

Landmark Plaza Associates  
6975 N 2200 W  
Park City, Ut 84040

Entry No.	224934
REQUEST OF	Landmark Plaza Assoc
FEE	ALAN SPRIGGS, SUMMIT CO. RECORDER
\$ 7.00	By Susan L. Jensen
RECORDED	9-10-84 at 2:10 M

FIRST AMENDMENT

AMENDED DECLARATION OF CONDOMINIUM

FOR

POWDER WOOD AT LANDMARK

THIS FIRST AMENDMENT TO AMENDED DECLARATION OF CONDOMINIUM is made and executed this 10<sup>th</sup> day of September, 1984, by LANDMARK PLAZA ASSOCIATES, a Utah general partnership (hereinafter referred to as "Declarant").

RECITALS

WHEREAS, on August 16, 198<sup>3</sup>, Declarant caused to be recorded the Declaration of Condominium For Powder Wood at Landmark in the Office of the Recorder of Summit County, Utah, as Entry No. 209624 in Book 269 at Page 692; and

WHEREAS, on June 28, 1984, Declarant caused to be recorded the Amended Declaration of Condominium For Powder Wood at Landmark in the Office of the Recorder of Summit County, Utah, as Entry No. 222015 in Book 304 at Page 184; and

WHEREAS, the legal description of the Powder Wood at Landmark condominium project is attached hereto as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, Declarant is the fee owner of one hundred percent (100%) of the units in the Powder Wood at Landmark condominium project; and

WHEREAS, Declarant wishes to amend Section 16 of the Amended Declaration of Condominium;

NOW, THEREFORE, Declarant does hereby make the following Amendment to the Amended Declaration of Condominium For Powder Wood at Landmark:

Subsections 16(a) and 16(b) are amended to read as follows:

(a) Units to which an aggregate of at least seventy-five percent (75%) of the Percentage Interest appurtenant to the Project have been conveyed by Declarant.

(b) The expiration of three (3) years after the date on which this Declaration is filed for record in the office of the Recorder of Summit County, Utah.

All other provisions of the Amended Declaration of Condominium For Powder Wood at Landmark remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this First Amendment to Amended Declaration of Condominium For Powder Wood at Landmark the day and year first above written.

DECLARANT:

LANDMARK PLAZA ASSOCIATES  
A Utah General Partnership

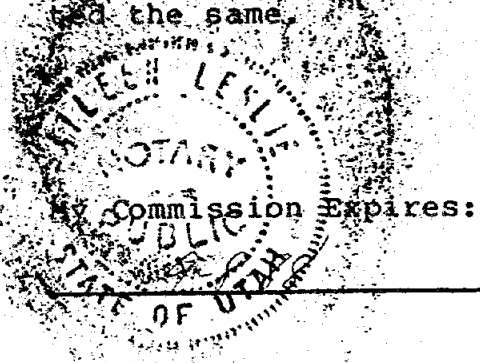
By Michael J. Milner  
The Human Element, A Utah Corporation, as Corporate General Partner, By Its President, Michael J. Milner

ATTEST:

Leon H. Saunders  
LEON H. SAUNDERS  
Managing and General Partner

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF SUMMIT    )

On the 10th day of September, 1984, personally appeared before me MICHAEL J. MILNER and LEON H. SAUNDERS, who being by me duly sworn did say, each for himself, that he, the said MICHAEL J. MILNER, is the President of THE HUMAN ELEMENT, the Corporate General Partner of LANDMARK PLAZA ASSOCIATES, a Utah general partnership, and he, the said LEON H. SAUNDERS, is the Managing and General Partner of LANDMARK PLAZA ASSOCIATES, and that the within and foregoing instrument was signed on behalf of said partnership by authority of the Partnership Agreement or a resolution of the partners, and said MICHAEL J. MILNER and LEON H. SAUNDERS each duly acknowledged to me that said partnership executed the same.



Michael J. Milner  
NOTARY PUBLIC  
Residing at: Salt Lake

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**EXHIBIT "A"**

**Powder Wood at Landmark Condominium Project  
(Real Property Submitted to Act)**

The following described parcel of real property situated in Summit County, State of Utah:

Part of the East Half of Section 13, Township 1 South, Range 3 East, Salt Lake Base and Meridian, in Summit County, Utah, being more particularly described as follows:

Commencing at the southeast corner of the East Half of the East Half of Section 13, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence North  $89^{\circ}40'42''$  West 1348.31 feet to the southwest corner of said half-half section; thence North  $00^{\circ}20'38''$  West along the west line of said half-half section 943.74 feet to the TRUE POINT OF BEGINNING; thence North  $00^{\circ}20'38''$  West along said west line 1822.67 feet to a point on the southwesterly right-of-way line of Kilby Road (formerly the Interstate 80 Frontage Road); thence South  $35^{\circ}42'22''$  East along said right-of-way line 460.14 feet; thence South  $01^{\circ}00'00''$  East 332.42 feet to a point on a 215.00 foot radius curve concave easterly from which the radius bears North  $89^{\circ}00'00''$  East; thence southerly along said curve, through a central angle of  $24^{\circ}10'00''$ , an arc distance of 90.68 feet; thence South  $25^{\circ}10'00''$  East 484.26 feet to a point on a 635.00 foot radius curve concave westerly from which the radius point bears South  $64^{\circ}50'00''$  West; thence southerly along said curve, through a central angle of  $41^{\circ}01'34''$ , an arc distance of 454.69 feet; thence South  $15^{\circ}51'34''$  West 130.06 feet; thence North  $74^{\circ}08'26''$  West 183.96 feet; thence South  $73^{\circ}00'00''$  West 247.13 feet; thence West 77.00 feet to the point of beginning; containing 14.476 acres, more or less.

**EXHIBIT "A"**