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 Gary W. Ott
 Recorder, Salt Lake County, UT
 KIRTON & McCONKIE
 BY: eCASH, DEPUTY - EF 19 P.

When Recorded Return to:
 Read R. Hellewell, Esq.
 KIRTON & McCONKIE
 60 East South Temple, Suite 1800
 Salt Lake City, UT 84111-1004

Tax Parcels Identified on Exhibit A hereto

FIRST AMENDMENT TO MASTER DECLARATION
 OF
 EASEMENTS, COVENANTS AND RESTRICTIONS
 FOR
 Highbury at Lake Park

THIS FIRST AMENDMENT TO MASTER DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR Highbury Commons at Lake Park ("Amendment") is executed this 22nd day of June, 2011 by Highbury at Lake Park Owners Company, a Utah nonprofit corporation (the "Company"), and Suburban Land Reserve, Inc., a Utah corporation ("SLR"), in contemplation of the following facts and circumstances:

A. The MASTER DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR Highbury Commons at Lake Park dated September 26, 2006 was recorded October 6, 2006 as Entry No. 9868362 in Book 9362 beginning at Page 804 in the official records of the Salt Lake County Recorder, State of Utah (the "Declaration").

B. The Declaration has been amended supplemented by the annexation of additional real property pursuant to that certain First Supplement to Master Declaration of Easements, Covenants and Restrictions for Highbury Commons at Lake Park, dated September 21, 2007, which was recorded September 21, 2007 as Entry No. 10229748 in Book 9518 beginning at Page 149 in the official records of the Salt Lake County Recorder, State of Utah; that certain Second Supplement to Master Declaration of Easements, Covenants and Restrictions for Highbury Commons at Lake Park, dated September 29, 2008, which was recorded September 30, 2008 as Entry No. 10530895 in Book 9646 beginning at Page 9423 in the official records of the Salt Lake County Recorder, State of Utah; that certain Third Supplement to Master Declaration of Easements, Covenants and Restrictions for Highbury Commons at Lake Park, dated July 2, 2009, which was recorded September 2, 2009, as Entry No. 10790212 in Book 9760 beginning at Page 2610 in the official records of the Salt Lake County Recorder, State of Utah; that certain Fourth Supplement to Master Declaration of Easements, Covenants and Restrictions for Highbury Commons at Lake Park, dated July 2, 2009, which was recorded September 2, 2009, as Entry No. 10790237 in Book 9760 beginning at Page 2752 in the official records of the Salt Lake

County Recorder, State of Utah; and that certain Fifth Supplement to Master Declaration of Easements, Covenants and Restrictions for Highbury Commons at Lake Park, dated January 12, 2011, which was recorded January 13, 2011, as Entry No. 11115952 in Book 9898 beginning at Page 2381 in the official records of the Salt Lake County Recorder, State of Utah (collectively the "Supplements").

C. The Declaration, as supplemented by the Supplements, constitutes easements, covenants and restrictions which encumber certain real property described in the Declaration and in the Supplements (collectively, the "Property"), located in Salt Lake County, State of Utah and which is specifically described on Exhibit A attached hereto.

D. As evidenced by that certain Assignment of Declarant's Rights (Highbury Commons at Lake Park) dated December 28, 2009 and recorded December 29, 2009 as Entry No. 10869040 in Book 9792 beginning at Page 7969 in the official records of the Salt Lake County Recorder, State of Utah, SLR is the successor in interest by deed and by merger, to Zions Securities, a Utah corporation, which is the original Declarant named in the Declaration, and as such successor, SLR holds all rights of the "Declarant" under the Declaration.

E. SLR is the owner of certain real property which is currently encumbered by the Declaration which is specifically described on Exhibit B which is attached hereto (the "Highbury Centre Parcel"). SLR intends to develop the Highbury Centre Parcel as a commercial subdivision and the development of the commercial subdivision requires that the Highbury Centre Parcel be no longer subject to the Declaration.

F. The Declaration provides procedures for the adoption, execution and recordation of amendments and supplements to the Declaration, and this Amendment is being executed and recorded as authorized under the provisions of the Declaration.

G. In compliance with the provisions of the Declaration, the Company and SLR, both as Declarant and as the owner of the real property which is subject to the this Amendment, do each hereby execute this Amendment and authorize same to be recorded in the office records of Salt Lake County, State of Utah, for the purpose of amending the Declaration.

NOW, THEREFORE, the Master Declaration of Easements, Covenants and Restrictions for Highbury Commons at Lake Park is hereby amended in accordance with the provisions of this First Amendment to Master Declaration of Easements, Covenants and Restrictions for Highbury Commons at Lake Park, as follows:

1. Defined Terms. A term which is used as a defined term in this Amendment, but that is not herein defined, shall have the meaning set forth in the Declaration.

2. Compliance with Procedures. As required by Section 11.2 of the Declaration, this Amendment has been approved upon the affirmative vote of a majority of the total votes of the Owners as determined in accordance with Section 4.3 of the Declaration at a meeting of the members held at 10:00 am on June 22, 2011. The execution of this First Amendment by an

officer of the Company shall constitute certification that such vote of the Owners has been properly taken in accordance with applicable procedures.

3. Removal of Property. By a vote of the Owners, the Highbury Centre Parcel, as such real property is described on Exhibit B, is hereby removed from and shall no longer be subject to or otherwise encumbered by the Declaration.

4. Certification of Adoption. The undersigned officer of the Company does hereby certify that a vote of the Owners was properly taken as required by the Declaration at a meeting of the Members held June 22, 2011, which meeting was duly called in accordance with the Bylaws of the Company and that this Amendment has been duly adopted in accordance with procedures set forth in the Declaration.

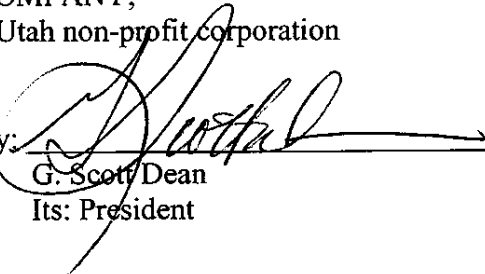
5. Effective Date. This Amendment shall be effective as of the date of the recordation hereof in the official records of the Salt Lake County Recorder, State of Utah.

[Signature Pages to Follow Immediately]

SIGNATURE PAGE
TO
FIRST AMENDMENT
TO
MASTER DECLARATION
OF
EASEMENTS, COVENANTS AND RESTRICTIONS
FOR
HIGHBURY AT LAKE PARK

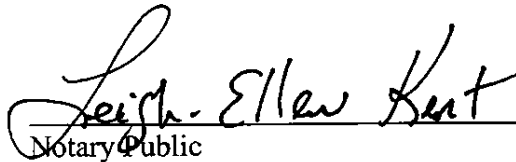
THIS AMENDMENT IS EXECUTED to be effective as of the date of the recordation hereof.

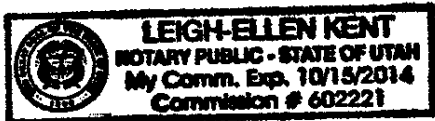
COMPANY: HIGHBURY AT LAKE PARK OWNERS
COMPANY,
a Utah non-profit corporation

By: 
G. Scott Dean
Its: President

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

The foregoing instrument was acknowledged before me this 22nd day of June, 2011, by G. Scott Dean, who did swear to me that he is President of Highbury at Lake Park Owners Company, a Utah nonprofit corporation.



Notary Public



SIGNATURE PAGE
TO
FIRST AMENDMENT
TO
MASTER DECLARATION
OF
EASEMENTS, COVENANTS AND RESTRICTIONS
FOR
Highbury at Lake Park

THIS AMENDMENT IS EXECUTED to be effective as of the date of the recordation hereof.

DECLARANT: SUBURBAN LAND RESERVE, INC,
a Utah corporation

By: 
G. Scott Dean
Its: President

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

The foregoing instrument was acknowledged before me this 22nd day of June, 2011, by G. Scott Dean, who did swear to me that he is President of Suburban Land Reserve, Inc., a Utah corporation.



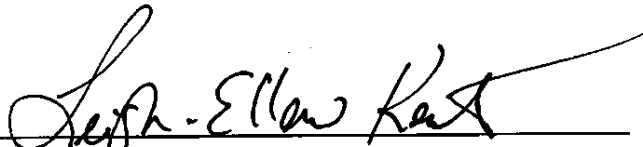

Notary Public

EXHIBIT A
TO
FIRST AMENDMENT
TO
MASTER DECLARATION
OF
EASEMENTS, COVENANTS AND RESTRICTIONS
FOR
HIGHBURY COMMONS AT LAKE PARK

Real property located in Salt Lake County, State of Utah, and more particularly described as follows:

PARCEL 1 - Master Declaration

A parcel of land located in the Southwest Quarter of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at the northwest corner of Highbury Commons at Lake Park, a subdivision recorded July 05, 2006 as Entry No. 9774083 in Book 2006P at Page 185 of the Salt Lake County records, said point being North 00°13'50" East 94.49 feet along the west line of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 89°46'10" East 67.00 feet from the Southwest Corner of said Section 24, and thence along the east right-of-way line of 5600 West Street North 00°13'50" East 1,331.46 feet to the southerly line of the Riter Canal as described in that certain Quit Claim Deed recorded February 01, 1996 as Entry No. 6271172 in Book 7322 at Page 866 of said records; thence along said southerly line the following six courses: 1) South 81°25'42" East 185.41 feet, 2) North 82°01'36" East 282.88 feet, 3) North 82°44'19" East 273.53 feet, 4) South 88°20'40" East 291.32 feet, 5) South 83°23'43" East 224.40 feet and 6) South 79°56'11" East 240.33 feet to the west line of property described in that certain Quit Claim Deed recorded March 26, 1998 as Entry No. 6904719 in Book 7922 at Page 113 of said records; thence along the boundary of said property the following three courses: 1) South 00°06'42" West 176.61 feet, 2) East 150.00 feet and 3) North 00°06'42" East 150.00 feet to said southerly line of the Riter Canal; thence along said southerly line the following three courses: 1) South 79°56'11" East 89.60 feet, 2) South 78°48'11" East 197.28 feet and 3) South 87°05'05" East 393.31 feet; thence South 767.58 feet to the northerly right-of-way line of Lake Park Boulevard; thence along said northerly right-of-way line the following eleven courses: 1) West 934.07 feet to a point of tangency of a 653.00 foot radius curve to the left, 2) Southwesterly 662.12 feet along said curve through a central angle of 58°05'46" and a long chord of South 60°57'07" West 634.12 feet to a point of compound curvature of a 156.00 foot radius curve to the left, 3) Southwesterly 29.55 feet along said curve through a central angle of 10°51'11" and a long chord of South 26°28'38" West 29.51 feet, 4) South 21°03'03" West 34.49 feet to a point of tangency of a 46.00 foot radius curve to the right, 5) Southwesterly 22.28 feet along said curve through a central angle of 27°45'01" and a long chord of South 34°55'33" West 22.06 feet, 6) South 48°48'04" West 41.81 feet to a point of tangency of a 146.00 foot radius curve to the right, 7) Southwesterly 88.03 feet along said curve through a central angle of 34°32'44" and a long chord of South 66°04'26" West 86.70 feet, 8) South 83°20'48" West 112.29 feet to a point of tangency of a 329.00 foot radius curve to the

right, 9) Westerly 11.47 feet along said curve through a central angle of 01°59'49" and a long chord of South 84°20'42" West 11.47 feet, 10) South 89°48'42" West 525.30 feet and 11) North 44°58'44" West 42.27 feet to the POINT OF BEGINNING. Said parcel contains 2,415,602 square feet or 55.45 acres, more or less.

LESS AND EXCEPTING THE FOLLOWING:

Lot 2, Highbury Commons at Lake Park, according to the Official Plat thereof, recorded July 5, 2006 as Entry No. 9770483 in Book 2006P at Page 185 of Official Records.

For Information only:

Tax Parcel ID No.14-24-351-013

PARCEL 2 – First Supplement:

Beginning at a point on the Northerly Right-of-Way Line of 3100 South Street, said point being S89°53'12"W 520.15 feet along the Section Line and N00°04'43"W 40.00 feet from the Center of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence, along said Northerly Right-of-Way Line, S89°53'12"W 748.50 feet; thence Northwesterly 31.46 feet along the arc of a 20.00 foot radius curve to the right, chord bears N45°03'24"W 28.31 feet to the Easterly Right-of-Way Line of 5400 West Street (Daybury Drive); thence, along said Easterly Right-of-Way Line, the following six (6) courses: (1) North 1271.98 feet, (2) Northwesterly 39.96 feet along the arc of a 112.50 foot radius curve to the left, chord bears N10°10'31"W 39.75 feet, (3) Northeasterly 59.13 feet along the arc of a 70.00 foot radius curve to the right, chord bears N03°51'01"E 57.39 feet, (4) N28°03'03"E 5.22 feet, (5) Northeasterly 88.41 feet along the arc of a 112.50 foot radius curve to the right, chord bears N50°33'51"E 86.15 feet, (6) N73°04'39"E 1.58 feet to the Southerly Right-of-Way Line of Highbury Parkway; thence, along said Southerly Right-of-Way Line, the following four (4) courses: (1) Northeasterly 67.93 feet along the arc of a 230.00 foot radius curve to the right, chord bears N81°32'19"E 67.69 feet, (2) East 52.04 feet, (3) Northeasterly 344.67 feet along the arc of a 492.50 foot radius curve to the left, chord bears N69°57'03"E 337.68 feet, (4) N49°54'06"E 413.84 feet to the Westerly Right-of-Way Line of the Kennecott Canal; thence, along said Westerly Right-of-Way Line, the following three (3) courses: (1) S40°07'35"E 24.45 feet, (2) S74°56'51"E 184.80 feet, (3) S 40°05'54"E 408.37 feet to the Southerly Right-of-Way Line of the Proposed Sandwell Drive; thence, along said Southerly Right-of-Way Line, S49°54'06"W 110.50 feet; thence S41°59'09"E 140.45 feet to the Section Line and the Westerly Boundary Line of Greenbriar Mobile Home Subdivision recorded in Book 80-11P at Page 190 in the Salt Lake County Records Office; thence, along said Section Line and Westerly Boundary Line, S00°04'43"E 412.09 feet to the Northeast Corner of Granite School District Property, recorded in Book 5237 at Page 1143 in the Salt Lake County Records Office; thence, along the Northerly and Westerly Boundary Lines of said Granite School District Property, the following two (2) courses: (1) S89°53'12"W 520.00 feet, (2) S00°04'43"E 871.20 feet to the Point of Beginning.

[Contains 36.889 acres and 158 Lots]

Tax Parcel Nos. 14-25-177-037, 038, 039

PARCEL 3 – Second Supplement:

A parcel of land located in the Southwest Quarter of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 89° 48' 42" West 365.64 feet along the North line of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, and North 15.80 feet from the North Quarter Corner of said Section 25, and thence North 398.13 feet to the South right-of-way line of Lake Park Boulevard; thence along said South line the following seven courses: 1) East 561.47 feet to a point of tangency of a 212.50 foot radius curve to the left; 2) Easterly 51.13 feet along said curve through a central angle of 13° 47' 09" and a long chord of North 83° 06' 26" East 51.01 feet; 3) North 76° 12' 51" East 77.24 feet to a point of tangency of a 50.50 foot radius curve to the right, 4) Easterly 49.23 feet along said curve through a central angle of 55° 51' 07" and a long chord of South 75° 51' 35" East 47.30 feet; 5) South 47° 56' 02" East 28.65 feet to a point of tangency of a 135.50 foot radius curve to the right; 6) Southeasterly 25.46 feet along said curve through a central angle of 10° 46' 02" and a long chord of South 42° 33' 01" East 25.43 feet to a point of reverse curvature of a 130.00 foot radius curve to the left; and 7) Southeasterly 3.19 feet along said curve through a central angle of 01° 24' 26" and a long chord of South 37° 52' 13" East 3.19 feet to the Northwesterly right-of-way line of Highbury Parkway and a point of reverse curvature of a 132.16 foot radius curve to the right; thence along said Southwesterly line the following five courses: 1) Southeasterly 47.36 feet along said curve through a central angle of 20° 32' 03" and a long chord of South 28° 18' 25" East 47.11 feet; 2) South 18° 02' 24" East 40.69 feet to a point of tangency of a 187.50 foot radius curve to the right; 3) Southerly 99.88 feet along said curve through a central angle of 30° 31' 15" and a long chord of South 02° 46' 46" East 98.70 feet to a point of compound curvature of a 357.50 foot radius curve to the right; 4) Southwesterly 233.49 feet along said curve through a central angle of 37° 25' 15" and a long chord of South 31° 11' 29" West 229.36 feet; and 5) South 49° 54' 06" West 528.37 feet; thence North 40° 05' 54" West 450.53 feet to the point of beginning.

A portion of Tax Parcel No. 14-24-377-002

PARCEL 4 – Third Supplement:

Parcel A:

A parcel of land located in the Southwest Quarter of Section 24 and the Northwest Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the south right-of-way line of Lake Park Boulevard, said point being North 89°48'42" East 1,448.74 feet along the north line of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian and North 416.70 feet from the Northwest Corner of said Section 25, and thence along said south line East 842.16 feet to the west line of property described in that certain Special Warranty Deed recorded September 30, 2008 as Entry No.

10530896 in Book 9646 at Page 9430 of the Salt Lake County records; thence along said west line the following two courses: 1) South 398.13 feet and 2) South 40°05'54" East 450.53 feet to the northerly right-of-way line of Highbury Parkway; thence along said northerly line the following seven courses: 1) South 49°54'06" West 994.66 feet to a point of tangency of a 407.50 foot radius curve to the right, 2) Westerly 285.19 feet along said curve through a central angle of 40°05'54" and a long chord of South 69°57'03" West 279.40 feet, 3) West 20.31 feet to a point of tangency of a 111.85 foot radius curve to the left, 4) Westerly 39.80 feet along said curve through a central angle of 20°23'14" and a long chord of South 79°48'23" West 39.59 feet to a point of reverse curvature of a 70.00 foot radius curve to the right, 5) Westerly 59.18 feet along said curve through a central angle of 48°26'16" and a long chord of North 86°10'06" West 57.43 feet, 6) North 61°56'57" West 5.34 feet to a point on the arc of a 111.49 foot radius non-tangent curve to the right, the center of which bears North 28°01'02" East and 7) Northwesterly 40.15 feet along said curve through a central angle of 20°37'55" and a long chord of North 51°40'01" West 39.93 feet to the easterly right-of-way line of Daybury Drive and a point on the arc of a 101.22 foot radius non-tangent curve to the left, the center of which bears South 48°50'53" West; thence along said easterly line the following eleven courses: 1) Northwesterly 0.37 feet along said curve through a central angle of 00°12'31" and a long chord of North 41°15'23" West 0.37 feet to a point of reverse curvature of a 112.50 foot radius curve to the right, 2) Northwesterly 47.98 feet along said curve through a central angle of 24°26'15" and a long chord of North 29°08'31" West 47.62 feet to a point of compound curvature of a 237.50 foot radius curve to the right, 3) Northerly 70.15 feet along said curve through a central angle of 16°55'23" and a long chord of North 08°27'42" West 69.89 feet, 4) North 214.61 feet to a point of tangency of a 343.00 foot radius curve to the left, 5) Northwesterly 400.76 feet along said curve through a central angle of 66°56'41" and a long chord of North 33°28'20" West 378.35 feet to a point of reverse curvature of a 423.52 foot radius curve to the right, 6) Northwesterly 261.88 feet along said curve through a central angle of 35°25'42" and a long chord of North 49°13'50" West 257.73 feet to a point of reverse curvature of a 112.50 foot radius curve to the left, 7) northwesterly 30.42 feet along said curve through a central angle of 15°29'29" and a long chord of North 39°15'43" West 30.32 feet to a point of reverse curvature of a 90.00 foot radius curve to the right, 8) Northerly 93.97 feet along said curve through a central angle of 59°49'26" and a long chord of North 17°05'44" West 89.76 feet, 9) North 12°48'59" East 25.66 feet to a point of tangency of a 88.00 foot radius curve to the right, 10) Northeasterly 36.58 feet along said curve through a central angle of 23°49'09" and a long chord of North 24°43'33" East 36.32 feet to a point of reverse curvature of a 100.00 foot radius curve to the left and 11) Northerly 68.21 feet along said curve through a central angle of 39°04'49" and a long chord of North 17°05'43" East 66.89 feet to said south line of Lake Park Boulevard and a point of reverse curvature of a 338.00 foot radius curve to the right; thence along said south line the following two courses: 1) Northerly 278.22 feet along said curve through a central angle of 47°09'46" and a long chord of North 21°08'11" East 270.43 feet to a point of compound curvature of a 547.00 foot radius curve to the right and 2) Northeasterly 432.31 feet along said curve through a central angle of 45°16'56" and a long chord of North 67°21'32" East 421.14 feet to the POINT OF

BEGINNING. Said parcel contains 1,597,842 square feet or 36.68 acres, more or less.

Parcel B:

A parcel of land located in the Southeast Quarter of Section 24 and the North Half of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the west right-of-way line of Corporate Park Drive, said point being South 00°01'15" East 1,325.86 feet along the east line of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 89°51'11" West 40.00 feet from the Northeast Corner of said Section 25, and thence along the north line of Lakeview Farms Subdivision Phase 2 recorded March 25, 1996 as Entry No. 6311582 in Book 96-3P at Page 87 of the Salt Lake County records and the north line of Lakeview Farms Subdivision Phase 4, recorded March 04, 1997 as Entry No. 6585423 in Book 97-3P at Page 61 of said records South 89°51'11" West 955.96 feet; thence North 00°09'01" West 0.48 feet; to the south line of the Northeast Quarter of said Section 25; thence South 89°50'59" West 1,659.56 feet to the west line of said Northeast Quarter; thence along said west line South 00°04'43" East 0.22 feet to the northeasterly line of Highbury Place Phase 2 P.U.D, a subdivision recorded May 28, 2008 as Entry No. 10438115 in Book 2008P at Page 139 of said records; thence along said northeasterly line and the northeasterly line of Highbury Place Phase 3 P.U.D., a subdivision recorded May 25, 2008 as Entry No. 10438177 in Book 2008P at Page 140 of said records, the following five courses: 1) North 42°01'58" West 140.54 feet, 2) North 49°54'06" East 110.50 feet, 3) North 40°05'54" West 407.84 feet, 4) North 74°51'18" West 185.23 feet and 5) North 40°05'54" West 24.46 feet to the southerly right-of-way line of Highbury Parkway; thence along said southerly line the following six courses: 1) North 49°54'06" East 1,109.19 feet to a point of tangency of a 442.50 foot radius curve to the left, 2) Northeasterly 347.70 feet along said curve through a central angle of 45°01'15" and a long chord of North 27°23'29" East 338.82 feet to a point of compound curvature of a 73.26 foot radius curve to the left, 3) Northerly 25.53 feet along said curve through a central angle of 19°57'58" and a long chord of North 05°06'08" West 25.40 feet to a point of reverse curvature of a 51.40 foot radius curve to the right, 4) Northerly 40.34 feet along said curve through a central angle of 44°58'11" and a long chord of North 07°23'59" East 39.31 feet, 5) North 29°53'04" East 29.20 feet to a point of tangency of a 50.00 foot radius curve to the right and 6) Northeasterly 42.65 feet along said curve through a central angle of 48°52'33" and a long chord of North 54°19'21" East 47.37 feet to the southerly right-of-way line of Lake Park Boulevard; thence along said southerly line the following nine courses: 1) North 78°45'38" East 253.11 feet to a point of tangency of a 185.50 foot radius curve to the right, 2) Easterly 36.39 feet along said curve through a central angle of 11°14'22" and a long chord of North 84°22'49" East 36.33 feet, 3) East 590.15 feet to a point of tangency of a 164.50 foot radius curve to the left, 4) Easterly 39.58 feet along said curve through a central angle of 13°47'09" and a long chord of North 83°06'26" East 39.48 feet, 5) North 76°12'51" East 83.05 feet to a point of tangency of a 50.50 foot radius curve to the right, 6) Easterly 49.23 feet along

said curve through a central angle of 55°51'07" and a long chord of South 75°51'35" East 47.30 feet, 7) South 47°56'02" East 28.65 feet to a point of tangency of a 135.50 foot radius curve to the right, 8) Southeasterly 70.70 feet along said curve through a central angle of 29°53'38" and a long chord of South 32°59'13" East 69.90 feet and 9) South 18°02'24" East 112.80 feet to said west line of Corporate Park Drive and a point on the arc of a 940.00 foot radius non-tangent curve to the left, the center of which bears North 85°29'41" East; thence along said west line Southerly 204.08 feet along said curve through a central angle of 12°26'21" and a long chord of South 10°43'29" East 203.68 feet to the west line of property described in that certain Warranty Deed recorded November 08, 1994 as Entry No. 5961917 in Book 7051 at Page 1998 of said records; thence along said west line South 00°00'33" West 501.85 feet to a point on the arc of a 700.00 foot radius non-tangent curve to the right, the center of which bears North 25°25'39" West; thence Westerly 310.77 feet along said curve through a central angle of 25°26'13" and a long chord of South 77°17'26" West 308.22 feet; thence North 89°59'27" West 58.31 feet; thence South 00°00'33" West 751.20 feet; thence North 89°51'12" East 1,213.75 feet to said west right-of-way line; thence South 00°01'15" East 40.00 feet to the POINT OF BEGINNING. Said parcel contains 2,660,388 square feet or 61.07 acres, more or less.

Parcel C:

(Lot 110B)

A parcel of land located in the East Half of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the west line of property described in that certain Warranty Deed recorded November 8, 1994 as Entry No. 5961917 in Book 7051 at Page 1998 of the Salt Lake County records, said point being South 00°01'48" East 735.88 feet along the east line of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West 245.02 feet, South 52°55'36" West 325.38 feet to a point of tangency of a 467.00 foot radius curve to the right, Southwesterly 193.93 feet along said curve through a central angle of 23°47'35" and a long chord of South 64°49'23" West 192.54 feet, North 41°40'54" West 324.23 feet to said west line and along said west line North 277.50 feet from the Northeast Corner of said Section 25, and thence continuing along said west line North 525.91 feet to the southwesterly right-of-way line of Corporate Park Drive as described in that certain Road Easement Dedication Plat recorded December 18, 1998 as Entry No. 7195177 in Book 98-12P at Page 342 of said records and a point on the arc of a 940.00 foot radius non-tangent curve to the left, of which the radius point bears North 73°02'47" East; thence along said southwesterly right-of-way line Southeasterly 418.93 feet along said curve through a central angle of 25°32'05" and a long chord of South 28°43'18" East 415.47 feet; thence South 51°17'14" West 263.98 feet to the POINT OF BEGINNING.

[Said parcel contains 47,710 square feet or 1.10 acres, more or less]

LESS AND EXCEPTING from the above Parcel C, the following:

Exhibit A - Page 6 of 12

A parcel of land located in the Northeast Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at the Southwest Corner of Lot 110B, Lake Park Corporate Centre, as shown on that certain Subdivision by Metes and Bounds approved by West Valley City and filed with the Salt Lake County Surveyor on April 18, 2006, as File No. S2006-04-0375, said corner being South 00°01'48" East 735.88 feet along the east line of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West 245.02 feet, South 52°55'36" West 325.38 feet to a point of tangency of a 467.00 foot radius curve to the right, Southwesterly 193.93 feet along said curve through a central angle of 23°47'35" and a long chord of South 64°49'23" West 192.54 feet, North 41°40'54" West 324.23 feet and North 277.50 feet from the Northeast Corner of said Section 25, and thence North 23.99 feet to a point on the arc of a 700.00 foot radius non-tangent curve to the left, the center of which bears North 25°25'57" West; thence Northeasterly 162.25 feet along said curve through a central angle of 13°16'49" and a long chord of North 57°55'38" East 161.89 feet; thence South 51°17'14" West 175.80 feet to the POINT OF BEGINNING.

[Said parcel contains 1,138 square feet or 0.03 acres, more or less]

For Information Only:

Tax Parcel No. 14-24-377-001, 14-25-226-0010, 14-25-226-011

PARCEL 5 – Fourth Supplement:

Parcel A:

LOT 110A – Lake Park Corporate Centre, as shown on that certain Subdivision by Metes and Bounds approved by West Valley City and filed with the Salt Lake County Surveyor on April 18, 2006, as File No. S2006-04-0375, and being specifically described as:

A parcel of land located in the Northeast Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 00°01'48" East 735.88 feet along the east line of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian and West 245.02 feet from the Northeast Corner of said Section 25, and thence South 52°55'36" West 325.38 feet to a point of tangency of a 467.00 foot radius curve to the right; thence Southwesterly 193.93 feet along said curve through a central angle of 23°47'35" and a long chord of South 64°49'23" West 192.54 feet; thence North 41°40'54" West 324.23 feet to the west line of property described in that certain Warranty Deed recorded November 08, 1994 as Entry No. 5961917 in Book 7051 at Page 1998 of the Salt Lake County records; thence along said west line North

277.50 feet; thence North 51°17'14" East 263.98 feet to the southwesterly right-of-way line of Corporate Park Drive as described in that certain Road and Easement Dedication Plat recorded December 18, 1998 as Entry No. 7195177 in Book 98-12P at Page 349 of said records and a point on the arc of a 940.00 foot radius non-tangent curve to the left, of which the radius point bears North 47°30'41" East; thence along said southwesterly right-of-way line the following three courses: Southeasterly 198.06 feet along said curve through a central angle of 12°04'21" and a long chord of South 48°31'29" East 197.70 feet, South 54°33'40" East 196.76 feet to a point of tangency of a 810.00 foot radius curve to the right and Southeasterly 187.32 feet along said curve through a central angle of 13°15'02" and a long chord of South 47°56'09" East 186.91 feet to a point of compound curvature of a 25.00 foot radius curve to the right; thence Southerly 41.12 feet along said curve through a central angle of 94°14'14" and a long chord of South 05°48'29" West 36.64 feet to the POINT OF BEGINNING.

[Containing 268,152 square feet or 6.16 acres, more or less.]

Parcel B:

A parcel of land located in the Northeast Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the west right-of-way line of Corporate Park Drive as described in that certain Road and Easement Dedication Plat recorded December 18, 1998 as Entry No. 7195177 in Book 98-12P at Page 349 of the Salt Lake County records, said point being South 00°01'48" East 1,285.86 feet along the east line of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 89°50'39" West 40.00 feet from the Northeast Corner of said Section 25, and thence South 89°50'39" West 305.62 feet; thence North 93.79 feet; thence West 40.37 feet; thence South 93.90 feet; thence South 89°50'39" West 867.76 feet; thence North 751.15 feet; thence East 58.36 feet to a point of tangency of a 700.00 foot radius curve to the left; thence Easterly 472.97 feet along said curve through a central angle of 38°42'46" and a long chord of North 70°38'37" East 464.02 feet to the northerly line of Lot 110A as described in that certain Special Warranty Deed recorded December 21, 2006 as Entry No. 9948644 in Book 9398 at Page 4181 of said records; thence along the northerly, westerly and southerly lines of said Lot 110A the following six courses: 1) South 51°17'14" West 175.81 feet, 2) South 277.50 feet, 3) South 41°40'54" East 324.23 feet to a point on the arc of a 467.00 foot radius non-tangent curve to the left, the center of which bears North 13°16'49" West, 4) Northeasterly 193.93 feet along said curve through a central angle of 23°47'35" and a long chord of North 64°49'23" East 192.54 feet, 5) North 52°55'36" East 325.38 feet to a point of tangency of a 25.00 foot radius curve to the left and 6) Northerly 41.12 feet along said curve through a central angle of 94°14'14" and a long chord of North 05°48'29" East 36.64 feet to said west right-of-way line and a point on the arc of a 810.00 foot radius non-tangent curve to the right, the center of which bears South 48°41'22" West; thence along said

west right-of-way line the following two courses: 1) Southerly 583.59 feet along said curve through a central angle of 41°16'50" and a long chord of South 20°40'13" East 571.05 feet and 2) South 00°01'48" East 52.25 feet to the POINT OF BEGINNING.

[Said parcel contains 616,037 square feet or 14.14 acres, more or less]

Parcel C – Seminary Parcel:

A parcel of land located in the Northeast Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the west right-of-way line of Corporate Park Drive as described in that certain Road and Easement Dedication Plat recorded December 18, 1998 as Entry No. 7195177 in Book 98-12P at Page 349 of the Salt Lake County records, said point being South 00°01'48" East 1,242.57 feet along the east line of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 89°50'39" West 40.00 feet from the Northeast Corner of said Section 25, and thence West 136.40 feet; thence North 140.83 feet; thence East 125.52 feet to the said west right-of-way line and a point on the arc of a 810.00 feet radius non-tangent curve to the right, the center of which bears South 80°36'01" West; thence along said west right-of-way line the following two courses: 1) Southerly 132.46 feet along said curve through a central angle of 09°22'11" and a long chord of South 04°42'54" East 132.31 feet and 2) South 00°01'48" East 8.97 feet to the POINT OF BEGINNING.

[Said parcel contains 18,731 square feet or 0.43 acres, more or less]

Parcel D – Pump House Parcel:

A parcel of land located in the Northeast Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 00°01'48" East 1,285.86 feet along the east line of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 89°50'39" West 382.52 feet from the Northeast Corner of said Section 25, and thence South 89°50'39" West 19.69 feet; thence North 80.42 feet; thence East 19.69 feet; thence South 80.36 feet to the POINT OF BEGINNING. Said parcel contains 1,583 square feet or 0.04 acres, more or less.

For Information Only:

A portion of Tax Parcel Nos. 14-25-226-007, 14-25-226-012

PARCEL 6 – Fifth Supplement:

A parcel of land situate in the S1/2 of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian in Salt Lake County, Utah. The boundaries of said parcel are more particularly described as follows:

Beginning at the intersection of northerly right of way line of Lake Park Boulevard as described in the Lake Park Boulevard Extension and Lake Parcel Subdivision according to the official plat of record at the office of the Salt Lake County Recorder in Book 2008P at Page 34 and the proposed easterly right of way line of the proposed 5370 West Street, said intersection is 1523.59 feet N.89°48'42"E. along the southerly section line and 522.46 feet N.00°06'42"E. from the Southwest Corner of said Section 24 (Note: The Basis of Bearing is N.89°48'42"E. along the southerly section line between the found monuments representing the Southwest Corner and the South Quarter Corner of said Section 24), and running thence along said proposed easterly right of way line of the proposed 5370 West Street the following five (5) courses: 1) N.00°06'42"E. 307.26 feet to the beginning of a 500.00-foot radius curve to the right, 2) northerly along the arc of said curve 79.30 feet through a delta of 09°05'15" (Note: chord to said curve bears N.04°39'20"E. for a distance of 79.22 feet), 3) N.09°11'57"E. 123.17 feet to the beginning of a 500.00-foot radius curve to the left, 4) northerly along the arc of said curve 79.30 feet through a delta of 09°05'15" (Note: chord to said curve bears N.04°39'20"E. for a distance of 79.22 feet), and 5) N.00°06'42"E. 104.77 feet to the southwest corner of the Granger Hunter Improvement District Parcel described in that certain Quit Claim Deed recorded in Book 7922 at Page 113 in the office of the Salt Lake County Recorder; thence East 150.00 feet along the south boundary line of said Granger Hunter Improvement District Parcel to the southeast corner of said parcel; thence N.00°06'42"E. 150.00 feet along the easterly boundary line of said Granger Hunter Improvement District Parcel to the southerly line of the Riter Canal described in that certain Quit Claim Deed recorded in Book 7322 at Page 866 in the office of the Salt Lake County Recorder; thence along said southerly line the following two (2) courses: 1) S.79°56'11"E. 89.61 feet and 2) S.78°48'11"E. 65.24 feet; thence N.11°11'49"E. 4.42 feet to a point on the back of an existing concrete wall; thence along the back of said wall the following forty-three (43) courses: 1) S.80°49'45"E. 51.71 feet, 2) S.82°46'36"E. 64.11 feet to the beginning of a 1520.00-foot radius curve to the left, 3) easterly along the arc of said curve 113.07 feet through a delta of 04°15'43" (Note: chord to said curve bears S.84°54'28"E. for a distance of 113.04 feet), 4) S.87°02'19"E. 160.86 feet, 5) S.86°29'57"E. 162.80 feet, 6) S.82°04'43"E. 45.24 feet, 7) S.83°16'34"E. 52.78 feet to the beginning of a 470.17-foot radius non-tangent curve to the left (Note: center bears N.07°37'24"E.), 8) easterly along the arc of said curve 29.78 feet through a delta of 03°37'45" (Note: chord to said curve bears S.84°11'29"E. for a distance of 29.78 feet) to a point of compound curvature to the left having a radius of 3589.24 feet, 9) easterly along the arc of said curve 37.12 feet through a delta of 00°35'33" (Note: chord to said curve bears S.86°18'08"E. for a distance of 37.12 feet), 10) S.86°35'54"E. 19.12 feet to the beginning of a 1149.00-foot radius curve to the left, 11) easterly along the arc of said curve 61.96 feet through a delta of 03°05'22" (Note: chord to said curve bears S.88°08'35"E. for a distance of 61.95 feet) to a point of compound curvature to the left having a radius of 2566.99 feet, 12) easterly along the arc of said curve 54.93 feet through a delta of 01°13'34" (Note: chord to said curve bears N.89°41'57"E. for a distance of 54.93 feet) to a point of reverse curvature to the right having a radius of 3653.00 feet, 13) easterly along the arc of said curve 6.15 feet through a delta of

00°05'47" (Note: chord to said curve bears N.89°08'04"E. for a distance of 6.15 feet) to a point of reverse curvature to the left having a radius of 1835.97 feet, 14) easterly along the arc of said curve 18.77 feet through a delta of 00°35'09" (Note: chord to said curve bears N.88°53'23"E. for a distance of 18.77 feet) to a point of compound curvature to the left having a radius of 359.00 feet, 15) easterly along the arc of said curve 10.52 feet through a delta of 01°40'45" (Note: chord to said curve bears N.87°45'26"E. for a distance of 10.52 feet) to a point of reverse curvature to the right having a radius of 1119.00 feet, 16) easterly along the arc of said curve 95.16 feet through a delta of 04°52'21" (Note: chord to said curve bears N.89°21'14"E. for a distance of 95.13 feet), 17) S.88°12'36"E. 39.28 feet, 18) S.86°58'59" E. 70.46 feet to the beginning of a 87.00-foot radius curve to the right, 19) southeasterly along the arc of said curve 113.44 feet through a delta of 74°42'28" (Note: chord to said curve bears S.49°37'45"E. for a distance of 105.57 feet) 20) S.12°16'31"E. 20.67 feet to the beginning of a 293.50-foot radius curve to the left, 21) southerly along the arc of said curve 30.04 feet through a delta of 05°51'54" (Note: chord to said curve bears S.15°12'28"E. for a distance of 30.03 feet), 22) S.18°08'25"E. 26.70 feet to the beginning of a 100.00-foot radius curve to the left, 23) southerly along the arc of said curve 9.36 feet through a delta of 05°21'44" (Note: chord to said curve bears S.20°49'17"E. for a distance of 9.36 feet) 24) S.23°30'09"E. 18.73 feet to the beginning of a 247.00-foot radius curve to the left, 25) southeasterly along the arc of said curve 21.68 feet through a delta of 05°01'46" (Note: chord to said curve bears S.26°01'02"E. for a distance of 21.67 feet) to a point of reverse curvature to the right having a radius of 5814.00 feet, 26) southeasterly along the arc of said curve 27.31 feet through a delta of 00°16'09" (Note: chord to said curve bears S.28°23'51"E. for a distance of 27.31 feet) to a point of reverse curvature to the left having a radius of 113.00 feet, 27) southeasterly along the arc of said curve 5.00 feet through a delta of 02°32'09" (Note: chord to said curve bears S.29°31'51"E. for a distance of 5.00 feet) to a point of compound curvature to the left having a radius of 465.64 feet, 28) southeasterly along the arc of said curve 197.97 feet through a delta of 24°21'34" (Note: chord to said curve bears S.42°58'42"E. for a distance of 196.48 feet) to a point of compound curvature to the left having a radius of 15.00 feet, 29) southeasterly along the arc of said curve 1.13 feet through a delta of 04°18'29" (Note: chord to said curve bears S.57°18'44"E. for a distance of 1.13 feet), 30) S.59°27'58"E. 33.39 feet, 31) S.39°48'05"E. 90.69 feet; thence S.35°18'35"E. 19.52 feet to the beginning of a 67.65-foot radius non-tangent curve to the right (Note: center bears S.51°20'28"W.), 32) southeasterly along the arc of said curve 20.23 feet through a delta of 17°07'56" (Note: chord to said curve bears S.30°05'34"E. for a distance of 20.15 feet) to a point of compound curvature to the right having a radius of 34.00 feet, 33) southerly along the arc of said curve 18.62 feet through a delta of 31°22'28" (Note: chord to said curve bears S.05°50'22"E. for a distance of 18.39 feet) to a point of reverse curvature to the left having a radius of 154.00 feet, 34) southerly along the arc of said curve 14.42 feet through a delta of 05°21'57" (Note: chord to said curve bears S.07°09'54"W. for a distance of 14.42 feet) to a point of reverse curvature to the right having a radius of 27.50 feet, 35) southerly along the arc of said curve 15.07 feet through a delta of 31°23'40" (Note: chord to said curve bears S.20°10'45"W. for a distance of 14.88 feet) to a point of reverse curvature to the left having a radius of 210.77 feet, 36) southwesterly along the arc of said curve 39.64 feet through a delta of 10°46'33" (Note: chord to said curve bears S.30°29'19"W. for a distance of 39.58 feet) to a point of compound curvature to the left having a radius of 57.00 feet, 37) southerly along the arc of said curve 56.61 feet through a delta of 56°54'10" (Note: chord to said curve bears S.03°21'03"E. for a distance of 54.31 feet) to a point of compound curvature to the left

having a radius of 110.00 feet, 38) southeasterly along the arc of said curve 35.69 feet through a delta of 18°35'29" (Note: chord to said curve bears S.41°05'53"E. for a distance of 35.54 feet) to a point of reverse curvature to the right having a radius of 140.00 feet, 39) southeasterly along the arc of said curve 73.70 feet through a delta of 30°09'46" (Note: chord to said curve bears S.35°18'44"E. for a distance of 72.85 feet), 40) S.20°13'51"E. 20.43 feet, 41) S.14°49'14"E. 27.09 feet, 42) S.29°48'34"E. 6.50 feet, and 43) S.10°26'31"E. 8.23 feet to said northerly right of way line of Lake Park Boulevard; thence along said northerly right of way line the following seven (7) courses: 1) S.76°12'51"W. 64.98 feet to the beginning of 41.50-foot radius curve to the right, 2) westerly along the arc of said curve 41.84 feet through a delta of 57°46'04" (Note: chord to said curve bears N.74°54'07"W. for a distance of 40.09 feet), 3) N.46°01'05"W. 69.22 feet to the beginning of a 125.00-foot radius curve to the left, 4) westerly along the arc of said curve 120.47 feet through a delta of 55°13'17" (Note: chord to said curve bears N.73°37'44"W. for a distance of 115.87 feet), 5) S.78°45'38"W. 309.43 feet to the beginning of a 176.50-foot radius curve to the right, 6) westerly along the arc of said curve 34.62 feet through a delta of 11°14'22" (Note: chord to said curve bears S.84°22'49"W. for a distance of 34.57 feet), and 7) West 1268.51 feet to the point of beginning. The above described parcel of land contains 1,265,225 square feet in area, or 29.05 acres, more or less. *Ck by JJB 10 January 2011*

For Information only:

A portion of Tax Parcel Nos. 14-24-351-013 and 14-24-376-004

EXHIBIT B
TO
FIRST AMENDMENT
TO
MASTER DECLARATION
OF
EASEMENTS, COVENANTS AND RESTRICTIONS
FOR
Highbury Commons at Lake Park

(Legal Description of Removed Property)

A part of the Southwest Quarter of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the East Line of 5600 West Street located 94.49 feet North 0°13'50" East along the West Line of said Section 24 and 67.00 feet South 89°46'10" East from the Southwest Corner of said Section 24; and running thence North 0°13'50" East 1,331.46 feet along said East Line to the South Line of the Riter Canal as described in that certain Special Warranty Deed recorded May 25, 2011 as Entry No. 11187785 in Book 9926 at Page 5586 of the Salt Lake County records; thence along said South Line the following six courses: South 81°25'42" East 185.41 feet; North 82°01'36" East 282.88 feet; North 82°44'19" East 273.53 feet; South 88°20'40" East 291.32 feet; South 83°23'43" East 224.40 feet; and South 79°56'11" East 240.33 feet to the East Line of proposed 5370 West Street; thence along the East Line of the proposed 5370 West Street the following five courses: South 0°06'42" West 281.39 feet to a point of curvature; Southerly along the arc of a 500.00 foot radius curve to the right a distance of 79.30 feet (Central Angle equals 9°05'15" and Long Chord bears South 4°39'19" West 79.22 feet) to a point of tangency; South 9°11'57" West 123.17 feet to a point of curvature; Southerly along the arc of a 500.00 foot radius curve to the left a distance of 79.30 feet (Central Angle equals 9°05'15" and Long Chord bears South 4°39'19" West 79.22 feet) to a point of tangency; and South 0°06'42" West 307.27 feet to the North Line of Lake Park Boulevard; thence along said North Line the following eleven courses: West 75.87 feet to a point of curvature; Southwesterly along the arc of a 653.00 foot radius curve to the left a distance of 662.12 feet (Central Angle equals 58°05'46" and Long Chord bears South 60°57'07" West 634.12 feet) to a point of compound curvature; Southwesterly along the arc of a 156.00 foot radius curve to the left a distance of 29.55 feet (Central Angle equals 10°51'11" and Long Chord bears South 26°28'38" West 29.51 feet) to a point of tangency; South 21°03'03" West 34.49 feet to a point of curvature; Southwesterly along the arc of a 46.00 foot radius curve to the right a distance of 22.28 feet (Central Angle equals 27°45'01" and Long Chord bears South 34°55'33" West 22.06 feet) to a point of tangency; South 48°48'04" West 41.81 feet to a point of curvature; Southwesterly along the arc of 146.00 foot radius curve to the right a distance of 88.03 feet (Central Angle equals 34°32'44" and Long Chord bears South 66°04'26" West 86.70 feet) to a point of tangency; South 83°20'48" West 112.29 feet to a point of curvature; Westerly along the arc of a 329.00 foot radius curve to the right a distance of 11.47 feet (Central Angle equals 1°59'49" and Long Chord bears South 84°20'42" West 11.47 feet) to a point of tangency; South 89°48'42" West 525.30 feet; and North 44°58'44" West

42.27 feet to the Point of Beginning. [Contains approximately 1,761,757 sq. ft. Or 40.444 ac]

The above-described real property is that portion of Highbury Centre, a commercial subdivision, as set forth on the proposed plat thereof to be recorded in the office of the Salt Lake County Recorder, which, as of the date hereof, is owned by Suburban Land Reserve, Inc.