South 22°38' West 18.9 feet, South 4°49' East 26.3 feet, South 18°36' East 29.2 feet, South 5°38' East 19.2 feet, South 22°22' East 35.8 feet, South 34°55' East 47.7 feet, South 26°59' East 39.0 feet, South 33°32' East 40.0 feet and South 16°33' East 25.65 feet to the Northeasterly line of Parcel No. 126 U:A of Utah Highway Project No. 1-415-9(4)297 according to the official documentation thereof on file in the office of the Utah, Department of Transportation; thence North 53°04'43" West along said Northeasterly line 411.31 feet to a point of a 753.51 foot radius curve to the right; thence Northwesterly along the arc of said curve and Northeasterly line through a central angle of 16°04'43" a distance of 211.45 feet to a point of tangency; thence North 37°00' West along said Northeasterly line 50.40 feet to a point of a 35.0 foot radius curve to the right; thence Northerly along the arc of said curve through a central angle of 88°21'20" a distance of 53.97 feet to a point of tangency on the Southeasterly line of Fort Union Boulevard at a point 69.00 feet perpendicularly distance Southeasterly from the control line of Fort Union Boulevard at Engineers Station 38+43.84; thence North 51°21'20" East along said

EXHIBIT "A"

Southeasterly line of Fort Union Boulevard 170.97 feet to the point of beginning.

Excepting therefrom the following:

Beginning at a point which is due North 306.470 feet, due West 1704.809 feet, and South $38^{\circ}38'40''$ East 60.00 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North $51^{\circ}21'20''$ East (parallel with Fort Union Boulevard) 69.00 feet; thence South $38^{\circ}38'40''$ East 40.00 feet; thence South $51^{\circ}21'20''$ West 69.00 feet; thence North $38^{\circ}38'40''$ West 40.00 feet to the point of beginning.

Also excepting therefrom the following:

Beginning at a point which is due North 306.407 feet, due West 1704.809 feet, and South $38^{\circ}38'40''$ East 125.00 feet from the Southerly corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North $51^{\circ}21'20''$ East (parallel with Fort Union Boulevard) 69.00 feet; thence South $38^{\circ}38'40''$ East 20.00 feet; thence South $51^{\circ}21'20''$ West 69.00 feet; thence North $38^{\circ}38'40''$ West 20.00 feet to the point of beginning.

Net Area (Remainder Parcel less exceptions): 4.268 acres

The foregoing property is located in Salt Lake County, State of Utah.

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Legal Description of Dominant Easement

Beginning at a point on the Westline of 1300 East street, said point being North 521.80 feet and West 550.77 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 11° 35' West along said West line 443.66 feet; thence North 79° 08' West 183.87 feet; thence South 7° 06' West 140.65 feet; thence South 88° 30' East 45.55 feet; thence South 87° 08' 30" East 122.26 feet to the West line of 1300 East Street; thence South 15° 12' West along said West line 239.08 feet to a point of a 749.95 foot radius curve to the left; thence Southerly along the arc of said curve and West line 185.54 feet; thence South 89° 19' West 120.95 feet; thence South 17.16 feet; thence South 88° 19' West 219.92 feet to the Northeasterly line of Parcel No. 126 U:A of Utah Highway Project No. 1-415-9 (4) 297, according to the Official Documentation thereof on file in the office of the Utah Department of Transportation; thence North 53° 04' 43" West along said Northeasterly line 297.47 feet to a point on the West bank of Little Cottonwood Creek; thence along said West bank for fifteen courses as follows; North 16° 33' West 25.65 feet; North 33° 32' West 40.00 feet, North 26° 59' West 39.00 feet, North 34° 55' West 47.70 feet; North 22° 22' West 35.80 feet; North 5° 38' West 19.20 feet; North 18° 36' West 29.20 feet; North 4° 49" West 26.30 feet; North 22° 38' East 18.90 feet; thence North 12° 50' East 33.60 feet; North 5° 10' East 37.30 feet; North 21° 54' East 38.70 feet; North 27° 12' East 22.80 feet; North 30° 11' East 52.70 feet; North 29° 30' East 41.60 feet; thence North 88° 45' West 3.20 feet; thence North 31° 30' East 53.42 feet; thence East 40.657 feet; thence North 10° 00' East 164.36 feet; thence North 20° 00' West 140.00 feet; thence North 20° 00' East 18.60 feet; thence South 89° 55' East 589.76 feet; thence North 9° 19' East 13.50 feet; thence South 80° 41' East 154.96 feet to the point of beginning. Contains 14.667 acres

Subject to the right-of-way for Little Cottonwood Creek as the same exists on the ground.

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EXHIBIT "B"

Legal Description of Servient Tenement 2

Beginning at a point on the Northeasterly line of Parcel No. 126 U:A of Utah Highway Project No. 1-415-9 (4) 297 according to the official documentation thereof on file in the office of the Utah Department of Transportation said point of beginning being due South 219.77 feet and due West 1442.90 feet from the Northeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 53° 04' 43" West along said Northeasterly line 33.00 feet; thence North 0° 49' 17" East 334.73 feet; thence South 39° 33' 35" East 67.30 feet to a point on the West bank of Little Cottonwood Creek; thence along said West bank for ten courses as follows; South 27° 12' West 7.50 feet; South 21° 54' West 38.70 feet, South 5° 10' West 37.30 feet, South 12° 50' West 33.60 feet, South 22° 38' West 18.90 feet, South 4° 49' East 26.30 feet, South 18° 36' East 29.20 feet, South 5° 38' East 19.20 feet, South 22° 22' East 35.80 feet, South 34° 55' East 47.70 feet; thence South 55° 16' West 48.26 feet to the point of beginning.

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EXHIBIT "C"