

9071854

WHEN RECORDED MAIL TO:

FIRST COLONIES, L.C.
ATTN: Mac Brubaker
8649 Sandy Pkwy
Sandy, UT 84070

9071854
05/25/2004 04:35 PM 12.00
Book - 8992 Pg - 4122-4123
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WI 2 P.

Parcel #: 27-01-129-016

GRANT OF USE/PARKING RESTRICTION

This Grant of Use/Parking Restriction is dated this 20th day of May, 2004 and is made and executed by Adam L. Nice, Managing Member of 512 LLC (hereinafter referred to as Grantee)

WHEREAS, by way of a Special Warranty Deed of even date herewith, Grantee has acquired the following described parcel of real property from First Colonies, L.C. that is located in Salt Lake County, State of Utah:

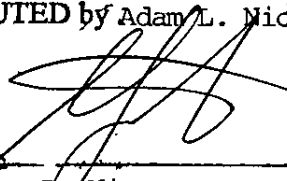
LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"
AND BY THIS REFERENCE IS MADE A PART HEREOF

WHEREAS, as part of the consideration due from Grantee to First Colonies, L.C. for the conveyance of the real property described in the foregoing paragraph, Grantee has agreed to restrict the use of said property and thereby limit the number of parking stalls required for that use as provided for herein.

THEREFORE, in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Grantee agrees that:

1. It will not construct improvements within and/or utilize said property in such a manner that will cause the Sandy City ordinances to require that more than Five (5) parking stalls within the Sports Park Commercial Condominium project be utilized to accommodate such construction and/or use.
2. First Colonies, L.C. and the Owner's Association for the Sports Park Commercial Condominiums shall be entitled to enforce the restriction set forth herein.
3. The terms hereof shall be binding upon (Buyer) and its successors and assigns.

EXECUTED by Adam L. Nice Salt Lake City, Utah on the day and year first written above.

By 
Name: Adam L. Nice
Its: Member/Manager

NO ACKNOWLEDGEMENT
CO. RECORDER

EXHIBIT "A"

All of Unit No. A 1, contained within the SPORTS PARK COMMERCIAL CONDOMINIUMS, as the same is identified in the Record of Survey map recorded in Salt Lake County, Utah, as Entry No. 8273443, in book 2002P at Page 158, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the SPORTS PARK COMMERCIAL CONDOMINIUMS, recorded in Salt Lake County, Utah on June 24, 2002 as Entry no. 8273444 in Book 8612 at Page 4063 of Official Records. Together with (a) the undivided ownership interest in said Condominium Project's common Areas and Facilities which is appurtenant to said unit. (The referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.