



Record and return to:

MNG Highland Development, LLC
Attn: Daron Young
415 Cedros Avenue, Suite #240
Solana Beach, CA 92075

ENT 8225=2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Feb 9 12:45 PM FEE 40.00 BY AC
RECORDED FOR MNG HIGHLAND DEVELOPMENT L

Tax Serial Number: 671550013


NOTICE OF RESTRICTIVE COVENANT

Notice is hereby given that pursuant to the terms of that certain Real Estate Purchase Agreement by and between MNG Highland Development, LLC, a California limited liability company, successor in interest to MNG Management, LLC, a California limited liability company (“Highland”) and SBP Holdings Reverse, LLC, a Utah limited liability company, also known as SBP Holdings Reserve Reverse, LLC, successor in interest to Safe Streets USA LLC (“SBP”), with an Effective Date of February 1, 2021, no portion of that certain real property, situated in Utah County, Utah, as more particularly described below shall be used for the operation of a supermarket or grocery store:

See attached Exhibit “A”

Dated this 31st day of January, 2024.

MNG HIGHLAND DEVELOPMENT, LLC


By: Daron Young
Its: Authorized Signer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On January 31, 2024 before me, Giovanna Delia, personally appeared Daron Young who proved to me the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Giovanna Delia
Notary Public in and for said County and State

Exhibit "A"
Legal Description

PARCEL 1:

LOT 3, WITHIN THE MID-TOWN HIGHLAND MARKETPLACE SUBDIVISION, A VACATION OF LOTS 1 AND 2 OF HIGHLAND MARKETPLACE, RECORDED ON JUNE 14, 2021 IN MAP BOOK 67 PAGE 117, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PIECE OR PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH COUNTY, UTAH.

COMMENCING AT A RIGHT-OF-WAY MONUMENT ON THE NORTHERLY LINE OF STATE ROUTE 92 (HIGHLAND HIGHWAY) WHICH LIES NORTH 89°49'32" EAST, 1039.46 FEET AND SOUTH 00°00'18" EAST, 1271.04 FEET FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE RUNNING SOUTH 89°39'42" WEST, A DISTANCE OF 63.54 FEET TO A POINT; THENCE NORTH 00°06'02" EAST,

A DISTANCE OF 208.06 FEET TO A POINT; THENCE NORTH 89°54'02" EAST, A DISTANCE OF 69.66 FEET TO A POINT; THENCE NORTH 00°07'58" WEST, A DISTANCE OF 314.36 FEET TO POINT; THENCE NORTH 11°30'59" EAST, A DISTANCE OF 210.15 FEET TO A POINT; THENCE NORTH 00°42'32" EAST, A DISTANCE OF 0.41 FEET TO A POINT; THENCE NORTH 89°21'34" EAST, A DISTANCE OF 380.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°21'34" EAST, A DISTANCE OF 388.52 FEET TO A POINT; THENCE SOUTH 00°20'18" EAST, A DISTANCE OF 150.77 FEET TO POINT; THENCE NORTH 89°39'42" EAST, A DISTANCE OF 188.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 74 (MAIN STREET); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 05°06'41" WEST, A DISTANCE OF 10.05 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°39'42" WEST, A DISTANCE OF 187.14 FEET TO A POINT; THENCE SOUTH 00°20'18" EAST, A DISTANCE OF 175.69 FEET TO A POINT; THENCE SOUTH 89°39'42" WEST, A DISTANCE OF 32.50 FEET TO A POINT; THENCE SOUTH 00°20'18" EAST, A DISTANCE OF 128.49 FEET TO POINT; THENCE SOUTH 89°39'42" WEST, A DISTANCE OF 86.78 FEET TO A POINT; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 76.57 FEET TO A POINT; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 271.97 FEET TO A POINT; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 384.74 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE OBSERVED BEARING NORTH 89°49'32" EAST BETWEEN THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 2:

A UTILITY EASEMENT AND ACCESS AND PARKING EASEMENT AS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR HIGHLAND MARKETPLACE DATED MAY 22, 2007 AND RECORDED JUNE 04, 2007 AS ENTRY NO. 82152:2007 OF OFFICIAL RECORDS.