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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
LC CANYON PARTNERS LLC
7561 Brighton Point Dr
SLC UT 84121
BY: ZJM, DEPUTY - WI 7 P.

7-2
WHEN RECORDED RETURN TO:
L.C. Canyon Partners, LLC
215 West 100 South
Salt Lake City, Utah 84101

GRANT OF EASEMENT

This GRANT OF EASEMENT is made and entered into as of this 15th day of September 2005, by ARESS CO., L.C., a Utah limited liability company, whose address is 3742 E. North Little Cottonwood Rd., Sandy, Utah 84092 (Grantor) to and for the benefit of L.C. Canyon Partners, LLC, a Utah limited liability company, whose address is 215 West 100 South, Salt Lake City, Utah 84101(Grantee).

RECITALS

WHEREAS, Grantee and Grantor own adjacent parcels of property in Salt Lake County, Utah, with Grantor owning the property described in Exhibit A (the Burdened Parcel) and Grantee owning certain adjacent property described in Exhibit B (the Benefited Parcel); and

WHEREAS, Grantee has requested a perpetual easement and right-of-way on, over and across the Burdened Parcel for the purposes of providing access to the Benefited Parcel from North Little Cottonwood Road over that certain property in Salt Lake County, Utah, more particularly described in Exhibit C; and

WHEREAS, Grantor is willing to grant such an easement and right-of-way on, over and across the Burdened Parcel for the benefit of the Benefited Parcel, on the terms set forth herein.

TERMS OF EASEMENT

NOW, THEREFORE, for the sum of Ten Dollars paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, transfers and conveys to Grantee a non-exclusive perpetual easement and right-of-way on, over and across the Burdened Parcel for the purpose of constructing, operating, maintaining, repairing, replacing and using a roadway, which shall be available for use at all times for use by Grantee and Grantor and all other owners of any portion of the Benefited Parcel, as well as their respective family members, guests and invitees. Perpetual Easement more particularly described in Exhibit "C" attached hereto and by reference made a part hereof.

This Easement shall be perpetual and shall continue in force and effect until terminated by an agreement in writing signed by all of the parties then owning any portion of the Benefited Parcel or the Burdened Parcel, or by dedication of the Easement as a public road.

For the purpose of the easements, rights and privileges provided hereunder, the Benefited Parcel, or any part thereof, shall constitute the dominant estate and the Burdened Parcel shall

constitute the servient estate. Each of the easements, rights, privileges, covenants, restrictions, conditions and provisions granted or created herein create servitudes upon the servient estate in favor of the dominant estate; are appurtenances to the dominant estate; may not be transferred, assigned or encumbered except as an appurtenance of the dominant estate; and shall be covenants which run to the benefit of the owners of all or any portion of the dominant estate, their successors and assigns.

Grantor hereby agrees to execute and deliver such additional documents and to take further action as may become necessary or desirable to fully carry out the provisions and intent of this instrument.

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

ARESS CO., L.C.,
a Utah Limited Liability Company

By: Gwilla C. Despain
Gwilla C. Despain, Manager

By: Robert V. Despain
Robert V. Despain, Manager

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

On the 15th day of September 2005, personally appeared before me Gwilla C. Despain and Robert V. Despain, who being by me duly sworn did say that they are the Managers of ROLA V, LLC, a Utah limited liability company, and that the within and the forgoing instrument was signed on behalf of said limited liability company by authority granted pursuant to its Operating Agreement.

Susan Despain
NOTARY PUBLIC

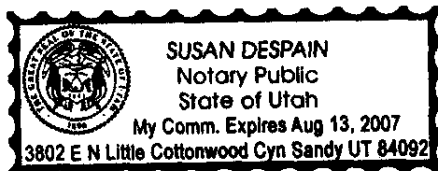


EXHIBIT AA@

DESCRIPTION OF BURDENED PARCEL

(The following property is located in Salt Lake County, Utah)

28-01-352-010

Beginning at a point South 437.4 feet and East 742.1 feet from the West $\frac{1}{4}$ corner of Section 1, Township 3 South, Range 1 East, Salt Lake Base and Meridian; running thence East 251.5 feet; thence Southeasterly along a 1835.1 foot radius curve to the right 438.1 feet; thence South $2^{\circ}40'$ West 1361.6 feet; thence North $79^{\circ}51'$ West 585.3 feet; thence south $10^{\circ}08'$ West 562.8 feet; thence West 264.3 feet; thence North 517.2 feet; thence North $34^{\circ}03'$ East 144.8 feet; thence North $33^{\circ}55'$ East 287.6 feet; thence North $21^{\circ}29'$ East 163.2 feet; thence North $16^{\circ}19'$ East 459.8 feet; thence North $9^{\circ}41'$ East 213.6 feet; thence North $8^{\circ}41'$ East 328.1 feet; thence East 233.5 feet; thence North 200 feet to the point of beginning.

EXHIBIT ABC

DESCRIPTION OF BENEFITTED PARCEL (The following property is located in Salt Lake County, Utah)

Proposed ^{Granite} ~~Granite~~ Oaks Subdivision Phase 1 described as:

Beginning at the intersection of the west line of North Little Cottonwood Canyon Road and the section line, said point being South 89°51'03" West 1559.63 feet along the section line from the North Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running; Thence 319.52 feet along the arc of a 1030.37 foot radius curve to the left, (center bears North 69°38'34" East and long chord bears South 29°14'28" East 318.25 feet, with a central angle of 17°46'04") along the west line of North Little Cottonwood Canyon Road; Thence South 38°07'30" East 183.62 feet along the west line of North Little Cottonwood Canyon Road; Thence South 85°41'58" West 194.22 feet; Thence South 26°13'19" West 204.64 feet; Thence South 63°46'41" East 104.10 feet; Thence South 28°55'38" West 686.70 feet to the north line of The La Caille Subdivision; Thence South 89°18'23" West 3.50 feet along the north line of The La Caille Subdivision; Thence South 47°23'24" West 105.00 feet along the north line of The La Caille Subdivision; Thence South 38°48'00" West 158.00 feet along the north line of The La Caille Subdivision; Thence South 70°26'22" West 43.55 feet along the north line of The La Caille Subdivision; Thence North 49°17'33" West 61.00 feet along the north line of The La Caille Subdivision; Thence North 55°51'00" West 144.52 feet along the north line of The La Caille Subdivision; Thence North 20°22'26" West 193.38 feet along the north line of The La Caille Subdivision; Thence North 50°04'00" West 101.40 feet along the north line of The La Caille Subdivision; Thence North 28°36'10" West 119.50 feet along the north line of The La Caille Subdivision; Thence North 11°19'35" West 79.75 feet along the north line of The La Caille Subdivision; Thence North 09°00'00" West 140.00 feet along the north line of The La Caille Subdivision; Thence North 82°58'30" West 91.90 feet along the north line of The La Caille Subdivision; Thence North 47°24'00" West 69.87 feet along the north line of The La Caille Subdivision to the section line; Thence North 00°38'44" West 726.33 feet along the section line to the Northwest Corner of said Section 12; Thence North 89°51'07" East 467.76 feet along the section line; Thence North 10°08'30" East 526.58 feet Thence South 79°51'30" East 415.84 feet to the west line of the North Little Cottonwood Canyon Road; Thence South 02°33'54" West 39.16 feet along the west line of the North Little Cottonwood Canyon Road; Thence southeasterly 412.22 feet along the arc of a 1030.37 foot radius curve to the left, (center bears South 87°26'06" East and long chord bears South 8°53'46" East 409.47 feet, with a central angle of 22°55'20") along the west line of North Little Cottonwood Canyon Road to the point of beginning.

EXHIBIT "C"

**Entry Road Access and Slope Easement
Affects Parcel No. 28-01-352-010
Located in the Southwest Quarter of Section 1,
Township 3 South, Range 1 East,
Salt Lake Base & Meridian.**

Beginning at a point on the West line of North Little Cottonwood Canyon Road said point being South 89°51'03" West 1621.2 feet and North 443.53 feet from the North Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 79°51'30" West 229.07 feet; thence North 10°08'30" East 35.10 feet; thence South 87°26'06" East 222.44 feet to the West line of North Little Cottonwood Canyon Road; thence South 2°33'54" West 65.00 feet along the West line of said North Little Cottonwood Canyon Road to the point of beginning.

Contains 11,250 square feet. 0.26 acres.

Entry Road Access and Slope Easement
Affects Parcel No. 28-01-352-010,
Located in the Southwest Quarter of Section 1,
Township 3 South, Range 1 East,
Salt Lake Base & Meridian.

Beginning at a point on the west line of North Little Cottonwood Canyon Road said point being South 89°51'03" West 1621.20 feet and North 443.53 feet from the North Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running;

thence North 79°51'30" West 229.07 feet;

thence North 10°08'30" East 35.10 feet;

thence South 87°26'06" East 222.44 feet to the west line of North Little Cottonwood Canyon Road;

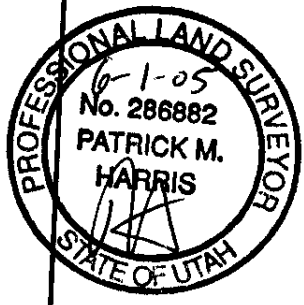
thence South 2°33'54" West 65.00 feet along the west line of said North Little Cottonwood Canyon Road to the point of beginning.

Contains 11,250 square feet. 0.26 acres.

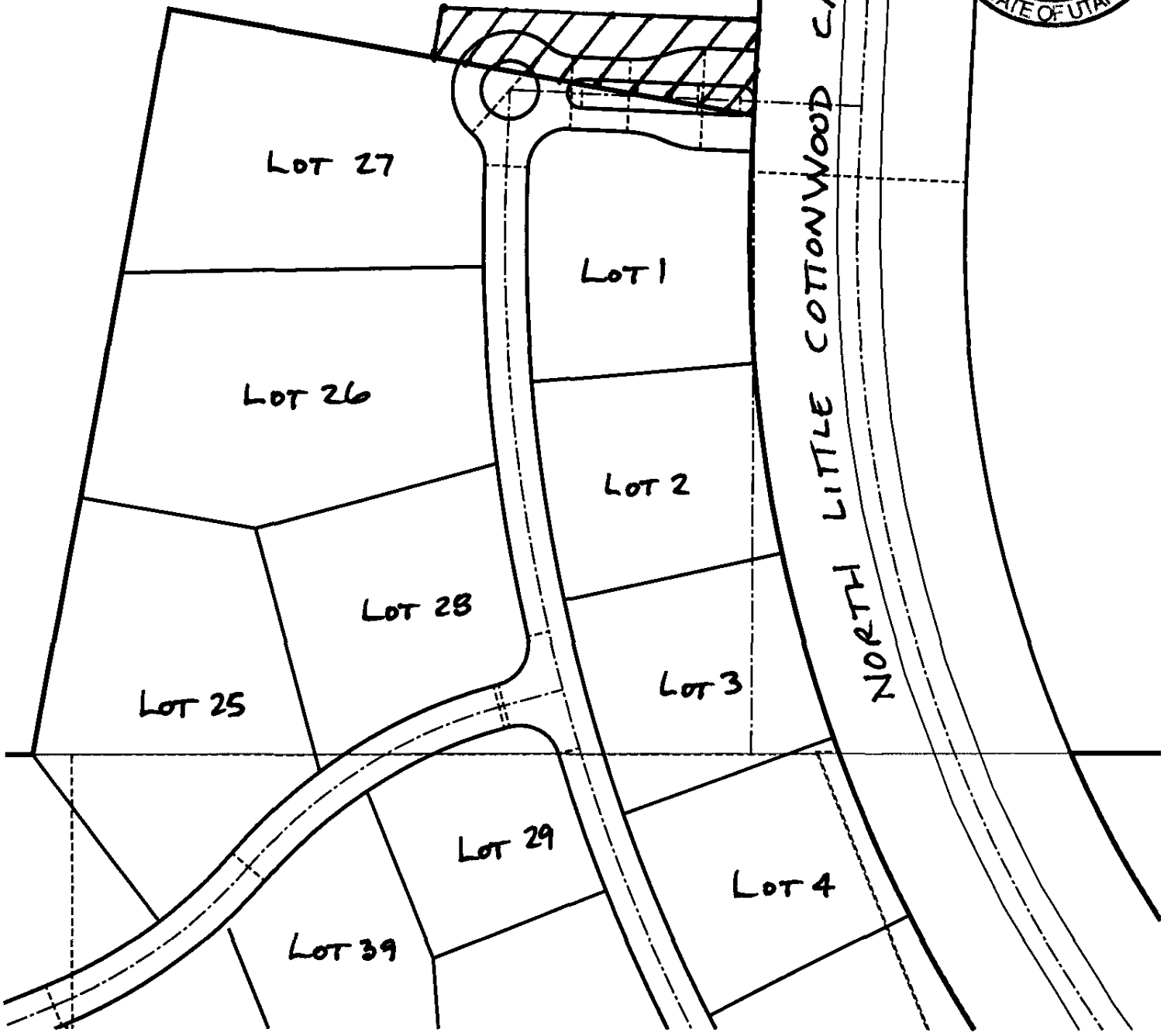


NTS
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28-01-352-010



NORTH LITTLE COTTONWOOD CANYON ROAD



LOT 27

LOT 1

LOT 26

LOT 2

LOT 28

LOT 3

LOT 25

LOT 29

LOT 4

LOT 39