

PARKING AND ACCESS EASEMENT AGREEMENT

This Parking and Access Easement Agreement is entered into this 10th day of April, 2014 by and between Central Bank Custodian FBO Rodney Cloward IRA #20663 as to a 50% Interest and Central Bank Custodian FBO Rick Cloward IRA #20661 as to a 50% Interest ("Central Bank") **Matthew Stewart Successor Trustee of the Burke and Dorothy Cloward Family Trust dated April 16th, 2007** ("Cloward").

WHEREAS, Central Bank is the owner of various parcels of real property located in Provo City, Utah County, Utah; which property more particularly described as:

Commencing at a point located East 49.50 feet and South 66.00 feet from the Northwest corner of Lot 6, Block 89, Plat "A", Provo City Survey of Building Lots; thence East 148.51 feet to the Easterly line of said Block 89; thence along the Easterly block line South 50.76 feet; thence West 81.57 feet; thence South 18.24 feet; thence West 106.44 feet; thence North 38.62 feet thence East 39.50 feet; thence North 30.38 feet to the point of beginning.

(consisting of Parcel #'s 04:084:0018 (herein "Parcel 18"), 4:084:0011 and 4:084:0017 (herein jointly referred to as "Parcel 11"))

And

Commencing at the Northwest corner of a building said point being located 83.80 feet South and 100.10 feet East of the Northwest corner of Lot 6, Block 89, Plat "A", Provo City Survey of building lots; thence East along the North side of said building 16.34 feet; thence South 32.70 feet to the South side of said building; thence West along the South side of said building 16.34 feet; thence North along the West side of said building 32.70 feet to the point of beginning.

(consisting of Parcel #'s 04:084:0017) (herein "Parcel 17")

WHEREAS, Cloward is the owner of a parcel of real property near or adjacent to the Central Bank property in Provo City, Utah County, Utah; which property is more particularly described as:

Commencing at the Northwest corner of Lot 6, Block 89, Plat "A", Provo City Survey of building lots; thence East 49.50 feet; thence South 96.38 feet; thence West 39.50 feet; thence south 35.45 feet; thence West 10.00 feet; thence North 131.83 feet to the point of beginning.

(consisting of Parcel #'s 04:084:0009) (herein "Parcel 9")

And

Commencing 137.83 feet South from the Northeast corner of Block 89, Plat "A" Provo City Survey of building lots; thence North 21.00 feet to the South side of a division wall 12 inches thick and 83.00 feet long and one story high; thence West and along said division wall 100.00 feet; thence South 21.00 feet; thence East 100.00 feet to the beginning

Together with an undivided one half interest in the above described wall which shall constitute an easement of support therein, the same to be a party wall and an integral part of the real property therein.

(consisting of Parcel # 04:084:0012) (herein "Parcel 12").

WHEREAS the parties no desire to enter into an easement agreement for purposes of establishing parking and access for and to their various parcels.

NOW THEREFORE, in exchange for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree, grant and receive as follows:

1. The owner of Parcel 12 is granted an easement to use two parking stalls, or their equivalent, at the Southeast corner of Parcel 18, for the purpose of the parking of Parcel 12's owner, guests, invitees or other individuals using or accessing Parcel 12. Parking at these two stalls, or their equivalent, shall be exclusively for Parcel 12; although the owner of Parcel 18 may use said ground in any manner not inconsistent with or otherwise interfering with this easement.

The owner of Parcel 12 is also granted a right of way for ingress and egress along the Eastern most 10 feet of Parcel 9 as well as through Parcel 18 in order to access the parking stalls described above.

2. The owner of Parcels 9, 11 and 12 are granted an easement to use four parking stalls, or their equivalent, along the South boundary of Parcel 18, for the purpose of the parking of their owners, guests, invitees or other individuals using or accessing Parcels 9, 11 or 12. Parking at these four stalls, or their equivalent, shall not be exclusive to Parcels 9, 11 and 12 and shall be available on a first come first serve basis. Further, the owner of Parcel 18 may use said ground in any manner not inconsistent with or otherwise interfering with this easement.

The owner of Parcels 11 and 12 shall also receive a right of way for ingress and egress along the Eastern most 10 feet of Parcel 9 as well as through Parcel 18 in order to access the parking stalls described above.

3. The parties herein grant and/or confirm the existence of a right of way along the Eastern most 10 feet of Parcel 9 for the purpose of ingress and egress from Parcel 18. Notwithstanding, the Parties hereby acknowledge that at least two Parking spaces belonging to Parcel 9 are located in the right of way. Use and occupancy of these parking spaces in a reasonable fashion by the owner, guests or invitees of Parcel 9 shall not constitute interference with or an obstruction of the right of way.

4. To the extent the owner of the servient estates and dominant estates described above are owned by the same individual or entity the easement granted or agreed upon shall not merge, terminate or expire absent an expressed intent by the owner thereof in writing. It is anticipated that the easements described above will be intact at such time any of the Parcels are conveyed to a new owner.

WITNESS the hands of the parties hereto this 10 day of April 2014.

“CENTRAL BANK”

“CLOWARD FAMILY TRUST”

pc By: Lori Pullan

By: MSU

Its: Central Bank
IRA Manager

Its: Successor Trustee

State of Utah)

:ss

County of Utah)

On the 10th day of April 2014 personally appeared before me Lori Pullan who is the IRA Manager for Central Bank Custodian FBO Rodney Cloward IRA #20663 as to a 50% Interest and Central Bank Custodian FBO Rick Cloward IRA #20661 as to a 50% Interest, who did indicate that with authority from that entity he/she did execute the above instrument.

Catherine Stinett

NOTARY PUBLIC



State of Utah)

:ss

County of Utah)

On the 9th day of April 2014 personally appeared before me Matthew Stewart who is the Trustee/Successor Trustee of **the Burke and Dorothy Cloward Family Trust dated April 16th, 2007**, who did indicate that with authority from that entity she did execute the above instrument.

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NOTARY PUBLIC

