

RETURNED

JAN 15 1999

Drawer on
Phase 9 only

SUPPLEMENTAL DECLARATION OF CONDOMINIUM

E 1478655 B 2431 P 1202
SHERYL L. WHITE, DAVIS CNTY RECORDER
1999 JAN 19 10:20 AM FEE 219.00 REP DJM
REC'D FOR TDA PROPERTIES

1-15-1999

OF

CARRIAGE CROSSING

AN EXPANDABLE CONDOMINIUM COMMUNITY

THIS SUPPLEMENTAL DECLARATION ("Amendment") is made on the date set forth at the end hereof by Carriage Crossing Condominium Owners Association (the "Association") and TDA Properties LLC, a Nevada Limited Liability Company, ("TDA"), (the Association and TDA are hereinafter collectively called "Declarant"), for itself, its successors, grantees and assigns, pursuant to the Condominium Ownership Act of the State of Utah.

RECITALS

A. On August 3, 1984, Declarant's predecessors in interest executed a Declaration of Condominium of Carriage Crossing, an Expandable Condominium Community (the "Declaration") as part of a plan for the Carriage Crossing Condominium Project (the "Project"), which Declaration was recorded in the office of the County Recorder of Davis County, State of Utah, on August 21, 1984, as Entry No. 680796 in Book 1002, Pages 1274 through 1338. The Project was expanded by the First Amendment to Declaration (Phase II) recorded October 16, 1984 as Entry No. 685345, in Book 1009 at Page 917 and Record of Survey Map for Phase II recorded October 16, 1984 as Entry No. 685344 in Book 1009 at Page 916 and by the Corrective Second Amendment to Declaration (Phase III) recorded November 23, 1984 as Entry No. 688284 in Book 1014 at Page 17 and Record of Survey Map for Phase III recorded November 14, 1984 as Entry No. 687646 in Book 1018 at Page 238 and by a Third Amendment to Declaration (Phase IV) recorded February 19, 1985 as Entry No. 694901, in Book 1023 at Page 731 and by Fourth Amendment to the Declaration (Phase V) recorded May 21, 1985 as Entry No. 702579 in Book 1035 at Page 883 and Record of Survey Map for Phase V recorded May 21, 1985 as Entry No. 702578 in Book 1035 at Page 882 and by Fifth Amendment to the Declaration (Phase VI) recorded July 31, 1985 as Entry No. 708743 in Book 1045 at Page 813 and Record of Survey Map for Phase VI recorded July 31, 1985 as Entry No. 708742 in Book 1045 at Page 812 and by Sixth Amendment to Declaration (Phase VII) recorded February 11, 1987 as Entry No. 772504 in Book 1144 at Page 110 and Exhibit "A" to the Declaration recorded March 5, 1987 in Book 1148 at Page 1036 through Page 1039, and by that certain Amended and Restated Declaration of Condominium of Carriage Crossing Condominiums Phase 8 recorded January 17, 1992 in the Official Records of Davis County, Utah as Entry No. 955105, Book 1463, Pages 995 through 1056 (the "Phase 8 Declaration") and the Record of Survey Map for Phase 8 recorded October 16, 1991 as Entry No. 944586, Book 1443, Page 823, all in the Official Records of Davis County, State of Utah. The real property subject to the foregoing is more particularly described on Exhibit A as Phases 1 through 8.

B. The real property proposed to be added to Carriage Crossings Condominium by this amendment ("Property") is described in Exhibit A as Phase 9.

TDA Properties LLC
620 D Main
Boyl

Carriage Crossing Condo Phase 2, Units 2101 to 2106, 2201 to 2206, 2301 to 2304 + Common area (03-118a)
Carriage Crossing Condo Phase 3, Units 3101 to 3108, 3201 to 3208, 3301 to 3304 + Common area (03-114a)
Carriage Crossing Condo Phase 4, Units 4101 to 4109, 4201 to 4209, 4301 to 4309 + Common area (03-115a)
Carriage Crossing Condo Phase 5, Units 5101 to 5109, 5201 to 5209, 5301 to 5309 + Common area (03-116a)
Carriage Crossing Condo Phase 6, Units 6101 to 6109, 6201 to 6209, 6301 to 6309 + Common area (03-117a)
Carriage Crossing Condo Phase 7, Units 7101 to 7109, 7201 to 7209, 7301 to 7309 + Common area (03-118a)
Carriage Crossing Condo Phase 8, Units 8101 to 8109, 8201 to 8209, 8301 to 8309 + Common area (03-119a)

C. The Association and TDA desire by filing this Amendment to amend the Phase 8 Declaration and add Phase 9 as described in Recital B above to the Phase 8 Declaration so that all Phases of the Project constitute a single condominium regime under Utah law. TDA and the Association are empowered under the Phase 8 Declaration to execute this Amendment for the aforesaid purposes.

DECLARATION

NOW, THEREFORE, for such purposes, Declarant hereby makes the following Amendment containing covenants, conditions and restrictions relating to this Condominium which, pursuant to the provisions of the Utah Condominium Ownership Act, shall be enforceable equitable servitudes, where reasonable, and shall run with the land:

1. **Definitions.** The capitalized terms used in this Amendment including Exhibits attached hereto shall have the meaning stated in the Utah Condominium Ownership Act and as set forth in the Phase 8 Declaration unless the context otherwise requires.
2. **Submission to Condominium Ownership.** Declarant hereby submits the Property, the buildings, and other improvements constructed thereon or hereafter to be constructed, together with all appurtenances thereto, to the provisions of the Act, the Phase 8 Declaration. This Amendment is submitted in accordance with the terms and the provisions of the Phase 8 Declaration and the Act and shall be construed in accordance therewith. It is the intention of Declarant that the provisions of the Act shall apply to the Property. Provided, the Units in the Property created by this Amendment shall not incur a Common Expense Assessment until the earlier of the date on which Bountiful City issues a certificate of occupancy that permits TDA to close sales on the Units or April 15, 1999 ("Assessment Commencement Date"). During the time from recording of this Amendment and Assessment Commencement Date, the Association shall have no liability for maintenance, insurance or management of the Common Areas and Facilities of the Property and TDA shall maintain its own fire and all risk casualty insurance on the Property.
3. **Grant of Easements.** TDA hereby grants to the Association a four foot (4') permanent easement running along TDA's South Property Line for a sidewalk. The Association hereby agrees to maintain said sidewalk and shall hold TDA harmless for its use. Said easement borders the Project's private entrance road running along the North property line of said private road. There is a concrete pad presently located in the southwest corner of TDA's property, bordering Parcel 1B of Phase 9 and the private road. A portion of this pad is situated on TDA's property, with the remainder of the pad situated on Association property. TDA hereby grants to the Association a permanent easement over that portion (approximately 2 foot 6 inch x 9 foot) of such concrete pad situated on TDA's property, to be used exclusively for a dumpster or other refuse collection facility for Building 5 Phase 9. The Association hereby grants to TDA a permanent easement bordering Mill Creek on the North property line of Parcel 1B of Phase 9 for telephone and TV cable equipment and facilities providing service to TDA's building or other improvements that may be erected on TDA's property. Such easement shall be situated along the present location of such equipment and facilities, as well as a reasonable distance on either side of the present location to enable such equipment to be serviced, repaired and replaced in the future. Also the Association hereby consents to a variance to

be granted TDA by Bountiful City from the set back requirements along the North line of the aforesaid private road in the Project for the carports to be constructed on TDA's property next to said private road.

4. Amendment to Exhibits. Exhibits A and C of the Phase 8 Declaration are hereby amended in their entirety in accordance with Section 36 of the Phase 8 Declaration and are attached hereto.

5. Effective Date. This Amendment shall take effect upon recording.

6. No Other Amendment Intended. Except for the addition of the Property and its improvements to the Condominium and the resulting recalculation of the Unit pro rata ownership interests and the other matters contained herein and in Exhibits A and C, no other amendment to the Phase 8 Declaration is intended hereby and all other provisions of that Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 15 day of January, 1999.

CARRIAGE CROSSING CONDOMINIUM OWNERS ASSOCIATION

By Caroleen Blum
President

Attest Debra Lee
Vice President

TDA PROPERTIES, LLC

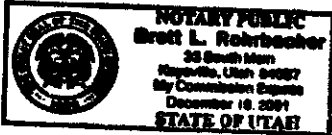
By [Signature]
Managing Member

Attest [Signature]
Managing Member

STATE OF UTAH)
)
COUNTY OF DAVIS)

E 1478655 82431 P 1205

On the 15 day of JANUARY, 1999, personally appeared before Carolyn Bean and Colleen Hill, who being by me duly sworn, did say that they are respectively the President and Vice President of Carriage Crossing Condominiums Owners Association, a Utah corporation and the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors and they duly acknowledged to me that said corporation executed the same.



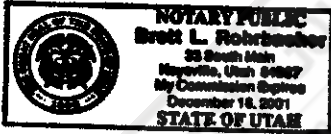
Brett Rohrbaucher
NOTARY PUBLIC
Residing at: KAYVILLE

My Commission Expires:

DECEMBER 18, 2001

STATE OF UTAH)
)
COUNTY OF DAVIS)

On the 15 day of January, 1999, personally appeared before Kristi Flake and Carri Flake, who being by me duly sworn, did say that they are the Managing Members of TDA Properties, LLC, a Nevada Limited Liability Company and the foregoing instrument was signed on behalf of said company.



Brett Rohrbaucher
NOTARY PUBLIC
Residing at: KAYVILLE

My Commission Expires:

DECEMBER 18, 2001

EXHIBIT "A"

E 1478655 & 2431 P 1206

PHASE 1:

Beginning at a point which is N 89°44'04"E 1284.8 ft. along the southline of a street (500 South Street) and S 0°36'11"E 1047.04 ft. along the west line of a street (Main Street) from the Northwest Corner of Lot 4, Block "L", North Mill Creek Plat, Bountiful Townsite Survey, and running thence S 89°57'30"W 223.06 ft. along the extended north line of a concrete retaining wall; thence N 0°01'15"W 21.16 ft. along the extended west line of a concrete retaining wall; thence N 37°28'40"E 25.30 ft.; thence Northwest 33.43 ft. along the arc of a 47.08 ft. radius curve to the right through a central angle of 40°41'20" (radius point bears N 37°28'40"E from the beginning of the curve); thence N 11°50'W 69.69 ft. thence Northwest 10.88 ft. along the arc of a 20.00 ft. radius curve to the left through a central angle of 31°10' (radius point bears S 78°10'W from the beginning of the curve); thence N 43°00'W 20.15 ft.; thence Westerly 37.82 ft. along the arc of a 20.00 ft. radius curve to the left through a central angle of 108°21'10" (radius point bears S 47°00'W from the beginning of the curve); thence N 61°21'10"W 25.00 ft.; thence Northeasterly 4.62 ft. along the arc of a 100.00 ft. radius curve to the left through a central angle of 2°38'50" (radius point bears N 61°21'10"W from the beginning of the curve); thence N 26°00'E 42.00 ft.; thence Northeasterly 189.11 ft. along the arc of a 110.00 ft. radius curve to the right through a central angle of 98°30' (radius point bears S 64°00'E from the beginning of the curve); thence S 55°30'E 49.84 ft.; thence Southeasterly 61.27 ft. along the arc of a 100.00 ft. radius curve to the left through a central angle of 35°06'11" (radius point bears N 34°30'E from the beginning of the curve); thence N 89°23'49"E 29.55 ft.; thence S 0°36'11"E 207.99 ft. along said west line of Main street to the point of beginning.

Containing 1.3929 acres.

PHASE 2:

Beginning at the Southwest Corner of Carriage Crossing Condominium Phase I and the corner of an existing concrete retaining wall which point is N 89°44'04"E 1284.84 ft. along the south line of a street (500 South Street) and S 0°36'11"E 1047.04 ft. along the west line of a street (Main Street) and S 89°57'30"W 223.06 ft. along the South Boundary of said Carriage Crossing Condominiums Phase I from the Northwest Corner of Lot 4 Block "L", North Mill Creek Plat, Bountiful Townsite Survey, and running thence S 89°57'30"W 79.73 ft.; thence N 23°53'30"W 81.99 ft.; thence N 89°50'26"W 82.33 ft.; thence N 0°09'34"E 43.72 ft.; thence S 89°50'26"E 10.85 ft.; thence north easterly 111.56 ft. along the arc of a 112.50 ft. radius curve to the left through a central angle of 56°58'15" (radius point bears N 0°09'34"E from the beginning of the curve); thence along the boundary of said Carriage Crossing Condominiums Phase I in the following eight courses to the point of beginning; S 61°21'10"E 25.79 ft.; easterly 37.82 ft. along the arc of a 20.00 ft. radius curve to the right through a central angle of 108°21'10" (radius point bears S 61°21'10"E from the beginning of the curve); S 43°00'E 20.15 ft.; southeasterly 10.88 ft. along the arc of a 20.00 ft. radius curve to the right through a central angle of 31°10' (radius point bears S 47°00'W from the beginning of the curve); S 11°50'E 69.69 ft.; southeasterly 33.43 ft. along the arc of a 47.08 ft. radius curve to the left

through a central angle of $40^{\circ}41'20''$ (radius point bears $N 76^{\circ}10'E$ from the beginning of the curve);
 $S 37^{\circ}28'40''W 25.30$ ft.; $S 0^{\circ}01'15''E 21.16$ ft.

Containing 0.4651 acres.

PHASE 3:

Beginning at a point on the west side of an existing concrete retaining wall which point is $N 89^{\circ}44'04''E 1284.84$ ft. along the south line of a street (500 South Street) and $S 0^{\circ}36'11''E 1047.04$ ft. along the west line of a street (Main Street) and $S 89^{\circ}57'30''W 223.06$ ft. along the south boundary of Carriage Crossing Condominiums Phase I and $S 0^{\circ}01'15''E 112.99$ ft. along the west side of said concrete retaining wall from the Northwest Corner of Lot 4 Block "L", North Mill Creek Plat, Bountiful Townsite Survey; and running thence $S 0^{\circ}01'15''E 52.45$ ft. along the west side of said wall; thence $S 4^{\circ}08'30''W 107.34$ ft.; thence $N 85^{\circ}51'30''W 229.09$ ft. along an extended fence line and the north line of a cinder block wall; thence $N 0^{\circ}09'34''E 97.94$ ft.; thence $N 89^{\circ}50'26''W 17.00$ ft. thence $N 0^{\circ}09'34''E 252.00$ ft.; thence $S 69^{\circ}50'26''E 17.00$ ft.; thence $N 0^{\circ}09'34''E 25.00$ ft.; thence $S 89^{\circ}50'26''E 40.00$ ft.; thence $S 0^{\circ}09'34''W 43.72$ ft.; along the boundary of Carriage Crossing Condominiums Phase 2; thence $N 89^{\circ}50'26''W 17.50$ ft.; thence $S 0^{\circ}09'34''W 187.28$ ft. thence $S 89^{\circ}50'26''E 21.00$ ft.; thence $N 0^{\circ}09'34''E 20.08$ ft.; thence $S 89^{\circ}50'26''E 112.54$ ft.; thence $S 0^{\circ}01'15''E 20.67$ ft.; thence $N 89^{\circ}57'30''E 79.73$ ft. to the point of beginning.

Containing 1.1013 acres.

PHASE 4:

Beginning at the Southwest Corner on the most southerly line of Carriage Crossing Condominiums Phase I in Bountiful City, Davis County, Utah, which is $N 89^{\circ}44'04''E 1294.84$ ft. along the south line of a street (500 South Street) and $S 0^{\circ}36'11''E 1047.04$ ft. along the west line of a street (Main Street) and $S 89^{\circ}57'30''W 223.06$ ft. along the south boundary of said Carriage Crossing Condominiums Phase I from the Northwest Corner of Lot 4 of Block L, Northmill Creek Plat, Bountiful Townsite Survey and running thence $S 0^{\circ}01'15''E 112.98$ ft. along a fence line to the Northeast Corner of the most easterly line of Carriage Crossing Condominiums Phase 3; thence along the boundary of said Carriage Crossing Phase 3 in the following seven courses: $S 89^{\circ}57'30''W 79.73$ ft.; $N 0^{\circ}01'15''W 20.67$ ft.; $N 89^{\circ}50'26''W 112.54$ ft.; $S 0^{\circ}09'34''W 20.08$ ft.; $N 89^{\circ}50'26''W 21.00$ ft.; $N 0^{\circ}09'34''E 187.28$ ft.; $S 89^{\circ}50'26''E 17.50$ ft.; thence along the boundary of Carriage Crossing Condominiums Phase 2 in the following three courses to the point of beginning $S 89^{\circ}50'26''E 82.33$ ft.; $S 23^{\circ}53'30''E 81.89$ ft.; $N 69^{\circ}57'30''E 79.73$ ft.

Containing 0.6996 acres.

PHASE 5:

Beginning at the Northwest Corner of the most northerly line of Carriage Crossing Condominium Phase 3 in Bountiful City, Davis County, Utah, which point is $N 89^{\circ}44'04''E 823.22$ ft. along the south line of a street (500 South Street) and $S 0^{\circ}09'34''W 926.00$ ft. and $S 89^{\circ}50'28''E 17.00$ ft. from the Northwest Corner of Lot 4, Block L, North Mill Creek Plat, Bountiful Townsite Survey and running thence $N 89^{\circ}50'26''W 17.00$ ft.; thence $N 0^{\circ}09'34''E 64.00$ ft.; thence $S 89^{\circ}50'26''E 17.50$ ft.; thence $N 0^{\circ}09'34''E 90.00$ ft.; thence $N 89^{\circ}50'26''W 17.50$ ft.; thence $N 0^{\circ}09'34''E 172.00$ ft.;

thence S 89°50'26"E 39.98 ft.; thence Northwesterly 13.81 ft. along the arc of a 87.50 ft. radius curve to the right through a central angle of 9°02'25" (radius point bears S 83°50'25" E from the beginning of the curve; thence N 15°12'E 15.00 ft. along a tangent line; thence S 74°48' E 17.00 ft.; thence N 15°12' E 60.55 ft.; thence S 59°15'45"E 183.03 ft.; thence S 30°44'15" W 93.54 ft.; thence N 59°15'45"W 15.88 ft.; thence N 44°50'26"W 43.50 ft.; thence N 89°50'26"W 80.54 ft. thence S 0°09'34"W 46.00 ft.; thence N 89°50'26"W 21.50 ft.; thence S 0°09'34"W 223.00 ft.; thence N 89°50'26" W 22.50 ft. along the north boundary of said Carriage Crossing Phase 3 to the point of beginning.

Containing 0.7169 acres.

PHASE 6:

PARCEL #1

Beginning at the most northerly corner of Carriage Crossing Condominiums Phase 2, in Bountiful City, Davis County, Utah which point is N 89°44'04"E 1,284.84 ft. along the south line of a street (500 South Street) and S 0°36'11"E 878.27 ft. along the west line of a street (Main Street) and N 89°50'26"W 311.13 ft. from the northwest corner of Lot 4, Block L, North Mill Creek Plat, Bountiful Townsite Survey, and running thence along the boundary of Carriage Crossing Condominiums Phase 2 in the following two courses: Southwesterly 111.86 ft. along the arc of a 112.50 ft. radius curve to the right through a central angle of 56°58'15" (radius point bears N 56°48'41" W from the point of beginning), N 89°50'26" W 10.85 ft. thence N 89°50'26"W 17.50 ft. along the north boundary of Carriage Crossing Condominiums Phase 3; thence along the boundary of Carriage Crossing Condominiums Phase 5 in the following four courses: N 0°09'34"E 223.00 ft., S 89°50'26"E 21.50 ft., N 0°09'34"E 46.00 ft., S 89°50'26"E 80.54 ft.; thence S 44°50'26"E 16.97 ft.; thence S 0°09'34"W 205.82 ft.; thence S 89°50'26"E 8.62 ft. to the point of beginning.

Containing 0.6577 acres.

PARCEL #2

Beginning at a point on the west boundary of Carriage Crossing Condominiums Phase 5 in Bountiful City, Davis County, Utah which is N 89°44'04"E 823.22 ft. along the southline of a street (500 South Street) and S 0°09'34"W 772.00 ft. along the extended west boundary of said Phase 5 from the northwest corner of Lot 4, Block L, North Mill Creek Plat, Bountiful townsite survey, and running thence along the boundary of said Phase 5 in the following three courses: S 89°50'26"E 17.50 ft., S 0°09'34"W 90.00 ft., N 89°50'26"W 17.50 ft.; thence N 0°09'34"E 90.00 ft. to the point of beginning.

Containing 0.0362 acres. Total area of parcel 1 and 2 equals 0.6939 acres.

PHASE 7:

Beginning at a point which is N 89°44'04"E 860.89 ft. along the south line of a 66 ft. wide road (500 South Street) and S 2°16'56"E 284.56 ft. from the Northwest Corner of Lot 4, Block L, North Mill Creek Plat, Bountiful Townsite Survey and running thence N 87°43'04"E 83.00 ft.; thence S 2°16'56" E 117.80 ft.; thence S 73°17'30"E 121.70 ft.; thence S 0°36'11" E 26.76 ft.; thence S 16°42'30"W

70.99 ft.; thence N 73°17'30"W 123.25 ft.; thence S 16°42'30"W 42.35 ft.; thence along the boundary of Carriage Crossings Condominiums Phase 5 in the following six courses: N 59°15'45"W 29.97 ft., S 15°12'W 60.55 ft., N 74°48'W 17.00 ft. S 15°12'W 15.00 ft.; thence Southwesterly 13.81 ft. along the arc of a 87.50 ft. radius curve to the left through a central angle of 9°02'25" (radius point bears S 74°48' E from the beginning of the curve) N 89°50'26"W 39.98 ft.; thence S 0°09'34"W 326.00 ft. along the westerly boundary of said phase 5 and Carriage Crossing Phase 6 thence S 89°50'26"E 17.00 ft. along the southerly boundary of said phase 5; thence along the boundary of Carriage Crossing Condominiums Phase 3 in the following five courses: S 0°09'34"W 25.00 ft., N 89°50'26"W 17.00 ft., S 0°09'34" W 252.00 ft., S 89°50'26" E 17.00 ft., S 0°09'34"W 97.94 ft. thence N 85°51'30"W 181.53 ft.; thence N 0°02'20"W 74.71 ft. along the east side of a cinder block wall to a point S 0°09'34"W 1,214.28 ft. along the east line of 200 West Street and N 89°34'20"E 658.89 ft. from said Northwest Corner of Lot 4; thence N 89°34'20"E 159.36 ft. along a six foot high chain link fence; thence N 0°09'34"E 616.99 ft.; thence S 89°50'26" E 20.90 ft.; thence northeasterly 15.22 ft. along the arc of a 112.00 ft. radius curve to the right through a central angle of 7°47'04" (radius point bears S 82°35'03"E from the beginning of the curve); thence N 15°12'E 131.44 ft.; thence Northeasterly 26.85 ft. along the arc of a 88.00 ft. radius curve to the left through a central angle of 17°28'56" (radius point bears N 74°48'W from the beginning of the curve; thence N 2°16'56" W 6.89 ft.; thence S 87°43'04" W 17.00 ft.; thence N 2°16'56" W 28.00 ft. thence N 87°43'04" E 17.00 ft.; thence N 2°16'56" W 107.78 ft. to the point of beginning.

Containing 1.2177 acres.

PHASE 8:

Beginning at a point that is North 89 deg 44 min 04 sec East 843.40 feet along the South line of 500 South Street and south 2 deg 16 min 56 sec East 266.00 feet and North 89 deg 44 min 04 sec East 101.10 feet from the Northwest corner of Lot 4, Block L, North Mill Creek Plat, Bountiful Townsite Survey, said point of beginning also being South 89 deg 44 min 04 sec West 491.78 feet and South 2 deg 16 min 56 sec East 299.02 feet and North 89 deg 44 min 04 sec East 101.10 feet from the City Monument in the intersection of 500 South and Main Streets (Basis of bearing being South 89 deg 44 min 04 sec West between the monument at 500 South and Main Streets and the Monument at 500 South and 200 West Streets); thence North 89 deg 44 min 04 sec East 119.41 feet to a point that is 213.00 feet perpendicularly distant Westerly from the West line of Main Street; thence South 0 deg 36 min 11 sec East 169.055 feet, parallel with said West line to a point on the boundary of Amended Carriage Crossing Condominiums Phase 7; thence along said Amended Phase 7 boundary North 73 deg 17 min 30 sec West 120.97 feet; thence along said boundary and its extension North 2 deg 16 min 56 sec West 133.82 feet to the point of beginning.

PHASE 9:

PARCEL 1B:

Beginning at a point which is N 89°44'04"E 1,284.71 ft. (recorded distance is 1,284.84 ft.) along the South line of 500 South Street and S 0°36'11"E 615.70 ft. along the West line of Main Street and S 89°35'45"W 213.00 ft. from the Northwest Corner of Lot 4, Block L, North Mill Creek Plat, Bountiful Townsite Survey, said point being also S 0°36'11"E 648.58 ft. along the centerline of Main Street and S 89°35'45"W 262.50 ft. from a city monument at the intersection of 500 South Street

and Main Street (basis of bearing being S 89°44'04"W between the city monuments at 500 South and Main Street and at 500 South and 200 West Street); and running thence S 61°15'48"E 51.00 ft., thence S 70°37'30"E 61.13 ft.; thence S 9°40'17"W 129.31 ft.; thence along the Northerly boundary of Carriage Crossing Condominiums Phase 1 in the following three courses: 181.55 ft. along the arc of a 110.00 ft. radius curve to the left through a central angle of 94°33'57" (radius point bears S 30°33'57"W from the beginning of the curve), S 26°00'W 42.00 ft., 4.62 ft. along the arc of a 100.00 ft. radius curve to the right through a central angle of 2°38'50" (radius point bears N 64°00'00"W from the beginning of the curve); thence along the Easterly boundary of Carriage Crossing Condominiums Phase 6 in the following two courses: N 89°50'26"W 8.62 ft., N 0°09'34"E 205.82 ft.; thence along the Easterly boundary of Carriage Crossing Condominiums Phase 5 in the following three courses: S 44°50'26"E 26.53 ft.; S 59°15'45"E 15.88 ft., N 30°44'15"E 98.54 ft.; thence S 81°29'44"E 20.22 ft. to the Point of Beginning.

Containing: 0.6655 Acres

PARCEL 3A:

Beginning at a point which is N 89°44'04"E 1,284.71 ft. (recorded distance is 1,284.84 ft.) along the South Line of 500 South Street and S 0°36'11"E 615.70 ft. along the west line of Main Street and S 89°35'45"W 213.00 ft. and N 81°29'44"W 20.22 ft. from the Northwest Corner of Lot 4, Block L, North Mill Creek Plat, Bountiful, Townsite Survey, said point being also S 0°36'11"E 648.58 ft. along the centerline of Main Street and S 89°35'45"W 262.50 ft. and N 81°29'44"E 20.22 ft. from a city monument at the intersection of 500 South Street and Main Street (basis of bearing being S 89°44'04"W between the city monuments at 500 South and Main Street and at 500 South and 200 West Street) and running; thence N 59°15'45"W 153.06 ft. along the Northerly boundary of Carriage Crossing Condominiums Phase 5; thence along the boundary of the Amended Carriage Crossing Condominiums Phase 7 in the following two courses: N 16°42'30"E 42.35 ft., S 73°17'30"E 123.25 ft.; thence S 33°50'20"W 16.63 ft.; thence along the Easterly boundary of a 4 ft. sidewalk S 27°42'46"E 21.03 ft., thence S 0°55'05"E 50.93 ft.; to the Point of Beginning.

Containing: 7,887 sq. ft.

PARCEL 3B:

Beginning at a point which is N 89°44'04"E 1,284.71 ft. (recorded distance is 1,284.84 ft.) along the south line of 500 South Street and S 0°36'11"E 615.70 ft. along the West line of Main Street and S 89°35'45"W 213.00 ft. and N 0°36'11"W 191.75 ft. from the Northwest Corner of Lot 4, Block L, North Mill Creek Plat, Bountiful Townsite Survey, said point being also S 0°36'11"E 648.58 ft. along the centerline of Main Street and S 89°35'45"W 262.50 ft. and N 0°36'11"W 191.75 ft. from a city monument at the intersection of 500 South Street and Main Street (basis of bearing being S 89°44'04"W between the city monuments at 500 South and Main Street and at 500 South and 200 West Street) and running thence N 89°35'45"E 3.04 ft.; thence S 2°19'48"E 22.47 ft. along a wood fence; thence S 7°37'51"W 33.41 ft.; thence along the Easterly Boundary of a 4 ft. wide sidewalk in the following two courses: 39.14 ft. along the arc of a 102.00 ft. radius curve to the right through a central angle of 21°58'43" (radius point bears N 82°18'52"W from the beginning of the curve), S 42°01'33"W 7.11 ft.; thence along the boundary of Amended Carriage Crossing Condominiums

Phase 7 in the following two courses: N 16°42'30"E 62.94 ft., N 0°36'11"W 37.40 ft. to the Point of Beginning.

Containing: 398 sq. ft.

PARCEL 3C:

Beginning at a point which is N 89°44'04"E 1,284.71 ft. (recorded distance is 1,284.84 ft.) along the South line of 500 South Street and S 0°36'11"E 615.70 ft. along the West line of Main Street and S 89°35'45"W 213.00 ft. from the Northwest Corner of Lot 4, Block L, North Mill Creek Plat, Bountiful Townsite Survey, said point being also S 0°36'11"E 648.58 ft. along the centerline of Main Street and S 89°35'45"W 262.50 ft. from a city monument at the intersection of 500 South Street and Main Street (basis of bearing being S 89°44'04"W between the city monuments at 500 South and Main Street and at 500 South and 200 West Street) and running; thence N 81°29'44"W 20.22 ft. thence N 0°55'05"W 50.93 ft. thence along the Easterly boundary of a 4 ft. sidewalk in the following two courses: S 27°42'46"E 12.84 ft., S 33°26'14"E 20.03 ft.; thence S 8°23'01"E 26.11 ft. to the Point of Beginning.

Containing: 661 sq. ft.

PARCEL 4:

Beginning at a point that is N 89°44'04"E 843.40 ft. along the south line of 500 South Street and S 2°16'56"E 266.00 ft. from the Northwest corner of Lot 4, Block L, North Mill Creek Plat, Bountiful Township Survey, said point of beginning also being S 89°44'04"W 491.78 ft. and S 2°16'56"E 299.02 ft. from the city monument in the intersection of 500 South and Main Streets (basis of bearing being S 89°44'04"W between the city monument at 500 South and Main Streets and the monument at 500 South and 200 West Streets), thence N 89°44'04"E 101.10 ft.; thence S 2°16'56"E 16.02 ft. to a boundary corner of Amended Carriage Crossing Condominiums Phase 7; thence along said Amended Phase 7 Boundary S 87°43'04"W 83.00 ft. and S 2°16'56"E 107.78 ft. and S 87°43'04"W 17.00 ft. and S 2°16'56"E 28.00 ft. and N 87°43'04"E 17.00 ft. and S 2°16'56"E 6.89 ft. to a point of tangency with an 88.00 ft. radius curve to the right; thence southwesterly 26.85 ft. along said boundary and said curve, to the right, through a central angle of 17°28'56"; thence S 15°12'W 131.44 ft. along said boundary to a point of tangency with a 112.00 ft radius curve to the left; thence southwesterly 15.22 ft. along said boundary and said curve, to the left, through a central angle of 7°47'04"; thence N 89°50'26"W 20.90 ft. along said boundary, thence N 0°09'34"E 130.70 ft.; thence S 70°33'30"E 47.78 ft.; thence N 2°16'56"W 215.05 ft. to the point of beginning.

Containing: 0.2069 Acre.

EXHIBIT "C"

E 1478655 S 2431 P 1212

Unit No.	Type of Unit	Limited Common Areas and Facilities		Appurtenant % of Approximate owners hip in Common Areas & Facilities	
		Appurtenant To Unit	Carport #	Square Footage of Unit	
<u>Bldg. #1</u>					
1101	B	14		900	.486
1102	B	13		900	.486
1103	A	23		900	.486
1104	A	6		900	.486
1105	E	15		985	.532
1106	E	21		985	.532
1107	E	1		985	.532
1108	E	3		985	.532
1201	B	12		900	.486
1202	B	11		900	.486
1203	A	5		900	.486
1204	A	7		900	.486
1205	F	16		1,344	.726
1206	F	22		1,344	.726
1207	F	2		1,344	.726
1208	F	4		1,344	.726
1301	D	10		1,250	.675
1302	D	24		1,250	.675
1303	C	8		1,250	.675
1304	C	9		1,250	.675
<u>Bldg. #2</u>					
2101	B	20		900	.486
2102	B	19		900	.486
2103	B	18		900	.486
2104	B	17		900	.486
2105	E	25		985	.532
2106	E	27		985	.532
2201	B	35		900	.486
2202	B	32		900	.486
2203	B	30		900	.486
2204	B	31		900	.486
2205	F	26		1,344	.726
2206	F	28		1,344	.726

2301	D	33	1,250	
2302	D	34	1,250	.675
2303	D	29	1,250	.675
2304	D	36	1,250	.675

Bldg. #3

Carport #

3101	B	50	900	.486
3102	B	51	900	.486
3103	A	42	900	.486
3104	A	43	900	.486
3105	E	53	985	.532
3106	E	54	985	.532
3107	E	39	985	.532
3108	E	40	985	.532
3201	B	52	900	.486
3202	B	49	900	.486
3203	A	44	900	.486
3204	A	41	900	.486
3205	F	55	1,344	.726
3206	F	56	1,344	.726
3207	F	37	1,344	.726
3208	F	38	1,344	.726
3301	D	48	1,250	.675
3302	D	47	1,250	.675
3303	C	46	1,250	.675
3304	C	45	1,250	.675

Bldg. #4

Carport #

4101	A	72	900	.486
4102	A	71	900	.486
4103	B	70	900	.486
4104	B	69	900	.486
4105	E	74	985	.532
4106	E	76	985	.532
4107	E	59	985	.532
4108	E	60	985	.532
4201	A	64	900	.486
4202	A	63	900	.486
4203	B	62	900	.486
4204	B	61	900	.486
4205	F	73	1,344	.726
4206	F	75	1,344	.726
4207	F	57	1,344	.726
4208	F	58	1,344	.726

4301	C	68		
4302	C	67	1,250	.675
4303	D	66	1,250	.675
4304	D	65	1,250	.675

Bldg. #6Carport #

6101	B	90	900	.486
6102	B	92	900	.486
6103	A	94	900	.486
6104	A	96	900	.486
6105	A	82	900	.486
6106	A	84	900	.486
6107	B	86	900	.486
6108	B	88	900	.486
6109	E	107	985	.532
6110	E	105	985	.532
6111	E	77	985	.532
6112	E	79	985	.532
6201	B	97	900	.486
6202	B	99	900	.486
6203	A	98	900	.486
6204	A	100	900	.486
6205	A	81	900	.486
6206	A	83	900	.486
6207	B	85	900	.486
6208	B	87	900	.486
6209	F	106	1,344	.726
6210	F	108	1,344	.726
6211	F	78	1,344	.726
6212	F	80	1,344	.726
6301	D	101	1,268	.685
6302	D	102	1,268	.685
6303	C	103	1,268	.685
6304	C	104	1,268	.685
6305	C	89	1,268	.685
6306	C	91	1,268	.685
6307	D	93	1,268	.685
6308	D	95	1,268	.685

Bldg. #7Carport #

7101	A	110	900	.486
7102	A	112	900	.486
7103	B	114	900	.486
7104	B	116	900	.486

7105	E	120	985	.532
7106	E	124	985	.532
7107	E	121	985	.532
7108	E	117	985	.532
7201	A	125	900	.486
7202	A	126	900	.486
7203	B	127	900	.486
7204	B	128	900	.486
7205	F	118	1,344	.726
7206	F	122	1,344	.726
7207	F	123	1,344	.726
7208	F	119	1,344	.726
7301	C	109	1,268	.685
7302	C	111	1,268	.685
7303	D	113	1,268	.685
7304	D	115	1,268	.685

Bldg. #

Carport #

8101	A	157	900	.486
8102	A	158	900	.486
8103	B	150	900	.486
8104	B	149	900	.486
8105	E	131	985	.532
8106	E	133	985	.532
8107	E	163	985	.532
8108	E	164	985	.532
8201	B	155	900	.486
8202	B	156	900	.486
8203	B	152	900	.486
8204	B	151	900	.486
8205	F	132	1,344	.726
8206	F	134	1,344	.726
8207	F	162	1,344	.726
8208	F	159	1,344	.726
8301	D	154	1,268	.685
8302	D	129	1,268	.685
8303	D	130	1,268	.685
8304	D	153	1,268	.685

Bldg. #

Carport #

9101	B	161	900	.486
9102	B	160	900	.486
9103	B	*146	900	.486
9104	B	147	900	.486

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9105	E	135	985	.531
9106	E	137	985	.532
9201	B	148	900	.486
9202	B	143	900	.486
9203	B	144	900	.486
9204	B	145	900	.486
9205	F	*136	1,344	.726
9206	F	138	1,344	.726
9301	G	139	1,400	.756
9302	G	*140	1,400	.756
9303	G	141	1,400	.756
9304	G	142	1,400	.756

Bldr. #

Carport #

5101	E	165-166	985	.532
5102	E	167-168	985	.532
5103	E	173-174	985	.532
5104	E	179-180	985	.532
5201	F	169-170	1,344	.726
5202	F	171-172	1,344	.726
5203	F	175-176	1,344	.726
5204	E	<u>177-178</u>	<u>1,344</u>	<u>.726</u>

TOTAL

178

185,216

100.000*

* May equal more than 100% due to rounding.