

4153990

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
27TH STREET CONDOMINIUMS

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF 27TH STREET CONDOMINIUMS, hereinafter referred to the "Second Amendment," is made and executed this 28 day of June, 1985, by HITO INTERNATIONAL CORPORATION, a Utah corporation, hereinafter referred to as the "Declarant."

RECITALS:

A. Declarant has heretofore recorded a certain document entitled Declaration of Condominium of 27th Street Condominiums (hereinafter the "Declaration") and a Record of Survey Map of 27th Street Condominiums, on November 1, 1983, as Entry No. 5503, page 2563, in the Office of the County Recorder of Salt Lake County, State of Utah.

B. Section 7.1 of the Declaration provides that Declarant has the right and option, without the prior consent of the owners of the Association of Unit Owners, to expand 27th Street Condominiums at any time prior to the expiration of seven years from the date of recording of the Declaration (the "Option").

C. Declarant desires to exercise and hereby does exercise the Option as provided in this Second Amendment.

NOW, THEREFORE, Declarant hereby amends the Declaration and declares as follows:

REC- 5702 P. 1639

1. Paragraph 2 of the Declaration is hereby amended in its entirety to read as follows:

2. Description of the Land.

The land on which the building and improvements of Phase I and Phase II of 27th Street Condominiums are located (the "land") is particularly described as follows:

Parcel I, Phase I: Beginning at a point North $0^{\circ}14'53''$ West, 2200.33 feet and East, 50.00 feet from the South $1/4$ Corner of Section 9, Township 2 South, Range 1 West, Salt Lake Base and Meridian. Thence East 49.18 feet; thence North, 30.87 feet; thence East, 290.00 feet; thence South, 270.00 feet; thence East, 150.00 feet; thence North, 25.00 feet; thence East, 175.00 feet; thence South, $45^{\circ}0'00''$ East, 60.00 feet; thence North $45^{\circ}0'00''$ East, 175.00 feet; thence North $45^{\circ}0'00''$ West, 70.00 feet; thence North $45^{\circ}0'00''$ East, 60.00 feet; thence North $45^{\circ}0'00''$ West, 103.88 feet; thence West, 60.65 feet; thence North, 120.31 feet; thence West, 61.26 feet; thence North $56^{\circ}57'11''$ West, 62.48 feet to a point on a 225.00 foot radius curve, the center of which bears North $56^{\circ}57'11''$ West; thence southwesterly along the arc of said curve an arc distance of 123.10 feet; thence North, 81.13 feet; thence West, 195.00 feet; thence South, 80.00 feet; thence West, 235.00 feet; thence North, 30.00 feet; thence West, 54.79 feet; thence South, 140.87 feet to the beginning. Containing 4.60 acres.

Parcel I, Phase II: Beginning at a point North $0^{\circ}14'53''$ West, 2341.20 feet and East, 50.00 feet from the South Quarter Corner of Section 9, Township 2 South, Range 1 West, Salt Lake Base and Meridian. Thence North $0^{\circ}14'53''$ West, 309.13 feet; thence North $89^{\circ}54'28''$ East, 291.13 feet; thence South, 339.60 feet; thence West, 235.00 feet; thence North, 30.00 feet; thence West, 54.79 feet to the point of beginning contains 2.2247 Acres.

2. Section 1.4 of the Declaration is hereby amended in its entirety as follows:

1.4 Recorded simultaneously with the Declaration is a Record of Survey Map ("map") of the property as required by the Act. The term "map", as used in the Declaration, shall mean and refer to any and all amended survey maps of the property submitted for recordation by Declarant.

BOOK 5702 PAGE 1640

3. Section 3.1 of the Declaration is hereby amended in its entirety to read as follows:

3.1 The property consists of twelve two-story buildings with basements in which are located a total of fifty-two units.

4. Appendix A to the Declaration is amended in its entirety as set forth on the Amended Appendix A attached to this Second Amendment and by this reference made a part hereof.

5. Unless the context otherwise requires and except as otherwise provided herein, all terms defined in the Declaration shall have such defined meanings when used herein.


6. Except as expressly provided in this Second Amendment, the Declaration and all appendices thereto, shall remain in full force and effect in accordance with the provisions thereof.

7. This Second Amendment shall become effective when recorded in the Office of the County Recorder of Salt Lake County, State of Utah.

IN WITNESS WHEREOF, Declarant has executed this Second Amendment as of the day and year first above written.

HITO INTERNATIONAL CORPORATION

By 
Shigeyuki Hashimoto, President

Attest 
Cathy Hashimoto, Secretary

BOOK 5702 PAGE 1641

STATE OF UTAH)
)
) 188.
COUNTY OF SALT LAKE)

On the 27th day of June, 1985, personally appeared before me SHIGEYUKI HASHIMOTO and CATHY HASHIMOTO, who being by me duly sworn did say that he the said Shigeyuki Hashimoto is the President, and she the said Cathy Hashimoto is the Secretary of HITO INTERNATIONAL CORPORATION, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said Shigeyuki Hashimoto and Cathy Hashimoto each duly acknowledged to me that said corporation executed the same.

My Commission Expires:

March, 1988

Christina G. White
NOTARY PUBLIC
Residing at Hayville, Utah

RECORDED
SALT LAKE COUNTY,
UTAH
33 50
OCT 23 10 41 AM '85
HITO International
2575 Central Parkway
D. V. C. W. 64118
Opale Hoff
HEALE HALL
REC-5702 PG 16A2