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RATIFICATION AND ACCEPTANCE OF MASTER DECLARATION
OF ESTABLISHMENT OF EASEMENTS, COVENANTS, CONDITIONS AND
RESTRICTIONS OF WESTLAKES BUSINESS PARKS 1 AND 2

3554354

THIS ACCEPTANCE AND RATIFICATION (this "Acceptance") is executed this 13th day of April, 1981 by Deseret Title Holding Corporation, a Utah corporation ("DTHC"), and Westlake Investment Company, a Utah joint venture ("WIC").

WHEREAS, a certain "Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Westlake Business Parks 1 and 2" (the "Master Declaration") was executed on April 3, 1981 by Ivory and Company, a Utah limited partnership ("Ivory"), which Master Declaration related to certain real property (the "Property") which is described more particularly on Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Master Declaration was recorded in the records of the Salt Lake County, Utah Recorder on April 9, 1981 as entry no. 3552887; and

WHEREAS, as of the date hereof WIC is the owner of an undivided 70% of the fee title to the Property and DTHC is the owner of an undivided 30% of the fee title to the Property; and

WHEREAS, Ivory is purchasing the Property from DTHC and WIC pursuant to an Option Agreement dated September 1, 1980; and

WHEREAS, WIC and DTHC desire to accept and ratify the Master Declaration;

NOW, THEREFORE, in consideration of the amount of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WIC and DTHC, as owners of the Property as tenants in common, hereby consent to, adopt, ratify, join in and accept the Master Declaration and declare that the Property shall be held, sold, conveyed, transferred, leased, sub-leased and occupied subject to the easements, covenants, conditions and restrictions set forth in the Master Declaration, which Master Declaration shall run with the Property, and every portion thereof, and shall be binding upon all parties having any right, title or interest in the Property or any portion thereof, their heirs, successors and assigns and which shall inure to the

SECURITY TITLE CO
No. 208494

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benefit of each Owner (as described in the Master Declaration) thereof.

DESERET TITLE HOLDING CORPORATION,
a Utah corporation

By: *J. Alan Blodgett*
J. ALAN BLODGETT
Vice President

ATTEST:

Robert M. Smith
ROBERT M. SMITH
Secretary

WESTLAKE INVESTMENT COMPANY,
a Utah Joint Venture

By: 370 GROUP, a Utah Joint Venture and one of the Joint Venturers in said Westlake Investment Company, by M. M. OSWALD INVESTMENT COMPANY, a Utah Limited Partnership and one of the Joint Venturers in 370 Group

By: *McKinley M. Oswald*
MCKINLEY M. OSWALD
Sole General Partner of
M. M. OSWALD INVESTMENT COMPANY

By: H-G INVESTMENT COMPANY, a Utah General Partnership and one of the Joint Venturers in said Westlake Investment Company

By: *Raymond J. Goodson*
RAYMOND J. GOODSON
General Partner

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

On the 14th day of April 1981, personally appeared before me J. ALAN BLODGETT and ROBERT M. SMITH, who by me duly sworn did say, each for himself, that he, the said J. ALAN BLODGETT is the Vice President and he, the said ROBERT M. SMITH is the Secretary of DESERET TITLE HOLDING CORPORATION, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said J. ALAN BLODGETT and ROBERT M. SMITH each duly acknowledged to me that the said corporation executed the same and that the seal of said corporation is affixed thereto.

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Kerrie Mawhinney
Notary Public

Residing in Salt Lake City, Utah

My Commission Expires:
8-7-83

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

On the 14th day of April 1981, personally appeared before me MCKINLEY M. OSWALD, the sole general partner of M. M. OSWALD INVESTMENT COMPANY, a Utah limited partnership and one of the Joint Venturers of 370 GROUP, a joint venturer in WESTLAKE INVESTMENT COMPANY, the signer of the foregoing instrument, who duly acknowledged to me that he signed and executed the same for and on behalf of said WESTLAKE INVESTMENT COMPANY for the purposes therein contained.

Carol M. Taylor
Notary Public

Residing in Salt Lake City, Utah

My Commission Expires:
10/25/84

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

On the 14th day of April 1981, personally appeared before me RAYMOND L. GOODSON the general partner of H-G INVESTMENT COMPANY, a Utah General Partnership, a joint venturer in WESTLAKE INVESTMENT COMPANY, the signer of the foregoing instrument, who duly acknowledged to me that he signed and executed the same for and on behalf of said WESTLAKE INVESTMENT COMPANY for the purposes therein contained.

Kerrie Mawhinney
Notary Public

Residing in Salt Lake City, Utah

My Commission Expires:
8-7-83

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EXHIBIT A

Westlakes Business Park 1

Beginning at a point on the West right-of-way line of 3600 West Street, said point being $N0^{\circ}02'32''W$, 1283.56 feet and $S89^{\circ}50'10''W$, 40.00 feet from the South 1/4 corner of Section 20, T1S., R1W., SLB&M and running thence along said West right-of-way line $S0^{\circ}02'32''E$, 1274.58 feet, thence $N87^{\circ}19'47''W$, 9.96 feet to the point of tangency on a 2784.25 foot radius curve (central angle = $4^{\circ}17'23''$); thence Northwesterly 208.46 feet along the arc of said curve to the right; thence $N83^{\circ}02'24''W$, 658.60 feet to the point of tangency on a 4850.00 foot radius curve (central angle = $1^{\circ}18'02''$); thence Westerly 110.09 feet along the arc of said curve to the left; thence $N84^{\circ}20'26''W$, 90.80 feet; thence $N25^{\circ}31'52''W$, 1275.70 feet; thence $N89^{\circ}50'10''E$, 1620.03 feet to the point of beginning, containing approximately 37.161 acres.

Westlakes Business Park 2

Beginning at a point on the West right-of-way line of 3600 West Street, said point being $N0^{\circ}02'32''W$, 1283.56 feet and $S89^{\circ}50'10''W$, 40.00 feet from the South 1/4 corner of Section 20, T1S, R1W, City of West Valley, State of Utah; thence $S89^{\circ}50'10''W$, 1620.03 feet; thence $N25^{\circ}31'52''W$, 1060.03 feet to the point of tangency on a 2789.79 foot radius curve (central angle = $9^{\circ}10'25''$); thence Northwesterly 446.67 feet along the arc of said curve to the right; thence $N89^{\circ}50'10''E$, 1868.91 feet; thence $S54^{\circ}42'41''E$, 449.24 feet to the West right-of-way line of 3600 West Street; thence following said West right-of-way line $S0^{\circ}02'32''E$, 1114.43 feet to the point of beginning, containing approximately 60.249 acres.

1520
2021
Spencer
KATIE L. DIXON
RECORDER
SALT LAKE COUNTY
UTAH
APR 14 2 48 PM '81
TRUSTEES TITLE CO.

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