

Scott S. Bridge  
Kesler & Rust  
68 South Main Street, Ste. 200  
Salt Lake City, Utah 84101

-----DEP RTT - REC'D FOR KESLER & RUST

Parcel Nos. 06-049-0223  
06-049-0130  
06-049-0236  
06-049-0154  
06-049-0156  
06-232-0001  
06-232-0008  
06-232-0009  
06-232-0010  
06-232-0011  
06-232-0012  
06-232-0014

**FIRST AMENDMENT:**  
**DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**  
**FOR BOUNTIFUL GATEWAY PARK**

This FIRST AMENDMENT: DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR BOUNTIFUL GATEWAY PARK (this "Amendment") is executed to be effective as of May 31, 2021.

**Recitals:**

1. The Declaration of Easements, Covenants and Restrictions for Bountiful Gateway Park (the "Declaration") was recorded on February 12, 1988 in the Davis County Recorder's Office, Entry No. 0815836, Book 1218, Page 309, which encumbers the above-referenced parcel numbers.
2. This Amendments incorporates the short names used in the Declaration.
3. The Owners wish to construct a sign in the Common Area, and this Amendment details the rights and obligations of the Owners concerning such sign, and amends the Declaration accordingly.

**Amendment:**

The Declaration is hereby amended as follows:

1. A sign (the "Sign") shall be constructed in accordance with the specifications (attached as Exhibit A) and shall be located at the North common entrance of the association.

2. All expenses associated with the Sign, including this Amendment, shall be the obligation of each of the Owners that have elected to use the Sign and based on the amount of the proportion of the Sign used, which is detailed as follows:

<b>Sign Users</b>	<b># of Sections</b>
Sizzle Investments, LLC Parcel 06-049-0154	4.00
Exit Investments, LLC (Aspen Title) Parcel 06-232-0014	2.00
Moom Holdings LLC (Hansen Bradshaw) Parcel 06-232-0001	1.00
Bar Down Holdings, LLC Parcel 06-049- 0223	3.00
Brokers Investment LC (Carr Building) Parcel 06-049-0236	2.00
Gateway Office Tower, LLC Parcel 06-049- 0130	2.00
	<hr/>
	14.00

3. The following Owners are not participating in the Sign:
- Club 541, LLC, Parcel 06-049-0156
  - HAI Properties, LLC Parcel 06-232-0008
  - L & G Investment Holding, LLC, Parcel 06-232-0009
  - Old Willow, LLC, Parcels 06-232-0010 and 06-232-0011
  - Equity Trust Company-Custodian, Parcel 06-232-0012
4. Each Owner electing to use the Sign is responsible for the graphics to be placed on the Sign, which must be approved by the Management Committee.
5. The Sign is hereby is designated as Common Area and is subject to control and maintenance by the Management Committee, in accordance with the terms and conditions of the Declaration. All costs and expenses of the Sign to be borne by the users of the Sign, based proportional use of the Sign as detailed above in Section 2.
6. The ongoing Sign maintenance and utilities for the Sign shall be assessed to each Owner using the Sign based upon such Owner's proportional use of the Sign, as detailed above in Section 2.
7. Each user of the Sign may freely assign its use of the Sign to another Owner under the Declaration.
8. All other terms and conditions of the Declaration shall remain in full force and effect.

Dated this 2<sup>nd</sup> day of June 2021.

Sizzle Investments, LLC

T. White  
By: TUCKER WHITE  
Its: MANAGING MEMBER

STATE OF UTAH )  
 ) : ss  
COUNTY OF Davis )

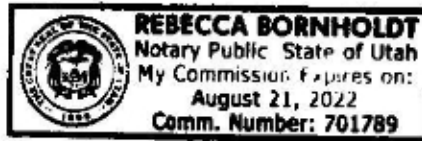
On the 2 day of June 2021, personally appeared before me Tucker White the signer of the foregoing Amendment, who duly acknowledged to me that he is the signer of the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Rebecca Bornholdt  
Notary Public  
Residing at: Davis Co

My Commission Expires:

8-21-22



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Dated this 20 day of May 2021.

Exit Investments LLC

*[Signature]*  
By: Vickie Gustin  
Its: Member

STATE OF UTAH                                    )  
  : SS  
COUNTY OF Davis                            )

On the 20 day of May 2021, personally appeared before me  
   the signer of the foregoing Amendment, who duly acknowledged to me  
that he is the signer of the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

*[Signature]*  
Notary Public  
Residing at: Beautiful Utah

My Commission Expires:  
12-3-23



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Dated this 28th day of April 2021.

Moom Holdings, LLC

[Signature]  
By: Michael L. Smith  
Its: MANAGER

STATE OF UTAH )  
 ) : ss  
COUNTY OF Davis )

On the 28th day of April 2021, personally appeared before me Michael L. Smith the signer of the foregoing Amendment, who duly acknowledged to me that he is the signer of the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]  
Notary Public  
Residing at: Murray, UT

My Commission Expires:  
Dec. 27, 2022



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Dated this 2 day of June 2021.

Bar Down Holdings, LLC

Bryan Beam  
By: BRYAN BEAM  
Its: OWNER

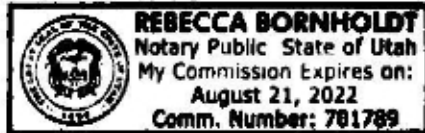
STATE OF UTAH )  
COUNTY OF Davis ) : ss

On the 2 day of June 2021, personally appeared before me Bryan Beam the signer of the foregoing Amendment, who duly acknowledged to me that he is the signer of the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Rebecca Bornholdt  
Notary Public  
Residing at: Davis Co

My Commission Expires:  
8-21-22



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Dated this 6 day of MAY 2021.

Brokers Investment, LC

Jon Walter  
By: JON WALTER  
Its: MANAGER

STATE OF UTAH )  
COUNTY OF Washington ) : ss

On the 6th day of May 2021, personally appeared before me Jon Walter the signer of the foregoing Amendment, who duly acknowledged to me that he is the signer of the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Nicole E Black  
Notary Public  
Residing at: New Harmony UT

My Commission Expires:  
Nov 14, 2021



Remainder of page intentionally blank

Dated this 2<sup>nd</sup> day of June 2021.

Gateway Office Tower, LLC

Tucker White

By: MANAGING MEMBER  
Its: TUCKER WHITE

STATE OF UTAH )  
 ) : ss  
COUNTY OF Davis )

On the 2 day of June 2021, personally appeared before me  
Tucker White the signer of the foregoing Amendment, who duly acknowledged to me  
that he is the signer of the foregoing.

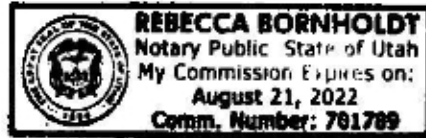
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Rebecca Bornholdt

Notary Public  
Residing at: Davis Co.

My Commission Expires:

8-21-22



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Dated this 2 day of June 2021.

Club 541, LLC

Scott M. Burbank  
By: owner  
Its:

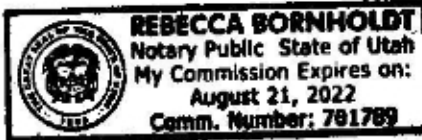
STATE OF UTAH )  
 ) : ss  
COUNTY OF Davis )

On the 2 day of June 2021, personally appeared before me Scott Burbank the signer of the foregoing Amendment, who duly acknowledged to me that he is the signer of the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Rebecca Bornholdt  
Notary Public  
Residing at: Davis Co.

My Commission Expires:  
8-21-22



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Dated this 2 day of June 2021.

L & G Investment Holding, LLC

[Signature]  
By:  
Its: member

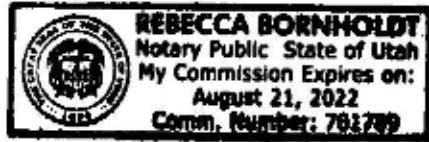
STATE OF UTAH )  
 ) : ss  
COUNTY OF Davis )

On the 2 day of June 2021, personally appeared before me Craig Larson the signer of the foregoing Amendment, who duly acknowledged to me that he is the signer of the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]  
Notary Public  
Residing at: Davis County

My Commission Expires:  
8-21-22



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Dated this 2 day of June 2021.

Old Willow, LLC

Karen J. Anderson

By: Karen Anderson  
Its: owner

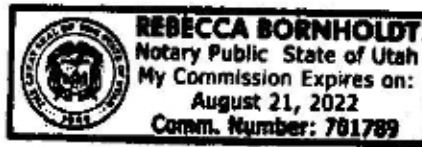
STATE OF UTAH )  
 ) : ss  
COUNTY OF Davis )

On the 2 day of June 2021, personally appeared before me Karen Anderson the signer of the foregoing Amendment, who duly acknowledged to me that he is the signer of the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Rebecca Bornholdt  
Notary Public  
Residing at: Davis Co.

My Commission Expires:  
8.21.22



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Dated this 2 day of June 2021.

Equity Trust Company Administrative for Heather  
Heather Adair Adair  
~~By:~~ Heather Adair Roth EA  
Approving

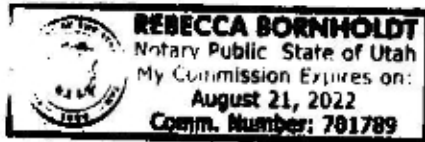
STATE OF UTAH )  
COUNTY OF Davis ) : ss

On the 2 day of June 2021, personally appeared before me  
Heather Adair the signer of the foregoing Amendment, who duly acknowledged to me  
that he is the signer of the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Rebecca Bornholdt  
Notary Public  
Residing at: Davis Co

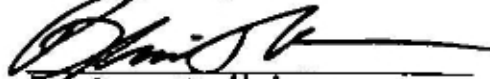
My Commission Expires:  
8-21-22



Remainder of page intentionally blank

Dated this 2 day of June 2021.

HAI Properties, LLC



By: Blair T. Halverson

Its: Man. Member

STATE OF UTAH )  
 ) : ss  
COUNTY OF Davis )

On the 2 day of June 2021, personally appeared before me Blair Halverson the signer of the foregoing Amendment, who duly acknowledged to me that he is the signer of the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

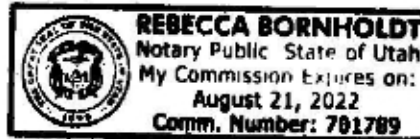


Notary Public

Residing at: Davis Co.

My Commission Expires:

8-21-22



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**Parcel #06-049-0223:** BEG AT A PT ON THE S LINE OF 500 SOUTH STR WH IS N 89°59'16" W 132.0 FT ALG THE SEC LINE & S 0°11'26" E 539.88 FT ALG THE CENTERLINE OF 500 WEST STR & S 89°41'24" W 446.35 FT ALG THE CENTERLINE OF 500 SOUTH STR & S 0°27' E 247.75 FT & W 289.889 FT & S 0°29'32" W 258.98 FT FR THE NE COR OF SEC 25-T2N-R1W, SLM; & RUN TH S 0°29'32" W 180.44 FT; TH N 86°59' W 237.00 FT; TH N 0°29'32" E 170.00 FT; TH S 89°30'28" E 236.77 FT TO THE POB. CONT. 0.95 ACRES ALSO, PART OF THE NE 1/4 OF SEC 25-T2N-R1W, SLM; BEG AT A PT S 0°13'24" E 1069.20 FT & N 89°59'16" W 563.18 FT & S 0°14'16" W 74.34 FT & W 296.72 FT FR THE NE COR OF SD 1/4 SEC; RUN TH S 0°29'32" W 90.0 FT; TH W 11.30 FT; TH N 0°29'32" E 90.0 FT; TH E 11.30 FT TO THE POB. CONT. 0.02 ACRES TOTAL ACREAGE 0.97 ACRES

**Parcel #06-049-0130:** THE S 1.65 ACRES OF THE FOLLOWING PPTY: BEG AT A PT ON THE S LINE OF 500 SOUTH STR WH IS N 89°59'16" W 132.00 FT ALG THE SEC LINE & S 0°11'26" E 539.88 FT ALG THE CENTERLINE OF 500 WEST STR & S 89°41'24" W 446.35 FT ALG THE CENTERLINE OF 500 SOUTH STR & S 0°27' E 247.75 FT & W 159.40 FT FR THE NE COR OF SEC 25-T2N-R1W, SLM; & RUN TH N 0°27' W 34.86 FT; TH N 89°10'36" W 194.49 FT; TH S 62°16'28" W 59.62 FT; TH N 89°10'36" W 107.00 FT; TH N 79°58' W 24.00 FT; TH S 10°02' W 444.42 FT ALG THE E'LY NO-ACCESS LINE OF THE I-15 FREEWAY TO THE N END OF A FRONTAGE ROAD (SD NO-ACCESS LINE IS 1.0 FT E'LY OF & PARALLELS THE FENCE); TH S 86°59' E 84.75 FT; TH N 0°29'32" E 170.00 FT; TH S 89°30'28" E 236.77 FT; TH N 0°29'32" E 258.98 FT; TH E 130.49 FT TO THE POB. CONT. 1.65 ACRES.

**Parcel #06-049-0236:** BEG AT A PT ON THE S LINE OF 500 SOUTH STR WH IS 427.65 FT N 89°30'32" W & 574.60 FT S 00°17'18" W & S 00°09'27" W 4.00 FT FR THE NE COR OF SEC 25-T2N-R1W, SLB&M; SD PT ALSO BEING DESC IN WARRANTY DEED RECORDED 10/16/2014 AS E# 2828932 BK 6125 PG 280 AS 132.11 FT S 89°51'10" W (132.00 FT N 89°59'16" W BY RECORD) ALG THE SEC LINE TO THE CENTERLINE OF 500 WEST STR & 539.67 FT S 00°20'16" E (539.88 FT S 00°11'26" E BY RECORD) ALG SD CENTERLINE TO THE CENTERLINE INTERSECTION OF 500 WEST STR & 500 SOUTH STR & 46.87 FT S 89°37'51" W (S 89°41'24" W BY RECORD) ALG THE CENTERLINE OF SD 500 SOUTH STR & 248.81 FT S 89°41'24" W (A TOTAL DIST OF 295.64 FT ALG 500 SOUTH STR CENTERLINE BY RECORD) ALG SD CENTERLINE 33.00 FT S 00°19'17" E (33.00 FT S 00°10'21" E BY RECORD) TO THE EXIST S'LY R/W LINE OF SD 500 SOUTH STR & 4.00 FT S 00°19'17" E (S 00°10'21" E BY RECORD) ALG SD E'LY BNDRY LINE & S 00°19'17" E 3.50 FT (S 00°10'21" E BY RECORD) FR THE NE COR OF SD SEC & RUN TH THE FOLLOWING FIVE COURSES ALG SD WARRANTY DEED: S 78°36'00" W 10.40 FT & S 89°41'24" W 66.50 FT & N 82°27'24" W 14.64 FT & S 89°41'24" W 48.00 FT TO THE BEG OF A 2466.50 FT RAD CURVE TO THE LEFT & W'LY 11.27 FT ALG THE ARC OF SD CURVE (LC BEARS S 89°33'33" W FOR A DIST OF 11.27 FT); TH S 0°27' W 206.17 FT; TH E 7.36 FT; TH S 1.41 FT; TH E 9.22 FT; TH S 0°00'52" W 48.17 FT; TH N 89°41'24" E 126.96 FT; TH N 0°27'17" E 37.82 FT; TH N 88°31'35" E 5.68 FT; TH N 0°10'21" W 218.56 FT ALG THE W EDGE OF A RETAINING WALL TO THE POB. CONT. 0.85 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

**Parcel #06-049-0154:** BEG AT A PT ON THE S LINE OF 500 SOUTH STR WH IS N 89°59'16" W 132.00 FT ALG THE SEC LINE & S 0°11'26" E 539.88 FT ALG THE CENTERLINE OF 500 WEST STR & S 89°41'24" W 490.18 FT ALG THE CENTERLINE OF 500 SOUTH STR & S 0°12'36" E 38.28 FT TO A FENCE COR & S 73°06'36" W 176.16 FT ALG THE FENCE LINE FR THE NE COR OF SEC 25-T2N-R1W, SLM; & RUN TH S 73°06'36" W 57.96 FT; TH N 89°10'36" W 168.40 FT TO A PT OF TANGENCY OF A 90.00 FT RAD CURVE TO THE LEFT; TH SW'LY 126.90 FT ALG THE ARC OF SD CURVE THRU A CENTRAL ANGLE OF 80°47'24"; TH S 10°02' W 55.00 FT ALG THE E'LY NO ACCESS LINE OF THE I-15 FREEWAY; TH S 79°58' E 24.00 FT; TH S 89°10'36" E 107.00 FT; TH N 62°16'28" E 59.62 FT; TH S 89°10'36" E 194.49 FT; TH N 0°27' W 28.30 FT; TH W 53.56 FT; TH N 0°27' W 95.37 FT TO POB. CONT. 0.868 ACRES. (WENT TO 06-049-0156)

**Parcel #06-049-0156:** BEG AT A PT ON THE S LINE OF 500 SOUTH STR N 89°59'16" W 132.00 FT ALG THE SEC LINE & S 0°11'26" E 539.88 FT ALG THE CENTERLINE OF 500 WEST STR & S 89°50'20" W 490.18 FT ALG THE CENTERLINE OF SD 500 SOUTH STR & S 0°12'36" E 39.55 FT TO A FENCE COR & S 73°06'36" W 16.49 FT FR THE NE COR OF SEC 25-T2N-R1W, SLM; & RUN TH S 73°06'36" W 159.67 FT; TH S 0°27' E 95.37 FT; TH DUE E 152.60 FT; TH N 0°13'42" W 141.76 FT TO THE POB. CONT. 0.416 ACRES.

**Parcel #06-232-0001:** ALL OF UNIT 1, GATEWAY PARK PUD AMD.

**Parcel #06-232-0008:** ALL OF UNIT 3, GATEWAY PARK PUD AMD.

**Parcel #06-232-0009:** ALL OF UNIT 4-4A, GATEWAY PARK PUD AMD.

**Parcel #06-232-0010:** ALL OF UNIT 4-4B, GATEWAY PARK PUD AMD.

**Parcel #06-232-0011:** ALL OF UNIT 4-4C, GATEWAY PARK PUD AMD.

**Parcel #06-232-0012:** ALL OF UNIT 4-4D, GATEWAY PARK PUD AMD.

**Parcel #06-232-0014:** ALL OF UNIT 2-2A, GATEWAY PARK PUD AMENDED. ALSO: ALL OF UNIT 2-2B, GATEWAY PARK PUD AMENDED. ALSO: ALL OF UNIT 2-2C, GATEWAY PARK PUD AMENDED. ALSO: ALL OF UNIT 2-2D, GATEWAY PARK PUD AMENDED. ALSO: ALL OF UNIT 2-2E, GATEWAY PARK PUD AMENDED. ALSO: ALL OF UNIT 2-2F, GATEWAY PARK PUD AMENDED.





## COMPOSITE DESCRIPTION

AS DESCRIBED IN A 1997 SURVEY BY HILL, JAMISON AND ASSOCIATES, INC., SURVEY #0963

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET WHICH IS NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°41'24" WEST 490.18 FEET ALONG THE CENTERLINE OF 500 SOUTH STREET SOUTH 0°12'36" EAST 38.28 FEET TO A FENCE CORNER FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 73°06'36" WEST 234.12 FEET ALONG THE FENCE LINE; THENCE NORTH 89°10'36" WEST 168.40 FEET ALONG A FENCE LINE TO A POINT OF TANGENCY OF A 90.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 126.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°47'24"; THENCE SOUTH 10°02' WEST 499.42 FEET ALONG THE EASTERLY NO-ACCESS LINE OF THE I-15 FREEWAY TO THE NORTH END OF A FRONTAGE ROAD (SAID NO-ACCESS LINE IS 1.0 FOOT EASTERLY OF AND PARALLELS THE FENCE); THENCE SOUTH 86°59' EAST 84.75 FEET; THENCE NORTH 0°29'32" EAST 170.00 FEET; THENCE SOUTH 89°30'28" EAST 236.77 FEET; THENCE NORTH 0°29'32" EAST 258.98 FEET; THENCE EAST 297.25 FEET; THENCE SOUTH 1.41 FEET; THENCE EAST 9.22 FEET; THENCE SOUTH 0°00'52" WEST 48.17 FEET; THENCE NORTH 89°41'24" EAST 126.96 FEET; THENCE NORTH 0°27'17" EAST 37.82 FEET; THENCE NORTH 88°31'35" EAST 5.68 FEET; THENCE NORTH 0°10'21" WEST 226.06 FEET ALONG THE WEST EDGE OF A RETAINING WALL TO A POINT ON THE SOUTH LINE OF SAID 500 SOUTH STREET; THENCE SOUTH 89°41'24" WEST 144.51 FEET ALONG SAID STREET; THENCE SOUTH 83°44' WEST 6.03 FEET ALONG SAID STREET; THENCE SOUTH 0°27' EAST 65.39 FEET; THENCE WEST 44.00 FEET; THENCE NORTH 0°27' WEST 60.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°50'20" WEST 490.18 FEET ALONG THE CENTERLINE OF SAID 500 SOUTH STREET AND SOUTH 0°12'36" EAST 39.55 FEET TO A FENCE CORNER AND SOUTH 73°06'36" WEST 16.49 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 73°06'36" WEST 159.67 FEET; THENCE SOUTH 0°27' EAST 95.37 FEET; THENCE DUE EAST 152.60 FEET; THENCE NORTH 0°13'42" WEST 141.76 FEET TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 4.226 ACRES

## NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO PERFORM AN ALTA/NSPS SURVEY OF THE REFERENCED PARCELS. THREE TITLE REPORTS WERE USED (SEE SHEET 2 FOR DESCRIPTIONS, EXCEPTIONS, AND OTHER NOTES). WE RETRACED A 1991 HILL, JAMISON AND ASSOCIATES SURVEY, SURVEY #0963, OVER THE SAME PARCELS AS A PART OF THIS SURVEY. THERE WAS A LATTER 1997 HJA SURVEY (UNFILED) WITH SOME ALTA INFORMATION ON IT. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS SHOWN TO BETTER MATCH THE 1991 HJA SURVEY.

THE COMPOSITE DESCRIPTION SHOWN HEREON IS SHOWN AS THE "REMAINDER DESCRIPTION" ON THE 1991 HJA SURVEY AND AS THE "ALTA UPDATE" DESCRIPTION ON THE 1997 HJA SURVEY. SOME BEARINGS AND DISTANCES WERE ADJUSTED TO MATCH THE CENTER LINE OF 500 SOUTH STREET AND FOR MATHEMATICAL CLOSURE.

THE HJA SURVEYS REFERENCE MONUMENTS THAT ARE NOT CURRENTLY IN PLACE. WE REFERENCED DAVIS COUNTY SURVEYOR RECORDS AND THE WEST BOUNTIFUL CITY STREET INTERSECTION MONUMENT SYSTEM SURVEY AS RESOURCES TO RETRACE THE RELATIONSHIPS BETWEEN MISSING AND EXISTING MONUMENTS.

NO CORNERS WERE SET AS A PART OF THIS SURVEY.

**NOTES:**

1. THREE TITLE REPORTS ARE SHOWN HEREON AND WILL BE REFERRED TO IN THE FOLLOWING SEQUENCE:  
TITLE REPORT "A": A COMMITMENT FOR TITLE INSURANCE BY MERIDIAN TITLE COMPANY, COMMITMENT #247123, EFFECTIVE DECEMBER 13, 2016, AT 8:00 A.M. (2ND AMENDED)  
TITLE REPORT "B": A COMMITMENT FOR TITLE INSURANCE BY MERIDIAN TITLE COMPANY, COMMITMENT #247123-2, EFFECTIVE DECEMBER 13, 2016, AT 8:00 A.M. (2ND AMENDED)  
TITLE REPORT "C": A COMMITMENT FOR TITLE INSURANCE BY MERIDIAN TITLE COMPANY, COMMITMENT #246936, EFFECTIVE DECEMBER 7, 2016, AT 8:00 A.M. (1ST AMENDED)
2. EXCEPTIONS SHOWN ON SHEET 1 ARE REFERENCE BY TITLE REPORT AND EXCEPTION NUMBER (E.G. "A-12" REFERS TO EXCEPTION 12 OF TITLE REPORT "A").
3. ALL UNDERGROUND ELECTRIC AND ELECTRICAL PADS SHOWN HEREON ARE INCLUDED IN THE EXCEPTIONS FOR ENTRY #813941 (BOOK 1215, PAGE 77) AND ENTRY #813942 (BOOK 1215, PAGE 79), UNLESS OTHERWISE NOTED. SEE EXCEPTIONS SHOWN ON HEREON

**TITLE REPORT "A"**

**DESCRIPTIONS**

PARCEL 1: (TAX PARCEL #06-049-0236)

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET WHICH IS NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°41'24" WEST 295.64 FEET ALONG THE CENTERLINE OF 500 SOUTH STREET AND SOUTH 0°10'21" EAST 33.06 FEET TO A FENCE CORNER FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 89°41'24" WEST 144.51 FEET ALONG THE SOUTH LINE OF SAID 500 SOUTH STREET; THENCE SOUTH 83°44' WEST 6.03 FEET ALONG SAID SOUTH LINE OF STREET; THENCE SOUTH 0°27' EAST 213.70 FEET; THENCE EAST 7.36 FEET; THENCE SOUTH 1.41 FEET; THENCE EAST 9.22 FEET; THENCE SOUTH 0°00'52" WEST 48.17 FEET; THENCE NORTH 89°41'24" EAST 126.96 FEET; THENCE NORTH 0°27'17" EAST 37.82 FEET; THENCE NORTH 88°31'35" EAST 5.68 FEET; THENCE NORTH 0°10'21" WEST 26.06 FEET ALONG THE WEST EDGE OF A RETAINING WALL TO THE POINT OF BEGINNING.

**LESS AND EXCEPTING:**

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING 500 SOUTH STREET KNOWN AS PROJECT NO. F-115-7(301)313, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT WHICH POINT IS 132.11 FEET SOUTH 89°51'10" WEST (132.00 FEET NORTH 89°59'16" WEST BY RECORD) ALONG THE SECTION LINE TO THE CENTERLINE OF 500 WEST STREET AND 539.67 FEET SOUTH 00°20'16" EAST (539.88 FEET SOUTH 00°11'26" EAST BY RECORD) ALONG SAID CENTERLINE TO THE CENTERLINE INTERSECTION OF 500 WEST STREET AND 500 SOUTH STREET AND 46.87 FEET SOUTH 89°37'51" WEST (SOUTH 89°41'24" WEST BY RECORD) ALONG THE CENTERLINE OF SAID 500 SOUTH STREET AND 248.81 FEET SOUTH 89°41'24" WEST (A TOTAL DISTANCE OF 295.64 FEET ALONG 500 SOUTH STREET CENTERLINE BY RECORD) ALONG SAID CENTERLINE AND 33.00 FEET SOUTH 00°19'17" EAST (33.06 FEET SOUTH 00°10'21" EAST BY RECORD) TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID 500 SOUTH STREET AND 4.00 FEET SOUTH 00°19'17" EAST (SOUTH 00°10'21" EAST BY RECORD) ALONG SAID EASTERLY BOUNDARY LINE FROM THE NORTHEAST CORNER OF SAID SECTION 25, SAID POINT IS ALSO 37.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE 500 SOUTH STREET CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 516+11.20; AND RUNNING THENCE SOUTH 00°19'17" EAST 3.50 FEET (SOUTH 00°10'21" EAST BY RECORD) ALONG SAID EASTERLY BOUNDARY LINE TO A POINT 40.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 516+11.20; THENCE SOUTH 78°36'00" WEST 10.40 FEET TO A POINT 42.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 516+01.00; THENCE SOUTH 89°41'24" WEST 66.50 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO A POINT OPPOSITE ENGINEER STATION

515+34.50; THENCE NORTH 82°27'24" WEST 14.64 FEET TO A POINT 40.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 515+20.00; THENCE SOUTH 89°41'24" WEST 48.00 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO A POINT OPPOSITE ENGINEER STATION 514+72.00 TO THE BEGINNING OF A 2466.50-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 11.27 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS SOUTH 89°33'33" WEST FOR A DISTANCE OF 11.27 FEET) TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 00°35'56" WEST (NORTH 00°27'00" EAST BY RECORD) 3.53 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE NORTH 89°41'24" EAST 150.50 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°28'44" COUNTERCLOCKWISE TO OBTAIN HIGHWAY BEARINGS)

ALSO, LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN DAVIS COUNTY, UTAH, INCIDENT TO THE IMPROVEMENT AND WIDENING OF I-15, KNOWN AS PROJECT NUMBER S115- 7(312)312. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE GRANTOR'S EAST BOUNDARY LINE AND THE SOUTH RIGHT OF WAY LINE OF 500 SOUTH STREET, WHICH POINT IS 427.65 FEET NORTH 89°30'32" WEST AND 574.60 FEET SOUTH 00°17'18" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 25, SAID POINT ALSO BEING 295.67 FEET NORTH 89°49'52" WEST ALONG THE CENTERLINE OF SAID 500 SOUTH STREET AND 33.00 FEET SOUTH 00°10'08" WEST FROM THE INTERSECTION OF SAID 500 SOUTH STREET AND HIGHWAY 89, ALSO KNOWN AS 500 WEST STREET, WHICH POINT IS 33.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID 500 WEST STREET OF SAID PROJECT; OPPOSITE APPROXIMATE ENGINEER STATION 516+11.20; THENCE SOUTH 00°09'27" WEST 4.00 FEET ALONG SAID GRANTOR'S EAST BOUNDARY LINE; THENCE NORTH 89°49'52" WEST 150.50 FEET TO THE GRANTOR'S WEST BOUNDARY LINE; THENCE NORTH 00°07'12" WEST 4.00 FEET ALONG SAID WEST BOUNDARY LINE TO SAID SOUTH RIGHT OF WAY LINE OF 500 SOUTH STREET; THENCE SOUTH 89°49'52" EAST 150.52 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO, LESS AND EXCEPTING, ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF 500 SOUTH STREET.

PARCEL 2: (TAX PARCEL #06-049-0155)

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET WHICH IS NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°41'24" WEST 490.18 FEET ALONG THE CENTERLINE OF 500 SOUTH STREET AND SOUTH 0°12'36" EAST 38.28 FEET TO A FENCE CORNER FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 73°06'36" WEST 131.61 FEET ALONG THE FENCE LINE; THENCE SOUTH 16°53'24" EAST 38.26 FEET; THENCE SOUTH 0°27' EAST 134.86 FEET; THENCE NORTH 89°33' EAST 159.40 FEET; THENCE NORTH 0°27' WEST 148.31 FEET; THENCE WEST 44.00 FEET; THENCE NORTH 0°27' WEST 60.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°50'20" WEST 490.18 FEET ALONG THE CENTERLINE OF SAID 500 SOUTH STREET AND SOUTH 0°12'36" EAST 39.55 FEET TO A FENCE CORNER AND SOUTH 73°06'36" WEST 16.49 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 73°06'36" WEST 159.67 FEET; THENCE SOUTH 0°27' EAST 95.37 FEET THENCE DUE EAST 152.60 FEET, THENCE NORTH 0°13'42" WEST 141.76 FEET TO THE POINT OF BEGINNING.

**EXCEPTIONS**

12. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES, UPON, OVER, UNDER AND ACROSS THE PROPERTY.  
RECORDED: MAY 18, 1967 AS ENTRY NO. 309181 IN BOOK 366 AT PAGE 517 OF OFFICIAL RECORDS. SHOWN ON PLAT
13. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: UTAH POWER & LIGHT CO.  
PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM UNDER, UPON AND ACROSS THE PROPERTY.  
RECORDED: NOVEMBER 6, 1958 AS ENTRY NO. 182648 IN BOOK 152 AT PAGE 411 OF OFFICIAL RECORDS. SHOWN ON PLAT
14. THE MATTERS CONTAINED IN A DOCUMENT CAPTIONED GRANT OF EASEMENTS AND RESTRICTIVE COVENANTS. RECORDED: MARCH 18, 1985 AS ENTRY NO. 697003 IN BOOK 1026 AT PAGE 1000 OF OFFICIAL RECORDS. INCLUDES WHOLE SURVEYED PARCEL, TAX PARCEL #06-049-0156, AND "GATEWAY PARK P.U.D. AMENDED"; EASEMENTS AFFECT COMMON AREAS
15. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: BOUNTIFUL, A MUNICIPAL CORPORATION PURPOSE: A PERPETUAL EASEMENT FOR ALL OVERHEAD AND UNDERGROUND ELECTRICAL AND/OR COMMUNICATION CONDUCTORS AND FACILITIES EXISTING AFTER THE COMPLETION OF THE DEVELOPMENT RECORDED: JULY 22, 1985 AS ENTRY NO. 707882 IN BOOK 1044 AT PAGE 481 OF OFFICIAL RECORDS. BLANKET EASEMENT OVER WHOLE PARCEL, STRUCTURES SHOWN AS LOCATED
16. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: MOUNTAIN FUEL SUPPLY COMPANY PURPOSE: A RIGHT OF WAY AND EASEMENT TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES THROUGH AND ACROSS THE PROPERTY.  
RECORDED: AUGUST 26, 1985 AS ENTRY NO. 711139 IN BOOK 1049 AT PAGE 426 OF OFFICIAL RECORDS. SHOWN ON PLAT
17. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: BOUNTIFUL, A MUNICIPAL CORPORATION  
PURPOSE: PERPETUAL EASEMENTS TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC AND COMMUNICATION FACILITIES OVER, UPON, ACROSS AND UNDER THE LAND  
RECORDED: JANUARY 21, 1988 AS ENTRY NO. 813941 IN BOOK 1215 AT PAGE 77 OF OFFICIAL RECORDS.  
SEE NOTE #3
18. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: BOUNTIFUL, A MUNICIPAL CORPORATION  
PURPOSE: PERPETUAL EASEMENTS TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC AND COMMUNICATION FACILITIES OVER, UPON, ACROSS, AND UNDER THE LAND  
RECORDED: JANUARY 21, 1988 AS ENTRY NO. 813942 IN BOOK 1215 AT PAGE 79 OF OFFICIAL RECORDS. SEE NOTE #3
19. THE MATTERS CONTAINED IN A DOCUMENT CAPTIONED COVENANTS, CONDITIONS AND RESTRICTIONS. RECORDED: FEBRUARY 12, 1988 AS ENTRY NO. 815836 IN BOOK 1218 AT PAGE 309 OF OFFICIAL RECORDS; THE MATTERS CONTAINED WITHIN THAT CERTAIN MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS.

RECORDED: OCTOBER 1, 1991 AS ENTRY NO. 943194 IN BOOK 1441 AT PAGE 214 OF OFFICIAL RECORDS; THE MATTERS CONTAINED WITHIN THAT CERTAIN MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS;

RECORDED: JULY 19, 2010 AS ENTRY NO. 2540682 IN BOOK 5069 AT PAGE 952 OF OFFICIAL RECORDS. INCLUDES WHOLE SURVEYED PARCEL, TAX PARCEL #06-049-0156, AND "GATEWAY PARK P.U.D. AMENDED"; EASEMENTS AFFECT COMMON AREAS, INCLUDING A SPECIFIC GRANT OF EASEMENT, SHOWN ON PLAT.

20. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY;

AMOUNT: \$4,175,000.00

DATED: OCTOBER 1, 1997

TRUSTOR: BOUNTIFUL GATEWAY PARK, LTD.

TRUSTEE: MERIDIAN TITLE COMPANY

BENEFICIARY: FORTIS BENEFITS INSURANCE COMPANY

RECORDED: OCTOBER 1, 1997 AS ENTRY NO. 1351106 IN BOOK 2183 AT PAGE 569 OF OFFICIAL RECORDS.

AN ASSIGNMENT OF ALL THE MONIES DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST;

ASSIGNOR: BOUNTIFUL GATEWAY PARK, LTD.

ASSIGNEE: FORTIS BENEFITS INSURANCE COMPANY

RECORDED: OCTOBER 1, 1997 AS ENTRY NO. 1351107 IN BOOK 2183 AT PAGE 616 OF OFFICIAL RECORDS. THE BENEFICIARY'S INTEREST WAS ASSIGNED BY INSTRUMENT;

TO: TELECOM RE, INC., A FLORIDA CORPORATION

RECORDED: NOVEMBER 23, 2009 AS ENTRY NO. 2495150 IN BOOK 4907 AT PAGE 347 OF OFFICIAL RECORDS.

AFFECTS SUBJECT PARCEL

21. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: UTAH DEPARTMENT OF TRANSPORTATION

PURPOSE: TEMPORARY EASEMENT

RECORDED: APRIL 24, 2014 AS ENTRY NO. 2800392 IN BOOK 6004 AT PAGE 722 OF OFFICIAL RECORDS. EASEMENT HAS BEEN VACATED

22. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: UTAH DEPARTMENT OF TRANSPORTATION

PURPOSE: FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON A FIRE HYDRANT PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE AND DISTRIBUTION LINES, AND TO FACILITATE THE CONSTRUCTION OF EXISTING 500 SOUTH STREET.

RECORDED: OCTOBER 16, 2014 AS ENTRY NO. 2828933 IN BOOK 6125 AT PAGE 283 OF OFFICIAL RECORDS. SHOWN ON PLAT

23. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: UTAH DEPARTMENT OF TRANSPORTATION

PURPOSE: TEMPORARY EASEMENT

RECORDED: OCTOBER 16, 2014 AS ENTRY NO. 2828934 IN BOOK 6125 AT PAGE 286 OF OFFICIAL RECORDS. EASEMENT HAS BEEN VACATED

24. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: UTAH DEPARTMENT OF TRANSPORTATION

PURPOSE: FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF, AND HIGHWAY APPURTENANCES.

RECORDED: OCTOBER 16, 2014 AS ENTRY NO. 2828935 IN BOOK 6125 AT PAGE 289 OF OFFICIAL RECORDS. SHOWN ON PLAT

**TITLE REPORT "B"**  
**DESCRIPTIONS**

TAX PARCEL #06-049-0154

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET WHICH IS NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET, ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°41'24" WEST 490.18 FEET ALONG THE CENTERLINE OF 500 SOUTH STREET AND SOUTH 0°12'36" EAST 38.28 FEET TO A FENCE CORNER AND SOUTH 73°06'36" WEST 131.61 FEET, ALONG THE FENCE LINE FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 73°06'36" WEST 102.51 FEET; THENCE NORTH 89°10'36" WEST 168.40 FEET TO A POINT OF TANGENCY OF A 90.00 FEET RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 126.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°47'24"; THENCE SOUTH 10°02' WEST 55.00 FEET ALONG THE EASTERLY NO ACCESS LINE OF THE I-15 FREEWAY; THENCE SOUTH 79°58' EAST 24.00 FEET; THENCE SOUTH 89°10'36" EAST 107.00 FEET; THENCE NORTH 62°16'28" EAST 59.62 FEET; THENCE SOUTH 89°10'36" EAST 194.49 FEET; THENCE NORTH 0°27' WEST 100.00 FEET; THENCE NORTH 16°53'24" WEST 38.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°50'20" WEST 490.18 FEET ALONG THE CENTERLINE OF SAID 500 SOUTH STREET AND SOUTH 0°12'36" EAST 39.55 FEET TO A FENCE CORNER AND SOUTH 73°06'36" WEST 16.49 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 73°06'36" WEST 159.67 FEET; THENCE SOUTH 0°27' EAST 95.37 FEET THENCE DUE EAST 152.60 FEET, THENCE NORTH 0°13'42" WEST 141.76 FEET TO THE POINT OF BEGINNING.

**EXCEPTIONS**

12. THE MATTERS CONTAINED IN A DOCUMENT CAPTIONED GRANT OF EASEMENTS AND RESTRICTIVE COVENANTS. RECORDED: MARCH 18, 1985 AS ENTRY NO. 697003 IN BOOK 1026 AT PAGE 1000 OF OFFICIAL RECORDS. INCLUDES WHOLE SURVEYED PARCEL, TAX PARCEL #06-049-0156, AND "GATEWAY PARK P.U.D. AMENDED"; EASEMENTS AFFECT COMMON AREAS

13. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: BOUNTIFUL, A MUNICIPAL CORPORATION  
PURPOSE: A PERPETUAL EASEMENT FOR ALL OVERHEAD AND UNDERGROUND ELECTRICAL AND/OR COMMUNICATION CONDUCTORS AND FACILITIES EXISTING AFTER THE COMPLETION OF THE DEVELOPMENT RECORDED: JULY 22, 1985 AS ENTRY NO. 707882 IN BOOK 1044 AT PAGE 481 OF OFFICIAL RECORDS.  
BLANKET EASEMENT OVER WHOLE PARCEL, STRUCTURES SHOWN AS LOCATED

14. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: BOUNTIFUL, A MUNICIPAL CORPORATION  
PURPOSE: PERPETUAL EASEMENTS TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC AND COMMUNICATION FACILITIES OVER, UPON, ACROSS AND UNDER THE LAND  
RECORDED: JANUARY 21, 1988 AS ENTRY NO. 813941 IN BOOK 1215 AT PAGE 77 OF OFFICIAL RECORDS. SEE NOTE #3

15. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: BOUNTIFUL, A MUNICIPAL CORPORATION

PURPOSE: PERPETUAL EASEMENTS TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC AND COMMUNICATION FACILITIES OVER, UPON, ACROSS, AND UNDER THE LAND RECORDED: JANUARY 21, 1988 AS ENTRY NO. 813942 IN BOOK 1215 AT PAGE 79 OF OFFICIAL RECORDS.

SEE NOTE #3

16. THE MATTERS CONTAINED IN A DOCUMENT CAPTIONED COVENANTS, CONDITIONS AND RESTRICTIONS. RECORDED: FEBRUARY 12, 1988 AS ENTRY NO. 815836 IN BOOK 1218 AT PAGE 309 OF OFFICIAL RECORDS; THE MATTERS CONTAINED WITHIN THAT CERTAIN MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS.

RECORDED: OCTOBER 1, 1991 AS ENTRY NO. 943194 IN BOOK 1441 AT PAGE 214 OF OFFICIAL RECORDS; THE MATTERS CONTAINED WITHIN THAT CERTAIN MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS;

RECORDED: JULY 19, 2010 AS ENTRY NO. 2540682 IN BOOK 5069 AT PAGE 952 OF OFFICIAL RECORDS. INCLUDES WHOLE SURVEYED PARCEL, TAX PARCEL #06-049-0156, AND "GATEWAY PARK P.U.D. AMENDED"; EASEMENTS AFFECT COMMON AREAS, INCLUDING A SPECIFIC GRANT OF EASEMENT, SHOWN ON PLAT.

17. NOTICE OF FIRST RIGHT OF REFUSAL IN REAL PROPERTY

CLAIMED BY: SIZZLER PLATTER, INC., A NEVADA CORPORATION

RECORDED: SEPTEMBER 29, 1997 AS ENTRY NO. 1351059 IN BOOK 2181 AT PAGE 70 OF OFFICIAL RECORDS. AFFECTS SUBJECT PARCEL

18. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY;

AMOUNT: \$4,175,000.00

DATED: OCTOBER 1, 1997

TRUSTOR: BOUNTIFUL GATEWAY PARK, LTD.

TRUSTEE: MERIDIAN TITLE COMPANY

BENEFICIARY: FORTIS BENEFITS INSURANCE COMPANY

RECORDED: OCTOBER 1, 1997 AS ENTRY NO. 1351106 IN BOOK 2183 AT PAGE 569 OF OFFICIAL RECORDS. AN ASSIGNMENT OF ALL THE MONIES DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST;

ASSIGNOR: BOUNTIFUL GATEWAY PARK, LTD.

ASSIGNEE: FORTIS BENEFITS INSURANCE COMPANY

RECORDED: OCTOBER 1, 1997 AS ENTRY NO. 1351107 IN BOOK 2183 AT PAGE 616 OF OFFICIAL RECORDS. THE BENEFICIARY'S INTEREST WAS ASSIGNED BY INSTRUMENT;

TO: TELECOM RE, INC., A FLORIDA CORPORATION

RECORDED: NOVEMBER 23, 2009 AS ENTRY NO. 2495150 IN BOOK 4907 AT PAGE 347 OF OFFICIAL RECORDS.

AFFECTS SUBJECT PARCEL

### **TITLE REPORT "C"**

#### **DESCRIPTIONS**

##### PARCEL 1: (TAX PARCEL #06-049-0131)

THE NORTH 0.45 ACRES OF THE FOLLOWING PROPERTY:

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET WHICH IS NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°41'24" WEST 446.35 FEET ALONG THE CENTERLINE OF 500 SOUTH STREET AND SOUTH 0°27' EAST 247.75 FEET AND WEST 159.40 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 0°27' WEST 34.86 FEET; THENCE NORTH 89°10'36" WEST 194.49 FEET; THENCE SOUTH 62°16'28" WEST 59.62 FEET; THENCE NORTH 89°10'36" WEST

107.00 FEET; THENCE NORTH 79°58' WEST 24.00 FEET; THENCE SOUTH 10°02' WEST 444.42 FEET ALONG THE EASTERLY NO-ACCESS LINE OF THE I-15 FREEWAY TO THE NORTH END OF A FRONTAGE ROAD (SAID NO-ACCESS LINE IS 1.0 FOOT EASTERLY OF AND PARALLELS THE FENCE); THENCE SOUTH 86°59' EAST 84.75 FEET; THENCE NORTH 0°29'32" EAST 170.00 FEET; THENCE SOUTH 89°30'28" EAST 236.77 FEET; THENCE NORTH 0°29'32" EAST 258.98 FEET; THENCE EAST 130.49 FEET TO THE POINT OF BEGINNING.

**PARCEL 2: (TAX PARCEL #06-049-0130)**

THE SOUTH 1.65 ACRES OF THE FOLLOWING PROPERTY:

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET WHICH IS NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°41'24" WEST 446.35 FEET ALONG THE CENTERLINE OF 500 SOUTH STREET AND SOUTH 0°27' EAST 247.75 FEET AND WEST 159.40 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 0°27' WEST 34.86 FEET; THENCE NORTH 89°10'36" WEST 194.49 FEET; THENCE SOUTH 62°16'28" WEST 59.62 FEET; THENCE NORTH 89°10'36" WEST 107.00 FEET; THENCE NORTH 79°58' WEST 24.00 FEET; THENCE SOUTH 10°02' WEST 444.42 FEET ALONG THE EASTERLY NO-ACCESS LINE OF THE I-15 FREEWAY TO THE NORTH END OF A FRONTAGE ROAD (SAID NO-ACCESS LINE IS 1.0 FOOT EASTERLY OF AND PARALLELS THE FENCE); THENCE SOUTH 86°59' EAST 84.75 FEET; THENCE NORTH 0°29'32" EAST 170.00 FEET; THENCE SOUTH 89°30'28" EAST 236.77 FEET; THENCE NORTH 0°29'32" EAST 258.98 FEET; THENCE EAST 130.49 FEET TO THE POINT OF BEGINNING.

**EXCEPTIONS**

13. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: UTAH POWER & LIGHT CO.

PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM UNDER, UPON AND ACROSS THE PROPERTY.

RECORDED: NOVEMBER 6, 1958 AS ENTRY NO. 182654 IN BOOK 152 AT PAGE 420 OF OFFICIAL RECORDS. SHOWN ON PLAT

14. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; PURPOSE: STORM DRAIN

RECORDED: JUNE 17, 1977 AS ENTRY NO. 464906 IN BOOK 654 AT PAGE 689 OF OFFICIAL RECORDS. SHOWN ON PLAT

15. THE MATTERS CONTAINED IN A DOCUMENT CAPTIONED GRANT OF EASEMENTS AND RESTRICTIVE COVENANTS.

RECORDED: MARCH 18, 1985 AS ENTRY NO. 697003 IN BOOK 1026 AT PAGE 1000 OF OFFICIAL RECORDS. INCLUDES WHOLE SURVEYED PARCEL, TAX PARCEL #06-049-0156, AND "GATEWAY PARK P.U.D. AMENDED"; EASEMENTS AFFECT COMMON AREAS

16. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; PURPOSE: PERPETUAL EASEMENT FOR ALL OVERHEAD AND UNDERGROUND ELECTRICAL AND/OR COMMUNICATION CONDUCTORS AND FACILITIES

RECORDED: JULY 22, 1985 AS ENTRY NO. 707882 IN BOOK 1044 AT PAGE 481 OF OFFICIAL RECORDS. BLANKET EASEMENT OVER WHOLE PARCEL, STRUCTURES SHOWN AS LOCATED

17. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; PURPOSE: PERPETUAL EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC AND COMMUNICATION FACILITIES

RECORDED: JULY 23, 1987 AS ENTRY NO. 795309 IN BOOK 1182 AT PAGE 956 OF OFFICIAL RECORDS. SHOWN ON PLAT



18. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; PURPOSE: PERPETUAL EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC AND COMMUNICATION FACILITIES  
RECORDED: JANUARY 21, 1988 AS ENTRY NO. 813941 IN BOOK 1215 AT PAGE 77 OF OFFICIAL RECORDS. SEE NOTE #3

19. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; PURPOSE: PERPETUAL EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC AND COMMUNICATION FACILITIES  
RECORDED: JANUARY 21, 1988 AS ENTRY NO. 813942 IN BOOK 1215 AT PAGE 79 OF OFFICIAL RECORDS. SEE NOTE #3

20. THE MATTERS CONTAINED IN A DOCUMENT CAPTIONED COVENANTS, CONDITIONS AND RESTRICTIONS.  
RECORDED: FEBRUARY 12, 1988 AS ENTRY NO. 815836 IN BOOK 1218 AT PAGE 309 OF OFFICIAL RECORDS; THE MATTERS CONTAINED WITHIN THAT CERTAIN MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS.

RECORDED: OCTOBER 1, 1991 AS ENTRY NO. 943194 IN BOOK 1441 AT PAGE 214 OF OFFICIAL RECORDS; THE MATTERS CONTAINED WITHIN THAT CERTAIN MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS;

RECORDED: JULY 19, 2010 AS ENTRY NO. 2540682 IN BOOK 5069 AT PAGE 952 OF OFFICIAL RECORDS. INCLUDES WHOLE SURVEYED PARCEL, TAX PARCEL #06-049-0156, AND "GATEWAY PARK P.U.D. AMENDED"; EASEMENTS AFFECT COMMON AREAS, INCLUDING A SPECIFIC GRANT OF EASEMENT, SHOWN ON PLAT.

21. AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR, REPLACE AND MAINTAIN A SEWER MAIN COLLECTION LINE AND APPURTENANT STRUCTURES

RECORDED: MAY 19, 1992 AS ENTRY NO. 973262 IN BOOK 1497 AT PAGE 1087 OF OFFICIAL RECORDS. SHOWN ON PLAT

22. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY;

AMOUNT: \$4,175,000.00

DATED: OCTOBER 1, 1997

TRUSTOR: BOUNTIFUL GATEWAY PARK, LTD.

TRUSTEE: MERIDIAN TITLE COMPANY

BENEFICIARY: FORTIS BENEFITS INSURANCE COMPANY

RECORDED: OCTOBER 1, 1997 AS ENTRY NO. 1351106 IN BOOK 2183 AT PAGE 569 OF OFFICIAL RECORDS. AN ASSIGNMENT OF ALL THE MONIES DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST;

ASSIGNOR: BOUNTIFUL GATEWAY PARK, LTD.

ASSIGNEE: FORTIS BENEFITS INSURANCE COMPANY

RECORDED: OCTOBER 1, 1997 AS ENTRY NO. 1351107 IN BOOK 2183 AT PAGE 616 OF OFFICIAL RECORDS. THE BENEFICIARY'S INTEREST WAS ASSIGNED BY INSTRUMENT;

TO: TELECOM RE, INC., A FLORIDA CORPORATION

RECORDED: NOVEMBER 23, 2009 AS ENTRY NO. 2495150 IN BOOK 4907 AT PAGE 347 OF OFFICIAL RECORDS. AFFECTS SUBJECT PARCEL