

2703865

SUPPLEMENTAL DECLARATION OF ESTABLISHMENT OF EASEMENTS,  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
SALT LAKE INTERNATIONAL CENTER  
UNIT 1A

This Declaration, made this 29th day of April,  
1975, by A. K. Utah Properties, Inc., a Utah corporation, herein-  
after referred to as "Declarant."

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain property in the  
City of Salt Lake, County of Salt Lake, State of Utah, known as  
the Salt Lake International Center, Unit 1A, which is more parti-  
cularly described in Exhibit "A" attached hereto and by this  
reference incorporated herein, hereinafter referred to as "Unit  
1A", and

WHEREAS, Unit 1A lies within and is a part of Salt Lake  
International Center for which Declarant has made and recorded  
a Master Declaration of Establishment of Easements, Covenants,  
Conditions and Restrictions of Salt Lake International Center,  
hereinafter referred to as "Master Declaration", which Master  
Declaration is dated April 29, 1975, and was recorded April 30,  
1975 as Entry No. 2703864 of official records in the office of  
the Salt Lake County Recorder's office; and

WHEREAS, said Master Declaration provides that a Supple-  
mental Declaration will be made and recorded relating to each  
"Unit" as defined therein, to provide for preservation of the  
values and amenities in each such Unit and for the maintenance of  
the Common Areas and Common Facilities. To this end, and for the  
benefit of Unit 1A and the Owners thereof, Declarant desires to sub-  
ject Unit 1A to the easements, covenants, conditions, restrictions,  
charges and liens hereinafter set forth.

Recorded APR 30 1975 at 12:25 p m.  
Request of Security Title  
KATIE L. DIXON Recorder  
Salt Lake County, Utah  
\$ 6.00 By [Signature] Entry  
REF. \_\_\_\_\_

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NOW THEREFORE, Declarant hereby declares that Unit 1A described above shall be held, sold, conveyed, transferred, leased, subleased, and occupied subject to the following easements, covenants, conditions and restrictions which are for the purpose of protecting the value and desirability of, and which shall run with, Unit 1A, and every portion thereof, and shall be binding upon all parties having any right, title or interest in Unit 1A or any portion thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof:

ARTICLE I

Except as expressly hereinafter provided, Declarant hereby adopts all of the provisions of the Master Declaration into this Supplemental Declaration to the same full extent and effect as if said Master Declaration were set forth in full herein; provided, however, that whenever reference is made to the Entire Property in said Master Declaration, such term shall be deemed to mean Unit 1A for the purposes of this Supplemental Declaration.

ARTICLE II

Article V and Article VI of the Master Declaration relating to Rights to Common Areas and Common Facilities and to Maintenance of Common Areas and Common Facilities shall not be construed to impose or grant any additional rights, duties, obligations or assessments on Unit 1A. It is Declarant's intent that the rights, duties, obligations and assessments described in said Articles shall apply to the Entire Property, including Unit 1A, and shall be implemented as to the Entire Property as a whole as provided in said Master Declaration.

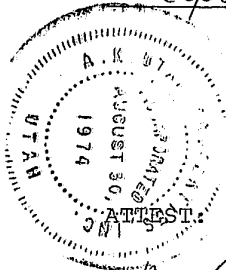
ARTICLE III

Duration and Amendment

This Supplemental Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Supplemental

Declaration is recorded, after which time it shall be automatically extended for successive periods of ten (10) years, to a maximum of 99 years unless terminated at the end of any such period by vote of the Owners of the land area of Unit 1A, as provided in Article VIII §4 of the Master Declaration, provided, however, that in no event shall this Supplemental Declaration survive the termination of the Master Declaration. This Supplemental Declaration may be amended by an instrument signed by the Owners of the land area in Unit 1A, in the manner provided in Article VIII §4 of the Master Declaration, provided that no such amendment shall render this Supplemental Declaration less restrictive than the Master Declaration. Any amendment or termination hereof must be recorded.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto caused this Supplemental Declaration to be executed by its duly authorized officers this 29th day of April, 1975.



A. K. UTAH PROPERTIES, INC.,  
a Utah Corporation

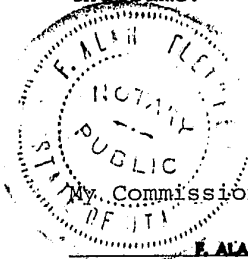
By Emanuel A. Floor  
Emanuel A. Floor, President

M. A. Sherley  
M. A. Sherley, Asst. Secretary

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

On the 29th day of April, 1975, personally appeared before me Emanuel A. Floor and M. A. Sherley, who being by me duly sworn, did say that they are the President and Assistant Secretary, respectively, of A. K. Utah Properties, Inc., a Utah

corporation, and that the foregoing Supplemental Declaration was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and the said Emanuel A. Floor and M. A. Sherley acknowledged to me that said corporation executed the same.



My Commission Expires:

E. ALAN FLETCHER  
Notary Public, Salt Lake County, Utah  
My Commission Expires April 24, 1978

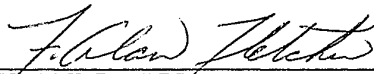
  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

EXHIBIT "A"

Lots 1 to 11, Salt Lake International Center Plat 1A, in the City of Salt Lake, County of Salt Lake, State of Utah, and being more particularly described as follows:

A parcel of land located in Section 36 of Township 1 North, Range 2 West, Salt Lake Base and Meridian, and being more particularly described as follows:

BEGINNING at a point located 1398.00 feet South and 1.12 feet West, more or less, from the Northwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian, and running thence North 89° 58' 00" East 1824.50 feet, more or less, to a point on a 400.00 foot radius circular curve to the right, the center of said curve being located South 12° 19' 09" West 400.00 feet from said point; thence along said curve 227.923 feet, more or less, through a central angle of 32° 38' 51"; thence North 89° 58' 00" East 34.38 feet, more or less, to a point on a 425.00 foot radius circular curve to the right, the center of said curve being located South 48° 14' 44" West 425.00 feet from said point; thence along said curve 309.473 feet, more or less, through a central angle of 41° 43' 16" to a point of tangency; thence South 00° 02' 00" East 1001.56 feet, more or less; thence North 89° 58' 00" East 1303.519 feet, more or less, to a point of curvature of a 150.00 foot radius concave circular curve to the right, the center of said curve being located North 70° 29' 44" East 150.00 feet from said point; thence along said circular curve 125.093 feet, more or less, through a central angle of 47° 46' 55"; thence South 00° 02' 00" East 1412.374 feet, more or less, to a point of curvature on a 150.00 foot radius concave circular curve to the right, the center of said curve being located South 22° 46' 50" East 150.00 feet from said point; thence along said circular curve 176.067 feet, more or less, through a central angle of 67° 15' 10"; thence North 89° 58' 00" East 1120.50 feet, more or less; thence North 00° 02' 00" West 1739.04 feet, more or less; thence South 89° 58' 00" West 187.991 feet, more or less, to a point on a 32.00 foot radius circular curve to the right, the center of said curve being located North 28° 54' 42" East 32.00 feet from said point; thence along said circular curve 22.726 feet, more or less, through a central angle of 40° 41' 27" to a point of tangency with a 192.00 foot radius circular curve to the right, the center of said curve being located North 69° 36' 09" East 192.00 feet from said point; thence along said curve 24.328 feet, more or less, through a central angle of 7° 15' 35"; thence North 00° 02' 00" West 832.235 feet, more or less, to a point on a 73.00 foot radius concave circular curve to the right, the center of said curve being located North 26° 54' 32" West 73.00 feet from said point; thence along said circular curve 160.852 feet, more or less, through a central angle of 126° 14' 56"; thence North 00° 02' 00" West 247.385 feet, more or less; thence South 89° 58' 00" West 2387.599 feet, more or less, to a point on a 425.00 foot radius concave circular curve to the right, the center of said circular curve being located South 34° 53' 46" West 425.00 feet from said point; thence along said curve 198.868 feet, more or less, through a central angle of 26° 48' 37"; thence South 89° 58' 00" West 1798.914 feet, more or less; thence South 00° 02' 45" West 30.00 feet, more or less, to the point of BEGINNING.

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