

3878310

SUPPLEMENTAL DECLARATION OF ESTABLISHMENT OF
EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
OF SALT LAKE INTERNATIONAL CENTER, UNIT 16

This Declaration, made this 6th day of October, 1983,
by SALT LAKE INTERNATIONAL CENTER a Utah corporation, herein-
after referred to as "Declarant",

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain property in the
City of Salt Lake, County of Salt Lake, State of Utah, known as
the Salt Lake International Center, Plat 16 which is more
particularly described in Exhibit "A" attached hereto, and by
this reference incorporated herein, hereinafter referred to as
"Unit 16," and

WHEREAS, Unit 16 lies within and is a part of Salt Lake
International Center (West), for which Declarant has made and
recorded a Master Declaration of Establishment of Easements,
Covenants, Conditions and Restrictions of Salt Lake Inter-
national Center (West), hereinafter referred to as "Master
Declaration", which Master Declaration was recorded
December 30, 1978, as Entry No. 3205332 in Book 4780 at Page
306 of the Official Records of the Salt Lake County Recorder;
and

WHEREAS, said Master Declaration provides that a Supple-
mental Declaration will be made and recorded relating to each
"Unit" as defined therein, to provide for preservation of the
values and amenities in each such Unit, and for the maintenance

of the Common Areas and Common Facilities. To this end and for the benefit of Unit 16 and the Owners thereof, Declarant desires to subject Unit 16 to the easements, covenants, conditions, restrictions, charges and liens hereinafter set forth.

NOW, THEREFORE, Declarant hereby declares that Unit 16 described above shall be held, sold, conveyed, transferred, leased, subleased, and occupied subject to the following easements, covenants, conditions and restrictions which are for the purpose of protecting the value and desirability of, and which shall run with, Unit 16, and every portion thereof, and shall be binding upon all parties having any right, title or interest in Unit 16 or any portion thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof:

ARTICLE I

Except as expressly hereinafter provided, Declarant hereby adopts all of the provisions of the Master Declaration into this Supplemental Declaration to the same full extent and effect as if said Master Declaration were set forth in full herein; provided, however, that whenever reference is made to the Entire Property in said Master Declaration, such term shall be deemed to mean Unit 16 for the purposes of this Supplemental Declaration.

ARTICLE II

Article V and Article VI of the Master Declaration relating to the Rights to Common Areas and Common Facilities and to

Maintenance of Common Areas and Common Facilities shall not be construed to impose or grant any additional rights, duties, obligations or assessments on Unit 16. It is Declarant's intent that the rights, duties, obligations and assessments described in said Articles shall apply to the Entire Property, including Unit 16, and shall be implemented as to the Entire Property as a whole, as provided in said Master Declaration, except as to more restrictive provisions in Supplemental Declarations other than that applicable to Unit 16 and applicable solely to the property subject thereto.

ARTICLE III

This Supplemental Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Supplemental Declaration is recorded, after which time it shall be automatically extended for successive periods of ten (10) years, to a maximum of ninety-nine (99) years, unless terminated at the end of any such period by vote of the Owners of the land area of Unit 16, as provided in Article VIII, Section 4 of the Master Declaration, provided, however, that in no event shall this Supplemental Declaration survive the termination of the Master Declaration. This Supplemental Declaration may be amended by an instrument signed by the Owners of the land area in Unit 16, in the manner provided in Article VIII, Section 4, of the Master Declaration, provided that no such amendment shall render this Supplemental Declaration less

BOOK 5513 PAGE 287

restrictive than the Master Declaration. Any amendment or termination hereof must be recorded.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto caused this Supplemental Declaration to be executed the day and year first above written.

SALT LAKE INTERNATIONAL CENTER
A Utah Corporation

By: David T. Handley
David T. Handley,
Executive Vice President

ATTEST:
Patricia Davis
Patricia Davis
Assistant Secretary

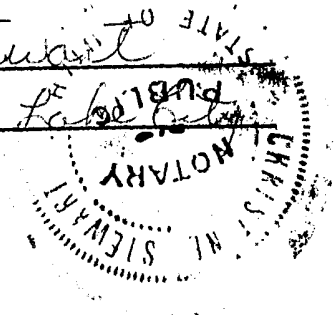
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 6th day of October, 1983, personally appeared before me DAVID T. HANDLEY and PATRICIA DAVIS, who being by me duly sworn, did say that they are the President and Assistant Secretary, respectively, of SALT LAKE INTERNATIONAL CENTER, a Utah corporation, and that the foregoing Supplemental Declaration was signed in behalf of said Corporation by authority of a Resolution of its Board of Directors, and the said DAVID T. HANDLEY and PATRICIA DAVIS duly acknowledged to me that said corporation executed the same.

Christine Stewart
NOTARY PUBLIC
Residing at: Salt Lake City

My Commission Expires:

10-18-86



BOOK 5513 PAGE 288

EXHIBIT "A"

Real Property located in the County of Salt Lake, State of Utah, and described as follows:

A parcel of land located in the North half of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

BEGINNING at a point which lies South 89°58'28" West, 56.00 feet from the Northeast corner of said Section 35, said point being on the West right of way line of 5600 West Street; thence along said right of way South 0°02'54" West, 861.32 feet to the point of tangency of a 30.00 foot radius curve (central angle = 89°44'16"); thence Westerly 46.99 feet along the arc of said curve to the right; thence along the North right of way of Harold Gatty Drive, South 89°47'10" West, 645.22 feet; (recorded 645.13 feet); thence along said right of way South 89°27'10" West, 262.24 feet; thence along said right of way South 89°47'10" West, 2038.58 feet to the point of tangency of a 30.00 foot radius curve (central angle = 90°15'44"); thence Northerly 47.26 feet along the arc of said curve to the right; thence North 89°57'06" West, 66.00 feet; thence North 0°02'54" East, 872.42 feet; thence North 89°58'51" East, 490.27 feet, this point being the North quarter corner of said Section 35; thence North 89°58'28" East, 2581.73 feet to the point of BEGINNING.

This Exhibit "A" is attached to and made a part of that certain Supplemental Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, Unit 16, dated October 6, 1983

0051C

KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

BOOK 5513 PAGE 290

DEC 7 2 33 PM '03

Security Title

REQ OF

Patricia R Brown
PATRICIA BROWN

12.00