

ENT 7783 BK 2672 PG 674
NINA B REID UTAH CO RECORDER BY BT
1990 MAR 14 2:18 PM FEE 9.50
RECORDED FOR H M MAGLEBY

SUPPLEMENTAL DECLARATION TO
VILLAGE GREEN COMMERCIAL CENTER
A PLANNED DEVELOPMENT (EXPANDABLE)

Declaration of Easements, Covenants, Conditions and Restrictions

WHEREAS, C & M MAGLEBY PROPERTIES, a Utah General Partnership ("Declarant") together with Dennis W. Remington are the record owners of the following described Real Property ("the property") located in the city of Provo, Utah County, Utah:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY (BYU DIAGONAL), PROVO, UTAH, WHICH BEGINNING POINT IS EAST ALONG THE SECTION LINE 720.51 FEET AND SOUTH 544.02 FEET FROM THE NORTH 1/4 CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S37° 09' E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNIVERSITY PARKWAY, ~~424.59~~^{424.44} FEET; THENCE ~~S50° 45' 12" W 212.75~~^{S35° 41' 10" E 95.83} FEET; THENCE S35° 41' 10" E 95.83 FEET; THENCE S29° 41' 10" E 114.80 FEET; S35° 41' 10" E 159.78 FEET; THENCE EAST 143.00 FEET; THENCE S5° 32' W ALONG THE WESTERLY RIGHT-OF-WAY OF 200 WEST STREET 34.16 FEET; WEST 152.25 FEET; THENCE N35° 41' 10" W 180.05 FEET; THENCE N29° 41' 10" W 114.80; THENCE N35° 41' 10" W 239.76 FEET; N20° 56' 30" E 12.08 FEET; THENCE N3° 36' 30" E 184.00' THENCE N6° 52' W 129.39 FEET; THENCE N4° 02' E 64.97 FEET TO THE POINT OF BEGINNING.

AREA = 1.997 ACRES

TOGETHER WITH AND SUBJECT TO A NON EXCLUSIVE AND PERPETUAL RIGHT-OF-WAY FOR ACCESS BY VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS THE ENTIRETY OF THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET, PROVO, UTAH WHICH BEGINNING POINT IS EAST ALONG THE SECTION LINE 1169.52 FEET AND SOUTH 1372.92 FEET FROM THE NORTH 1/4 CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE 8 MERIDIAN; THENCE WEST 121.41 FEET; THENCE S66° 02' 12" W 125.58 FEET; THENCE S10° 28' 48" E 82.15 FEET; THENCE S1° 44' 48" W 112.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 1625 NORTH STREET; THENCE N89° 14' W ALONG SAID NORTH RIGHT-OF-WAY OF 1625 NORTH STREET 30.00 FEET; THENCE N1° 44' 48" E 109.51 FEET; THENCE N10° 28' 48" W 110.60 FEET; THENCE N89° 09' 42" W 267.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 300 WEST STREET; THENCE N0° 36' 30" E 32.00 FEET; THENCE S89° 09' 42" E 285.00 FEET; THENCE S0° 50' 18" W 16.00 FEET; THENCE S36° 41' 10" E 11.41 FEET; THENCE N66° 02' 12" D 90.29 FEET; THENCE N35° 41' 10" W 158.15 FEET; THENCE N29° 41' 10" W 114.80 FEET; THENCE N35° 41' 10" W 185.62 FEET; THENCE S21° 45' W 339.54 FEET; THENCE S87° 36' 30" W 26.30 FEET; THENCE N21° 45' E 401.22 FEET; THENCE S35° 41' 10" E 233.25 FEET; THENCE S29° 41' 10" E 113.80 FEET;

THENCE S35° 41' 10"E 159.78 FEET THENCE EAST 143.00 FEET
TO THE WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET,
THENCE S5° 32' W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF
200 WEST STREET, 34.16 FEET TO THE POINT OF BEGINNING.

WHEREAS, Declarant and other owners desire hereby to subject
the property to the provisions of that certain Declaration of
Easements Covenants, Conditions and Restrictions of the Village
Green Commercial Center ("Declaration") filed for record in the
office of the Recorder of Utah County Utah as Entry No. 27760 book
2248 page 397 through 420 on September 25, 1985; and

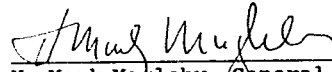
WHEREAS, the property is part of the Additional Lands as
described in the Declaration and as authorized to be annexed into
the Village Green Commercial Center, A Planned Development
("Development") under section III Articles 2 and 3;

NOW, THEREFORE, Declarant hereby declares that the Property
shall be held, sold, conveyed, encumbered, leased, occupied and
improved subject to the restrictions and provisions of the
Declaration, which Declaration is incorporated herein by reference
as if set forth herein at length, the same as if the Property were
originally included and described in the Declaration, and that the
Property is hereby annexed into and constitutes a part of the
Development, all as defined in the Declaration.

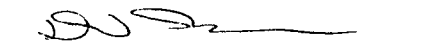
IN WITNESS WHEREOF, this Supplemental Declaration is executed
this 15th day of May, 1989.

C & M MAGLEBY PROPERTIES, a Utah
General Partnership

By:


H. Mark Magleby, General Partner

By:


Dennis W. Remington

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

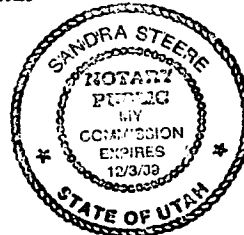
On this 18th day of May, 1989,
personally appeared before me H. MARK MAGLEBY, who, being by me
duly sworn, did say that he is the General Partner of C & M MAGLEBY
PROPERTIES, a Utah General Partnership, and that the foregoing
Declaration was signed on behalf of said partnership by authority
of its Bylaws or a resolution of its Board of Directors and said
officers acknowledged to me that said partnership executed the
same.

Sandra Steere

NOTARY PUBLIC
RESIDING AT UTAH 561 N. 800 E. Orem
STATE OF UTAH

MY COMMISSION EXPIRES:

12-3-89



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this 18th day of May, 1989,
personally appeared before me Dennis W. Remington, who being by me
duly sworn, did say that he is the owner of record, and that the
foregoing Declaration was signed on behalf of said partnership by
authority of its Bylaws or a resolution of its Board of Directors
and said officers acknowledged to me that said partnership executed
the same.

Sandra Steere

NOTARY PUBLIC
RESIDING AT UTAH 561 N. 800 E. Orem
STATE OF UTAH

MY COMMISSION EXPIRES:

12-3-89

