

5279307

After recording return to:
Albertson's, Inc. - Legal Dept.
Attn: C. Lee Murnford (3-P Draper)
Post Office Box 80
Boise, ID 83728

2150

5279307
23 JUNE 92 12:19 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: SHARON WEST , DEPUTY

DECLARATION OF RESTRICTION

THIS DECLARATION OF RESTRICTION ("Declaration") is made as of the 19th day of June, 1992, by and between Raddon Brothers Construction, Inc., a Utah corporation ("Raddon"), and Albertson's, Inc., a Delaware corporation ("Albertson's").

RECITALS

A. Raddon is the record holder of fee simple title to that certain real property located at the intersection of 12300 South and 1300 East in the City of Draper, County of Salt Lake, State of Utah, more particularly described in Schedule I attached hereto and incorporated herein by this reference ("Subject Property").

B. Raddon and Albertson's have entered into certain agreements for Albertson's purchase of certain other real property located at the Southwest corner of the intersection of 12300 South and 1300 East in the City of Draper, County of Salt Lake, State of Utah, more particularly described in Schedule II attached hereto and incorporated herein by this reference. Pursuant to said agreements, Albertson's has agreed to purchase from Raddon the Schedule II property, but only upon the condition that the parties hereto enter into this Declaration.

AGREEMENTS

NOW, THEREFORE, In consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Raddon and Albertson's agree as follows:

1. As a material inducement to Albertson's agreeing to purchase the Phase I Shopping Center from Raddon, Raddon hereby represents, warrants and covenants that, for the term of this Declaration, no part of the Subject Property shall be used as a supermarket (which shall be defined as any store or department containing at least 5,000 square feet of floor area, including aisle space and storage, primarily devoted to the retail sale of food for off-premises consumption).

2. Raddon represents and warrants that it has full power and sole authority to enter into this Declaration and that it is the fee simple owner of the Subject Property as of the date hereof.

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3. This Declaration may not be modified or terminated prior to its natural expiration without the prior written consent of Albertson's or its successors or assigns. The restrictions created hereby shall be an encumbrance on the Subject Property and shall run with the land. In the event of any violation or threatened violation of the restrictions created hereby, Albertson's or its successors or assigns shall have the right, in addition to all other rights and remedies provided by law or equity, to enjoin such violation or threatened violation in a court of competent jurisdiction and to recover its reasonable attorney's fees and costs.

4. The term of this Declaration shall be for thirty (30) years from the date hereof, whereupon this Declaration shall terminate automatically without the necessity of any further documentation.

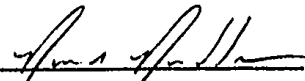

5. This Declaration shall be binding on and inure to the benefit of the parties hereto, their heirs, personal representatives, successors and assigns.

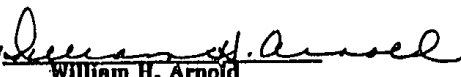
6. This Declaration shall be recorded in the records of Salt Lake County, Utah.

IN WITNESS WHEREOF, The parties have executed this Declaration as of the day and year first above written.

**RADDON BROTHERS
CONSTRUCTION, INC.,**
a Utah corporation

ALBERTSON'S, INC.
a Delaware corporation

By 
Title 

By 
William H. Arnold
Vice President,
Real Estate Law

By _____

Title _____

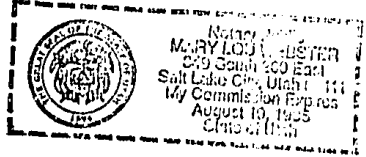
STATE OF UTAH)
County of Salt Lake) ss.

On this 19th day of June, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Don A. Raddon and _____, to me known to be the President and _____ respectively of Raddon Brothers Construction, Inc., a Utah corporation, the corporation that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath each stated that he is authorized to execute the said instrument.

WITNESS MY HAND And official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:

8-19-95



Mary Lou Webster
Notary Public in and for the
State of Utah
Residing at Salt Lake City, Utah

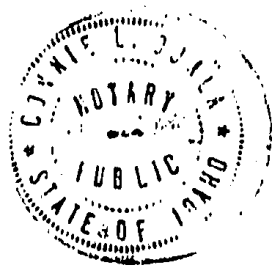
STATE OF IDAHO)
County of Ada) ss.

On this 12th day of June, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared William H. Arnold, to me known to be the Vice President, Real Estate Law _____ of Albertson's, Inc., a Delaware corporation, the corporation that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS MY HAND And official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:

11/12/97



Wynne L. Ojala
Notary Public in and for the
State of Idaho
Residing at Boise, Idaho

CONSENT AND JOINDER

COME NOW The undersigned, Stephen Carlquist, as Administrator of Estate of Ethel Rich Carlquist, and The Dale Johnson Company, the owners and holders of the indebtedness secured by, and the beneficiary under, that certain Trust Deed with Assignment of Rents dated March 14, 1991 and recorded on March 15, 1991 under Entry No. 5038852, in Book 6297 at Page 2551, Records of Salt Lake County, Utah, and consent to and join in the execution of the foregoing instrument for the purpose of subordinating the lien of the Trust Deed hereinabove described and all right, title and interest of the present and all future holders of the indebtedness secured thereby to the lien of said instrument.

EXECUTED As of the 19th day of MAY, 1992.

ESTATE OF ETHEL RICH CARLQUIST

By Stephen Carlquist
Stephen Carlquist, Administrator

THE DALE JOHNSON COMPANY

By Dale Johnson
Title: OWNER - PRINCIPAL BROKER

By _____


Title: _____

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STATE OF)
) ss.
County of)

On this 19th day of May, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen Carlquist, to me known to be the Administrator of the ESTATE OF ETHEL RICH CARLQUIST, and the person who executed the foregoing Consent and Joinder instrument for and on behalf of said Estate and as the Administrator thereof, and acknowledged to me that the said instrument is the free and voluntary act and deed of said Estate, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument on behalf of said Estate.


WITNESS MY HAND And official seal hereto affixed the day, month and year in this certificate first above written.

 Gloria Lynn Weaver
Notary Public in and for the
State of Utah
Residing at SLC UT
Commission expires 7-7-93
Notary Public
GLORIA LYNN WEAVER
705 East 2500 South
Murray, Utah 84107
My Commission Expires
July 7, 1993
State of Utah

STATE OF)
) ss.
County of)

On this 19th day of May, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Dale Johnson and _____ to me known to be the OWNER and Principal Broker respectively, of THE DALE JOHNSON COMPANY, a _____, the corporation that executed the foregoing Consent and Joinder instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS MY HAND And official seal hereto affixed the day, month and year in this certificate first above written.

 Gloria Lynn Weaver
Notary Public in and for the
State of Utah
Residing at SLC
Commission expires 7-7-93
Notary Public
GLORIA LYNN WEAVER
705 East 2500 South
Murray, Utah 84107
My Commission Expires
July 7, 1993
State of Utah

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CONSENT AND JOINDER

COMES NOW The undersigned, Valley Bank and Trust Company, a _____, the owner and holder of the indebtedness secured by, and the beneficiary under, that certain Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement (hereinafter "Deed of Trust"), dated September 16, 1991 and recorded on September 17, 1991 under Entry No. 5127373, in Book 6357 at Page 0048, Records of Salt Lake County, Utah, and consents to and joins in the execution of the foregoing instrument for the purpose of subordinating the lien of the Deed of Trust hereinabove described and all right, title and interest of the present and all future holders of the indebtedness secured thereby to the lien of said instrument.

EXECUTED As of the 19th day of May, 1992.

VALLEY BANK AND TRUST COMPANY

By [Signature] Title: Loan Administration Officer

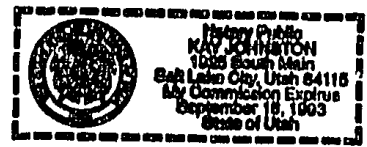
By _____ Title: _____

STATE OF)) ss. County of)

On this 19th day of May, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Sandra Neuhues and _____, to me known to be the Loan Administration Officer and _____, respectively, of VALLEY BANK AND TRUST COMPANY, a Utah corporation that executed the foregoing Consent and Joinder instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS MY HAND And official seal hereto affixed the day, month and year in this certificate first above written.

[Signature] Notary Public in and for the State of Utah Residing at Salt Lake Commission expires Sept 18, 1993



BK 6475 PG 0333

SCHEDULE I

PROPERTY DESCRIPTION

That certain parcel of real property situated in Salt Lake County, State of Utah and more particularly described as follows:

Beginning at the East Quarter Corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence running South $0^{\circ}29'56''$ West 1408.21 feet along said section line to the south line of a proposed realignment of the Draper Irrigation Company canal; thence along said south line North $24^{\circ}12'19''$ West 17.93 feet and South $65^{\circ}47'41''$ West 36.63 feet to a point on the east line of a proposed 100.00 foot right of way said point also being on a 1050.00 foot-radius curve to the right the center of which bears South $66^{\circ}29'59''$ West; thence 209.32 feet along the arc of said curve through a central angle of $11^{\circ}25'20''$ to a point on the north line of an existing 66.00 foot right of way; thence North $71^{\circ}11'00''$ West 153.00 feet along said right of way line to a point of tangency with a 603.38 foot-radius curve to the left; thence Westerly 23.64 feet along the arc of said curve through a central angle of $2^{\circ}14'40''$ to a point on the arc of a 30.00 foot-radius curve to the left the center of which bears North $16^{\circ}34'20''$ East; thence 65.94 feet along the arc of said curve through a central angle of $125^{\circ}56'00''$ to a point of compound curvature with a 950.00 foot-radius curve; thence 333.45 feet along the arc of said curve, said arc also being the west line of the aforementioned 100 foot right of way, to a point on the north right of way line of a proposed Draper Irrigation Company canal relocation said point also being on the arc of a 143.84 foot-radius curve to the right the center of which bears North $1^{\circ}59'28''$ East; thence 105.46 feet along the arc of said curve through a central angle of $42^{\circ}00'32''$; thence North $46^{\circ}00'00''$ West 71.84 feet to a point of tangency with a 216.50 foot-radius curve to the left; thence Westerly 149.95 feet along the arc of said curve through a central angle of $39^{\circ}41'00''$; thence North $85^{\circ}41'00''$ West 751.83 feet, thence North $89^{\circ}47'10''$ West 377.04 feet to a point 32.50 feet east of the east line of a tract of land recorded as Entry No. 4944938, Book 6209, Page 1183 in the Salt Lake County Recorder's Office; thence North 466.71 feet to a point on the south line of a proposed 100.00 foot right of way said point also being on the arc of a 1650.00 foot-radius curve to the left the center of which bears South $11^{\circ}56'48''$ East; thence 229.37 feet along the arc of said curve through a central angle of $7^{\circ}57'53''$ and also South $70^{\circ}05'19''$ West 307.53 feet along said proposed right of way line; thence South $8^{\circ}00'11''$ West 221.52 feet to the North line of the aforementioned canal; thence South $32^{\circ}43'20''$ West 49.50 feet to the south line of said canal; thence along the south and west line of said canal the following 7 calls: North $57^{\circ}16'40''$ West 51.24 feet to a point of tangency with a 152.00

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foot-radius curve to the left, Westerly 73.19 feet along the arc of said curve through a central angle of $27^{\circ}35'13''$, North $84^{\circ}51'53''$ West 134.34 feet, North $81^{\circ}11'22''$ West 115.84 feet to a point of tangency with a 183.00 foot-radius curve to the right, Northwesterly 193.49 feet along the arc of said curve through a central angle of $60^{\circ}34'48''$, North $20^{\circ}36'34''$ West 287.38 feet, and North $11^{\circ}45'02''$ West 255.97 feet; thence North $78^{\circ}14'58''$ East 49.50 feet to the east line of said canal; thence North $11^{\circ}45'02''$ West 281.61 feet along the east line of said canal to the quarter section line; thence South $89^{\circ}27'41''$ East 272.14 feet to the center of said Section 29 said point being on the centerline of 1000 East Street; thence North $0^{\circ}11'06''$ West 51.00 feet to the north line of a tract of land described as the south 51 feet of the southwest quarter of the northeast quarter of Section 29, Township 3 South, Range 1 East Salt Lake Base and Meridian; thence along said north line South $89^{\circ}27'41''$ East 1325.45 feet; thence South $0^{\circ}11'06''$ West 51.00 feet to the quarter section line, thence South $89^{\circ}27'41''$ East 5.60 feet along said quarter section line to the northwest corner of a tract of land owned by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints; thence South $0^{\circ}12'49''$ West 428.96 feet along the west line of said tract of land to a point on the north line of a proposed right of way line; thence South $89^{\circ}27'41''$ East 395.23 feet along said north line to the east line of said tract of land; thence North $0^{\circ}12'49''$ East 428.96 feet to the northeast corner of said tract of land, said point being on the quarter section line; thence South $89^{\circ}27'41''$ East 924.67 feet along said quarter section line to the point of beginning.

Excepting therefrom the following described property:

Beginning at a point 1348.99 feet South $0^{\circ}29'56''$ West along the section line from the East quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence continuing South $0^{\circ}29'56''$ West 59.22 feet; thence North $24^{\circ}12'19''$ West 17.93 feet; thence South $65^{\circ}47'41''$ West 24.75 feet; thence North $24^{\circ}12'19''$ West 80.62 feet to a point of tangency with a 97.00 foot-radius curve to the left; thence Northwesterly 111.39 feet along the arc of said curve through a central angle of $65^{\circ}47'41''$; thence West 113.88 feet to a point of tangency with a 193.34 foot-radius curve to the right; thence Southwesterly 148.47 feet along the arc of said curve through a central angle of $44^{\circ}00'00''$; thence North $44^{\circ}00'00''$ East 49.50 feet to a point on a 143.84 foot-radius curve to the left the center of which bears North $44^{\circ}00'00''$ East; thence Easterly 110.46 feet along the arc of said curve through a central angle of $44^{\circ}00'00''$; thence East 113.88 feet to a point of tangency with a 146.50 foot-radius curve to the right; thence Southeasterly 168.23 feet along the arc of said curve through a central angle of $65^{\circ}47'41''$; thence South $24^{\circ}12'19''$ East 44.76 feet to the point of beginning.

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Also excepting therefrom the following described property:

A strip of land 3 rods wide, 1 rod right and 2 rods left of the following described centerline:

Beginning at a point on the centerline of the existing canal right of way 972.35 feet South $0^{\circ}08'46''$ West and 414.15 feet East from the Center of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being on the arc of a 98.62 foot-radius curve to the right the center of which bears North $32^{\circ}43'20''$ East thence Northwesterly 98.585 feet along the arc of said curve through a central angle of $57^{\circ}16'40''$ to a point of reverse curvature with a 208.50 foot-radius curve; thence continuing 2 rods wide, 1 rod right and 1 rod left of the following 4 courses: 72.46 feet along the arc of said curve through a central angle of $19^{\circ}54'41''$, North $19^{\circ}54'41''$ West 400.48 feet to a point of tangency with a 130.00 foot-radius curve to the left, and running 159.035 feet along the arc of said curve through a central angle of $70^{\circ}05'19''$, and West 228.11 feet to a point of tangency with a 100.00 foot-radius curve to the right; thence being a strip of land 3 rods wide, 1 rod right and 2 rods left 136.57 feet along the arc of said curve through a central angle of $78^{\circ}14'58''$ to a point on the centerline of the existing canal right of way.

Also excepting therefrom the following described property:

Beginning at a point 154.56 feet South $0^{\circ}29'56''$ West along the section line from the East quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South $0^{\circ}29'56''$ West 126.13 feet to a point on a 325.00 foot-radius curve to the right the center of which bears North $29^{\circ}37'39''$ West; thence Westerly 170.89 feet along the arc of said curve through a central angle of $30^{\circ}07'35''$ to a point of reverse curvature with a 200.00 foot-radius curve; thence Southwesterly 233.74 feet along the arc of said curve through a central angle of $66^{\circ}57'37''$; thence South $23^{\circ}32'19''$ West 71.98 feet to a point of tangency with a 20.00 foot-radius curve to the left; thence Southeasterly 31.42 feet along the arc of said curve through a central angle of $90^{\circ}00'00''$; thence South $66^{\circ}27'41''$ East 396.38 feet to a point on the East line of Section 29; thence south $0^{\circ}29'56''$ West 108.67 feet; thence North $66^{\circ}27'41''$ West 438.91 feet to a point of tangency with a 20.00 foot-radius curve to the left; thence Southwesterly 31.42 feet along the arc of said curve through a central angle of $90^{\circ}00'00''$; thence South $23^{\circ}32'19''$ West 50.92 feet to a point of tangency with a 225.00 foot-radius curve to the left; thence Southerly 259.19 feet along the arc of said curve through a central angle of $66^{\circ}00'00''$; thence South $42^{\circ}27'41''$ East 258.38 feet to a point of tangency with a 1050.00 foot-radius curve to the right; thence Southeasterly 556.80 feet along the arc of said curve through a central angle of $30^{\circ}22'59''$ to a point on the North line of an existing 66.00 foot right of way; thence North $71^{\circ}11'00''$ West 153.00 feet along said North line to a point of tangency with a 603.38 foot-radius curve to the left; thence Westerly 23.64

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feet along the arc of said curve through a central angle of $2^{\circ}14'40''$ to a point of curvature with a 30.00 foot-radius curve to the left the center of which bears North $16^{\circ}34'20''$ East; thence Northeasterly 65.94 feet along the arc of said curve through a central angle of $125^{\circ}56'00''$ to a point of compound curvature with a 950.00 foot-radius curve; thence Northwesterly 383.02 feet along the arc of said curve through a central angle of $23^{\circ}08'02''$; thence North $42^{\circ}27'41''$ West 258.38 feet to a point of curvature with a 325.00 foot-radius curve to the right; thence Northerly 374.37 feet along the arc of said curve through a central angle of $66^{\circ}00'00''$; thence North $23^{\circ}32'19''$ East 49.13 feet to a point of tangency with a 20.00 foot-radius curve to the left; thence Northwesterly 32.66 feet along the arc of said curve through a central angle of $93^{\circ}33'20''$ to a point of compound curvature with a 950.00 foot-radius curve; thence Westerly 322.40 feet along the arc of said curve through a central angle of $19^{\circ}26'40''$; thence North $89^{\circ}27'41''$ West 477.67 feet to a point of curvature with a 1650.00 foot-radius curve to the left; thence Westerly 588.92 feet along the arc of said curve through a central angle of $20^{\circ}27'00''$; thence South $70^{\circ}05'19''$ West 930.11 feet to a point of tangency with a 1703.63 foot-radius curve to the right; thence Westerly 65.66 feet along the arc of said curve through a central angle of $2^{\circ}12'28''$ to a point on the Easterly right of way line of the Union Pacific Railroad; thence North $0^{\circ}08'46''$ East 15.29 feet and North $41^{\circ}42'42''$ West 91.53 feet along the said Easterly right of way line to a point on the arc of a 1612.38 foot-radius curve to the left the center of which bears North $18^{\circ}19'44''$ West; thence Easterly 44.54 feet along the arc of said curve through a central angle of $1^{\circ}34'57''$; thence North $70^{\circ}05'19''$ East 417.73 feet to a point of tangency with a 20.00 foot-radius curve to the left; thence Northeasterly 31.42 feet along the arc of said curve through a central angle of $90^{\circ}00'00''$; thence North $19^{\circ}54'41''$ West 583.30 feet to a point of tangency with a 455.78 foot-radius curve to the right; thence Northerly 161.16 feet along the arc of said curve through a central angle of $20^{\circ}15'36''$ thence North $0^{\circ}20'55''$ East 0.12 feet to the quarter section line; thence South $89^{\circ}27'41''$ East 36.00 feet along said quarter section line to the center of said Section 29; thence continuing South $89^{\circ}27'41''$ East 36.00 feet to a point on a 383.78 foot-radius curve to the left the center of which bears South $89^{\circ}40'09''$ East; thence Southerly 135.59 feet along the arc of said curve through a central angle of $20^{\circ}14'32''$; thence South $19^{\circ}54'41''$ East 583.30 feet to a point of tangency with a 20.00 foot-radius curve to the left; thence Southeasterly 31.42 feet along the arc of said curve through a central angle of $90^{\circ}00'00''$; thence North $70^{\circ}05'19''$ East 450.23 feet to a point of tangency with a 1750.00 foot-radius curve to the right; thence Easterly 624.61 feet along the arc of said curve through a central angle of $20^{\circ}27'00''$; thence South $89^{\circ}27'41''$ East 10.60 feet; thence South $0^{\circ}12'49''$ West 5.56 feet; thence South $89^{\circ}27'41''$ East 395.23 feet; thence North $0^{\circ}12'49''$ East 5.56 feet; thence South $89^{\circ}27'41''$ East 71.83 feet to a point of tangency with a 1050.00 foot-radius curve to the right; thence Easterly 364.87 feet along the arc of said curve through a central angle of $19^{\circ}54'37''$ to a point of reverse curvature with a 20.00 foot-radius curve; thence Northeasterly 30.34 feet along the arc of said curve through a central angle of $86^{\circ}54'36''$; thence North $23^{\circ}32'19''$ East 73.53 feet to a point of tangency with a 300.00 foot-radius curve to the right; thence Northeasterly 350.60 feet along the arc of said curve through a central angle of $66^{\circ}57'37''$ to a point of reverse

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curvature with a 225.00 foot-radius curve; thence Northeasterly 182.48 feet along the arc of said curve through a central angle of 46°28'02" to the point of beginning.

Also excepting therefrom the following described property:

Beginning at a point 984.31 feet North 89°27'41" West along the quarter section line and 523.42 feet South from the East quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being on the South line of a 100 foot right of way; thence South 89°27'41" East 128.96 feet to a point of tangency with a 950.00 foot-radius curve to the right; thence Easterly 305.82 feet along the arc of said curve through a central angle of 18°26'40" to a point of compound curvature with a 35.00 foot-radius curve; thence 57.76 feet along the arc of said curve through a central angle of 94°33'20"; thence South 23°32'19" West 33.03 feet to a point of tangency with a 325.00 foot-radius curve to the left; thence Southerly 374.37 feet along the arc of said curve through a central angle of 66°00'00"; thence South 42°27'41" East 258.38 feet to a point of tangency with a 950.00 foot-radius curve to the right; thence 49.57 feet along the arc of said curve through a central angle of 2°59'22" to a point on the North line of the Draper Irrigation Co. canal, said point being on the arc of a 143.84 foot-radius curve to the right the center of which bears North 1°59'28" East; thence Northwesterly 105.46 feet along the arc of said curve through a central angle of 42°00'32"; thence North 46°00'00" West 71.84 feet to a point of tangency with a 216.50 foot-radius curve to the left; thence 149.95 feet along the arc of said curve through a central angle of 39°41'00"; thence North 85°41'00" West 751.83 feet; thence North 89°47'10" West 377.04 feet; thence North 466.71 feet to a point on the arc of a 1650.00 foot-radius curve to the right the center of which bears South 11°56'48" East; thence 359.55 feet along the arc of said curve through a central angle of 12°29'07"; thence South 89°27'41" East 348.705 feet to the point of beginning.

* * * * *

SK 64 75 PG 0339

SCHEDULE II

PROPERTY DESCRIPTION

That certain parcel of real property situated in Salt Lake County, State of Utah and more particularly described as follows:

Beginning at a point 984.31 feet North $89^{\circ}27'41''$ West along the quarter section line and 523.42 feet South from the East quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being on the South line of a proposed 100 foot right of way; thence along said South line South $89^{\circ}27'41''$ East 128.96 feet to a point of tangency with a 950.00 foot-radius curve to the right; thence 305.82 feet along the arc of said curve through a central angle of $18^{\circ}26'40''$, chord bears South $80^{\circ}14'21''$ East 304.50 feet to a point of compound curvature with a 35.00 foot-radius curve; thence 57.76 feet along the arc of said curve through a central angle of $94^{\circ}33'20''$, chord bears South $23^{\circ}44'21''$ East 51.43 feet; thence South $23^{\circ}32'19''$ West 33.03 to a point of tangency with a 325.00 foot-radius curve to the left, thence 31.56 feet along the arc of said curve through a central angle of $5^{\circ}33'50''$; thence West 145.38 feet; thence South 87.34 feet; thence West 34.67 feet; thence South 165.95 feet; thence East 95.34 feet; thence South $45^{\circ}00'00''$ East 35.83 feet; thence East 96.81 feet to a point on a 325.00 foot-radius curve to the left, thence 43.95 feet along the arc of said curve through a central angle of $7^{\circ}44'51''$, chord bears South $37^{\circ}09'10''$ East 43.91 feet; thence West 208.00 feet; thence South 73.23 feet to a point on the North line of the Draper Irrigation Company canal; thence North $85^{\circ}41'00''$ West 297.18 feet along said North line; thence North 110.87 feet; thence East 15.00 feet; thence North 413.32 feet to the point of beginning.

* * * * *

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