

Beneficial Development
Attn: Heather
3600 South State
Salt Lake City, Ut.
84115

Recorded at request of BLACK'S TITLE CO. Fee Paid \$ 15.50
Date MAR 27 1979 at 9:51 AM CAROL DEAN PAGE Recorder Davis County
By *Carroll Dean Page* Deputy Book 759 Page 570

526543

FIRST AMENDMENT

NSL Ind. Pk "C"

TO

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

PLAT "C", NORTH SALT LAKE INDUSTRIAL PARK

THIS AMENDMENT, made this seventh day of March, 1979, by BENEFICIAL DEVELOPMENT COMPANY, a Utah corporation, hereinafter referred to as "Grantor";

W I T N E S S E T H

WHEREAS, on the thirtieth day of November, 1977, Beneficial Development Company executed a Declaration of Covenants, Conditions, and Restrictions. That this Declaration of Covenants, Conditions, and Restrictions was recorded in the office of the Davis County Recorder on December 7, 1977, as Entry No. 480394, Book 681, Pages 389 through 395 inclusive; and

WHEREAS, Grantor is desirous of amending the original Declaration of Covenants, Conditions, and Restrictions as herein provided;

NOW, THEREFORE, Grantor does hereby amend the Declaration of Covenants, Conditions, and Restrictions as follows:

Article IV, (b) shall be amended to read as follows:

-
- Abstracted
-
- Indexed
- Entered
- Platted
- On Margin
- Compared

(b) Location of Buildings - All buildings shall be set back at least thirty (30) feet from the front property line of the building site. At least fifteen (15) feet of this thirty (30) foot frontage shall be maintained in a landscaped condition. The buildings shall be set back at least five (5) feet from the property line on the sides and back of the subject property, except as follows:

- (1) On the rail side of the Building site, all structures shall be set back not less than 23 feet 6 inches (23'6") from the centerline of the adjacent lead track. Where conditions require greater setbacks because of specific Building requirements such as spur tracks within Buildings, Buildings of large size requiring fire lanes or special track configuration, the rail side setback will be determined by the Grantor and prospective Owners and Occupants;
- (2) Underground improvements such as storagetanks may be placed within those portions of setback areas which are not included in the easement to municipalities and utility companies as identified in Paragraph (f) of this Section.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by the duly authorized officers and its corporate seal to be affixed hereto on the date first above written.

BENEFICIAL DEVELOPMENT COMPANY

By:

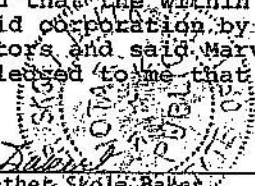
Marvin C. Steadman
Marvin C. Steadman
President



Richard R. Neslen
Richard R. Neslen
Secretary

State of Utah)
) : ss.
County of Salt Lake)

On this 14th day of March, 1979, personally appeared before me Marvin C. Steadman and Richard R. Neslen, who being by me duly sworn did say, each for himself, that he, the said Marvin C. Steadman is the President, and he, the said Richard R. Neslen is the Secretary of Beneficial Development Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of Directors and said Marvin C. Steadman and Richard R. Neslen each duly acknowledged to me that said corporation executed the same.



Heather Skole Baker
Notary Public: Heather Skole Baker
Residing: Salt Lake City, UT
Commission Expires: June 10, 1982

ZIONS SECURITIES CORPORATION

By:

J. Howard Dunn
J. Howard Dunn
President



Lee T. Simmons
Lee T. Simmons

State of Utah)
) : ss.
County of Salt Lake)

On this 20 day of March, 1979, personally appeared before me J. Howard Dunn and Lee T. Simmons, who being by me duly sworn did say, each for himself, that he, the said J. Howard Dunn is the President, and he the said Lee T. Simmons is the Secretary of Zions Securities Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said J. Howard Dunn and Lee T. Simmons each duly acknowledged to me that said corporation executed the same.

Sherman Anderson
Notary Public:
Residing: Salt Lake City, Utah
Commission Expires:



My Commission Expires Feb. 1, 1983

EXHIBIT "A"

Beginning on the North line of Center Street (Cudahay Lane) at the Southeast corner of Lot 15 of the North Salt Lake Industrial Park Plat "A", said point being South 89°50'07" East 1210.01 feet and North 40.00 feet from the Southwest corner of Section 2, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence North 2633.48 feet; thence East 1213.64 feet to the West line of 400 West Street; thence Northerly along said West line of 400 West Street along an 800 foot radius curve to the left (long chord bears North 3°36'52.5" East 100.87 feet) 100.94 feet; thence North 47.42 feet; thence East 603.11 feet; thence South 6°38'38" East 859.15 feet; thence South 17°20'30" East 221.04 feet; thence South 4°08'10" East 31.33 feet; thence North 89°50'00" West 612.59 feet to the centerline of a 20 foot oil pipeline easement; thence South 2°59'00" West 816.77 feet along said centerline of oil pipeline easement; thence South 89°50'00" East 513.21 feet; thence South 9°11'00" West 886.87 feet to the North line of Center Street (Cudahay Lane); thence North 89°49'55" West along said North line 261.44 feet to an angle point North 4°13'47" East 40.10 feet from the South quarter corner of said Section 2; thence North 89°50'07" West 1445.79 feet to the point of beginning. Contains 104.477 acres.