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COLLATERAL ASSIGNMENT OF EASEMENT
(Access to Geneva Road)

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, PARKWAY CROSSING, L.L.C. ("Assignor") hereby assigns and pledges for security purposes to BANK OF AMERICAN FORK ("Assignee"), the easement of access ("Easement") under that certain Easement Deed dated May 3, 2002 and recorded in the records of the Utah County Recorder on June 18, 2002, as Entry No. 69296:2002. The Easement is more particularly described on Exhibit A attached hereto and made a part hereof. Upon a default under that promissory note ("Note") dated of even date herewith in favor of Assignee and foreclosure pursuant to the trust deed ("Trust Deed") of even date herewith between Assignor, as trustor, and First American Title Insurance Company, as trustee and Assignee, as beneficiary, Assignee shall have the right to access and use the Easement. Upon payment in full of the Note, all of Assignee's interest in the Easement and all rights hereunder shall automatically terminate and be of no further force and effect.

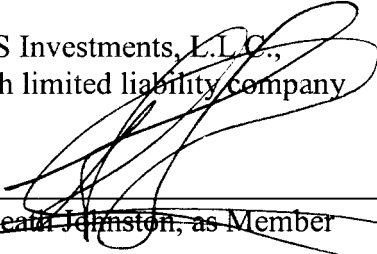
DATED: June ^{Ut}30, 2003.

ENT 99398:2003 Pg 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Jul 01 3:27 pm FEE 14.00 BY LJ
RECORDED FOR FIRST AMERICAN TITLE CO

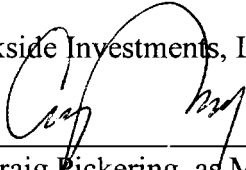
Parkway Crossing, L.L.C.

By: Its Managers

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

By: 
Heath Johnston, as Member

Creekside Investments, L.C.

By: 
Craig Pickering, as Manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 30th day of June, 2003, by Heath Johnston, as member of H & S Investments, L.L.C., a Utah limited liability company, as manager of Parkway Crossing, L.L.C., a Utah limited liability company.

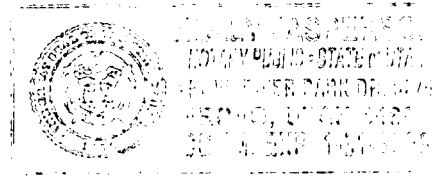
[Signature]
NOTARY PUBLIC

My Commission Expires:

Residing at:

01-31-2006

Utah



STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 30th day of June, 2003, by Craig Pickering, as manager of Creekside Investments, L.L.C., a Utah limited liability company, as manager of Parkway Crossing, L.L.C., a Utah limited liability company.

[Signature]
NOTARY PUBLIC

My Commission Expires:

Residing at:

01-31-2006

Utah



**EXHIBIT A
TO
COLLATERAL ASSIGNMENT OF EASEMENT**

(Description of Easement)

Commencing at a point located South 89°28'50" West along the Section line 391.50 feet and North 43.30 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 50.00 feet; thence North 00°29'20" West 398.63 feet; thence North 89°39'32" East 50.00 feet; thence South 00°29'20" East 398.14 feet to the point of beginning.