

AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS

This Amendment is executed this \_\_\_\_\_ day of November, 1995, amending that certain Declaration of Covenants, Conditions and Restrictions dated the 31st day of December, 1991 (The Declaration of Covenants) executed by GFI-Park City Investments Ltd. Partnership, a Utah limited partnership ("GFI") and John W. Jarman and Helen B. Jarman, and Bailey & Sons Company, a Utah corporation (collectively "Jarman"). O'Brien - Kiernan Investment Company, Inc. is the successor to GFI. This Amendment by the "Responsible Owners" as defined in the Declaration of Covenants amends the Declaration of Covenants which covers property located near Kimball Junction, Summit County, Utah, more particularly described in the Declaration of Covenants and on Exhibit "A" attached hereto.

00455719 Bk00969 Pg00519-00555

R E C I T A L S:

ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
1996 JUN 05 09:44 AM FEE \$99.00 BY MAT  
REQUEST: KIMBALL JUNCTION ASSOCIATES LC

A. GFI and Jarman as owners entered into the Declaration of Covenants laying out the property described therein into certain parcels as shown by survey on Exhibit "D" attached thereto.

B. It is advantageous to the parties to amend the Declaration of Covenants by this Amendment.

NOW, THEREFORE, the undersigned as Owners and Mortgagees of the property covered by the Declaration of Covenants do hereby amend the Declaration of Covenants in and only in the following particulars.

1. Paragraph 4.2 of the Declaration of Covenants is amended with regard to the limit on building height for Lot 2, such that the building to be located within the building area on the northerly portion of Lot 2 (the Food Store) may be of a height not exceeding 36 ½ feet.

2. Section 4.04 of the Declaration of Covenants regarding location of buildings is amended as follows:

(a) The building construction allowed in the Declaration of Covenants with regard to Lots 3 and 4 is amended to allow the construction on Lots 3 and 4 of three buildings in the location and of the maximum square footage size per floor shown on the plat attached hereto as Exhibit "B". Remaining restrictions concerning Lots 3 and 4 in the Declaration of Covenants are unchanged, and the construction herein granted is additionally subject to the regulations and authorizations of Summit County and the Summit County Planning Department.

(b) The authorizations granted in this Paragraph 2 of this Amendment constitute the specific approvals required by the Owners pursuant to Paragraph 3.03 of the Declaration of Covenants regarding the construction for Lots 3 and 4.

(c) No portion of Lots 3 or 4 shall be used or permitted to be used for a supermarket or grocery store, or for the sale (other than "Incidental Sales") for off-premises consumption of groceries, meats, produce, bakery products (but not prohibiting a bagel store), prescription pharmaceuticals, video rentals or quick film development, or any of them. "Incidental Sales" shall mean such total sales as do not exceed 10% of the gross sales of the particular business.

3. This Amendment may be signed in counterparts. As specifically amended hereby, the Declaration of Covenants remains in full force and effect regarding the Shopping Center.

\_\_\_\_\_  
JOHN W. JARMAN

\_\_\_\_\_  
HELEN B. JARMAN

BAILEY & SONS COMPANY, a Utah corporation

By \_\_\_\_\_  
John W. Jarman, President

NEW YORK LIFE INSURANCE COMPANY

O'BRIEN-KIERNAN INVESTMENT COMPANY, INC.

By \_\_\_\_\_  
Its \_\_\_\_\_

By \_\_\_\_\_  
Jana K. Sperring

COMMERCIAL REAL ESTATE INVESTMENTS, L.C., a Utah limited liability company

SMITH'S FOOD & DRUG CENTERS, INC., a Delaware Corporation

By \_\_\_\_\_  
Lowell L. Leishman, Manager

By *D. S. Dillman*  
Its Vice President

00455719 BR00969 Pg00520

STATE OF UTAH )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

SUBSCRIBED AND SWORN TO before me by John W. Jarman and Helen B. Jarman this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

\_\_\_\_\_  
NOTARY PUBLIC Residing at  
Salt Lake County, Utah

My Commission Expires:  
  
\_\_\_\_\_

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

On the \_\_\_\_\_ day of \_\_\_\_\_, 1995, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the \_\_\_\_\_ of Bailey & Sons Company, a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said \_\_\_\_\_ acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My Commission Expires:  
  
\_\_\_\_\_

STATE OF UTAH )  
 : ss.  
COUNTY OF \_\_\_\_\_ )

00455719 Bk00969 Pg00521

On the \_\_\_\_\_ day of \_\_\_\_\_, 1995, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the \_\_\_\_\_ of New York Life Insurance Company, a corporation, and that the foregoing instrument was signed on behalf of said corporation

by authority of its Bylaws or a resolution of its Board of Directors, and said \_\_\_\_\_ acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, 1995, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the \_\_\_\_\_ of O'Brien-Kiernan Investment Company, Inc., a corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said \_\_\_\_\_ acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF \_\_\_\_\_ )

00455719 Bk00969 Pg00522

On the \_\_\_\_ day of \_\_\_\_\_, 1995, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the \_\_\_\_\_ of Commercial Real Estate Investment, L.C., a Utah limited liability company, and that the foregoing instrument was

signed on behalf of said company, and said \_\_\_\_\_ acknowledged to me that said company executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My Commission Expires:  
\_\_\_\_\_

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

On the 29<sup>th</sup> day of April, 1995<sup>10</sup>, personally appeared before me Wade S. Williams, who being by me duly sworn, did say that he is the Vice President of Smith's Food & Drug Centers, Inc., a <sup>Delaware</sup> corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said Wade S. Williams acknowledged to me that said corporation executed the same.



[Signature]  
NOTARY PUBLIC  
Residing at: W. Jordan, UTAH

My Commission Expires:  
December 1, 1999

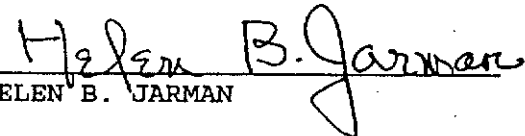
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March 19, 1996/2:39 pm

00455719 BK00969 Pg00523

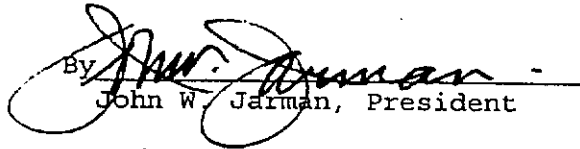
(c) No portion of Lots 3 or 4 shall be used or permitted to be used for a supermarket or grocery store, or for the sale (other than "Incidental Sales") for off-premises consumption of groceries, meats, produce, bakery products (but not prohibiting a bagel store), prescription pharmaceuticals, video rentals or quick film development, or any of them. "Incidental Sales" shall mean such total sales as do not exceed 10% of the gross sales of the particular business.

3. This Amendment may be signed in counterparts. As specifically amended hereby, the Declaration of Covenants remains in full force and effect regarding the Shopping Center.

  
JOHN W. JARMAN

  
HELEN B. JARMAN

BAILEY & SONS COMPANY, a Utah corporation

By   
John W. Jarman, President

NEW YORK LIFE INSURANCE COMPANY

By \_\_\_\_\_  
Its \_\_\_\_\_

COMMERCIAL REAL ESTATE INVESTMENTS,  
L.C., a Utah limited liability  
company

By \_\_\_\_\_  
Lowell L. Leishman, Manager

O'BRIEN-KIERNAN INVESTMENT  
COMPANY, INC.

By \_\_\_\_\_  
Jana K. Sperring

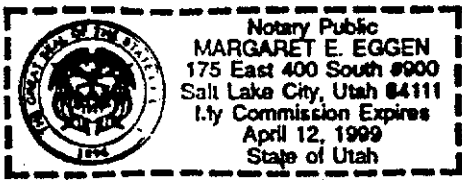
SMITH'S FOOD & DRUG CENTERS,  
INC., a \_\_\_\_\_

By \_\_\_\_\_  
Its \_\_\_\_\_

00455719 Bk00969 Pg00524

STATE OF UTAH )  
 )  
COUNTY OF Salt Lake ) SS.

SUBSCRIBED AND SWORN TO before me by John W. Jarman and Helen B. Jarman this 9<sup>th</sup> day of November, 1995.

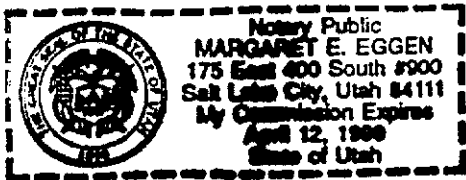


Margaret E. Eggen  
NOTARY PUBLIC Residing at  
Salt Lake County, Utah

My Commission Expires:  
4-12-99

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

On the 9<sup>th</sup> day of November, 1995, personally appeared before me John W. Jarman who being by me duly sworn, did say that he is the President of Bailey & Sons Company, a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said John W. Jarman acknowledged to me that said corporation executed the same.



Margaret E. Eggen  
NOTARY PUBLIC  
Residing at: Salt Lake County, Utah

My Commission Expires:  
4-12-99

00455719 BR00969 PG00525

STATE OF UTAH )  
 ) : SS.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 1995, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the \_\_\_\_\_ of New York Life Insurance Company, a corporation, and that the foregoing instrument was signed on behalf of said corporation

(c) No portion of Lots 3 or 4 shall be used or permitted to be used for a supermarket or grocery store, or for the sale (other than "Incidental Sales") for off-premises consumption of groceries, meats, produce, bakery products (but not prohibiting a bagel store); prescription pharmaceuticals, video rentals or quick film development, or any of them. "Incidental Sales" shall mean such total sales as do not exceed 10% of the gross sales of the particular business.

3. This Amendment may be signed in counterparts. As specifically amended hereby, the Declaration of Covenants remains in full force and effect regarding the Shopping Center.

\_\_\_\_\_  
JOHN W. JARMAN

\_\_\_\_\_  
HELEN B. JARMAN

BAILEY & SONS COMPANY, a Utah corporation

By \_\_\_\_\_  
John W. Jarman, President

NEW YORK LIFE INSURANCE COMPANY

O'BRIEN-KIERNAN INVESTMENT COMPANY, INC.

By \_\_\_\_\_  
Its \_\_\_\_\_

By Jana K. Sperring  
Jana K. Sperring

~~COMMERCIAL REAL ESTATE INVESTMENTS,  
L.C., a Utah limited liability  
company~~

SMITH'S FOOD & DRUG CENTERS,  
INC., a \_\_\_\_\_

JKS  
By \_\_\_\_\_  
~~Lowell L. Leishman, Manager~~

By \_\_\_\_\_  
Its \_\_\_\_\_

00455719 Bk00969 Pg00526




by authority of its Bylaws or a resolution of its Board of Directors, and said \_\_\_\_\_ acknowledged to me that said corporation executed the same.

NOTARY PUBLIC  
Residing at: \_\_\_\_\_

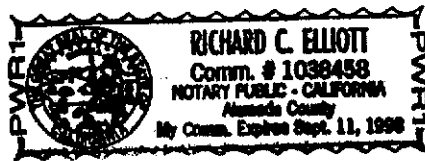
My Commission Expires:  
\_\_\_\_\_

CALIFORNIA  
STATE OF ~~UTAH~~ )  
: ss.  
COUNTY OF ALAMEDA )

On the 25th day of DECEMBER, 1995, personally appeared before me JANA K SPERRING, who being by me duly sworn, did say that she is the GENERAL COUNSEL of O'Brien-Kiernan Investment Company, Inc., a corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said SHE acknowledged to me that said corporation executed the same.

  
NOTARY PUBLIC  
Residing at: OAKLAND, CALIFORNIA

My Commission Expires:  
9/11/98



~~STATE OF UTAH )  
: ss.  
COUNTY OF \_\_\_\_\_ )~~

~~On the \_\_\_\_\_ day of \_\_\_\_\_, 1995, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the \_\_\_\_\_ of Commercial Real Estate Investment, L.C., a Utah limited liability company, and that the foregoing instrument was~~ JKS

(c) No portion of Lots 3 or 4 shall be used or permitted to be used for a supermarket or grocery store, or for the sale (other than "Incidental Sales") for off-premises consumption of groceries, meats, produce, bakery products (but not prohibiting a bagel store), prescription pharmaceuticals, video rentals or quick film development, or any of them. "Incidental Sales" shall mean such total sales as do not exceed 10% of the gross sales of the particular business.

3. This Amendment may be signed in counterparts. As specifically amended hereby, the Declaration of Covenants remains in full force and effect regarding the Shopping Center.

\_\_\_\_\_  
JOHN W. JARMAN

\_\_\_\_\_  
HELEN B. JARMAN

BAILEY & SONS COMPANY, a Utah corporation

By \_\_\_\_\_  
John W. Jarman, President

NEW YORK LIFE INSURANCE COMPANY

O'BRIEN-KIERNAN INVESTMENT COMPANY, INC.

By \_\_\_\_\_  
Its \_\_\_\_\_

By \_\_\_\_\_  
Jana K. Sperring

COMMERCIAL REAL ESTATE INVESTMENTS, L.C., a Utah limited liability company

SMITH'S FOOD & DRUG CENTERS, INC., a \_\_\_\_\_

By   
Lowell L. Leishman, Manager

By \_\_\_\_\_  
Its \_\_\_\_\_

00455719 Bk00969 Pg00528

STATE OF UTAH )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

SUBSCRIBED AND SWORN TO before me by John W. Jarman and Helen B. Jarman this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

\_\_\_\_\_  
NOTARY PUBLIC Residing at  
Salt Lake County, Utah

My Commission Expires:  
\_\_\_\_\_

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

On the \_\_\_\_\_ day of \_\_\_\_\_, 1995, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the \_\_\_\_\_ of Bailey & Sons Company, a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said \_\_\_\_\_ acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My Commission Expires:  
\_\_\_\_\_

STATE OF UTAH )  
 : ss.  
COUNTY OF \_\_\_\_\_ )

00455719 Bk00969 Pg00529

On the \_\_\_\_\_ day of \_\_\_\_\_, 1995, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the \_\_\_\_\_ of New York Life Insurance Company, a corporation, and that the foregoing instrument was signed on behalf of said corporation

by authority of its Bylaws or a resolution of its Board of Directors, and said \_\_\_\_\_ acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My Commission Expires:  
  
\_\_\_\_\_

STATE OF UTAH                    )  
  : ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 1995, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the \_\_\_\_\_ of O'Brien-Kiernan Investment Company, Inc., a corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said \_\_\_\_\_ acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

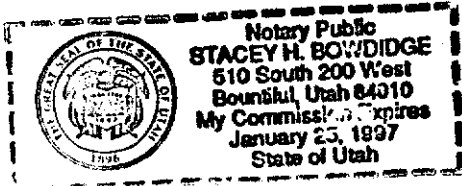
My Commission Expires:  
  
\_\_\_\_\_

STATE OF UTAH                    )  
  : ss.  
COUNTY OF Davis )

00455719 Bk00969 Pg00530

On the 19th day of April, 1996, personally appeared before me A Notary, who being by me duly sworn, did say that he is the MANAGER of Commercial Real Estate Investment, L.C., a Utah limited liability company, and that the foregoing instrument was

signed on behalf of said company, and said MANAGER acknowledged to me that said company executed the same.



Stacey H. Bowdidge  
NOTARY PUBLIC  
Residing at: Bountiful

My Commission Expires:

1-25-97

STATE OF UTAH                    )  
  ): ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 1995, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the \_\_\_\_\_ of Smith's Food & Drug Centers, Inc., a corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said \_\_\_\_\_ acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

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March 19, 1996/2:39 pm

00455719 BR00969 Pg00531

"GFI LAND"

"KMART PARCEL" or "LOT 1"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 1173.67 feet along center section line of Section 19 to the true point of beginning.

Thence commencing from said true point of beginning; thence South 00°16'14" East 683.38 feet; thence South 89°43'46" West 676.33 feet; thence North 00°16'14" West 556.00 feet; thence North 89°43'46" East 336.50 feet; thence South 00°16'14" East 49.58 feet; thence North 89°43'46" East 162.77 feet; thence North 00°16'14" West 176.96 feet; thence North 89°43'46" East 177.06 feet to said true point of beginning, containing 8.96 acres, more or less.

00441261 Bk00920 Pg00118

EXHIBIT "A"

00455719 Bk00969 Pg00582

"JARMAN LAND"

"FOOD MARKET PARCEL or LOT 2"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 1857.05 feet along center section line of Section 19; thence South 89°43'46" West 676.33 feet to the true point of beginning.

Commencing at the true point of beginning, thence South 89°43'46" West 342.08 feet; thence North 00°16'14" West 941.57 feet to a point on the southerly right-of-way of the so-called East Frontage Road; thence South 89°17'51" East 254.16 feet to the beginning of a radial curve, concave to the north, having a radius of 555.87 feet; thence easterly along said curve 79.62 feet through a central angle of 08°12'25"; thence South 07°30'00" East 67.70 feet; thence South 00°16'14" East 133.92 feet; thence North 89°43'46" East 111.50 feet; thence South 00°16'14" East 184.53 feet; thence South 89°43'46" West 111.50 feet; thence South 00°16'14" East 556.00 feet to said true point of beginning, containing 7.84 acres, more or less.

00441261 Bx00920 Pg00119

EXHIBIT "B"

00455719 Bx00969 Pg001533

"JARMAN LAND" CONTINUED

"OUTLOT ONE PARCEL or LOT 3"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 1857.05 feet along center section of Section 19; thence South 89°43'46" West 1018.41 feet to the true point of beginning.

Commencing at the true point of beginning, thence South 89°43'46" West 95.87 feet; thence South 00°27'00" West 15.00 feet; thence North 89°33'00" West 82.91 feet; thence North 00°27'00" East 46.95 feet; thence North 89°33'00" West 22.10 feet; thence North 00°27'00" East 369.11 feet; thence North 89°43'46" East 195.46 feet; thence South 00°16'14" East 432.34 feet to said true point of beginning, containing 1.90 acres, more or less.

00441261 Bk00920 Pg00120

EXHIBIT "B" CONTINUED

00455719 Bk00969 Pg00134



"JARMAN LAND" CONTINUED

"OUTLOT TWO PARCEL or LOT 4"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 1857.05 feet along center section of Section 19; thence South 89°43'46" West 1018.41; thence North 00°16'14" West 432.34 feet to the true point of beginning.

Commencing at the true point of beginning, thence South 89°43'46" West 195.46 feet; thence North 00°27'00" East 99.59 feet; thence North 04°57'15" East 254.43 feet; thence North 07°04'10" West 160.62 feet to a point on the southerly right-of-way of the so-called East Frontage Road; thence South 89°17'51" East 190.08 feet; thence South 00°16'14" East 509.23 feet to said true point of beginning, containing 2.16 acres, more or less.

00441261 Bk00920 Pg00130

EXHIBIT "B" CONTINUED

00455719 Bk00969 Pg00335

"JARMAN LAND" CONTINUED

"RETAIL SHOPS PARCEL or LOT 5"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 1173.67 feet along center section line of Section 19; thence South 89°43'46" West 177.06 feet to the true point of beginning.

Commencing at the true point of beginning, thence South 00°16'14" East 176.96 feet; thence South 89°43'46" West 162.77 feet; thence North 00°16'14" West 49.58 feet; thence South 89°43'46" West 225.00 feet; thence North 00°16'14" West 184.53 feet; thence North 89°43'46" East 28.36 feet; thence North 00°16'14" West 175.63 feet; thence North 18°15'57" West 61.05 feet to the beginning of a radial curve concave to the north having a radius of 555.87 feet; thence northeasterly along said curve 2.63 feet through a central angle of 00°16'16"; thence North 68°25'28" East 67.49 feet; thence South 18°15'57" East 119.57 feet; thence North 89°43'46" East 159.04 feet; thence South 30°16'14" East 233.93 feet to said true point of beginning, containing 2.93 acres, more or less.

00441261 Br00920 Pg00121

EXHIBIT "B" CONTINUED

00455719 Br00969 Pg00536

"JARMAN LAND" CONTINUED

"LOT 6"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 752.13 feet; along center section line of Section 19 to the true point of beginning.

Commencing at the true point of beginning, thence South 00°16'14" East 218.95 feet; thence South 89°43'46" West 453.07 feet; thence North 18°15'57" West 119.57 feet; thence North 68°25'28" East 329.71 feet to the beginning of a radial curve concave to the south and having a radius of 251.48 feet; thence easterly along said curve 173.34 feet through a central angle of 39°29'32"; thence South 34°19'06" East 23.15 feet to the true point of beginning, containing 2.20 acres, more or less.

00441261 Bk00920 Pg00122

EXHIBIT "B" CONTINUED

00455719 Bk00969 Pg00537

"LOT 7"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 1930.80 feet along center section line of Section 19 to the true point of beginning.

Commencing at the true point of beginning, thence South 00°16'14" East 2060.75 feet to the East Corner of the Southwest Quarter of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'27" West 1306.14 feet; thence North 00°27'00" East 2023.65 feet; thence North 89°43'46" East 755.85 feet; thence South 00°16'14" East 45.00 feet; thence North 89°43'46" East 150.00 feet; thence North 00°16'14" West 45.00 feet; thence North 89°43'46" East 70.00 feet; thence South 00°16'14" East 85.24 feet; thence North 68°00'00" East 328.15 feet to said true point of beginning, containing 59.81 acres, more or less.

00441261 Bk00920 Pg00123

EXHIBIT "E"

00455719 Bk00969 Pg00038

"JARMAN LAND" CONTINUED

"SOUTH ENTRY ROAD PARCEL"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet; said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 1857.05 feet along center section line of Section 19; thence South 89°43'46" West 304.83 feet to the true point of beginning.

Commencing at the true point of beginning, thence South 00°16'14" East 110.00 feet; thence South 89°43'46" West 70.00 feet; thence North 00°16'14" West 40.00 feet; thence South 89°43'46" West 740.34 feet; thence South 00°27'00" West 15.00 feet; thence North 89°33'00" West 165.00 feet; thence North 00°27'00" East 100.00 feet; thence South 89°33'00" East 165.00 feet; thence South 00°27'00" West 15.00 feet; thence North 89°43'46" East 809.46 feet to said true point of beginning, containing 1.74 acres, more or less.

00441261 Bk00920 Pg00124

EXHIBIT "B" CONTINUED

00455719 Bk00969 Pg00339

"JARMAN LAND" CONTINUED

PARCEL "A"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 1173.67 feet along center section line of Section 19; thence South 89°43'46" West 1114.29 feet; thence North 00°27'00" East 15.00 feet; thence North 89°33'00" West 82.91 feet to the true point of beginning.

Commencing at the true point of beginning, thence North 89°33'00" West 82.09 feet to a point on the easterly right-of-way of Utah Highway 224; thence North 00°27'00" East 517.64 feet; thence North 04°57'15" East 250.47 feet; thence North 07°04'10" West 151.37 feet; thence North 00°07'59" East 11.39 feet to the intersection of the U-224 right-of-way and the southerly right-of-way of the so-called East Frontage Road; thence South 89°17'51" East 59.15 feet; thence South 07°04'10" East 160.62 feet; thence South 04°57'15" West 254.43 feet; thence South 00°27'00" West 468.70 feet; thence South 89°33'00" East 22.10 feet; thence South 00°27'00" West 46.95 feet to said true point of beginning, containing 1.31 acres, more or less.

00441261 Br00920 Pg00125

EXHIBIT "B" CONTINUED

00455719 Br00969 Pg00040

"JARMAN LAND" CONTINUED

PARCEL "B"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 1930.80 feet along center section line of Section 19; thence South 68°00'00" West 328.15 feet; thence North 00°16'14" West 85.24 feet; thence South 89°43'46" West 70.00 feet to the true point of beginning.

Commencing at the true point of beginning, thence South 00°16'14" East 45.00 feet; thence South 89°43'46" West 150.00 feet; thence North 00°16'14" West 45.00 feet; thence South 89°43'46" West 755.85 feet; thence North 00°27'00" East 27.08 feet; thence South 89°33'00" 165.00 feet; thence North 00°27'00" East 15.00 feet; thence North 89°43'46" East 740.34 feet; thence South 00°16'14" East 40.00 feet to said true point of beginning, containing 0.93 acres, more or less.

00441061 Bx00929 Pg00104

EXHIBIT "B" CONTINUED

00455719 Bx00969 Pg00541

"JARMAN LAND" CONTINUED

PARCEL "C"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 1173.67 feet along center section line of Section 19 to the true point of beginning.

Commencing at the true point of beginning, thence South 00°16'14" East 73.75 feet; thence South 68°00'00" West 328.15 feet; thence North 00°16'14" West 195.24 feet; thence North 89°43'46" East 304.83 feet to said true point of beginning, containing 0.94 acres, more or less.

00441261 Bk00920 Pg00127

EXHIBIT "B" CONTINUED

00455719 Bk00969 Pg00542



"JARMAN LAND" CONTINUED

PARCEL "D"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 971.08 feet along center section line of Section 19 to the true point of beginning.

Commencing at the true point of beginning, thence South 00°16'14" East 202.59 feet; thence South 89°43'46" West 177.06 feet; thence North 30°16'14" West 233.93 feet; thence North 89°43'46" East 294.03 feet to said true point of beginning, containing 1.09 acres, more or less.

00441261 Bk00920 Pg00128

EXHIBIT "B" CONTINUED

00455719 Bk00969 Pg00143

"JARMAN LAND" CONTINUED

PARCEL "E"

Beginning at the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 89°46'57" East 2667.41 feet, said point being North Quarter Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 00°16'14" East 1173.67 feet along center section line of Section 19; thence South 89°43'46" West 676.33 feet; thence North 00°16'14" West 740.53 feet to the true point of beginning.

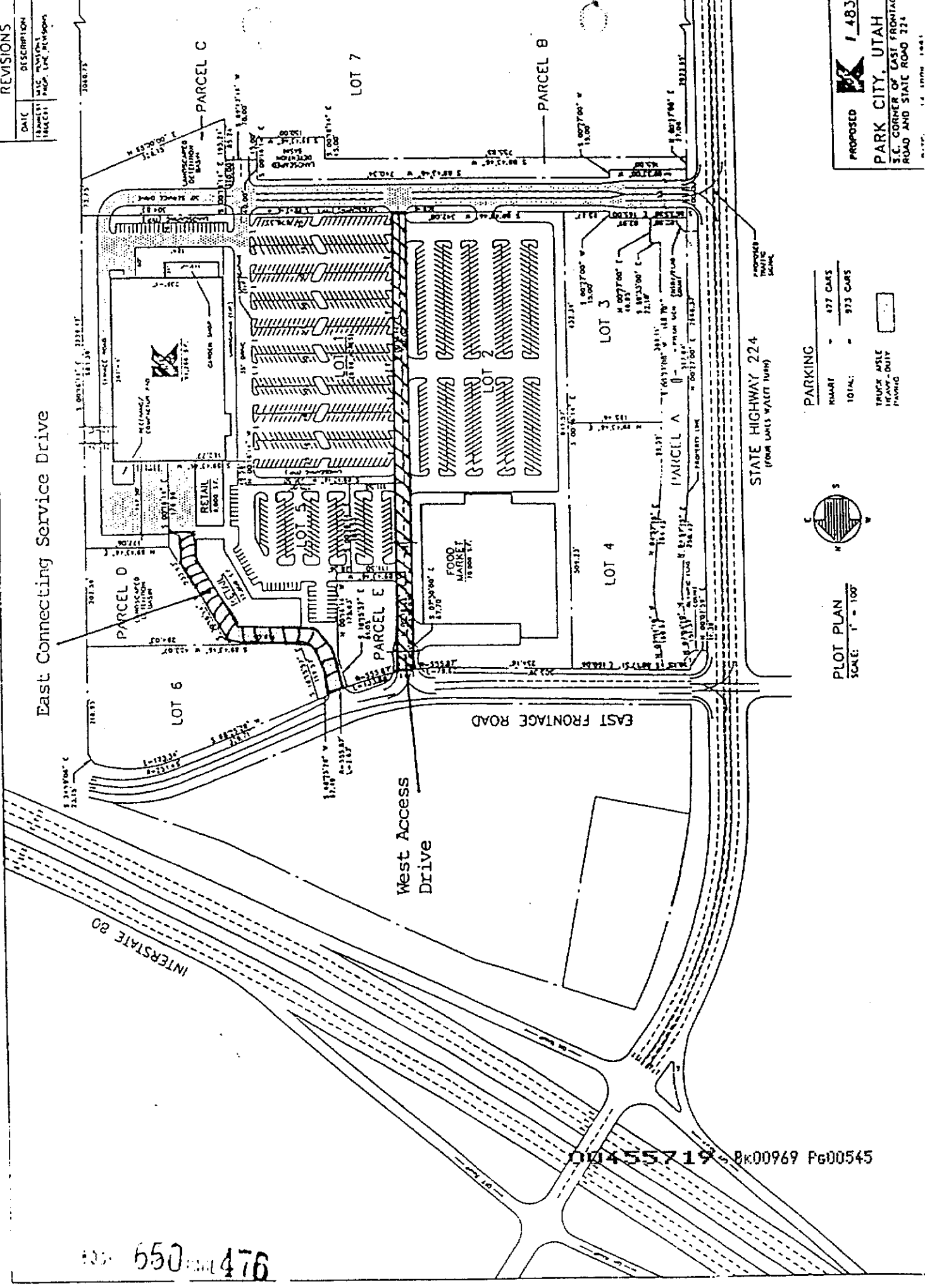
Thence commencing from said true point of beginning, thence North 00°16'14" West 133.92 feet; thence North 07°30'00" West 67.70 feet to a point on a radial curve along the southerly right-of-way line of the so-called East Frontage Road, said curve being concave to the north and having a radius of 555.87 feet; thence easterly along said curve 133.88 feet through a central angle of 13°48'00" thence South 18°15'57" East 61.05 feet; thence South 00°16'14" East 175.63 feet; thence South 89°43'46" West 139.86 feet to said true point of beginning, containing 0.69 acres, more or less.

00441261 Br00920 Pg00129

EXHIBIT "B" CONTINUED

00455719 Br00969 Pg00154

REVISIONS	
DATE	DESCRIPTION



PROPOSED **14838**  
**PARK CITY, UTAH**  
 S.E. CORNER OF EAST FRONTAGE ROAD AND STATE ROAD 224

**PARKING**

MINI-CAR	477 CARS
TOTAL	973 CARS

TRUCK ASLE  
 HEAVY-DUTY PAVING



PLOT PLAN  
 SCALE: 1" = 100'

550 476

00455719 8k00969 Pg00545

EVUOTOM 1101

EXHIBIT "A"

JACK W. & HELEN B. JARMAN

ROAD

00455719 Bk00969 Pg00546

70.00 R/A



NTAGE

30228 sq. ft.  
0.69 acres

N 00°16'14" W

133.92'

111.50'

139.86'

25.00'

20.00' EASEMENT

SMITH'S

LOT 4  
94,64 sq. ft.  
2.16 acres

00455719 Bk00969 Pg00547

RETAINING WALL

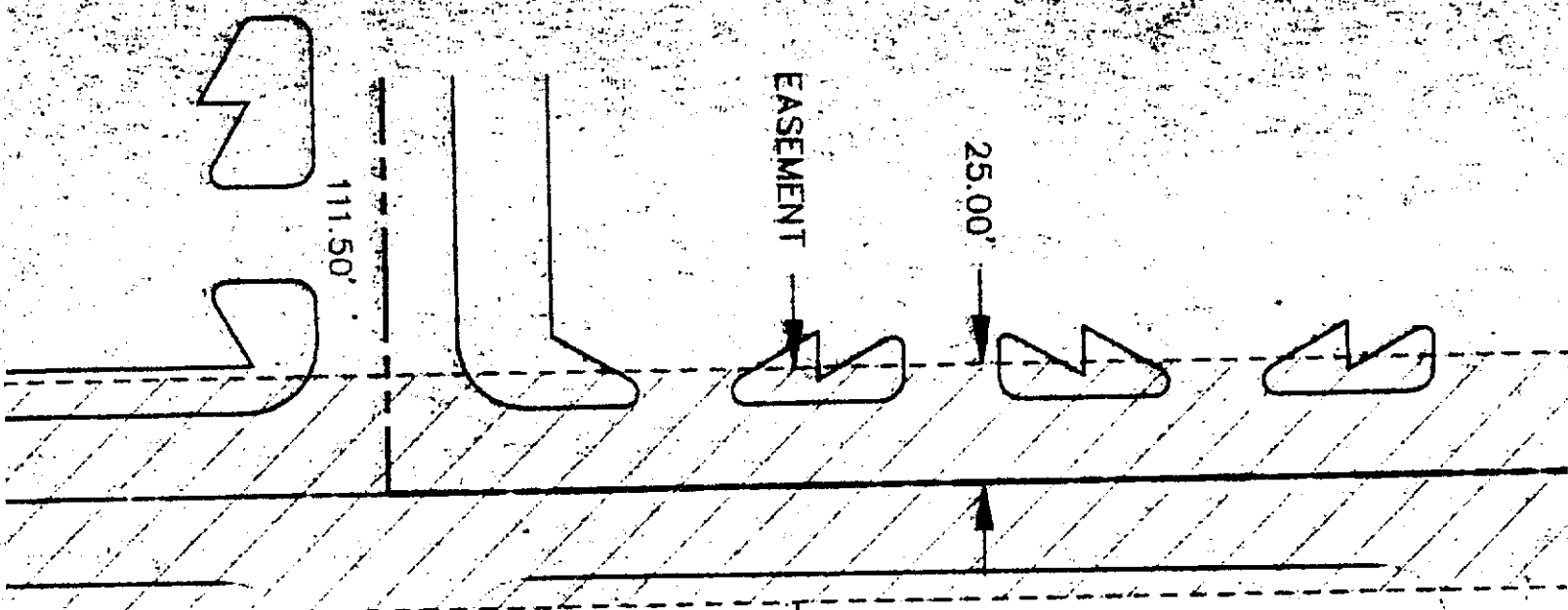
509.23'

R = 555.87'

R = 555.87'

W

S 00



LOT 2

34,588 sq. ft.  
0.784 acres

DD455719 Bk00969 Pg00548

00'16"14" E



RETAINING WALL

S 00°16'14" E

556.00'

342.08'

809.46'

00455719 Bk00969 Pg00549

LOT 3

82,999 sq. ft.

1.90 acres

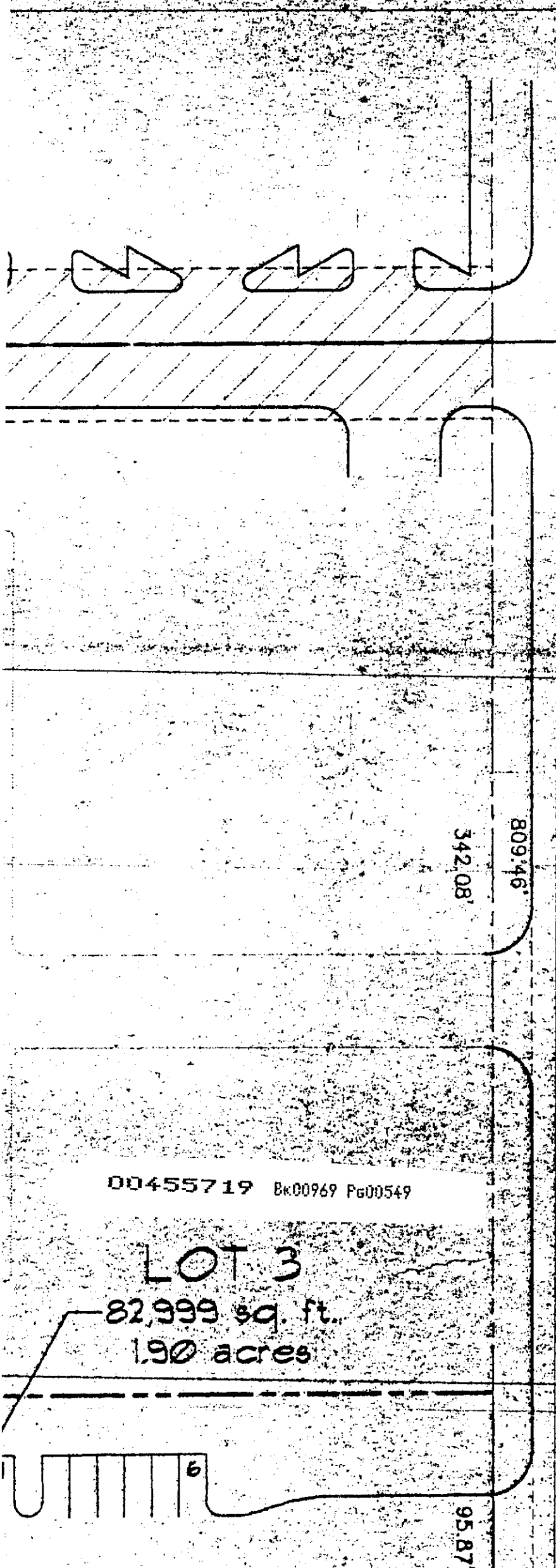
941.57'

432.34'

95.87'

6





00455719 Bk00969 Pg00549

LOT 3

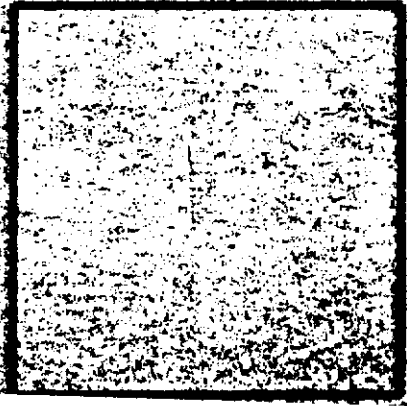
82,999 sq. ft.

1.90 acres



9494

KIMBALL JUNCTION  
PARK CITY UTAH



00455719 Bk00969 Pg00550

chitecture

10 salt lake city, utah 84101

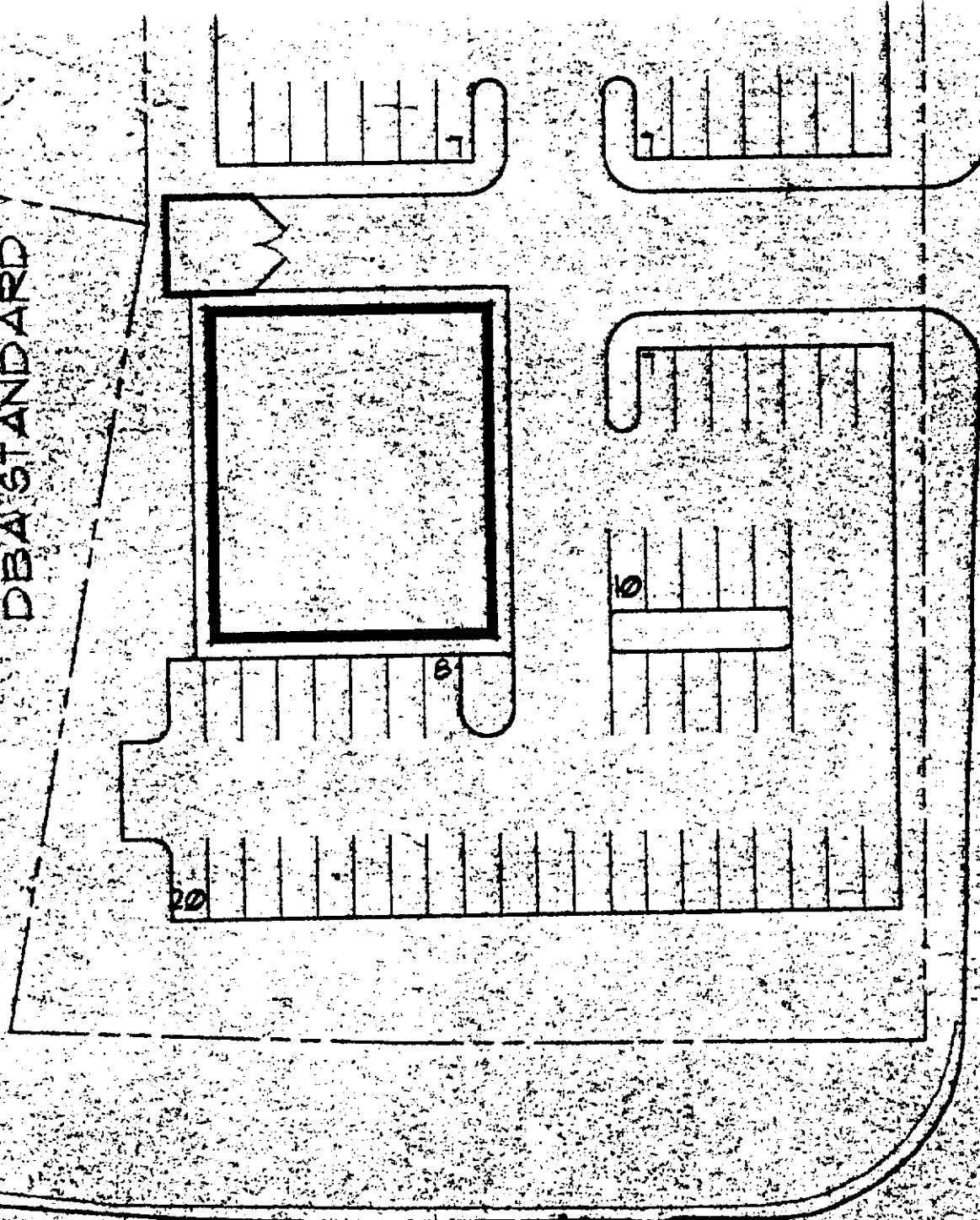
1757 8571 fax: 801-539-1267

95.87'

6



CHEVRON OIL CO.  
DBA STANDARD



EAST FRONTAGE

00455719 BR00969 Pg00551

RETAINING WALL

509.23'

S 89°17'51" E

90.08'

N 07°04'10" W

160.62'

N 04°57'15"

254.45'

118'

N 07°04'10" W

151.37'

N 04°57'15"

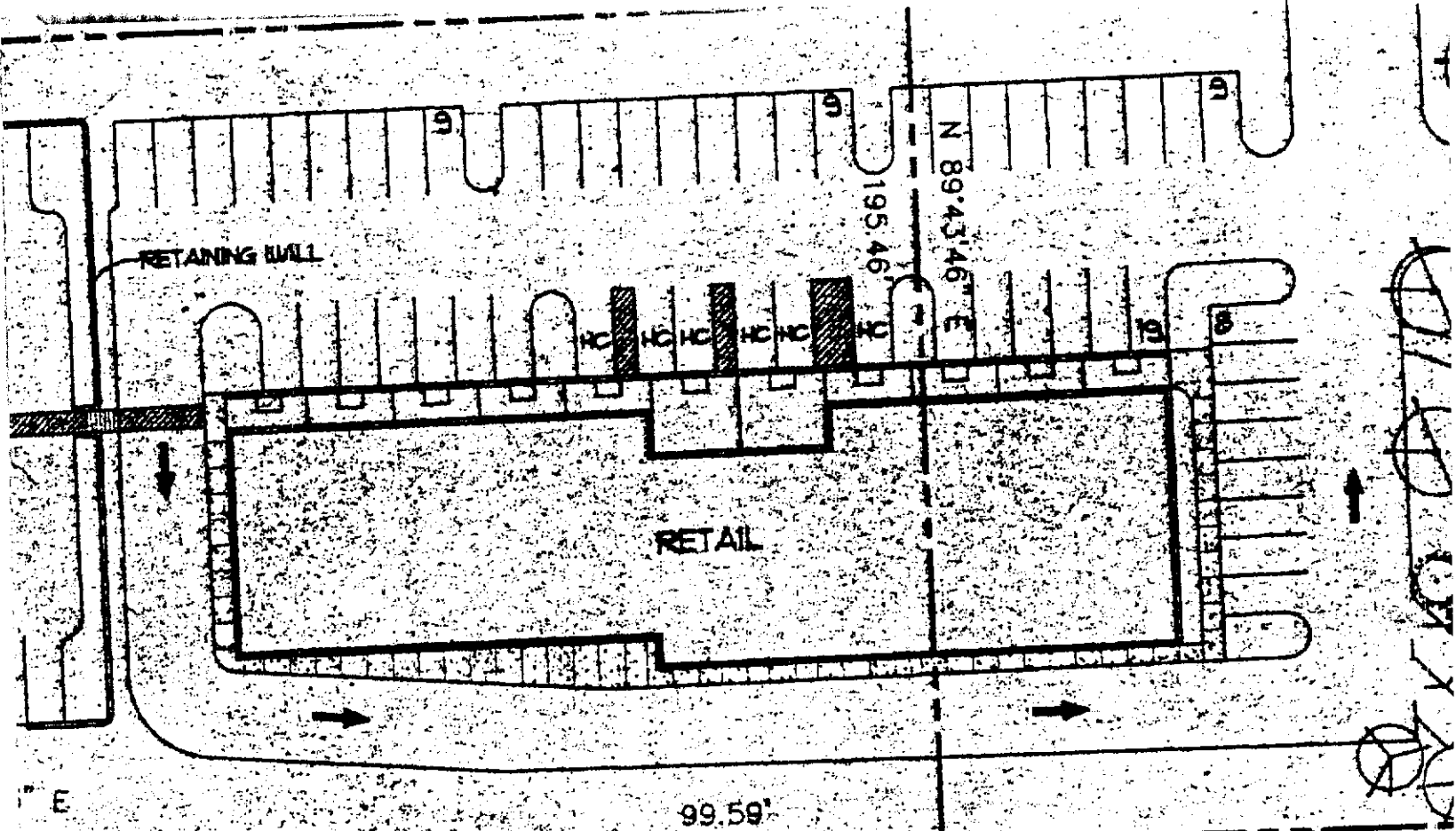
250.47'

L8

00455719 BR00969 Pg00552

SCHEMATIC  
SITE PLAN  
SCALE 1" = 40'-0"





99.59'

S 00°27'00\"/>

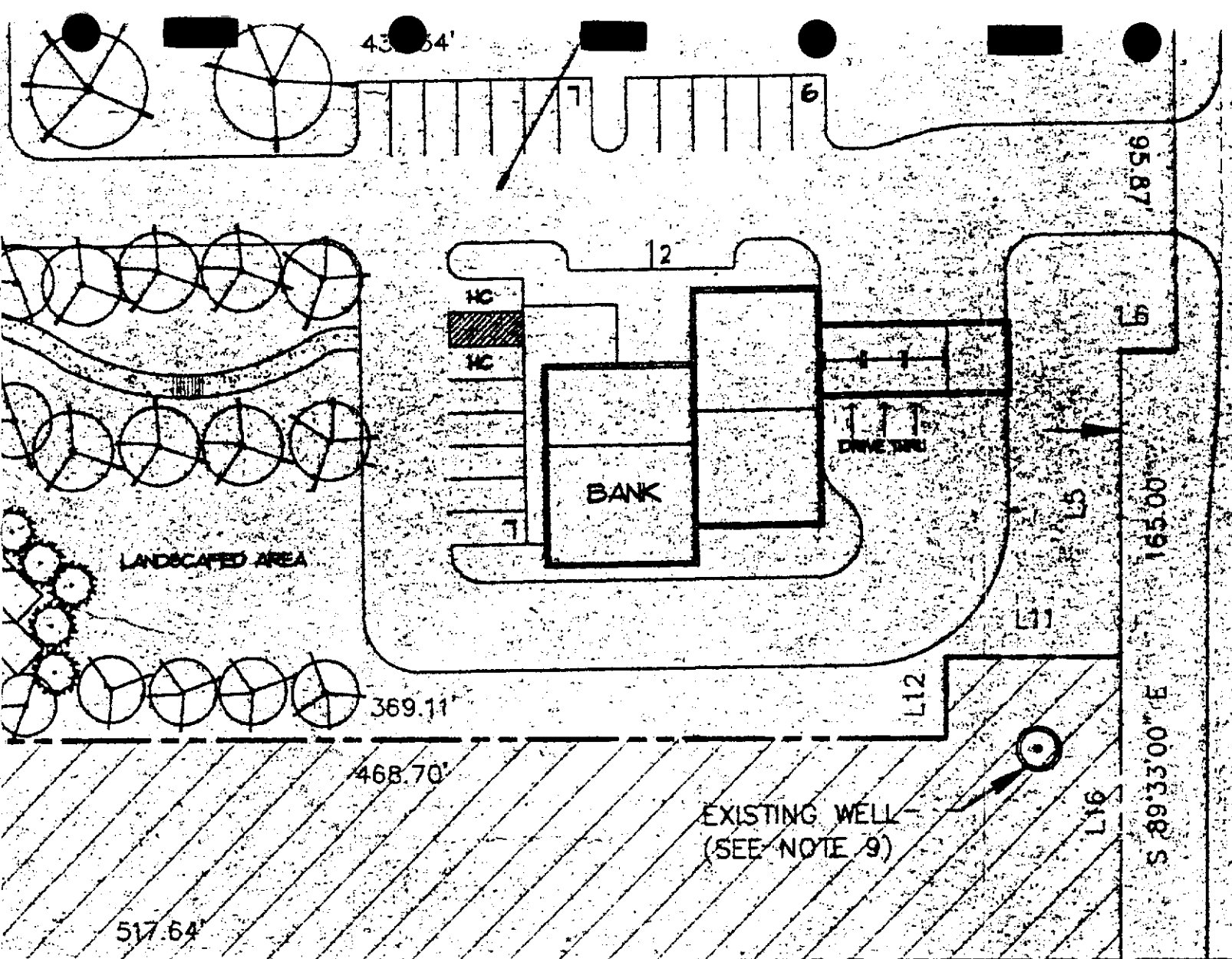
PARCEL A 56,866 sq. ft.  
1.30 acres

STATE HIGHWAY 224

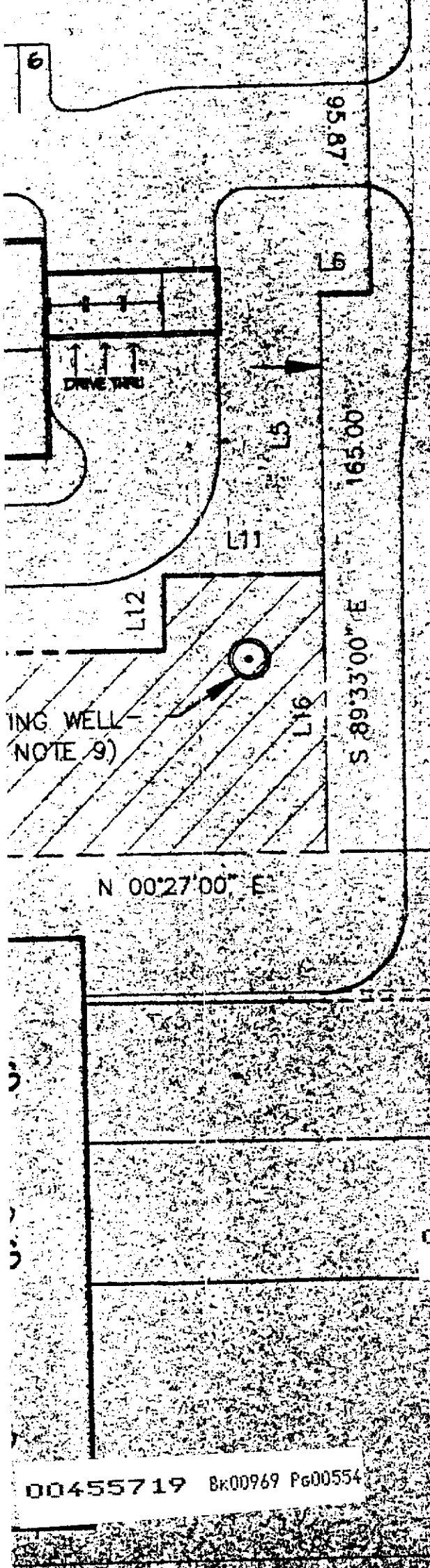
N 00°27'00\"/>

00455719 Bk00969 Pg00553





	5500 SF	
PARKING REQUIRED	55 STALLS	
PARKING PROVIDED	63 STALLS	
RETAIL	12000 SF	
PARKING REQUIRED	40 STALLS	
PARKING PROVIDED	54 STALLS	
BANK	4500 SF	
PARKING REQUIRED	15 STALLS	
PARKING PROVIDED	22 STALLS	



**ajc.architect**

331 no grande suite 310 salt lake cit  
 telephone: 801-639-1758 fax: 801-639-1758

**SCHEMATIC  
 SITE  
 PLAN  
 SCHEME 10**

**APRIL 1995**

00455719 Bk00969 Pg00555

**SP-1**

00455719 Bk00969 Pg00554