

3

WHEN RECORDED, MAIL TO:
David K. Broadbent, Esq.
175 East 400 South
Salt Lake City, Utah 84111

Space Above for Recorder's Use Only

ACCESS AND UTILITIES EASEMENT

For Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WIZARD TERRACE GROUP, INC.**, a Utah corporation ("Grantor"), hereby conveys and warrants to **TECHNOLOGY PROPERTIES, INC.**, a Utah corporation ("Grantee"), its successors and assigns in interest in the Dominant Tenement, as hereinafter defined:

1. Utilities Easement. A PERPETUAL, NONEXCLUSIVE BLANKET EASEMENT to install, use, keep, maintain, repair and replace, as required, utility lines, pipes, conduits of all types (including, without limitation, culinary and irrigation water, sanitary and storm sewer, natural gas, electricity, telephone, cable television and all other public utilities) and all appurtenances thereto, serving the Dominant Tenement and each and every part thereof, including, without limitation, any and all lots, and/or parcels that now exist or that may be developed within the Dominant Tenement in the future (the "Utilities Easement"). The Utilities Easement shall run and exist in, under, over, along, upon, through and across that certain real property situated in the County of Salt Lake, State of Utah, more particularly described as follows (herein called the "Servient Tenement"):

See the attached Exhibit "A," which is incorporated herein.

Further, the Utilities Easement shall be for the benefit of and appurtenant to that certain real property situated in the County of Salt Lake, State of Utah, more particularly described as follows (herein called the Dominant Tenement"):

See the attached Exhibit "B," which is incorporated herein.

2. Access Easement. A PERPETUAL NONEXCLUSIVE BLANKET EASEMENT fifty (50) feet wide over, along, upon and across the Servient Tenement for pedestrian and vehicular ingress to the Dominant Tenement from a dedicated public street or highway and for pedestrian and vehicular egress from the Dominant Tenement to a dedicated public street or highway (the "Access Easement"). Grantee, in its sole discretion, shall have the right to identify and fix the exact location of the Access Easement at any time during a three-year period after the recording of this Easement. Until that time, Grantor hereby grants Grantee the unrestricted right to use all existing roads located on the Servient Tenement.

6756390

BK 7775 PG 0139

3. RESERVING UNTO GRANTOR, its successors and assigns in interest in the Servient Tenement, the right to use the Servient Tenement for any and all purposes that do not unreasonably interfere with the use thereof by Grantee, its successors and assigns in interest in the Dominant Tenement, for the purposes herein specified. Grantor hereby acknowledges that the Dominant Tenement may be subdivided and developed, and the Utilities Easement and the Access Easement granted hereunder shall remain in full force and effect and shall continue to run and exist in favor of any and all owners and occupants of any subdivided parcels or portions of the Dominant Tenement.

IN WITNESS WHEREOF, Grantor has executed this Easement on the 12th day of October, 1997.

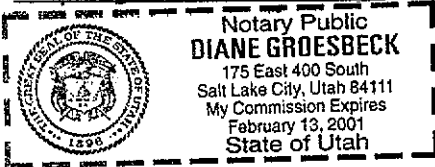
GRANTOR:

WIZARD TERRACE GROUP, INC., a Utah corporation

By [Signature]
Its [Signature]

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 12th day of October, 1997, by John Worthen, President of Wizard Terrace Group, Inc..



Diane Groesbeck
NOTARY PUBLIC
Residing at: Bountiful, UT

My Commission Expires:
2-13-2001

BR 7775PG0140

EXHIBIT "A"

[Legal Description]

The following real property situated in Salt Lake County, Utah:

The West One-half (½) of Section 14, Township 4 South, Range 2 West, Salt Lake Base and Meridian,

Less and excepting the following parcel:

Commencing at a point 1193 South of the North Quarter Corner of Section 14, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 1307 feet; thence East 1000 feet; thence North 1307 feet; thence West 1000 feet to the point of beginning.

TOGETHER WITH an non-exclusive easement, 50 feet in width, for ingress and egress over the following described property, pursuant to that certain Easement dated September 17, 1997, granted by L. Derral Christensen, recorded in the Salt Lake County Recorder's office on September 26, 1997 as Entry No. 674901 over the following described real property situated in Salt Lake County, Utah, consisting of three parcels:

Beginning at the West 1/4 Corner, Section 11, Township 4 South, Range 2 West, Salt Lake Meridian; Thence East 660 Feet; thence South 1320 Feet; thence East 660 Feet; thence South 1320 Feet; thence West 1320 Feet; thence North 2640 Feet to Beginning; and

East 1/2 of Northeast 1/4 of Southeast 1/4 Section 10, Township 4 South, Range 2 West, Salt Lake Meridian; and

Southwest 1/4 of Northeast 1/4 of Southeast 1/4 Section 10, Township 4 South, Range 2 West, Salt Lake Meridian.

EXHIBIT "B"
(Dominant Tenement - Real Property Description)

The following real property situated in Salt Lake County, Utah:

Commencing at a point 1193 South of the North Quarter Corner of Section 14,
Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running thence
South 1307 feet; thence East 1000 feet; thence North 1307 feet; thence West 1000 feet
to the point of beginning.

6756390
10/03/97 4:40 PM 19.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SECURITY TITLE INS AGENCY
REC BY: D KILPACK , DEPUTY - WI

BK 7775PG0142