

10781535

AFTER RECORDING PLEASE RETURN TO:
South Jordan Plaza East , LLC
C/O Walt Parcell
248 South State
Orem, UT 84058

10781535
08/20/2009 11:38 AM \$26.00
Book - 9756 Pg - 6066-6069
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN PLAZA EAST
248 S STATE ST
OREM UT 84058
BY: NEH, DEPUTY - WI 4 P.

4-10

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF
SOUTH JORDAN PLAZA EAST OFFICE CONDOMINIUM**

(An Expandable Office Condominium Project)
South Jordan, Utah

THIS AMENDMENT ("Amendment") to the Declaration of the Condominium of South Jordan Plaza East Condominiums, an expandable office condominium project (the "Declaration"), is made effective as of the date of the recording hereof in the Salt Lake County Recorder's Office by South Jordan Plaza East , LLC, a Utah limited liability company ("Declarant"), pursuant to Section 57-8-13.6 of the Utah Condominium Ownership Act.

RECITALS:

- A. On March 15, 2007, Declarant filed the Declaration of Condominium of South Jordan Plaza East, as Entry No. 10034102, in Book 9435, beginning at page 4844 in the official records of the Salt Lake County Recorder, State of Utah, with the Record of Survey Map (the "Plat")
- B. The Plat created a commercial condominium project (the "Condominium Project"), consisting of one (1) Building, for a total of eleven (11) units. As of July 9, 2008, construction on one (1) building, eleven (11) units has been completed. Units completed as of July 9, 2008 will hereafter be known as original plat. (Phase I, Units 101 through 111).
- C. Declarant is the owner of fee simple title to all of the remaining undeveloped land and now desires to amend The Amended Plat. South Jordan Plaza East Amended will add one (1) building, Phase IV will consist of one building which will contain eleven (11) units,
- D. South Jordan Plaza East Phase IV will be recorded concurrently with this Amendment by Declarant in the official records of the Salt Lake County Recorder, State of Utah.

NOW THEREFORE, in pursuance of the foregoing, Declarant declares and certifies as follows:

1. Phases IV. Declarant hereby submits to the provisions of the Utah Condominium Ownership Act, Utah Code Ann. 57-8-1 et seq. (the "Act"), the real property situated in Salt Lake County, Utah, as more particularly described on Exhibit "A". As of the date of this Amendment, Declarant is the sole owner of the Amended Property. The Amended Property hereby submitted to the Act shall be known as South Jordan Plaza East Phase IV, A Commercial Condominium Plat, Amendment of South Jordan Plaza East, and shall be subject to the terms and conditions of the Declaration.

2. Improvements. The improvements to be built on the Amended Plat Property shall consist of one (1) building with a maximum and minimum of eleven (11) units. All improvements constructed on the Amended Plat Property shall be consistent in terms of quality of construction and shall be compatible in terms of principal materials used and architectural style with the structures on the original plat. Each Unit will be provided with one or more parking spaces, which shall be designated as Limited Common Area appurtenant to such Unit.

3. Undivided and Allocated Interests. As specified in Article IV of the Declaration, each Unit Owner shall have an allocated interest in the common area and a percentage of voting rights for all matters of the Condominium Project's owners association; the percentage of voting rights and office condominium fees are as follows:

<u>Unit Number</u>	<u>Approximate Square Feet</u>	<u>Approx. Percentage of Undivided Ownership in Common Areas</u>	<u>Number of Votes</u>
1098 W. South Jordan Parkway (Original – Phase I)			
Unit 101	2208	8.30	2
Unit 102	1278	4.17	1
Unit 103	1276	4.17	1
Unit 104	1271	4.17	1
Unit 105	1270	4.17	1
Unit 106	1270	4.17	1
Unit 107	1270	4.17	1
Unit 108	1275	4.17	1
Unit 109	1276	4.17	1
Unit 110	1276	4.17	1
Unit 111	1471	4.17	1
1086 W. South Jordan Parkway (Amended – Phase IV)			
Unit 101	1479	4.17	1
Unit 102	1172	4.17	1
Unit 103	1208	4.17	1
Unit 104	1208	4.17	1
Unit 105	1203	4.17	1
Unit 106	1156	4.17	1
Unit 107	1209	4.17	1
Unit 108	1209	4.17	1
Unit 109	1209	4.17	1
Unit 110	1207	4.17	1
Unit 111	2560	8.30	2
Total	29961	100	24

EXHIBIT "A"

Beginning at a point South 55° 04' 27" West 53.11 feet from the most easterly corner of South Jordan Plaza East, Phase 1, as recorded with the office of the Salt Lake County Recorders office, said point also being North 923.28 feet, more or less, and West 3115.34 feet, more or less, from the East Quarter of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 17° 07' 11" West 76.06 feet; thence North 72° 45' 28" West 250.38 feet; thence North 70.72 feet; thence North 89° 48' 17" East 45.86 feet; thence South 00° 11' 43" East 0.90 feet; thence South 17° 20' 05" West 8.67 feet; thence South 72° 39' 55" East 13.50 feet; thence North 17° 20' 05" East 4.67 feet; thence South 72° 39' 55" East 213.66 feet to the point of beginning.

27-14-182-012, -013

IN WITNESS WHEREOF, the undersigned, being the Declarant, has caused this instrument to be executed on this 14th day of July, 2008.

DECLARANTS:

SOUTH JORDAN PLAZA EAST, LLC

By: [Signature]
Walter H. Parcell, Managing Member

PFTS, LLC

By: [Signature]
Kyle E. Powell, Managing Member

ITAL, LC

By: [Signature]
Kyle E. Powell, Managing Member

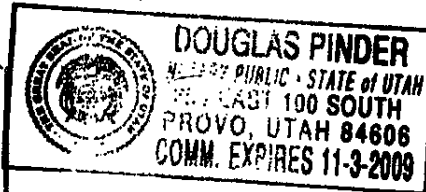
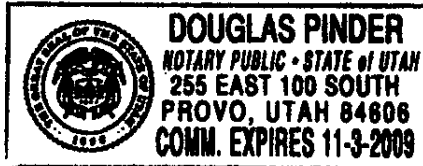
STATE OF UTAH

COUNTY OF UTAH

On 2nd of July, 2009 personally appeared before me, **Walter H. Parcell**, who being by me duly sworn, did say that he is the Managing Member of **SOUTH JORDAN PLAZA EAST, L.C.**, and known to me to be a member(s) or designated agent(s) of the limited liability company that executed the foregoing instrument and acknowledged the aforesaid document to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the aforesaid document and in fact executed said document on behalf of the limited liability company.

[Signature]
NOTARY PUBLIC

My Commission Expires: 11-3-09



STATE OF UTAH

COUNTY OF UTAH

On 2nd of July 2009 personally appeared before me, **Kyle E. Powell**, who being by me duly sworn, did say that he is the Managing Member of **PFTS, LLC and ITAL, LC**, and known to me to be a member(s) or designated agent(s) of the limited liability company that executed the foregoing instrument and acknowledged the aforesaid document to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the aforesaid document and in fact executed said document on behalf of the limited liability company.

[Signature]
NOTARY PUBLIC

My Commission Expires: 11-3-09

