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04/15/99 4:45 PM 26.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
KIRTON & MCCONKIE  
1800 EAGLE GATE TOWER  
60 E 50. TEMPLE SLC, 84111-1004  
REC BY: R FRESQUES , DEPUTY - WI

WHEN RECORDED, MAIL TO:  
Read R. Hellewell, Esq.  
Kirton & McConkie  
60 East South Temple, Suite 1800  
Salt Lake City, Utah 84111

Space Above for Recorder's Use Only

**EASEMENT DEED  
FOR  
ACCESS**

FOR TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **LILJENQUIST INVESTMENT COMPANY, LTD.**, a Utah limited partnership with its principal office located at 5205 South 300 West, Salt Lake City, Salt Lake County, State of Utah 84107, (herein called "Grantor"), **HEREBY CONVEYS AND WARRANTS UNTO LAKE PARK GOLF, L.L.C.**, a Utah limited liability company with its principal office at 8505 Freeport Parkway, Suite 380, Irvine, TX 75063, and the successors and assigns in interest in the "Dominant Tenement," as hereinafter defined (herein collectively called "Grantee"),

A PERPETUAL, NON-EXCLUSIVE EASEMENT for pedestrian and vehicular ingress to the Dominant Tenement over and across the "Servient Tenement," as defined herein, in order to facilitate ingress to the Dominant Tenement from the dedicated public right-of-way commonly known as Lake Park Boulevard and for pedestrian and vehicular egress from the Dominant Tenement over and across the Servient Tenement in order to facilitate egress from the Dominant Tenement to said Lake Park Boulevard,

OVER, ALONG, UPON AND ACROSS that certain real property situated in the City of West Valley, County of Salt Lake, State of Utah, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (herein called the "Servient Tenement"),

FOR THE BENEFIT OF AND APPURTENANT TO those certain parcels of real property situated in the City of West Valley, County of Salt Lake, State of Utah, more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof, and each and every part thereof, including, without limitation, any and all lots, parcels, golf course facilities, commercial buildings and/or condominiums (and any and all buildings, condominiums and other improvements situated upon or within the same) which now exist or which may be developed within said real property in the future (herein collectively called the "Dominant Tenement");

Links Drive: Liljenquist to Golf (5)

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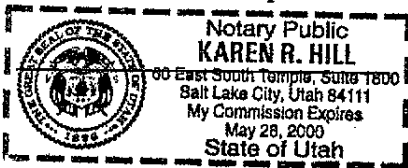


STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 1999, by Robert C. Liljenquist, a general partner of LILJENQUIST INVESTMENT COMPANY, LTD., a Utah limited partnership.

Karen R. Hill  
Notary Public  
Residing at: Salt Lake City, Ut.

My Commission Expires:

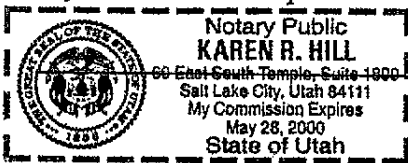


STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 1999, by C. Craig Liljenquist, a general partner of LILJENQUIST INVESTMENT COMPANY, LTD., a Utah limited partnership.

Karen R. Hill  
Notary Public  
Residing at: Salt Lake City, Ut.

My Commission Expires:



**EXHIBIT "A"**  
**To**  
**EASEMENT DEED FOR ACCESS**

**Servient Tenement**

Real property situate in Salt Lake County, State of Utah, described as follows:

**Parcel A:**

Beginning at a point South 89°50'50" East 301.013 feet along the quarter section line from the Center of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°50'50" East 362.307 feet to the southeast corner of the Liljenquist Investment property; thence North 00°01'58" East 33.000 feet along the east line of said Liljenquist property; thence North 89°50'50" West 184.951 feet; thence Southwesterly 174.992 feet along a 492.110 foot radius curve to the left (Delta= 20°22'27" and long chord bears South 79°57'56" West 174.072 feet); thence South 69°46'43" West 6.357 feet to the point of beginning.

**Parcel B:**

Beginning at a point on the east line of the Liljenquist Investment Company property said point also being South 89°50'50" East 663.320 feet along the Quarter Section Line and North 00°01'58" East 33.000 feet from the Center of Section 19, Township 1 South, Range 1 West, Salt Lake Meridian and running thence along the northerly right-of-way line of LINKS DRIVE, a proposed 66 foot wide right-of-way, for the following three courses:

1. South 89°50'50" East 61.890 feet,
2. Southeasterly 303.332 feet along a 2752.000 foot radius curve to the right (Delta= 06°18'55" and long chord bears South 86°41'23" East 303.178 feet),
3. Southeasterly 296.056 feet along a 2686.000 foot radius curve to the left (Delta= 06°18'55" and long chord bears South 86°41'23" East 295.906 feet) to the southeast corner of the Timbercrafts of Utah, Inc. property; thence North 89°50'50" West 659.996 feet along said Quarter Section Line; thence North 00°01'58" East 33.000 feet to the point of beginning.

**EXHIBIT "B"**  
**To**  
**EASEMENT DEED FOR ACCESS**

**Dominant Tenement**

That certain real property located in Salt Lake County, State of Utah, described as follows:

Beginning at a point on the south line of the 2100 South Freeway Right-of-Way, said point being South 89°46'20" East 2190.143 feet along the section line and South 0°00'57" East 80.000 feet from the Northwest Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 89°46'20" East 1364.124 feet along said south line;  
thence South 84°47'20" East 361.698 feet along said south line;  
thence South 47°23'20" East 55.159 feet;  
thence North 0°20'37" West 33.660 feet to the south line of the 2100 South Freeway;  
thence South 84°47'20" East 2.560 feet along said south line;  
thence South 85°51'20" East 13.475 feet along said south line to the 1/16th line;  
thence South 0°00'32" East 2533.687 feet along said 1/16th line to the quarter section line;  
thence North 89°53'20" West 1323.320 feet along said quarter section line to the center of said Section 19;  
thence North 0°01'24" West 1326.235 feet along the quarter section line to the 1/16th line;  
thence North 89°49'50" West 661.883 feet along the 1/16th line to the 1/16th line;  
thence North 0°00'57" West 931.908 feet along the 1/16th line;  
thence South 89°46'20" East 205.000 feet;  
thence North 0°00'57" West 315.000 feet to the point of beginning.

LESS AND EXCEPTING FROM THE ABOVE-DESCRIBED PROPERTY THE FOLLOWING THREE (3) PARCELS OF PROPERTY:

**Parcel 1:**

Beginning at a point on the quarter section line, said point being South 89°53'20" East 663.32 feet from the center of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 0°00'32" West 363.000 feet;  
thence South 89°53'20" East 660.000 feet to the 1/16th line;

**Exhibit "B"**  
**(continued)**

thence South 0°00'32" East 363.000 feet along said 1/16th line to  
the quarter section line;  
thence North 89°53'20" West 660.000 feet along said quarter  
section line to the point of beginning

**Parcel 2:**

Beginning at a point South 89°53'20" East 663.32 feet along the quarter section line  
and North 0°00'32" West 363.000 feet from the center of Section 19, Township 1  
South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 0°00'32" West 198.000 feet;  
thence South 89°53'20" East 660.000 feet to the 1/16th line;  
thence South 0°00'32" East 198.000 feet along said 1/16th line;  
thence North 89°53'20" West 660.000 feet to the point of  
beginning.

**Parcel 3:**

Beginning at a point on the South line of the 2100 South Freeway frontage road, said  
point being North 89°48'00" West 456.59 feet along the section line and South  
00°00'58" East 80.0 feet from the North quarter corner of Section 19, Township 1  
South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 00°00'58" East 315.0 feet;  
thence North 89°48'00" West 205.0 feet;  
thence South 00°00'58" East 100 feet;  
thence South 89°48'00" East 245 feet;  
thence North 00°00'58" West 415.0 feet;  
thence North 89°48'00" West 40.0 feet to the point of beginning

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## EXHIBIT C

### Permitted Exceptions to Title

1. Taxes for the year 1999 now a lien, not yet due.
2. The property is included within the boundaries of Granger-Hunter Improvement District, for the purpose of supplying water and sewage facilities to said District, and is subject to the assessments of said District for the same.
3. The property is included within the incorporated city limits of West Valley City, a municipal corporation of the State of Utah, and is subject to any special assessments for improvements or services as may be therein provided.
4. A right of way and easement for electric distribution and incidental purposes, as created in favor of Utah Power & Light Company by Easement recorded February 9, 1981, as Entry No. 3532274 in Book 5211 at page 386 of Official Records.
5. A right of way and easement for electrical distribution and incidental purposes, as created in favor of Utah Power & Light Company by Easement recorded February 9, 1981, as Entry No. 3532275 in Book 5211 at page 388 of Official Records.
6. A right of way and easement for buried communication facilities and incidental purposes, as created in favor of The Mountain States Telephone and Telegraph Company by Right of Way Easement recorded January 25, 1981, as Entry No. 3578763 in Book 5264 at page 128 of Official Records.
7. A right of way and easement 10 feet in width for electric distribution and incidental purposes, as created in favor of Utah Power & Light Company by Easement recorded November 12, 1982, as Entry No. 3729164 in Book 5419 at page 1008 of Official Records.
8. The fact that Grantor may not have any right, title or interest in Parcel B more particularly described on Exhibit A.

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