

89-03147

DECLARATION ANNEXING BUSINESS PARK LII TO THE
DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS
FOR BUSINESS PARK I AND ALL AMENDMENTS THERETO

Sunriver Properties Oregon, Ltd., an Oregon limited partnership ("Grantor"), is successor to the declarant under the Protective Covenants for Business Park I, recorded July 26, 1974, at Book 209, Page 10 of Deed Records of Deschutes County, Oregon, as amended by the following amendments:

(i) Instrument recorded on September 30, 1975 at Book 223, page 461, Deed Records of Deschutes County, Oregon.

(ii) Instrument recorded on December 17, 1975 at Book 226, Page 211, Deed Records of Deschutes County, Oregon.

(iii) Instrument recorded on October 3, 1977 at Book 259, page 511, Deed Records of Deschutes County, Oregon.

Such declarations and other instruments, together with all future amendments, are hereinafter collectively referred to as the "Amended Covenants". Grantor desire to annex additional property to the Business Park, as described in the Amended Covenants.

Pursuant to the Amended Covenants, Grantor declares that the property described in the attached Exhibit "A" is hereby annexed to the Business Park.

ARTICLE I

RESTRICTIONS

1.1 APPLICATION OF AMENDED COVENANTS. The property described on Exhibit "A" (the "Property") is held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the Amended Covenants and this instrument.

ARTICLE II

AMENDMENT, REPEAL AND DURATION

This instrument may at any time be amended or repealed only by amendment or repeal of the Amended Covenants, in the manner described in the Amended Covenants. The duration of the covenants, conditions and restrictions made applicable to the property annexed by this instrument to the Business Park shall commence on the date of recording hereof, and unless otherwise terminated shall continue, renew and terminate coincidentally

- 1 - DECLARATION (SUNR2)

Bend Title Company

GRAY, FANCHER, HOLMES & HURLEY
ATTORNEYS AT LAW

40 N.W. GREENWOOD - P.O. BOX 1151 - BEND, OREGON 97709-1151 • (503) 382-4331

with and at the same time as Amended Covenants.

ARTICLE III

CONSENT TO SUBJECTION OF PROPERTY TO DECLARATION
FOR SUNRIVER BUSINESS PARK ASSOCIATION, INC.

Any owner of property within Sunriver Business Park III which is subject to this Declaration shall be construed to have consented to their property being held, conveyed and subject to the easements, covenants and conditions set forth in any Declaration establishing a Sunriver Business Park Association, Inc., which will provide for the maintenance and repair of roads, promulgation of rules and any other powers conferred upon the Association by such Declaration.

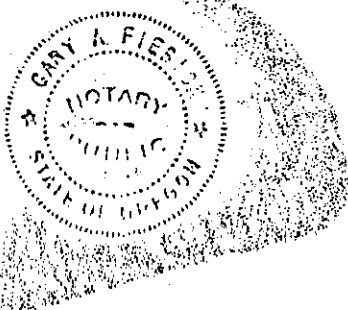
IN WITNESS WHEREOF, Grantor has executed this Declaration on the day and year first written above.

SUNRIVER PROPERTIES OREGON, LTD.,
an Oregon limited partnership

By *Sheridan W. Atkinson*
SHERIDAN W. ATKINSON, President,
Sunriver Properties Management,
Inc., its Attorney in Fact

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 9th day of February, 1989, by SHERIDAN W. ATKINSON, President of Sunriver Properties Management, Inc., as attorney in fact on behalf of Sunriver Properties Oregon, Ltd.



Gary A. Field
Notary Public for Oregon
My Commission Expires 3/14/89

EXHIBIT "A"

PROPERTY DESCRIPTION

Those certain parcels to be known as Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, Block Two and Lots 6, 7, Block Three, Business Park III, and more particularly described as follows:

A parcel of land containing 33.94 acres, more or less, located in the Southeast One-Quarter (¼) of Section Five (5), Township Twenty (20), South, Range Eleven (11) East, Willamette Meridian, Deschutes County, Oregon, recorded as Deschutes County Plat No. 688 on February 10, 1989.

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.
I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

89 FEB 13 PM 1:06

MARY SUE PENHOLLOW
COUNTY CLERK

BY: B. Buck DEPUTY
NO. 89-03147 FEE 15
DESCHUTES COUNTY OFFICIAL RECORDS