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05/12/2014 10:27 AM \$36.00  
Book - 10230 Pg - 175-176  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
MORRIS SPERRY  
7070 S UNION PARK CENTER #220  
MIDVALE UT 84047  
BY: EEA, DEPUTY - WI 2 P.

AFFIDAVIT OF J. RYAN CONNELLY

State of Utah                    )  
  ss.  
County of Salt Lake            )

J. Ryan Connelly, being first duly sworn, states as follows:

1.       I am a partner at the law firm Morris Sperry, 7070 South Union Park Center, Midvale, Utah 84043 (the "Firm"). I am one of the attorneys at the Firm who assisted in the drafting of the Amended and Restated Declaration of Condominium for Presidential Villas Condominium, recorded in the office of the Salt Lake County Recorder on May 2, 2014 as Entry No. 11843252, Book 10228, beginning at Page No. 1055.

2.       Shortly after the Declaration was recorded, it was discovered that Exhibit A to the Declaration, which is a legal description of the Presidential Villas Condominium, contained scrivener's errors, specifically, various coordinates contained the letter "l" where the degree symbol should be. The recorded Exhibit A, found in Book 10228 on Page No. 1104, provides the following property description:

PRESIDENTIAL VILLAS CONDOMINIUM

PHASE 1

BEGINNING AT A POINT WHICH LIES NORTH 448.28 FEET AND EAST 221.74 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT LIES ON THE EASTERLY LINE OF DONNER WAY AND RUNNING THENCE NORTH 26109'00" EAST 230.26 FEET ALONG SAID EASTERLY LINE TO A POINT ON A 3499.95 FOOT RADIUS CURVE TO THE RIGHT; RUNNING THENCE ALONG SAID CURVE (CENTER BEARS SOUTH 63151'00" EAST) A DISTANCE OF 12.00 FEET; THENCE SOUTH 63151'00" EAST 193.98 FEET TO THE WESTERLY LINE OF OAKHILLS CONDOMINIUMS AMENDED SUBDIVISION PLAT; THENCE SOUTH 26109'00" WEST ALONG SAID PLAT 12.00 FEET; THENCE SOUTH 63151'00" EAST 2.23 FEET; THENCE SOUTH 26109'00" WEST 188.56 FEET; THENCE NORTH 75151'00" WEST 200.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 43,421 SF OR 0.997 ACRES.

16-11-267-001 THRU -025

3. Exhibit A should have read as follows:

PRESIDENTIAL VILLAS CONDOMINIUM

PHASE 1

BEGINNING AT A POINT WHICH LIES NORTH 448.28 FEET AND EAST 221.74 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT LIES ON THE EASTERLY LINE OF DONNER WAY AND RUNNING THENCE NORTH 26°09'00" EAST 230.26 FEET ALONG SAID EASTERLY LINE TO A POINT ON A 3499.95 FOOT RADIUS CURVE TO THE RIGHT; RUNNING THENCE ALONG SAID CURVE (CENTER BEARS SOUTH 63°51'00" EAST) A DISTANCE OF 12.00 FEET; THENCE SOUTH 63°51'00" EAST 193.98 FEET TO THE WESTERLY LINE OF OAKHILLS CONDOMINIUMS AMENDED SUBDIVISION PLAT; THENCE SOUTH 26°09'00" WEST ALONG SAID PLAT 12.00 FEET; THENCE SOUTH 63°51'00" EAST 2.23 FEET; THENCE SOUTH 26°09'00" WEST 188.56 FEET; THENCE NORTH 75°51'00" WEST 200.61 FEET TO THE POINT OF BEGINNING. CONTAINS 43,421 SF OR 0.997 ACRES.

4. To the best of my knowledge, the degree symbols being changed to the number "1" was inadvertent and likely caused by a computer issue during the various stages of editing the Declaration on different computers.

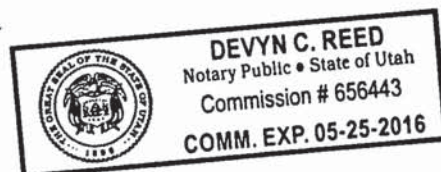
  
J. Ryan Connelly

SUBSCRIBED AND SWORN TO before me this 8 day of May, 2014, by J. Ryan Connelly, who is personally known to me or whose identity has been satisfactorily established.

  
Notary Public

My Commission Expires:  
05/25/16

Residing At:  
Salt Lake

  
2