

5801824

GRANT OF EASEMENT

04/22/94 5801824 3:13 PM 19.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SUSAN LUND
4050 S 2700 W WVC, 84119
REC BY: B GRAY , DEPUTY - WI

Plaza 6375 LLC, a Utah limited liability company ("Plaza 6375"), hereby grants and conveys to Susan H. Lund ("Lund") the following described easement for access to the property owned by Lund described in Exhibit "A" attached hereto (the "Lund Property"):

An easement commencing at the easterly right-of-way line of 2000 East Street and running thence easterly 35 feet in length and 12 feet in width along the northerly most portion of the property owned by Plaza 6375 located in Salt Lake County, Utah described in Exhibit "B" attached hereto (the "Plaza 6375 Property").

Provided, however, that Lund and her successors shall only be entitled to use the easement hereinabove granted if and when within ten years from the date hereof Lund or her successors execute in favor of Plaza 6375 or its successors an access easement of the same width and length extending from 2000 East Street and running easterly along the southern most portion of the Lund Property abutting the easement hereinabove described such that there can be a common coordinated access to both the Lund Property and the Plaza 6375 Property. In such event, the parties shall share equally all costs of maintenance of such access drive. If Lund or her successors do not grant such easement within ten years, then the foregoing access easement shall be terminated without notice.

Plaza 6375 also grants and conveys to Lund a maintenance and construction easement 12 feet in width commencing at the easterly right-of-way line of 2000 East Street and running thence easterly along the driveway on the northern portion of the Plaza 6375 Property to a point 25 feet from the eastern boundary of the

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Plaza 6375 Property. Further, the easement shall extend from the northern boundary of the Plaza 6375 Property to the southern edge of the driveway, but no less than a distance of 20 feet in width from the northern boundary for a distance of 5 feet east and west on each side of the gate to be installed by Plaza 6375 in its fence on the boundary line of Plaza 6375's Property to enable vehicles sufficient maneuvering space to access the Lund Property. Lund shall be entitled to use this maintenance and construction easement for occasional access to the Lund Property for maintenance and construction purposes only upon 48 hours prior written notice to Plaza 6375.

Lund or her successors may elect to have a survey completed of the exact location of the easement, after the construction of the driveway and gate are completed, and Plaza 6375 or its successors will, thereafter, at the request of Lund or her successors, execute a revised Grant of Easement which more precisely describes the easement.

The use of the easements hereinabove described by Lund, her guests, business invitees and successors shall be at their own risk.

The easements hereinabove described shall run with the land and inure to the benefit of and be binding upon the parties and their successors.

DATED this 19 day of April, 1994.

PLAZA 6375 LLC

By:


Alan Maser

By: [Signature]
Robert L. Spicer

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On the 17th day of April, 1994 personally appeared before me Robert L. Spicer and Alan Maser, the member and President of Plaza 6375 LLC, and executed the within Grant of Easement on behalf of Plaza 6375 LLC with full authority to do so.

[Signature]
Notary Public
Residing at Salt Lake City, Utah

My Commission Expires:
6/18/94

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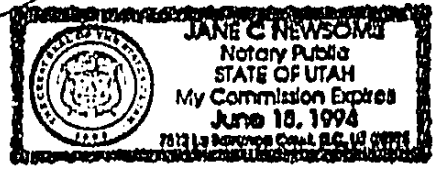


EXHIBIT "A"

COMMENCING 1084.5 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 120 FEET; THENCE EAST 242 FEET, MORE OR LESS, TO THE CENTER OF THE TANNER DITCH; THENCE NORTH 37° EAST 55 FEET ALONG THE CENTER LINE OF SAID DITCH; THENCE NORTH 29° WEST 191.78 FEET, MORE OR LESS, TO THE SALT LAKE CANAL; THENCE SOUTH 63° 30' WEST 202.1 FEET, MORE OR LESS, ALONG SAID CANAL TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THAT PORTION DESCRIBED IN THAT CERTAIN TRUSTEE'S DEED CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION, RECORDED NOVEMBER 28, 1983, AS ENTRY NO. 873879, IN BOOK 5510, AT PAGE 414 OF OFFICIAL RECORDS.

22-22-102-015

LIGHT TYPE
CO. RECORDER

EXHIBIT A

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Exhibit "B"

Beginning at a point 1204.5 feet South and 53.0 feet East from the Northwest corner of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 105.32 feet to a point of tangency with a 5676.58 foot radius curve to the left; thence Southerly 64.28 feet along the arc of said curve; thence East 78.24 feet, more or less, to the Southwest corner of Lot 32, Biscayne Park No. 3 Subdivision; thence North 38 deg. 43' East 50.58 feet; thence North 31 deg. 42' East 153.0 feet; thence West 190.82 feet, more or less, to the point of beginning.

Sidwell No. 22-22-102-016

EXHIBIT B

BK 6923 PG 2585