



ENT 97961:2017 PG 1 of 8
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Oct 04 12:02 pm FEE 93.00 BY HG
RECORDED FOR LEHI CITY CORPORATION

**SUPPLEMENT TO DECLARATION OF CONDOMINIUM
FOR
THE EXCHANGE IN LEHI CONDOMINIUMS
An Expandable Utah Condominium Project**

This Supplement to Declaration of Condominium for The Exchange in Lehi Condominiums is made and executed this 6 day of September, 2017.

RECITALS

A. Declarant is the Declarant as identified and set forth in that certain Declaration of Condominiums for The Exchange in Lehi Condominiums, recorded with the Utah County Recorder's Office on June 27, 2017 as Entry Number 62304:2017 ("Declaration").

B. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land including but not limited to Additional Land described in the Declaration.

C. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

ANNEXATION

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Submission of Additional Land. Declarant hereby annexes in and submits the following described portion of the Additional Land (herein referred to as "Subject Property") to the Declaration, including, without limitation, the Declaration's terms, conditions, restrictions, covenants, assessments, and easements:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH: (i) all buildings, if any, improvements, and structures situated on or comprising a part of the above-described Subject Property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said Subject Property; and (iii) all articles of personal property intended for use in connection with said Subject Property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of

record which affect the above-described Subject Property or any portion thereof, including, without limitation, any mortgage or deed of trust, The Declaration (as amended, supplemented and/or restated from time to time); all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Plat or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the above-described Subject Property at such times as construction of all improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above-described Land and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete any and all of the other improvements described in the Declaration or in the Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete all of the improvements described in this Declaration or in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; and (iii) to improve portions of the Subject Property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners, as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Land or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire ten (10) years after the date on which this Supplemental Declaration is filed for record in the Utah County records.

2. Supplemental Map. The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on a Supplemental Map pertaining to the same, which Supplemental Map shall be recorded with this Supplemental Declaration.

3. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in the Declaration.

4. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.

EXECUTED the day and year first written above.

DECLARANT
Edge Exchange, LLC
A Utah Limited Liability Company

By: Steve Maddox
Name: Steve Maddox
Title: Manager

STATE OF UTAH)
 :SS
COUNTY OF _____)

The execution of the foregoing instrument was acknowledged before me this 6 day of September, 2017 by Steve Maddox, an Authorized Representative of Declarant to sign this document, and who is personally known to me or who has provided an acceptable and adequate identification.

Shelley King
NOTARY PUBLIC



**EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)**

The Exchange in Lehi Condominiums, Phase 1 – Building A

Beginning at a point on the Southerly Right-of-Way Line of Hardman Way, said point being North 89°48'50" East 3,933.58 feet along the section line and South 1071.15 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 25.37 feet along the arc of a 25.00 feet radius curve to the right (center bears South 28°55'49" West and the chord bears South 31°59'37" East 24.30 feet with a central angle of 58°09'09");

thence Southeasterly 12.88 feet along the arc of a 255.00 feet radius curve to the right (center bears South 87°04'58" West and the chord bears South 01°28'14" East 12.87 feet with a central angle of 02°53'35");

thence South 00°01'27" East 38.71 feet;

thence Southwesterly 22.54 feet along the arc of a 15.00 feet radius curve to the right (center bears South 89°58'33" West and the chord bears South 43°01'21" West 20.48 feet with a central angle of 86°05'35");

thence Southwesterly 76.70 feet along the arc of a 1,117.90 feet radius curve to the right (center bears North 03°55'51" West and the chord bears South 88°02'04" West 76.68 feet with a central angle of 03°55'51");

thence West 69.78 feet;

thence North 86.88 feet to the Southerly Right-of-Way Line of said Hardman Way;

thence East 69.78 feet along the Southerly Right-of-Way Line of said Hardman Way;

thence Easterly 77.46 feet along the arc of a 1,031.00 feet radius curve to the left (center bears North and the chord bears North 87°50'52" East 77.44 feet with a central angle of 04°18'17") along the Southerly Right-of-Way Line of said Hardman Way to the point of beginning.

Contains 13,806 Square Feet or 0.317 Acres

The Exchange in Lehi Condominiums, Phase 2

Exchange at Lehi Subdivision Phase 2 Plat 'B'

Beginning at a point on the Southerly Right-of-Way Line of Hardman Way, said point being North 89°48'50" East 3,635.29 feet along the section line and South 1,078.73 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 149.97 feet along the Southerly Right-of-Way Line of said Hardman Way;

thence South 86.88 feet;

thence West 149.97 feet;

thence North 86.88 feet to the point of beginning.

Contains 13,029 Square Feet or 0.299 Acres

Exchange at Lehi Subdivision Phase 2 Plat 'C'

Beginning at a point on the Southerly Right-of-Way Line of Hardman Way, said point being North 89°48'50" East 3,488.62 feet along the section line and South 1,078.26 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 146.67 feet along the Southerly Right-of-Way Line of said Hardman Way;

thence South 86.88 feet;
 thence West 146.67 feet;
 thence North 86.88 feet to the point of beginning.

Contains 12,742 Square Feet or 0.293 Acres

Exchange at Lehi Subdivision Phase 2 Plat 'D'

Beginning at a point on the Southerly Right-of-Way Line of Hardman Way, said point being North 89°48'50" East 3,341.96 feet along the section line and South 1,077.78 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 146.67 feet along the Southerly Right-of-Way Line of said Hardman Way;
 thence South 86.88 feet;
 thence West 146.67 feet;
 thence North 86.88 feet to the point of beginning.

Contains 12,742 Square Feet or 0.293 Acres

Exchange at Lehi Subdivision Phase 2 Plat 'E'

Beginning at a point on the Southerly Right-of-Way Line of Hardman Way, said point being North 89°48'50" East 3,195.29 feet along the section line and South 1,077.30 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 146.67 feet along the Southerly Right-of-Way Line of said Hardman Way;
 thence South 86.88 feet;
 thence West 146.67 feet;
 thence North 86.88 feet to the point of beginning.

Contains 12,742 Square Feet or 0.293 Acres

Exchange at Lehi Subdivision Phase 2 Plat 'F'

Beginning at a point on the Southerly Right-of-Way Line of Hardman Way, said point being North 89°48'50" East 3,055.69 feet along the section line and South 1,076.85 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 139.60 feet along the Southerly Right-of-Way Line of said Hardman Way;
 thence South 86.88 feet;
 thence West 145.58 feet;
 thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North and the chord bears North 45°00'43" West 21.21 feet with a central angle

of 89°58'33");

thence North 00°01'27" West 50.88 feet;

thence Northeasterly 33.00 feet along the arc of a 21.00 foot radius curve to the right (center bears North 89°58'33" East and the chord bears North 44°59'17" East 29.70 feet with a central angle of 90°01'27") to the point of beginning.

Contains 13,809 Square Feet or 0.317 Acres

Exchange at Lehi Subdivision Phase 5 Plat 'U'

Beginning at a point being North 89° 48'50" East 4,262.38 feet along the section line and South 1,285.59 feet from West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 152.77 feet;

thence South 100.14 feet;

thence West 152.77 feet;

thence North 100.14 feet to the point of beginning

Contains 15,298 Square Feet or 0.351 Acres

**EXHIBIT B
ALLOCATED INTEREST IN COMMON AREAS**

<u>UNITS</u>	<u>ALLOCATED INTEREST</u>	<u>SQUARE FEET</u>
The Exchange in Lehi Condominiums, Phase "1"		
Unit A - 101	1/70th	1,272
Unit A - 102	1/70th	1,272
Unit A - 201	1/70th	1,272
Unit A - 202	1/70th	1,272
Unit A - 203	1/70th	1,272
Unit A - 204	1/70th	1,272
Unit A - 301	1/70th	1,272
Unit A - 302	1/70th	1,272
Unit A - 303	1/70th	1,272
Unit A - 304	1/70th	1,272
The Exchange in Lehi Condominiums, Phase "2"		
Unit B - 101	1/70th	1,272
Unit B - 102	1/70th	1,272
Unit B - 201	1/70th	1,272
Unit B - 202	1/70th	1,272
Unit B - 203	1/70th	1,272
Unit B - 204	1/70th	1,272
Unit B - 301	1/70th	1,272
Unit B - 302	1/70th	1,272
Unit B - 303	1/70th	1,272
Unit B - 304	1/70th	1,272
Unit C - 101	1/70th	1,272
Unit C - 102	1/70th	1,272
Unit C - 201	1/70th	1,272
Unit C - 202	1/70th	1,272
Unit C - 203	1/70th	1,272
Unit C - 204	1/70th	1,272
Unit C - 301	1/70th	1,272
Unit C - 302	1/70th	1,272
Unit C - 303	1/70th	1,272
Unit C - 304	1/70th	1,272
Unit D - 101	1/70th	1,272
Unit D - 102	1/70th	1,272
Unit D - 201	1/70th	1,272
Unit D - 202	1/70th	1,272
Unit D - 203	1/70th	1,272
Unit D - 204	1/70th	1,272
Unit D - 301	1/70th	1,272
Unit D - 302	1/70th	1,272
Unit D - 303	1/70th	1,272

Unit D - 304	1/70th	1,272
Unit E - 101	1/70th	1,272
Unit E - 102	1/70th	1,272
Unit E - 201	1/70th	1,272
Unit E - 202	1/70th	1,272
Unit E - 203	1/70th	1,272
Unit E - 204	1/70th	1,272
Unit E - 301	1/70th	1,272
Unit E - 302	1/70th	1,272
Unit E - 303	1/70th	1,272
Unit E - 304	1/70th	1,272
Unit F - 101	1/70th	1,272
Unit F - 102	1/70th	1,272
Unit F - 201	1/70th	1,272
Unit F - 202	1/70th	1,272
Unit F - 203	1/70th	1,272
Unit F - 204	1/70th	1,272
Unit F - 301	1/70th	1,272
Unit F - 302	1/70th	1,272
Unit F - 303	1/70th	1,272
Unit F - 304	1/70th	1,272

The Exchange in Lehi Condominiums, Phase "5"

Unit U - 101	1/70th	1,272
Unit U - 102	1/70th	1,272
Unit U - 201	1/70th	1,272
Unit U - 202	1/70th	1,272
Unit U - 203	1/70th	1,272
Unit U - 204	1/70th	1,272
Unit U - 301	1/70th	1,272
Unit U - 302	1/70th	1,272
Unit U - 303	1/70th	1,272
Unit U - 304	1/70th	1,272