

ENT 28225 BK 2629 PG 548  
NINA R REID UTAH CO RECORDER BY BT  
1989 SEP 21 10:47 AM FEE 12.50  
RECORDED FOR VILLAGE COMMERCIAL CENTER

SECOND 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 Clayton Investment Co. and Roger A. Brown and Irene H. Brown are the record owners of the following described Real Property ("the property") located in the city of Provo, Utah County, Utah:

COMMENCING AT A POINT LOCATED EAST ALONG THE SECTION  
630.59 FEET AND SOUTH 1362.39 FEET FROM THE NORTH 1/4  
CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN; THENCE

|             |         |   |
|-------------|---------|---|
| S89 09'42"E | 207.83' | ALONG PLAT "A" VILLAGE<br>GREEN COMMERCIAL CENTER |
| S00 36'30"W | 132.00' | ALONG PLAT "A" VILLAGE<br>GREEN COMMERCIAL CENTER |
| N89 23'30"W | 79.00'  | ALONG PLAT "A" PARKWAY<br>SUBDIVISION             |
| S00 36'30"W | 60.00'  | ALONG PLAT "A" PARKWAY<br>SUBDIVISION             |
| N89 23'30"W | 126.52' | ALONG PLAT "A" PARKWAY<br>SUBDIVISION             |
| N 5 23'30"W | 13.20'  |   |
| N 0 14'54"E | 147.77' |   |
| N 0 36'30"E | 31.94'  | TO THE POINT OF<br>BEGINNING.                     |

AREA = 0.807 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 SO  
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 1<sup>st</sup> day of August, 1989.

C & M MAGLEBY PROPERTIES, a Utah  
 General Partnership

By: *H. Mark Magleby*  
 H. Mark Magleby, General Partner

Clayton Investment Co.

By: *Keith J. Clayton*  
 Keith J. Clayton

By: *Roger A. Brown*  
 Roger A. Brown

By: *Irene H. Brown*  
 Irene H. Brown

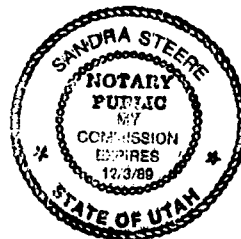
STATE OF UTAH )  
: ss.  
COUNTY OF UTAH )

On this 1st day of August, 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: 561 N. 800 E. Orem  
STATE OF UTAH

MY COMMISSION EXPIRES:

12.3.89



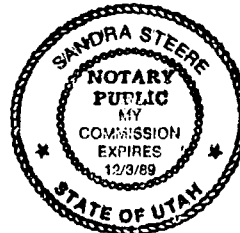
STATE OF UTAH )  
: ss.  
COUNTY OF UTAH )

On this 1st day of August, 1989,  
personally appeared before me Keith J. Clayton, who being by me  
duly sworn, did say that he is the President of Clayton Investment  
Co. the owner of record, and that the foregoing Declaration was  
signed on behalf of said company.

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

MY COMMISSION EXPIRES:

12.3.89



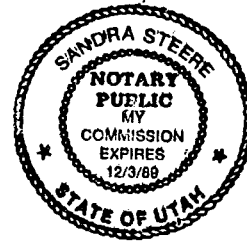
STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

On this 1st day of August, 1989,  
personally appeared before me Roger A. Brown, who being by me duly  
sworn, did say that he is the owner of record.

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

MY COMMISSION EXPIRES:

12.3.89



STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

On this 1st day of August, 1989,  
personally appeared before me Irene H. Brown, who being by me duly  
sworn, did say that she is the owner of record.

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

MY COMMISSION EXPIRES:

12.3.89

