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Project No. S-R399(42)

Together with rights of ingress and egress to the perpetual easement heretofore reserved by grantors being 24 feet wide North of and adjacent to the northerly boundary line of the HWY R/W and L/A line, being the southerly boundary line of the above described property, also with an easement for the construction and maintenance of any irrigation ditch within the South 7 feet of said perpetual easement.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principle activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to the present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

The above described tract of land is granted without access to or from the adjoining highway over and across the south line of the above described tract, being the north right of way and limited access line of said PIONEER CROSSING.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Parcel 105:E

Reserving therefrom unto grantor a perpetual easement, upon a part of an entire tract of property, situated in the Northeast Quarter of the Northeast Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof to facilitate the construction of an expressway known as Project No. S-R399(42) also known as Pioneer Crossing, including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street lighting facilities and traffic information signs. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT, and includes and reserves unto grantor all rights to change the vertical distance or grade of

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said cut and/or fill slopes. The easement shall run with the Real Property and shall be binding upon the Grantee and the Grantee's successors, heirs and assigns.. Said easement more particularly described as follows:

Beginning at the intersection of the grantors easterly property line and the northerly highway right of way and limited access line of Pioneer Crossing which is 521.97 feet South 00°04'58" West along the section line and 337.86 feet WEST from the Northeast corner of said Section 19; thence North 72°27'46" West 353.04 feet along said highway right of way and limited access line of Pioneer crossing to the grantors westerly property line; thence NORTH 31.46 feet along said grantors westerly property line; thence South 72°27'46" East 353.21 feet to the grantors easterly property line; thence South 00°18'00" West 31.41 feet along said grantors easterly property line to the point of beginning as shown on the official map on file in the office of the Utah Department of Transportation.

The above described part of an entire tract contains 10,593 square feet or 0.243 acres

