

WHEN RECORDED MAIL TO:

Lester A. Perry, Esq.  
WOODBURY, JENSEN, KESLER & SWINTON  
19 West South Temple, Suite 700  
Salt Lake City, UT 84101

Loan No. \_\_\_\_\_

SUPPLEMENTARY DECLARATION OF CONDOMINIUM  
OF LA MIRAGE CONDOMINIUMS

This Supplementary Declaration of Condominium of La Mirage Condominiums ("Supplementary Declaration") executed this 20<sup>th</sup> day of April, 1989 by FarWest Savings & Loan Association, a California Corporation ("FarWest").

WHEREAS, the La Mirage Condominiums, Phase I (the "Project") has been constructed on that certain real property located in Washington County, State of Utah, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference. The Project was constructed pursuant to that certain Declaration of Condominium of La Mirage Condominiums (the "Original Declaration"), dated December 8, 1986, recorded December 23, 1986, in Book 436, at Page 396, as Entry No. 307080 of the Washington County Recorder's office;

WHEREAS, FarWest provided the construction financing for the Project and secured the financing by a Deed of Trust and Security Agreement, dated November 13, 1985, recorded November 18, 1985, in Book 393, at Page 732 as Entry No. 284556 of the Washington County Recorder's Office, and further secured said financing by other security agreements (the "Loan Documents").

WHEREAS, a default has occurred under the Loan Documents, FarWest has foreclosed said loan documents, and FarWest was the successful bidder at the foreclosure/Trustee's Sale;

WHEREAS, FarWest now stands in the position of declarant under the Original Declaration by virtue of the foreclosure; and

WHEREAS, the Original Declaration provides that the Project may be expanded at the option of Declarant to include the real property identified on Exhibit "B" attached hereto and incorporated herein, and FarWest desires to expand the Project to include the real property identified on Exhibit "B".

NOW, THEREFORE, in consideration of the foregoing, FarWest expands the project to include the real property identified on Exhibit "B" annexes said real property to the Project and subjects said real property to the terms and conditions of the Original Declaration and any subsequent modification or supplementation of the Original Declaration.

Pursuant to the Original Declaration, the real property identified on Exhibit "B" shall be subject to the Original Declaration and the functions, powers and jurisdiction of the La Mirage Homeowner's Association. All owners of any condominiums constructed on the real property identified on Exhibit "B" shall automatically be members of said Homeowner's Association, with all rights and responsibilities attendant thereto.

FarWest reserves its right to make additions and modifications of the Original Declaration as allowed by paragraph 35(n) of the Original Declaration.

DATED this 20<sup>th</sup> day of April, 1989.

**FARWEST SAVINGS & LOAN ASSOCIATION**

By [Signature]  
Its S. P.

By [Signature]  
Its V.P.

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss

On the 25th day of April, 1989, personally appeared before me D. K. Dahlke and R. D. Ditz, who being by me duly sworn did say that they are the Senior Vice President and Vice President of FarWest Savings & Loan Association and that the within and foregoing instrument was signed on behalf of said Corporation by authority of its Board of Directors, and said Senior Vice President and Vice President duly acknowledged to me that said Corporation executed the same.

Residing at:  
10352 Dewey Drive  
Garden Grove, California

[Signature]  
Notary Public  
Commission Expires: August 23, 1989



**EXHIBIT A**  
**LEGAL DESCRIPTION OF**  
**LA MIRAGE CONDOMINIUMS, PHASE I**

Beginning at a point N 80°00' E 670.72 feet along the South boundary line and South 203.63 feet from the most Southerly and Westerly corner of Tonaquint Indian Hills, a planned residential development located in Section 1, Township 43 South, Range 16 West, Salt Lake Base and Meridian and recorded in the Washington County Recorder's office and running thence N 21°10' E 11.98 feet; thence N 11°40' E 145.50 feet; thence N 25°10' E 64.36 feet to the South line of 2025 South Circle Street and a point on a curve whose radius is 280.00 feet and bears N 25°10' E; thence left 45.07 feet along the arc of said curve to the point of tangency and a 307.11 foot radius curve; thence left 280.33 feet along the arc of said curve; thence S 47°30' E 222.59 feet; thence West 139.00 feet; thence South 118.13 feet; thence West 243.93 feet; thence N 12°13'40" W 25.00 feet; thence West 145.58 feet to the point of beginning. Containing 2.058 acres.

Exhibit "B"

LA MIRAGE PHASE NO. 2, more particularly described as follows.

Beginning at a point North 80 deg. 00' East 670.72 feet along the South boundary line and South 203.63 feet from the most Southerly and Westerly corner of Tonaquint-Indian Hills, A Residential Community located in Section 1, Township 43 South, Range 16 West, Salt Lake Base and Meridian as recorded in the Washington County Recorder's Office to the true point of beginning. Said point is also South 43 deg. 30' East 272.50 feet; and South 58 deg. 23'04" West 465.55 feet from a St. George City Street Monument in Place on Balboa Way, thence East 140.98 feet; thence South 12 deg. 13'40" East, thence East 243.93 feet; thence North 118.13 feet; thence East 139.00 feet; thence South 365.64 feet; thence South 85 deg. 30' West 271.10 feet to a point of a 314.00 foot radius curve to the right (central angle=24 deg. 45'00"); thence along the arc of said curve a distance of 135.64 feet; thence North 69 deg. 45' West 177.315 feet to a point of a 134.00 foot radius curve to the left (central angle=48 deg. 15'00"); thence along the arc of said curve a distance of 112.844 feet, thence South 62 deg. 00' West 65.00 feet to a point of a 64.00 foot radius curve to the right (central angle=8 deg. 12'18"); thence along the arc of said curve a distance of 9.165 feet; thence North 6 deg. 30' East 192.99 feet; thence North 77 deg. 25' East 39.31 feet to a point of a 305.00 foot radius curve to the right (radius bears South 12 deg. 35' East, central angle=24 deg. 37'); thence along said curve 131.04 feet; thence North 21 deg. 10' East 58.20 feet to the point of beginning