

RIGHT-OF-WAY EASEMENT

R/W

The Undersigned Grantor (and each and all of them if more than one) for and in valuable consideration hereby grants, bargains and conveys unto the Mountain States Telephone and Telegraph Company, A Colorado corporation, 931 14th Street, Denver, Colorado, 80202, Grantee, its successors, assigns, lessees, licensees and agents of Right-of-Way Easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

A strip 5 feet in width being 2 1/2 feet on each side of telephone facilities as shown on attached exhibit "A" across property as described on attached exhibit "B",

ENT 15622 BK 2690 PG 482
 NINA B. REID UTAH CO RECORDER BY MB
 1990 MAY 18 11:17 AM FEE 9.00
 RECORDED FOR US WEST COMMUNICATIONS

situate in County of Utah, State of Utah, TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above-described property.

The Grantor reserves the right to occupy, use, and cultivate said property for all purposes not inconsistent with the rights herein granted.

Signed and delivered this 8 day of FEB., A.D., 1990

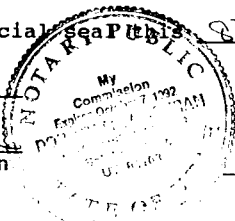
At _____ Grantor James C. Alexander
 Harman Management Corporation

STATE OF UTAH)
)
 COUNTY OF Salt Lake City)
) SS

On the 8th day of February, 1990, personally appeared before me James C. Alexander, the signer of the above instrument, who duly acknowledged to me, that (he) (she) (they) executed the same.

WITNESS my hand and official seal this 8th day of February, 1990.

10-7-92
 My commission expires
Salt Lake City, Utah
 Notary Public Residing in



Dorothy K. Cochran
 Notary Public

M.S.T. & T Co. <u>10-7-92</u>		Remarks:		Space Reserved For Recorders Certificate	
R/W Number					
Quarter Section	SW				
Section	14				
Township	6S				
Range	2E			Acct. Code 45CR	Agent BWP
Principal Meridian	SALT LAKE		Mail to: Mountain States Telephone and Telegraph Co.		
Exchange or Toll Line	OREM	US WEST COMMUNICATIONS RIGHT OF WAY 250 BELL PLAZA F. BOX 1110A SALT LAKE CITY, UTAH 84111			
Job Number					

EXHIBIT "B"

LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 14, Township 6 South, Range 2 East of the Salt Lake Base and Meridian, U. S. Survey,

Beginning at a point on the South line of Center Street being 392.64 feet South 88 Degrees 53'35" East along the Quarter Section line and 30.38 feet South from the West Quarter corner of said Section 14; and running thence along said South line of Center Street South 88 Degrees 49'28" East 943.66 feet to a point on the projection of a existing boundary line fence; thence South 00 Degrees 01'43" East 371.22 feet along said fence to the Northwest corner of Chapel Park, a subdivision in Orem City, Utah County, Utah; thence South 00 Degrees 09'39" East 246.62 feet along said subdivision boundary to the North boundary of Royal Oaks Subdivision, Plat "E", in Orem City, Utah County, Utah; thence along said Southwest boundary the following two (2) courses; North 88 Degrees 45'40" West 143.18 feet and South 00 Degrees 18'10" East 122.13 feet to a point on an existing boundary line fence; thence South 00 Degrees 14'27" East 383.76 feet along said boundary line fence; thence North 88 Degrees 34'06" West 139.04 feet; thence Southwesterly along the arc of an 80.00 foot radius curve to the left a distance of 40.17 feet (Delta equals 28 Degrees 46'13" and long Chord bears South 77 Degrees 02'52" West 39.75 feet) to a point of reverse curvature; thence Southwesterly along the arc of an 80.00 foot radius curve to the right a distance of 40.17 feet (Delta equals 28 Degrees 46'13" and Long Chord bears South 77 Degrees 02'52" West 39.75 feet); thence North 88 Degrees 34'06" West 50.10 feet; thence South 00 Degrees 33' East 5.00 feet; thence North 89 Degrees 10' West 227.45 feet; thence North 00 Degrees 14'27" West 274.15 feet; thence North 88 Degrees 47'06" West 59.15 feet; thence North 00 Degrees 14'27" West 88.84 feet; thence North 88 Degrees 47'06" West 135.73 feet to the Easterly line of State Street; thence North 18 Degrees 29'04" West 231.18 feet along said Easterly line; thence South 88 Degrees 54' East 93.90 feet; thence North 00 Degrees 06' East 131.89 feet; thence North 88 Degrees 54' West 138.52 feet to the Easterly line of said State Street; thence North 18 Degrees 29' 04" West 319.69 feet along said Easterly line; thence South 88 Degrees 59' East 103.51 feet; thence North 01 Degrees 01' East 134.31 feet to the point of beginning, Also the Boyer Retail Center, Plat "A".

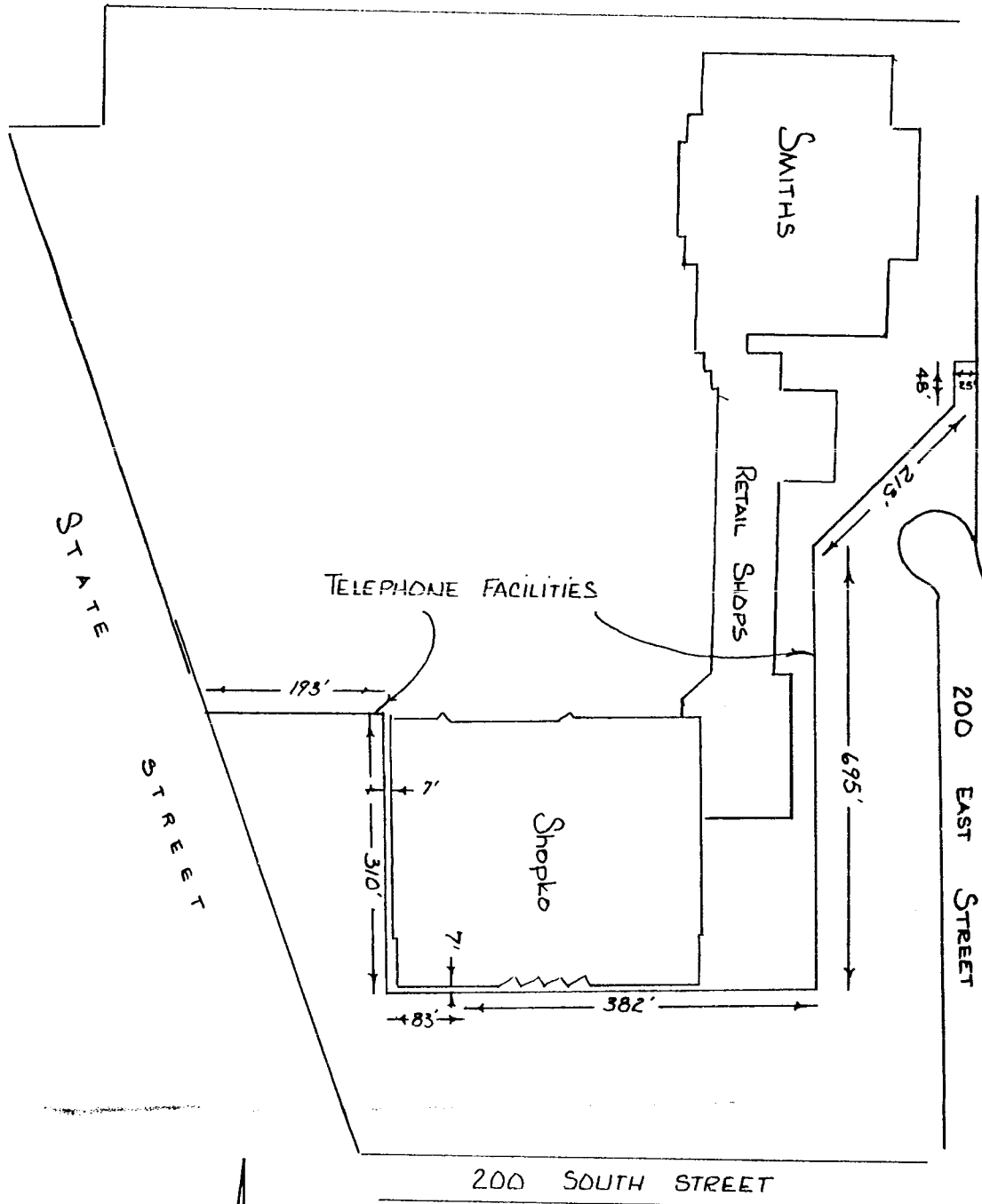


EXHIBIT 'A'