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Book - 10253 Pg - 1674-1680
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
COMPLEX 613 LLC
BY: TCA, DEPUTY - WI 7 P.

**AMENDMENT TO DECLARATION OF
CONDOMINIUM COMPLEX 613 CONDOMINIUM PROJECT**

This Amendment is made and executed this 9th day of JANUARY, 2014, by Complex 613, LLC AND The Complex 613 Condominium Owners Association, Inc. (the "Association").

Recitals

A. The DECLARATION OF CONDOMINIUM COMPLEX 613 CONDOMINIUM PROJECT was recorded on September 14, 2007 in the Salt Lake County Recorder's office as Entry No. 10222590 in Book 9515 beginning at Page 3373 (the "Enabling Declaration").

B. The initial Plat for the Project was recorded in the Salt Lake County Recorder's office as Entry No. 10222589 in Book 2007P beginning at Page 366.

C. Unless otherwise set forth herein, defined terms used in this Amendment shall have the same meaning as that set forth in the Enabling Declaration

D. This Amendment affects the real property located in Salt Lake County, Utah described with particularity on Exhibit A attached hereto and incorporated herein by this reference. This is the same real property identified on Exhibit A to the Enabling Declaration.

E. The Association is amending the Plat related to Building B of the Project. The amended Plat is attached hereto as Exhibit B. The amended Plat shall take effect upon it being recorded with the Salt Lake County Recorder's office and shall be incorporated into the definition of the term "Map" of Article I, Section 1.01(ff) of the Enabling Declaration.

F. The purpose of this Amendment is to amend the percentages of Common Area and Limited Common Area allocated to each Unit in Building B of the Project in Exhibit C of the Enabling Declaration to correspond with the size of the Units set forth on the amended Plat for Building B.

NOW, THEREFORE, pursuant to the foregoing Recitals which are incorporated herein by reference, the Association hereby makes and executes this AMENDMENT TO DECLARATION OF CONDOMINIUM COMPLEX 613 CONDOMINIUM PROJECT (this "Amendment"), which shall be effective as of its recording date.

1. Amendment. The document attached to this Amendment and identified as Exhibit C shall replace the Exhibit C attached to the Enabling Declaration. The percentages of Common Area and Limited Common Area allocated to each Unit in the Project are expressed as the percentages set forth in the document attached to this Amendment and identified as Exhibit C.

2. **Conflicts.** All remaining provisions of the Enabling Declaration and any prior amendments not specifically amended in this Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this Amendment and the provisions of the Enabling Declaration or any prior amendments, the provisions of this Amendment shall govern and control in all respects.

3. **Effective Date.** This Amendment to the Enabling Declaration is effective when recorded.

IN WITNESS THEREOF, the undersigned Owners of the Units hereby adopt and approve this Amendment.

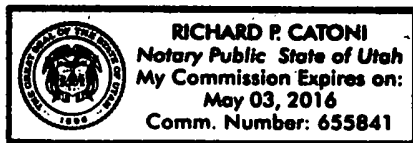
COMPLEX 613, LLC

Owner of Units A1, A2, A3, A4, B1, B2, B3, B4, B6, B7, B8, B13, B14, B15, and B16.

By: Dean G. Duncan Dated this 15 day of AUGUST, 2014.
Its: Manager DEAN G. DUNCAN

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

On the 15 day of August, 2014, personally appeared before me Dean G. Duncan, the signer of the foregoing AMENDMENT TO DECLARATION OF CONDOMINIUM COMPLEX 613 CONDOMINIUM PROJECT on behalf of Complex 613, LLC, who duly acknowledged to me that he/she executed the same.



Richard P. Catoni
Notary Public

GLEASON PROPERTIES LLC

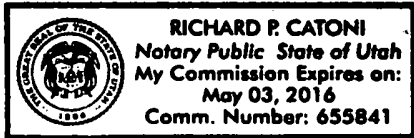
Owner of Unit B5.

By: M Gleason
Its: owner

Dated this 15 day of August, 2014.

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

On the 15 day of August, 2014, personally appeared before me CYUDMILA Gleason, the signer of the foregoing AMENDMENT TO DECLARATION OF CONDOMINIUM COMPLEX 613 CONDOMINIUM PROJECT on behalf of Gleason Properties LLC, who duly acknowledged to me that he/she executed the same.



Richard P. Catoni
Notary Public

HUNTSMAN & LOFGRAN HOLDINGS, LLC

Owner of Units B9, B10, B11, and B12.

By: Michael R. Lofgran
Its: Member

Dated this 15 day of August, 2014.

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

On the 15 day of August, 2014, personally appeared before me Michael Lofgran, the signer of the foregoing AMENDMENT TO DECLARATION OF CONDOMINIUM COMPLEX 613 CONDOMINIUM PROJECT on behalf of Huntsman & Lofgran Holdings, LLC, who duly acknowledged to me that he/she executed the same.

Mary E. Carlson
Notary Public



EXHIBIT A

Legal Description of the Land

BEGINNING AT A POINT SOUTH 00°13'17" EAST 1218.61 FEET AND WEST 394.35 FEET AND NORTH 02°00'00" WEST 45.07 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 02°00'00" WEST 544.55 FEET; THENCE SOUTH 89°41'36" WEST 99.45 FEET; THENCE NORTH 88°21'56" WEST 29.29 FEET; THENCE SOUTH 02°00'00" EAST 317.90 FEET; THENCE EAST 10.00 FEET; THENCE SOUTH 02°00'00" EAST 120.00 FEET; THENCE EAST 11.06 FEET; THENCE SOUTH 02°00'00" EAST 108.00 FEET; THENCE EAST 92.60 FEET; THENCE NORTH 86°02'23" EAST 15.05 FEET TO THE POINT OF BEGINNING.
CONTAINS 66,679 SQ. FT. (1.531 ACRES)

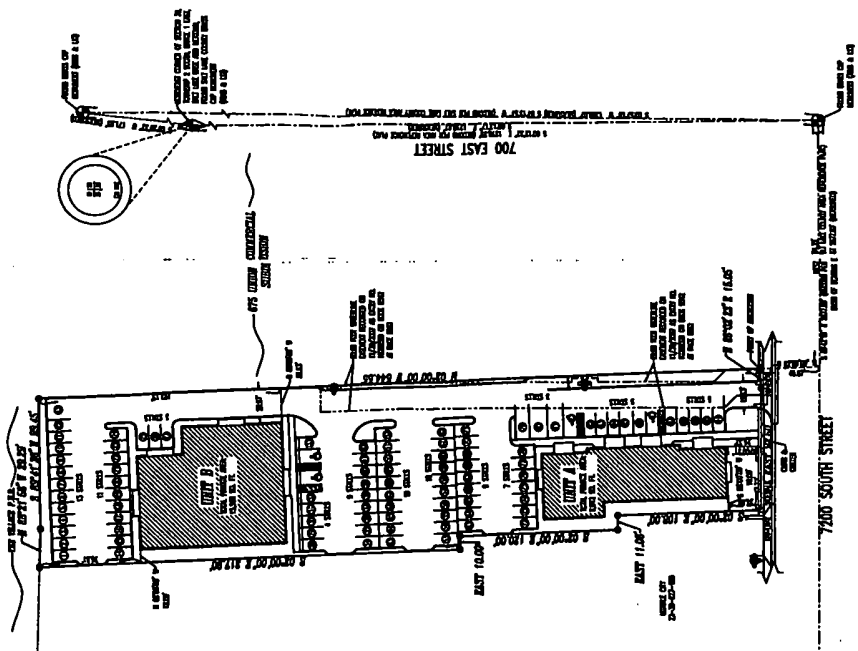
COMPLEX 613 AMENDED

A UTAH CONDOMINIUM PROJECT
 AMENDING UNITS B1-B4 AND UNITS B13-B14
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



SCALE: 1" = 40'

DEFINITIONS:
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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UNIT	AREA	AREA
1	111.00	111.00
2	111.00	111.00
3	111.00	111.00
4	111.00	111.00
5	111.00	111.00
6	111.00	111.00
7	111.00	111.00
8	111.00	111.00
9	111.00	111.00
10	111.00	111.00
11	111.00	111.00
12	111.00	111.00
13	111.00	111.00
14	111.00	111.00
15	111.00	111.00
16	111.00	111.00
17	111.00	111.00
18	111.00	111.00
19	111.00	111.00
20	111.00	111.00
21	111.00	111.00
22	111.00	111.00
23	111.00	111.00
24	111.00	111.00
25	111.00	111.00
26	111.00	111.00
27	111.00	111.00
28	111.00	111.00
29	111.00	111.00
30	111.00	111.00



VICINITY MAP

ACKNOWLEDGMENT

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Salt Lake, State of Utah, and that the same is a true and correct copy of the original as the same appears in the records of the County of Salt Lake, State of Utah, and that the same is a true and correct copy of the original as the same appears in the records of the County of Salt Lake, State of Utah.

ACKNOWLEDGMENT

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McNEIL ENGINEERING
 1000 S. 1000 E. SUITE 100
 SALT LAKE CITY, UTAH 84143
 (801) 466-1111
 www.mcneileng.com

APPROVED BY: _____
 TITLE: _____
 CITY PLANNING COMMISSION

APPROVED BY: _____
 TITLE: _____
 CITY ENGINEER

APPROVED BY: _____
 TITLE: _____
 SALT LAKE VALLEY HEARD BOARD

APPROVED BY: _____
 TITLE: _____
 CITY ATTORNEY

APPROVED BY: _____
 TITLE: _____
 JUVENILE CITY COUNCIL

APPROVED BY: _____
 TITLE: _____
 SALT LAKE COUNTY RECORDS

COMPLEX 613 AMENDED

A UTAH CONDOMINIUM PROJECT

AMENDING UNITS B1-B4 AND B13-B14
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 30,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

STATE OF UTAH } ss.
 COUNTY OF SALT LAKE }
 I, _____, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Salt Lake, State of Utah, and that the same is a true and correct copy of the original as the same appears in the records of the County of Salt Lake, State of Utah.

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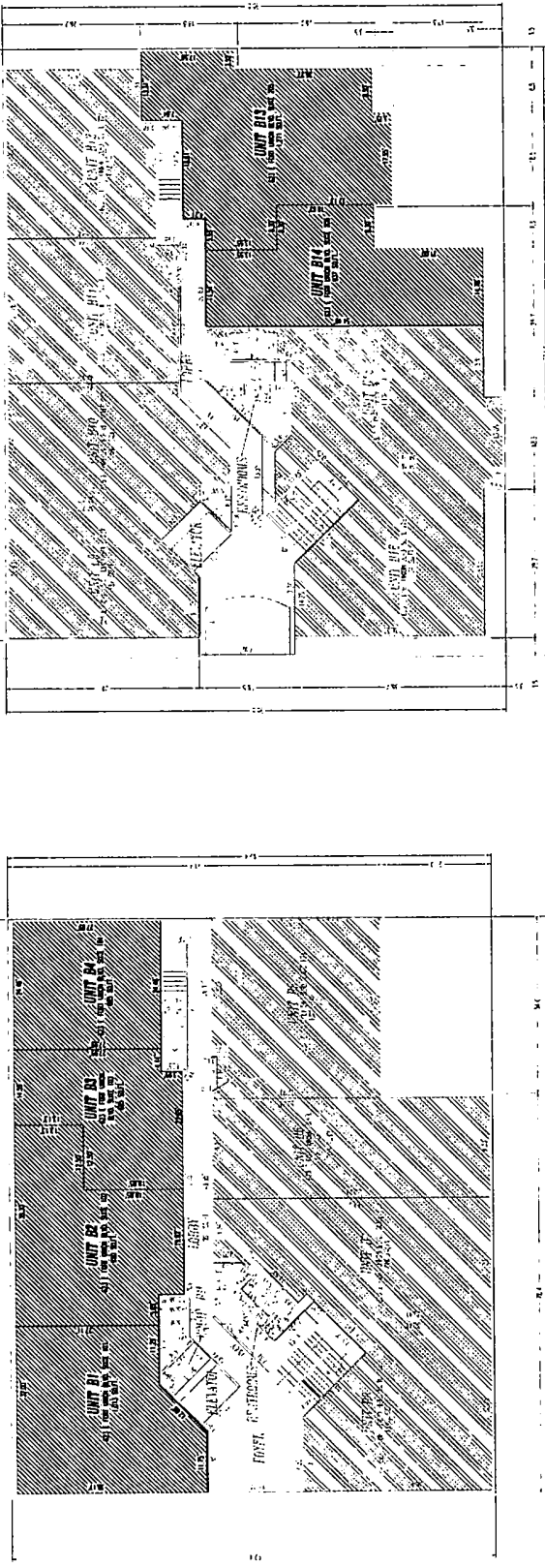
STATE OF UTAH } ss.
 COUNTY OF SALT LAKE }
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STATE OF UTAH } ss.
 COUNTY OF SALT LAKE }
 I, _____, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Salt Lake, State of Utah, and that the same is a true and correct copy of the original as the same appears in the records of the County of Salt Lake, State of Utah.

COMPLEX 613 AMENDED

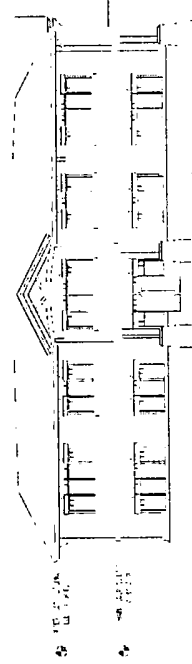
A UTAH CONDOMINIUM PROJECT

AMENDING UNITS B1-B4 AND UNITS B13-B14
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE
 BASE AND MERIDIAN 23 EAST FORT UNION BLV., MIDVALE, UTAH

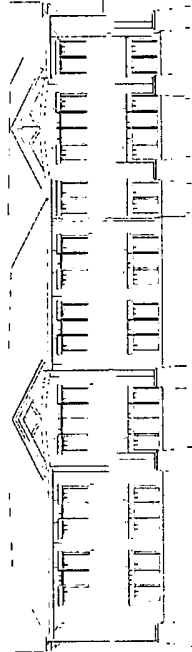


BUILDING "B" MAIN FLOOR
 TOTAL FINISH AREA: 2,946 SQ. FT.

BUILDING "B" UPPER FLOOR
 TOTAL FINISH AREA: 2,946 SQ. FT.

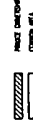



BUILDING "B" SOUTH SIDE

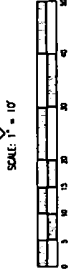


BUILDING "B" EAST SIDE

LEGEND




MCNEIL GROUP
 ARCHITECTS FOR THE FUTURE
 1000 WEST 1000 SOUTH
 MIDVALE, UTAH 84042
 TEL: 801.488.1111
 WWW.MCNEILGROUP.COM



SHEET 2 OF 2
 RECORDED
 DATE OF FILE: _____ COUNTY OF SALT LAKE, RECORD AND FILE IN THE BOOK OF _____
 PAGE _____ OF _____
 BY _____
 FOR THE CLIENT RECORDS

EXHIBIT C

Unit #	Percent of Common Area Allocation	Percent of Limited Com. Area Building A	Percent of Limited Com. Area Building B
A1	6.97%	25.00%	
A2	6.97%	25.00%	
A3	6.97%	25.00%	
A4	6.97%	25.00%	
B1	4.70%		6.51%
B2	4.45%		6.17%
B3	3.18%		4.40%
B4	3.18%		4.40%
B5	5.09%		7.05%
B6	4.74%		6.57%
B7	4.91%		6.81%
B8	4.91%		6.81%
B9	4.13%		5.73%
B10	4.11%		5.69%
B11	4.13%		5.73%
B12	4.13%		5.73%
B13	5.89%		8.17%
B14	4.34%		6.02%
B15	5.12%		7.09%
B16	5.12%		7.09%
Total	100.00%	100.00%	100.00%