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Boone & Kruckenberg
339 E. 3900 S. #101A
SLC, UT. 84107

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4724975

SEVENTH SUPPLEMENT
TO
DECLARATION OF CONDOMINIUM

4724975
13 JANUARY 89 10:48 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
BOONE & KRUCKENBERG
REC BY: D DANGERFIELD , DEPUTY

OF THE
CROSSPOINTE CONDOMINIUM PROJECT
(Phase 6 of an Expendable Condominium Project)

THIS SUPPLEMENT is made and executed this 15th day of November, 1988 by BOONE & KRUCKENBERG CONSTRUCTION & DESIGN, INC., a Utah Corporation hereinafter referred to as "Declarant").

RECITALS:

A. On August 1, 1985, Declarant created the Crosspointe Condominium Project (hereinafter referred to as the "Project") by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "Declaration of Condominium of the Crosspointe Condominium Project" (hereinafter referred to as the "Original Declaration") as Entry No. 4129902 in Book 658, at Page 1602; and (ii) an instrument styled "Record of Survey Map for Crosspointe Condominium" (hereinafter referred to as the "Original Map") as Entry No. 4129901 in Book 85-8 of Plats at Page 146.

B. On January 17, 1986, Declarant expanded the Project by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "First Supplement to Declaration of Condominium of the Crosspointe Condominium Project" ("First Supplement") as Entry No. 4190597 in Book 5728 at Page 2127; and (ii) an instrument styled "Record of Survey Map of Crosspointe Condominiums Phase 2" (the "Phase II Map") as Entry No. 4190596 in Book 86-1 of Plats at Page 3.

C. On May 2, 1986, Declarant further expanded the Project by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "Second Supplement to Declaration of Condominium of the Crosspointe Condominium Project" ("Second Supplement") as Entry No. 4129902 in Book 5762 at Page 2949; and (ii) an instrument styled "Record of Survey Map of Crosspointe Condominiums Phase 3" (the "Phase III Map") as Entry No. 4239602 in Book 85-5 of Plats at Page 65.

D. On July 20, 1987, Declarant expanded the Project by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "Third Supplement to Declaration of Condominium of the Crosspointe Condominium Project" ("Third Supplement") as Entry No. 4497057 in Book 5945 at Page 1045; and (ii) an instrument styled "Record of Survey Map of Crosspointe Condominiums Phase 4" (the "Phase IV Map") as Entry No. 4497056 in Book 87-07 of Plats at Page 97.

E. On July 20, 1987, Declarant further expanded the Project by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "Fourth Supplement to Declaration of Condominium of the Crosspointe Condominium Project" ("Fourth Supplement") as Entry No. 4497059 in Book 5945 at Page 1054; and (ii) an instrument styled "Record of Survey Map of Crosspointe Condominiums Phase 5" (the "Phase V Map") as Entry No. 4497050 in Book 87-07 of Plats at Page 90.

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F. On July 28, 1987, Declarant further expanded the Project by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "Fifth Supplement to Declaration of Condominium of the Crosspointe Condominium Project" ("Fifth Supplement") as Entry No. 4497361 in Book 5945 at Page 1068; and (ii) as instrument styled "Record of Survey Map of Crosspointe Condominiums Phase 6" (the "Phase VI Map") as Entry No. 4497860 in Book 87-07 of Plats at Page 99.

G. On September 12, 1988, Declarant further expanded the Project by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "Sixth Supplement to Declaration of Condominium of the Crosspointe Condominium Project" ("Sixth Supplement") as Entry No. 4674498 in Book 6063 at Page 1320; and (ii) as instrument styled "Record of Survey Map of Crosspointe Condominiums Phase 7" (the "Phase VII Map") as Entry No. 4674497 in Book 88-09 of Plats at Page 93. The Project, as expanded by the Sixth Supplement includes the following-described real property located at Salt Lake County, State of Utah:

SEE Exhibit "B" attached hereto and incorporated herein by this reference.

H. As more fully set forth in Sections 36 through 40, inclusive, of the Original Declaration, Declarant reserved the unilateral right (i.e., without the consent of the Management Committee of the Crosspointe Condominium Project, 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 Sections. Concurrently with recording of this Supplement, there is being recorded in the office of the Recorder of Salt Lake County, Utah, an instrument styled "Record of Survey Map of Crosspointe Condominiums Phase 8" (hereinafter the "Phase VIII Map") which, together with this Supplement adds to the Project the following-described real property (hereinafter, "Added Parcel") located in Salt Lake County, Utah:

SEE Exhibit "C" attached hereto and incorporated herein by this reference.

1. EXPANSION OF PROJECT

NOW, THEREFORE, in accordance with the procedure set forth in Section 30 of Article III of the Original Declaration for expansion of the Project and in conjunction with the addition to the Project of the Added Parcel, Declarant hereby makes the following declarations and provides the following information:

1. Identification of Documents. Data sufficient to identify the Original Declaration and the Original Map as set forth in Recital "A" above.

2. Legal Description. The legal description for the portion of The Additional Land being added to the Project (hereinafter referred to as the "Added Parcel") is set forth in Recital "G" above and Exhibit "C" attached hereto.

3. Description of Added Parcel Improvements. The significant improvements located on the Added Parcel include Buildings C and D containing Units 157 through 160 inclusive, asphalt roadways, concrete driveways, patios and porches. The location and configuration of such improvements are depicted on the Phase VIII Map. The Phase VIII Map above shows the location, number of stories, and dimensions of the Units located on the Added Parcel. Each of the Buildings 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 the last sentence of Section 1 of Article III of the Original Declaration.

4. Limited Common Area. The Limited Common Areas and Facilities which are contained within the Added Parcel consist of all of the following which are labeled as such on the Phase VIII Map: (i) All patios, porches, balconies, decks, private yard areas and storage shed, if any, attached or adjacent to a Unit; and (ii) the parking stall designated for the use of an individual Unit on the Phase VIII Map, if any. The exclusive use of each patio, porch, balcony, deck, private yard area, storage shed, or designated

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parking stall is reserved to the Unit which is adjoined, with which it is associated or as designated on the Phase VIII Map.

5. Status of Title and Reservation 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 "D" attached hereto and incorporated herein by this reference.

6. Amended Exhibit "A". Exhibit attached hereto and incorporated herein by this reference furnished the information described in Section 3 of Article III of the Original 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 "A" have been computed and derived as described in Section 4 of Article III of the Original Declaration. From and after the effective date of this Supplement, Exhibit "A" attached hereto shall automatically become effective for all purposes and shall completely supersede the Exhibit "A" attached to the Original Declaration.

7. Definitions. All capitalized terms used herein but not specifically defined are given the meaning ascribed to them in the Original Declaration.

EXECUTED the day and year first above written.

"Declarant"

ATTEST:

DOONE & KRUCKENBERG CONSTRUCTION
& DESIGN, INC.

Jerrold K. Doone
Jerrold K. Doone
President

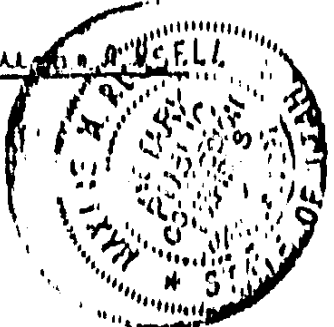
Alan L. Kruckenberg
By: Alan L. Kruckenberg
Secretary-Treasurer

STATE OF UTAH)
COUNTY OF SALT LAKE)

1990

On this 15th day of November, 1988, personally appeared before me, Jerrold K. Doone and Alan L. Kruckenberg, who being by me duly sworn did say that they are the President and Secretary-Treasurer, respectively of Doone & Kruckenberg Construction and Design, Inc., a Utah corporation that the foregoing Seventh Supplement to Declaration of Condominium was signed on behalf of said corporation by authority of its By-Laws or a resolution of its Board of Directors, and said individuals did each acknowledge that said corporation executed the foregoing Second Supplement to Declaration of Condominium.

Margaret M. Russell
Notary Public
Residing at:



My Commission Expires:

January 14, 1991

EX-60967-2856

EXHIBIT "A"
TO
SEVENTH SUPPLEMENT
TO
DECLARATION OF CONDOMINIUM
OF THE
CROSSPOINTE CONDOMINIUM PROJECT
(An Expendable Condominium)

<u>UNIT NUMBER</u>	<u>BUILDING NUMBER</u>	<u>SIZE</u>	<u>PAR VALUE</u>	<u>OWNERSHIP PERCENTAGE</u>
1	A	1140	773	0.654879
2	A	910	715	0.605742
3	A	590	590	0.499843
4	A	660	630	0.533731
5	A	1140	773	0.654879
6	A	910	715	0.605742
7	B	1140	773	0.654879
8	B	740	670	0.567619
9	B	590	590	0.499843
10	B	660	630	0.533731
11	B	1140	773	0.654879
12	B	910	715	0.605742
13	B	1010	740	0.626922
14	B	1090	760	0.643866
15	B	740	670	0.567619
16	C	740	670	0.567619
17	C	1140	773	0.654879
18	C	660	630	0.533731
19	C	590	590	0.499843
20	C	910	715	0.605742
21	C	1140	773	0.654879
22	C	740	670	0.567619
23	C	1010	740	0.626922
24	C	1090	760	0.643866
25	D	1010	740	0.626922
26	D	1090	760	0.643866
27	D	740	670	0.567619
28	D	910	715	0.605742
29	D	1140	773	0.654879
30	D	660	630	0.533731
31	D	590	590	0.499843
32	D	740	670	0.567619
33	D	1140	773	0.654879
34	E	910	715	0.605742
35	E	1140	773	0.654879
36	E	660	630	0.533731

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93		740	670	0.567619
94	L	910	715	0.605742
95	M	1140	773	0.654079
96	M	660	630	0.533731
97	M	590	590	0.499843
98	M	910	715	0.605742
99	M	1140	773	0.654079
100	N	1090	760	0.643066
101	N	1010	740	0.626922
102	N	740	670	0.567619
103	N	910	715	0.605742
104	N	1140	773	0.654079
105	N	590	590	0.499843
106	N	660	630	0.533731
107	N	1140	773	0.654079
108	N	910	715	0.605742
109	O	1010	740	0.626922
110	O	1090	760	0.643066
111	O	740	670	0.567619
112	O	910	715	0.605742
113	O	1140	773	0.654079
114	O	660	630	0.533731
115	O	590	590	0.499843
116	O	910	715	0.605742
117	O	1140	773	0.654079
118	P	1140	773	0.654079
119	P	910	715	0.605742
120	P	660	630	0.533731
121	P	590	590	0.499843
122	P	910	715	0.605742
123	P	1140	773	0.654079
124	Q	910	715	0.605742
125	Q	1140	773	0.654079
126	Q	660	630	0.533731
127	Q	590	590	0.499843
128	Q	910	715	0.605742
129	Q	1140	773	0.654079
130	R	910	715	0.605742
131	R	1140	773	0.654079
132	R	660	630	0.533731
133	R	590	590	0.499843
134	R	910	715	0.605742
135	R	1140	773	0.654079
136	R	740	670	0.567619
137	R	1010	740	0.626922
138	R	1090	760	0.643066
139	A	1041	740	0.626922
140	A	1192	760	0.643066
141	A	760	670	0.567619
142	A	1140	773	0.654079
143	A	936	715	0.605742
144	A	761	630	0.533731
145	A	667	590	0.499843
146	A	1140	773	0.654079
147	A	936	715	0.605742
148	B	1140	773	0.654079

149	B	936	715	0.605742
150	B	751	630	0.533731
151	B	667	590	0.499843
152	B	1140	773	0.654879
153	B	936	715	0.605742
154	B	1192	760	0.643866
155	B	1041	740	0.626922
156	B	750	670	0.567619
157	D	210	715	0.605742
158	D	1140	773	0.654879
159	D	590	590	0.499843
160	D	660	630	0.533731
161	D	910	715	0.605742
162	D	1140	773	0.654879
163	C	910	715	0.605742
164	C	1140	773	0.654879
165	C	590	590	0.499843
166	C	660	630	0.533731
167	C	910	715	0.605742
168	C	1140	773	0.654879
			<u>118,037</u>	<u>99.999975</u>

EXHIBIT "B"
TO
SEVENTH SUPPLEMENT
TO
DECLARATION OF CONDOMINIUM
OF THE
CROSSPOINTE CONDOMINIUM PROJECT
(An Expandable Condominium)

Phase I:

BEGINNING at a point that is 140.0 feet South and 645.20 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, thence South 268.51 feet; to a point on a 122.00 foot radius curve (bearing to the center of curve bears South); thence 158.27 feet along the arc of said curve (chord bearing bears South 52° 50'03" West); to a point on a 15.00 foot radius curve (bearing to the center of curve bears North 74°19'53" West); thence 19.46 feet along the arc of said curve (chord bearing bears South 52°50'04" West); thence West 147.79 feet; to a point on a 40.00 foot radius curve (bearing to the center of curve bears North); thence 23.21 feet along the arc of said curve (chord bearing bears North 73°22'44" West); to a point on a 70.00 foot radius curve (bearing to the center of curve bears South 33°14'32" West); thence 81.23 feet along the arc of said curve (bearing to the center of curve bears West); to a point on a 40.00 foot radius curve (bearing to the center of curve bears North 33°14'32" West); thence 23.21 feet along the arc of said curve (chord bearing bears South 73°22'44" West); thence West 76.79 feet; thence North 15°00'00" West 75.93 feet; thence North 22°27'17" West 32.09 feet; thence East 95.77 feet; thence North 12.23 feet; thence East 163.21 feet; thence North 159.08 feet; thence North 55°57'07" East 171.87 feet; to a point on a 23018.30 foot radius curve (bearing to the center of curve bears North 1°12'56" East); thence 107.62 feet along the arc of said curve (chord bearing bears South 38°55'06" East) to the point of beginning. Contains area of 102303.622 sq. ft. or 2.34857 acres. Basis of bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is N. 89°53'30" E.

Phase II:

BEGINNING at a point that is 126.5 feet South and 1140.64 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 15°00'00" West 91.00 feet, thence South 181.14 feet; to a point on a 10.00 foot radius curve (bearing to the center of curve bears East) thence 15.71 feet along the arc of said curve (chord bearing bears South 45°00'00" East); thence South 2°27'17" East 32.09 feet; thence South 15°00'00" East 75.93 feet; thence West 162.91 feet; thence North 388.00 feet; to a point on a 23018.30 foot radius curve (bearing to the center of curve bears North 2°32'30" East) thence 144.68 feet along the arc of said curve (chord bearing bears South 87°38'19" East) to the point of beginning. Contains area of 50536.312 sq. ft. or 1.16015 acres. Basis of bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is N. 89°53'30" E.

Phase III:

BEGINNING at a point that is 130.0 feet South and 772.00 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 55°57'07" West 171.87 feet; thence South 159.08 feet; thence West 163.21 feet; thence South 12.23 feet; thence West 95.77

feet; to a point on a 10.00 foot radius curve (bearing to the center of curve bears North) thence 15.71 feet along the arc of said curve (chord bearing bears North 45°00'00" West); thence North 181.14 feet; thence North 15°00'00" East 91.00 feet; to a point on a 23018.30 foot radius curve (bearing to the center of curve bears North 2°10'53" East) thence 388.01 feet along the arc of said curve (chord bearing bears South 88°18'05" to the point of beginning. Contains area of 78053.801 sq. ft. or 1.79187 acres. Basis of bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is N. 89°53'30" E.

Phase IV:

BEGINNING at a point that is 430.59 feet South and 600.20 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 70.00 feet; thence East 65.00 feet, thence South 125.00 feet; thence West 156.42 feet; thence North 85°57'10" West 33.57 feet; thence North 45°00'00" West 9.00 feet; to a point on a 122.00 foot radius curve (bearing to the center of curve bears North 45°00'00" East) thence 62.46 feet along the arc of said curve (chord bearing bears North 30°20'03" West); to a point on a 15.00 foot radius curve (bearing to the center of curve bears South 74°19'53" West); thence 19.46 feet along the arc of said curve (chord bearing bears North 52°50'04" West); thence West 147.79 feet; to a point on a 40.00 foot radius curve (bearing to the center of curve bears South); thence 23.21 feet along the arc of said curve (chord bearing bears South 73°22'44" West); to a point on a 70.00 foot radius curve (bearing to the center of curve bears North 33°14'32" West); thence 81.23 feet along the arc of said curve (chord bearing bears West); to a point on a 40.00 foot radius curve (bearing to the center of curve bears South 33°14'32"); thence 23.21 feet along the arc of said curve (chord bearing bears North 73°22'44" West); thence West 239.70 feet; thence North 44.00 feet; thence East 239.70 feet; to a point on a 40.00 foot radius curve (bearing to the center of curve bears North); thence 23.21 feet along the arc of said curve (chord bearing bears North 73°22'44" East); to a point on a 70.00 foot radius curve (bearing to the center of curve bears South 33°14'32" East) thence 81.23 feet along the arc of said curve (chord bearing bears East); to a point on a 40.00 foot radius curve (bearing to the center of curve bears North 33°14'32" East); thence 23.21 feet along the arc of said curve (chord bearing bears South 73°22'44" East); thence East 147.79 feet; to a point on a 15.00 foot radius curve (bearing to the center of curve bears North); thence 19.46 feet along the arc of said curve (chord bearing bears North 52°50'04" East); to a point on a 122.00 foot radius curve (bearing to the center of curve bears South 74°19'53" East); thence 158.27 feet along the arc of said curve (chord bearing bears North 52°50'03" East); thence South 22.00 feet; thence East 45.00 feet to the point of beginning. Contains area of 64090.749 sq. ft. or 1.47132 acres. Basis of bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is North 89°53'30" East.

Phase V:

BEGINNING at a point that is 365.59 feet South and 493.20 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 27.00 feet; to a point on a 32.00 foot radius curve (bearing to the center of curve bears West); thence 23.13 feet along the arc of said curve (chord bearing bears South 20°42'17" West), thence South 86.83 feet; thence West 99.00 feet; thence North 70.00 feet; thence West 45.00 feet; thence North 169.50 feet; thence East 32.00 feet; to a point on a 10.00 foot radius curve (bearing to the center of curve bears East); thence 15.71 feet along the arc of said curve (chord bearing bears North 45°00'00" East); thence East 70.00 feet; thence South 114.50 feet; thence East 40.00 feet to the point of beginning. Contains area of 29104.508 sq. ft. or 0.66815 acres. Basis of bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is N. 89°53'30" East.

Phase VI:

BEGINNING at a point that is 142.95 feet South and 379.20 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 162.00 feet; thence West 36.00 feet; thence South 131.00 feet; thence West 86.00 feet; thence North 22.19 feet; to a point on a 32.00 foot radius curve (bearing to the center of curve bears North 48°35'25" West); thence 23.13 feet along the arc of said curve (chord bearing bears North 20°42'17" East); thence North 27.00 feet; thence

West 40.00 feet; thence North 114.50 feet; thence West 70.00 feet; to a point on a 10.00 radius curve (bearing to the center of curve bears South); thence 15.71 feet along the arc of said curve (chord bearing bears South 45°00'00" West); thence West 32.00 feet; thence North 121.01 feet; to a point on a 23018.30 foot radius curve (bearing to the center of curve bears North 0°56'52" East); thence 266.02 feet along the arc of said curve (chord bearing bears South 89°23'00" East) to the point of beginning. Contains area of 50588.597 sq. ft. or 1.16135 acres. Basis of bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is North 89°53'30" East.

Phase VII

PARCEL 1

BEGINNING at a point that is 170.202 feet South and 170.138 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 4°24'00" East 162.260 feet; thence South 85°36'00" West 50.000 feet; thence North 87°04'30" West 131.827 feet; thence West 76.000 feet; thence North 24.143 feet; thence East 36.000 feet; thence North 162.000 feet; to a point on a 23018.300 foot radius curve (bearing to the center of curve bears North 0°17'08" East); thence 133.490 feet along the arc of said curve (chord bearing bears South 89°52'50" East); thence South 70°21'24" East 80.240 feet to the point of beginning. Contains area of 40370.139 sq. ft. or 0.92677 acres. Basis of bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is N. 89°53'30" E.

PARCEL 2

BEGINNING at a point that is 332.751 feet South and 167.660 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 4°24'00" East 54.000 feet; to a point on a 32.000 foot radius curve (bearing to the center of curve bears South 85°36'00" West); thence 45.239 feet along the arc of said curve (chord bearing bears South 36°06'00" West); thence South 76°36'00" West 151.706 feet; to a point on a 96.126 foot radius curve (bearing to the center of curve bears North 13°24'00" West); thence 22.481 feet along the arc of said curve (chord bearing bears South 83°18'00" West); thence West 71.338 feet; to a point on a 10.000 foot radius curve (bearing to the center of curve bears South); thence 15.708 feet along the arc of said curve (chord bearing bears South 45°00'00" West); thence South 152.643 feet; to a point on a 32.000 foot radius curve (bearing to the center of curve bears West); thence 50.265 feet along the arc of said curve (chord bearing bears South 45°00'00" West); thence West 208.350 feet; to a point on a 39.071 foot radius curve (bearing to the center of curve bears North); thence 30.686 feet along the arc of said curve (chord bearing bears North 67°30'00" West); thence North 45°00'00" West 25.350 feet; thence South 85°57'10" East 33.565 feet; thence East 156.421 feet; thence South 5.000 feet; thence East 64.000 feet; to a point on a 10.000 foot radius curve (bearing to the center of curve bears North); thence 15.708 feet along the arc of said curve (chord bearing bears North 45°00'00" East); thence North 152.643 feet; to a point on a 32.000 foot radius curve (bearing to the center of curve bears East); thence 50.265 feet along the arc of said curve (chord bearing bears North 45°00'00" East); thence East 14.000 feet; thence North 106.857 feet; thence East 37.000 feet; to a point on a 10.000 foot radius curve (bearing to the center of curve bears South); thence 15.708 feet along the arc of said curve (chord bearing bears South 45°00'00" West); thence South 86.857 feet; to a point on a 10.000 foot radius curve (bearing to the center of curve bears East); thence 15.708 feet along the arc of said curve (chord bearing bears South 45°00'00" East); thence East 20.338 feet; to a point on a 74.126 foot radius curve (bearing to the center of curve bears North); thence 17.336 feet along the arc of said curve (chord bearing bears North 83°18'00" East); thence North 76°36'00" East 151.706 feet; to a point on a 10.000 foot radius curve (bearing to the center of curve bears North 13°24'00" West); thence 14.137 feet along the arc of said curve (chord bearing bears North 36°06'00" East); thence North 4°24'00" West 54.000 feet; thence North 85°36'00" East 22.000 feet to the point of beginning. Contains area of 21034.642 sq. ft. or 0.48209 acres. Basis of bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is N. 89°53'30" E.

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CROSSPOINTE CONDOMINIUM PROJECT
(An Expandable Condominium Project)

BEGINNING at a point that is 334.439 feet South and 189.595 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South $4^{\circ} 24' 00''$ East 54.000 feet; to a point on a 10.000 foot radius curve (bearing to the center of curve bears South $85^{\circ} 36' 00''$ West) thence 14.137 feet along the arc of said curve (chord bearing bears South $36^{\circ} 06' 00''$ West); thence South $76^{\circ} 36' 00''$ West 151.706 feet; to a point on a 74.126 foot radius curve (bearing to the center of curve bears North $13^{\circ} 24' 00''$ West) thence 17.336 feet along the arc of said curve (chord bearing bears South $83^{\circ} 18' 00''$ West); thence West 20.338 feet; to a point on a 10.000 foot radius curve (bearing to the center of curve bears North) thence 15.708 feet along the arc of said curve (chord bearing bears North $45^{\circ} 00' 00''$ West); thence North 86.857 feet; to a point on a 10.000 foot radius curve (bearing to the center of curve bears East) thence 15.708 feet along the arc of said curve (chord bearing bears North $45^{\circ} 00' 00''$ East); thence East 39.000 feet; thence South $87^{\circ} 04' 30''$ East 131.827 feet; thence North $85^{\circ} 36' 00''$ East 10.000 feet to the point of beginning. Contains area of 17730.190 sq. ft. or 0.40703 acres. Base of Bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is N. 89 53 30 E.

BY (096) 2864

EXHIBIT "D"
TO
SEVENTH SUPPLEMENT
TO
DECLARATION OF CONDOMINIUM
OF
CROSSPOINTE CONDOMINIUM PROJECT
(An Expandable Condominium Project)

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 and exclusions; any mineral reservations of record and rights incident thereto; all instruments of record which effect 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 of record, any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Phase VIII 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 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 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 Supplement or in the Phase VIII Map recorded concurrently herewith; and to do all things reasonable necessary or proper in connection therewith; and (ii) to improve portions of the 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 Added Parcel or any improvements 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 seven (7) years after the date on which this Supplement is filed for record in the office of the County Recorder of Salt Lake County, Utah.

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