



ENT 70994:2010 PG 1 of 4
RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 Aug 24 9:27 am FEE 19.00 BY SW
RECORDED FOR OREM CITY CORPORATION

AFTER RECORDING PLEASE RETURN TO:
II Centro Piazza Condominiums
Paul Washburn
505 North 1500 West
Orem, Utah 84057

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)
OF
II CENTRO PIAZZA CONDOMINIUMS
(A Convertible Space Condominium Project)
Orem, Utah**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM (the "Second Amendment to Declaration") is made this 24 day of August, 2010, by IL CENTRO PIAZZA, L.L.C., a Utah limited liability company ("Declarant") pursuant of the provisions of Title 57, Chapter 8 of the *Utah code*, as amended, know as the Condominium Ownership Act (the "Act").

RECITALS:

A. All defined terms as used in this Second Supplemental Amendment to Declaration shall have the meanings ascribed to them herein, or as the case may be, in the Condominium Project's Declaration of Condominium, recorded by Declarant in the Public Records as Entry 119219-2008 on November 5, 2008 pages 1 through 25, inclusive (the "Declaration").

B. Declarant is the developer of the Project and recorded a Record of Survey Map therefore in the Public Records as Entry 119218-2008 Map #12899 on November 5, 2008.

C. Pursuant to ARTICLE III of the Declaration, and Sections 57-8-13 (3) and 57-8-13.4 of the Act, Declarant has caused a Second Supplemental Record of Survey Map and this Second Amendment of Declaration to be prepared for simultaneous recordation in the Public Records I

order to convert certain Convertible Space in the Project into additional Units as reflected on the Second Supplemental Record of Survey Map.

D. The real property to which this Second Amendment to Declaration and the Second Supplemental Record of Survey map are applicable is located in Orem, Utah County, Utah, and is described as follows:

Boundary Description

Commencing at a point located North 00°39'38" West along the Section line 145.054 feet and West 708.21 feet from the East quarter corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°25'50" West along the Northerly boundary line of 800 North Street 359.78 feet; thence North 129.69 feet; thence East 9.08 feet; thence North 135.48 feet; thence West 21.74 feet; thence North 190.07 feet; thence East along the Southerly boundary line of 880 North Street 353.25 feet; thence along the arc of a 20.00 foot radius curve to the right 31.45 feet (chord bears South 44°56'43" East 28.31 feet) thence; South 00°06'34" West along the Westerly boundary line of 900 West Street 431.63 feet to the point of beginning.

Area: 164,422 SF 3.77 Acres

Basis of Bearing is North 00°39'38" West along the Section line from the East quarter corner of the Northeast corner of said Section 9.

NOW, THEREFORE, Declarant hereby makes this Second Amendment to Declaration as follows:

1 The Declaration is hereby amended in the following particulars as a result of, and pursuant to, the conversion of a portion of the Convertible Space:

(a) Section 2.02 of the Declaration is amended in its entirety to read as follows:

2.02 Division of Project into Condominium Units and Convertible Space; Ownership Interests. The project is hereby divided into 14 Condominium Units and Convertible Space, as set forth on the Map. In addition to fee title to a Unit, each Unit's Owner shall have an appurtenant, undivided ownership interest in and to the Common Areas and Facilities to the extent set forth in **Amended Exhibit B**, attached hereto and incorporated herein by this reference.

(b) **Exhibit B** to the Declaration is amended in its entirety to read as set forth in **Amended Exhibit B**, attached hereto and made a part hereof.

2 Except as amended by the provisions of this Second Amendment to Declaration, the Declaration shall remain unchanged and shall constitute the entire Declaration of Condominium for the Project, reflecting the conversion of portions of the Convertible Space as described on the First Supplemental Record of Survey Map and the attached **Amended Exhibit B**.

3 This Second Amendment to Declaration shall be recorded in the Public Records simultaneously with the Project's Second Supplemental Record of Survey Map, consisting of

two sheets prepared by Roger D. Dudley, a Utah registered land surveyor holding Certificate No. 147089. Both such instruments shall be effective upon recordation.

DATED as of the day and year first above set forth,

DECLARANT:

IL CENTRO PIAZZA L.L.C.

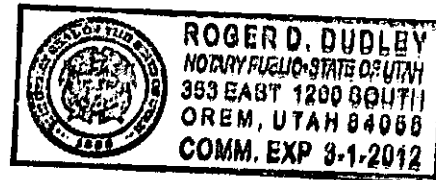
By: 

Paul Washburn, President

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 18th day of Aug, 2010 by Paul Washburn in the capacity indicated.


NOTARY PUBLIC



DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)

II CENTRO PIAZZA CONDOMINIUMS
A CONVERTIBLE SPACE CONDOMINIUM
Orem, Utah

<u>Unit No.</u>	<u>Size</u> (Square Feet)*	<u>Interest</u> <u>in Common</u> <u>Area</u> (Percentage)*	<u>Votes</u>
1st Floor	7,560	12.94%	7,560
Convertible Space			
103	3,693	6.32%	3,693
104	729	1.24%	727
105	4,877	8.35%	4,877
108	3,043	5.21%	3,982
2nd Floor	4,300	7.36%	4,300
Convertible Space			
201	3,400	5.82%	3,400
202	2,055	3.52%	2,055
205	4,289	7.34%	4,289
207	1,581	2.70%	1,581
208	3,982	6.81%	3,982
3rd Floor	9,233	15.81%	9,233
Convertible Space			
303	4,136	7.07%	4,136
307	2,755	4.71%	2,755
308	2,803	4.80%	2,803
Totals:	58,434	100.00%	58,434

- (1) Size based on the approximate number of square feet of floor space within each respective Unit as shown on the Map and rounded off, including under interior and exterior walls, as determined by Roger Dudley Engineering, Inc., Orem, Utah.
- (2) Percentages have been adjusted by up to one hundredth of a percentage point in order to provide for a total of one hundredth percent (100%).