Entry No. 120932 Book M50
RECORDED 9-26-73 9:45 Page 471-79
REQUEST of Treasure Mountain Corp.
FEE SUMMIT CO. RECORDER
$ 10.00 Wanda Y. Spangler
INDEXED ABSTRACT

SECOND AMENDMENT TO

CONDOMINIUM DECLARATION

FOR

PARK AVENUE CONDOMINIUMS

THIS SECOND AMENDMENT TO CONDOMINIUM DECLARATION, executed this 19th day of September, 1973, by TREASURE MOUNTAIN CORPORATION, a Utah corporation (hereinafter designated "Declarant"), DENIS R. MORRILL (hereinafter designated "Morrill") and WESTERN MORTGAGE CORPORATION, a Division of Unionamerica, Inc., a California corporation (hereinafter designated "Western"),

WITNESSETH:

WHEREAS, Declarant executed a certain Condominium Declaration for Park Avenue Condominiums dated June 1, 1973, and recorded in the office of the County Recorder of Summit County, State of Utah, as Entry No. 119741 in Book M47, Pages 543 to 570 (hereinafter designated the "Declaration"); and

WHEREAS, Declarant executed and delivered a certain Trust Deed dated June 7, 1973, from Declarant, as "Trustor," to Morrill, as "Trustee," wherein Western was designated as Beneficiary; and

WHEREAS, the parties hereto mutually executed and delivered a certain Amendment to Condominium Declaration for Park Avenue Condominiums dated August 17, 1973; and

WHEREAS, it is the desire of the parties to further amend the above designated Declaration, as hereinafter provided.

NOW, THEREFORE, for good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, Declarant, as owner of all of the right, title and interest in and to all property which is the subject of the above described Declaration and is included in the Park Avenue Condominium Project, and Morrill and Western hereby amend said Declaration so as to delete Section 1.14 thereof as it presently appears and to substitute therefor the following:

> 1.14 Limited Common Areas: "Limited Common Areas" means any Common Areas intended for exclusive use by the Owner of a particular Condominium Unit. Structural separations between Units or the space which would be occupied by such structural separations may become Limited Common Areas for the exclusive use of the Owner or Owners of the Units on either side thereof as provided in the section hereof entitled Right to Combine Units. Any decks, balconies, courtyards, walkways or automobile parking spaces which are identified by cross-hatched diagonal lines on the floor plan designated for a particular Unit attached hereto as Exhibit C and by this reference made a part hereof shall be Limited Common Areas for the exclusive use of the Owner or Owners of said Unit. Automobile parking spaces identified on the site plan attached hereto as Exhibit D and by this reference made a part hereof with the same number by which a Unit is identified shall be Limited Common Areas for the exclusive use of the Owner or Owners of the Unit bearing the same number.

This Second Amendment to Condominium Declaration shall not be deemed to amend or modify the above described Declaration except as herein specifically provided.

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Dated the day and year first above written.

TREASURE MOUNTAIN CORPORATION

By J. Warren King
President

ATTEST:

Assistant Secretary

Denis R. Morrill

WESTERN MORTGAGE CORPORATION,
Division of Unionamerica, Inc.

By W. Scott Hoza
SECOND Vice President

ATTEST:

Assistant Secretary

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 12th day of September, 1973, personally appeared before me J. WARREN KING, who, being by me duly sworn, did say that he is the President of TREASURE MOUNTAIN CORPORATION, a Utah corporation, and that the within and foregoing Second Amendment to Condominium Declaration was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said J. WARREN KING duly acknowledged

to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Linda D. Lewis
Notary Public

My Commission Expires:
June 1, 1977

Residing at:

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

On the 19th day of September, 1973, personally appeared before me DENIS R. MORRILL, one of the signers of the foregoing Second Amendment to Condominium Declaration, who duly acknowledged to me that he executed the same.

Lena D. Lohn
Notary Public

My Commission Expires:
Sept 15, 1975

Residing at Salt Lake City, Utah

STATE OF CALIFORNIA)
: ss.
COUNTY OF SAN FRANCISCO)

On the 18TH day of September, 1973, personally appeared before me W. SCOTT HROZA, who, being by me duly sworn, did say that he is a Second Vice President of WESTERN MORTGAGE CORPORATION, a Division of Unionamerica, Inc., a California corporation, and that the within and foregoing Second Amendment to Condominium Declaration was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said W. SCOTT HROZA duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

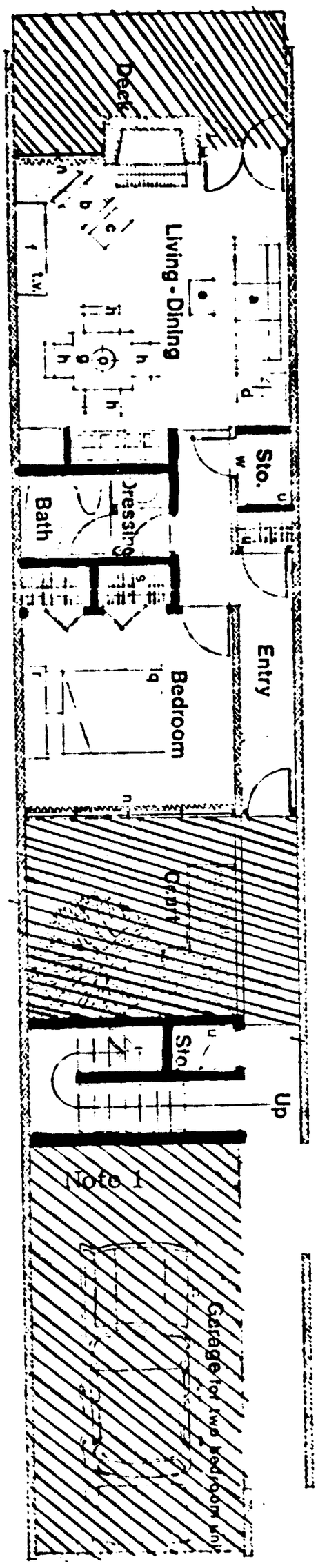
Thomas E. Auclair
Notary Public

My Commission Expires:
May 21, 1975

Residing at: 1001 Sequoia Ave.
San Bruno, Cal. 94066

THOMAS E. AUCLAIR
NOTARY PUBLIC-CALIFORNIA
CITY AND COUNTY OF
SAN FRANCISCO
My Commission Expires May 21, 1975

EXHIBIT C



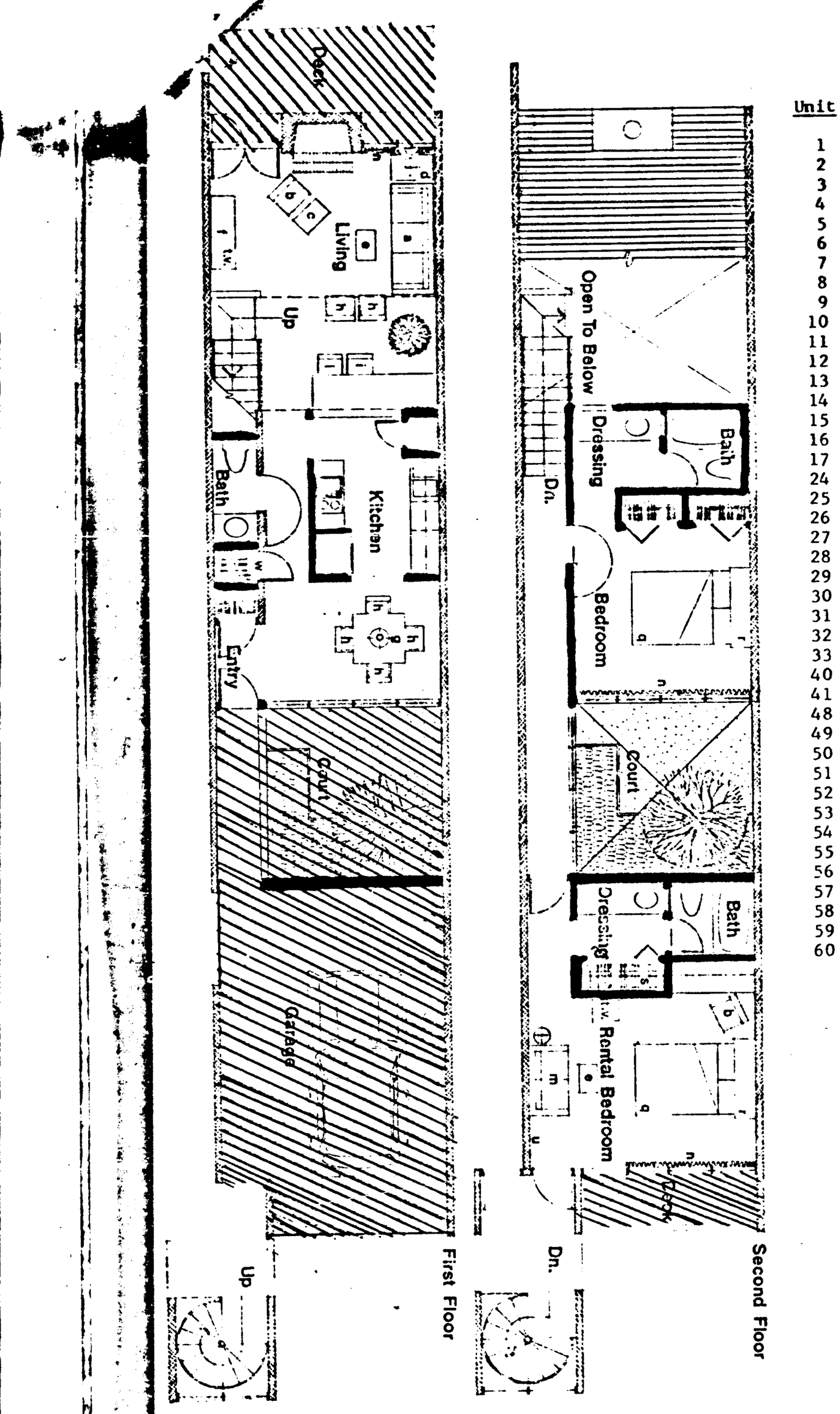
Unit
19
20
35
36
43
44
71
72
95
96
103
104
119
120
127
128

One Bedroom

Feet 0 4 8 16

Note 1: This parking space constitutes limited common area for the two bedroom - Plan B unit that lies above the one bedroom unit. Parking space for one bedroom unit is in separate structure (see site plan).

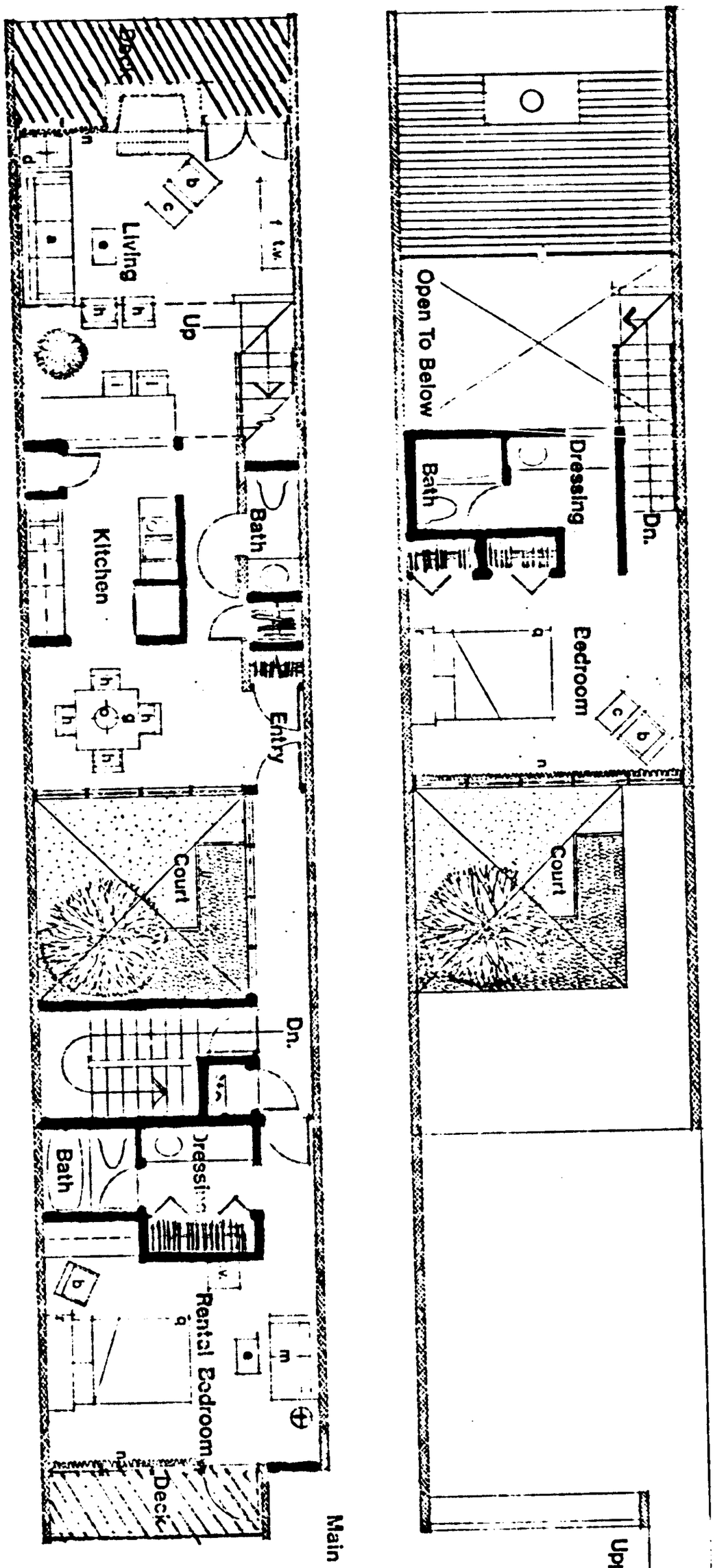
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Unit
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Two Bedroom — Plan A

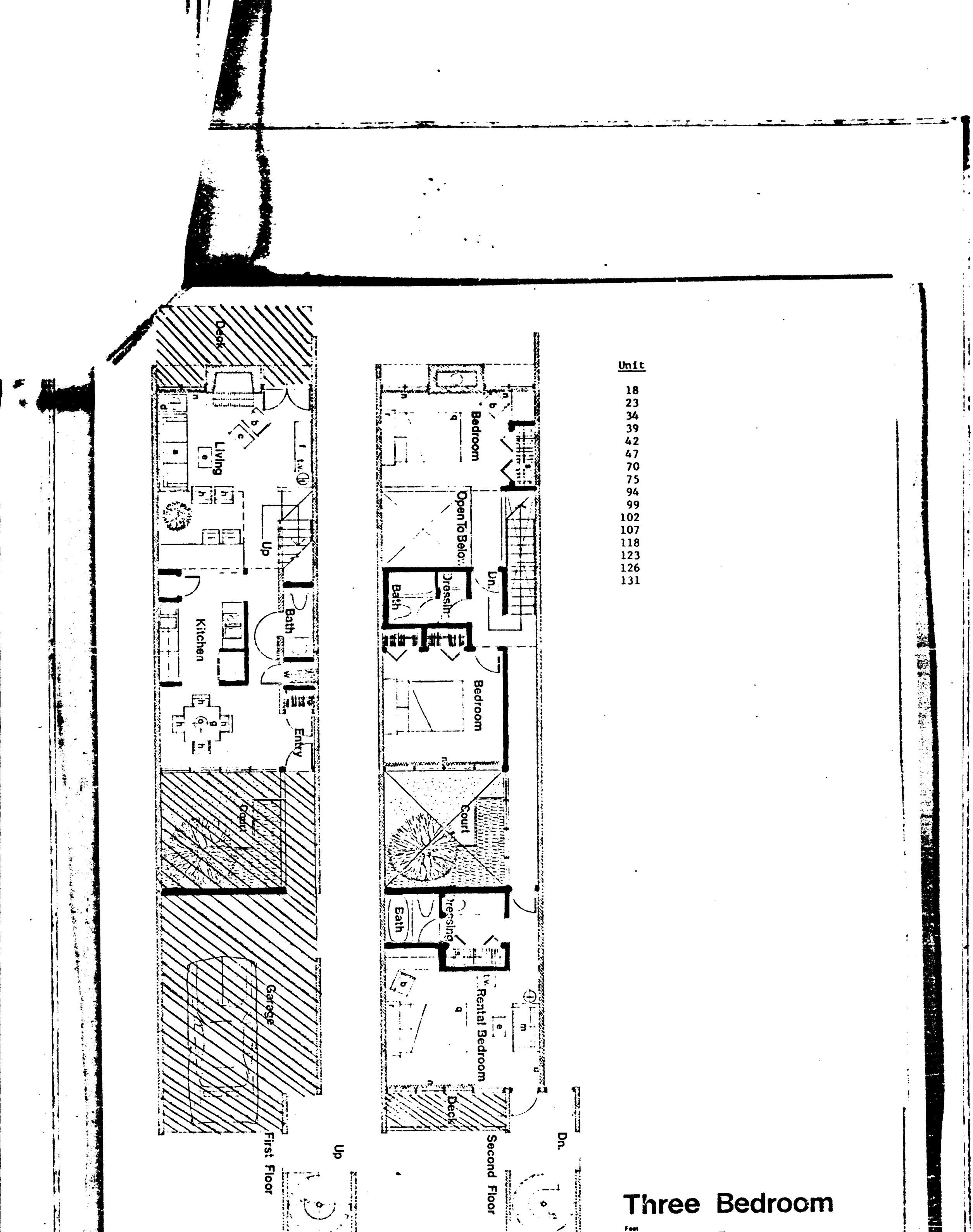


Unit

21
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37
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74
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105
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129
130

Two Bedroom — Plan B

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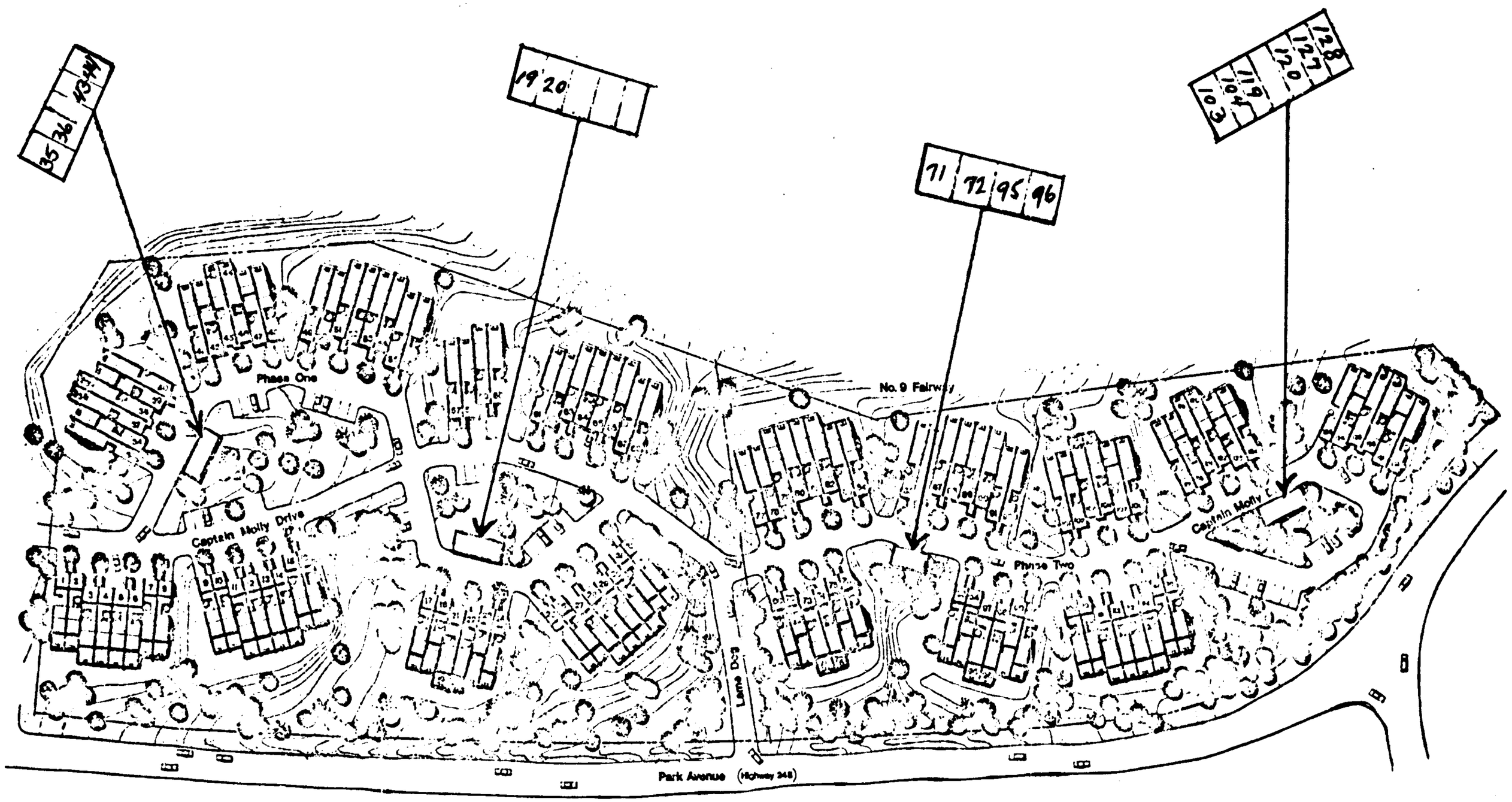


Unit
18
23
34
39
42
47
70
75
94
99
102
107
118
123
126
131

Three Bedroom

Feet 0 5 10

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Park Avenue Condominiums
Site Plan

EXHIBIT D

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