

When Recorded Mail To:

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ENT 69280:2002 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2002 Jun 18 4:08 pm FEE 14.00 BY AB  
RECORDED FOR FIRST AMERICAN TITLE CO

**EASEMENT DEED**  
(Access to Geneva Road)

Parkway Crossing, L.L.C., a Utah limited liability company, whose address is 251 W. River Park Drive, #225, Provo, Utah, 84604, Grantor, hereby grants, conveys, and assigns to Parkway Properties, Inc., a Utah corporation, whose address is 1156 South State Street, Suite 202, Orem, Utah, 84097, for the sum of Ten Dollars, and other good and valuable consideration, the following easement, subject to the limitations set forth below:

A non-exclusive easement over and across and under the lands described below for the purpose of vehicular and pedestrian ingress and egress and underground utilities to and from Geneva Road in Orem, Utah, and the lands owned by Grantee (the "Benefited Lands") identified on Exhibit "A" hereto. Such easement covers the following described lands in Utah County, Utah:

Commencing at a point which is S 50°55'15" W 12.00 feet and 637.34 feet North and 1372.68 feet West from the South ¼ corner of Section 21, T.6 S., R.2 E., S.L.B.&M.; running thence N 34°49'53" W 26.07 feet; thence N 50°55'15" E 204.22 feet; thence N 65°03'04" E 216.23 feet; thence N 89°49'48" E 8.63 feet; thence S 26°37'37" E 280.98 feet; thence S 29°47'10" E 53.89 feet; thence S 36°08'59" E 84.82 feet; thence S 34°02'53" E 57.41 feet; thence S 37°26'47" E 90.80 feet; thence S 52°57'57" W 26.00 feet; thence N 37°02'03" W 95.03 feet; thence N 34°02'53" W 57.61 feet; thence N 36°08'59" W 85.78 feet; thence N 29°47'10" W 56.05 feet; thence N 26°37'37" W 256.45 feet; thence S 65°03'04" W 195.48 feet; thence S 50°55'15" W 190.93 feet to the point of beginning.

The easement granted herein is for the sole purposes of, and is limited to, allowing Grantee, its successors and assigns vehicular, pedestrian and utility ingress and egress to and from Geneva Road in Orem, Utah, and the Benefited Lands. The easement granted herein is for the benefit of, and shall run with title to the Benefited Lands.

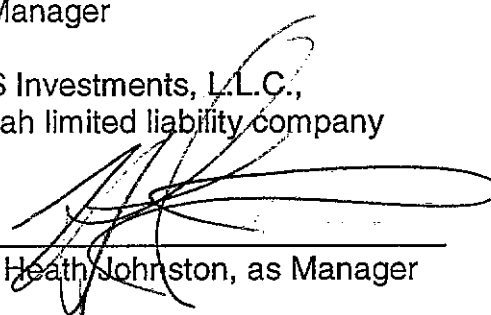
Grantor reserves the right to use the lands described above for all purposes that are consistent with and that do not unreasonably interfere with the exercise of the rights granted herein.

WITNESS the hand of said Grantor this 6<sup>th</sup> day of May, 2002.

PARKWAY CROSSING, L.L.C.,  
a Utah limited liability company

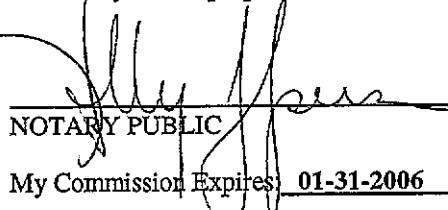
By: Its Manager

H&S Investments, L.L.C.,  
a Utah limited liability company

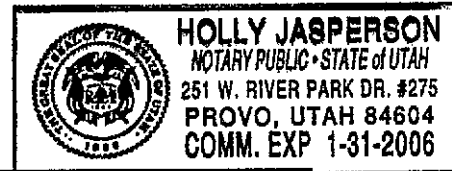
By:   
Heath Johnston, as Manager

STATE OF UTAH)  
COUNTY OF Utah)

On the 6th day of May, 2002 , before me, the undersigned Notary Public, personally appeared **Heath Johnston**, known to me to be the member(s) or designated agent **H & S Investments, L.L.C., a Utah limited liability company which is the Manager of Parkway Crossing, L.L.C., a Utah limited liability company** the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

  
NOTARY PUBLIC  
My Commission Expires 01-31-2006

Residing at: Utah



**EXHIBIT "A"**

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**Benefited Lands**

Commencing at a point located South 89°28'50" West along the Section line 138.24 feet and North 45.02 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°05'30" West along a fence line 303.59 feet; thence North 00°29'20" West 5.68 feet; thence South 89°04'45" West 284.86 feet; thence North 06°48'54" West along a fence line 215.98 feet; thence North 05°13'11" West 181.89 feet; thence North 89°39'32" East 624.60 feet; thence South 00°52'13" East 395.64 feet to the point of beginning.

Area = 240,609 sq. ft. or 5.52 acres