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ASSOCIATED TITLE  
REBECCA GRAY

NOV 26 4 53 PM '85

RECORDED  
SALT LAKE COUNTY,  
UTAH

GRANT OF EASEMENT

4168995

5M INVESTORS, a Utah General Partnership, GRANTOR, does hereby convey and warrant to ZIONS FIRST NATIONAL BANK, a national banking association, GRANTEE, for good and valuable consideration the receipt of which is hereby acknowledged, a perpetual non-exclusive right of way grant and easement for vehicular and pedestrian ingress, egress, driveway and parking purposes which shall be for the benefit of and appurtenant to that certain real property designated as Parcel A, which property is located in Salt Lake County, State of Utah and is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference. Said easement shall be over and across portions of that real property designated as Parcel B, which property is located in Salt Lake County, State of Utah and is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

Said easement, over and across and within that servient estate designated in Exhibit "A" as Parcel B, includes that portion of the property which is designed for parking and/or ingress or egress from the property and is more particularly described as follows:

Beginning at a point West 249.92 feet from the Southeast Corner of Lot 1, Elgin Orchard Subdivision, located in Sections 28 and 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running; thence North 240.00 feet; thence West 20.00 feet; thence South 240.00 feet; thence East 20.00 feet to the point of beginning.

Grantee shall have and hold the right of way grant and easement perpetually, with the right to maintain, operate, repair, inspect and protect the same.

Use of said easement shall be restricted to the hours of 6 p.m. to 6 a.m., and shall automatically terminate upon a portion of the existing building located on that parcel designated in Exhibit "A" as Parcel A ceasing to be used as a bar.

This right of way grant and easement shall be appurtenant to and shall run with the land.

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EXHIBIT "A"

The real properties which are the subject of this Grant of Easement are located in Salt Lake County, State of Utah, and are more particularly described as follows:

PARCEL A:

Beginning at a point North 15°37' West 100.00 feet from the Southeast Corner of Lot 1, ELGIN ORCHARD SUBDIVISION, located in Sections 28 and 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 223.00 feet; thence North 163.69 feet; thence East 177.245 feet; thence South 15°36'55" East 169.97 feet to the point of beginning.

PARCEL B:

Beginning at a point 224.57 feet West from the Southeast Corner of Lot 1, ELGIN ORCHARD SUBDIVISION located in Sections 28 and 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 96.31 feet; thence West 25.35 feet; thence North 163.69 feet to a point on the North line of Lot 4, of said ELGIN ORCHARD SUBDIVISION; thence West 115.00 feet to the Northwest corner of Lot 6, of said ELGIN ORCHARD SUBDIVISION; thence South 260.00 feet to the Southwest Corner of said Lot 6, thence East 140.35 feet to the point of beginning.