

CANCELLATION OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK

THIS CANCELLATION OF THE DECLARATION of Covenants Conditions and Restrictions of Blackrock is made and executed this 19th day of February, 1997, AND CANCELS THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK, recorded June 9, 1995, as Entry No. 351553, in Book 533, at Pages 626-642, records of Iron County, as it affects the following described property:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

West Hill, L.L.C., is the owner of all property described in Exhibit "A". The Amended Declaration of Covenants and Restrictions of Blackrock, recorded the 21st day of JUNE, 1997, as Entry No. 366061 in Book 569, at Page(s) 742 - 757, records of Iron County, remains effective according to its terms.

DATED THIS 19th day of February, 1997.

DECLARANT: WEST HILLS, L.L.C.

By [Signature] Quantum Construction and Development, Inc. By Tom Pugh, President

STATE OF UTAH ) ) ss. COUNTY OF IRON )

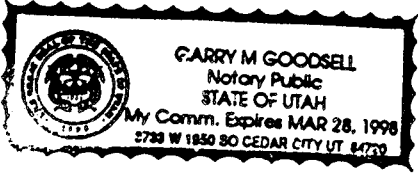
On this 19th day of February, 1997, before me personally appeared Tom Pugh, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the president of Quantum Construction and Development, Inc., a Member of West Hills, L.L.C., a Utah limited liability company and that the foregoing document was signed by him on behalf of that Company by proper authority and he acknowledged before me that the Company executed the document and the document was the act of the Company for its stated purpose.

[Signature] NOTARY PUBLIC Address: CEDAR CITY, UT My Commission Expires: 3-28-98

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DIXIE B MATHESON - IRON COUNTY RECORDER 1997 FEB 20 15:52 PM FEE \$14.00 BY PTC REQUEST: SO UTAH TITLE CD/CEDAR CITY



BEGINNING at a point which is situated South  $89^{\circ}47'45''$  West along the 1/16 Line 330.90 feet and North  $0^{\circ}09'00''$  West 618.05 feet from the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 36 South, Range 11 West, Salt Lake base and Meridian; thence North  $0^{\circ}09'00''$  West 39.63 feet; thence North  $31^{\circ}08'36''$  East 492.40 feet to the Southerly right-of-way line of State Route No. 56; thence along said Southerly right-of-way line and along the arc of a curve to the right with a radius of 5666.65 feet, a distance of 598.36 feet (the chord of said curve bears South  $74^{\circ}31'19''$  East 598.08 feet); thence departing said right-of-way line and running South  $22^{\circ}26'35''$  West 41.73 feet to a point of curve; thence around the arc of a curve to the left with a radius of 170.00 feet, a distance of 256.88 feet (the chord of said curve bears South  $20^{\circ}50'45''$  East 233.13 feet); thence South  $64^{\circ}03'06''$  East 7.19 feet; thence South  $25^{\circ}51'54''$  West 60.00 feet; thence around the arc of a curve to the left with a radius of 25.00 feet, a distance of 36.14 feet (the chord of said curve bears South  $74^{\circ}27'16''$  West 33.07 feet); thence South  $33^{\circ}02'38''$  West 8.23 feet to a point of curve; thence around the arc of a curve to the right with a radius of 89.00 feet, a distance of 34.39 feet (the chord of said curve bears South  $44^{\circ}06'43''$  West 34.17 feet); thence South  $55^{\circ}10'48''$  West 48.83 feet to a point of curve; thence around the arc of a curve to the left with a radius of 172.00 feet, a distance of 109.42 feet (the chord of said curve bears South  $36^{\circ}57'20''$  West 107.58 feet); thence North  $75^{\circ}07'12''$  West 265.89 feet; thence North  $14^{\circ}52'48''$  East 37.94 feet; thence North  $75^{\circ}07'12''$  West 105.00 feet; thence North  $14^{\circ}52'48''$  East 41.00 feet; thence North  $75^{\circ}07'12''$  West 116.36 feet; thence South  $12^{\circ}19'56''$  West 124.14 feet; thence North  $77^{\circ}40'04''$  West 130.00 feet; thence North  $12^{\circ}19'56''$  East 42.15 feet; thence North  $81^{\circ}43'59''$  West 119.47 feet to the Point of Beginning.

Basis of bearing is North  $0^{\circ}10'59''$  West along the North-South Quarter Section Line of Section 9, Township 36 South, Range 11 West, Salt Lake Base and Meridian, between the Center South 1/16 Corner and the Center Quarter Corner, as per previous surveys by Ralph B. Platt, P.E. & L.D., and Platt & Platt, Inc., for Cedar City Products Company, ect. (see Iron County Survey Plat No. 48 and No. 49). Both the Center South 1/16 Corner and the Center Quarter Corner are brass caps in concrete posts.

LESS AND EXCEPTING; BEGINNING at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence South  $89^{\circ}47'45''$  West, along the 1/16 Line, 330.90 feet; thence North  $0^{\circ}09'00''$  West, 657.63 feet; thence North  $31^{\circ}08'36''$  East, 298.21 feet to the True Point of Beginning; thence North  $31^{\circ}08'36''$  East, 194.19 feet to the Southerly Right-of-Way Line of State Route No. 56; thence around the arc of a curve to the right with a radius of 5666.65 feet, a distance of 598.35 feet, (the chord of said curve bears South  $74^{\circ}31'19''$  East, 598.07 feet; Delta equals  $6^{\circ}03'00''$ ); thence South  $22^{\circ}26'35''$  East along the East Line of Beacon Drive, 41.73 feet to a point of curve; thence around the arc of a curve to the left with a radius of 170.00 feet, a distance of 126.63 feet, (the chord of said curve bears South  $1^{\circ}06'16''$  West, 123.72 feet, Delta equals  $42^{\circ}40'38''$ ); thence South  $69^{\circ}41'24''$  West, 157.41 feet; thence North  $14^{\circ}51'35''$  West, 62.70 feet thence North  $88^{\circ}00'43''$  West, 117.63 feet; thence around the arc of a curve to the right with a radius of 324.00 feet, a distance of 32.11 feet, (the chord of said curve bears North  $48^{\circ}9'37''$  East, 32.10 feet, Delta equals  $5^{\circ}40'42''$ ); thence North  $82^{\circ}20'02''$  West, 91.33 feet; thence North  $74^{\circ}37'03''$  West, 103.06 feet; thence North  $58^{\circ}51'24''$  West, 73.01 feet; thence South  $31^{\circ}08'36''$  West, 34.86 feet; thence North  $58^{\circ}51'24''$  West, 128.00 feet to the True Point of Beginning, being all of the Amended Plat of BLACKROCK PLANNED UNIT DEVELOPMENT (PUD), Phase I.