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AFTER RECORDING, PLEASE RETURN TO:

Victor A. Taylor, Esq.
Kimball, Parr, Crockett & Waddoups
185 South State Street, Suite 1300
Salt Lake City, Utah 84111

FIRST AMENDMENT TO
DECLARATION OF EASEMENTS AND COVENANTS
[Expressway 21 Business Park]

4456793

THIS FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS (this "Amendment") is entered into as of the 24th day of APRIL, 1987, among F. C. STANGL III, an individual ("Stangl"), whose address is 4455 South 700 East, Suite 300, Salt Lake City, Utah 84107, MOUNTAINWEST SAVINGS AND LOAN, a Utah corporation ("Mountainwest"), whose address is 40 East South Temple, Suite 500, Salt Lake City, Utah 84111, and LYLE O. KEYS, an individual ("Keys"), whose address is 664 East 4129 South, Murray, Utah 84107.

RECITALS:

A. Stangl executed a Declaration of Easements and Covenants (the "Declaration"), dated September 1, 1984, recorded April 2, 1985 as Entry No. 4069147 in Book 5642 at Page 828 of the Official Records of Salt Lake County, Utah, affecting certain real property (the "Declaration Parcel") [which is referred to in the Declaration as the "Entire Tract"] located in Salt Lake County, State of Utah, more particularly described on the attached Exhibit A. [Note: The Exhibits attached to this Amendment have been attached in an order designed to correspond, to the extent practicable, to the order of the Exhibits attached to the Declaration, and, therefore, are not necessarily referred to herein in order.]

B. Stangl is the "Owner," as defined in the Declaration, of all of the Declaration Parcel, except for the portion thereof included within two certain parcels of real property ("Parcel 21-B" and the "School Parcel"), more particularly described on the attached Exhibit E and Exhibit F, respectively.

C. Mountainwest is the sole "Mortgagee," as defined in the Declaration, of all of the Declaration Parcel, excepting the portion thereof included within Parcel 21-B and the School Parcel.

D. Keys is the Owner of Parcel 21-B and the School Parcel, and at the time this Amendment is filed for record, no monetary liens or encumbrances, such as trust deeds or mortgages, affect either Parcel 21-B or the School Parcel (except for governmental or quasi-governmental liens for taxes, charges or assessments).

E. Stangl, Mountainwest and Keys desire to amend the Declaration pursuant to and in accordance with Section 13 thereof, as hereinafter set forth.

AGREEMENT:

NOW, THEREFORE, for the above purpose, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to and in accordance with Section 13 of the Declaration, Stangl, Mountainwest and Keys hereby agree as follows:

1. Definitions. Section 1 of the Declaration is hereby amended by adding thereto the following:

Additional Realty shall mean and refer to the real property situated in Salt Lake County, State of Utah, described on Exhibit "C" attached hereto and made a part hereof by this reference.

Book 5917 page 2035

Additional Roadway shall mean and refer to the strip of land (together with all improvements thereon at the time in question) situated in Salt Lake County, State of Utah, described as Parcel III (36' Right-of-Way) on Exhibit "B" attached hereto and made a part hereof by this reference.

Parcel 21-A shall mean and refer to the real property situated in Salt Lake County, State of Utah, described on Exhibit "D" attached hereto and made a part hereof by this reference.

Parcel 21-B shall mean and refer to the real property situated in Salt Lake County, State of Utah, described on Exhibit "E" attached hereto and made a part hereof by this reference.

School Parcel shall mean and refer to the real property situated in Salt Lake County, State of Utah, described on Exhibit "F" attached hereto and made a part hereof by this reference.

School Parcel Building Area shall mean and refer to the real property situated in Salt Lake County, State of Utah, described on Exhibit "G" attached hereto and made a part hereof by this reference.

School Parcel Easement Area shall mean and refer to the real property situated in Salt Lake County, State of Utah, described on Exhibit "H" attached hereto and made part hereof by this reference.

TS Easement Area shall mean and refer to the real property situated in Salt Lake County, State of Utah, described on Exhibit "I" attached hereto and made a part hereof by this reference.

TS Parcel shall mean and refer to the real property situated in Salt Lake County, State of Utah, described on Exhibit "J" attached hereto and made a part hereof by this reference.

21-A Right-of-Way shall mean and refer to the real property situated in Salt Lake County, State of Utah, described on Exhibit "K" attached hereto and made a part hereof by this reference.

21-B Right-of-Way shall mean and refer to the real property situated in Salt Lake County, State of Utah, described on Exhibit "L" attached hereto and made a part hereof by this reference.

2. Easement for Access over Additional Roadway. Section 2 of the Declaration is hereby amended by adding thereto the following:

The School Parcel shall have appurtenant thereto and shall be benefitted by, and the northern 174.86 feet of the Additional Roadway shall be subject to and shall be burdened by, a nonexclusive right-of-way and easement for ingress and egress by vehicular and pedestrian traffic over and across the northern 174.86 feet of the Additional Roadway.

3. Covenants to Run With Land. Section 9 of the Declaration is hereby deleted in its entirety and is replaced with the following new Section 9:

BOOK 5917 PAGE 2036

9. Covenants to Run With Land. This instrument and all of the covenants, provisions and requirements hereof are intended to be and shall constitute covenants running with the land, and shall be binding upon and shall inure to the benefit of the Signatory, the respective Owners from time to time of the Parcels, of other portions of the Entire Tract or of the Additional Realty, any other party which has, acquires or comes to have any interest in or which occupies or comes to occupy any of the Parcels, any other portions of the Entire Tract or the Additional Realty, and their respective grantees, transferees, heirs, devisees, personal representatives, successors and assigns. This instrument and all of the covenants, provisions and requirements hereof shall be binding upon each Parcel, each other portion of the Entire Tract and the Additional Realty, and all interests in each Parcel, each other portion of the Entire Tract and the Additional Realty shall be subject to this instrument and all of such covenants, provisions and requirements. By acquiring, in any way coming to have any interest in or occupying any of the Parcels, any other portions of the Entire Tract or the Additional Realty, the party so acquiring, coming to have such interest or occupying consents to and agrees to be bound by this instrument and all of the covenants, provisions and requirements hereof.

4. Amendments Relating to Common Roadways. Subsection 13(c) of the Declaration is hereby deleted in its entirety and is replaced with the following new subsection 13(c):

(c) An amendment to this instrument which defines as additional "Common Roadways" any part of the Entire Tract and/or of the Additional Realty, need only be executed by Signatory and by those parties referred to in items (i) and (ii) above which hold their respective interests in the pieces of realty being so defined as additional "Common Roadways."

5. Amendments Relating to Certain Sections. Section 13 of the Declaration is hereby amended by adding thereto the following new subsection 13(d):

(d) An amendment to this instrument which terminates, modifies or otherwise changes only one or more of the rights-of-way, easements and restrictions set forth in Sections 21, 22, 23, 24 or 25, need only be executed by Signatory and by those parties referred to in items (i) and (ii) above which hold their respective interests in the pieces of realty burdened or benefitted by the rights-of-way, easements and restrictions involved in such termination, modification or change.

6. TS Parcel Easement Over School Parcel. The Declaration is hereby amended by adding thereto the following new Section 21:

21. TS Parcel Easement Over School Parcel. The TS Parcel shall have appurtenant thereto and shall be benefitted by, and the TS Easement Area shall be subject to and shall be burdened by, the following:

(a) A nonexclusive right-of-way and easement for ingress and egress by vehicular and pedestrian traffic over and across the TS Easement Area.

BOOK 5917 PAGE 2037

(b) A nonexclusive easement for the laying, installation, operation, servicing and maintenance of underground utility lines, wires, conduits and related facilities (including, without limitation, any underground Common Utility Facilities and, whether or not the same comprise or are part of the Common Utility Facilities, underground lines, wires, conduits and facilities for electricity, natural gas, other fuels or power sources, telephone, sewage, storm drainage and all types of water) through, under, over and across the TS Easement Area.

7. School Parcel Easement Over TS Parcel. The Declaration is hereby amended by adding thereto the following new Section 22:

22. School Parcel Easement Over TS Parcel. The School Parcel shall have appurtenant thereto and shall be benefitted by, and the School Parcel Easement Area shall be subject to and shall be burdened by, a nonexclusive right-of-way and easement for ingress and egress by vehicular and pedestrian traffic over and across the School Parcel Easement Area.

8. Building Restriction. The Declaration is hereby amended by adding thereto the following new Section 23:

23. Building Restriction. There shall not at any time be constructed any buildings or similar structures on any portion of the School Parcel except on the School Parcel Building Area.

9. Easements Over Parcel 21-A and Parcel 21-B. The Declaration is hereby amended by adding thereto the following new Section 24:

24. Easements Over Parcel 21-A and Parcel 21-B. Parcel 21-A shall have appurtenant thereto and shall be benefitted by, and the 21-A Right-of-Way shall be subject to and shall be burdened by, a nonexclusive right-of-way and easement for ingress and egress by vehicular and pedestrian traffic over and across the 21-A Right-of-Way. Parcel 21-B shall have appurtenant thereto and shall be benefitted by, and the 21-B Right-of-Way shall be subject to and shall be burdened by, a nonexclusive right-of-way and easement for ingress and egress by vehicular and pedestrian traffic over and across the 21-B Right-of-Way.

10. No Interference; Maintenance. The Declaration is hereby amended by adding thereto the following new Section 25:

25. No Interference; Maintenance. Except to the extent necessary (on a temporary basis) for reasonable construction, repair or maintenance or to prevent a public dedication thereof or the accrual of any rights of the public therein, no fence, wall, barricade or any other obstruction, whether temporary or permanent in nature, which materially limits or impairs the free and unimpeded access to or across the rights-of-way and easements granted in this instrument shall be constructed or erected, nor shall the free flow of vehicular or pedestrian traffic over any portion of such rights-of-way and easements be in any other manner obstructed or interfered with. The respective Owners of the real property across which such rights-of-way and easements are located shall maintain such real property in reasonably good condition and repair, free

BOOK 5917 PAGE 2038

from snow, ice, rubbish and other debris, and shall take such other actions in connection therewith as are commercially reasonable under the circumstances.

11. Modification of Exhibit A. Exhibit A to the Declaration is hereby deleted in its entirety and is replaced with the attached Exhibit A.1. The definition of "Entire Tract," set forth in Section 1 of the Declaration, shall be deemed to refer to the real property described on said Exhibit A.1, and such real property shall for all purposes be the "Entire Tract," as defined in the Declaration, as referred to in this Amendment and as affected and burdened by the Declaration, as the same is hereby or may be hereafter amended.

12. Modification of Exhibit B. Exhibit B to the Declaration is hereby deleted in its entirety and is replaced with the attached Exhibit B. Said attached Exhibit B restates the legal description of Parcel I on Exhibit B attached to the Declaration, corrects an error in the legal description of Parcel II on Exhibit B attached to the Declaration and adds certain real property (the "Additional Roadway") as a new Parcel III. The definition of "Common Roadways," set forth in Section 1 of the Declaration, shall be deemed to include as part of said definition the Additional Roadway. The Additional Roadway shall hereafter for all purposes be a portion of the "Common Roadways," as defined in and as affected and burdened by the Declaration, as the same is hereby or may be hereafter amended.

13. Modification of Exhibit C. Exhibit C to the Declaration is hereby deleted in its entirety and is replaced with the attached Exhibit C. The reference in subsection 13(c) of the Declaration, as amended hereby, to the Additional Realty shall, for all purposes, be deemed to refer to the real property described on Exhibit C attached to this Amendment.

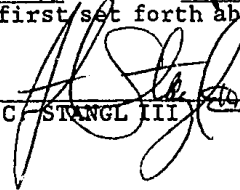
14. New Exhibits. The Declaration is hereby amended by adding thereto new Exhibits in the forms of the attached Exhibit D, Exhibit E, Exhibit F, Exhibit G, Exhibit H, Exhibit I, Exhibit J, Exhibit K and Exhibit L.

15. Miscellaneous. Except as set forth in this Amendment, the Declaration and each and every provision thereof are hereby ratified in their entirety. This Amendment shall be governed by the laws of the State of Utah. This Amendment shall be binding upon and inure to the benefit of Stangl, Mountainwest and Keys and their respective heirs, successors, assigns and legal representatives. All Exhibits attached to this Amendment and referred to herein are hereby incorporated herein by this reference.

IN WITNESS WHEREOF, Stangl, Mountainwest and Keys have entered into this Amendment as of the date first set forth above.

BOOK E917 PAGE 2039


IN WITNESS WHEREOF, this Amendment is executed by F. C. STANGL III, an individual, on the 23rd day of April, 1987, to be effective as of the date first set forth above.



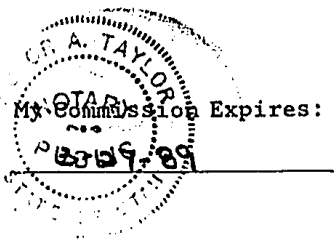
F. C. STANGL III

STATE OF UTAH)
 : ss.
County of Salt Lake)

On the 23rd day of April, 1987, personally appeared before me F. C. Stangl III, an individual, the signer of the above instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC
Residing in Davis County, Utah



BOOK 5917 PAGE 2040

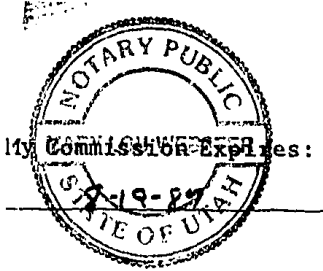
IN WITNESS WHEREOF, this Amendment is executed by MOUNTAINWEST SAVINGS AND LOAN, a Utah corporation, on the 12th day of May, 1987, to be effective as of the date first set forth above.

MOUNTAINWEST SAVINGS AND LOAN, a Utah corporation

By [Signature]
Its Senior Vice-President

STATE OF UTAH)
) : ss.
County of Salt Lake)

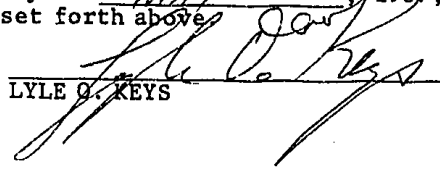
On the 12th day of May, 1987, personally appeared before me Joe A. Weather, who being by me duly sworn, did say that (s)he is the Senior Vice President of MountainWest Savings and Loan, a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of its bylaws or a resolution of its board of directors, and said Joe A. Weather acknowledged to me that said corporation executed the same.



[Signature]
NOTARY PUBLIC
Residing in Salt Lake County, Utah

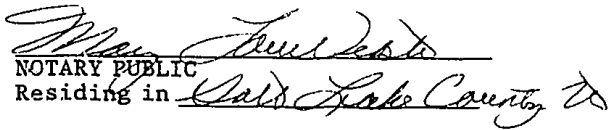
BOOK 5917 PAGE 2041

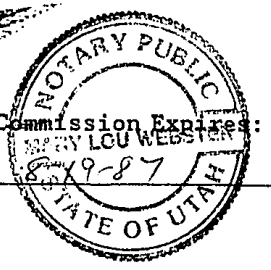
IN WITNESS WHEREOF, this Amendment is executed by LYLE O. KEYS, an individual, on the 12TH day of MAY, 1987, to be effective as of the date first set forth above


LYLE O. KEYS

STATE OF UTAH)
): ss.
County of Salt Lake)

On the 12th day of May, 1987, personally appeared before me Lyle O. Keys, an individual, the signer of the above instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC
Residing in Salt Lake County, UT

My Commission Expires:


BOOK 5917 PAGE 2042

EXHIBIT A

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF DECLARATION PARCEL

The Declaration Parcel referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

DECLARATION PARCEL:

Beginning at a point on the south line of 2100 South Street, said point being North 89°44'00" East 330.00 feet along the section line and South 0°02'10" East 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian running; thence North 89°44'00" East 660.00 feet along said South line of 2100 South Street; thence South 0°02'10" East 930.75 feet; thence South 89°44'00" West 940.00 feet to the East line of 3200 West Street; thence North 0°02'10" West 335.25 feet along said East line of 3200 West Street; thence North 89°44'00" East 280.00 feet; thence North 0°02'10" West 187.50 feet; thence South 89°44'00" West 165.00 feet; thence North 0°02'10" West 125.00 feet; thence North 89°44'00" East 165.00 feet; thence North 0°02'10" West 283.00 feet to the point of beginning.

LESS AND EXCEPTING the following Parcels I and II:

Parcel I (Existing Building #1):

Beginning at a point on the south line of 2100 South Street, said point being N 89°44'00"E 470.00 feet along the section line and S 0°02'10"E 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian running; thence N 89°44'00"E 282.24 feet along said south line of 2100 South Street; thence S 0°02'10"E 108.00 feet; thence S 89°44'00"W 282.24 feet; thence N 0°02'10"W 108.00 feet to the point of beginning.

Parcel II (Existing Building #2):

Beginning at a point on the south line of 2100 South Street, said point being N 89°44'00"E 752.24 feet along the section line and S 0°02'10"E 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian running; thence N 89°44'00"E 237.76 feet along said south line of 2100 South Street; thence S 0°02'10"E 202.96 feet; thence S 89°44'00"W 237.76 feet; thence N 0°02'10"W 202.96 feet to the point of beginning.

BOOK 5917 PAGE 2043

EXHIBIT A.1

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF ENTIRE TRACT

The Entire Tract referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

ENTIRE TRACT:

Beginning at a point on the South line of 2100 South Street, said point being N89 44'00"E 330.00 feet along the section line and S0 02'10"E 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence N89 44'00"E 660.00 feet along said south line; thence S0 02'10"E 930.75 feet; thence S89 44'00"W 940.00 feet to the east line of 3200 West Street; thence N0 02'10"W 169.05 feet along said east line; thence northerly 166.28 feet along the arc of a 2775.458 radius curve to the left (center bears S89 57'50"W and long chord bears N1 45'08"W 166.26 feet) along said east line; thence N89 44'00"E 284.98 feet; thence N0 02'10"W 187.50 feet; thence S89 44'00"W 165.00 feet; thence N0 02'10"W 125.00 feet; thence N89 44'00"E 165.00 feet; thence N0 02'10"W 283.00 feet to said south line to the point of beginning.

LESS AND EXCEPTING the following Parcels I and II:

Parcel I (Existing Building No. 1):

Beginning at a point on the South line of 2100 South Street, said point being N89 44'00"E 470.00 feet along the section line and S0 02'10"E 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence N89 44'00"E 276.86 feet along said south line; thence S0 02'10"E 108.00 feet; thence S89 44'00"W 276.86 feet; thence N0 02'10"W 108.00 feet to said south line to the point of beginning.

Parcel II (School Parcel):

Beginning at a point on the South line of 2100 South Street, said point being North 89°44'00" East 746.86 feet along the section line and South 0°02'10" East 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°44'00" East 243.14 feet along said South line; thence South 0°02'10" East 149.86 feet; thence South 89°44'00" West 243.14 feet; thence North 0°02'10" West 149.86 feet to said south line, also being the point of beginning.

BOOK 5917 PAGE 2044

EXHIBIT B

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF COMMON ROADWAYS

The Common Roadways referred to in the foregoing instrument are located in Salt Lake County, State of Utah, and are more particularly described as follows:

PARCEL I (40' Right-of-Way):

Beginning at a point on the South line of 2100 South Street, said point being N89°44'00"E 430.00 feet along the section line and S0 02'10"E 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence N89°44'00"E 40.00 feet along said south line; thence S0 02'10"E 905.75 feet; thence S89°44'00"W 40.00 feet; thence N0 02'10"W 905.75 feet to said south line to the point of beginning.

PARCEL II (60' Right-of-Way):

Beginning at a point N89°44'00"E 470.00 feet along the section line and S0°02'10"E 545.75 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian running; thence N89°44'00"E 242.24 feet; thence S0°02'10"E 60.00 feet; thence S89°44'00"W 242.24 feet; thence N0°02'10"W 60.00 feet to the point of beginning.

PARCEL III (36' Right-of-Way) [Additional Roadway]:

Beginning at a point on the south line of 2100 South Street, said point being N89°44'00" E 746.86 feet along the section line and S0 02'10" E 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence S0 02'10" E 555.75 feet; thence S89°44'00" W 34.62 feet; thence N0 02'10" W 60.00 feet; thence S89°44'00" W 1.38 feet; thence N0 02'10" W 495.75 feet to said south line; thence N89°44'00" E 36.00 feet along said south line to the point of beginning.

BOOK 5917 PAGE 2045

EXHIBIT C

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF ADDITIONAL REALTY

The Additional Realty referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

PARCEL I (Existing Building No. 1):

Beginning at a point on the South line of 2100 South Street, said point being N89 44'00"E 470.00 feet along the section line and S0 02'10"E 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence N89 44'00"E 276.86 feet along said south line; thence S0 02'10"E 108.00 feet; thence S89 44'00"W 276.86 feet; thence N0 02'10"W 108.00 feet to said south line to the point of beginning.

PARCEL II (School Parcel):

Beginning at a point on the South line of 2100 South Street, said point being North 89°44'00" East 746.86 feet along the section line and South 0°02'10" East 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°44'00" East 243.14 feet along said South line; thence South 0°02'10" East 149.86 feet; thence South 89°44'00" West 243.14 feet; thence North 0°02'10" West 149.86 feet to said south line, also being the point of beginning.

BOOK 5917 PAGE 2046

EXHIBIT D

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF PARCEL 21-A

Parcel 21-A referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

PARCEL 21-A:

Beginning at a point on the South line of 2100 South Street, said point being N89 44'00" E 330.00 feet along the section line and SO 02'10" E 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence N89 44'00" E 100.00 feet along said south line; thence SO 02'10" E 345.50 feet; thence S89 44'00" W 265.00 feet; thence NO 02'10" W 62.50 feet; thence N89 44'00" E 165.00 feet; thence NO 02'10" W 283.00 feet to the said south line, also being the point of beginning.

BOOK 5917 PAGE 2047

EXHIBIT E

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF PARCEL 21-B

Parcel 21-B referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

PARCEL 21-B:

Beginning at a point being North 89°44'00" East 165.00 feet along the section line and South 0°02'10" East 395.50 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°44'00" East 265.00 feet; thence South 0°02'10" East 250.00 feet; thence South 89°44'00" West 100.00 feet; thence North 0°02'10" West 187.50 feet; thence South 89°44'00" West 165.00 feet; thence North 0°02'10" West 62.50 feet to the point of beginning.

BOOK 5917 PAGE 2048

EXHIBIT F

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF SCHOOL PARCEL

The School Parcel referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

SCHOOL PARCEL:

Beginning at a point on the South line of 2100 South Street, said point being North 89°44'00" East 746.86 feet along the section line and South 0°02'10" East 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°44'00" East 243.14 feet along said South line; thence South 0°02'10" East 149.86 feet; thence South 89°44'00" West 243.14 feet; thence North 0°02'10" West 149.86 feet to said south line, also being the point of beginning.

BOOK 5917 PAGE 2049

EXHIBIT G

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF SCHOOL PARCEL BUILDING AREA

The School Parcel Building Area referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

SCHOOL PARCEL BUILDING AREA:

Beginning at the northwest corner of an existing building, said point being N89 44'00" E 778.53 feet along the section line and S0 02'10" E 98.39 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence N89 40'13" E 140.00 feet along the north line of said building to and along an existing block wall to the northeast corner of said wall; thence S0 19'47" E 80.33 feet along said block wall to the southeast corner of said wall; thence S89 40'13" W 60.0 feet along said block wall to the southwest corner of said wall; thence N0 19'47" W 0.33 feet along said block wall to the southeast corner of said building; thence S89 40'13" W 80.0 feet along the south line of said building to the southwest corner of said building; thence N0 19'47" W 80.0 feet along the west line of said building to the northwest corner of said building, also being the point of beginning.

BOOK 5917 PAGE 2050

EXHIBIT H

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF SCHOOL PARCEL
EASEMENT AREA

The School Parcel Easement Area referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

SCHOOL PARCEL EASEMENT AREA:

Beginning at a point North 89°44'00" East 746.86 feet along the section line and South 0°02'10" East 199.86 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°44'00" East 211.20 feet; thence South 0°02'10" East 25.00 feet; thence South 89°44'00" West 211.20 feet; thence North 0°02'10" West 25.00 feet to the point of beginning.

B09/ 5917 PAGE 2051

EXHIBIT I

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF TS EASEMENT AREA

The TS Easement Area referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

TS EASEMENT AREA:

Beginning at a point on the South line of 2100 South Street, said point being N89 44'00"E 933.06 feet along the section line and S0 02'10"E 50.00 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence N89 44'00"E 25.00 feet along said south line; thence S0 02'10"E 149.86 feet; thence S89 44'00"W 25.00 feet; thence N0 02'10"W 149.86 feet to said south line to the point of beginning.

BOOK 5917 PAGE 2052

EXHIBIT J

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF TS PARCEL

The TS Parcel referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

TS PARCEL:

Beginning at a point North 89°44'00" East 746.86 feet along the section line and South 0°02'10" East 199.86 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°44'00" East 243.14 feet; thence South 0°02'10" East 545.28 feet; thence South 89°44'00" West 253.43 feet; thence North 0°02'10" West 139.39 feet; thence North 89°44'00" East 10.29 feet; thence North 0°02'10" West 405.89 feet to the point of beginning.

BOOK 5917 PAGE 2053

EXHIBIT K

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF 21-A RIGHT-OF-WAY

The 21-A Right-of-Way referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

21-A RIGHT-OF-WAY:

Beginning at a point N89 44'00" E 430.00 feet along the section line and SO 02'10" E 395.50 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence SO 02'10" E 15.00 feet; thence S89 44'00" W 138.95 feet; thence SO 02'10" E 47.50 feet; thence S89 44'00" W 126.05 feet; thence NO 02'10" W 62.50 feet; thence N89 44'00" E 265.00 feet to the point of beginning.

BOOK 5917 PAGE 2054

EXHIBIT L

to

FIRST AMENDMENT TO DECLARATION OF
EASEMENTS AND COVENANTS

LEGAL DESCRIPTION OF 21-B RIGHT-OF-WAY

The 21-B Right-of-Way referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

21-B RIGHT-OF-WAY:

Beginning at a point N89 44'00" E 430.00 feet along the section line and SO 02'10" E 395.50 feet from the Northwest Corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence S89 44'00" W 265.00 feet; thence N0 02'10" W 62.50 feet; thence N89 44'00" E 126.05 feet; thence SO 02'10" E 52.50 feet; thence N89 44'00" E 138.95 feet; thence SO 02'10" E 10.00 feet to the point of beginning.

3650
ASSOCIATED TITLE
CORPORATION
DEPT. OF RECORDS
SALT LAKE COUNTY
UTAH
KATHIE L. RUDON
RECORDS
SALT LAKE COUNTY
UTAH
MAY 13 4 37 PM '87
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Dennis K. Johnson
Penni Koroligos

BOOK 5917 PAGE 2055