

AFTER RECORDING, PLEASE RETURN TO:

Anita Lockhart  
Wasatch Commercial Management, Inc.  
595 South Riverwoods Parkway, Suite 400  
Logan, Utah 84321

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08/29/2013 03:32 PM \$38.00  
Book - 10173 Pg - 5379-5387  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
LANDMARK TITLE  
BY: CDC, DEPUTY - WI 9 P.

**FIRST AMENDMENT  
TO  
AMENDED AND RESTATED  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
THE WOODLANDS BUSINESS PARK**

THIS FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WOODLANDS BUSINESS PARK (the "Amendment") is made and entered into effective this 28th day of August, 2013, by JDJ PROPERTIES, INC., a Utah corporation ("JDJ"); WOODLANDS III HOLDINGS, LLC, a Utah limited liability company ("Woodlands III"); WOODLANDS IV HOLDINGS, LLC, a Utah limited liability company ("Woodlands IV"); and THE WOODLANDS BUSINESS PARK ASSOCIATION, a Utah non-profit corporation (the "Association"); and is filed to amend that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Woodlands Business Park dated October 11, 2010 and recorded October 15, 2010 as Entry No. 11054044, in Book 9869, at Pages 882-913 in the office of the Salt Lake County Recorder, (the "Declaration").

RECITALS:

A. At the time of the execution and recordation of the Declaration, it was the intention of JDJ, Woodlands III, Woodlands IV, and the Association to include all parcels of real property within the Woodlands Business Park project (the "Project").

B. One parcel of real property within the Project, namely a parcel owned by Woodlands III (the "Woodlands III Parcel") was unintentionally omitted from the description of the Property in the Declaration.

C. The parties now desire to correct this error by expressly including the Woodlands III Parcel as a part of the Property that is subject to the terms and conditions of the Declaration, which was the original intent of all parties at the time of execution and recordation of the Declaration.

NOW, THEREFORE, the Members do hereby agree, by execution of this Amendment, to amend the Declaration in the manner set forth below:

1. Description of the Property. For purposes of the Declaration, as amended by this Amendment, the term "Property" shall mean and refer to certain parcels of real property located in Salt Lake County, Utah, more particularly described on the attached Exhibit "A," which shall supersede and replace, in its entirety, the Exhibit "A" attached to the Declaration.

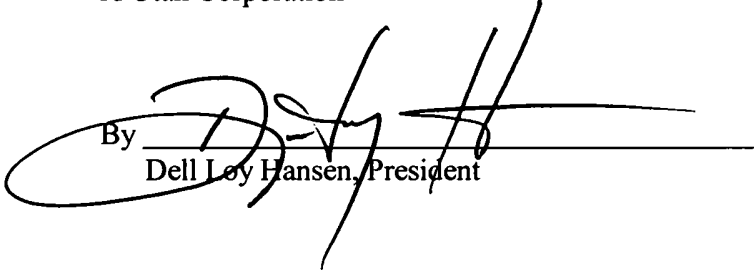
2. Declaration Ratified and Affirmed. The parties do hereby ratify and affirm the Declaration in its entirety, as modified by this Amendment.

[Signature Pages Follow]

DATED as of the date first above written.

**JDJ:**

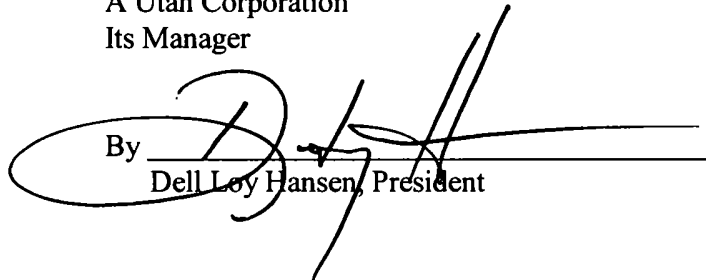
JDJ PROPERTIES, INC.  
A Utah Corporation

By   
Dell Loy Hansen, President

**WOODLANDS III:**

WOODLANDS III HOLDINGS, LLC  
A Utah Limited Liability Company

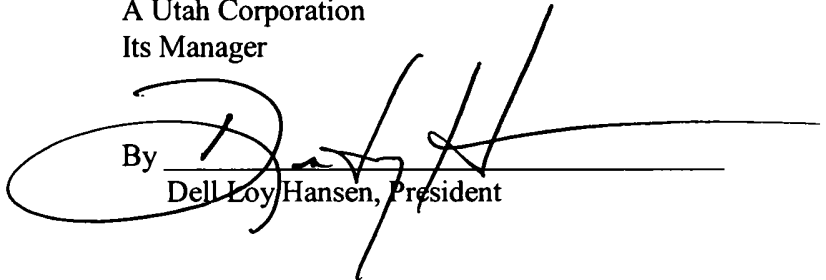
By: WASATCH PROPERTY MANAGEMENT, INC.  
A Utah Corporation  
Its Manager

By   
Dell Loy Hansen, President

**WOODLANDS IV:**

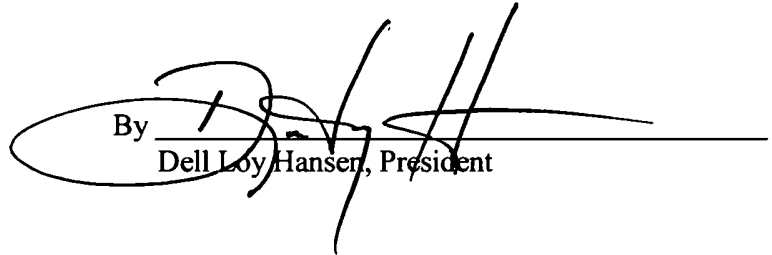
WOODLANDS IV HOLDINGS, LLC  
A Utah Limited Liability Company

By: WASATCH PROPERTY MANAGEMENT, INC.  
A Utah Corporation  
Its Manager

By   
Dell Loy Hansen, President

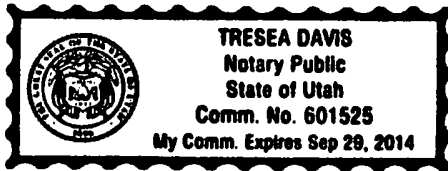
**ASSOCIATION:**

**THE WOODLANDS BUSINESS PARK  
ASSOCIATION  
A Utah Nonprofit Corporation**

By  \_\_\_\_\_  
Dell Loy Hansen, President

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

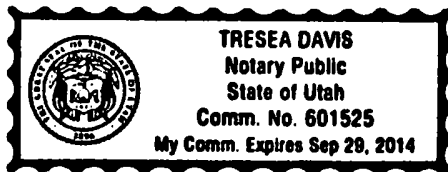
On the 28<sup>th</sup> day of August, 2013, personally appeared before me DELL LOY HANSEN, who, being by me duly sworn, did say that he is the President of JDJ PROPERTIES, INC., and that the foregoing FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WOODLANDS BUSINESS PARK was signed by him on behalf of JDJ PROPERTIES, INC. by authority of a resolution of the Directors or its Bylaws, and DELL LOY HANSEN acknowledged to me that JDJ PROPERTIES, INC. executed the same.



*Tresea Davis*  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

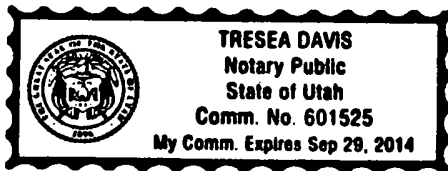
On the 28<sup>th</sup> day of August, 2013, personally appeared before me DELL LOY HANSEN, who, being by me duly sworn, did say that he is the President of WASATCH PROPERTY MANAGEMENT, INC., which is the Manager of WOODLANDS III HOLDINGS, LLC, and that the foregoing FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WOODLANDS BUSINESS PARK was signed on behalf of WOODLANDS III HOLDINGS, LLC by authority of a resolution of the Members or its Operating Agreement, and DELL LOY HANSEN acknowledged to me that WOODLANDS III HOLDINGS, LLC executed the same.




*Tresea Davis*  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

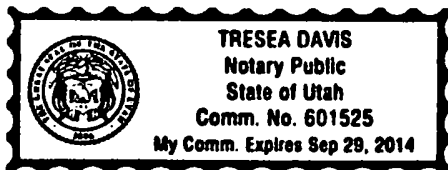
On the 28<sup>th</sup> day of August, 2013, personally appeared before me DELL LOY HANSEN, who, being by me duly sworn, did say that he is the President of WASATCH PROPERTY MANAGEMENT, INC., which is the Manager of WOODLANDS IV HOLDINGS, LLC, and that the foregoing FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WOODLANDS BUSINESS PARK was signed on behalf of WOODLANDS IV HOLDINGS, LLC by authority of a resolution of the Members or its Operating Agreement, and DELL LOY HANSEN acknowledged to me that WOODLANDS IV HOLDINGS, LLC executed the same.

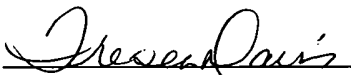


  
NOTARY PUBLIC

STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

On the 28<sup>th</sup> day of August, 2013, personally appeared before me DELL LOY HANSEN, who, being by me duly sworn, did say that he is the President of THE WOODLANDS BUSINESS PARK ASSOCIATION, and that the foregoing FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WOODLANDS BUSINESS PARK was signed by him on behalf of THE WOODLANDS BUSINESS PARK ASSOCIATION by authority of a resolution of the Trustees or its Bylaws, and DELL LOY HANSEN acknowledged to me that THE WOODLANDS BUSINESS PARK ASSOCIATION executed the same.



  
NOTARY PUBLIC

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION OF PROPERTY**

#### **Parcel 1A:**

Parcel 1A, within THE WOODLANDS BUSINESS PARK 2ND AMENDED, a Commercial Planned Unit Development, located in Block 5, Ten Acre Plat "A", Big Field Survey, being recorded December 23, 1988, as Entry No. 4717916, in Book 88-12, at Page 123, in the Office of the Salt Lake County Recorder, State of Utah. (16-32-352-061)

#### **Parcel 1B:**

Parcel 1B, within THE WOODLANDS BUSINESS PARK 2ND AMENDED, a Commercial Planned Unit Development, located in Block 5, Ten Acre Plat "A", Big Field Survey, being recorded December 23, 1988, as Entry No. 4717916, in Book 88-12, at Page 123, in the Office of the Salt Lake County Recorder, State of Utah. (16-32-352-060)

#### **Parcel 2:**

Parcel 2, within THE WOODLANDS BUSINESS PARK 2ND AMENDED, a Commercial Planned Unit Development, located in Block 5, Ten Acre Plat "A", Big Field Survey, being recorded December 23, 1988, as Entry No. 4717916, in Book 88-12, at Page 123, in the Office of the Salt Lake County Recorder, State of Utah. (16-32-352-057)

#### **Parcel 3:**

Parcel 3, within THE WOODLANDS BUSINESS PARK 2ND AMENDED, a Commercial Planned Unit Development, located in Block 5, Ten Acre Plat "A", Big Field Survey, being recorded December 23, 1988, as Entry No. 4717916, in Book 88-12, at Page 123, in the Office of the Salt Lake County Recorder, State of Utah. (16-32-352-062)

#### **Parcel 4:**

Parcel 4, within THE WOODLANDS BUSINESS PARK 2ND AMENDED, a Commercial Planned Unit Development, located in Block 5, Ten Acre Plat "A", Big Field Survey, being recorded December 23, 1988, as Entry No. 4717916, in Book 88-12, at Page 123, in the Office of the Salt Lake County Recorder, State of Utah. (16-32-352-059)

**Parcel 5:**

Parcel 5 of THE WOODLANDS BUSINESS PARK 2ND AMENDED, a Commercial Planned Unit Development, according to the official plat thereof, filed in Book "88-12" of Plats, at Page 123 of the Official Records of the Salt Lake County Recorder, State of Utah. (16-32-352-058)

**Parcel 5A, COMMON AREA PARCEL:**

Common Area within THE WOODLANDS BUSINESS PARK 2ND AMENDED, a Commercial Planned Unit Development, according to the Official Plat recorded December 23, 1988, as Entry No. 4717916, in Book 88-12, at Page 123 of Official Records as shown in that certain Special Warranty Deed recorded June 20, 1984, as Entry No. 3957742, in Book 5566, at Page 2336 of Official Records. (16-32-352-063)

**Parcel 6A, NORTH TRACT WOODLANDS BUSINESS PARK EAST PARCEL:**

Beginning at the Southwest corner of Lot 9, Block 5, Ten Acre Plat "A", Big Field Survey, and running thence North 0°14'13" East along the East line of 700 East Street 220.97 feet; thence South 89°57'56" East 150.00 feet; thence North 0°13'23" East 65.00 feet; thence South 89°57'38" East 110.00 feet; thence South 0°02'22" West 208.635 feet to a point on a curve to the left, the radius point of which bears South 15°30'15" East 622.03 feet; thence Southwesterly along the arc of said curve 189.008 feet; thence North 89°58'24" West 89.30 feet to the point of beginning. (16-32-352-011, 16-32-352-012, 16-32-352-013)

**Parcel 6B, NORTH TRACT WOODLAND BUSINESS PARK WEST PARCEL:**

Beginning at a point North 0°14'13" East along the East line of 700 East Street 220.97 feet and South 89°51'36" East 150.00 feet and North 0°13'23" East 65.00 feet and South 89°57'38" East 110.00 feet from the Southwest corner Lot 9, Block 5, Ten Acre Plat "A", Big Field Survey, and running thence South 89°57'38" East 285.26 feet; thence South 0°11'14" West 17.30 feet; thence South 85°34'00" East 220.80 feet; thence South 0°9'59" West 251.59 feet to the Southeast corner Lot 9, Block 5, Ten Acre Plat "A", Big Field Survey, said point also being on a curve to the left, the radius point of which bears South 32°58'02" West 622.08 feet; thence Westerly along the arc of said curve 526.228 feet; thence North 0°02'22" East 208.635 feet to the point of beginning. (16-32-352-013)

**Parcel 7, NORTH TRACT WOODLANDS BUSINESS PARK ADDITION:**

Beginning at a point 221 feet North and 150 feet East from the Southwest corner of Lot 9, Block 5, Ten Acre Plat "A", Big Field Survey, and running thence North 30.00 feet; thence West 80.00 feet; thence South 30.00 feet; thence East 80.00 feet to the point of beginning. (16-32-352-068)



**Parcel 8A:**

Beginning 187.1 feet South from the Northwest corner of Lot 9, Block 5, Ten Acre Plat "A", Big Field Survey, and running thence South 100 feet; thence East 282.67 feet; thence North 1°22' West 100 feet, more or less, to a point due East from beginning; thence West 280 feet to the point of beginning.

Less and excepting the following:

Beginning on the East line of 700 East Street at a point which lies South 0°14'13" West 187.10 feet from the Northwest corner of Lot 9, Block 5, Ten Acre Plat "A", Big Field Survey, said point also lying South 0°14'13" West 220.10 feet and South 89°45'47" East 33.00 feet from the Salt Lake County Brasscap Monument at the intersection of 700 East and 3900 South Streets; and running thence South 89°57'58" East 201.00 feet to the Southeast corner of a parcel of land described in a Warranty Deed recorded as Entry No. 3908986, in Book 5534, at Page 353, in the Office of the Salt Lake County Recorder; thence South 0°14'13" West 65.00 feet thence North 89°57'58" West 201.00 feet to said East line; thence along said East line North 0°14'13" East 65.00 feet to the point of beginning. (16-32-352-066)

**Parcel 8B:**

Beginning 221 feet North from the Southwest corner of Lot 9, Block 5, Ten Acre Plat "A", Big Field Survey, thence East 150 feet; thence North 65.58 feet; thence West 150 feet; thence South 65.58 feet to the point of beginning.

Less and excepting therefrom the following:

Beginning at a point 221 feet North and 150 feet East from the Southwest corner of Lot 9, Block 5, Ten Acre Plat "A", Big Field Survey, and running thence North 30.00 feet; thence West 80.00 feet; thence South 30.00 feet; thence East 80.00 feet to the point of beginning. (16-32-352-067)