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WHEN RECORDED, PLEASE RETURN TO:

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

4586958
17 FEBRUARY 88 04:31 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: JANET WONG , DEPUTY

4586958

FIRST AMENDMENT TO DECLARATION
OF EASEMENTS AND COVENANTS

[Metro Business Park -- Phase I/IA]

THIS FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS (the "Amendment"), dated (for purposes of identification) as of the 17th day of February, 1988, is entered into among STANGL-ALLIANCE, a Utah joint venture (also known as a joint venture or a Utah general partnership) ("Stangl-Alliance"), whose address is 4455 South 700 East, Suite 300, Salt Lake City, Utah 84107, F. C. STANGL III, an individual ("Stangl"), whose address is 4455 South 700 East, Suite 300, Salt Lake City, Utah 84107, STANCOP ASSOCIATES JOINT VENTURE, a Utah joint venture ("Stancop"), whose address is 4455 South 700 East, Suite 300, Salt Lake City, Utah 84107, and THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation ("Travelers"), whose principal place of business is One Tower Square, Hartford, Connecticut, but whose address for purposes of notice is P. O. Box 8161, 2121 North California Boulevard, Suite 1000, Walnut Creek, California 94596-8161.

RECITALS:

A. Stangl-Alliance and Stangl, among others, executed a Declaration of Easements and Covenants (the "Declaration"), dated (for purposes of identification) as of September 15, 1982, and recorded in the official records (the "official records") of the Salt Lake County Recorder, State of Utah, on October 8, 1982 as Entry No. 3718902 in Book 5413 at Page 334.

B. Stangl-Alliance is (i) the "Developer," as defined in Section 1 of the Declaration; (ii) the owner of record (in the official records) of fee title to "Parcels B, C, D, E, F, G, H, I and J," the "Retention Pond Tract" and a portion of the "Common Roadways," as defined in the Declaration; and (iii) the lessee under a ground lease as to another portion of the Common Roadways. Stancop is the owner of record (in the official records) of fee title to the remaining portion of the Common Roadways. Stangl is the owner of record (in the official records) of fee title to "Parcel A," as defined in the Declaration. As of the recordation of this Amendment in the official records, Travelers is or will be the sole "Mortgagee" under the sole "Mortgage" affecting any of the "Parcels" or any other portion of the "Entire Tract" (as each of such terms is defined in the Declaration). The official records do not evidence any persons who have recorded a supplement to the Declaration, as contemplated by Section 29(iii) of the Declaration (as such supplement is further described in Section 30 of the Declaration).

C. In accordance with Section 29 of the Declaration, Stangl-Alliance, Stangl, Stancop and Travelers desire to amend the Declaration, as set forth in this Amendment.

AGREEMENT:

NOW, THEREFORE, for the purpose set forth above, and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Stangl-Alliance, Stangl, Stancop and Travelers hereby agree as follows:

fcc-tex/amnd-I.vat
February 11, 1988

BOOK AS NO. 2

BOOK 6004 PAGE 1741

1. Parcels. The definition of "Parcels" set forth in Section 1 of the Declaration is hereby deleted in its entirety and is replaced with the following new definition:

Parcels shall mean and refer to the twelve (12) parcels of land (the NTW Parcel, the Metro West Parcel and Parcels A/A-1, B, C, D, E, F, G, H, I and J), situated in Salt Lake County, State of Utah, that are separately described on Exhibit A attached hereto and made a part hereof by this reference, together with all improvements thereon at the time in question. Parcel shall mean and refer to each or any of the Parcels.

2. Developer. The definition of "Developer" set forth in Section 1 of the Declaration is hereby deleted in its entirety and is replaced with the following new definition:

Developer shall mean and refer to F. C. Stangl III, an individual.

3. Master Parcel. The definition of "Master Parcel" set forth in Section 1 of the Declaration is hereby deleted in its entirety and is replaced with the following new definition:

Master Parcel shall mean and refer to whichever Parcel at the time in question constitutes the Master Parcel under this Declaration. Until such time (if ever) as said Parcel ceases pursuant to the following provisions to be such, Parcel G shall constitute the Master Parcel. From time to time the Parcel that constitutes the Master Parcel may be changed, through an amendment to this Declaration which: (a) identifies the Parcel that theretofore constituted the Master Parcel; (b) identifies the Parcel that thereafter is to constitute the Master Parcel; (c) is executed by Developer and by those parties referred to in paragraphs (ii) and (iii) of Section 29 of this Declaration which hold their respective interests in the Parcel that theretofore constituted the Master Parcel or the Parcel that thereafter is to constitute the Master Parcel; and (d) need not be executed by any other party.

4. Owner. The definition of "Owner" set forth in Section 1 of the Declaration is hereby deleted in its entirety and is replaced with the following new definition:

Owner shall mean and refer to the party which at the time concerned is the owner of record (in the office of the County Recorder of Salt Lake County, Utah) of a fee or of an undivided fee interest in the Parcel (or other realty) or in any portion of the Parcel (or other realty) concerned. Notwithstanding the preceding sentence to the contrary, the "Owner" with respect to any realty which is the subject of a ground lease with an initial term of more than fifteen (15) years (not taking into account any options or similar rights to extend) shall be the ground lessee under such ground lease, provided that such lease or a notice, memorandum or short form of such lease has been placed of record in the office of the County Recorder of Salt Lake County, Utah. Notwithstanding any applicable theory relating to a mortgage, deed of trust or like instrument, the term Owner shall not mean or include a mortgagee under a mortgage or a beneficiary or trustee under a deed of trust unless and until such party has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof. In the event there is more than one Owner of the Parcel (or other realty) involved at the time concerned, the

BOOK 6004 PAGE 1742

liability of each such Owner for performance or compliance with the applicable provisions of this instrument shall be joint and several.

5. Effective Date. This Amendment shall take effect as of, but not until, the date on which a fully executed original counterpart of this Amendment is filed for record in the office of the County Recorder of Salt Lake County, Utah.

6. Exhibits. Exhibit A attached to the Declaration is hereby deleted in its entirety and is replaced with the new Exhibit A attached to this Amendment. Exhibit B attached to the Declaration is hereby deleted in its entirety and is replaced with the new Exhibit B attached to this Amendment. Exhibit C attached to the Declaration is hereby deleted in its entirety and is replaced with the new Exhibit C attached to this Amendment.

7. Ratification. Except as expressly set forth in this Amendment, the Declaration and each and every provision thereof are hereby ratified and affirmed in their entirety.

8. Miscellaneous. This Amendment shall inure to the benefit of and be binding upon the parties hereto and their respective successors, assigns and legal representatives. This Amendment shall be governed by and construed and interpreted in accordance with the laws (excluding the choice of laws rules) of the State of Utah. This Amendment may be executed in any number of duplicate originals or counterparts, each of which when so executed shall constitute in the aggregate but one and the same document. Titles and headings of Paragraphs of this Amendment are for convenience of reference only and shall not affect the construction of any provisions of this Amendment. Each of the Exhibits referred to herein and attached to this Amendment is an integral part of this Amendment and is hereby incorporated herein by this reference. Each individual executing this Amendment does thereby represent and warrant to each other so signing (and to each other entity for which another individual may be signing) that he has been duly authorized to execute and deliver this Amendment in the capacity and for the entity set forth where he signs.

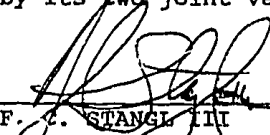
IN WITNESS WHEREOF, this Amendment, dated (for purposes of identification) as of the date first set forth above, has been executed by Stangl-Alliance, Stangl, Stancop and Travelers on the respective dates set forth below.

BOOK 6004 PAGE 1743

IN WITNESS WHEREOF, STANGL-ALLIANCE, a Utah joint venture (also known as a joint venture or a Utah general partnership), has executed the foregoing instrument on this 17th day of February, 1988.

STANGL-ALLIANCE:

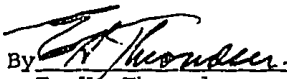
STANGL-ALLIANCE,
a Utah joint venture,
by its two joint venturers:



F. C. STANGL III

METRO ASSOCIATES,
a Utah limited partnership,
by its general partner:

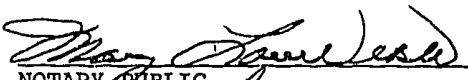
METRO ASSOCIATES, INC.,
a Utah corporation

By 

E. H. Throndsen
President

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

On the 17th day of February, 1988, personally appeared before me F. C. Stangl III, who being by me duly sworn, did say that he is one of the joint venturers of Stangl-Alliance, a Utah joint venture, and that said instrument was signed in behalf of said joint venture by proper authority, and said F. C. Stangl III acknowledged to me that said joint venture executed the same.



NOTARY PUBLIC
Residing in Salt Lake County, UT

My Commission Expires:

7-19-91



2025 6004 1744

STATE OF UTAH

)

: ss.

COUNTY OF SALT LAKE

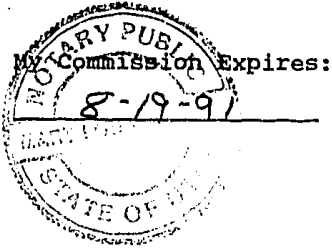
)

On the 17th day of February, 1988, personally appeared before me E. H. Thronsen, who being by me duly sworn, did say that he is the President of Metro Associates, Inc., a Utah corporation, the general partner of Metro Associates, a Utah limited partnership, one of the joint venturers of Stangl-Alliance, a Utah joint venture, and that said instrument was signed in behalf of said corporation by authority of its bylaws or a resolution of its board of directors, in behalf of said partnership by proper authority, in behalf of said joint venture by proper authority, and said E. H. Thronsen acknowledged to me that said corporation executed the same as the general partner of said partnership, that said partnership executed the same as one of the joint venturers of said joint venture, and that said joint venture executed the same.

Wm. Paul Jell

NOTARY PUBLIC

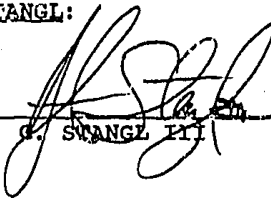
Residing in Salt Lake County, UT



BOOK 6004 PAGE 1745

IN WITNESS WHEREOF, F. C. Stangl III, an individual, has executed the foregoing instrument on this 17th day of February, 1988.

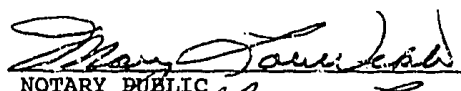
STANGL:



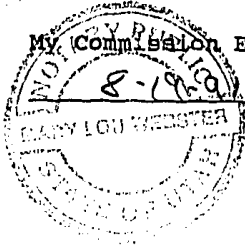
F. C. STANGL III

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

On the 17th day of February, 1988, personally appeared before me F. C. Stangl III, the signer of the above instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC
Residing in Wasatch Lake County, Utah

My Commission Expires:



BOOK 6004 PAGE 1746

Commonwealth
STATE OF Massachusetts

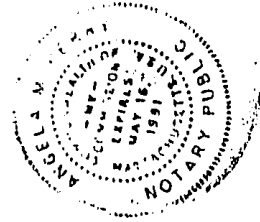
COUNTY OF Suffolk) ss.

On the 12th day of February, 1988, personally appeared before me Michael A. Hirschy, who being by me duly sworn, did say that he is the Principal of Copley Real Estate Advisors, Inc., a Massachusetts corporation, the asset manager and advisor, hereunto duly authorized, of New England Mutual Life Insurance Company, a Massachusetts corporation, one of the joint venturers of Stancop Associates Joint Venture, a Utah joint venture, and that said instrument was signed in behalf of said Copley Real Estate Advisors, Inc. by authority of its bylaws or a resolution of its board of directors, in behalf of said New England Mutual Life Insurance Company, by authority of its bylaws or a resolution of its board of directors, in behalf of said joint venture by proper authority, and said Principal acknowledged to me that said Copley Real Estate Advisors, Inc. executed the same as the asset manager and advisor, hereunto duly authorized, of said New England Mutual Life Insurance Company, that said New England Mutual Life Insurance Company executed the same as one of the joint venturers of said joint venture, and that said joint venture executed the same.

Carol M. Perry
NOTARY PUBLIC
Residing in Framingham MA

My Commission Expires:

May 16, 1991



FORM 6004 PPS 1748

IN WITNESS WHEREOF, THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation, has executed the foregoing instrument on this 15th day of February, 1988.

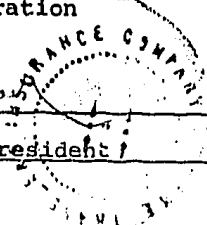
TRAVELERS:

THE TRAVELERS INSURANCE COMPANY,
a Connecticut corporation

ATTEST:

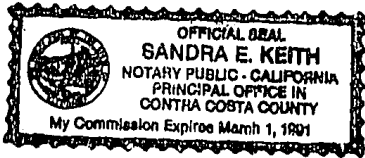
Marion Blackwood, Jr.
Marion Blackwood, Jr.
Title Assistant Secretary

By James Hancock
James Hancock
Its Regional Vice President



STATE OF California)
) : ss.
COUNTY OF Contra Costa)

On the 15th day of February, 1988, personally appeared before me James Hancock and Marion Blackwood, Jr., who being by me duly sworn, did say that they are the Regional Vice President and Assistant Secretary, respectively, of The Travelers Insurance Company, a Connecticut 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 James Hancock and Marion Blackwood, Jr. acknowledged to me that said corporation executed the same.



Sandra E. Keith
NOTARY PUBLIC
Residing in Contra Costa County,
California

My Commission Expires:

3/1/91

FORM 6004 REV. 12/79

EXHIBIT A

to

FIRST AMENDMENT TO DECLARATION
OF EASEMENTS AND COVENANTS

[Metro Business Park -- Phase I/IA]

LEGAL DESCRIPTION OF PARCELS

The Parcels (the NTW Parcel, the Metro West Parcel and Parcels A/A-1, B, C, D, E, F, G, H, I and J) referred to in the foregoing instrument are located in Salt Lake County, State of Utah, and are more particularly described as follows:

NTW PARCEL:

Beginning at a point on the East right-of-way line of 1700 West Street (Redwood Road) and the southerly highway right-of-way line and non-access line for the 2100 South Street Freeway (Project No. F-018-1); said point of beginning also being South 0°02'35" West 948.71 feet along the quarter section line and East 71.90 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence North 88°31'22" East 335.0 feet along said southerly highway right-of-way line; thence South 1°43'20" East 173.02 feet to the North line of a 50.0 foot roadway; thence South 88°16'40" West 335.06 feet along the North line of said roadway; thence West and northerly 23.12 feet along the arc of a 28.0 foot radius curve to the right (long chord bears North 68°04'13" West 22.47 feet) along the North line of said roadway to the East line of 1700 West Street (Redwood Road); thence North 0°04'26" East 116.24 feet along the East line of said 1700 West Street; thence North 17°19'09" East 52.11 feet along the East line of said 1700 West Street to the point of beginning.

METRO WEST PARCEL (comprised of the following two parcels of realty):

Parcel No. 1:

Beginning at a point North 89°55'00" East 300.00 feet from the Northwest corner of Lot 1A, Redwood Gardens Plat "A" Subdivision, said point also being South 0°02'35" West 1157.23 feet along the quarter Section line and East 353.34 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running; thence North 89°55'00" East 278.54 feet; thence North 80°30'00" East 142.32 feet to a point on a curve to the left, the radius point of which is North 78°35'00" East 90.00 feet; thence Southeasterly along the arc of said curve 24.72 feet, (long chord bears South 19°17'10" East 24.64 feet); thence South 89°55'00" West 99.26 feet; thence South 5°00'00" West 185.98 feet; thence North 81°00'20" West 33.19 feet; thence South 00°5'00" East 45.00 feet; thence South 89°55'00" West 279.16 feet; thence North 00°04'26" East 225.00 feet to the point of beginning.

ESS 6004 REC 1750

Parcel No. 2:

Beginning at the Northwest corner of Lot 1A, Redwood Gardens Plat "A", said point also being South 0°02'35" West 1157.66 feet along the quarter Section line and East 53.34 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°55'00" East 300.00 feet; thence South 0°04'26" West 225.01 feet; thence South 89°55'00" West 300.00 feet; thence North 0°04'26" East 225.01 feet to the point of beginning.

PARCEL A/A-1 (comprised of the following two parcels of realty):

Parcel A:

Beginning at a point on the southerly right-of-way line of 2100 South Street freeway, said point being South 0°02'35" West 926.25 feet along the quarter section line and East 651.72 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence northeasterly 392.57 feet along the arc of a 2914.79 foot radius curve to the left (long chord bears North 80°32'04" East 392.27 feet) along said southerly right-of-way of 2100 South Street freeway; thence South 13°19'26" East 8.00 feet; thence South 76°40'34" West 42.06 feet; thence southwesterly 292.19 feet along the arc of a 472.54 foot radius curve to the left (long chord bears South 58°57'44" West 287.56 feet); thence southwesterly 123.70 feet along the arc of a 236.31 foot radius curve to the right (long chord bears South 56°14'39" West 122.29 feet); thence North 0°04'26" East 169.19 feet to the point of beginning.

Parcel A-1:

Beginning at a point on the southerly right-of-way line of 2100 South Street freeway, said point being South 0°02'35" West 926.25 feet along the quarter section line and East 651.72 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence South 0°04'26" West 169.19 feet; thence westerly 70.27 feet along the arc of a 236.31 foot radius curve to the right (long chord bears South 79°45'32" West 70.01 feet); thence South 88°16'40" West 170.71 feet; thence North 1°43'20" West 173.02 feet to the southerly right-of-way line of the 2100 South Street freeway; thence North 88°31'22" East 16.15 feet along said right-of-way; thence easterly 229.25 feet along the arc of a 2914.79 foot radius curve to the left (long chord bears North 86°38'46" East 229.19 feet) along said right-of-way to the point of beginning.

PARCEL B:

Beginning at a point on the North line of Redwood Gardens Subdivision, said point being South 0°02'35" West 1156.86 feet along the quarter section line and East 601.06 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence northeasterly 218.20 feet along the arc of a 285.31 foot radius curve to the left (long chord bears North 63°04'52" East 212.96 feet); thence northeasterly

261.27 feet along the arc of a 422.54 foot radius curve to the right (long chord bears North 58°57'44" East 257.13 feet); thence North 76°40'34" East 21.05 feet; thence South 13°19'26" East 220.53 feet to the North line of said Redwood Gardens Subdivision; thence North 75°00'00" West 50.0 feet along said North line of Redwood Gardens Subdivision; thence North 67°15'22" West 86.71 feet along an existing 6 foot concrete block wall to a Northwest corner of said wall; thence South 25°04'36" West 94.91 feet along said 6 foot concrete block wall; thence North 80°27'11" West 123.77 feet along said 6 foot concrete block wall to the North line of Redwood Gardens Subdivision; thence South 89°55'00" West 11.64 feet along said North line of Redwood Gardens Subdivision; thence northwesterly 24.72 feet along the arc of a 90.00 foot radius curve to the right (long chord bears North 19°17'10" West 24.64 feet) along said North line of Redwood Gardens Subdivision; thence South 80°30'00" West 142.32 feet along said North line of Redwood Gardens Subdivision; thence South 89°55'00" West 30.82 feet to the point of beginning.

PARCEL C:

Beginning at a point South 0°02'35" West 923.02 feet along the quarter section line and East 1031.56 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence North 76°40'34" East 390.0 feet; thence South 0°05'00" East 322.55 feet to the North line of Redwood Gardens Subdivision; thence South 89°55'00" West 260.29 feet along said North line of Redwood Gardens Subdivision; thence North 75°00'00" West 71.29 feet along said North line of Redwood Gardens Subdivision; thence North 13°19'26" West 220.53 feet to the point of beginning.

PARCEL D:

Beginning at a point South 0°02'35" West 833.14 feet along the quarter section line and East 1411.00 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence North 76°40'34" East 38.08 feet; thence easterly 167.33 feet along the arc of a 411.05 foot radius curve to the right (long chord bears North 88°20'17" East 166.18 feet); thence southeasterly 92.11 feet along the arc of a 319.99 foot radius curve to the right (long chord bears South 71°45'13" East 91.79 feet); thence South 171.23 feet; thence South 89°50'18" West 189.87 feet; thence South 135.49 feet to the North line of Redwood Gardens Subdivision; thence South 89°55'00" West 100.0 feet along said North line of Redwood Gardens Subdivision; thence North 0°05'00" West 322.55 feet to the point of beginning.

PARCEL E:

Beginning at a point South 0°02'35" West 1020.06 feet along the quarter section line and East 1511.61 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence North 89°50'18" East 189.87 feet; thence North 171.23 feet; thence southeasterly 204.52 feet along the arc of a 442.32 foot radius curve to the left (long chord bears South

76°45'13" East 202.71 feet); thence South 260.24 feet to the North line of Redwood Gardens Subdivision; thence South 89°55'00" West 387.18 feet along the North line of Redwood Gardens Subdivision; thence North 135.49 feet to the point of beginning.

PARCEL F:

Beginning South 0°02'35" West 894.74 feet along the quarter section line and East 1898.69 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence northeasterly 203.80 feet along the arc of a 452.94 foot radius curve to the left (long chord bears North 77°06'35" East 202.09 feet); thence South 169.85 feet; thence East 133.0 feet; thence South 135.0 feet to the North line of Redwood Gardens Subdivision; thence South 89°55'00" West 330 feet along the North line of Redwood Gardens Subdivision; thence North 260.24 feet to the point of beginning.

PARCEL G:

Beginning at a point South 0°02'35" West 849.66 feet along the quarter section line and East 2095.66 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence northeasterly 5.63 feet along the arc of a 452.94 foot radius curve to the left (center bears North 25°46'50" West and long chord bears North 63°51'48" East 5.63 feet); thence North 63°30'25" East 66.58 feet; thence northeasterly 85.00 feet along the arc of a 303.52 foot radius curve to the right (center bears South 26°29'35" East and long chord bears North 71°31'47" East 84.72 feet); thence South 363.85 feet to the North line of Redwood Gardens Subdivision; thence South 89°55'00" West 12.00 feet along the North line of Redwood Gardens Subdivision; thence North 135.00 feet; thence West 133.00 feet; thence North 169.85 feet to the point of beginning.

PARCEL H:

Beginning at a point South 0°02'35" West 790.63 feet along the quarter section line and East 2240.61 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence easterly 44.03 feet along the arc of a 303.52 foot radius curve to the right (long chord bears North 83°42'30" East 43.99 feet); thence North 87°51'52" East 329.89 feet; thence southerly 43.98 feet along the arc of a 28.0 foot radius curve to the right (long chord bears South 47°08'08" East 39.60 feet); thence South 2°08'08" East 135.0 feet; thence southeasterly 110.47 feet along the arc of a 141.88 foot radius curve to the left (long chord bears South 24°26'29" East 107.70 feet); thence South 46°44'49" East 68.45 feet; thence southerly 46.78 feet along the arc of a 95.69 foot radius curve to the right (long chord bears South 32°44'27" East 46.32 feet); thence West 381.92 feet; thence South 35.0 feet to the North line of Redwood Gardens Subdivision; thence South 89°55'00" West 145.0 feet along the North line of Redwood Gardens Subdivision; thence North 363.85 feet to the point of beginning.

PARCEL I:

Beginning South 0°02'35" West 1119.27 feet along the quarter section line and East 2385.85 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence East 381.92 feet; thence southerly 31.29 feet along the arc of a 95.69 foot radius curve to the right (long chord bears South 9°22'02" East 31.15 feet); thence South 280.0 feet; thence southerly 88.22 feet along the arc of a 180.49 foot radius curve to the right (long chord bears South 14°00'11" West 87.35 feet); thence West 322.79 feet to the East line of Redwood Gardens Subdivision; thence North 0°05'00" West 86.55 feet along the East line of Redwood Gardens Subdivision; thence South 89°55'00" West 20.0 feet along the North line of Redwood Gardens Subdivision; thence North 0°05'00" West 274.0 feet along the East line of Redwood Gardens Subdivision; thence South 89°55'00" West 22.535 feet; thence North 35.0 feet to the point of beginning.

PARCEL J:

Beginning at a point on the East line of Redwood Gardens Subdivision, said point being South 0°02'35" West 1514.76 feet along the quarter section line and East 2429.21 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence East 322.79 feet; thence South 28°00'22" West 51.52 feet; thence southerly 107.79 feet along the arc of a 219.87 foot radius curve to the left (long chord bears South 13°57'41" West 106.72 feet); thence South 0°05'00" East 130.0 feet; thence southwesterly 22.27 feet along the arc of a 28.0 foot radius curve to the right (long chord bears South 22°42'11" West 21.69 feet to the North line of 2320 South Street); thence South 89°55'00" West 121.24 feet along the North line of 2320 South Street to the East line of Redwood Gardens Subdivision; thence North 0°05'00" West 112.0 feet along the East line of Redwood Gardens Subdivision; thence South 89°55'00" West 143.0 feet along the North line of Redwood Gardens Subdivision; thence North 0°05'00" West 187.45 feet along the East line of Redwood Gardens Subdivision to the point of beginning.

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EXHIBIT B

to

FIRST AMENDMENT TO DECLARATION
OF EASEMENTS AND COVENANTS

[Metro Business Park -- Phase I/IA]

LEGAL DESCRIPTION OF COMMON ROADWAYS

The Common Roadways referred to in the foregoing instrument consist of three (3) parcels located in Salt Lake County, State of Utah, more particularly described as follows:

PARCEL 1 (2200 SOUTH & 1300 WEST ROADWAY EASEMENT DESCRIPTION):

Beginning at a point on the existing East right-of-way line of Redwood Road (1700 West Street), said point being South 0°02'35" West 1157.74 feet along the quarter section line and East 56.34 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base & Meridian, running thence North 0°04'26" East 42.96 feet along said East right-of-way line of Redwood Road; thence southeasterly 23.12 feet along the arc of a 28.0 foot radius curve to the left (long chord bears South 68°04'13" East 22.47 feet); thence North 88°16'40" East 505.77 feet; thence northeasterly 193.97 feet along the arc of a 236.31 foot radius curve to the left (long chord bears North 64°45'47" East 188.57 feet); thence northeasterly 292.19 feet along the arc of a 472.54 foot radius curve to the right (long chord bears North 58°57'44" East 287.56 feet); thence North 76°40'34" East 449.13 feet; thence easterly 187.68 feet along the arc of a 461.05 foot radius curve to the right (long chord bears North 88°20'17" East 186.39 feet); thence southeasterly 106.50 feet along the arc of a 369.99 foot radius curve to the right (long chord bears South 71°45'13" East 106.14 feet); thence easterly 181.41 feet along the arc of a 392.32 foot radius curve to the left (long chord bears South 76°45'13" East 179.79 feet); thence northeasterly 186.32 feet along the arc of a 402.94 foot radius curve to the left (long chord bears North 76°45'13" East 184.66 feet); thence North 63°30'25" East 66.58 feet; thence easterly 150.29 feet along the arc of a 353.52 foot radius curve to the right (long chord bears North 75°41'09" East 149.16 feet); thence North 87°51'52" East 425.89 feet; thence South 2°08'08" East 50.00 feet; thence westerly and southerly 43.98 feet along the arc of a 28.0 foot radius curve to the left (long chord bears South 42°51'52" West 39.60 feet); thence South 2°08'08" East 135.00 feet; thence southeasterly 79.33 feet along the arc of a 101.88 foot radius curve to the left (long chord bears South 24°26'29" East 77.34 feet); thence South 46°44'49" East 68.45 feet; thence southerly 110.71 feet along the arc of a 135.69 foot radius curve to the right (long chord bears South 23°22'25" East 107.66 feet); thence South 280.00 feet; thence southwesterly 107.78 feet along the arc of a 220.49 foot curve to the right (long chord bears South 14°00'11" West 106.71 feet); thence South 28°00'22" West 51.52 feet; thence southerly 88.18 feet along the arc of a 179.87 foot radius curve to the left (long chord bears South 13°57'41" West 87.30 feet); thence

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South 0°05'00" East 150.00 feet to the northerly right-of-way line of 2320 South Street; thence South 89°55'00" West 40.00 feet along said North line of 2320 South Street; thence North 0°05'00" West 150.00 feet; thence northeasterly 107.79 feet along the arc of a 222.87 foot radius curve to the right (long chord bears North 13°57'41" East 106.72 feet); thence North 21°08'22" East 51.52 feet; thence northerly 88.22 feet along the arc of a 180.49 foot radius curve to the left (long chord bears North 14°00'11" East 87.35 feet); thence North 280.00 feet; thence northwesterly 78.07 feet along the arc of a 95.69 foot radius curve to the left (long chord bears North 23°22'25" West 75.92 feet); thence North 46°44'49" West 68.45 feet; thence northerly 110.47 feet along the arc of a 141.88 foot radius curve to the right (long chord bears North 24°26'29" West 107.70 feet); thence North 2°08'08" West 135.00 feet; thence northwesterly 43.98 feet along the arc of a 28.0 foot curve to the left (long chord bears North 47°08'08" West 39.60 feet); thence South 87°51'52" West 329.89 feet; thence southwesterly 129.03 feet along the arc of a 303.52 foot radius curve to the left (long chord bears South 75°41'09" West 128.06 feet); thence South 63°30'25" West 66.58 feet; thence westerly 209.44 feet along the arc of a 452.94 foot radius curve to the right (long chord bears South 76°45'13" West 207.57 feet); thence northwesterly 204.52 feet along the arc of a 442.32 foot radius curve to the right (long chord bears North 76°45'13" West 202.71 feet); thence northwesterly 92.11 feet along the arc of a 319.99 foot radius curve to the left (long chord bears North 71°45'13" West 91.79 feet); thence southwesterly 167.33 feet along the arc of a 411.05 foot radius curve to the left (long chord bears South 88°20'17" West 166.18 feet); thence South 76°40'34" West 449.13 feet; thence southwesterly 261.27 feet along the arc of a 422.54 foot radius curve to the left (long chord bears South 58°57'44" West 257.13 feet); thence southwesterly 235.01 feet along the arc of a 286.31 foot radius curve to the right (long chord bears South 64°45'47" West 228.47 feet); thence South 88°16'40" West 505.77 feet; thence southwesterly 33.29 feet along the arc of a 28.0 foot radius curve to the left (long chord bears South 54°13'18" West 31.36 feet) to the East right-of-way line of Redwood Road; thence North 0°04'26" East 33.74 feet along said East line of Redwood Road; thence North 89°55'34" East 3.00 feet along said East line of Redwood Road to the point of beginning.

PARCEL 2 (A PORTION OF 1300 WEST ADJACENT TO PARCEL J):

Beginning at a point on the North line of 2320 South Street, said point being South 0°02'35" West 1813.81 feet along the quarter section line and East 2702.51 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence South 89°55'00" West 8.39 feet along said North line; thence northeasterly 22.27 feet along the arc of a 28.00 foot radius curve to the left (center bears North 0°05'00" West and long chord bears North 22°42'11" East 21.69 feet) along said North line; thence South 0°05'00" East 20.00 feet to the point of beginning.

PARCEL 3 (A PORTION OF 1300 WEST ADJACENT TO PARCEL K):

Beginning at a point on the North line of 2320 South

Street, said point being South 0°02'35" West 1813.76 feet along the quarter section line and East 2742.51 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence North 0°05'00" West 20.00 feet; thence southeasterly 22.28 feet along the arc of a 28.00 foot radius curve to the left (center bears North 89°55'00" East and long chord bears South 22°52'39" East 21.70 feet) to the North line of 2320 South Street; thence South 89°55'00" West 8.41 feet along said North line to the point of beginning.

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EXHIBIT C

to

FIRST AMENDMENT TO DECLARATION
OF EASEMENTS AND COVENANTS

[Metro Business Park -- Phase I/IA]

LEGAL DESCRIPTION OF RETENTION POND TRACT

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

Beginning at a point on the southerly right-of-way line of 2100 South Street Freeway, said point being South 0°02'35" West 861.73 feet along the quarter section line and East 1038.58 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence North 75°40'34" East 407.08 feet along said South right-of-way of 2100 South Freeway to an existing right-of-way marker; thence northeasterly 202.12 feet along the arc of a 1078.91 foot radius curve to the right (long chord bears North 82°02'35" East 201.83 feet) along said South right-of-way of 2100 South Street Freeway to an existing right-of-way marker; thence North 87°51'52" East 1073.53 feet along said South right-of-way of 2100 South Street Freeway; thence South 02°08'08" East 20.00 feet; thence South 87°51'52" West 425.89 feet; thence southwesterly 150.29 feet along the arc of a 353.52 foot radius curve to the left (long chord bears South 75°41'09" West 149.16 feet); thence South 63°30'25" West 66.58 feet; thence westerly 186.32 feet along the arc of a 402.94 foot radius curve to the right (long chord bears South 76°45'13" West 184.66 feet); thence northwesterly 181.41 feet along the arc of a 392.32 foot radius curve to the right (long chord bears North 76°45'13" West 179.79 feet); thence northwesterly 106.50 feet along the arc of a 369.99 foot curve to the left (long chord bears North 71°45'13" West 106.14 feet); thence northwesterly 187.68 feet along the arc of a 462.05 foot radius curve to the left (long chord bears South 88°20'17" West 186.39 feet); thence South 76°40'34" West 407.07 feet; thence North 13°19'26" West 8.00 feet to the point of beginning.

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