

After recording, return to:
F. C. Stangl
Suite 300
4455 South 700 East
Salt Lake City, Utah 84107

4173381

AMENDED
DECLARATION OF EASEMENTS
AND COVENANTS

(Metro Business Park -- Phase II)

32
RECORDING STATES
DEPT
RUBEN GRAY
MERRICK GRAY
DEC 5 4 52 PM '85
SALT LAKE COUNTY, UTAH

THIS INSTRUMENT, dated (for purposes of identification) as of November 29, 1985, is executed by STANGL-ALLIANCE, a Utah Joint Venture, whose address is c/o F. C. Stangl III, F. C. Stangl Construction Company, 4455 South Seventh East, Suite 300, Salt Lake City, Utah 84107, and by such other parties, if any, as are signatories to this instrument (all of which parties, including said Stangl-Alliance, are hereinafter sometimes collectively referred to as the "Signatories," and each or any of which parties is hereinafter sometimes referred to merely as a "Signatory").

RECITALS:

A. Each of the Signatories has an interest in a portion or all of the land, more specifically described in the attached Exhibit "A" which by reference is incorporated herein and made a part hereof, hereinafter referred to as the "Premises".

B. Each of the Signatories, for good and valuable consideration, desire that the within described Premises, and interests therein, shall be subject to those certain DECLARATIONS OF EASEMENTS AND COVENANTS dated (for purposes of identification) September 15, 1982, and recorded as Entry No. 3718902, in Book 5413, pages 334 to 367 inclusive in the Salt Lake County Recorder's Office, State of Utah.

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the Signatories and each of them hereby consent, acknowledge and agree as follows:

1. The Premises and land and all interests therein held by each of the Signatories, as such Premises are more particularly described in the attached Exhibit "A", which by reference is incorporated herein and made a part hereof, shall be made and hereby are subject to and subordinate to that certain DECLARATION OF EASEMENTS AND COVENANTS of the Metro Business Park, dated (for purposes of identification) September 15, 1982, and recorded as Entry No. 3718902, in Book 5413, pages 334 to 367 inclusive, in the Salt Lake County Recorder's Office, State of Utah (the "Declaration").

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2. Except as amended herein, all other provisions, terms, conditions and agreements contained in the Declaration shall be and remain in full force and effect.

IN WITNESS WHEREOF, the Signatories executed the foregoing Amended Declaration of Easements and Covenants on the respective dates appearing below.

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EXECUTED on this 5th day of DECEMBER, 1985, by STANGL-ALLIANCE, a Utah Joint Venture whose address is c/o F. C. Stangl III, F. C. Stangl Construction Company, 4455 South Seventh East, Suite 300, Salt Lake City, Utah 84107.

STANGL-ALLIANCE
a Utah joint Venture

By: [Signature]
F. C. Stangl III
a Joint Venturer in said
Joint Venture

METRO ASSOCIATES, a Utah
Limited Partnership, by
Its Sole General Partner
METRO ASSOCIATES, INC.
which is a Joint Venturer
in said Joint Venture

By: [Signature]
Title: President

ATTEST:
[Signature]
Title: Secretary

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On this 5th day of DECEMBER, 1985, personally appeared before me F. C. Stangl III, who duly acknowledged to me that he is one of the two Joint Venturers in STANGL-ALLIANCE, a Utah Joint Venture, and that he executed the foregoing Declaration as a Joint Venturer in, and on behalf of, said Joint Venture.

My Commission Expires:
2-23-87

[Signature]
NOTARY PUBLIC, Residing in
Salt Lake County, Utah

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STATE OF UTAH
NOTARY PUBLIC
SALT LAKE COUNTY

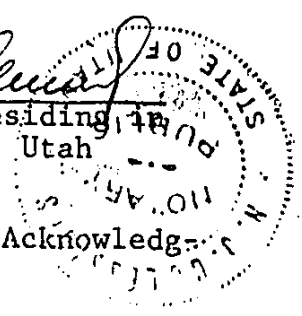
STATE OF UTAH)
) : ss
COUNTY OF SALT LAKE)

On this 5th day of DECEMBER, 1985, personally appeared before me ED THROENSEN and DUANE SLAGGH, who being by me duly sworn, did say that they are the President and Secretary, respectively of METRO ASSOCIATES, INC., a Utah Corporation, and that the foregoing Declaration was signed on behalf of said corporation by authority of its By-laws or a resolution of its Board of Directors, and said Officers acknowledged to me that said corporation executed the same in its capacity as one of the two Joint Venturers in, and on behalf of, STANGL-ALLIANCE, a Utah Joint Venture.

My Commission Expires:

2-23-87

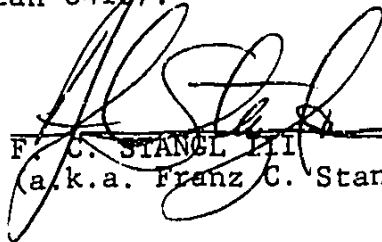
Rich Holman
NOTARY PUBLIC, Residing in
Salt Lake County, Utah



(See Following Pages for Additional Signatories and Acknowledgments Therefor).

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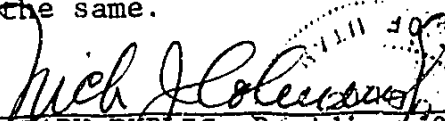
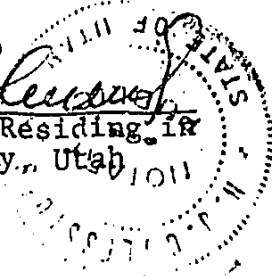
EXECUTED on this 5th day of DECEMBER, 1985,
by F. C. STANGL III (also known as FRANZ C. STANGL III), whose
address is F. C. Stangl Construction Company, 4455 South Seventh
East, Suite 300, Salt Lake City, Utah 84107.


F. C. STANGL III
(a.k.a. Franz C. Stangl III)

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 5th day of DECEMBER, 1985, personally
appeared before me F. C. STANGL III (also known as Franz C.
Stangl III), signer of the foregoing Declaration, who duly
acknowledged to me that he executed the same.

My Commission Expires:
2-23-87


NOTARY PUBLIC, Residing in
Salt Lake County, Utah


PARCEL NO. 2:

Beginning at a point on the South line of the 2100 South Freeway, said point being South 00°02'35" West 685.535 feet along the Quarter Section line and East 3181.71 feet from the Northwest corner of the Northeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake base and Meridian, running thence South 00°05'00" East 1127.57 feet to the North line of 2320 South Street; thence South 89°55'00" West 141.69 feet along said North line; thence North 234.29 feet; thence West 49.14 feet; thence North 269.02 feet; thence West 8.26 feet; thence Southwesterly 45.71 feet along the arc of a 167.08 foot radius curve to the left (center bears South and long chord bears South 82°09'43" West 45.57 feet); thence South 74°19'26" West 120.11 feet; thence Southwesterly 19.46 feet along the arc of a 15.00 foot radius curve to the left (center bears South 15°40'34" East and long chord bears South 37°10'17" West 18.12 feet); thence North 213.11 feet; thence Northwesterly 110.71 feet along the arc of a 135.69 foot radius curve to the left (center bears West and long chord bears North 23°22'25" West 107.66 feet); thence North 46°44'49" West 68.45 feet; thence Northwesterly 79.33 feet along the arc of a 101.88 foot radius curve to the right (center bears North 43°15'11" East and long chord bears North 24°26'29" West 77.34 feet); thence North 02°08'08" West 135.00 feet; thence Northeasterly 43.98 feet along the arc of a 28.00 foot radius curve to the right (center bears North 87°51'52" East and long chord bears North 42°51'52" East 39.60 feet); thence North 02°08'08" West 70.01 feet to the South line of said 2100 South Freeway; thence North 87°51'52" East 335.04 feet along said South line; thence North 89°11'55" East 139.66 feet along said South line to the point of beginning.

PARCEL NO. 3:

Beginning at a point on the South line of the 2100 South Freeway, said point being South 00°02'35" West 685.535 feet along the Quarter Section line and East 3181.71 feet from the Northwest corner of the Northeast Quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence North 89°11'55" East 650.64 feet along said South line; thence North 79°07'15" East 130.68 feet along said South line to the West line of the Jordan River; thence South 41°54'55" East 1557.10 feet along said West line to the North line of 2320 South Street; thence South 89°55'00" West 1817.46 feet along said North line; thence North 00°05'00" West 1127.57 feet to the point of beginning.

ROADWAY PARCEL:

Beginning at a point South 00°02'35" West 894.74 feet along the Quarter Section line and East 1898.70 feet from the Northwest corner of the Northeast Quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence North 50.00 feet; thence Northeasterly 186.32 feet along the arc of a 402.94 foot radius curve to the left (long chord bears North 76°45'13" East 184.66 feet); thence North 63°30'25" East 66.58 feet; thence Easterly 150.29 feet along the arc of a 353.52 foot radius curve to the right (long chord bears North 75°41'09" East 149.16 feet); thence North 87°51'52" East 425.89 feet; thence South 02°08'08" East 50.00 feet; thence Westerly and Southerly 43.98 feet along the arc of a 28.00 foot radius curve to the left (long chord bears South 42°51'52" West 39.60 feet); thence South 02°08'08" East 135.00 feet; thence Southeasterly 79.33 feet along the arc of a 101.88 foot radius curve to the left (long chord bears South 24°26'29" East 77.34 feet); thence South 46°44'49" East 68.45 feet; thence Southerly 110.71 feet along the arc of a 135.69 foot radius curve to the right (long chord bears South 23°22'25" East 107.66 feet); thence South 280.00 feet; thence Southwesterly 107.78 feet along the arc of a 220.49 foot radius curve to the right (long chord bears South 14°00'11"

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West 106.71 feet); thence South 28°00'22" West 51.52 feet; thence Southerly 88.18 feet along the arc of a 179.87 foot radius curve to the left (long chord bears South 13°57'41" West 87.30 feet); thence South 00°05'00" East 150.00 feet to the Northerly right-of-way line of 2320 South Street; thence South 89°55'00" West 40.00 feet along said North line of 2320 South Street; thence North 00°05'00" West 150.00 feet; thence Northeasterly 107.79 feet along the arc of a 219.87 foot radius curve to the right (long chord bears North 13°57'41" East 106.72 feet); thence North 28°00'22" East 51.52 feet; thence Northerly 88.22 feet along the arc of a 180.49 foot radius curve to the left (long chord bears North 14°00'11" East 87.35 feet); thence North 280.00 feet; thence Northwesterly 78.07 feet along the arc of a 95.69 foot radius curve to the left (long chord bears North 23°22'25" West 75.92 feet); thence North 46°44'49" West 68.45 feet; thence Northerly 110.47 feet along the arc of a 141.88 foot radius curve to the right (long chord bears North 24°26'29" West 107.70 feet); thence North 2°08'08" West 135.00 feet; thence Northwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the left (long chord bears North 47°08'08" West 39.60 feet); thence South 87°51'52" West 329.89 feet; thence Southwesterly 129.03 feet along the arc of a 303.52 foot radius curve to the left (long chord bears South 75°41'09" West 128.06 feet); thence South 63°30'25" West 66.58 feet; thence Westerly 209.44 feet along the arc of a 452.94 foot radius curve to the right (long chord bears South 76°45'13" West 207.57 feet) to the point of beginning.

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