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AFTER RECORDING, PLEASE RETURN TO:

Robert J. Grow, Esq.
ROOKER, LARSEN, KIMBALL & PARR
185 South State Street
Suite 1300
Salt Lake City, Utah 84111

116.00

Patricia Brown

SEARCHED INDEXED

DEC 7 9 17 AM '83

*MIL L. DIXON
RECORDER
SALT LAKE COUNTY, UTAH

FIRST SUPPLEMENT
TO
DECLARATION OF CONDOMINIUM
OF THE
SAN FRANCISCO CONDOMINIUM PROJECT

THIS SUPPLEMENT is made and executed this 14th day of November, 1983, by MILLSTREAM ASSOCIATES, INC., a Utah corporation (hereinafter, the "Declarant").

I. RECITALS:

A. On September 7, 1983, Declarant created the San Francisco Condominium Project (hereinafter, the "Project") by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "Declaration of Condominium of the San Francisco Condominium Project" (hereinafter, "Original Declaration") as Entry No. 3840735, in Book 5488, at Page 2493; and (ii) an instrument styled "Record of Survey Map of San Francisco Condominiums, Phase I" (hereinafter, "Original Map") as Entry No. 3840734, in Book 83-9 of Plats, at Page 112. The Project, as so created, included the following-described real property located in Salt Lake County, State of Utah:

See Exhibit "B" attached hereto and incorporated herein by this reference.

[Terms used herein that are defined in the Original Declaration shall have the meanings ascribed to them therein.]

B. As more fully set forth in Sections 36 through 40, inclusive, of the Original Declaration, Declarant reserved the unilateral right (i.e., without the consent of the Management Committee of the San Francisco Condominium Project, any Unit Owner, or any other person or entity) to expand the Project by addition(s) of all or any part of the Additional Land to the Project in accordance with said Sections. Concurrently with recordation of this Supplement, there is being recorded in the office of the Recorder of Salt Lake County, Utah an instrument styled "Record of Survey Map of San Francisco Condominiums, Phase II" (hereinafter, the "Phase II Map") which, together with this

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Supplement, adds to the Project the following-described real property (hereinafter, "Added Parcel") located in Salt Lake County, Utah:

See Exhibit "C" attached hereto and incorporated herein by this reference.

II. EXPANSION OF PROJECT

NOW, THEREFORE, in accordance with the procedure set forth in Section 38 of Article III of the Original Declaration for expansion of the Project and in conjunction with addition to the Project of the Added Parcel, Declarant hereby makes the following declarations and provides the following information.

1. Identification of Documents. Data sufficient to identify the Original Declaration and the Original Map is set forth in Recital "A" above.

2. Legal Description. The legal description for the portion of the Additional Land being added to the Project (herein referred to as the "Added Parcel") is set forth in Recital "B" above.

3. Description of Added Parcel Improvement. The significant improvements located upon the Added Parcel include Buildings H through W containing Units 58 through 199, inclusive, a recreational vehicle parking area, asphalt roadways, open parking spaces, carports, fences, concrete patios and porches, and a swimming pool. The location and configuration of such improvements are depicted on the Phase II Map. The Phase II Map shows the location, number of stories, and dimensions of the Units located on the Added Parcel. Each of the Buildings located on the Added Parcel is composed of the same materials as the Buildings originally contained in the Project, which materials are described in detail in the last sentence of Section 1 of Article III of the Original Declaration.

4. Limited Common Areas. The Limited Common Areas created within the Added Parcel consist of the following which are labeled as such on the Phase II Map: All carports, storage spaces, patios, porches, landings and decks. The exclusive use of each carport, storage space, patio, porch, landing or deck is reserved to the Unit which it adjoins, with which it is associated, or as designated on the Phase II Map.

5. Status of Title and Reservations for Declarant. The Added Parcel is submitted to the provisions of the Act and added to the Project together with the appurtenances and subject

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to the restrictions, reservations, and other matters set forth on Exhibit "D" attached hereto and incorporated herein by this reference.

6. Amended Exhibit "A". Exhibit "A" attached hereto and incorporated herein by this reference furnishes the information described in Section 3 of Article III of the Original Declaration for each Unit contained in the Project from and after the addition of the Added Parcel to the Project. The undivided ownership interests in the Common Areas and Facilities set forth on said Exhibit "A" have been computed and derived as described in Section 4 of Article III of the Original Declaration. From and after the effective date of this Supplement, Exhibit "A" attached hereto shall automatically become effective for all purposes and shall completely supersede the Exhibit "A" attached to the Original Declaration.

EXECUTED the day and year first above written.

"Declarant":

MILLSTREAM ASSOCIATES, INC.,
a Utah corporation

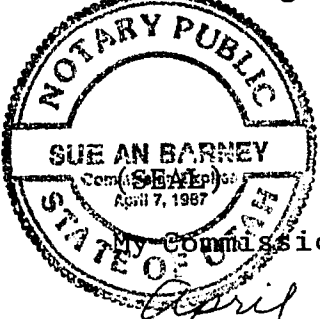
By
Its

Stan Kudenberg
VICE-PRES.

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STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 14th day of November, 1983, personally appeared before me Alan Kruckenberg, who being by me duly sworn did say that he is the Vice Pres. of MILLSTREAM ASSOCIATES, INC., a Utah corporation, and that the foregoing First Supplement to Declaration of Condominium was signed in behalf of said corporation by authority of its bylaws or of a resolution of its board of directors, and said he acknowledged to me that said corporation executed the same.



Sue An Barney
NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires:
April 7, 1987

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EXHIBIT "A"
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[An Expandable Condominium]

<u>Unit No.</u>	<u>Building No.</u>	<u>Size</u>	<u>Ownership Percentage</u>
1	A	540	.35
2	A	540	.35
3	A	920	.60
4	A	900	.59
5	A	720	.47
6	A	720	.47
7	A	730	.47
8	A	800	.52
9	A	730	.47
10	A	800	.52
11	B	720	.47
12	B	720	.47
13	B	730	.47
14	B	800	.52
15	B	730	.47
16	B	800	.52
17	B	900	.59
18	B	900	.59
19	B	920	.60
20	C	540	.35
21	C	540	.35
22	C	900	.59
23	C	900	.59
24	C	800	.52
25	C	730	.47
26	C	800	.52
27	C	730	.47
28	C	720	.47
29	C	720	.47
30	D	920	.60
31	D	920	.60
32	D	800	.52
33	D	730	.47
34	D	800	.52
35	D	730	.47

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36	D	540	.35
37	D	540	.35
38	E	900	.59
39	E	900	.59
40	E	800	.52
41	E	730	.47
42	E	800	.52
43	E	730	.47
44	E	920	.60
45	E	920	.60
46	F	720	.47
47	F	720	.47
48	F	920	.60
49	F	540	.35
50	F	540	.35
51	G	540	.35
52	G	540	.35
53	G	900	.59
54	G	900	.59
55	G	920	.60
56	G	720	.47
57	G	720	.47
58	H	540	.35
59	H	540	.35
60	H	920	.60
61	H	920	.60
62	H	800	.52
63	H	730	.47
64	H	800	.52
65	H	730	.47
66	H	540	.35
67	H	540	.35
68	I	540	.35
69	I	540	.35
70	I	900	.59
71	I	900	.59
72	I	920	.60
73	I	820	.53
74	I	820	.53
75	J	820	.53
76	J	820	.53
77	J	920	.60
78	J	800	.52
79	J	730	.47
80	J	800	.52
81	J	730	.47
82	J	920	.60
83	J	920	.60
84	J	820	.53

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85	J	820	.53
86	K	720	.47
87	K	720	.47
88	K	800	.52
89	K	730	.47
90	K	800	.52
91	K	730	.47
92	K	920	.60
93	K	900	.59
94	K	900	.59
95	L	920	.60
96	L	920	.60
97	L	920	.60
98	L	900	.59
99	L	900	.59
100	L	540	.35
101	L	540	.35
102	M	920	.60
103	M	730	.47
104	M	800	.52
105	M	730	.47
106	M	800	.52
107	M	540	.35
108	M	540	.35
109	N	720	.47
110	N	720	.47
111	N	730	.47
112	N	800	.52
113	N	730	.47
114	N	800	.52
115	N	900	.59
116	N	900	.59
117	N	540	.35
118	N	540	.35
119	O	720	.47
120	O	720	.47
121	O	900	.59
122	O	900	.59
123	O	540	.35
124	O	540	.35
125	P	920	.60
126	P	920	.60
127	P	900	.59
128	P	900	.59
129	P	820	.53
130	P	820	.53
131	Q	820	.53
132	Q	820	.53
133	Q	900	.59

183	U	920	.60
184	U	820	.53
185	U	820	.53
186	V	920	.60
187	V	730	.47
188	V	800	.52
189	V	730	.47
190	V	800	.52
191	V	720	.47
192	V	720	.47
193	W	920	.60
194	W	800	.52
195	W	730	.47
196	W	800	.52
197	W	730	.47
198	W	720	.47
199	W	720	.47

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EXHIBIT "B"
TO
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DECLARATION OF CONDOMINIUM
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SAN FRANCISCO CONDOMINIUM PROJECT

[An Expandable Condominium]

The following described real property situated in Salt Lake County, State of Utah:

Beginning at a point on the North right-of-way line of 5400 South Street, said point being North 89°53'30" East 1492.99 feet, and North 0°03'00" West 59.88 feet and South 88°25'10" East 139.06 feet and North 89°52'12" East 328.96 feet from the South Quarter Corner of Section 10, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°05'32" East 178.18 feet; thence North 60°00' East 36.44 feet; thence North 0°05'32" East 91.88 feet; thence South 89°54'28" East 52.27 feet; thence North 0°05'32" East 153.49 feet; thence North 89°55'00" East 188.76 feet to a point on the West right-of-way line of a Salt Lake county road; thence South 27°03'00" East along said West right-of-way line 494.53 feet to an existing fence corner; thence North 89°46'00" West along an existing fence line 56.27 feet; thence South 04°24'00" East 0.76 feet to the North right-of-way line of 5400 South Street; thence South 89°52'12" West along said North right-of-way line 441.956 feet to the point of beginning.

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The following described real property situated in Salt Lake County, State of Utah:

Beginning at a point on the North right-of-way line of 5400 South Street; said point being North 89°53'30" East 1492.99 feet and North 0°03'00" West 59.88 feet from the South Quarter Corner of Section 10, Township 2 South, Range 1 West, Salt Lake Base and Meridian; running thence North 0°03'00" West 501.80 feet; thence North 89°55'00" East 709.02 feet to the West right-of-way line of a Salt Lake County road; thence South 27°03'00" East along said West right-of-way line 71.81 feet; thence South 89°55'00" West 188.76 feet; thence South 0°05'32" West 153.49 feet; thence North 89°54'28" West 52.27 feet; thence South 0°05'32" West 91.88 feet; thence South 60°00'00" West 36.44 feet; thence South 0°05'32" West 178.18 feet to a point on the North right-of-way line of 5400 South Street; thence South 89°52'12" West 328.96 feet along said North right-of-way line; thence North 88°25'10" West 139.06 feet along said North right-of-way line to the point of beginning.

EXHIBIT "D"
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[An Expandable Condominium]

The Added Parcel is submitted to the provisions of the Act and added to the Project together with the following appurtenances and subject to the following restrictions, reservations, and other matters:

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel of 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 authorities; all Patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of record which affect the Added Parcel or any portion thereof, including, without limitation, any mortgage or deed of trust; 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 Phase II Map or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the Added Parcel at such time as construction of all Project 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 Added Parcel 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 each of the Buildings and all of the other improvements described in this Supplement or in the Phase II Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; and (ii) To improve portions of the Added Parcel with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the Added Parcel 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, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire seven (7) years after the date on which this Supplement is filed for record in the office of the County Recorder of Salt Lake County, Utah.