

WHEN RECORDED, RETURN TO:
Heidi K. Gordon
VanCott, Bagley, Cornwall & McCarthy
36 S. State Street, Suite 1900
Salt Lake City, UT 84111

11239397
09/07/2011 09:40 AM \$31.00
Book - 9948 Pg - 2995-3001
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SIXTH EAST CONDO ASSOC
60 S 600 E STE 100
SLC UT 84102
BY: ELF, DEPUTY - WI 7 P.

Affects Parcel ID Nos.
16-06-232-001
16-06-232-002
16-06-232-003
16-06-232-004
16-06-232-005
16-06-232-006 ✓
16-06-232-007
16-06-232-008 ✓
16-06-232-009

**FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM**

**SIXTH EAST OFFICE BUILDING
(A COMMERCIAL CONDOMINIUM PROJECT)**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM for the SIXTH EAST OFFICE BUILDING (this "First Amendment"), is executed pursuant to the provisions of the Declaration described in Recital "A" below by all members of the Sixth East Condominium Association (the "Association"), as more fully described herein.

WITNESSETH:

A. The Sixth East Office Building commercial condominium project was created by that certain Declaration of Condominium Sixth East Office Building dated March 11, 1987, and recorded with the Recorder of Salt Lake County, Utah, on November 9, 1988, as Entry No. 4699955 in Book 6080, Page 373 (the "Declaration").

B. Pursuant to Section 19 of the Declaration, the Declaration may be amended by an instrument in writing signed and acknowledged by unit owners who own three-fourths (3/4) or more of the undivided interests in the common areas and facilities.

C. The Association desires to amend the Declaration to, among other things, include within the units certain areas formerly designated as limited common areas.

D. Concurrently with this First Amendment, the Association has recorded or will record the Sixth East Office Building Second Amended record of survey plat (the "Second Amended Plat").

NOW, THEREFORE, the unit owners, all of whom are members of the Association and who collectively own one hundred percent (100%) of the undivided interest in the project, hereby declare and state as follows:

1. Defined Terms and Status of Recitals. Capitalized terms used and not otherwise defined in this First Amendment shall have the meaning or meanings given to them in the Declaration. The Recitals set forth above shall constitute a portion of the terms of this First Amendment.

2. Amendment of Section 4.1. Section 4.1 of the Declaration is hereby deleted in its entirety and amended and restated as follows:

4.1 The units are hereby designated as follows. The spaces in the lower level of the building which were formerly known as limited common area have been finished by owners and are re-designated as part of the following units, depicted on the Second Amended Plat:

<u>Unit No.</u>	<u>Unit Address</u>
50-100	50 South 600 East
50-150	50 South 600 East
50-200	50 South 600 East
50-250	50 South 600 East
60-100	60 South 600 East
60-150	60 South 600 East
60-200	60 South 600 East
60-250	60 South 600 East

For the avoidance of doubt, the limited common areas and storage facilities formerly designated as 50C, 50D, 60A and 60B are now included within the definition of the units, as further detailed in the Second Amended Plat.

3. New Section 4.3. The following is added to the Declaration as Section 4.3:

4.3 The parking units are separate units within the meaning of the Utah Condominium Ownership Act (Utah Code Ann. § 57-8-1 *et seq.*), and are hereby designated as follows:

<u>Parking Unit No.</u>	<u>Appurtenant to Unit No.</u>
P-1	60-100
P-2	60-100
P-3	60-100
P-4	50-150

The parking units are depicted on the Second Amended Plat, filed concurrently with this First Amendment. The owners of the parking units shall maintain such parking units, with twenty-five percent (25%) of the cost of such maintenance attributable to each parking unit. The Association is excluded from any responsibility to maintain the parking units. Further, the owners of the parking units shall have no other ownership interest in the project by virtue of their ownership of the parking units.

4. Amendment of Article 6. Article 6 of the Declaration is hereby amended and restated as follows:

Limited common areas and facilities shall mean and include those portions of the common areas and facilities reserved for the use of one or more but fewer than all units. The limited common areas and facilities are depicted on the Second Amended Plat.


5. Approval by All Unit Owners. This First Amendment is expressly agreed to and approved by all owners of record of units in the Sixth East Office Building, who collectively own one hundred percent (100%) of the undivided interest in said project. Execution of this First Amendment by the owners shall be sufficient evidence of their approval.

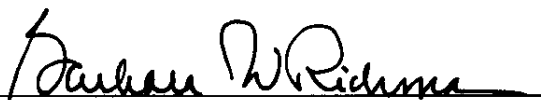
6. Binding Provisions. The provisions of this First Amendment shall be binding upon all parties having any right, title, or interest in the real property covered by the Declaration, as described in Exhibit "A" attached hereto, and their heirs, successors and assigns and shall inure to the benefit of each Owner thereof.

7. Effective Date. This First Amendment shall be effective as of the date of its recordation in the real property records of the Recorder in and for Salt Lake County, Utah.

8. Declaration Remains in Effect. Except as expressly amended by the foregoing, the Declaration shall remain in full force and effect and shall not be cancelled, suspended or otherwise abrogated by the recording of this First Amendment.

IN WITNESS WHEREOF, this First Amendment is hereby executed by the owners of all of the interests in the Sixth East Office Building as of the 22nd day of JANUARY, 2010.


GLEN M. RICHMAN
Unit Nos. 60-100 and 60-200
Ownership Interest: _____


BARBARA W. RICHMAN
Unit Nos. 60-100 and 60-200
Ownership Interest: _____

TESE, LLC
a Utah limited liability company

By: [Signature]
Name: Douglas S. Fox
Title: MANAGER
Unit No. 60-150, 60-250
Ownership Interest: _____

QUAJJA PROPERTIES, LLC
a Utah limited liability company

By: [Signature]
Name: KAY SPATAFORE
Title: PRESIDENT
Unit No. 50-100 50-200
Ownership Interest: _____

UTAH MUNICIPAL FINANCE
COOPERATIVE
a _____

By: [Signature]
Name: Kenneth Bellgale
Title: Executive Director
Unit No. 50-150, 50-250
Ownership Interest: _____

SIXTH EAST CONDOMINIUM
ASSOCIATION
a Utah nonprofit corporation

By: [Signature]
Name: Glen M. Richman
Title: President
Unit No. Common Areas
Ownership Interest: _____

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

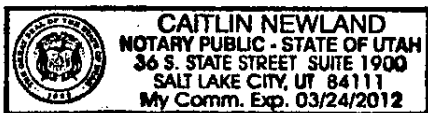
The foregoing instrument was acknowledged before me this 23rd day of January, 2010 by GLEN M. RICHMAN.



Caitlin Newland
Notary Public

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 23rd day of January, 2010 by BARBARA W. RICHMAN.



Caitlin Newland
Notary Public

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

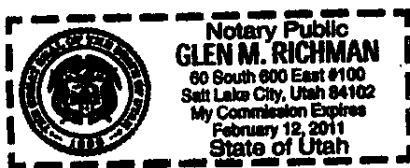
The foregoing instrument was acknowledged before me this 9th day of February, 2010 by TESE, LLC, a Utah limited liability company.



Caitlin Newland
Notary Public

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

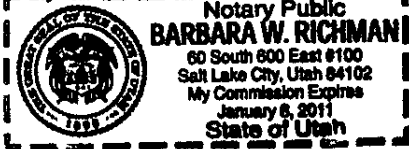
The foregoing instrument was acknowledged before me this 22nd day of JANUARY, 2010 by QUAJJA PROPERTIES, LLC, a Utah limited liability company.



Glen M. Richman
Notary Public

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

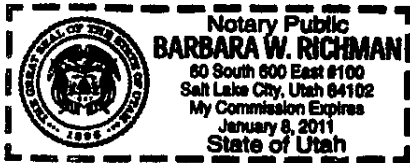
The foregoing instrument was acknowledged before me this 26th day of January, 2010 by LITAH MUNICIPAL FINANCE COOPERATIVE, a _____.



Barbara W. Richman
Notary Public

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 23rd day of January, 2010 by SIXTH EAST CONDOMINIUM ASSOCIATION, a Utah nonprofit corporation.



Barbara W. Richman
Notary Public

EXHIBIT A

Property Description

Beginning at the Northeast corner of Lot 1, Block 61, Plat "B," Salt Lake City Survey, and running thence South 165.00 feet; thence West 165.00 feet; thence North 165.00 feet; thence East 165.00 feet to the point of beginning. Contains 27,225 square feet, or 0.625 acres.

Comprising all of the Units of the Sixth East Office Building, a Commercial Condominium Project, according to the official plat thereof on file in the office of the Salt Lake County Recorder, Utah.