

INGRESS, EGRESS, AND RIGHT OF WAY EASEMENT

In consideration of One Dollar (\$1.00) and other good and valuable consideration paid to Parkway Partners ½, MBP Industries, L.C. ½, hereinafter referred to as "Grantors", by Ivins City, hereinafter referred to as "Grantee". Grantors do hereby grant, transfer and convey unto the Grantee a public access easement and right of way easement for ingress and egress over Grantors property.

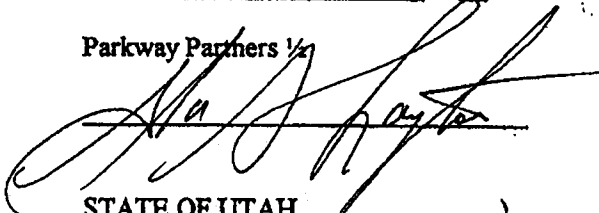
The access easement shall be 30 feet in width as described in Exhibit "A", attached hereto and incorporated herein by this reference, affecting that property as described in Book 1243, Page 509 of the records of Washington County.

Grantee does agree to construct within the ingress and egress easement a 10 foot wide paved bicycle and pedestrian pathway. Grantors do also agree to maintain this pathway in useable condition for use by the grantee.

The benefits of this easement shall be inure to the benefit of Grantee, or any municipal successor thereof, but shall not inure to or be for the benefit of any private assignee of Grantee.

IN WITNESS WHEREOF, the Grantors have executed this easement this ___ day of 2 Nov 2000

Parkway Partners ½



MBP Industries, LC ½

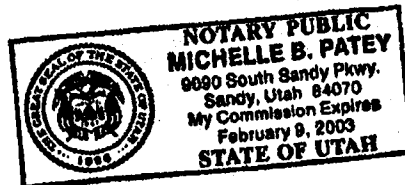
Wayne Jew
Managing Member

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 2 day of November, 2000, personally appeared before me ALAN S. LAYTON of Parkway Partners and that he executed the foregoing easement and he did duly acknowledge to me that he executed the same for the uses and purposes stated therein.

My Commission Expires:
2/9/03

Michelle B. Patey
Notary Public
Residing In:
SALT LAKE



State of Nevada)
)ss
County of Clark)

On this 9 day of November, 2003 before me personally appeared Wayne Tew whose identity is personally known or proved to me on the basis of satisfactory evidence, and who being by me duly sworn (or affirmed), did say that he/she is the Manager, and that the foregoing document was signed by him/her on behalf said Limited Liability Company

Nov. 23, 2003
My Commission Expires:

Dawn Rae Litton
Notary Public, residing in Washington Co.,
Utah

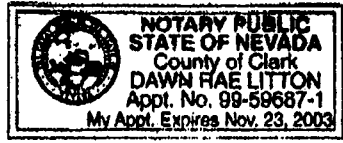


EXHIBIT "A"

Beginning at a point which lies S 89°06'55" E 567.83 feet along the center section line from the West ¼ corner of Section 3, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point being also on the Northeasterly right of way of Snow Canyon Parkway, according to the road dedication plat thereof, records of Washington County and running thence along said right of way the following courses: N 63°05'34" W 44.47 feet to the point of a 510.00 foot radius curve to the right; thence Northwesterly along the arc of said curve through a central angle of 12°35'15", a distance of 112.04 feet to the point of tangency; thence N 50°30'18" W 869.20 feet to the point of a 960.00 foot radius curve to the right; thence Northwesterly along the arc of said curve through a central angle of 6°37'05", a distance of 110.89 feet to the point of tangency; thence N 43°53'13" W 2369.22 feet to the point of a 710.00 foot radius curve to the right; thence Northwesterly along the arc of said curve through a central angle of 11°28'16", a distance of 142.15 feet to the point of a 540.00 foot radius reverse curve to the left; thence Northwesterly along the arc of said curve through a central angle of 56°18'04", a distance of 530.62 feet to the point of tangency; thence N 88°43'01" W 162.33 feet; thence N 04°02'31" W leaving northerly right of way of Snow Canyon Parkway 30.13 feet; thence S 88°43'01" E 165.13 feet to the point of a 570.00 foot radius curve to the right; thence Southeasterly along the arc of said curve through a central angle of 56°18'04", a distance of 560.10 feet to the point of a 680.00 foot radius reverse curve to the left; thence Southeasterly along the arc of said curve through a central angle of 11°28'16", a distance of 136.14 feet to the point of tangency; thence S 43°53'13" E 2369.22 feet to the point of a 930.00 foot radius curve to the left; thence Southeasterly along the arc of said curve through a central angle of 6°37'05", a distance of 107.42 feet to the point of tangency; thence S 50°30'18" E 869.20 feet to the point of a 480.00 foot radius curve to the left; thence Southeasterly along the arc of said curve through a central angle of 12°35'15", a distance of 105.45 feet to the point of tangency; thence S 63°05'34" E 105.92 feet to a point on said center section line; thence N 89°06'55" W 68.38 feet to the point of beginning.