

Entry No.	238028
REQUEST OF	WESTERN STATES TITLE
FEE	ALAN SPRIGGS, SUMMIT CO. RECORDER
\$ <u>99.50</u>	By <u>[Signature]</u>
RECORDED	<u>8-22-85</u> at <u>12:29</u> M

AFTER RECORDING, PLEASE RETURN TO:

Kent W. Larsen, Esq.
 ROOKER, LARSEN, KIMBALL & PARR
 185 South State Street, Suite 1300
 Salt Lake City, Utah 84111

FIRST SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
THE RESORT CENTER CONDOMINIUMS

THIS FIRST SUPPLEMENT TO CONDOMINIUM DECLARATION is made and executed as of this _____ day of March, 1985, by GREATER PARK CITY COMPANY, a Utah corporation (hereinafter "GPCC"), as Owner of the fee title of the real property described in Exhibit "H", and by PRUDENTIAL DEVELOPMENT COMPANY, a Utah corporation (hereinafter "Declarant"), as owner of an easement interest in the real property described in Exhibit "H", pursuant to the provisions of the Utah Condominium Ownership Act, Utah Code Annotated Sections 57-8-1 through 57-8-36, as amended, for themselves, their successors, grantees and assigns.

RECITALS

A. The Condominium Declaration for Park City Village Condominiums was recorded in the Office of the Recorder of Summit County, Utah on February 25, 1983 as Entry No. 202648 in Book M252 at Pages 73-188. The First Amendment to Condominium Declaration for The Resort Center Condominiums (formerly the Park City Village Condominiums) was recorded in the Office of the Recorder of Summit County, Utah on December 16, 1983 as Entry No. 214205 in Book 281 at Page 729. The Condominium Declaration, as amended and supplemented by the First Amendment, is herein referred to as the "Declaration". (Terms used herein that are

Second Amendment to Cond. Decl. # 319388, Bk. 551, P. 626-632
Fifth Amendment to Cond. Decl. # 348024, Bk. 677, P. 468-471
Third Amendment to Cond. Decl. # 300124, Bk. 553, P. 512-17
Fourth Amendment to Cond. Decl. # 348023, Bk. 627, P. 463-67

defined in the Declaration shall have the meanings ascribed to them therein.)

B. The Record of Survey Map of The Resort Center Condominiums (formerly Park City Village Condominiums) was recorded in the Office of the Recorder of Summit County, Utah on February 25, 1983 (hereinafter referred to as the "Map").

C. The Declaration and the Map cover the real property in Summit County, State of Utah which is described in Exhibit "A" to the Declaration (the "Original Land").

D. As more fully set forth in Article XXXI of the Declaration, Declarant reserved the unilateral right (i.e., without the consent of the Management Committee of the Resort Center Condominiums, any Unit Owner, or any other person or entity) to expand the Project by addition(s) of all or any part of the Additional Land to the Project in accordance with said Article XXXI. Concurrently with the recordation of this Supplement, there is being recorded in the Office of the Recorder of Summit County, Utah an instrument styled "Record of Survey Map of The Resort Center Condominiums Phase 1B" (hereinafter the "Phase 1B Map") which, together with this Supplement, adds to the Project the following-described real property located in Summit County, Utah:

See Exhibit "H" attached hereto and incorporated herein by this reference.

E. GPCC is the owner of the land described in Exhibit "H" attached hereto. Declarant is the owner of an easement on the land described in Exhibit "H" created by an Easement dated as of March, 1985 and recorded as Entry No. 238024 on

IN BOOK 352 AT PAGE 539

BOOK 352 PAGE 639

AUGUST 22, 1985 in the Official Records of Summit County, State of Utah. The Easement expires on December 1, 2070.

EXPANSION OF PROJECT

NOW THEREFORE, in accordance with the procedure set forth in Section 2 of Article XXXI of the Declaration for expansion of the Project and in conjunction with the addition to the Project of the Added Parcel, Declarant and GPCC hereby make the following declarations and provide the following information.

1. Identification of Documents. Data sufficient to identify the Declaration and Map is set forth in Recitals A and B above.

2. Legal Description. The legal description for the portion of the Additional Land being added to the Project (herein referred to as the "Added Parcel") is set forth or referred to in Recital "D" above. To the extent provided by Section 8 hereof, each Convertible Space shall constitute a Unit.

3. Description of Added Parcel Improvements. The significant improvements located upon the Added Parcel include a building having several components, with from three to four levels, and containing Commercial Unit 1, Convertible Spaces 1 through 12, inclusive, and Residential Units BP206, BP208, BP210, BP212, BP214, BP218, BP220, BP222, BP224, BP226, B100, B102, B104, B106, B108, B110, B112, B114, B116, B118, B120, B122, B124, B126, B128, B130, B132, B134, B136, B138, B200, B202, B204, B205, B206, B207, B208, B209, B210, B211, B212, B213, B214, B215, B216, B217, B219, B221, B222, B223, B224, B225, B226, B305, B307, B309, B311, B313, B315, B316, B317, B318, B319, B320 and B321. The location and configuration of such improvements are depicted on the Phase 1B Map. The Phase 1B Map shows the location, number

of stories, and dimensions of the Units located on the Added Parcel. The building located on the Added Parcel is composed of the same materials as the Buildings originally contained in the Project, which materials are described in detail in Section 2 of Article V of the Declaration. In addition, substantial glass surfaces are included in certain exterior portions of the building.

4. Designation of Additional Units. The Unit number of each Unit being created within the Added Parcel is designated on the Phase 1B Map.

5. Limited Common Areas. The exclusive use of each Limited Common Area is reserved to certain Unit owners as specified herein or as designated on the Phase 1B Map.

6. The Phase 1B Map. The Record of Survey Map information required to be furnished by Section 57-8-13(1) of the Utah Condominium Ownership Act with respect to the Added Parcel is designated on or otherwise referred to on the Phase 1B Map.

7. Status of Title and Reservations for Declarant. The Added Parcel is submitted to the provisions of the Act and added to the Project together with the appurtenances and subject to the restrictions, reservations, and other matters set forth on Exhibit "I" attached hereto and incorporated herein by this reference.

8. Convertible Spaces. The Convertible Spaces created by this Supplement are designated on the Phase 1B Map. Until converted, each Convertible Space may be used for any use or purpose available or permitted to a Commercial Unit as described in the Declaration.

(a) Effective Date of Conversion and State of Title to New Units Produced by Conversion. A Convertible Space, or the portion or portions thereof concerned, shall be deemed converted into Unit(s) and/or Common Areas as set forth in this Section 8 at such time as supplements to the Declaration and to the Map containing the information, and executed or consented to by the parties, required by this Section 8 and the Act have been recorded with respect to such Convertible Space, or the portion or portions thereof concerned. After the recordation of such supplements, title to each new Unit thereby created from the Convertible Space (or portion or portions thereof) concerned and its appurtenant undivided ownership interest in the Common Areas shall be vested in and held by the persons(s) who constituted the Owner(s) of the Convertible Space concerned at the time of such recordation (in the same manner in which such person(s) held title to such Convertible Space at the time of such recordation), and none of the other Owners shall have any claim or title to or interest in such new Unit or its appurtenant undivided ownership interest in the Common Areas. If at the time conversion of a Convertible Space (or portion or portions thereof) occurs there is of record a mortgage, deed of trust, or other such instrument which covers such Convertible Space, then such mortgage, deed of trust, or other such instrument shall, upon the conversion of the Convertible Space (or portion or portions thereof) concerned and whether or not such mortgage, deed of trust, or other such instrument does so by its terms, automatically cover, encumber, and include each new Unit thereby created from such Convertible Space and such new Unit's appurtenant undivided ownership interest in the Common Areas. Nothing herein shall prevent the granting of a mortgage, deed of trust, or other such instrument on any new Unit produced by the conversion of a Convertible Space (or portion or portions thereof), but any such mortgage, deed of trust, or other such instrument shall be subject and inferior to the lien on or

interests in such Unit which are contemplated by the immediately preceding sentence.

(b) Power to Convert. The Owner of any Convertible Space shall have the sole power and authority to convert, and shall be deemed to be the Declarant for the purpose of converting, such Convertible Space and each and any portion thereof into Residential Units, Commercial Units and/or Common Areas as set forth in this Section, subject, however, to the limitations and provisions contained in this Section and in the Act. For purposes of this Section, the Owner of a Convertible Space who undertakes any conversion of such Convertible Space or any portion or portions thereof, is referred to as the "Converter". GPCC hereby irrevocably assigns, transfers, and sets over to Declarant all of GPCC's rights, powers, and authority, as a declarant, which are in any way related to or connected with the right, power, or authority to so convert each Convertible Space and each and any portion thereof. Said right, power, and authority as regards any particular Convertible Space shall be an appurtenance of the Convertible Space in question, may not be separated from the ownership of such Space, and shall be automatically transferred to and held by any successor in title to Declarant who becomes the Owner of such Convertible Space.

(c) Conversion of Convertible Spaces. Subject to the limitations and provisions set forth in this Section and in the Act, the Converter of any Convertible Space may, at any time and from time to time, convert such Convertible Space, or any portion or portions thereof, into one or more Units and/or into Common Areas (including Limited Common Areas) by executing, acknowledging, and recording (in the office of the County Recorder of Summit County, Utah) supplements to the Declaration and Map which comply with the following provisions and requirements and which,

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when taken together, contain all of the following information and other materials:

(i) Data sufficient to identify the Declaration (as initially constituted and amended), as recorded, and the Map (as initially constituted or supplemented), as recorded.

(ii) The Number of the Convertible Space (or remaining portions(s) thereof) which, in whole or in part, is being converted.

(iii) The supplement in question to the Map shall be such as to comply with the requirements of Section 57-8-13(3) of the Act.

(iv) The supplement in question to the Declaration shall be such as to comply with the requirements of Section 57-8-13.4(2) of the Act.

(v) The Unit Number of each new Residential and/or Commercial Unit which is being created from the Convertible Space (or from the remaining portion(s) thereof) and any other data necessary for the proper identification of each such new Unit. (The Unit Number ascribed to each such new Unit must be different than any number used to identify any of the Convertible Spaces in the Project, any of the Units then included in the Project, any Building in the Project, any Limited Common Area then included in the Project, and any Limited Common Area which is being created through the conversion in question.)

(vi) The Size of each new Unit which is being created from the Convertible Space (or from the remaining portions(s) thereof) and any other data necessary for the proper identification of each such new Unit. (The Unit Number ascribed to each such new Unit must be different than any number used to identify any of the Convertible Spaces in the Project, any of the Units then included in the Project, any Building in the Project, any Limited Common Area then included in the Project, and any Limited Common Area which is being created through the conversion in question.)

(vii) The Size of each new Unit which is being created from the Convertible Space (or from the remaining portions(s) thereof).

(viii) The Size of the remaining portion(s) of the Convertible Space, if the Convertible Space in question is not being converted in its entirety in connection with the conversion involved.

(ix) The percentage of undivided ownership interest in the Common Areas of the Project which, upon the conversion, shall appertain to: (A) Each new Unit being created from the Convertible Space (or from the remaining portion(s) thereof); and (B) The remaining portion(s) of the Convertible Space (if the Convertible Space in question is not being converted in its entirety in connection with the conversion involved). Such percentages of undivided ownership interest shall be determined by reallocating, to and among the new Unit(s) and the remaining portion(s) to the Convertible Space contemplated by the preceding items (A) and (B), the percentage of undivided ownership interest which immediately prior to the conversion appertained to the Convertible Space in question (or to the remaining portion(s) of the Convertible Space in question). Such reallocation shall be accomplished in accordance with the ratio between the size of each new Unit or the size of the remaining portion(s) of the Convertible Space contemplated by the preceding items (i) and (ii) and the aggregate size of all new Unit(s) and of the remaining portion(s) of the Convertible Space contemplated by said items (A) and (B), but with such minor adjustments in some or all of the resulting percentage interests as may be necessary for the purposes, but only for the purposes, of assuring that the aggregate of the percentages resulting from such reallocation is exactly the same as the percentage interest which previously appertained to the Convertible Space (or to the remaining portion(s) thereof) in question.

(x) A description of the Common Areas, if any, which are being created from the Convertible Space (or from the remaining portion(s) thereof).

(xi) A description of the Limited Common Areas, if any, which are being created from the Convertible Space (or from the remaining portion(s) thereof). (Any number, letter, or other such label ascribed to any such newly created Limited Common Area must be different than any number used to identify any of the Convertible Spaces in the Project, any of the Units then included in the Project, any Building in the Project, any Limited Common Area then included in the Project, and any new Unit which is being created through the conversion in question.)

(xii) A designation of the Unit or Units to which shall appertain exclusive use of each of the newly created Limited Common Areas contemplated by the preceding paragraph (xi). (Such Unit or Units must consist only of: (X) New Unit(s) being created from the Convertible Space (or from the remaining portion(s) thereof); and/or (Y) The remaining portion(s) of the Convertible Space (if the Convertible Space in question is not being converted in its entirety in connection with the conversion involved).)

(xiii) A designation of the Unit or Units to which shall appertain, after accomplishment of the conversion in question, exclusive use of each of the Limited Common Areas which, immediately prior to such conversion, was appurtenant to the Convertible Space (or remaining portion(s) thereof) which in whole or in part is being converted. (Such Unit or Units must consist only of: (X) New Unit(s) being created from the Convertible Space (or from the remaining portion(s) thereof); (Y) The remaining portion(s) of the Convertible Space (if the Convertible Space in question is not being converted in its entirety in connection with the conversion involved); and/or (Z) Unit(s)--other than the Unit dealt with by the preceding item (Y)--existing prior to the conversion involved to which appertained (prior to such conversion) the exclusive use of the Limited Common Area in question.) In the event the designations required to be made pursuant to this paragraph (xiii) fail to treat, or inaccurately treat, any of the Units which fall within the class described in the preceding item (Z), such failure or inaccurate treatment shall not in any way affect or prejudice the rights or interests of any persons who have an interest in the Unit in question.

(xiv) The supplement in question to the Map and the supplement in question to the Declaration must each have appearing thereon and as a part thereof legend(s), executed and acknowledged by or on behalf of each and every mortgagee and trust deed beneficiary contemplated by Paragraph (d) below, whereby each such mortgagee or beneficiary consents to the conversion accomplished by such supplements and consents to the recordation of the supplement on which such legend(s) appear(s).

Upon recordation of the supplements contemplated by the foregoing to the Declaration and Map, the information contained therein shall become effective for all purposes and such supplements

shall automatically supplement this Declaration, the Map, and any other similar supplements previously recorded. At any point in time, the Declaration and Map for the Project shall consist of this Declaration and the Map initially effective hereunder, as amended, expanded, and supplemented by all supplements theretofore recorded pursuant to the terms hereof.

9. Amended Exhibit "C". Exhibit "C" attached hereto and incorporated herein by this reference furnishes the information described in Section 2(h) of Article XXXI of the Declaration for each Unit contained in the Project from and after the addition of the Added Parcel to the Project. The undivided ownership interests in the Common Areas and Facilities set forth on said Exhibit "C" have been computed and derived as described in Section 6 of Article IX of the Declaration. From and after the effective date of this Supplement, Exhibit "C" attached hereto shall automatically become effective for all purposes and shall completely supersede the Exhibit "C" attached to the Original Declaration and the Exhibit "C" attached to the First Amendment.

EXECUTED the day and year first above written.

PRUDENTIAL DEVELOPMENT COMPANY,
a Utah corporation

By _____

Its President

GREATER PARK CITY COMPANY,
a Utah corporation

By _____

Its Pres.

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STATE OF UTAH)
) ss:
COUNTY OF Summit)

On this 16th day of May, 1985, personally appeared before me Phil Jones, who being by me duly sworn did say that he is the President of GREATER PARK CITY COMPANY, a Utah corporation, and that the foregoing First Supplement to Condominium Declaration was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and acknowledged to me that said Corporation executed the same.

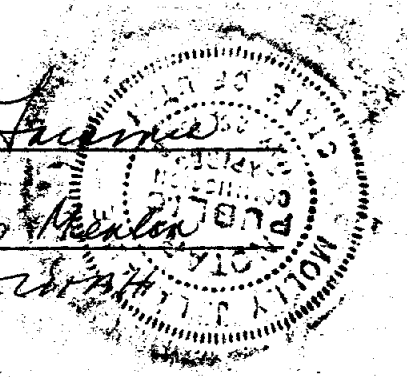
My Commission Expires:

May 1988

Mally J. Frazier

Residing at 240 N. Main

No. S.C.E., Park City, Utah



STATE OF UTAH)
) ss:
COUNTY OF Summit)

On this 17 day of May, 1985, personally appeared before me John F. Heath, who being by me duly sworn did say that he is the President of PRUDENTIAL DEVELOPMENT COMPANY, a Utah corporation, and that the foregoing First Supplement to Condominium Declaration was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and acknowledged to me that said corporation executed the same.

My Commission Expires:

Feb 25, 1986

Ruby R. Redmond
Notary Public

Residing at Park City, Ut



600-352-548

EXHIBIT "C"
TO
FIRST SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
THE RESORT CENTER CONDOMINIUMS

OWNERSHIP OF COMMON AREAS AND ASSIGNMENT OF INTEREST IN
COMMON AREAS

Associated with and appurtenant to each Unit in the Project shall be an undivided percentage interest in the Common Areas and Facilities as set forth below.

Unit No.	Square Footage Size of Unit	Percentage Ownership in Common Areas and Facilities
PHASE 1A:		
Commercial Units:		
COM 1	3410	2.0042
COM 2	927	0.5448
COM 3	3294	1.9361
COM 4	1670	0.9815
COM 5	3096	1.8197
COM 6	3096	1.8197
COM 7	2968	1.7445
Storage Unit:		
Storage 1	2244	1.3189
Residential Units:		
A101	725	0.4261
A102	732	0.4302
A103	725	0.4261
A104	724	0.4255
A105	732	0.4302
A106	732	0.4302
A107	732	0.4302
A108	732	0.4302
A109	732	0.4302
A110	725	0.4261
A201	1000	0.5878
A202	1010	0.5936

A203	1016	0.5972
A204	1014	0.5960
A205	1010	0.5936
A206	1010	0.5936
A207	1010	0.5936
A208	1010	0.5936
A209	1010	0.5936
A210	1000	0.5878
A211	725	0.4261
A212	732	0.4302
A213	357	0.2099
A214	357	0.2099
A215	357	0.2099
A216	357	0.2099
A217	357	0.2099
A218	357	0.2099
A219	357	0.2099
A220	357	0.2099
A221	357	0.2099
A222	349	0.2051
A223	350	0.2057
A224	357	0.2099
A225	357	0.2099
A226	357	0.2099
A227	725	0.4261
A301	839	0.4930
A302	833	0.4896
A303	833	0.4896
A304	846	0.4972
A305	839	0.4930
A306	846	0.4972
A307	825	0.4849
A308	833	0.4896
A309	839	0.4930
A310	832	0.4890

PHASE 1B:

Commercial Unit:

C1	847	0.4978
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Residential Units:

BP206	1061	0.6236
BP208	1062	0.6242
BP210	1061	0.6236
BP212	1061	0.6236
BP214	1062	0.6242
BP218	1062	0.6242
BP220	1061	0.6236
BP222	1061	0.6236

BP224	1062	0.6242
BP226	1062	0.6242
B100	512	0.3010
B102	516	0.3033
B104	516	0.3033
B106	516	0.3033
B108	516	0.3033
B110	514	0.3020
B112	514	0.3020
B114	516	0.3033
B116	516	0.3033
B118	516	0.3033
B120	516	0.3033
B122	516	0.3033
B124	516	0.3033
B126	514	0.3020
B128	514	0.3020
B130	516	0.3033
B132	516	0.3033
B134	516	0.3033
B136	516	0.3033
B138	516	0.3033
B200	1463	0.8599
B202	1463	0.8599
B204	1463	0.8599
B205	1268	0.7452
B206	1463	0.8599
B207	964	0.5666
B208	1463	0.8599
B209	964	0.5666
B210	1463	0.8599
B211	964	0.5666
B212	1463	0.8599
B213	964	0.5666
B214	1463	0.8599
B215	964	0.5666
B216	1268	0.7452
B217	1268	0.7452
B219	964	0.5666
B221	964	0.5666
B222	1463	0.8599
B223	1268	0.7452
B224	1463	0.8599
B225	964	0.5666
B226	1463	0.8599
B305	1916	1.1261
B307	1461	0.8587
B309	1421	0.8352
B311	1421	0.8352
B313	1670	0.9815
B315	816	0.4796
B316	1699	0.9986

B317	1699	0.9986
B318	1242	0.7300
B319	1242	0.7300
B320	1244	0.7312
B321	1306	0.7676

Convertible Space Units:

CS1	6580	3.8674
CS2	1376	0.8087
CS3	8502	4.9971
CS4	9162	5.3850
CS5	985	0.5789
CS6	5750	3.3796
CS7	4476	2.6308
CS8	3564	2.0947
CS9	2044	1.2014
CS10	634	0.3726
CS11	634	0.3726
CS12	5033	2.9582

TOTAL	170,140	100.0000%
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EXHIBIT "H"
TO
FIRST SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
THE RESORT CENTER CONDOMINIUMS

RESORT CENTER CONDOMINIUMS PHASE 1 B

BOUNDARY DESCRIPTION

Beginning at a point on the south line of Lowell Avenue, said point being West, 1473.895 feet and South, 586.679 feet from the north quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being located the following courses and distances from a Park City monument located in Empire Avenue, North 30°04'35" West, 87.466 feet along the monument line of Empire Avenue (basis of bearing) to the intersection of Empire Avenue and Millsite Way; South 54°01'00" West, 391.387 feet along the centerline of Millsite Way to the intersection of Millsite Way and Lowell Avenue; South 35°28'00" East, 294.029 feet along the centerline of Lowell Avenue, North 77°12'21" West, 45.063 feet to a point on the south right-of-way of Lowell Avenue and running thence North 77°12'21" West, 294.21 feet; thence South 12°47'39" West, 80.00 feet; thence North 77°12'21" West, 82.41 feet; thence South 12°47'39" West 52.55 feet; thence North 77°12'21" West, 90.71 feet; thence North 12°47'39" East, 166.50 feet; thence South 77°12'21" East, 14.83 feet; thence North 12°47'39" East, 38.68 feet; thence North 77°12'21" West, 4.83 feet; thence North 12°47'39" East, 78.82 feet; thence South 77°12'21" East, 311.21 feet to said south right-of-way line being a point on a 148.00 foot radius curve to the left (radius point bears North 81°11'21" East); thence southeasterly along the arc of said curve and said right-of-way 68.85 feet (delta = 26°39'21"); thence South 35°28'00" East, 143.46 feet along said right-of-way line to the point of beginning.

Less the Resort Center Parking Condominiums as recorded in the office of the Summit County Recorder.

Also, less the following described Parking Levels P2, P3 & P4 as contained in the Resort Center Parking Condominiums, Phase 1B:

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Parking Level P2 Description

A cubical space lying between elevations 6944.5 (the lower surface of an existing concrete floor) and 6955.3 (the upper surface of an existing concrete floor) based on an elevation of 6876.85 on a Park City monument 120 feet south of the intersection of Empire Avenue and Silver King Drive. The lateral boundary of said cubical space being described as follows:

Beginning at a point which is West, 1838.646 feet and South 710.180 feet from the north quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said quarter corner being North $30^{\circ}04'35''$ West (basis of bearing) along the Empire Avenue monument line 234.487 feet and East, 1357.529 feet from the Park City monument located South $30^{\circ}04'35''$ East, 87.466 feet along the Empire Avenue monument line from the intersection of Empire Avenue and Millsite Way; and running thence; North $12^{\circ}47'39''$ East, 53.08 feet; thence North $77^{\circ}12'21''$ West, 20.00 feet; thence North $12^{\circ}47'39''$ East, 28.00 feet; thence South $77^{\circ}12'21''$ East, 20.00 feet; thence North $12^{\circ}47'39''$ East, 178.92 feet; thence North $77^{\circ}12'21''$ West, 16.25 feet; thence South $12^{\circ}47'39''$ West, 19.83 feet; thence North $77^{\circ}12'21''$ West, 31.17 feet; thence South $12^{\circ}47'39''$ West, 5.42 feet; thence North $77^{\circ}12'21''$ West, 16.91 feet; thence South $12^{\circ}47'39''$ West, 17.00 feet; thence South $77^{\circ}12'21''$ East, 1.17 feet; thence South $12^{\circ}47'39''$ West, 3.83 feet; thence North $77^{\circ}12'21''$ West, 1.17 feet; thence South $12^{\circ}47'39''$ West, 20.50 feet; thence South $77^{\circ}12'21''$ East, 20.00 feet; thence South $12^{\circ}47'39''$ West, 37.33 feet; thence North $77^{\circ}12'21''$ West, 12.92 feet; thence South $12^{\circ}47'39''$ West, 5.34 feet; thence North $77^{\circ}12'21''$ West, 7.08 feet; thence South $12^{\circ}47'39''$ West, 70.17 feet; thence South $77^{\circ}12'21''$ East, 5.25 feet; thence South $12^{\circ}47'39''$ West, 3.50 feet; thence South $77^{\circ}12'21''$ East, 7.00 feet; thence North $12^{\circ}47'39''$ East, 3.50 feet; thence South $77^{\circ}12'21''$ East, 4.00 feet; thence South $12^{\circ}47'39''$ West, 8.50 feet; thence North $77^{\circ}12'21''$ West, 3.50 feet; thence South $12^{\circ}47'39''$ West, 7.00 feet; thence South $77^{\circ}12'21''$ East, 3.50 feet; thence South $12^{\circ}47'39''$ West, 65.08 feet; thence South $77^{\circ}12'21''$ East, 48.08 feet to the point of beginning.

Parking Level P3 Description

A cubical space lying between elevations 6934.3 (the lower surface of an existing concrete floor) and 6944.5 (the lower surface of an existing concrete floor) based on an elevation of 6876.85 on a Park City monument 120 feet south of the intersection of Empire Avenue and Silver King Drive. The lateral boundary of said cubical space being described as follows:

Beginning at a point which is West, 1838.646 feet, South 710.180 feet and North $12^{\circ}47'39''$ East, 64.92 feet from the north quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said quarter corner being North $30^{\circ}04'35''$ West, (basis of bearing) along the Empire Avenue monument line 234.487 feet and East, 1357.529 feet from the Park City Monument located South $30^{\circ}04'35''$ East, 87.466 feet along the Empire Avenue monument line from the intersection of Empire Avenue and Millsite Way; and running thence: North $12^{\circ}47'39''$ East, 175.25 feet; thence North $77^{\circ}12'21''$ West, 64.33 feet; thence South $12^{\circ}47'39''$ West, 46.75 feet; thence South $77^{\circ}12'21''$ East, 7.08 feet; thence South $12^{\circ}47'39''$ West, 42.67 feet; thence North $77^{\circ}12'21''$ West, 7.08 feet; thence South $12^{\circ}47'39''$ West, 70.50 feet; thence South $77^{\circ}12'21''$ East, 16.25 feet; thence South $12^{\circ}47'39''$ West, 8.33 feet; thence North $77^{\circ}12'21''$ West, 3.50 feet; thence South $12^{\circ}47'39''$ West, 7.00 feet; thence South $77^{\circ}12'21''$ East, 51.58 feet to the point of beginning.

Parking Level P3 Description (Continued)

Also, a cubical space lying between elevations 6934.3 (the lower surface of an existing concrete floor) and 6945.4 (the upper surface of an existing concrete floor) based on an elevation 6876.85 on a Park City monument 120 feet south of the intersection of Empire Avenue and Silver King Drive, the lateral boundary of said cubical space being described as follows:

Beginning at a point which is West, 1838.646 feet, South, 710.180 feet, North $12^{\circ}47'39''$ East, 260.67 feet and South $77^{\circ}12'21''$ East, 27.16 feet from the north quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said quarter corner being North $30^{\circ}04'35''$ West, (basis of bearing) along the Empire Avenue monument line 234.487 feet and East, 1357.529 feet from the Park City monument located South $30^{\circ}04'35''$ East, 87.466 feet along the Empire Avenue monument line from the intersection of Empire Avenue and Millsite Way; and running thence; South $77^{\circ}12'21''$ East, 111.13 feet; thence North $12^{\circ}47'39''$ East, 17.00 feet; thence South $77^{\circ}12'21''$ East, 28.54 feet; thence North $12^{\circ}47'39''$ East, 30.75 feet; thence North $77^{\circ}12'21''$ West, 28.33 feet; thence North $12^{\circ}47'39''$ East, 17.25 feet; thence North $77^{\circ}12'21''$ West, 37.50 feet; thence North $12^{\circ}47'39''$ East, 3.50 feet; thence North $77^{\circ}12'21''$ West, 7.00 feet; thence South $12^{\circ}47'39''$ West, 3.50 feet; thence North $77^{\circ}12'21''$ West, 11.17 feet; thence South $12^{\circ}47'39''$ West, 0.67 feet; thence North $77^{\circ}12'21''$ West, 28.33 feet; thence North $12^{\circ}47'39''$ East, 17.58 feet; thence North $77^{\circ}12'21''$ West, 139.67 feet; thence South $12^{\circ}47'39''$ West; 34.50 feet; thence South $77^{\circ}12'21''$ East, 112.33 feet; thence South $12^{\circ}47'39''$ West, 47.41 feet to the point of beginning.

Parking Level P4 Description

A cubical space lying between elevations 6924.9 (the lower surface of an existing concrete floor) and 6934.3 (the lower surface of an existing concrete floor) based on an elevation 6876.85 on a Park City monument 120 feet south of the intersection of Empire Avenue and Silver King Drive. The lateral boundary of said cubical space being described as follows:

Beginning at a point which is West. 1929.778 feet and South 597.450 feet from the north quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said quarter corner being North 30°04'35" West (basis of bearing) along the Empire Avenue monument line 234.487 feet and East. 1357.529 feet from the Park City monument located South 30°04'35" East. 87.466 feet along the Empire Avenue monument line from the intersection of Empire Avenue and Millsite Way; and running thence: South 77°12'21" East. 25.33 feet; thence South 12°47'39" West. 9.50 feet; thence South 77°12'21" East. 24.17 feet; thence North 12°47'39" East. 9.50 feet; thence South 77°12'21" East. 16.92 feet; thence North 12°47'39" East. 65.83 feet; thence North 77°12'21" West. 20.67 feet; thence North 12°47'39" East. 37.83 feet; thence South 77°12'21" East. 20.67 feet; thence North 12°47'39" East. 44.75 feet; thence North 77°12'21" West. 0.08 feet; thence North 12°47'39" East. 36.33 feet; thence South 77°12'21" East. 7.67 feet; thence North 12°47'39" East. 6.25 feet; thence South 77°12'21" East. 19.33 feet; thence South 12°47'39" West. 20.83 feet; thence South 77°12'21" East. 167.83 feet; thence North 12°47'39" East. 65.75 feet; thence North 77°12'21" West. 46.33 feet; thence North 12°47'39" East. 3.50 feet; thence North 77°12'21" West. 7.00 feet; thence South 12°47'39" West. 3.50 feet; thence North 77°12'21" West. 11.17 feet; thence North 12°47'39" East. 16.92 feet; thence North 77°12'21" West. 93.17 feet; thence South 12°47'39" West. 34.50 feet; thence North 77°12'21" West. 19.17 feet; thence North 12°47'39" East. 17.58 feet; thence North 77°12'21" West. 98.33 feet; thence South 12°47'39" West. 5.16 feet; thence North 77°12'21" West. 4.17 feet; thence South 12°47'39" West. 7.67 feet; thence South 77°12'21" East. 3.42 feet; thence South 12°47'39" West. 39.06 feet; thence South 77°12'21" East. 5.25 feet; thence South 12°47'39" West. 18.67 feet; thence South 77°12'21" East. 9.50 feet; thence South 12°47'39" West. 165.35 feet to the point of beginning.

Subject to and together with any and all easements, rights-of-way and restrictions of record or enforceable at law or in equity.

EXHIBIT "I"
TO
FIRST SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
THE RESORT CENTER CONDOMINIUMS

The Added Parcel is submitted to the provisions of the Act and added to the Project together with the following appurtenances and subject to the following restrictions, reservations and other matters:

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

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations of record and rights incident thereto; all instruments of record which affect the property or the Added Parcel or any portion thereof, including, without limitation, any mortgage or deed of trust; all visible easements and rights-of-way; all easements and rights-of-way; all easements and rights-of-way of record; and easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Map or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the Property or Added Parcel at such time as construction of all Project improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO Declarant, however, such easements and rights of ingress and egress over, across, through, and under the Property or Added Parcel and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) To construct and complete each of the Buildings and all of the other improvements described in this Declaration or in the Map, and to do all things reasonably necessary or proper in connection therewith; (ii) To construct and complete on the Additional Land or any portion thereof such improvements as Declarant or said assignee or successor shall determine to build in its sole discretion (and whether or not the Additional Land or said portion has been or thereafter will be added to the Project); and (iii) To improve portions of the Property or Added Parcel with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the Property or Added Parcel or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire 10 years after the date on which this Declaration is filed for record in the office of the County Recorder of Summit County, Utah.

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CONSENT TO RECORD BY THE CITY

Park City, a body corporate and politic, and the City in which Resort Center Condominiums, a Utah Condominium, is located, by and through its duly elected Mayor, through its Recorder, does hereby given final approval to such project to the foregoing Declaration of Condominium, to the Record Survey Map recorded concurrently herewith, and to the attributes of such project.

In executing this approval, Park City assumes no responsibility for the truth or accuracy of the statements contained in the attached Declaration. Neither does the execution of this approval mean that the project complies with City ordinances.

Dated this 16th day of August, 1985.

