

8917333
12/05/2003 04:35 PM 41.00
Book - 8920 Pg - 7734-7738
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
EQUITY TITLE
BY: SBM, DEPUTY - WL 5 P.

WHEN RECORDED RETURN TO:

Albion Village, LLC
Jason B. Johnson
287 N. 450 E.
Springville, Utah 84663

ETA: 2149445
27.12.252.019

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR ALBION VILLAGE CONDOMINIUM,
An Expandable Mixed Use Utah condominium**

This Second Amendment to the Declaration of Condominium for Albion Village Condominium, a Utah condominium, is made and executed by Albion Village, LLC, a Utah limited liability company, of 287 N. Robertson Lane, Springville, Utah 84663 (the "Declarant").

RECITALS

A. The Declaration of Condominium for Albion Village Condominium was recorded in the office of the County Recorder of Salt Lake County, Utah on August 25, 2003 as Entry No. 8788136 in Book 8869 at Pages 440-495 of the official records (the "Declaration").

B. The First Amendment to Declaration of Condominium for Albion Village Condominium was recorded in the office of the County Recorder of Salt Lake County, Utah on November 6, 2003 as Entry No. 8883087 in Book 8907 at Pages 8874-8882 of the official records (the "First Amendment").

C. The Affidavit of Withdrawal was recorded in the office of the County Recorder of Salt Lake County, Utah on DEC. 5, 2003 as Entry No. 8917332 in Book 8920 at Pages 7730 of the official records (the "Affidavit").

D. This document affects the real property located in Salt Lake County, Utah, described with particularity on Exhibit "A-3," attached hereto and incorporated herein by this reference (the "Property").

E. The Declarant is the owner of the Property.

F. All of the voting requirements of the Declaration have been satisfied.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Association hereby executes this Second Amendment to Declaration of Condominium for Albion Village Condominium for and on behalf of all of the Unit Owners in order to modify Exhibit C to reflect the change in the order of development of the Buildings, the withdrawal of land, and use the same Building and Unit designations used in the Condominium Plat.

EXHIBIT "A-3"

**ALBION VILLAGE CONDOMINIUM, PHASE 1, BUILDING NO. 3
LEGAL DESCRIPTION**

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.& M., SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 715.93 FEET AND WEST 1273.69 FEET TO THE REAL POINT OF BEGINNING; (BASIS OF BEARING BEING N.00°11'00"W. ALONG THE MONUMENTED CENTERLINE OF STATE STREET FROM THE BRASS CAP MONUMENT MARKING THE INTERSECTION OF 9800 SOUTH AND THE BRASS CAP MONUMENT MARKING THE CENTERLINE OF 9400 SOUTH.)

THENCE N.10°34'48"E. 172.64 FEET; THENCE S.60°41'33"E. 120.30 FEET; THENCE S.69°25'12"E. 199.68 FEET; THENCE S.20°34'48"W. 26.58 FEET; THENCE S.21°03'49"E. 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 52.5 FOOT RADIUS CURVE TO THE LEFT 30.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 33°01'34" AND BEING SUBTENDED BY A CHORD THAT BEARS S.52°25'24"W. 29.84 FEET; THENCE S.35°54'37"W. 28.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 24.07 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 91°55'31" AND BEING SUBTENDED BY A CHORD THAT BEARS S.10°03'08"E. 21.57 FEET; THENCE S.33°59'06"W. 37.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 499.00 FOOT RADIUS CURVE TO THE RIGHT 25.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 02°53'39" AND BEING SUBTENDED BY A CHORD THAT BEARS N.54°34'04"W. 25.20 FEET; THENCE N.53°07'15"W. 7.55 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 356.50 FOOT RADIUS CURVE TO THE LEFT 163.64 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 26°17'57" AND BEING SUBTENDED BY A CHORD THAT BEARS N.66°16'13"W. 162.20 FEET; THENCE N.79°25'12"W. 92.03 FEET TO THE POINT OF BEGINNING CONTAININS 1.00 ACRES OF LAND.

EXHIBIT "B"
CONSENT OF MORTGAGEE

COMES NOW the Bank of American Fork, the only lienholder and mortgagee on the Property above-described, and hereby consents to the withdrawal of said Property.

BANK OF AMERICAN FORK

By: *Karyl C. Williams* Date *12/5/03*
Name: _____
Title: *Vice President / Branch Manager*

REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

Phase No.	Bldg. No.	Floor	Unit No.	Percentage of Ownership
1	3	1st	101	4.1666%
1	3	1st	102	4.1666%
1	3	1st	103	4.1666%
1	3	1st	104	4.1666%
1	3	1st	105	4.1666%
1	3	1st	106	4.1666%
1	3	2nd	201	4.1666%
1	3	2nd	202	4.1666%
1	3	2nd	203	4.1666%
1	3	2nd	204	4.1666%
1	3	2nd	205	4.1666%
1	3	2nd	206	4.1666%
1	3	3rd	301	4.1666%
1	3	3rd	302	4.1666%
1	3	3rd	303	4.1666%
1	3	3rd	304	4.1666%
1	3	3rd	305	4.1666%
1	3	3rd	306	4.1666%
1	3	4th	401	4.1666%
1	3	4th	402	4.1666%
1	3	4th	403	4.1666%
1	3	4th	404	4.1666%
1	3	4th	405	4.1666%
1	3	4th	406	4.1666%