

6508910

6508910
11/19/96 11:50 AM 54.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: U ASHBY DEPUTY - WI

When recorded, mail to:
Murray City Corporation
5025 S State Street
P.O. Box 57520
Murray City, Utah 84157-0520

GRANT OF UNDERGROUND EASEMENTS

The Undersigned, with the ownership percentages as listed with each Grantors' signatures (on the signature pages of this document), Grantors, hereby grant and convey to MURRAY CITY CORPORATION, a political subdivision of the State of Utah, Grantee, its successors and assigns, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, perpetual underground easements and rights-of-way for the installation and continued maintenance, repair, alteration and replacement of i) culinary water, ii) sanitary sewer, and iii) storm drain line, and appurtenances of the Grantee, under and beneath the premises of the Grantors in Salt Lake County, State of Utah, more particularly described as follows:

i) A 15-foot wide easement, for culinary water, more particularly described as follows:

Beginning at a point which in North, 102.77 feet and East, 962.51 feet from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence:

N01°10'54"W, 238.42 feet; thence
N01°22'55"E, 7.43 feet; thence
N00°07'14"E, 21.52 feet; thence
N04°49'50"E, 35.63 feet; thence
S85°10'10"E, 15.00 feet; thence
S04°49'50"W, 35.31 feet; thence
S00°03'04"W, 13.75 feet; thence
S84°35'37"E, 62.45 feet; thence
S05°24'23"W, 15.00 feet; thence
N84°35'37"W, 61.21 feet; thence
S01°11'07"E, 237.31 feet; thence
S88°49'00"W, 15.00 feet to the point of beginning.

Contains 5,458 Square Feet

LTC 14993

BK 7537 PG 2761

The attached sketch (Exhibit 1) is incorporated by reference as a part of this easement.

ii) A 15-foot wide easement, for sanitary sewer, more particularly described as follows

Beginning at a point which is North, 81.84 feet and East, 1007.34 feet from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence:

N00°18'49"E, 320.17 feet; thence
East, 15.00 feet; thence
S00°18'49"W, 320.25 feet; thence
N89°41'11"W, 15.00 feet to the point of beginning.

Contains 4, 803 Square Feet

The attached sketch (Exhibit 2) is incorporated by reference as a part of this easement.

iii) A 15-foot wide easement, for storm drain line, more particularly described as follows

Beginning at a point more or less on the Westerly boundary of the Commerce Park Development, said point being North, 126.30 feet and East, 782.23 feet more or less from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence:

N00°29'28"E, 15.00 feet; thence
S89°54'15"E, 488.49 feet; thence
S00°05'45"W, 15.00 feet; thence
N89°54'15"W, 488.50 feet to the point of beginning.

Contains 7,327 Square Feet

The attached sketch (Exhibit 3) is incorporated by reference as a part of this easement.

The easements hereby granted consist of perpetual rights of ingress and egress together with perpetual easements to construct, reconstruct, operate, repair, replace and maintain a culinary water line, a sanitary sewer line and a storm drain line, and appurtenant structures under and beneath a strip of land as herein described.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement granted and all rights and privileges incident thereto with Grantee's use, occupation or enjoyment of these easements.

Grantee agrees to hold and save the Grantors harmless from any and all damages arising from its use of the right, easement, and right-of-way herein granted and agrees to repair any damage or pay the reasonable value of said damages, at Grantee's option, which may arise to the premises through Grantee's use, occupation and possession of the rights herein granted.

This easement shall be binding upon the heirs, successors and assignees of each party hereto.

Grantee acknowledges and understands that it is the sole responsibility of the Grantee to maintain, repair and replace any improvements or utilities located within the described easement.

SIGNATURE PAGES TO FOLLOW (PAGES 4 THROUGH 15)

(End of Page 3)

DATED this 10 day of October, 1996.

An undivided 25.31% Ownership:

THE EDWIN PRAVER AND JOAN PRAVER TRUST
of 1985 (Restated)

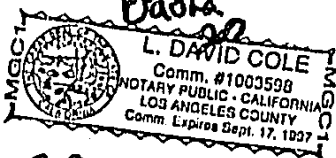
By: [Signature]
Edwin Praver
Its: Trustee

By: [Signature]
Joan Praver
Its: Trustee

STATE OF California)
: SS.
COUNTY OF Los Angeles)

I, L. David Cole, a Notary Public, hereby certify that on the
24th day of August, 1996, personally appeared before me, Edwin Praver, who being
by me first duly sworn, declared that he is the person who signed the foregoing
document as trustee of The Edwin Praver and Joan Praver Trust.

(SEAL)



[Signature]
NOTARY PUBLIC
Residing in Los Angeles California

STATE OF California)
: SS.
COUNTY OF Los Angeles)

I, L. David Cole, a Notary Public, hereby certify that on the
24th day of October, 1996, personally appeared before me, Joan Praver, who being
by me first duly sworn, declared that she is the person who signed the foregoing
document as trustee of The Edwin Praver and Joan Praver Trust.

(SEAL)



[Signature]
NOTARY PUBLIC
Residing in Los Angeles, California

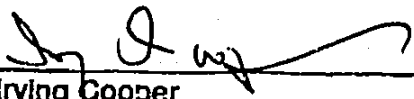
(End of Page 5)

BK7537PG2765

DATED this 25th day of October, 1996.

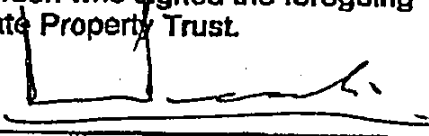
An undivided 11.42% Ownership:

Irving Cooper Separate Property Trust
of August 1987

By: 
Irving Cooper
Its: Trustee

CITY
STATE OF GIBRALTAR)
COUNTY OF _____) : ss.

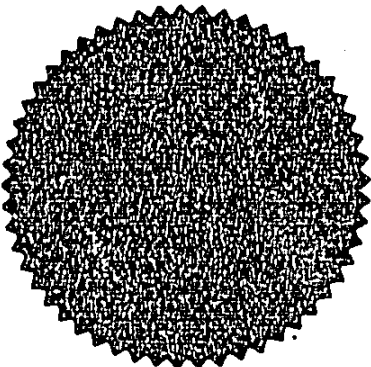
I, OSCAR ERIC PRESCOTT, a Notary Public, hereby certify that on the
25th day of October, 1996, personally appeared before me, Irving Cooper, who being
by me first duly sworn, declared that he is the person who signed the foregoing
document as trustee of the Irving Cooper Separate Property Trust.



NOTARY PUBLIC
Residing in

NOTARY PUBLIC
GIBRALTAR

(End of Page 6)



DATED this 28 day of Oct, 1996.

An undivided 6.31% Ownership:

Elkins Family Trust
dated June 18, 1991

By: [Signature]
Stuart Elkins
Its: Trustee

By: [Signature]
Rochelle Elkins
Its: Trustee

STATE OF (CALIFORNIA)

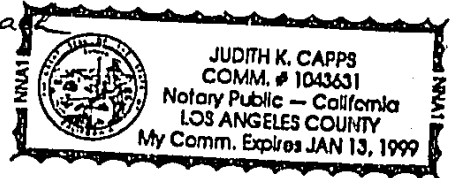
: ss.

COUNTY OF Los Angeles

I, JUDITH K. CAPPS, a Notary Public, hereby certify that on the 28 day of Oct, 1996, personally appeared before me, Stuart Elkins, who being by me first duly sworn, declared that he is the person who signed the foregoing document as trustee of the Elkins Family Trust.

[Signature]
NOTARY PUBLIC
Residing in Long Beach

(SEAL)



STATE OF (CALIFORNIA)

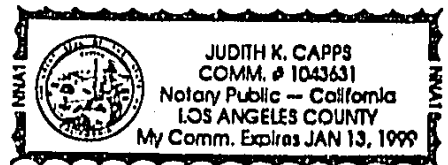
: ss.

COUNTY OF Los Angeles

I, JUDITH K. CAPPS, a Notary Public, hereby certify that on the 28 day of Oct, 1996, personally appeared before me, Rochelle Elkins, who being by me first duly sworn, declared that she is the person who signed the foregoing document as trustee of the Elkins Family Trust.

[Signature]
NOTARY PUBLIC
Residing in Long Beach

(SEAL)



(End of Page 7)

DATED this 29 day of October 1996.

An undivided 4.56% Ownership:

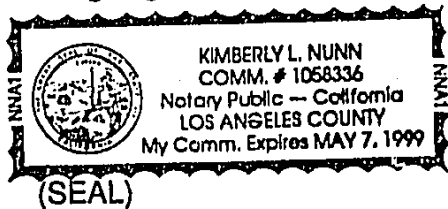
THE ROCKY ROAD TRUST

By: Shirley Baskins Familian
Shirley Baskins Familian
Its: Trustee

STATE OF CALIFORNIA

COUNTY OF Los Angeles : ss.

I, Kimberly L Nunn, a Notary Public, hereby certify that on the 29 day of October, 1996, personally appeared before me, Shirley Baskins Familian, who being by me first duly sworn, declared that she is the person who signed the foregoing document as trustee of The Rocky Road Trust.



Subscribed And Sworn to Before Me
Kimberly L Nunn
NOTARY PUBLIC
Residing in

(End of Page 8)

DATED this 24 day of October, 1996.

An undivided 6.85% Ownership:

Ira and Ilene Geldin Revocable Trust

By: Ira Geldin

Ira Geldin

Its: Trustee

By: Ilene B. Geldin

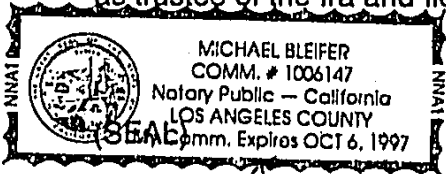
Ilene B. Geldin

Its: Trustee

STATE OF California)

COUNTY OF Los Angeles) : SS.

I, MICHAEL BLEIFER, a Notary Public, hereby certify that on the 24 day of October, 1996, personally appeared before me, Ira Geldin, who being by me first duly sworn, declared that he is the person who signed the foregoing document as trustee of the Ira and Ilene Geldin Revocable Trust.

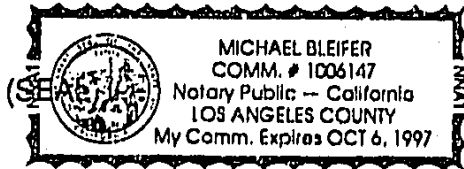


Michael Bleifer
NOTARY PUBLIC
Residing in BANCINO, CA 91436

STATE OF California)

COUNTY OF Los Angeles) : SS.

I, MICHAEL BLEIFER, a Notary Public, hereby certify that on the 24 day of October, 1996, personally appeared before me, Ilene B. Geldin, who being by me first duly sworn, declared that she is the person who signed the foregoing document as trustee of the Ira and Ilene Geldin Revocable Trust.



Michael Bleifer
NOTARY PUBLIC
Residing in BANCINO, CA 91436

(End of Page 9)

BK 7537 PB2769

DATED this 23 day of Oct, 1996.

An undivided 6.85% Ownership:

GELDIN FAMILY TRUST
dated January 24, 1991

By: Irving Geldin
Irving Geldin

Its: Trustee

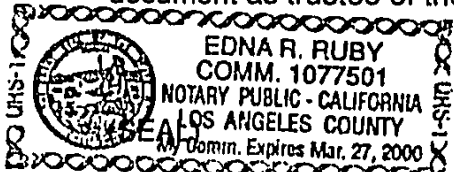
By: Nellie Geldin
Nellie Geldin

Its: Trustee

STATE OF California : ss.

COUNTY OF Los Angeles

I, Edna R. Ruby, a Notary Public, hereby certify that on the 23 day of October, 1996, personally appeared before me, Irving Geldin, who being by me first duly sworn, declared that he is the person who signed the foregoing document as trustee of the Geldin Family Trust.



Edna R. Ruby
NOTARY PUBLIC
Residing in Los Angeles, California

STATE OF California : ss.

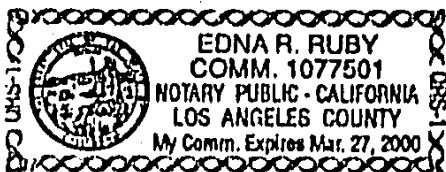
COUNTY OF Los Angeles

I, Edna R. Ruby, a Notary Public, hereby certify that on the 23 day of October, 1996, personally appeared before me, Nellie Geldin, who being by me first duly sworn, declared that she is the person who signed the foregoing document as trustee of the Geldin Family Trust.

Edna R. Ruby
NOTARY PUBLIC
Residing in Los Angeles, California

(SEAL)

(End of Page 10)



DATED this 22 day of October, 1996.

An undivided 4.56% Ownership:

THE HORN FAMILY TRUST

By: [Signature]
Martin R. Horn

Its: Trustee

By: [Signature]
Rita Horn

Its: Trustee

STATE OF CALIFORNIA)

: ss.

COUNTY OF LOS ANGELES

I, TATIANA JANASHVILI, a Notary Public, hereby certify that on the 22 day of October, 1996, personally appeared before me, Martin R. Horn, who being by me first duly sworn, declared that he is the person who signed the foregoing document as trustee of The Horn Family Trust.



(SEAL)

Tatiana Janashvili
NOTARY PUBLIC
Residing in

FAIRFAX STATIONERS
311 N. FAIRFAX
LOS ANGELES, CA 90016

STATE OF CALIFORNIA)

: ss.

COUNTY OF LOS ANGELES

I, TATIANA JANASHVILI, a Notary Public, hereby certify that on the 22 day of October, 1996, personally appeared before me, Rita Horn, who being by me first duly sworn, declared that she is the person who signed the foregoing document as trustee of The Horn Family Trust.



(SEAL)

Tatiana Janashvili
NOTARY PUBLIC
Residing in

FAIRFAX STATIONERS
311 N. FAIRFAX
LOS ANGELES, CA 90016

(End of Page 11)

DATED this 22 day of OCTOBER, 1996.

An undivided 6.62% Ownership:

JUBAS LIVING TRUST
dated January 10, 1989

By: [Signature]
Marvin Jubas
Its: Trustee

By: [Signature]
Fern Gloria Jubas
Its: Trustee

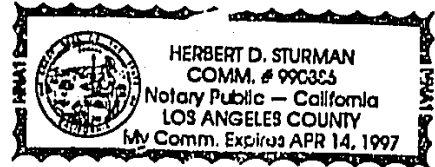
STATE OF CALIFORNIA

: ss.
COUNTY OF LOS ANGELES

I, Herbert D. Sturman, a Notary Public, hereby certify that on the 22nd day of Oct., 1996, personally appeared before me, Marvin Jubas, who being by me first duly sworn, declared that he is the person who signed the foregoing document as trustee of the Jubas Living Trust.

[Signature]
NOTARY PUBLIC
Residing in

(SEAL)



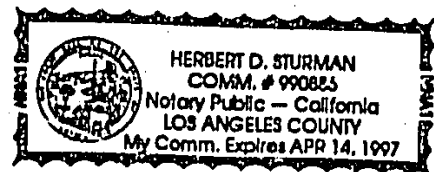
CALIFORNIA
STATE OF LOS ANGELES

: ss.
COUNTY OF LOS ANGELES

I, Herbert D. Sturman, a Notary Public, hereby certify that on the 22nd day of Oct., 1996, personally appeared before me, Fern Gloria Jubas, who being by me first duly sworn, declared that she is the person who signed the foregoing document as trustee of the Jubas Living Trust.

[Signature]
NOTARY PUBLIC
Residing in

(SEAL)



(End of Page 12)

BK 7537PG2772

DATED this 29 day of October, 1996.

An undivided 5.13% Ownership:

THE STANLEY PRAVER AND MARIAN PRAVER TRUST
of 1985 (Restated)

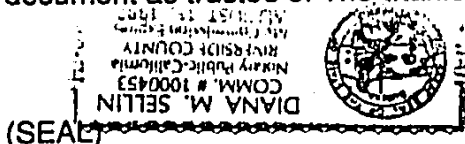
By: Stanley Praver, Trustee
Stanley Praver
Its: Trustee

By: Marian J. Praver - Trustee
Marian J. Praver
Its: Trustee

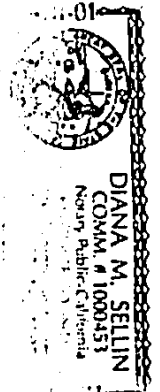
STATE OF California)
: ss.

COUNTY OF Riverside)

I, Diana M. Sellin, a Notary Public, hereby certify that on the 29th day of October, 1996, personally appeared before me, Stanley Praver, who being by me first duly sworn, declared that he is the person who signed the foregoing document as trustee of The Stanley Praver and Marian Praver Trust.



Diana M. Sellin
NOTARY PUBLIC
Residing in Cathedral City, CA



STATE OF California)
: ss.

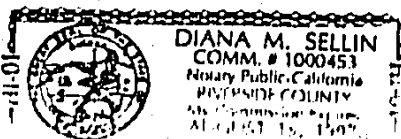
COUNTY OF Riverside)

I, Diana M. Sellin, a Notary Public, hereby certify that on the 29th day of October, 1996, personally appeared before me, Marian J. Praver, who being by me first duly sworn, declared that she is the person who signed the foregoing document as trustee of The Stanley Praver and Marian Praver Trust.

(SEAL)

Diana M. Sellin
NOTARY PUBLIC
Residing in Cathedral City, CA

(End of Page 13)



DATED this 22 day of October, 1996.

An undivided 9.14% Ownership:

THE MARVIN SMALLEY AND SONDRAS SMALLEY INTERVIVOS TRUST

By: Marvin Smalley
Marvin Smalley
Its: Trustee

STATE OF CALIFORNIA

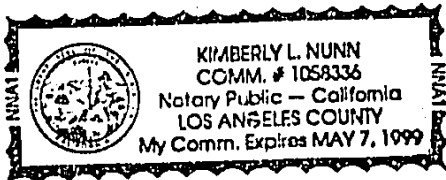
COUNTY OF Los Angeles: ss.

I, Kimberly L. Nunn a Notary Public, hereby certify that on the 22 day of October, 1996, personally appeared before me, Marvin Smalley, who being by me first duly sworn, declared that he is the person who signed the foregoing document as trustee of The Marvin Smalley and Sondra Smalley Intervivos Trust.

Subscribed And Sworn to before me
Kimberly L. Nunn
NOTARY PUBLIC
Residing in Los Angeles

(SEAL)

(End of Page 14)



Signature page for Grant of Underground Easements


Dated this 17 day of November, 1996.

An undivided 6.31% Ownership:

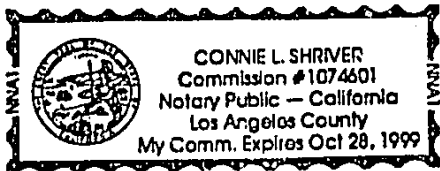

AARON MAGIDOW

STATE OF CALIFORNIA)
) ss.
County of LOS ANGELES)

On the 12th day of November, 1996, personally appeared before me AARON MAGIDOW, the signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public
Residing at: 11933 Tigrina Ave.
Whittier, CA 90604

My commission expires: 10/28/99



BR7537PG2776

Signature page for Grant of Underground Easements

Dated this 9th day of November, 1996.

An undivided 30.44% Ownership:

PRAVER BROS. INVESTMENTS, a
California general partnership

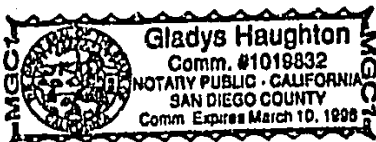
BY: [Signature]
EDWIN PRAVER, general partner

STATE OF California)
County of San Diego) ss.

On the 9th day of November, 1996, personally appeared before me GLADYS HAUGHTON, a general partner of PRAVER BROS. INVESTMENTS, a California general partnership, the signer of the within instrument who duly acknowledged to me that he executed the same for and on behalf of PRAVER BROS. INVESTMENTS, a California general partnership, as general partner therein.

My commission expires:
March 10, 1998

Gladys Haughton
Notary Public
Residing at: CARLSBAD CALIFORNIA
SAN Diego County



[Signature]
Stanley Praver

BK7537P62777

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of Riverside

On November 11, 1996 before me, FRANCINE GUTIERREZ
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Stanley Prater
Name(s) of Signor(s)

personally known to me -- OR -- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francine Gutierrez
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

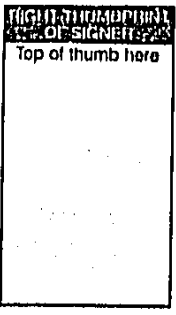
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

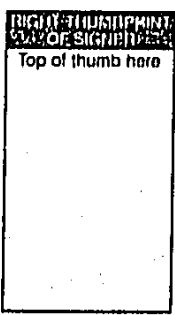
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____




Signer Is Representing: _____

BK 7537 PG 2778

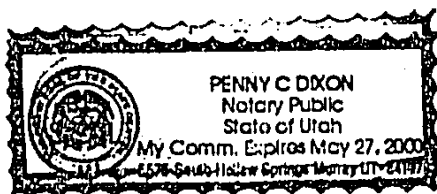
Terms agreed to by Grantor:

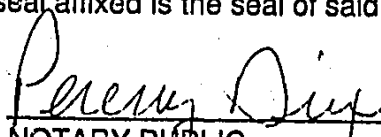
MURRAY CITY CORPORATION


By: Lynn F. Pett
Its: Mayor

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

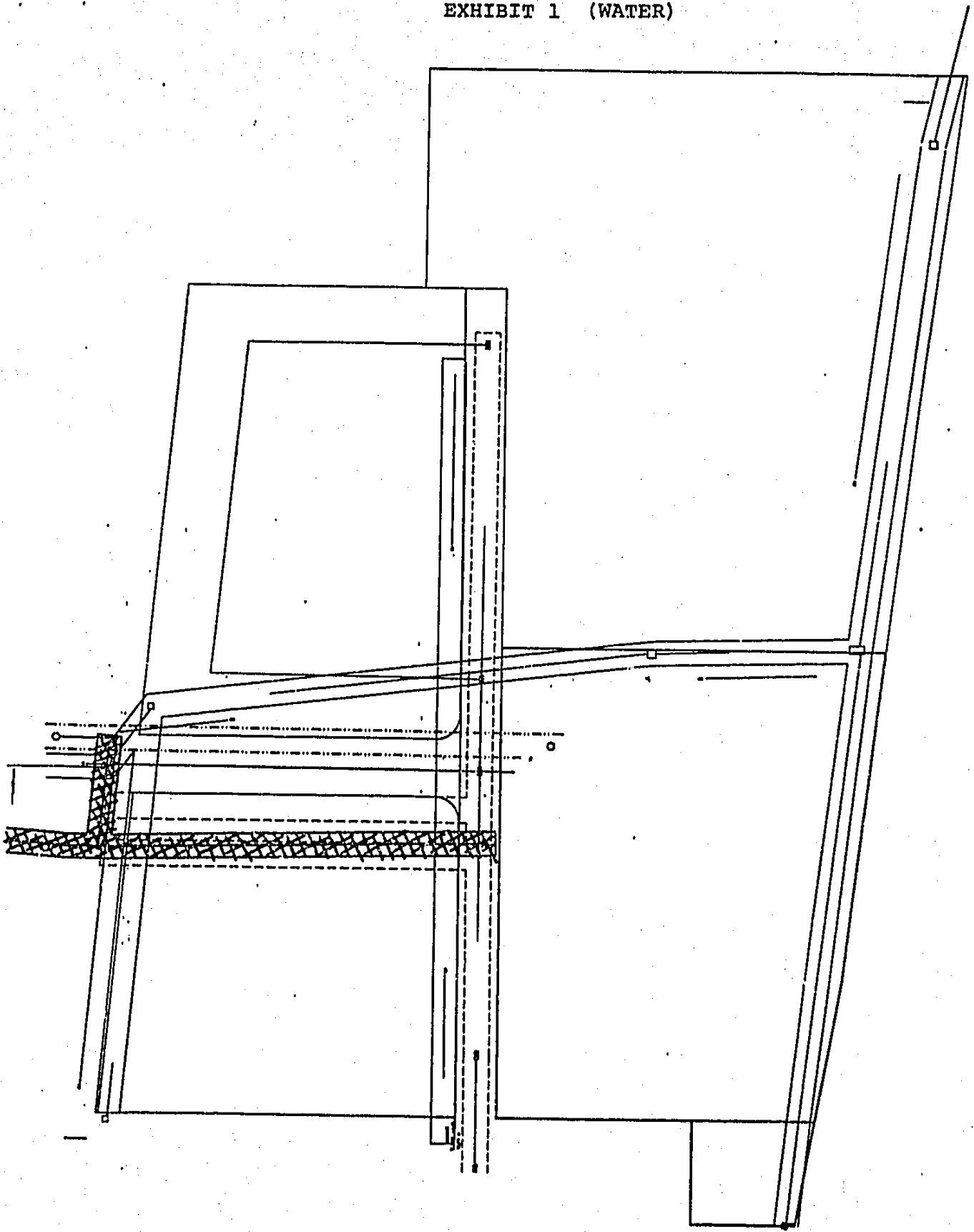
On the 5th day of November, 1996, personally appeared before me LYNN F. PETT and LUDELL P. PIERSON, who being by me duly sworn did say, each for himself, that he, the said LYNN F. PETT is the Mayor, and he, the said LUDELL P. PIERSON is the Recorder of MURRAY CITY CORPORATION, and that the within and foregoing instrument was signed in behalf of said corporation and said LYNN F. PETT and LUDELL P. PIERSON each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.




NOTARY PUBLIC
Residing in Salt Lake County, Utah

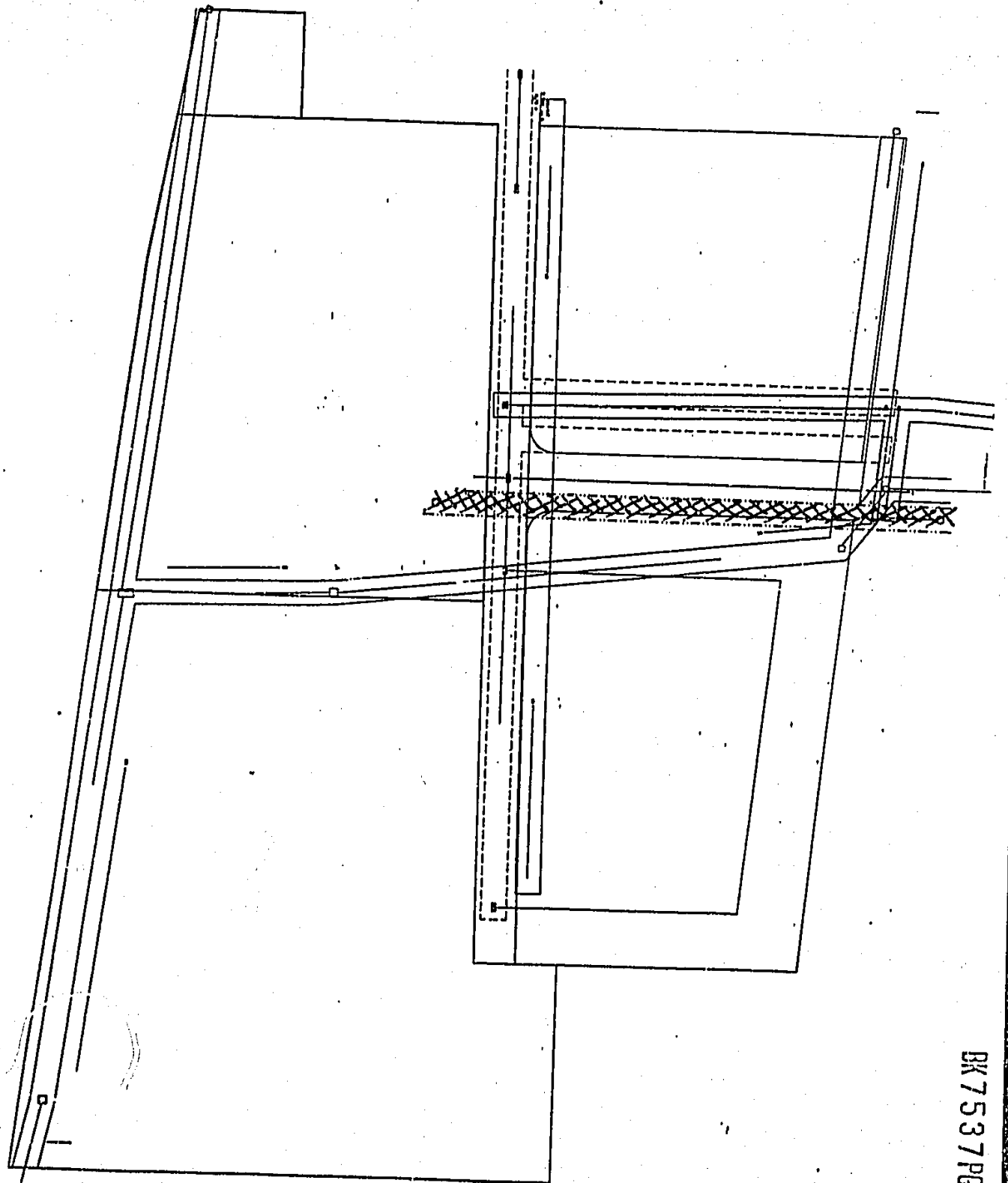
(End of Page 15)

EXHIBIT 1 (WATER)



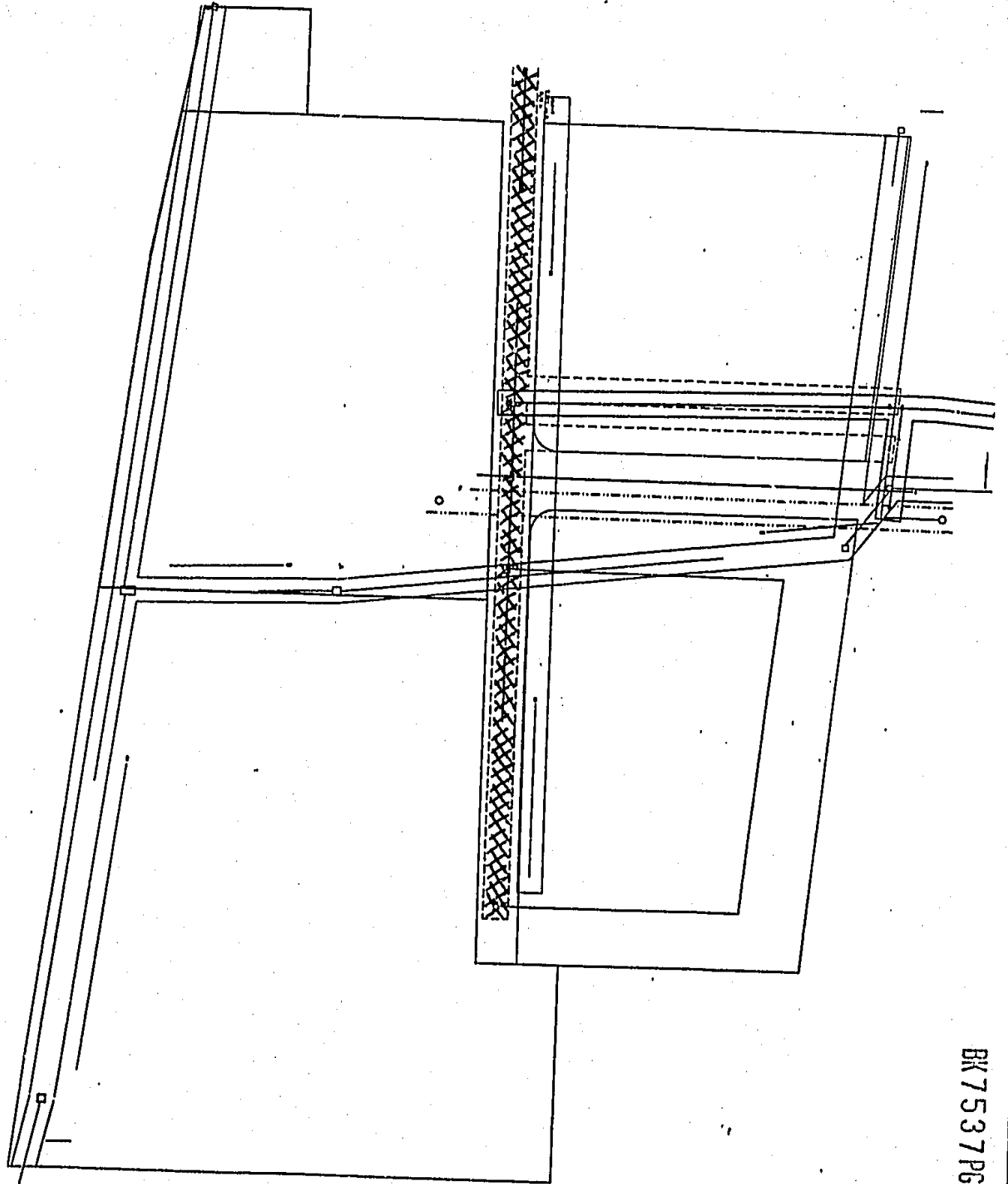
BK 7537 PG 2780

EXHIBIT 2 (SANITARY SEWER)



BK7537PG2781

EXHIBIT 3 (STORM DRAIN)



BK7537PG2782