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Victor A. Taylor, Esq.
Kimball, Parr, Waddoups, Brown & Gee
185 South State Street, Suite 1300
Salt Lake City, Utah 84111

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NANCY WORKMAN
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THIRD AMENDMENT TO
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS

[Amending the Declaration of Easements, Covenants and Restrictions, dated September 11, 1989, recorded September 11, 1989 as Entry No. 4821465 in Book 6158 at Page 242 of the official records (the "official records") of the Salt Lake County Recorder, and re-recorded September 12, 1989 as Entry No. 4822068 in Book 6158 at Page 1288 of the official records, as previously amended]

THIS AMENDMENT (this "Amendment") is entered into as of the 10th day of July, 1995, between THOMAS M. LLOYD, an individual ("Lloyd"), whose address is 6925 Union Park Center, Suite 500, Midvale, Utah 84047, and UNION PARK CENTER ASSOCIATES, a Utah limited partnership ("Union Park"), whose address is 6925 Union Park Center, Suite 500, Midvale, Utah 84047.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lloyd and Union Park agree as follows:

1. Definitions. As used in this Amendment, each of the following terms shall have the meaning indicated:

"Common Roadways" means certain real property located in Salt Lake County, Utah, described as follows:

COMMON ROADWAYS PARCEL 1:

Beginning at a point on the West right-of-way line of 1300 East Street, said point of beginning being South 89°52'20" West along the Section line 663.80 feet and South 15°12'00" West 248.11 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence northwesterly 13.92 feet along a 15.00 foot radius curve to the left (the radius point of said curve being South 68°21'05" West from the point of beginning), through a central angle of 53°09'05" to an 89.60 foot radius compound curve; thence westerly 20.96 feet along the arc of said curve through a central angle of 13°24'02"; thence North 88°12'02" West 311.25 feet; thence North 37°20'06" West 174.81 feet; thence North 37°45'00" West 61.14 feet to a 15.00 foot radius curve to the left; thence westerly along the arc of said curve 18.64 feet through a central angle of 71°10'51" to a 230.83 foot radius compound curve; thence southwesterly along the arc of said curve 111.28 feet through a central angle of 27°37'19" to a 140.00 foot radius reverse curve; thence southwesterly along the arc of said curve 50.54 feet through a central

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July 7, 1995

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angle of 20°41'05"; thence South 64°08'03" West 24.56 feet; thence South 70°49'31" West 17.48 feet to a 40.00 foot radius curve to the left, the radius point of which curve is South 19°10'29" East; thence along the arc of said curve 15.40 feet through a central angle of 22°03'07" to a point on the West bank of Little Cottonwood Creek; thence along said bank for the following three courses: North 22°22'00" West 21.79 feet; North 05°38'00" West 19.20 feet; North 18°36'00" West 5.28 feet; thence northeasterly 11.71 feet along a non-tangent 95.47 foot radius curve to the right, through a central angle of 07°01'45", the radius point of which is South 26°12'14" East; thence North 70°49'31" East 45.05 feet to a 21.47 foot radius curve to the left; thence northerly along the arc of said curve 53.22 feet through a central angle of 142°02'15"; thence North 71°12'44" West 50.05 feet to a 62.65 foot radius curve to the right; thence northwesterly along the arc of said curve 6.10 feet through a central angle of 05°34'32" to a point on the West bank of Little Cottonwood Creek; thence along said bank North 12°50'00" East 21.34 feet and North 05°10'00" East 10.62 feet; thence South 73°44'38" East 16.33 feet; thence South 66°25'00" East 35.69 feet to an 80.00 foot radius curve to the right, the radius point of which is South 23°35'00" West; thence southeasterly along the arc of said curve 40.02 feet through a central angle of 28°39'52" to a 13.71 foot radius reverse curve, the radius point of which is North 52°14'52" East; thence easterly along the arc of said curve 21.62 feet through a central angle of 90°20'01" to a 270.83 foot radius reverse curve, the radius point of which is South 38°05'09" East; thence northeasterly along the arc of said curve 90.54 feet through a central angle of 19°09'18"; thence North 71°04'09" East 23.90 feet to a 15.00 foot radius curve to the left, the radius point of which is North 18°55'51" West; thence along the arc of said curve 14.56 feet through a central angle of 55°36'01"; thence North 15°28'08" East 78.30 feet to a 55.00 foot radius curve to the right, the radius point of which is South 74°31'52" East; thence northerly along the arc of said curve 35.31 feet through a central angle of 36°46'52"; thence North 52°15'00" East 213.06 feet to a 55.00 foot radius curve to the right, the radius point of which is South 37°45'00" East; thence easterly along the arc of said curve 37.96 feet through a central angle of 39°32'58"; thence South 88°12'02" East 314.25 feet to a 159.12 foot radius curve to the right, the radius point of which is South 01°47'58" West; thence easterly along the arc of said curve 27.17 feet through a central angle of 09°47'02" to a 15.00 foot radius reverse curve, the radius point of which is North 11°35'00" East; thence northeasterly along the arc of said curve 18.05 feet through a central angle of 68°57'38" to a point on the West right-of-way line of 1300 East Street; thence along said right-of-way line for the following three courses: South 11°35'00" West 24.61 feet; South 78°25'00" East 8.00 feet; South 11°35'00" West 30.21 feet; thence northwesterly along the arc of a 15.00 foot radius curve to the right 22.64 feet, the radius point of which is North 78°25'00" West, through a central angle of 86°29'00" to a 129.12 foot radius compound curve, the radius point of which is South 15°06'00" West; thence westerly along the arc of said curve 29.97 feet through a central angle of 13°18'02"; thence North 88°12'02" West 314.25 feet to a 25.00 foot radius curve to the left, the radius point of which is South 01°47'58" West; thence southwesterly along the arc of said curve 17.26 feet through a central angle of 39°32'58"; thence South 52°15'00" West 213.06 feet to a 25.00 foot radius curve to the left, the radius point of which is South 37°45'00" East; thence southerly along the arc of said curve 16.05 feet through a central angle of 36°46'52"; thence South 15°28'08"

West 99.60 feet to a 25.00 foot radius curve to the left, the radius point of which is South 74°31'52" East; thence southerly along the arc of said curve 23.22 feet through a central angle of 53°13'08"; thence South 37°45'00" East 189.08 feet to a 50.00 foot radius curve to the left, the radius point of which is North 52°15'00" East; thence southeasterly along the arc of said curve 44.03 feet through a central angle of 50°27'02"; thence South 88°12'02" East 271.84 feet to a 119.60 foot radius curve to the right, the radius point of which is South 01°47'58" West; thence easterly along the arc of said curve 27.97 feet through a central angle of 13°24'02" to a 15.00 foot radius reverse curve, the radius point of which is North 15°12'00" East; thence easterly along the arc of said curve 4.05 feet through a central angle of 15°28'53" to a point on the West right-of-way line of 1300 East Street; thence along said right-of-way line for the following three courses: South 15°12'00" West 15.54 feet; South 74°48'00" East 8.00 feet; South 15°12'00" West 21.00 feet to the point of beginning.

COMMON ROADWAYS PARCEL 2:

Beginning at a point on the easterly right-of-way line of Union Park Avenue, said point being 1448.17 feet West and 200.78 feet South of the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 53°04'43" West 50.04 feet along said right-of-way to a 132.39 foot radius curve, the radius point of which is North 56°19'58" West; thence northeasterly along the arc of said curve 15.59 feet through a central angle of 06°44'43"; thence North 26°55'19" East 21.20 feet to a 95.47 foot radius curve to the right, the radius point of which is South 63°04'41" East; thence northeasterly along the arc of said curve 61.44 feet through a central angle of 36°52'26" to a point on the West bank of Little Cottonwood Creek; thence along said bank South 18°36'00" East 5.28 feet, South 05°38'00" East 19.20 feet and South 22°22'00" East 21.79 feet to a 40.00 foot radius curve to the left, the radius point of which is South 41°13'36" East; thence along the arc of said curve 21.97 feet through a central angle of 31°28'27" to a 159.87 foot radius reverse curve, the radius point of which is North 72°42'03" West; thence along the arc of said curve 47.23 feet through a central angle of 16°55'41" to the point of beginning.

"Common Trash Facility" means certain real property located in Salt Lake County, Utah, described as follows:

Beginning at a point which is West 915.59 feet and North 243.57 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 88°12'02" West 52.89 feet to a 25.00 foot radius curve to the left; thence westerly along the arc of said curve 17.26 feet through a central angle of 39°32'58"; thence South 52°15'00" West 77.89 feet; thence South 37°45'00" East 49.69 feet; thence North 52°15'00" East 126.09 feet; thence North 01°47'58" East 13.35 feet to the point of beginning.

"Declaration" means the Declaration of Easements, Covenants and Restrictions, dated September 11, 1989, recorded September 11, 1989 as Entry No. 4821465 in Book 6158 at Page 242 of the official records, and re-recorded September 12, 1989 as Entry No. 4822068 in Book 6158 at

Page 1288 of the official records, as amended by the First Amendment to Declaration of Easements, Covenants and Restrictions, dated May 22, 1991, recorded May 23, 1991 as Entry No. 5071111 in Book 6319 at Page 173 of the official records, and the Second Amendment to Declaration of Easements, Covenants and Restrictions, dated June 9, 1993, recorded June 10, 1993 as Entry No. 5524626 in Book 6682 at Page 2301 of the official records, and re-recorded June 29, 1995 as Entry No. 6110835 in Book 7177 at Page 2673 of the official records. (The Declaration affects, among other things, the Common Roadways, the Common Trash Facility and the Parcels.)

"Owner" means the owner of record (in the official records) of a whole or partially undivided fee interest in any portion of the realty concerned.

"Parcels" means certain real property located in Salt Lake County, Utah, more particularly described as follows:

PARCEL 1 (UP I):

Beginning on the southeasterly line of Fort Union Boulevard at a point which is due North 306.470 feet and due West 1704.809 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, thence South 38°38'40" East 35.00 feet; thence North 51°21'20" East parallel with Fort Union Boulevard 94.00 feet; thence South 38°38'40" East 77.50 feet; thence North 51°21'20" East 147.00 feet; thence North 38°38'40" West 110.83 feet to a point on a 1076.92 foot radius curve to the right on the southeasterly line of said Fort Union Boulevard, the center of said curve bears South 35°27'02" East from said point; thence northeasterly along the arc of said curve and southeasterly street line through a central angle of 1°36' for a distance of 30.07 feet; thence South 38°38'40" East 140.23 feet; thence North 51°21'20" East 8.00 feet; thence South 38°38'40" East 13.45 feet; thence North 74°42'25" East 112.95 feet; thence North 20°00' West 180.00 feet to a point on a 1076.92 foot radius curve to the right on the southerly line of said Fort Union Boulevard, the center of said curve bears South 24°42'54" East from said point; thence northeasterly along the arc of said curve and street line through a central angle of 3°39'20" for a distance of 68.71 feet; thence South 20°00' West 70.19 feet; thence South 20°00' East 140.00 feet; thence South 10°00' West 164.36 feet; thence West 40.657 feet; thence South 31°30' West 53.42 feet; thence South 88°45' East 3.20 feet to a point on the West bank of Little Cottonwood Creek; thence along the West bank of said creek for fifteen courses as follows: South 29°03' West 41.6 feet; South 30°11' West 52.7 feet; South 27°12' West 22.8 feet; South 21°54' West 38.7 feet; South 5°10' West 37.3 feet; South 12°50' West 33.6 feet; South 22°38' West 18.9 feet; South 4°49' East 26.3 feet; South 18°36' East 29.2 feet; South 5°38' East 19.2 feet; South 22°22' East 35.8 feet; South 34°55' East 47.7 feet; South 26°59' East 39.0 feet; South 33°32' East 40.0 feet; and South 16°33' East 25.65 feet to the northeasterly line of Parcel No. 126 U:A of Utah Highway Project No. 1-415-9(4) 297 according to the official documentation thereof on file in the office of the Utah Department of Transportation; thence North 53°04'43" West along said northeasterly line 411.31 feet to a point of a 753.51 foot radius curve to the right; thence northwesterly along the arc of said curve and northeasterly line through a central angle of 16°04'43" a distance of 211.45 feet to a point of tangency; thence North

37°00' West along said northeasterly line 50.40 feet to a point of a 35.00 foot radius curve to the right; thence northerly along the arc of said curve through a central angle of 88°21'20" a distance of 53.97 feet to a point of tangency on the southeasterly line of Fort Union Boulevard at a point 69.00 feet perpendicularly distant southeasterly from the control line of Fort Union Boulevard at Engineer's Station 38+43.84; thence North 51°21'20" East along said southeasterly line of Fort Union Boulevard 170.97 feet to the point of beginning.

EXCEPTING from Parcel 1 the following two parcels:

Exception Parcel 1:

Beginning at a point which is due North 306.470 feet, and due West 1704.809 feet, and South 38°38'40" East 60.00 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 51°21'20" East (parallel with Fort Union Boulevard) 69.00 feet; thence South 38°38'40" East 40.00 feet; thence South 51°21'20" West 69.00 feet; thence North 38°38'40" West 40.00 feet to the point of beginning.

Exception Parcel 2:

Beginning at a point which is due North 306.470 feet, and due West 1704.809 feet, and South 38°38'40" East 125.00 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 51°21'20" East (parallel with Fort Union Boulevard) 69.00 feet; thence South 38°38'40" East 20.00 feet; thence South 51°21'20" West 69.00 feet; thence North 38°38'40" West 20.00 feet to the point of beginning.

PARCEL 2 (comprised of three (3) parcels):

Parcel 2A (Existing Building) (UP III):

Beginning at a point 219.11 feet South and 1070.63 feet West of the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 01°47'58" West 69.71 feet; thence South 52°14'40" West 160.86 feet to the northeasterly right-of-way line of Union Park Avenue; thence along said right-of-way North 53°04'43" West 170.30 feet to a point on the westerly bank of Little Cottonwood Creek; thence along said West bank for five courses as follows: North 16°33'00" West 25.65 feet; North 33°32'00" West 40.00 feet; North 26°59'00" West 39.00 feet; North 34°55'00" West 47.70 feet; North 22°22'00" West 14.00 feet to a non-tangent 40.00 foot radius curve to the right, the radius point of which is South 41°13'36" East; thence northeasterly 15.40 feet along the arc of said curve through a central angle of 22°03'07"; thence North 70°49'31" East 17.48 feet; thence North 64°08'03" East 24.56 feet to a 140 foot radius curve to the left, the radius point of which is North 25°51'57" West; thence 50.54 feet

northeasterly along the arc of said curve through a central angle of 20°41'05" to a reverse 230.83 foot curve; thence 111.28 feet northeasterly along the arc of said curve through a central angle of 27°37'19" to a 15.00 foot radius compound curve to the right, the radius of which is South 18°55'51" East; thence 18.64 feet easterly along the arc of said curve through a central angle of 71°10'51"; thence South 37°45'00" East 61.14 feet; thence South 37°20'06" East 174.81 feet to the point of beginning.

Parcel 2B (Existing Parking Terrace):

Beginning at a point 888.16 feet West and 194.82 feet South from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 88°12'02" West 142.20 feet to a 50.00 foot radius curve to the right, the radius point of which is North 01°47'58" East; thence northwesterly 44.03 feet along the arc of said curve through a central angle of 50°27'02"; thence North 37°45'00" West 189.08 feet to a 25.00 foot radius curve to the right the radius point of which is North 52°15'00" East; thence northerly 23.22 feet along the arc of said curve through a central angle of 53°13'08"; thence North 15°28'08" East 99.60 feet to a 25.00 foot radius curve to the right, the radius of which is South 74°31'52" East; thence northeasterly 16.05 feet along the arc of said curve through a central angle of 36°46'52"; thence North 52°15'00" East 78.09 feet; thence South 37°45'00" East 15.00 feet; thence North 52°15'00" East 20.08 feet; thence South 37°45'00" East 296.83 feet; thence South 01°47'58" West 118.00 feet to the point of beginning.

Parcel 2C (Triangular Parcel):

Beginning at a point on the West bank of Little Cottonwood Creek, said point being 1427.75 feet West and 95.95 feet South from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence along the arc of a 95.47 foot radius curve to the right, the radius point of which is South 26°12'14" East, a distance of 11.71 feet through a central angle of 07°01'45"; thence North 70°49'31" East 45.05 feet to a 21.47 foot radius curve to the left, the radius point of which is North 19°10'29" West; thence along the arc of said curve 53.22 feet through a central angle of 142°02'15"; thence North 71°12'44" West 50.05 feet to a 62.65 foot radius curve to the right, the radius point of which is North 18°47'16" East; thence along the arc of said curve 6.10 feet through a central angle of 05°34'32" to a point on the West bank of Little Cottonwood Creek; thence along said bank for the following four courses: South 12°50'00" West 12.26 feet; South 22°38'00" West 18.90 feet; South 04°49'00" East 26.30 feet; South 18°36'00" East 23.92 feet to the point of beginning.

PARCEL 3 (UP V):

Beginning at a point on the West right-of-way line of 13th East Street, said point of beginning being South 89°52'20" West along the Section line 663.80 feet and South 15°12'00" West 248.11 feet from the Northeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South

15°12' West along said West line 14.87 feet to a point of a 749.95 foot radius curve to the left; thence southerly along the arc of said curve and West right-of-way line 267.02 feet through a central angle of 20°24'; thence South 5°12' East along said West line 17.67 feet; thence South 88°00' West 17.96 feet to a point on a curve to the left, the radius point being South 71°25'37" East 171.00 feet; thence southerly along the arc of said curve 41.27 feet; thence South 88°00' West 157.17 feet to the northeasterly right-of-way line and limited access line of a connection road known as "B" Line for a highway known as Interstate 215; thence North 53°30'46" West along said line 54.99 feet; thence North 53°04'43" West along said line 272.87 feet; thence North 52°14'40" East 160.86 feet; thence North 1°47'58" East 69.71 feet; thence South 88°12'02" East 311.25 feet to a point of an 89.60 foot radius curve to the right; thence easterly along the arc of said curve 20.96 feet through a central angle of 13°24'02" to a point of a compound curve to the right, the radius point being South 15°12' West 15.00 feet; thence southeasterly along the arc of said curve 13.92 feet through a central angle of 53°09'05" to the point of beginning.

PARCEL 4 (UP IV):

Beginning at a point on the West right-of-way line of 1300 East Street, said point of beginning being South 89°52'20" West along the Section line 663.80 feet and North 15°12'00" East 89.47 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said West right-of-way line for the following three courses: South 15°12'00" West 128.56 feet; South 20°54'38" West 80.40 feet; South 15°12'00" West 92.48 feet to a 15.00 foot radius non-tangent curve to the right, the radius of which is North 00°16'53" West; thence 4.05 feet westerly along the arc of said curve through a central angle of 15°28'53" to a 119.60 foot radius reverse curve; thence 27.97 feet westerly along the arc of said curve through a central angle of 13°24'02"; thence North 88°12'02" West 129.64 feet; thence North 01°47'58" East 118.00 feet; thence North 37°45'00" West 296.83 feet; thence South 52°15'00" West 20.08 feet; thence North 37°45'00" West 15.00 feet; thence North 52°15'00" East 57.08 feet; thence South 37°45'00" East 49.69 feet; thence North 52°15'00" East 126.09 feet; thence North 01°47'58" East 13.35 feet; thence South 88°12'02" East 261.36 feet to a 129.12 foot radius curve to the right, the radius of which is South 01°47'58" West; thence 29.97 feet easterly along the arc of said curve through a central angle of 13°18'02" to a 15.00 foot radius compound curve; thence 22.64 feet southeasterly along the arc of said curve through a central angle of 86°29'00" to the westerly right-of-way line of 1300 East Street; thence along said right-of-way line South 11°35'00" West 131.29 feet to the point of beginning.

2. Purpose of Amendment. (Any term that is capitalized but not defined in this Amendment shall have the meaning set forth in the Declaration.) Lloyd and Union Park desire to expand the Entire Tract to include all of the Expansion Area, and to define the real property comprising the Expansion Area as two additional Parcels (identified as Parcels 5 and 6 in Paragraph 3 of this Amendment). Lloyd, the "Developer" under the Declaration, and Union Park, the Owner of the Expansion Area, are the only parties required to execute this Amendment pursuant to Paragraphs 20(b) and (c) of the Declaration.

3. Parcels. The definition of "Parcels" set forth in Paragraph 1 of the Declaration is deleted in its entirety, and is replaced with the following new definition (no changes have been made in any of the legal descriptions set forth below from those previously existing for Parcels 1, 2, 3 or 4; Parcels 5 and 6 have been added):

"Parcels" means certain real property located in Salt Lake County, Utah, described as follows:

PARCEL 1 (UP I):

Beginning on the southeasterly line of Fort Union Boulevard at a point which is due North 306.470 feet and due West 1704.809 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, thence South 38°38'40" East 35.00 feet; thence North 51°21'20" East parallel with Fort Union Boulevard 94.00 feet; thence South 38°38'40" East 77.50 feet; thence North 51°21'20" East 147.00 feet; thence North 38°38'40" West 110.83 feet to a point on a 1076.92 foot radius curve to the right on the southeasterly line of said Fort Union Boulevard, the center of said curve bears South 35°27'02" East from said point; thence northeasterly along the arc of said curve and southeasterly street line through a central angle of 1°36' for a distance of 30.07 feet; thence South 38°38'40" East 140.23 feet; thence North 51°21'20" East 8.00 feet; thence South 38°38'40" East 13.45 feet; thence North 74°42'25" East 112.95 feet; thence North 20°00' West 180.00 feet to a point on a 1076.92 foot radius curve to the right on the southerly line of said Fort Union Boulevard, the center of said curve bears South 24°42'54" East from said point; thence northeasterly along the arc of said curve and street line through a central angle of 3°39'20" for a distance of 68.71 feet; thence South 20°00' West 70.19 feet; thence South 20°00' East 140.00 feet; thence South 10°00' West 164.36 feet; thence West 40.657 feet; thence South 31°30' West 53.42 feet; thence South 88°45' East 3.20 feet to a point on the West bank of Little Cottonwood Creek; thence along the West bank of said creek for fifteen courses as follows: South 29°03' West 41.6 feet; South 30°11' West 52.7 feet; South 27°12' West 22.8 feet; South 21°54' West 38.7 feet; South 5°10' West 37.3 feet; South 12°50' West 33.6 feet; South 22°38' West 18.9 feet; South 4°49' East 26.3 feet; South 18°36' East 29.2 feet; South 5°38' East 19.2 feet; South 22°22' East 35.8 feet; South 34°55' East 47.7 feet; South 26°59' East 39.0 feet; South 33°32' East 40.0 feet; and South 16°33' East 25.65 feet to the northeasterly line of Parcel No. 126 U:A of Utah Highway Project No. 1-415-9(4) 297 according to the official documentation thereof on file in the office of the Utah Department of Transportation; thence North 53°04'43" West along said northeasterly line 411.31 feet to a point of a 753.51 foot radius curve to the right; thence northwesterly along the arc of said curve and northeasterly line through a central angle of 16°04'43" a distance

of 211.45 feet to a point of tangency; thence North 37°00' West along said northeasterly line 50.40 feet to a point of a 35.00 foot radius curve to the right; thence northerly along the arc of said curve through a central angle of 88°21'20" a distance of 53.97 feet to a point of tangency on the southeasterly line of Fort Union Boulevard at a point 69.00 feet perpendicularly distant southeasterly from the control line of Fort Union Boulevard at Engineer's Station 38+43.84; thence North 51°21'20" East along said southeasterly line of Fort Union Boulevard 170.97 feet to the point of beginning.

EXCEPTING from Parcel 1 the following two parcels:

Exception Parcel 1:

Beginning at a point which is due North 306.470 feet, and due West 1704.809 feet, and South 38°38'40" East 60.00 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 51°21'20" East (parallel with Fort Union Boulevard) 69.00 feet; thence South 38°38'40" East 40.00 feet; thence South 51°21'20" West 69.00 feet; thence North 38°38'40" West 40.00 feet to the point of beginning.

Exception Parcel 2:

Beginning at a point which is due North 306.470 feet, and due West 1704.809 feet, and South 38°38'40" East 125.00 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 51°21'20" East (parallel with Fort Union Boulevard) 69.00 feet; thence South 38°38'40" East 20.00 feet; thence South 51°21'20" West 69.00 feet; thence North 38°38'40" West 20.00 feet to the point of beginning.

PARCEL 2 (comprised of three (3) parcels):

Parcel 2A (Existing Building) (UP III):

Beginning at a point 219.11 feet South and 1070.63 feet West of the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 01°47'58" West 69.71 feet; thence South 52°14'40" West 160.86 feet to the northeasterly right-of-way line of Union Park Avenue; thence along said right-of-way North 53°04'43" West 170.30 feet to a point

on the westerly bank of Little Cottonwood Creek; thence along said West bank for five courses as follows: North 16°33'00" West 25.65 feet; North 33°32'00" West 40.00 feet; North 26°59'00" West 39.00 feet; North 34°55'00" West 47.70 feet; North 22°22'00" West 14.00 feet to a non-tangent 40.00 foot radius curve to the right, the radius point of which is South 41°13'36" East; thence northeasterly 15.40 feet along the arc of said curve through a central angle of 22°03'07"; thence North 70°49'31" East 17.48 feet; thence North 64°08'03" East 24.56 feet to a 140 foot radius curve to the left, the radius point of which is North 25°51'57" West; thence 50.54 feet northeasterly along the arc of said curve through a central angle of 20°41'05" to a reverse 230.83 foot curve; thence 111.28 feet northeasterly along the arc of said curve through a central angle of 27°37'19" to a 15.00 foot radius compound curve to the right, the radius of which is South 18°55'51" East; thence 18.64 feet easterly along the arc of said curve through a central angle of 71°10'51"; thence South 37°45'00" East 61.14 feet; thence South 37°20'06" East 174.81 feet to the point of beginning.

Parcel 2B (Existing Parking Terrace):

Beginning at a point 888.16 feet West and 194.82 feet South from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 88°12'02" West 142.20 feet to a 50.00 foot radius curve to the right, the radius point of which is North 01°47'58" East; thence northwesterly 44.03 feet along the arc of said curve through a central angle of 50°27'02"; thence North 37°45'00" West 189.08 feet to a 25.00 foot radius curve to the right the radius point of which is North 52°15'00" East; thence northerly 23.22 feet along the arc of said curve through a central angle of 53°13'08"; thence North 15°28'08" East 99.60 feet to a 25.00 foot radius curve to the right, the radius of which is South 74°31'52" East; thence northeasterly 16.05 feet along the arc of said curve through a central angle of 36°46'52"; thence North 52°15'00" East 78.09 feet; thence South 37°45'00" East 15.00 feet; thence North 52°15'00" East 20.08 feet; thence South 37°45'00" East 296.83 feet; thence South 01°47'58" West 118.00 feet to the point of beginning.

Parcel 2C (Triangular Parcel):

Beginning at a point on the West bank of Little Cottonwood Creek, said point being 1427.75 feet West and 95.95 feet South from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence along the arc of a 95.47 foot radius curve to the right, the radius point of which is South 26°12'14" East, a distance of 11.71 feet through a central angle of 07°01'45"; thence North 70°49'31" East 45.05 feet to a 21.47 foot

radius curve to the left, the radius point of which is North 19°10'29" West; thence along the arc of said curve 53.22 feet through a central angle of 142°02'15"; thence North 71°12'44" West 50.05 feet to a 62.65 foot radius curve to the right, the radius point of which is North 18°47'16" East; thence along the arc of said curve 6.10 feet through a central angle of 05°34'32" to a point on the West bank of Little Cottonwood Creek; thence along said bank for the following four courses: South 12°50'00" West 12.26 feet; South 22°38'00" West 18.90 feet; South 04°49'00" East 26.30 feet; South 18°36'00" East 23.92 feet to the point of beginning.

PARCEL 3 (UP V):

Beginning at a point on the West right-of-way line of 13th East Street, said point of beginning being South 89°52'20" West along the Section line 663.80 feet and South 15°12'00" West 248.11 feet from the Northeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 15°12' West along said West line 14.87 feet to a point of a 749.95 foot radius curve to the left; thence southerly along the arc of said curve and West right-of-way line 267.02 feet through a central angle of 20°24'; thence South 5°12' East along said West line 17.67 feet; thence South 88°00' West 17.96 feet to a point on a curve to the left, the radius point being South 71°25'37" East 171.00 feet; thence southerly along the arc of said curve 41.27 feet; thence South 88°00' West 157.17 feet to the northeasterly right-of-way line and limited access line of a connection road known as "B" Line for a highway known as Interstate 215; thence North 53°30'46" West along said line 54.99 feet; thence North 53°04'43" West along said line 272.87 feet; thence North 52°14'40" East 160.86 feet; thence North 1°47'58" East 69.71 feet; thence South 88°12'02" East 311.25 feet to a point of an 89.60 foot radius curve to the right; thence easterly along the arc of said curve 20.96 feet through a central angle of 13°24'02" to a point of a compound curve to the right, the radius point being South 15°12' West 15.00 feet; thence southeasterly along the arc of said curve 13.92 feet through a central angle of 53°09'05" to the point of beginning.

PARCEL 4 (UP IV):

Beginning at a point on the West right-of-way line of 1300 East Street, said point of beginning being South 89°52'20" West along the Section line 663.80 feet and North 15°12'00" East 89.47 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said West right-of-way line for the following three courses: South 15°12'00" West 128.56 feet; South 20°54'38" West 80.40 feet; South 15°12'00"

West 92.48 feet to a 15.00 foot radius non-tangent curve to the right, the radius of which is North 00°16'53" West; thence 4.05 feet westerly along the arc of said curve through a central angle of 15°28'53" to a 119.60 foot radius reverse curve; thence 27.97 feet westerly along the arc of said curve through a central angle of 13°24'02"; thence North 88°12'02" West 129.64 feet; thence North 01°47'58" East 118.00 feet; thence North 37°45'00" West 296.83 feet; thence South 52°15'00" West 20.08 feet; thence North 37°45'00" West 15.00 feet; thence North 52°15'00" East 57.08 feet; thence South 37°45'00" East 49.69 feet; thence North 52°15'00" East 126.09 feet; thence North 01°47'58" East 13.35 feet; thence South 88°12'02" East 261.36 feet to a 129.12 foot radius curve to the right, the radius of which is South 01°47'58" West; thence 29.97 feet easterly along the arc of said curve through a central angle of 13°18'02" to a 15.00 foot radius compound curve; thence 22.64 feet southeasterly along the arc of said curve through a central angle of 86°29'00" to the westerly right-of-way line of 1300 East Street; thence along said right-of-way line South 11°35'00" West 131.29 feet to the point of beginning.

PARCEL 5 (UP VI):

Beginning at a point on the East bank of Little Cottonwood Creek, said point being South 89°52'20" West 1372.72 feet and South 20°26'32" West 2.28 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being on a curve to the right, the radius point being South 23°35'00" West 80.00 feet; thence southeasterly along the arc of said curve 40.02 feet to a point of a reverse curve to the left, the radius point being North 52°14'52" East 13.71 feet; thence easterly along the arc of said curve 21.62 feet to a point of a reverse curve to the right, the radius point being South 38°05'09" East 270.83 feet; thence northeasterly along the arc of said curve 90.54 feet to a point of tangency; thence North 71°04'09" East 23.90 feet to a point of a 15.00 foot radius curve to the left; thence northeasterly along the arc of said curve 14.56 feet to a point of tangency; thence North 15°28'08" East 78.30 feet to a point of a 55.00 foot radius curve to the right; thence northeasterly along the arc of said curve 35.31 feet to a point of tangency; thence North 52°15'00" East 213.06 feet to a 55.00 foot radius curve to the right, the radius point of which is South 37°45'00" East; thence easterly along the arc of said curve 37.96 feet through a central angle of 39°32'58"; thence South 88°12'02" East 232.23 feet; thence North 01°48'25" East 386.85 feet to the South right-of-way line of Fort Union Boulevard; thence along said right-of-way line for the following two courses: North 89°31'40" West 158.85 feet to a 1076.92 foot radius curve to the left, the radius point of which is South 00°28'20" West; thence southwesterly along the arc of said curve 404.70 feet through a central angle of 21°31'54"; thence leaving said

right-of-way South 20°00'00" West 70.19 feet; thence South 20°00'00" East 140.00 feet; thence South 10°00'00" West 164.36 feet; thence West 40.657 feet; thence South 31°30'00" West 53.42 feet; thence South 88°45'00" East 3.20 feet to a point on the West bank of Little Cottonwood Creek; thence along said bank for the following five courses: South 29°03'00" West 41.60 feet, South 30°11'00" West 52.70 feet, South 27°12'00" West 22.8 feet, South 21°54'00" West 38.70 feet, South 05°10'00" West 26.63 feet; thence South 73°44'38" East 16.33 feet; thence South 66°25'00" East 35.69 feet to the point of beginning.

PARCEL 6 (UP VII):

Beginning at a point South 89°52'20" West 735.38 feet and North 269.59 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 88°12'02" East 82.02 feet to a 159.12 foot radius curve to the right, the radius point of which is South 01°47'58" West; thence easterly along the arc of said curve 27.17 feet through a central angle of 09°47'02" to a 15.00 foot radius reverse curve, the radius point of which is North 11°35'00" East; thence northeasterly along the arc of said curve 18.05 feet through a central angle of 68°57'38" to a point on the West right-of-way line of 1300 East Street; thence along said right-of-way line for the following five courses: North 11°35'00" East 78.25 feet, South 80°09'39" East 8.01 feet, North 11°35'00" East 179.86 feet, North 81°41'00" West 20.36 feet, North 11°35'00" East 131.95 feet to the South right-of-way line of Fort Union Boulevard; thence North 89°31'40" West along said South right-of-way line 178.56 feet; thence South 01°48'25" West 386.85 feet to the point of beginning.

4. General Provisions. Except as set forth in this Amendment, the Declaration and each provision of the Declaration are ratified and affirmed in their entirety. This Amendment shall be governed by, and construed and interpreted in accordance with, the laws (excluding the choice of laws rules) of the State of Utah.

LLOYD AND UNION PARK have executed this Amendment on the respective dates set forth below, to be effective as of the date first set forth above.

LLOYD:

Thomas M Lloyd
THOMAS M. LLOYD

Date July 10, 1995

UNION PARK:

UNION PARK CENTER ASSOCIATES

By Thomas M Lloyd
Thomas M. Lloyd
General Partner

Date July 10, 1995

State of Utah)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 10th day of July, 1995, by Thomas M. Lloyd, individually and as the general partner of Union Park Center Associates.

(Seal)

Camille Butkovich
Notary Public

My Commission Expires:

July 27, 1997

Residing at:

11925 Union Pt. Cir #500 - Midvale, UT 84047

