

5082490

WHEN RECORDED RETURN TO:
Centennial Park, Limited
1505 South Redwood Road
P.O. Box 30076
Salt Lake City, Utah 84130

3000

5082490
14 JUNE 91 04:55 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: DOROTHY SINFIELD, DEPUTY

ASSIGNMENT AND ASSUMPTION AGREEMENT

This Assignment and Assumption Agreement ("Assignment") is made as of August 2, 1990, by and between KULMER & SCHUMACHER, a general partnership of the State of Utah ("Assignor"), and CENTENNIAL PARK, LIMITED, a Utah limited partnership ("Assignee").

RECITALS

A. Concurrently with the delivery of this Assignment, Assignor has conveyed to Assignee and Assignee has acquired a fee simple estate in and to certain real property located in the City of Salt Lake, County of Salt Lake, State of Utah, more particularly described in Exhibit 1 attached hereto (the "Real Property").

B. Assignor intends to assign to Assignee and Assignee intends to assume certain rights and obligations with respect to those certain Declarations of Covenants, Conditions and Restrictions as follows:

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(1) Declaration of Covenants, Conditions and Restrictions for Centennial Industrial Park, Phase I, recorded on December 12, 1974, in the records of the County Recorder of Salt Lake County in Book 3742 at Pages 481 through 488, as Instrument No. 2671266, as amended by First Amendment of Declaration of Covenants, Conditions and Restrictions for Centennial Industrial Park, Phase I, recorded on June 16, 1976, in the records of the County Recorder of Salt Lake County, Utah, in Book 4235 at Pages 215 through 217, Instrument No. 2825098, and as further amended by Second Amendment of Declaration of Covenants, Conditions and Restrictions for Centennial Industrial Park, Phase I, recorded on October 17, 1980 in the records of the County Recorder of Salt Lake County, Utah in Book 5166 at pages 355 through 358, Instrument No. 3491724;

(2) Declaration of Covenants, Conditions and Restrictions for Centennial Industrial Park, Phase III, recorded on April 25, 1978 in the

records of the Salt Lake County Recorder, in Book 4661 at Page 168, as Entry No. 3097836, as amended by First Amendment of Declaration of Covenants, Conditions and Restrictions for Centennial Industrial Park, Phase III, recorded on October 17, 1980, in Book 5166 at Page 363, as Entry No. 3491726;

(3) Declaration of Covenants, Conditions and Restrictions for Centennial Industrial Park, Phase IV, recorded on June 11, 1979, in the records of the Salt Lake County Recorder, in Book 4878 at Pages 820 through 830, Entry No. 3292348, as amended by First Amendment of Declaration of Covenants, Conditions and Restrictions for Centennial Industrial Park, Phase IV, recorded on June 25, 1980 in the records of the Salt Lake County Recorder, in Book 5116, Pages 384 through 386, Entry No. 3447408, and by Second Amendment of Declaration of Covenants, Conditions and Restrictions for Centennial Industrial Park, Phase IV, recorded on October 17, 1980, in the records of the Salt Lake County Recorder

in Book 5166, Pages 367 through 370, Entry
No. 3491727;

(4) Declaration of Covenants, Conditions and
Restrictions for Centennial Industrial Park,
Phase V, recorded on August 3, 1979 in the
records of the Salt Lake County Recorder in
Book 4915, Pages 795 through 805, Entry No.
3317190, as amended by First Amendment of
Declaration of Covenants, Conditions and
Restrictions for Centennial Industrial Park,
Phase V, recorded on June 25, 1980 in the
records of the Salt Lake County Recorder, in
Book 5116, pages 387 through 389, Entry No.
3447409, and by Second Amendment of
Declaration of Covenants, Conditions and
Restrictions for Centennial Industrial Park,
Phase V, recorded on October 17, 1980 in the
records of the Salt Lake County Recorder in
Book 5166, Pages 371 through 374, Entry No.
3491728.

The Declarations of Covenants, Conditions and
Restrictions referred to above shall hereafter be referred to as

the "CCR' s".

NOW, THEREFORE, Assignor and Assignee agree as follows:

1.1 Assignment. Assignor hereby assigns to Assignee all of the Assignor's right, title and interest in and to or arising under the CCR's presently affecting the Real Property.

1.2 Assumption. Assignee hereby accepts the foregoing assignment, assumes the CCR's for the benefit of Assignor and the other parties thereunder, and agrees to timely keep, perform and discharge all of Assignor's obligations under the CCR's that accrue from and after the Effective Date (hereafter defined) hereof. Assignor represents and warrants that to Assignor's actual knowledge, Assignor has performed all obligations imposed on Assignor under the CCR's to be performed prior to the Effective Date; and Assignor agrees to indemnify and hold harmless Assignee from any loss, cost, expense (including attorney's fees), liability, action or claim arising out of Assignor's failure to perform such obligations prior to the Effective Date.

1.3 Effective Date. The "Effective Date" of this Assignment shall be the 2nd day of August, 1990.

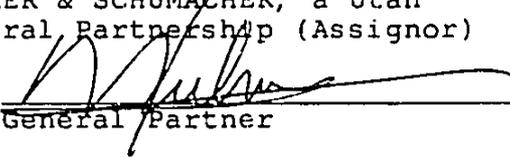
ARTICLE II
MISCELLANEOUS

2.1 Inurement. This Assignment shall inure to the benefit of Assignor and Assignee, and their respective heirs, assigns and successors in interest.

2.2 Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State of Utah.

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

KULMER & SCHUMACHER, a Utah
General Partnership (Assignor)

By: 

General Partner

CENTENNIAL PARK, LIMITED, a Utah
Limited Partnership (Assignee)

By: Kulmer & Schumacher,
General Partner

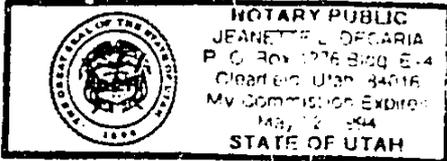
By: 

Partner

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

BEFORE ME, the undersigned authority, on this day personally appeared Morris H. Kulmer, a General Partner of KULMER & SCHUMACHER, a Utah general partnership, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed on said partnership.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE this 2nd day of August 1990.



Jeanette L. O'Carria
NOTARY PUBLIC
Residing at: Cedar City, Utah

My Commission Expires:

12/31/94

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EXHIBIT 1

A parcel of land being a portion of Lot 4, Centennial Industrial Park, Phase I, Salt Lake City, Salt Lake County, Utah, recorded November 20, 1974, as Entry No. 2666380, in the Office of the Recorder of said County, bounded and described as follows:

Beginning at a point on the south line of said Lot 4, from which point the southeast corner of said Lot bears North 81°49'42" East a distance of 197.78 feet;

THENCE along said south line, South 81°49'42" West a distance of 265.11 feet, more or less, to the southeast corner of that certain parcel of land conveyed by Union Pacific Land Resources Corporation to AAA Direct Mail Advertising Building by Warranty Deed dated August 28, 1978;

THENCE along the east line of said conveyed parcel, North 0°09'56" East a distance of 222.60 feet, more or less, to a point on the South line of that certain parcel of land conveyed by Union Pacific Land Resources Corporation to Universal Acoustics, Inc. by Warranty Deed dated September 19, 1978;

THENCE along said south line and along its easterly prolongation, North 81°49'42" East a distance of 265.11 feet;

THENCE South 0°09'56" West a distance of 222.60 feet, more or less, to the Point of Beginning.

All of that portion of Lot 1 of CENTENNIAL INDUSTRIAL PARK, PHASE III, a subdivision in Salt Lake City, Salt Lake County, Utah, as recorded in the Office of the Recorder of said County, on September 23, 1977, Entry No. 3001204, lying Southerly of the following described line:

BEGINNING at a point on the South line of said Lot 1, which point bears South 89°56'40" East 62.01 feet from the Southwest corner of said Lot; thence South 89°50'04" East, 764.74 feet to a point on the East line of said Lot 1.

A parcel of land situate in Section 17, Township 1 South, Range 1 West, of the Salt Lake Meridian, Salt Lake City, Salt Lake County, Utah, bounded and described as follows:

BEGINNING at the intersection of the Northerly highway right of way and no-access line of Highway

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Project F-018, and the Easterly highway right of way and no-access line of 4000 West Street, which point is 583.34 feet, North 0°01'20" East and 236.66 feet, South 89°58'40" East from the Southwest corner of said Section 17, thence Northerly 541.68 feet along the arc of a 5879.58 foot radius curve to the left to a Northerly boundary line of an entire tract of property (NOTE: Tangent to said curve at its point of beginning bears North 03°48'32.6" West); thence South 89°56'40" East 12.26 feet to a point of tangency with a 439.26 foot radius curve to the right; thence Southeasterly 482.99 feet along the arc of said 439.26 foot radius curve; thence South 26°56'40" East 279.03 feet to a point of tangency with a 686.20 foot radius curve to the left; thence Southeasterly 283.5 feet along the arc of said 686.20 foot radius curve; thence South 39°22'54" West 60 feet, more or less, 59.67 actual feet, to said Northerly highway right of way and no-access line; thence North 70°23'13" West 644.92 feet to the point of BEGINNING.

A parcel of land being a portion of Lot 1, CENTENNIAL INDUSTRIAL PARK, PHASE III, located in Section 17, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, recorded September 23, 1977, as Entry No. 3001204, in the Office of the Recorder of said County, bounded and described as follows:

BEGINNING at a point South 89°56'40" East 62.01 feet and South 89°50'04" East 174.13 feet and North 02°15'36" West 26.12 feet from the Southwest corner of said Lot 1, and running thence North 02°15'36" West 70.27 feet; thence North 46°14'01" West 65.13 feet; thence North 0°04'39" East 64.95 feet; thence North 44°55'21" West 9.99 feet; thence North 0°04'39" East 185.66 feet to a point of intersection with the Westerly prolongation of the Southerly line of that certain parcel of land heretofore conveyed by UNION PACIFIC LAND RESOURCES CORPORATION to WESTERN SHEET METAL, INC. by Warranty Deed dated July 19, 1978; thence South 89°50'04" East along said Southerly line and the Westerly and the Easterly prolongations thereof, a distance of 649.31 feet to a point on the East line of said Lot 1; thence South 0°09'56" West along said East line 366.75 feet to a point on the North line of an existing rolled gutter; thence North 89°51'25" West along said North line 10. feet; thence South 77°24'26" West along said North line 26.33 feet; thence North 89°51'25" West along said North line 555.98 feet to the point of BEGINNING.

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A parcel of land being that part of Lot 2 of the Centennial Industrial Park, Phase IV, located in Section 18, Township 1 South, Range 1 West of the Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, State of Utah, recorded as instrument number 3291285 in the office of the Clerk and Recorder of said County, more particularly described as follows:

Beginning at a set 5/8" rebar, said rebar being South 88°11'32" West 10.00 feet West from the S.E. corner of Lot 2 as shown on plat of Centennial Industrial Park Phase IV, recorded under number 3291285;

THENCE South 88°11'32" West a distance of 255.75 feet along the southerly boundary of said Lot 2;

THENCE northwesterly along said boundary 48.01 feet on the arc of a curve to the right with a radius of 30.00 feet, a central angle of 91°41'05" and a chord which bears North 45°57'55" West, to a point of tangency;

THENCE North 00°02'50" West a distance of 241.76 feet along the westerly boundary of said Lot 2;

THENCE North 89°52'37" East a distance of 286.88 feet to a set 5/8" rebar, said rebar being 10.00 feet from the east line of Lot 2 as shown on plat of Centennial Industrial Park Phase IV, recorded under number 3291285;

THENCE South 00°02'50" East a distance of 264.22 feet along the boundary of said Lot 2 to the point of beginning, containing 1.76 acres, more or less.

A parcel of land being that part of Lot No. 6 of the Centennial Industrial Park, Phase IV, located in Section 18, Township 1 South, Range 1 West of the Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, State of Utah, recorded as instrument number 3291285 in the office of the Clerk and Recorder of said County, more particularly described as follows:

Beginning at the southwest corner of said Lot 6;

Thence North 00°07'23" West a distance of 1044.56 feet along the westerly boundary of said Lot 6;

Thence North 89°52'37" East a distance of 370.00 feet;

Thence South 00°07'23" East a distance of 957.31 feet along the easterly boundary of said Lot 6 to a point of curve;

Thence southwesterly 41.89 feet on the arc of a curve to the right with a radius of 30.00 feet, a central angle of 80°00'00" and a chord which bears South

39°52'37" West a distance of 38.57 feet to a point of tangency;

Thence South 79°52'37" West a distance of 244.74 feet along the southerly boundary of said Lot 6 to a point of curve;

Thence Southwesterly 105.31 feet on the arc of a curve to the right with a radius of 1820.00 feet, a central angle 3°18'56" and a chord which bears South 81°32'05" West a distance of 105.31 feet to the point of beginning, containing 8.62 acres, more or less.

A parcel of land being that part of Lot No. 8 of the Centennial Industrial Park, Phase IV, located in Section 10, Township 1 south, Range 1 West of the Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, State of Utah, recorded as instrument number 3291285 in the office of the Clerk and Recorder of said County, more particularly described as follows:

Beginning at the northeast corner of said Lot 8;
THENCE South 15°43'22" East a distance of 205.13 feet along the easterly boundary of said Lot 8;

THENCE South 74°16'38" West a distance of 475.69 feet to a point of curve;

THENCE northwesterly 377.86 feet on the arc of a curve to the left with a radius of 443.00 feet, a central angle of 48°52'14" and a chord which bears North 65°41'16" West a distance of 366.51 feet to a point of ending of curve;

THENCE North 00°07'23" West a distance of 161.22 feet along a non-tangent line, along the westerly boundary of said Lot 8;

THENCE northwesterly 508.16 feet on the arc of a curve to the left with a radius of 459.28 feet, a central angle of 63°23'37" and a chord which bears North 31°49'12" West a distance of 482.63 feet to a point of ending of curve;

THENCE South 63°31'00" East a distance of 624.04 feet to a point of curve;

THENCE southeasterly 451.17 feet on the arc of a curve to the right with a radius of 1145.93 feet, a central angle of 22°33'30" and a chord which bears South 74°47'43" East a distance of 448.26 feet to the point of beginning, containing 6.42 acres, more or less.

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All of Lot 4 of the Centennial Industrial Park, Phase IV, located in Section 18, Township 1 South, Range 1 West of the Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, State of Utah, recorded as instrument number 3291285 in the office of the Clerk and Recorder of said County.

Less and excepting therefrom, that portion lying within the bounds of the following described property, which was conveyed to Bettilyon 17th South Freeport Center by Special Warranty Deed dated October 12, 1989, recorded October 16, 1989 as Entry No. 4835710 in Book 6167, Page 2677 of Official Records, to-wit:

A parcel of land being a portion of Lots 4 and 5, as shown upon that certain map entitled Centennial Industrial Park Phase IV, in the City of Salt Lake City, Salt Lake County, Utah, as recorded June 8, 1979, Recorded No. 3291285, in the Office of Recorder of said County, bounded and described as follows:

Beginning at a point on the east line of said Lot 4, said point being North 0 degrees 07 minutes 23 seconds West, 410.41 feet and South 89 degrees 52 minutes 37 seconds West, 30.00 feet from the monument in the intersection of the centerline of 4130 West Street with the centerline of 1980 South Street;

thence along the easterly prolongation of the southerly line of Parcel Two as conveyed by Union Pacific Land Resources Corporation to John Pappas by Warranty Deed, dated July 23, 1979, and along said southerly line, South 89 degrees 52 minutes 37 seconds West, 725.01 feet to the southwest corner of said conveyed parcel, said corner being on the westerly line of said Lot 5;

thence along said westerly line of Lot 5, the following two (2) courses:

- (1) South 0 degrees 07 minutes 23 seconds East, 425.48 feet to the beginning of a curve, concave northeasterly, having a radius of 30.00 feet;
- (2) southeasterly, along said curve, through a central angle of 100 degrees 00 minutes 00 seconds, 52.36 feet to a corner on the southerly line of said Lot 5;

thence along the southerly line of said Lots 5 and 4, the following four (4) courses:

- (1) North 79 degrees 52 minutes 37 seconds East, 265.20 feet to the beginning of a curve, concave southeasterly, having a radius of 1880.00 feet;
- (2) northeasterly, along said curve, through a central angle of 10 degrees 00 minutes 00 seconds, 328.12 feet;

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- (3) North 89 degrees 52 minutes 37 seconds East, 72.16 feet to the beginning of a curve, concave northwesterly, having a radius of 30.00 feet;
- (4) northeasterly, along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, 47.12 feet to a corner on the easterly line of said Lot 4;

thence along said easterly line of Lot 4, North 0 degrees 07 minutes 23 seconds West, 350.41 feet to the Point of Beginning.

A parcel of land being that part of Lot No. 2 of the Centennial Industrial Park, Phase V, located in Section 18, Township 1 South, Range 1 West of the Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, State of Utah, recorded as instrument number 3316753 in the office of the Clerk and Recorder of said County, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence South $00^{\circ}07'23''$ East a distance of 289.98 feet along the Easterly boundary of said Lot 2; thence South $89^{\circ}52'37''$ West a distance of 305.00 feet; thence North $00^{\circ}07'23''$ West a distance of 278.01 feet parallel with and 305.00 feet Westerly from said Easterly boundary of Lot 2 to the Northerly boundary of said Lot 2; thence North $89^{\circ}52'37''$ East a distance of 93.15 feet along said Northerly boundary of Lot 2 to a point of curve; thence Northeasterly along said boundary 212.30 feet on the arc of a curve to the left with a radius of 1880.00 feet, a central angle of $6^{\circ}28'13''$ and a chord which bears North $86^{\circ}38'30''$ East a distance of 212.19 feet to the point of beginning.

A parcel of land being that part of Lot No. 6 of the Centennial Industrial Park, Phase V, located in Section 18, Township 1 South, Range 1 West of the Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, State of Utah, recorded as instrument number 3316753 in the office of the Clerk and Recorder of said County, more particularly described as follows:

Beginning at the Southwest corner of said Lot 6; thence North $00^{\circ}07'23''$ West a distance of 480.00 feet along the Westerly boundary of said Lot 6; thence North $89^{\circ}52'37''$ East a distance of 365.00 feet parallel with and 480.00 feet Northerly from the Southerly boundary of said Lot 6; thence South $00^{\circ}07'23''$ East a distance of 450.00 feet along the Easterly boundary of said Lot 6 to a point of curve; thence Southwesterly 47.12 feet on the arc of a curve to the right with a radius of 30.00 feet, a central angle of $90^{\circ}00'00''$ and a chord which bears South $44^{\circ}52'37''$ West a distance of 42.43 feet to a point of tangency; thence South $89^{\circ}52'37''$ West a distance of 335.00 feet along said Southerly boundary of Lot 2 to the point of beginning.

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A parcel of land being that part of Lots 4 and 5 of the Centennial Industrial Park, Phase V, located in Section 18, Township 1 South, Range 1 West of the Salt Lake Base and Meridian, in Salt Lake City, Salt Lake County, State of Utah, recorded as Instrument No. 3316753, in the office of the Clerk and Recorder of said County, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 5; thence South 89°52'37" West a distance of 345.00 feet along the Southerly boundary of said Lot 5; thence Northwesterly along said boundary 47.12 feet on the arc of a curve to the right with a radius of 30.00 feet, a central angle of 90°00'00" and a chord which bears North 45°07'23" West to a point of tangency; thence North 0°07'23" West a distance of 1607.00 feet along the Westerly boundary of said Lot 5; thence Northeasterly along said boundary 47.12 feet on the arc of a curve to the right with a radius of 30.00 feet, a central angle of 90°00'00" and a chord which bears North 44°52'37" East to a point of tangency; thence North 89°52'37" East a distance of 345.00 feet along the Northerly boundary of said Lot 5 to the Northeast corner of said Lot 5; thence South 0°07'23" East a distance of 335.88 feet along the boundary between said Lots 4 and 5; thence North 89°52'37" East a distance of 365.00 feet parallel with the Northerly boundary of said Lot 4 to the Easterly boundary of said Lot 4; thence South 0°07'23" East a distance of 871.12 feet along the said Easterly boundary of Lot 4; thence South 89°52'37" West a distance of 290.00 feet parallel with the Southerly boundary of said Lot 4; thence South 0°07'23" East a distance of 460.00 feet parallel with the Westerly boundary of said Lot 4 to the Southerly boundary of said Lot 4; thence South 89°52'37" West a distance of 75.00 feet along said Southerly boundary of Lot 4 to the point of beginning.

LESS AND EXCEPTING therefrom that portion conveyed by UPLAND INDUSTRIAL DEVELOPMENT COMPANY to UEM DEVELOPMENT COMPANY by Warranty Deed dated September 11, 1984, and being more particularly described as follows: A parcel of land being a portion of Lots 4 and 5, Centennial Industrial Park, Phase V, a Subdivision located in Section 18, Township 1 South, Range 1 West, Salt Lake Base and Meridian, recorded in the office of the Salt Lake County Recorder, said parcel being more particularly described as follows:

BEGINNING at a point on the East line of said Lot 4, said point being North 00°07'23" West 490.00 feet and South 89°52'37" West 30.00 feet from a Salt Lake City Survey Monument at the intersection of 1980 South and 4370 West; and running thence South 00°07'23" East along the East line of said Lot 4 430.00 feet to the beginning of a 30.00 foot radius curve to the right (chord bears South 44°52'37" West 42.43 feet); thence Southwesterly along the arc of said curve 47.12 feet to a point on the South line of said Lot 4; thence South 89°52'37" West along the South line of said Lot 4 and Lot 5 680.00 feet to the beginning of a 30.00 foot radius curve to the right (chord bears North 45°07'23" West 42.43 feet); thence Northwesterly along the arc of said curve 47.12 feet to a point on the West line of said Lot 5; thence North 00°07'23" West along the West line of said Lot 5, 430.00 feet; thence North 89°52'37" East 740.00 feet to the point of BEGINNING.

ALSO, LESS AND EXCEPTING therefrom that portion conveyed by UPLAND INDUSTRIAL DEVELOPMENT COMPANY to GOLDEN ALLIANCE INVESTORS by Special Warranty Deed dated December 11, 1989, and being more particularly described as follows: A parcel of land being a portion of Lots 4 and 5, Centennial Industrial Park, Phase V, Salt Lake City, Salt Lake County, State of Utah, recorded August 3, 1979, as Entry No. 3316753, in the office of the County Recorder of said County, bounded and described as follows:

BEGINNING at a point on the East line of said Lot 5, which point bears North 0°07'23" West 460.00 feet from the Southeast corner of said Lot 5; said point being on the North line of that certain parcel of land conveyed by Upland Industrial Development Company to UEM Development Company by Warranty Deed dated September 11, 1984; thence along said North line South 89°52'37" West 375.00 feet to the Northwest corner of said conveyed parcel, said corner being on the West line of said Lot 5; thence along said West line, North 0°07'23" West 797.00 feet; thence North 89°52'37" East 410.00 feet to a point that is 35.00 feet normally distant Easterly from the East line of said Lot 5; thence parallel with said East line, South 0°07'23" East 797.00 feet to a point on said North line of that certain parcel of land conveyed to UEM Development Company; thence along said North line, South 89°52'37" West 35.00 feet to the point of BEGINNING.

W. M.

All of Lot 7, Centennial Industrial Park, Phase V, Salt Lake City, Salt Lake County, Utah, the plat which was recorded on August 3, 1979, as Entry No. 3316753, records of said County, and also a parcel of land adjoining said Lot 7 being in the West Half (W 1/2) of Section 18, Township 1 South, Range 1 West of the Salt Lake Base Meridian, said parcel being more particularly described as follows:

Beginning at the southwest corner of said Lot 7;
thence along the westerly prolongation of the southerly line of said Lot 7, South $89^{\circ} 52' 37''$ West, 175.00 feet;
thence parallel with the westerly line of said Lot 7, North $00^{\circ} 07' 23''$ West, 300.00 feet to a point on the westerly prolongation of the northerly line of said Lot 7;
thence along said westerly prolongation, North $89^{\circ} 52' 37''$ East, 175.00 feet to the northwest corner of said Lot 7;
thence along the westerly line of said Lot 7, South $00^{\circ} 07' 23''$ East, 300.00 feet to the point of beginning.

Said Lot 7 and said parcel contain a total area of 3.72 acres, more or less.

All of Lot 1, of CENTENNIAL INDUSTRIAL PARK, PHASE II, a subdivision, in Salt Lake City, Salt Lake County, Utah, as recorded in the Office of the Recorder of said County on September 23, 1977, as Entry No. 3001204, and that portion of vacated 3230 West Street as recorded in the Office of the Recorder of said County by Vacation Ordinance, Bill No. 181 of 1978, published November 29, 1978, recorded December 6, 1978, in Book 4782, at pages 677 and 678.

A parcel of land situated in the Southeast Quarter of Section 17, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, bounded and described as follows:

BEGINNING at a point on the Southerly line of Lot 1 of CENTENNIAL INDUSTRIAL PARK PHASE II, said point being 894.97 feet North $0^{\circ} 09' 38''$ East and 194.35 feet South $89^{\circ} 44' 20''$ West from the Southeast corner of said Section 17; thence along said Southerly line, South $89^{\circ} 44' 20''$ West 48.68 feet to a point of tangency with a 507.47 foot radius curve to the left; thence Westerly 309.26 feet along said Southerly line, which is along the arc of said curve; thence South $54^{\circ} 49' 20''$ West 107.26 feet; thence Northeasterly 391.00 feet along the arc of an 848.51 foot radius curve to the right, to a point 30.0 feet radially distant Northerly from the center line of Frontage Road "N" at Engineer Station 36+50 (NOTE: Tangent to said curve at its point of beginning bears North $54^{\circ} 49' 20''$ East); thence North $81^{\circ} 42' 51''$ East 67.68 feet to the point of BEGINNING.

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