

02/10/98

02/10/98 10:54 AM 91.00
6560263
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
INVESTMENT PROPERTIES CORP
3406 S 8000 W
MAGNA, UT 84044
REC BY: R JORDAN DEPUTY - WI

THIRD SUPPLEMENT TO
THE DECLARATION OF

6860263

THE COPPER CREEK CONDOMINIUMS

(PHASE IV (4))

THIS THIRD SUPPLEMENT OF THE COPPER CREEK CONDOMINIUMS is made and executed this 10TH day of FEBRUARY, 1998 by Investment Properties Corporation of Utah, a Nevada Corporation with its principal place of business in Salt Lake City, State of Utah (hereinafter referred to as " Declarant").

RECITALS:

A. On or about the 26th day of November, 1996, Declarant made and executed that certain "Amended and Restated Declaration of the Copper Creek Condominiums" with respect to certain property located in Salt Lake County, State of Utah, more particularly described herein and known as the Copper Creek Condominiums (herein the "Declaration"), which Declaration was recorded in the office of the County Recorder of Salt Lake County, State of Utah, on the 26th day of November, 1996, in Book 7543, beginning at page 1547, as Entry No. 6514717.

B. Under the terms of the Declaration, Declarant reserved the right to add certain additional real properties ("Additional Land" or portions thereof) to the provisions of the Declaration and now desires to do the same in order to further the intent of the Declarant as expressed in the Declaration.

NOW, THEREFORE, in consideration of the recitals set forth hereinabove, the Declarant hereby declares and certifies as follows:

1. Submission of Phase IV. Declarant hereby submits the following described real properties, its interests therein, to the terms, conditions, restrictions, covenants, and easements to the terms of the Declaration, as amended:

SEE SCHEDULE "A" ATTACHED HERETO

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described real property (the real property).

ALL OF THE FOREGOING IS SUBJECT TO all liens for current and future taxes, assessments and charges imposed or levied by governmental of quasi-governmental

6860263

BK 7876 PG 2369

4. Representations of The Declarant. Declarant represents as follows:
- a The annexed real property is part of the Additional Land as identified in the Declaration.
 - b By the annexation of the real property described in Paragraph 1, the total number of Units when completed, will equal seventy (70).
5. Effective Date. This Supplement to the Declaration, and the Supplemental Map relative to this addition, shall take effect upon their being filed for record in the office of the County Recorder of Salt Lake County, State of Utah.

EXECUTED the day and year first above written.

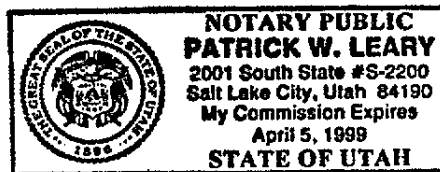
DECLARANT:
Investment Properties Corporation of Utah

By *David L. Curtis*
David L. Curtis, President

STATE OF UTAH)
:
COUNTY OF SALT LAKE)

On the 10TH day of FEBRUARY, 1998 personally appeared before me *David Curtis*, who being by me duly sworn, did say that he is the president of Investment Properties Corporation of Utah, a Nevada corporation, and that the foregoing Supplemental Declaration was signed on behalf of said corporation by authority of a resolution of its members, and said president acknowledged to me that the corporation executed the same.

Patrick W. Leary
Notary Public



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SCHEDULE A
to
THIRD Supplement to the Declaration of the Copper Creek Condominiums
(Legal Description of Additional Land)

Phase IV

Beginning at a point which is North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 264.00 feet and North 89 degrees 49 minutes 24 seconds West (N 89°49'24" W), a distance of 247.50 feet from the Southeast Corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 89 degrees 49 minutes 24 seconds West (N 89°49'24" W), a distance of 129.31 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 25.84 feet; thence North 11 degrees 41 minutes 59 seconds West (N 11°41'59" W), a distance of 24.52 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 22.00 feet; thence South 89 degrees 55 minutes 54 seconds East (S 89°55'54" E), a distance of 7.25 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 34.51 feet to the arc of a curve to the right; thence along said curve having a radius of 57.83 feet a distance of 12.15 feet, to a point of a reverse curve to the left having a radius of 2.00 feet a distance of 1.33 feet to the point on a reverse curve to the right having a radius of 57.83 feet a distance of 12.15 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 22.12 feet to the arc of a curve to the right; thence along said curve having a radius of 57.83 feet a distance of 12.15 feet to the arc of a reverse curve to the left; thence along said reverse curve having a radius of 2.00 feet a distance of 1.33 feet; thence along a reverse curve to the right having a radius of 57.83 feet a distance of 12.15 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 32.95 feet; thence South 89 degrees 55 minutes 54 seconds East (S 89°55'54" E), a distance of 76.00 feet; thence South 00 degrees 04 minutes 06 seconds West (S 00°04'06" W), a distance of 15.15 feet; thence South 89 degrees 55 minutes 54 seconds East (S 89°55'54" E), a distance of 51.06 feet; thence South 00 degrees 04 minutes 06 seconds West (S 00°04'06" W), a distance of 196.40 feet to the point of beginning.

containing 0.6 acres
26,360 square feet

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EXHIBIT C

**COPPER CREEK CONDOMINIUMS
Phase IV**

**Building No. 6
East Side**

Address: 8051 Copperfield Place	% of Undivided Interest in Common Areas	Square Footage
Unit 11	1.4286	897
Unit 12	1.4286	910
Unit 21	1.4286	897
Unit 22	1.4286	910
Unit 31	1.4286	897
Unit 32	1.4286	910

Address: 8053

Unit 11	1.4286	948
Unit 21	1.4286	948
Unit 31	1.4286	948

West Side

Address: 8057

Unit 11	1.4286	910
Unit 12	1.4286	897
Unit 21	1.4286	910
Unit 22	1.4286	897
Unit 31	1.4286	910
Unit 32	1.4286	897

Address: 8055

Unit 11	1.4286	948
Unit 21	1.4286	948
Unit 31	1.4286	948

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APPENDIX "D"

COPPER CREEK CONDOMINIUMS

**Building No. 1
North Side**

	% of Undivided Interest in Common Areas	Carport Parking Space	Uncovered Space
Address:			
8027 Copperfield Place			
Unit 11	<i>1.4286</i>	171	4
Unit 12	<i>1.4286</i>	172	5
Unit 21	<i>1.4286</i>	173	6
Unit 22	<i>1.4286</i>	174	7
Unit 31	<i>1.4286</i>	175	8
Unit 32	<i>1.4286</i>	176	9

Address: 8029			
Unit 21	<i>1.4286</i>	181	36
Unit 31	<i>1.4286</i>	180	35

**Address: 8031
Office/Recreation Room**

South Side

Address: 8035			
Unit 11	<i>1.4286</i>	184	30
Unit 12	<i>1.4286</i>	185	31
Unit 21	<i>1.4286</i>	186	32
Unit 22	<i>1.4286</i>	170	3
Unit 31	<i>1.4286</i>	169	2
Unit 32	<i>1.4286</i>	168	1

Address: 8037			
Unit 21	<i>1.4286</i>	182	34
Unit 31	<i>1.4286</i>	183	33

APPENDIX "D"

Building No. 2	% of Undivided Interest in Common Areas	Carport Parking Space	Uncovered Space
North Side			
Address: 8040 Copperfield Place			
Unit 11	1.4286	39	187
Unit 12	1.4286	38	188
Unit 21	1.4286	37	189
Unit 22	1.4286	177	190
Unit 31	1.4286	178	191
Unit 32	1.4286	179	192
Address: 8042			
Unit 11	1.4286	51	194
Unit 21	1.4286	50	195
Unit 31	1.4286	49	193
South Side			
Address: 8046			
Unit 11	1.4286	45	167
Unit 12	1.4286	44	166
Unit 21	1.4286	43	165
Unit 22	1.4286	42	201
Unit 31	1.4286	41	200
Unit 32	1.4286	40	199
Address: 8048			
Unit 11	1.4286	46	196
Unit 21	1.4286	47	197
Unit 31	1.4286	48	198

APPENDIX "D"

	% of Undivided Interest in Common Areas	Carport Parking Space	Uncovered Space
Building No. 3			
North Side			
Address: 8080 Copperfield Place			
Unit 11	1.4286	63	248
Unit 12	1.4286	62	247
Unit 21	1.4286	61	246
Unit 22	1.4286	60	245
Unit 31	1.4286	59	244
Unit 32	1.4286	58	243
Address: 8082			
Unit 11	1.4286	64	81
Unit 21	1.4286	65	82
Unit 31	1.4286	66	249
South Side			
Address: 8084			
Unit 11	1.4286	57	91
Unit 12	1.4286	56	90
Unit 21	1.4286	55	89
Unit 22	1.4286	54	88
Unit 31	1.4286	53	87
Unit 32	1.4286	52	86
Address: 8086			
Unit 11	1.4286	67	85
Unit 21	1.4286	68	84
Unit 31	1.4286	69	83