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25 FEBRUARY 88 04:19 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
UTAH TITLE
REC BY: REBECCA GRAY , DEPUTY

WHEN RECORDED, RETURN TO:

Steven D. Peterson, Esq.
57 West 200 South, Suite 400
Salt Lake City, Utah 84101

4590120

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF THE
SUGARPLUM PHASE II CONDOMINIUMS

This Second Amendment to Declaration of Condominium of the Sugarplum Phase II Condominiums ("Second Amended Declaration") is executed pursuant to the Utah Condominium Ownership Act (the "Act") this 23rd day of February, 1988 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. Pursuant to said expansion provisions, the Declarant executed the First Amended Declaration of Condominium of the Sugarplum Phase II Condominiums on December 16, 1985 ("First Amended Declaration") which First Amended Declaration was recorded with the Salt Lake County Recorder, Entry No. 4180108, Book 5720, Pages 1913-1918.

D. Declarant desires by filing this Second 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 three Buildings located thereon which at this time contain a total of four 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, the First Amended 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 Second Amended Declaration and the Supplemental Map shall be considered supplemental to the Declaration, the First Amended Declaration, and to the Map, and except as expressly amended by this Second Amended Declaration and the Supplemental Map, the Declaration, the First Amended 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 Second Amended Declaration and the Supplemental Map.

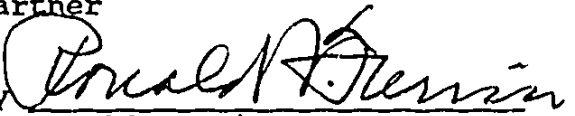
DATED the year and day first above written.

SUGARPLUM ASSOCIATES, a joint venture

By: MADISON COMPANY, a Utah corporation, its general partner

By 
Ronald Ferrin, President

R.A. FERRIN COMPANY, INC., a Utah corporation, its general partner

By 
Ronald Ferrin
President

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

On this 23rd day of February, 1988, personally appeared before me Ronald Ferrin, who being by me duly sworn, did say that he is the President of Madison Company, a Utah corporation, a venturer in Sugarplum Associates, a joint venture, and that the foregoing instrument was signed on behalf of said joint venture by authority of its joint venture agreement, and said Ronald Ferrin acknowledged to me that said corporation and said joint venture executed the same.

My Commission Expires:

HEIDI L. MARSHALL
8/5/90

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

On this 23rd day of February, 1988, personally appeared before me Ronald Ferrin, who being by me duly sworn, did say that he is the President of R.A. Ferrin Corporation, a Utah corporation, a venturer in Sugarplum Associates, a joint venture, and that the foregoing instrument was signed on behalf of said joint venture by authority of its joint venture agreement, and said Ronald Ferrin acknowledged to me that said corporation and said joint venture executed the same.

My Commission Expires:

HEIDI L. MARSHALL
8/5/90

HEIDI L. MARSHALL

STATE OF UTAH

Heidi L. Marshall
NOTARY PUBLIC
Residing at West Jordan, Utah

Heidi L. Marshall
NOTARY PUBLIC
Residing at West Jordan, Utah

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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	3430	.070%
2	2126	.044
3	2323	.048
4	2126	.044
5	2126	.044
6	2323	.048
7	1938	.040
8	1538	.032
9	1803	.037
10	1598	.033
11	2323	.048
12	1938	.040
13	2323	.048
14	2126	.044
15	2323	.048
16	1553	.032
17	2323	.048
18	2028	.042
A	1440	.030
B	1440	.030
C	1440	.030
D	1440	.030
E	1440	.030
F	1440	.030
G.	<u>1440</u>	<u>.030</u>
	48,348	100%

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APPENDIX B

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

A Portion of Lot 7 described as follows:

Beginning at a point which is North 67°20'00" West 220.00 feet and North 22°40'00" East 186.47 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 South 32°13'19" West 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; North 69°23'36" West 183.68 feet, thence North 35°00'00" East 87.00 feet, thence South 53°15'24" East 170.08 feet, thence South 22°40'00" West 37.03 feet to the point of beginning.

Containing 10,793± sq. ft. or 0.248± acres