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NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
INVESTMENTS PROPERTIES CORP
3406 S 8000 W
MAGNA 84044
REC BY: E FROGGET DEPUTY - WI

FIRST SUPPLEMENT TO
THE DECLARATION OF
THE COPPER CREEK CONDOMINIUMS
(PHASE II (2))

THIS FIRST SUPPLEMENT OF THE COPPER CREEK CONDOMINIUMS is made and executed this 14TH day of February, 1997 by Investment Properties Corporation of Utah, a Nevada Corporation with its principal place of business in Salt Lake City, State of Utah (hereinafter referred to as " Declarant").

RECITALS:

A. On or about the 26th day of November, 1996, Declarant made and executed that certain "Amended and Restated Declaration of the Copper Creek Condominiums" with respect to certain property located in Salt Lake County, State of Utah, more particularly described herein and known as the Copper Creek Condominiums (herein the "Declaration"), which Declaration was recorded in the office of the County Recorder of Salt Lake County, State of Utah, on the 26th day of November, 1996, in Book 7543, beginning at page 1547, as Entry No. 6514717.

B. Under the terms of the Declaration, Declarant reserved the right to add certain additional real properties ("Additional Land" or portions thereof) to the provisions of the Declaration and now desires to do the same in order to further the intent of the Declarant as expressed in the Declaration.

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

1. Submission of Phase II. Declarant hereby submits the following described real properties, its interests therein, to the terms, conditions, restrictions, covenants, and easements to the terms of the Declaration, as amended:

SEE SCHEDULE "A" ATTACHED HERETO

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described real property (the real 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

BK7604 PG1608

authorities; all Patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of record which affect the real property or any portion thereof, including, without limitation, any mortgage or deed of trust; all visible easements and rights-of-way, encroachments, of discrepancies shown on or revealed by the Map or otherwise existing; an easement for each and every pipeline, cable, wire, utility line, or similar facility which traverses or partially occupies the real property at such time as construction of all Project improvements is complete; and all easements necessary for ingress to, and egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO THE DECLARANT, however, such easements and rights of ingress and egress over, across, through and under the real property and any improvements, now or hereafter constructed thereon as may be reasonably necessary for the Declarant or for any assignee or successor of the Declarant (in a manner which is reasonable and not inconsistent with the Declaration) : (i) an easement for ingress and egress for the benefit of the Additional Land, however developed or, utilized, over the real property described on Exhibit "A" attached to the Declaration, whether or not the Additional Land, or portion thereof, is part of the Project; (ii) to construct and complete each of the Units in any Building 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 herewith; (iii) to improve portions of the real 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; (iv) to construct and complete each of the Units, Buildings, and other improvements to be constructed upon any Additional Land or portion thereof intended to be included within the Project. If, pursuant to the foregoing reservations, the real property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements including the perpetual easement specified in (i) above, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire seven (7) years after the date on which the Declaration was filed for record in the office of the County Recorder of the Salt Lake County, State of Utah.

2. Amendment to Exhibit "C". Declarant hereby supplements and amends the Declaration by the filing of Amended Exhibit "C" (Phases I and II) attach hereto and incorporated herein by reference.

3. 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 Supplement.

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4. Representations of The Declarant. Declarant represents as follows:
- a. The annexed real property is part of the Additional Land as identified in the Declaration.
 - b. By the annexation of the real property described in Paragraph 1, the total number of Units when completed, will equal thirty-four (34).
5. Effective Date. This Supplement to the Declaration, and the Supplemental Map relative to this addition, shall take effect upon their being filed for record in the office of the County Recorder of Salt Lake County, State of Utah.

EXECUTED the day and year first above written.

DECLARANT:
Investment Properties Corporation of Utah

By [Signature]
David L. Curtis, President

STATE OF UTAH)

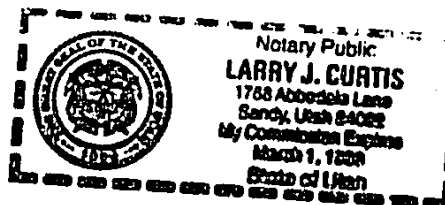
COUNTY OF SALT LAKE)

On the 14 day of February, 1997 personally appeared before me David L. Curtis, who being by me duly sworn, did say that he is the president of Investment Properties Corporation of Utah, a Nevada corporation, and that the foregoing Supplemental Declaration was signed on behalf of said corporation by authority of a resolution of its members, and said president acknowledged to me that the corporation executed the same.

My commission expires 2/1/98

[Signature]
Notary Public

Residing in Salt Lake County



BK 7604 PG 1610

SCHEDULE A
to
First Supplement to the Declaration of the Copper Creek Condominiums
(Legal Description of Additional Land)
Phase II

BK7604PG1611

Phase II

Beginning at a point which is North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 668.00 feet and South 89 degrees 50 minutes 50 seconds West (S 89°50'50" W), a distance of 317.17 feet from the Southeast Corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian, thence North 89 degrees 49 minutes 24 seconds West (N 89°49'24" W), a distance of 135.00 feet; thence South 00 degrees 04 minutes 06 seconds West (S 00°04'06" W), a distance of 25.47 feet; thence South 13 degrees 18 minutes 17 seconds West (S 13°18'17" W), a distance of 30.82 feet; thence South 00 degrees 04 minutes 06 seconds West (S 00°04'06" W), a distance of 37.54 feet, to the arc of a curve to the left; thence along said curve having a radius of 34.00 feet a distance of 53.41; thence South 89 degrees 55 minutes 54 seconds East (S 89°55'54" E), a distance of 48.67 feet, to the arc of curve to the right; thence along said arc having a radius of 2.00 feet a distance of 3.14 feet; thence South 00 degrees 04 minutes 06 seconds West (S 00°04'06" W), a distance of 62.00 feet; thence South 89 degrees 55 minutes 54 seconds East (S 89°55'54" E), a distance of 76.00 feet; thence South 00 degrees 04 minutes 06 seconds West (S 00°04'06" W), a distance of 15.15 feet; thence South 89 degrees 55 minutes 54 seconds East (S 89°55'54" E), a distance of 51.06 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E); a distance of 61.15 feet; thence North 89 degrees 55 minutes 54 seconds West (N 89°55'54" W), a distance of 59.53 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 87.54 feet, to the arc of a curve to the left; thence along said arc having a radius of 4.00 a distance of 6.28 feet; North 89 degrees 55 minutes 54 seconds West (N 89°55'54" W), a distance of 6.14 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 5322 feet to the point of beginning.

containing 0.59 acres
26,069 square feet

7700 037
CA 10/11/11

BK 7543 PG 1582
BK 7604 PG 1612

AMENDED EXHIBIT C
to
First Supplement to the Declaration of the Copper Creek Condominiums
(A Utah Expandable Condominium Project)
(Phases I and II)
(Percentage Interest in Common Areas)

Building No. 2

North Side

Address: 8040 Copperfield Place	% of Undivided Interest in Common Areas	Square Footage
Unit 11	2.94	897
Unit 12	2.94	910
Unit 21	2.94	897
Unit 22	2.94	910
Unit 31	2.94	897
Unit 32	2.94	910

Address: 8042

Unit 11	2.94	948
Unit 21	2.94	948
Unit 31	2.94	948

South Side

Address: 8046

Unit 11	2.94	910
Unit 12	2.94	897
Unit 21	2.94	910
Unit 22	2.94	897
Unit 31	2.94	910
Unit 32	2.94	897

Address: 8048

Unit 11	2.94	948
Unit 21	2.94	948
Unit 31	2.94	948

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