

12.
WHEN RECORDED MAIL TO:
Ridgeland L.C.
1011 So. Lake St.
S.L.C., Utah 84105

6052556
03/31/95 4:43 PM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MERIDIAN TITLE
REC BY: S WEST DEPUTY - WI

DEED RESTRICTION

Ridgeland L.C., a Utah Limited Liability Company, of Salt Lake County, State of Utah, Owner of the property described below, hereby restricts the title of said property as follows: 1.) The subject property must be rented in accordance with conditions required by the State of Utah and Federal IRS guidelines so that the subject property will remain qualified for low income tax credit as provided in the provisions section 42 of the Internal Revenue Code of 1986 as amended ("IRC Sec. 42"), and 2.) The subject property must be managed by a professional management company which shall be chosen by the Ridgeland Owners Association. In the absence of action by the Association, a professional management company shall be chosen by a majority vote of the Owners of all the condominiums in the Ridgeland Condominiums. Any future owner of the subject property agrees that title is accepted according to these restrictions and agrees to pay a reasonable market rate for the management services and cooperate in all reasonable ways to assist the management company so that all the property remains qualified for the tax credit as above mentioned.

Subject Property:

See attached description

This deed restriction shall be binding until January 1, 2027, and shall be binding on the subsequent transferee and all others that take title to the subject property after the recording of this deed restriction.

In witness whereof, the Managing Member Partner has set his hand for and in behalf of Ridgeland L.C. by authority given them by the partnership agreement this 31 day of March, 1995.

Ridgeland L.C.
A Utah Limited Liability Company

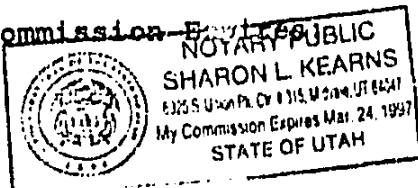



Martin R. Houck, Managing Member Partner

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

On the 31th day of March, 1995, personally appeared before me Sharon Kearns, who being duly sworn did say that he/she is the Managing Member Partner of Ridgeland, a Utah Limited Liability Company, and that the foregoing instrument was signed in behalf of said company by authority of the partnership agreement.

My Commission Expires




Notary Public

BK 7126PG 1345

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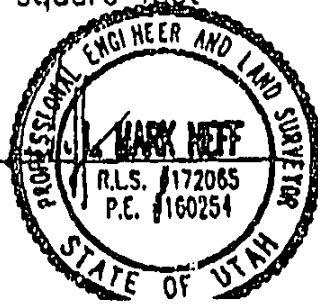
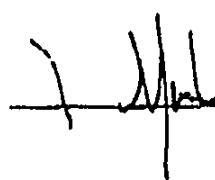
BOUNDARY DESCRIPTION

Beginning at a point; 48.27 feet North and 628.186 feet East of the South Quarter Corner of Section 20, Township 1 South, Range 1 West, Salt Lake Base & Meridian; Thence North, a distance of 355.80 feet, along the East line of Ridgeland Acres No. 6 Subdivision to a point on the South line of Ridgeland Acres No. 2 Subdivision; Thence East, a distance of 724.81 feet, along the South line of Said Ridgeland acres No. 2 and the South line of Ridgeland Acres No. 1 Subdivision to a point on the West Line of Vespa Drive (3390 West); Thence South 00 Degrees 05 Minutes 25 Seconds East, a distance of 339.20 feet, along the West line of Vespa Drive to a point; Thence around a curve to the right through a central angle of 87 Degrees 35 Minutes 49 Seconds an arc distance of 22.93 feet, a radius of 15.00 feet and a chord bearing of South 43 Degrees 42 Minutes 26 Seconds West with a distance of 20.76 feet to a point, on the Northerly line of Parkway Boulevard Extension (2700 South) Thence around a curve to the right through a central angle of 02 Degrees 24 Minutes 22 Seconds an arc distance of 23.52 feet, a radius of 560.00 feet and a chord bearing of South 88 Degrees 42 Minutes 31 Seconds West with a distance of 23.51 feet, along the Northerly line of Parkway Boulevard, to a point Thence South 89 Degrees 54 Minutes 42 Seconds West, a distance of 687.49 feet, along the Northerly line of Parkway Boulevard to the POINT OF BEGINNING. Containing 257,524.19 square feet or 5.91 acres, more or less.

POOR COPY -
CO. RECORDER

Feb 6, 1995

DATE



BK 7126Pg 1346