

WHEN RECORDED RETURN TO:
Kay M. Voornees
Price Development Company
35 Century Park-Way
Salt Lake City, Utah 84115

1/2
1650

4650833
18 JULY 88 11:29 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SECURITY TITLE
REC BY: JANET WONG , DEPUTY

4650833

FIRST AMENDMENT TO
AMENDED AND RESTATED DECLARATION
OF RESTRICTIONS AND GRANT OF EASEMENTS

This First Amendment to Amended and Restated Declaration of Restrictions and Grant of Easements (the "Amendment") is entered into this 7th day of June, 1988, by and between Price Development Company, a Utah corporation ("First Party"); Albertson's, Inc., a Delaware corporation ("Albertson's"); and Shopko Stores, Inc., d/b/a Uvalko/Shopko Stores, Inc., a Minnesota corporation ("Shopko").

RECITALS

A. On the 27th day of May, 1987, the parties hereto entered into that certain Amended and Restated Declaration of Restrictions and Grant of Easements (the "Declaration"), a copy of which was recorded June 5, 1987, as Instrument Number 4470260, Book 5927, Page 840 in the Salt Lake County Recorder's Office, State of Utah.

B. The parties now desire to amend in certain particulars the boundaries of Parcels 1, 1A, 2 and 3 shown on the site plan attached to the Declaration as Exhibit "A".

C. In order to accomplish the above, the parties have entered into this Amendment.

AGREEMENTS

1. First Party warrants that it is the Owner of Parcels 1, 1A, 3 and 5 as described in the Declaration. Albertson's warrants that it is the Owner of Parcel 2 as described in the Declaration. Shopko warrants that it is the Owner of Parcel 4 as described in the Declaration. Each party warrants that there is no Prime Lessee of its respective Parcel(s).

2. The site plan attached hereto as Exhibit "A" and incorporated herein by this reference is hereby substituted for the site plan attached to the Declaration as Exhibit "A".

3. The legal descriptions for Parcels 1, 1A, 2 and 3 attached hereto as Schedule I and incorporated herein by this reference are hereby substituted for the legal descriptions for Parcels 1, 1A, 2 and 3 attached to the Declaration as a part of Schedule I.

4. Except where otherwise specifically stated herein, all of the terms in this Amendment shall have the meanings set forth in the Declaration.

5. The provisions of this Amendment shall be binding upon and inure to the benefit of the parties hereto, their heirs, personal representatives, successors and assigns.

6. The Declaration remains in full force and effect and remains unaltered except to the specific extent amended herein.

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

Price Development Company, a Utah corporation

By [Signature]
Its _____

SECURITY TITLE CO.
VJS# 252827 & 24947

BOOK 6047 PAGE 2288

FIRST AMENDMENT TO AMENDED AND RESTATED
DECLARATION OF RESTRICTIONS AND GRANT OF
EASEMENTS dated the 7th day of June, 1988
Page 2

CO

Albertson's, Inc., a Delaware
corporation

By Thomas L. Stabbin
Its Sp. V.P.

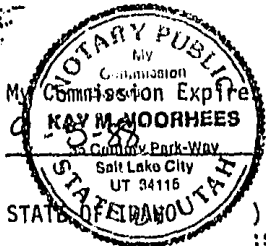
Shopko Stores, Inc., d/b/a Uvalko
Shopko Stores, Inc., a Minnesota
corporation

By [Signature]
Its [Signature]

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

On this 26 day of April, 1988, personally appeared before
me Michael C. Frie known to me to be the Vice President
of Price Development Company, a Utah Corporation, the Corporation that
executed the foregoing instrument, and known to me to be the person who
executed the within instrument on behalf of said Corporation.

Kay M. Moorhees
NOTARY PUBLIC
Residing at Shrewsbury County

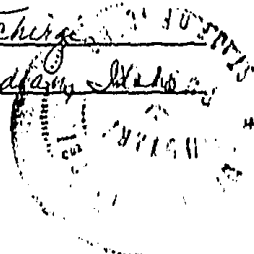


STATE OF UTAH)
) :ss.
COUNTY OF ADA)

On this 7th day of June, 1988, personally appeared before
me Thomas R. Salden known to me to be the Senior Vice President
of Albertson's, Inc., a Delaware Corporation, the Corporation that
executed the foregoing instrument, and known to me to be the person who
executed the within instrument on behalf of said Corporation.

Standa Tschige
NOTARY PUBLIC
Residing at Meridian, Idaho

My Commission Expires:
5/1/94



BOOK 6047 PAGE 2289

FIRST AMENDMENT TO AMENDED AND RESTATED
DECLARATION OF RESTRICTIONS AND GRANT OF
EASEMENTS dated the ___ day of ___, 1988
Page 3

STATE OF WISCONSIN)
) :ss.
COUNTY OF BROWN)

On this 3rd day of May, 1988, personally appeared before
me ~~James Shopko~~ known to me to be the Vice President
of Shopko Stores, Inc. d/b/a Uvalko Shopko Stores, Inc., a Minnesota
Corporation, the Corporation that executed the foregoing instrument, and
known to me to be the person who executed the within instrument on
behalf of said Corporation.

James L. Penning
NOTARY PUBLIC
Residing at New Bay

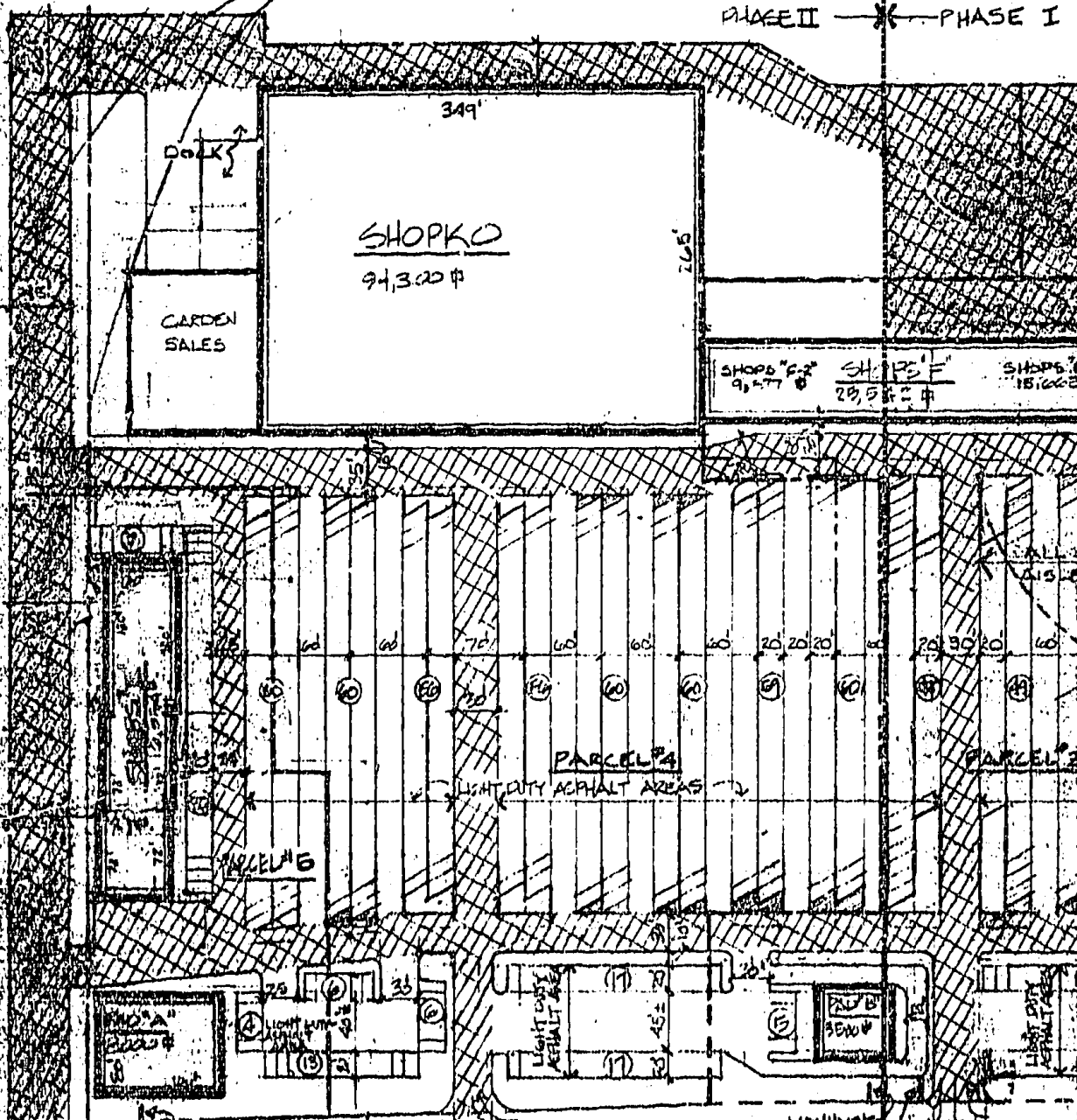
My Commission Expires:

12-31-90



NOT A PART OF SITE WORK

PHASE II — PHASE I



GENERAL NOTES

- Given w/out Benefit of Survey
- No Truckwells, Natural Docks Only
- Parking Requirements:
- **MIN. SPACES: 7105000 G.L.A.**
- Building setbacks:
- **0' FROM SIDWALK**
- Landscape Requirements:
- **10% OR OPEN SPACE**
- Lighting Requirements:
- Existing: "AS IS"
- Required: "AS SHOWN"

90TH SOUTH

BOOK 6047 PAGE 2291

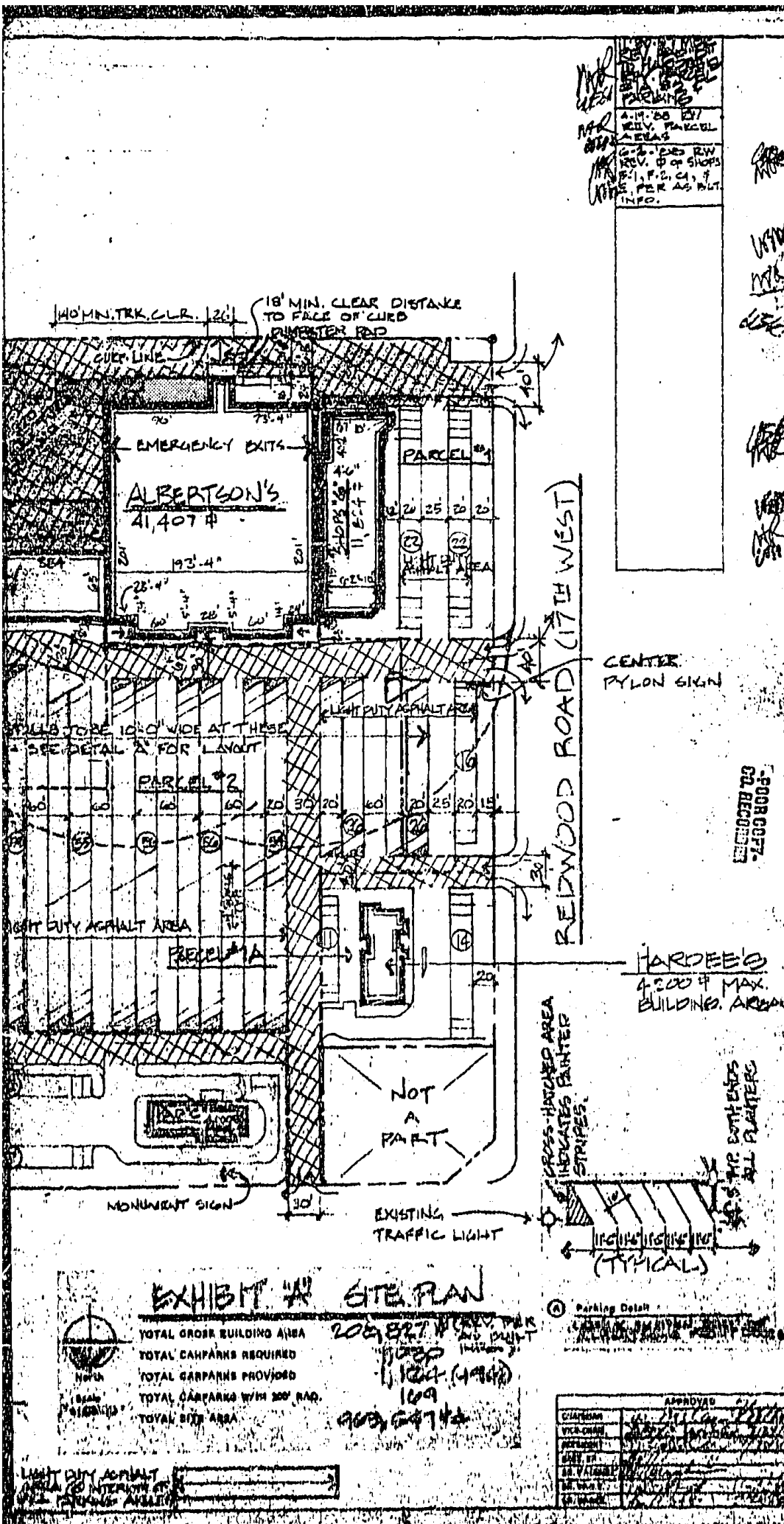
LEGEND

- Property Line
- Parcel Line
- Expansion Limit Line
- Building Area



LIGHT DUTY ASPHALT

MEDIUM DUTY ASPHALT AREA



REVISIONS

7-25-80	PHS	KADAM PLAN
7-28-80	PHS	CHANGES TO EXHIBIT "A"
11-04-80	PHS	REV. PARKING STRIPS, A.P. PAID 25% FROM LINE, AND PLANE LINE
12-28-80	PHS	REV. CURB CUT WIDTHS
1-13-81	PHS	REVISED PLAN ADDED FROM THE CHANGE LOCATION CENTER Pylon SIGN, ADDED TURNING ARROWS, REV. INTERIOR PLANS
3-11-81	PHS	REV. P. PARCELS, PAVED, SITE COFF. P.D. 1.0000, 1.0000, 1.0000, 1.0000

SITE PLAN



PROJECT
SIC
9001 F
REDWOOD

BOOK 6047 PAGE 2292

WEST JORDAN UT. STONHILL #3002

Drawn By: PLS
Checked By: PLS
Date: 1-1-81
Sheet: 1 of 1

EXHIBIT "A" SITE PLAN

TOTAL GROSS BUILDING AREA	206,877 sq ft (REV. PLAN)
TOTAL CARPARKS REQUIRED	1,080
TOTAL CARPARKS PROVIDED	1,124 (4% EXCESS)
TOTAL CARPARKS WITH 300' RAD.	109
TOTAL SITE AREA	909,647 sq ft

APPROVED

CITY ENGINEER	DATE
PLANNING COMMISSION	DATE
STATE ENGINEER	DATE
PLANNING COMMISSION	DATE
PLANNING COMMISSION	DATE
PLANNING COMMISSION	DATE

LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2736 South 2700 West • West Valley City, Utah 84119 • (801) 972-2634

LEGAL DESCRIPTION

RIVER POINTE PLAZA
REVISED PARCEL 1

BEGINNING at a point on the East line of Redwood Road (1700 West Street), said point being South 00°03'25" East 370.48 feet along the Quarter Section line and North 89°53'45" East 53.00 feet from the Center of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°53'45" East 84.61 feet; thence South 00°06'15" East 199.34 feet; thence North 89°53'45" East 75.00 feet; thence South 00°06'15" East 169.00 feet; thence South 89°53'45" West 4.50 feet; thence South 00°06'15" East 52.33 feet; thence South 89°53'45" West 155.46 feet to the East line of Redwood Road; thence North 00°03'25" West along said East line 420.67 feet to the POINT OF BEGINNING. Contains 1.1945 acres.

PREPARED FOR: Price Development Co.
35 Century Parkway
Salt Lake City, Utah 84115

PREPARED BY: Robert S. Markham, P.E.
L & M No. 01435-B6E/S
Nov. 18, 1987

BOOK 6047 PAGE 2293

LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2736 South 2700 West • West Valley City, Utah 84119 • (801) 972-2634

LEGAL DESCRIPTION

RIVER POINTE PLAZA
PARCEL 1A
(HARDEE'S PARCEL)

BEGINNING at a point on the East line of Redwood Road (1700 West Street), said point being South $00^{\circ}03'25''$ East 193.01 feet along the Quarter Section line and North $89^{\circ}53'45''$ East 53.00 feet from the Center of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North $89^{\circ}53'45''$ East 160.00 feet; thence South $00^{\circ}03'25''$ East 162.47 feet; thence South $89^{\circ}53'45''$ West 160.00 feet to the East line of Redwood Road; thence North $00^{\circ}03'25''$ West along said East line 162.47 feet to the POINT OF BEGINNING. Contains 0.5968 acres.

PREPARED FOR: Price Development Co.
35 Century Parkway
Salt Lake City, Utah 84115

PREPARED BY: Robert S. Markham, P.E.
L & M No. 01435-86E/S
September 10, 1987

BOOK 6047 PAGE 2294

LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2736 South 2700 West • West Valley City, Utah 84119 • (801) 972-2634

LEGAL DESCRIPTION

RIVER POINTE PLAZA
REVISED PARCEL 2

BEGINNING at a point on the South line of 7000 South Street, said point being North 89°53'45" East 213.00 feet along the Quarter Section line and South 00°03'25" East 73.00 feet from the Center of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°53'45" East along said line 35.20 feet; thence South 00°06'15" East 158.82 feet; thence North 89°53'45" East 239.50 feet; thence South 00°06'15" East 207.14 feet; thence South 89°53'45" West 82.00 feet; thence South 00°06'15" East 259.86 feet; thence North 89°53'45" East 150.00 feet; thence South 00°06'15" East 144.66 feet; thence South 89°53'45" West 507.33 feet to East line of Redwood Road (1700 West Street); thence North 00°03'25" West along said East line 52.33 feet; thence North 89°53'45" East 155.46 feet; thence North 00°06'15" West 52.33 feet; thence North 89°53'45" East 4.50 feet; thence North 00°06'15" West 169.00 feet; thence South 89°53'45" West 75.00 feet; thence North 00°06'15" West 199.34 feet; thence South 89°53'45" West 84.61 feet to the East line of Redwood Road; thence North 00°03'25" West along said East line 15.00 feet; thence North 89°53'45" East 160.00 feet; thence North 00°03'25" West 282.47 feet to the POINT OF BEGINNING. Contains 4.3258 acres.

PREPARED FOR: Price Development Co.
35 Century Parkway
Salt Lake City, Utah 84115

PREPARED BY: Robert S. Markham, P.E.
L & M No. 01435-84E/S
Nov. 18, 1987

BOOK 6047 PAGE 2295

LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2736 South 2700 West • West Valley City, Utah 84119 • (801) 972-2634

LEGAL DESCRIPTION

RIVER POINTE PLAZA
REVISED PARCEL 3

BEGINNING at a point on the South line of 9000 South Street, said point being North $89^{\circ}53'45''$ East 248.14 feet along the Quarter Section line and South $00^{\circ}06'15''$ East 73.00 feet from the Center of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North $89^{\circ}53'45''$ East 329.32 feet along said South line to a point of an 11,512.20 foot radius curve to the left (center bears North $00^{\circ}06'15''$ West 11,512.20 feet of which the central angle is $01^{\circ}03'22''$); thence Northeasterly along the arc of said curve and said South line 212.19 feet; thence South $00^{\circ}06'15''$ East 141.77 feet; thence South $89^{\circ}53'45''$ West 136.00 feet; thence South $00^{\circ}06'15''$ East 331.00 feet; thence North $89^{\circ}53'45''$ East 136.00 feet; thence South $00^{\circ}06'15''$ East 155.00 feet; thence South $89^{\circ}53'45''$ West 384.00 feet; thence North $00^{\circ}06'15''$ West 259.86 feet; thence North $89^{\circ}53'45''$ East 32.00 feet; thence North $00^{\circ}06'15''$ West 207.14 feet; thence South $89^{\circ}53'45''$ West 239.50 feet; thence North $00^{\circ}06'15''$ West 158.82 feet to the POINT OF BEGINNING. Contains 4.6708 acres.

PREPARED FOR: Price Development Co.
35 Century Parkway
Salt Lake City, Utah 84115

PREPARED BY: Robert S. Markham, P.E.
L & M No. 01435-86E/S
November 19, 1987

BOOK 6047 PAGE 2296