

BARTLETT TITLE
1993 N. STATE
PROVO, UTAH
84604

ENT 48226:2007 PG 1 of 7
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Apr 03 11:45 am FEE 25.00 BY HI
RECORDED FOR BARTLETT TITLE INSURANCE AG
ELECTRONICALLY RECORDED

GRANT OF PERPETUAL EASEMENT

R.O.

This Grant of Easement is made and entered into this 30th day of MARCH, 2008,[?] by and between The Berkshires, L.C., a Utah Limited Liability Company, Grantor, and Riverside Country Club, a Utah corporation, Grantee.

WHEREAS, Grantee is the owner of an easement and right-of-way over and across real property owned by Grantor herein in The Berkshires, a private gated subdivision development as more fully set forth in the Berkshire Plats A,B,C,D,E,F,G,H,I,J,&K according to the official plats thereof on file in the Office of the Recorder of Utah County, State of Utah and the private roads thereon;and

WHEREAS, Grantee desires to change the location of that easement and right-of-way so that it is more conducive to Grantor's development and use of its property; and

WHEREAS, Grantee is willing to relocate its easement and right-of-way in accordance herewith;

NOW THEREFORE, in consideration of the relocation and grant of the right-of-way herein and the vacation by Riverside Country Club of its existing right-of-way over and across Grantor's property, Grantor hereby conveys and grants a perpetual easement and right-of-way for ingress and egress for the use and benefit of Riverside Country Club, its heirs, successors and assigns over, across, and through the private roads within the Berkshires subdivisions located in Utah County, State of Utah and more fully described in Exhibit A attached hereto and by reference made a part hereof.

The easements and rights created by this Agreement shall be deemed to run with the land and shall be for the benefit and inure to the parties, their successors and assigns, their agents, and employees, and shall burden the respective parcel perpetually. Grantor further provides that it shall provide Grantee access through its gates for the gated community including access codes and/or keys in order that Grantee may use the right-of-way and easement herein at its convenience.

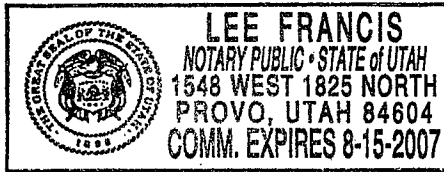
IN WITNESS WHEREOF, the undersigned has executed this Grant of Easement the day and year first above written.

THE BERKSHIRES, L.C.

By David Broadbent
Title: Mgr.

STATE OF UTAH)
 :SS.
COUNTY OF UTAH)

On the 30th day of MARCH, 2008⁷, personally appeared before me, DAVID Broadbent, who represented to me that he she is the manager of Berkshires, L.C., a Utah Limited Liability Company, and the signer of the above instrument, who duly acknowledged to me that DAVID Broadbent has the authority to execute the within and foregoing instrument in behalf of said Limited Liability Company, and that said Limited Liability Company executed the same.



Lee Francis
Notary Public

AGREEMENT

This agreement is entered into this 30th day of MARCH, 2007 by and between The Berkshires, L.C., a Utah limited liability company, and Riverside Country Club, a Utah corporation.

Whereas the parties hereto have previously entered into a perpetual easement agreement whereby the Berkshires and Riverside Country Club relocated a previously existing easement onto Berkshires private roadways within its platted subdivision development; and,

Whereas pursuant to said perpetual easement agreement, Riverside Country Club has access through the gates and roadways of the gated community of The Berkshires including access codes and keys so that Riverside Country Club may use the right-of-way and easements thereon at its convenience; and,

Whereas the parties desire to provide for a procedure to govern the use of such access codes and keys by Riverside Country Club.

Now therefore in consideration of mutual covenants and agreements contained herein, the parties agree as follows:

1. Riverside Country Club will limit the use and dissemination of the access codes and/or keys for use of the easement across The Berkshires roadways to the General Manager, the Club President, and the Greens Superintendent.
2. Riverside Country Club further agrees it will use its best efforts to provide to The Berkshires prior notification of the times when it will use the easement. Said notification does not need to be in writing and shall be at least 24 hours prior notification if the circumstances allow.

THE BERKSHIRES, L.C.

By: David Broadbent

RIVERSIDE COUNTRY CLUB

By: Angela W. Drton

**PROPERTY DESCRIPTION
RIVERSIDE ACCESS EASEMENT**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, S.L.B.& M., OREM, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 25: THENCE S.88°12'37"W. A DISTANCE OF 372.20 FEET ALONG THE SECTION LINE AND SOUTH A DISTANCE OF 1574.80 FEET TO THE REAL POINT OF BEGINNING SAID POINT BEING A POINT OF CURVATURE OF A 25.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 24.28 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°38'11" AND A CHORD THAT BEARS N.63°51'10"E. 23.33 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 148.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 170°39'01" AND A CHORD THAT BEARS S.58°38'25"E. 99.67 FEET TO A POINT OF CURVATURE OF A 25.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 24.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 56°24'15" AND A CHORD THAT BEARS S.01°31'02"E. 23.63 FEET; THENCE S.29°43'09"E. 2.51 FEET TO A POINT OF CURVATURE OF A 500.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 5.19 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°35'41" AND A CHORD THAT BEARS S.29°25'18"E. 5.19 FEET; THENCE S.60°52'35"W. 33.00 FEET TO A POINT OF CURVATURE OF A 467.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 4.85 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°35'41" AND A CHORD THAT BEARS N.29°25'18"W. 4.85 FEET; THENCE N.29°43'09"W. 2.51 FEET TO A POINT OF CURVATURE OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 24.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 56°24'14" AND A CHORD THAT BEARS N.57°55'16"W. 23.63 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 47.96 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 54°57'29" AND A CHORD THAT BEARS N.58°38'38"W. 46.14 FEET TO A POINT OF CURVATURE OF S 25.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 24.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 57°14'51" AND A CHORD THAT BEARS N.59°47'19" 23.95; THENCE S.73°45'14"W. 65.10 FEET; THENCE N.89°56'37"W. 55.62 FEET; THENCE S.71°30'38"W. 14.90 FEET; THENCE S.77°50'46"W. 15.39 FEET; THENCE S.47°08'31"W. 77.75 FEET; THENCE

S.40°43'07"W. 78.27 FEET; THENCE S.39°17'44"W. 58.56 FEET; THENCE N.83°47'31"W. 73.62 FEET; THENCE N.84°08'45"W. 129.95 FEET; THENCE N.84°48'10"W. 114.34 FEET; THENCE NORTH 7.82 FEET; THENCE N.08°20'47"E. 44.58 FEET TO A POINT OF CURVATURE OF A 14.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 14.02 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°23'18" AND A CHORD THAT BEARS S.56°50'29"E. 13.48 FEET; THENCE S.84°32'08"E. 56.59 FEET TO A POINT OF CURVATURE OF A 152.50-FOOT RADIUS TANGENT CURVE TO RIGHT; THENCE SOUTHEASTERLY ALONG THE AR OF SAID CURVE 19.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 07°21'25" AND A CHORD THAT BEARS S.80°51'26"E. 19.57 FEET; THENCE S.77°10'43"E. 60.19 FEET TO A POINT OF CURVATURE OF A 247.50-FOOT TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 31.78 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 07°21'25" AND A CHORD THAT BEARS S.80°51'26"E. 31.76 FEET; THENCE S.84°32'08"E. 63.20 FEET TO A POINT OF CURVATURE OF A 83.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 77.35 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 53°04'40" AND A CHORD THAT BEARS N.68°55'32"E 74.62 FEET; THENCE N.42°23'12"E. 195.28 FEET TO A POINT OF CURVATURE OF A 108.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 89.86 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°40'11" AND A CHORD THAT BEARS N.66°13'18"E. 87.29 FEET; THENCE S.89°56'37"E. 34.81 FEET; THENCE N.82°16'17"E. 88.13 FEET TO A POINT OF CURVATURE OF A 816.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 190.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°22'20" AND A CHORD THAT BEARS N.84°59'06"E. 190.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 44,114 S.F. OR 1.01 ACRES.

EXCEPTION #1: ROUND ABOUT PLANTER
AN AREA WITHIN THE CENTER OF AN EXISTING ROADWAY ROUND-ABOUT, SAID AREA BEING 962 SQ. FT. CONTAINED WITHIN A 17.50-FOOT RADIUS CIRCLE, CENTER POINT OF SAID CIRCLE BEING LOCATED S.88°12'37"W. A DISTANCE OF 310.79 FEET AND SOUTH A DISTANCE OF 1595.84 FEET FROM THE BRASS MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 25.

EXCEPTION #2: ENTRANCE GATE PLANTER

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, S.L.B.& M., OREM, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 25: THENCE S:88°12'37"W. A DISTANCE OF 1136.71 FEET ALONG THE SECTION LINE AND SOUTH A DISTANCE OF 1773.73 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°27'52"W. A DISTANCE OF 13.00 FEET; THENCE N.84°32'08"W. A DISTANCE OF 33.32 FEET; THENCE N.05°27'52"E. A DISTANCE OF 13.00 FEET; THENCE S.84°32'08"E. A DISTANCE OF 33.32 FEET TO THE POINT OF BEGINNING. CONTAINING 433 S.F. OR 0.01 ACRES.

