

DEC 23 9 20 AM '85

KATHLEEN STANON
RECORDER
SALT LAKE COUNTY,
UTAH

UTAH TITLE

Kevin Koroligos
Kevin Koroligos

57.00

WHEN RECORDED, RETURN TO:
Walter J. Plumb III
165 South West Temple
Salt Lake City, Utah 84101

4180108

FIRST AMENDED DECLARATION OF CONDOMINIUM,
OF THE
SUGARPLUM PHASE II CONDOMINIUMS

This First Amended Declaration of Condominium of the Sugarplum Phase II Condominiums ("First Amended Declaration") is executed pursuant to the Utah Condominium Ownership Act (the "Act") this 16th day of December, 1985, by SUGARPLUM ASSOCIATES, a Joint Venture ("Declarant").

RECITALS

A. Declarant has heretofore filed for record on January 16, 1985, a Declaration of Condominium ("Declaration") of the Sugarplum Phase II Condominiums with the Salt Lake County Recorder, Entry No. 4039541, Book 5622, Pages 2266 to 2309, together with a Record of Survey Map ("Map"), Entry No. 4039540.

B. The Declaration contains provisions for expansion of the Sugarplum Phase II Condominiums to include additional Units in an expandable area within the Additional Land as defined in the Declaration.

C. Declarant desires by filing this First Amended Declaration, together with a Supplemental Record of Survey Map ("Supplemental Map") to expand the Sugarplum Phase II Condominiums to include portions of the Additional Land, and to adjust the percentages of undivided interests of all Units in the Sugarplum Phase II Condominiums as permitted by the Declaration.

DECLARATION

1. Declarant hereby incorporates that portion of the Additional Land described in Appendix B attached hereto and incorporated herein by this reference into the Sugarplum Phase II Condominiums, together with the seven Buildings located thereon which at this time contain a total of twelve Units, which Buildings are similar in construction to the original Buildings described in the Declaration. Each Building consists of two stories.

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2. Attached hereto and incorporated by reference is an Amended Appendix A to the Declaration, which reallocates the undivided interests in the Common Areas and Facilities among all Units in the Sugarplum Phase II Condominiums including both the Units described in the Declaration as well as the Units added hereby, all in accordance with Sections 57-8-13.6 and 57-8-13.10(2) of the Act.

3. Both this First Amended Declaration and the Supplemental Map shall be considered supplemental to the Declaration and to the Map, and except as expressly amended by this First Amended Declaration and the Supplemental Map, the Declaration and the Map shall remain in full force and effect and shall not be cancelled, suspended or otherwise abrogated by the recording of this First Amended Declaration and the Supplemental Map.

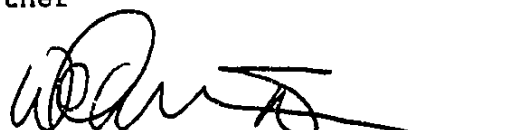
DATED the year and day first above written.

SUGARPLUM ASSOCIATES,
a Joint Venture

By Madison Company, a Utah
corporation, its general partner

By 
Ronald Ferrin, President

COLUMBIA RESOURCES COMPANY, a
Utah corporation, its general
partner

By 
Walter J. Plumb III, President

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

On the 20th day of December, 1985, personally appeared before me Walter J. Plumb III, who being by me duly sworn did say, that he, the said Walter J. Plumb III, is the President of COLUMBIA RESOURCES COMPANY, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Walter J. Plumb III duly acknowledged to me that said corporation executed the same on behalf of said ~~joint venture~~ corporation, which is a General Partner of SUGARPLUM ASSOCIATES.

WENDE HARRIS
NOTARY

Wende Harris
NOTARY PUBLIC
Residing at Salt Lake City, Utah

My commission expires:
January 20th, 1989

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

On the 20th day of December, 1985, personally appeared before me Ronald A. Ferrin, who being by me duly sworn did say, that he, the said Ronald A. Ferrin is the President of MADISON COMPANY, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Ronald A. Ferrin duly acknowledged to me that said corporation executed the same on behalf of said ~~joint venture~~ corporation, which is the General Partner of SUGARPLUM ASSOCIATES.

WENDE HARRIS
NOTARY

Wende Harris
NOTARY PUBLIC
Residing at Salt Lake City, Utah

My commission expires:
January 20th, 1989

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AMENDED APPENDIX A
SUGARPLUM PHASE II CONDOMINIUMS

<u>UNIT NO.</u>	<u>APPROXIMATE SQ. FOOTAGE</u>	<u>SHARE OF OWNERSHIP OF COMMON AREAS AND FACILITIES</u>
1	2323	5.418
2	2126	4.96
3	2323	5.41
4	2126	4.96
5	2126	4.96
6	2323	5.41
7	1938	4.52
8	1538	3.59
9	1803	4.20
10	1598	3.73
11	2323	5.41
12	1938	4.52
13	2323	5.41
14	2126	4.96
15	2323	5.41
16	1553	3.62
A	1440	3.36
B	1440	3.36
C	1440	3.36
D	1440	3.36
E	1440	3.36
F	1440	3.36
G	1440	3.36
	42.890	100%

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APPENDIX B

DESCRIPTION OF ADDITIONAL LAND TO BE ADDED TO THE
SUGARPLUM PHASE II CONDOMINIUMS

DESCRIPTION OF SUGARPLUM PHASE II - PART 2:

A Portion of Lot 6 described as follows:

Beginning at a point which is N 67°20'00" W 220.00 feet and N 22°40'00" E 223.50 feet from the Southeast Corner of Lot 6 of Sugarplum Phase II Condominiums according to the official plat thereof, said corner of Lot 6 also being South 141.80 feet and East 774.47 feet from a 2" steel pipe placed in the rock kern of Corner #2 of the Black Jack Mining Lode Claim, Survey #5288, said claim corner being located S 32°13'19" W 3377.23 feet, more or less, from the Northeast Corner of Section 6, Township 3 South, Range 3 East, Salt Lake Base and Meridian and running thence from the point of beginning N22°40'00" E 196.50 feet; thence S 67°20'00" E 129.77 feet; thence S 19°21'57" W 18.26 feet to the beginning of a curve to the left; thence along the arc of said curve (Bearing to center being S 70°38'03" E, Radius=112.50 feet, Central angle=35°20'22") 69.39 feet; thence S 15°58'25" E 72.98 feet to the beginning of a curve to the right; thence along the arc of said curve (Bearing to center being S 74°01'35" W, Radius=87.50 feet, Central angle=38°38' 25") 59.01 feet thence S 22°40'00" W 141.85 feet; thence N 12°00'00" W 169.01 feet; thence N 67°20'00" W 123.86 feet to the point of beginning. Containing 0.93 Acres more or less.

A portion of Lot 7 described as follows:

Beginning at a point which is N 67°20'00" W 220.00 feet and N 22°40'00" E 223.50 feet from the Southeast Corner of Lot 6 of Sugarplum Phase II Condominiums according to the official plat thereof, said corner of Lot 6 also being South 141.80 feet and East 774.47 feet from a 2" steel pipe placed in the rock kern of Corner #2 of the Black Jack Mining Lode Claim, Survey #5288, said claim corner being located S 32°13' 19" W 3377.23 feet, more or less, from the Northeast Corner of Section 6, Township 3 South, Range 3 East, Salt Lake Base and Meridian, and running thence from the point of beginning N 53°15'33" W 170.08 feet; thence N 62°33'11" E 96.43 feet; thence N 75°10'00" E 130.00 feet; thence S 22°40'00" W 194.00 feet to the point of beginning. Containing 0.40 Acres more or less.

PARCEL 6A described as follows:

Beginning at a point which is N 22°40'00" E 151.06 feet from the Southeast Corner of Lot 6 of Sugarplum Phase II Condominiums according to the official plat thereof, said corner of Lot 6 also being South 141.80 feet and East 774.47 feet from a 2" steel pipe placed in the rock kern of Corner #2 of the Black Jack Mining Lode Claim, Survey #5288, said claim corner being located S 32°13' 19" W 3377.23 feet, more or less, from the Northeast Corner of Section 6, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence from the point of beginning N22°40'00" E 19.14 feet; thence S 21°47'20" E 13.66 feet; thence S 68°12'40" W 13.41 feet to the point of beginning. Containing 91.6 square feet more or less.

APPENDIX B

DESCRIPTION OF ADDITIONAL LAND TO BE ADDED TO THE
SUGARPLUM PHASE II CONDOMINIUMS

ALL PARCELS SUBJECT TO THE FOLLOWING:

A Temporary Right of Way for ingress and egress over and across a
Portion of Lot 4 described as follows:

Beginning at a point which is the Southwest Corner of lot 4 and the Northwest Corner of Lot 5, Sugarplum (Amended) according to the official plat thereof as recorded in the office of the Salt Lake County Recorder as Entry No. 4019736 in Book 84-11 at Page 181 and running thence from the point of beginning N 22°20'00" W 31.47 feet; thence N 22°40'00" E 154.70 feet; thence S 67°20'00" E 22.25 feet; thence S 22°40'00" W 176.95 feet to the point of Beginning. The right of Way is intended to provide property owners with use of an existing roadway that crosses a portion of Lot 4.

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