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17 JUNE 92 09:44 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
HERMES ASSOCIATES LTD
171 WAYNE MIDDLETON
455 E 5TH S SUITE 400 SLC, 84111
REC BY: REBECCA GRAY , DEPUTY

WHEN RECORDED, MAIL TO:
Denis R. Morrill, Esq.
Prince, Yeates & Geldzahler
175 East Fourth South, #900
Salt Lake City, Utah 84111

Space Above for Recorder's Use Only

RECIPROCAL DECLARATION OF COVENANT
NOT TO OBSTRUCT COMMON BOUNDARY

THIS RECIPROCAL DECLARATION is made and entered into this 12th day of JUNE, 1992 by and between HARMON CITY, INC., a Utah corporation ("Harmons"), and HERMES ASSOCIATES LTD., a Utah limited partnership ("Hermes") (Harmons and Hermes being hereinafter collectively called "Declarants").

R E C I T A L S

A. Harmons is the owner of that certain real property situated in the County of Salt Lake, State of Utah, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Harmons Property").

B. Hermes is the owner of that certain real property situated in the County of Salt Lake, State of Utah, more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof (the "Hermes Property"). The Harmons Property and the Hermes Property are hereinafter collectively called the "Properties" and are individually called the "Property."

C. The Harmons Property is contiguous with the Hermes Property along the southerly and westerly boundaries of the Harmons Property.

D. Harmons and Hermes mutually desire to allow free pedestrian and vehicular ingress to and egress from their respective Properties along their common boundary at the location more particularly described on Exhibit "C" attached hereto and by this reference made a part hereof (the "Access Line").

D E C L A R A T I O N

NOW, THEREFORE, Declarants hereby covenant, agree and declare that all of their respective interests, as the same may from time to time appear, in their respective Properties shall be held and conveyed subject to the following covenants, conditions and restrictions which are hereby declared to be for the benefit of Declarants' respective Properties, the owners of

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said respective Properties and their successors and assigns in interest in said respective Properties. These covenants, conditions and restrictions shall run with the Harmons Property and the Hermes Property and shall be binding upon all parties having or acquiring any right or title in said respective Properties or any part thereof, and shall inure to the benefit of each owner having or acquiring any right or title in the Harmons Property or the Hermes Property, and are imposed upon said Properties and every part thereof as a servitude in favor of the other of said Properties, and each and every part thereof as the dominant tenement or tenements.

1. Covenant. Each of Declarants hereby covenants and agrees not to construct on its respective side of the Access line any impediments to pedestrian and/or vehicular travel over the Access Line to the other Declarant's Property, and not to otherwise impede in any way on its Property, pedestrian and/or vehicular travel to and from the other Declarant's Property at the Access Line.

2. Term. The covenants, conditions and restrictions of this Declaration shall run with and bind the Harmons Property and the Hermes Property and shall inure to the benefit of and be enforceable by the owner of the other said Properties for a term of fifty (50) years from the date this Declaration is recorded in the office of the Salt Lake County Recorder.

3. Construction. The provisions of this Declaration shall be liberally construed to effectuate its purpose of allowing free and unobstructed pedestrian and vehicular access between Declarants' respective Properties described herein, at the access line.

IN WITNESS WHEREOF, Declarants have executed this instrument as of the day and year first above written.

HARMON CITY, INC., a Utah corporation

By Robert M. Morris Pres.

Authorized Officer

HERMES ASSOCIATES LTD., a Utah limited partnership

By J. Rees Jordan
J. Rees Jordan
Senior General Partner

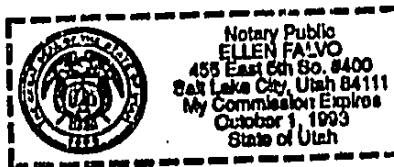
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me
this 12th day of May, 1992, by Robert A. Morris, authorized
officer of Harmon City, Inc.

Ellen Falvo
NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires:

10-1-93



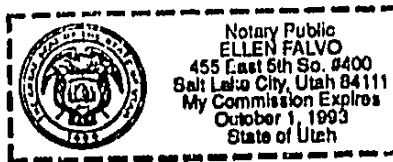
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me
this 12th day of May, 1992, by J. Rees Jensen, Senior General
Partner of Hermes Associates Ltd.

Ellen Falvo
NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires:

10-1-93



6631L

EXHIBIT "A"

Legal Description of the Harmons Property

Beginning at a point South 00°02'55" East 211 feet and South 89°53'41" West 53 feet from the Northeast corner of Section 15, Township 2 South, Range 1 West Salt Lake Base and Meridian, and running thence South 00°02'55" East 317 feet; thence West 310 feet; thence South 132 feet; thence West 297 feet; thence North 396 feet; thence East 85 feet; thence North 264 feet; thence East 391 feet; thence South 33 feet; thence South 89°53'41" West 55 feet; thence South 00°02'55" East 178 feet; thence North 89°53'41" East 186 feet, to the point of beginning, less street.

6.59 acres more or less.



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EXHIBIT "B"

Legal Description of the Hermes Property

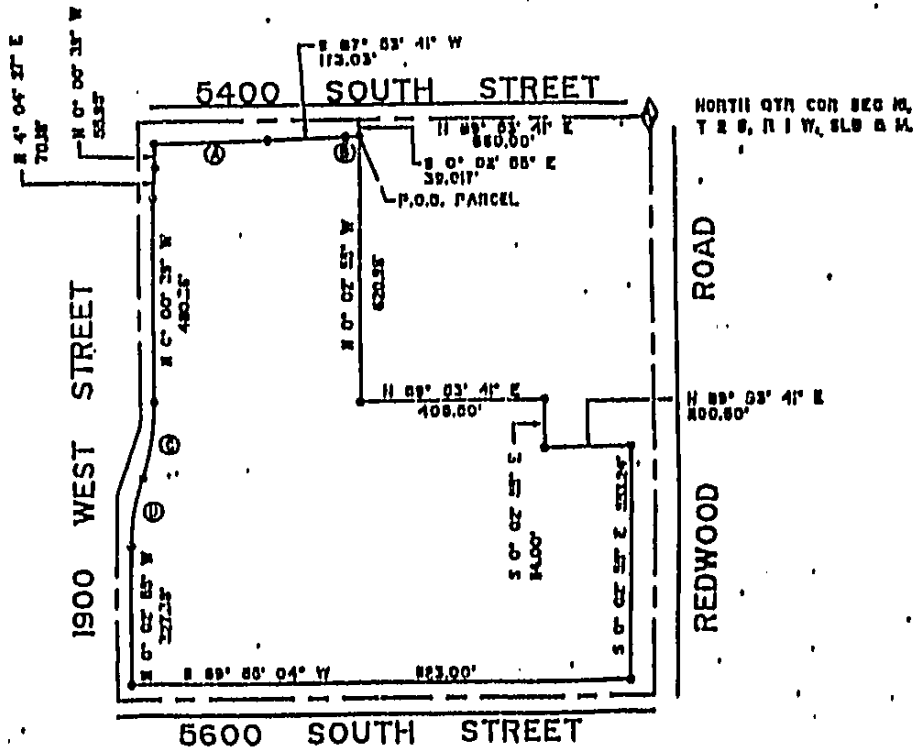
FAMILY CENTER & MIDVALLEY - NORTH PHASE

DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTH LINE OF 5400 SOUTH STREET, SAID POINT BEING SOUTH 09°53'41" WEST 660.00 FEET AND SOUTH 00°02'55" EAST 39.017 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°02'55" EAST 620.983 FEET; THENCE NORTH 09°53'41" EAST 406.50 FEET; THENCE SOUTH 00°02'55" EAST 114.00 FEET; THENCE NORTH 09°53'41" EAST 200.80 FEET TO THE WEST LINE OF HEDWOOD ROAD; THENCE SOUTH 00°02'55" EAST 553.239 FEET ALONG THE WEST LINE OF HEDWOOD ROAD TO THE NORTH LINE OF 5600 SOUTH STREET; THENCE SOUTH 09°53'04" WEST 1123.00 FEET ALONG THE NORTH LINE OF 5600 SOUTH STREET TO THE EAST LINE OF 1900 WEST STREET; THENCE ALONG THE EAST LINE OF 1900 WEST STREET THE NEXT 6 COURSE AND DISTANCES, NORTH 00°02'55" WEST 327.30 FEET; THENCE NORTHEASTERLY 163.04 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 09°17'35" EAST 162.32 FEET); THENCE NORTHEASTERLY 104.19 FEET ALONG THE ARC OF A 566.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS NORTH 09°10'43" EAST 103.30 FEET); THENCE NORTH 70°00'39" WEST 400.36 FEET; THENCE NORTH 04°04'27" EAST 70.10 FEET; THENCE NORTH 00°00'39" WEST 58.95 FEET TO THE SOUTH LINE OF 5400 SOUTH STREET; THENCE ALONG THE SOUTH LINE OF 5400 SOUTH STREET THE NEXT 3 COURSE AND DISTANCES, NORTHEASTERLY 253.94 ALONG THE ARC OF AN 11,512.16 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS NORTH 00°31'36" EAST 253.94 FEET); THENCE NORTH 07°53'41" EAST 173.03 FEET; THENCE NORTHEASTERLY 27.649 FEET ALONG THE ARC OF AN 11,400.16 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 07°57'51" EAST 27.640 FEET), TO THE POINT OF BEGINNING.

CONTAINS: 22.912 ACRES.

- ① CURVE DATA
A = 0°08'20"
P = 812.14'
L = 283.99'
C = N 88°37'36" E
283.94'
- ② CURVE DATA
A = 0°08'20"
P = 812.14'
L = 283.99'
C = N 87°57'51" E
27.640'
- ③ CURVE DATA
A = 12°28'44"
P = 460.00'
L = 147.77'
C = N 09°10'43" E
103.30'
- ④ CURVE DATA
A = 18°47'00"
P = 800.00'
L = 155.04'
C = N 09°17'35" E
162.32'



POUR COPY - CC RECORDER

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EXHIBIT "C"

Legal Description of the Access Lines

FAMILY CENTER @ MIDVALLEY - NORTH PHASE
24 FOOT RIGHT-OF-WAY DESCRIPTION: (Harmons to Redwood Road)

A PERPETUAL RIGHT-OF-WAY 24 FEET WIDE, 12 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE FOR ENGRESS AND EGRESS OVER, ABOVE, AND ALONG THE FOLLOWING.

BEGINNING AT A POINT ON THE SOUTH LINE OF THE HARMON'S PROPERTY, SAID POINT BEING SOUTH $00^{\circ}02'55''$ EAST 660 FEET AND SOUTH $89^{\circ}53'41''$ WEST 366.5 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF THE HARMON'S PROPERTY FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. ~~AND RUNNING THENCE SOUTH $00^{\circ}00'19''$ EAST 125 FEET, THENCE SOUTH $07^{\circ}22'$ EAST 91 FEET, THENCE NORTH $89^{\circ}53'41''$ EAST 302 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD, (1700 WEST STREET).~~

SURVEYOR'S NOTE:
THIS DESCRIPTION FALLS IN THE FAMILY CENTER @ MIDVALLEY - NORTH PHASE PROPERTY. IT SHOULD BE SIGNED FAVOR OF HARMON'S.

-FOR COPY-
CA. DECEMBER

