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Book - 10323 Pg - 2820-2837
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
PARR BROWN GEE & LOVELESS
101 S 2ND EAST #700
SLC UT 84101
BY: TJA, DEPUTY - WI 18 P.

When Recorded, Mail to:

Locke Avenues, LLC
c/o Alex Hertz
3500 Lenox Rd NE, Ste 200
Atlanta, GA 30326-4237

Space Above for Recorder's Use

**THIRD AMENDMENT AND SUPPLEMENT
TO
DECLARATION OF CONDOMINIUM
FOR
THE AVENUES CONDOMINIUMS EAST,
AN EXPANDABLE UTAH CONDOMINIUM PROJECT**

This Third Amendment and Supplement to Declaration of Condominium ("**Supplement and Amendment**") is executed as of May 12, 2015, by The Avenues Condominiums East Association, Inc., a Utah nonprofit corporation ("**Association**") and Locke Avenues, LLC, a Georgia limited liability company ("**Declarant**").

RECITALS

A. Declarant executed that certain Declaration of Condominium for the Avenues Condominiums East, an Expandable Utah Condominium Project, dated October 29, 2008 and recorded on October 30, 2008, as Entry No. 10552401 in Book 9655 at Page 3733 in the official records of Salt Lake County, Utah, as amended by that certain Amendment to Declaration of Condominiums East, an Expandable Utah Condominium Project dated March 2, 2012 and recorded on June 21, 2012 as Entry No. 11414892, in Book 10028, at Page 3455, and as further amended by that certain Second Amendment to Declaration of Condominiums recorded on March 27, 2015 as Entry No. 12019158, in Book 10309 at Page 2371 (collectively, the "**Declaration**"), affecting that certain real property identified on Exhibit A to this Supplement and Amendment. Any capitalized term used but not defined in this Supplement and Amendment will have the meaning attributed to it in the Declaration.

B. Article 12 of the Declaration provides that the Additional Land may be added to the Project. The Additional Land is described on Exhibit B attached hereto.

C. Declarant desires to add all of the Additional Land to the Project.

D. In connection with the addition of the Additional Land, Declarant and the Association desire to re-designate the six (6) westernmost parking stalls in the Project (the "**Remaining Parking Stalls**") as Limited Common Areas and assign the Remaining Parking Stalls for the exclusive use of the Units in connection with the addition of the Additional Land. Declarant and the Association also desire to take the opportunity to correct certain assignments of the Parking Stalls.

E. Simultaneously with the recording of this Supplement and Amendment, Declarant shall record that certain Condominium Plat titled "Avenues Condominiums East Second Amended, a Utah Condominium Project", consisting of 6 sheets, and prepared by Gregory R. Wolbach, a registered Utah land surveyor holding Certificate No. 187788 attached to this Supplement and Amendment as Exhibit C (the "**Amended Plat**"), which Amended Plat depicts the re-designation of certain Remaining Parking Stalls as Limited Common Areas as well as satisfies the requirements of Utah Code Ann. 57-8-13(2).

F. This Supplement and Amendment constitutes the supplemental declaration required by Utah Code Ann. 57-8-13(3).

DECLARATION

1. **Additional Land.** Pursuant to Article 12 of the Declaration and Utah Code Ann. 57-8-13, Declarant hereby declares that the Additional Land is added to the Project. All information necessary to comply with Utah Code Ann. 57-8-13(1) and Section 12.4 of the Declaration are depicted on the Amended Plat. The unit numbers of each Unit created by the addition of the Additional Land is given on Exhibit D and depicted on the Amended Plat. Any Limited Common Areas created out of the Additional Land are shown on the Amended Plat.

2. **Voting Interests and Interest in Common Areas.** Each Unit (including all Units created out of the Additional Land) shall enjoy an undivided interest in the Common Areas, which interest is expressed as a percentage and will be equal to the ratio of the floor area of the Unit to the aggregate floor area of all Units in the Project as shown on Exhibit E attached hereto. Exhibit "B" to the Declaration is hereby deleted in its entirety and replaced with Exhibit E attached hereto and incorporated herein.

3. **Designation.** The Remaining Parking Stalls are hereby re-designated to be Limited Common Areas. The Amended Plat (i) depicts the Remaining Parking Stalls that are now Limited Common Areas; (ii) designates the Unit to which each Parking Stall is assigned; and (iii) corrects certain assignment of the Parking Stalls made previous to this Supplement and Amendment.

4. **Amended Plat References.** All references to the Plat in the Declaration shall hereinafter be in reference to the Amended Plat.

5. **Effect of Amendment.** Except as modified by this Supplement and Amendment, the Declaration remains in full force and effect.

6. **Interpretation.** The captions in this Supplement and Amendment are for convenience only and will not affect the interpretation of this Supplement and Amendment. Whenever the context requires, the singular will include the plural, the plural will include the singular, the whole will include any part thereof, and any gender will include both other genders. The invalidity or unenforceability of any portion of this Supplement and Amendment will not affect the validity or enforceability of the remainder.

7. **Effective Date.** This Supplement and Amendment and the Amended Plat will take effect when recorded in the official records of Salt Lake County, Utah.

8. Eligible First Mortgagees. To the Association's actual knowledge, there are no Eligible First Mortgagees.

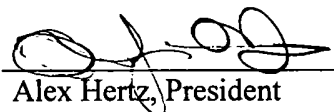
[Signatures and Acknowledgement Follow]

IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the date first mentioned above.

Locke Avenues, LLC,
a Georgia limited liability company, by its manager:

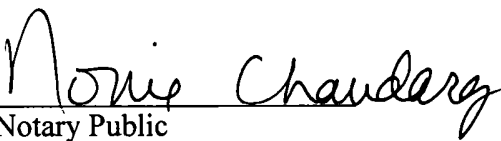
Locke Investment & Development, LLC, a Georgia limited liability company, by its manager:

Locke Property Investments, Incorporated, a Georgia corporation

By: 
Alex Hertz, President

State of Georgia)
County of Fulton) ss.

The foregoing instrument was acknowledged before me on April 15, 2015, by Alex Hertz, president of Locke Property Investments, Incorporated, a manager of Locke Investment & Development, LLC, the manager of Locke Avenues, LLC.


Notary Public

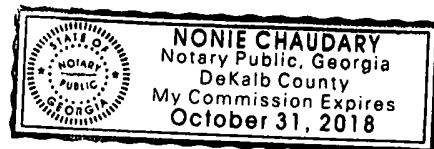


EXHIBIT A

Condominium Project

The condominium project to which the foregoing Amendment applies is the condominium project referred to in the Declaration (identified in the Recitals to the foregoing Amendment) and affects certain land located in Salt Lake County, Utah, and more particularly described as follows:

Beginning at the southeast corner of Lot 1, in Block 14 Plat "G" Salt Lake City Survey, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, Utah; thence south 89°59'53" west a distance of 165.00 feet; thence north 00°00'24" west a distance of 201.00 feet; thence north 89°59'53" east a distance of 49.50 feet; thence south 00°00'24" east a distance of 3.00 feet; thence north 89°59'53" east a distance of 57.75 feet; thence north 00°00'24" west a distance of 23.00 feet; thence north 89°59'53" east a distance of 57.75 feet; thence south 00°00'24" east a distance of 221.00 feet to the point of beginning.

Also described as: Units 61-1 through 61-6, Units 69-1 through 69-6, Units 1121-1 through 1121-6 and Units 1135-1 through 1135-7, contained within the Avenues Condominiums East – an Expandable Utah Condominium Project as identified on the Official Plat thereof on file in the Salt Lake County Recorder's Office (recorded October 30, 2008 in Book 2008P of Plats at Page 278) and as further defined and described in the Declaration, TOGETHER WITH all common areas and facilities and limited common areas and facilities more particularly described in the Declaration and any amendments and/or supplements thereto.

[For reference only, Tax Parcel Nos: 09-32-491-014; 09-32-491-015; 09-32-491-016; 09-32-491-017; 09-32-491-018; 09-32-491-019; 09-32-491-020; 09-32-491-021; 09-32-491-022; 09-32-491-023; 09-32-491-024; 09-32-491-025; 09-32-491-001; 09-32-491-002; 09-32-491-003; 09-32-491-004; 09-32-491-005; 09-32-491-006; 09-32-491-007; 09-32-491-008; 09-32-491-009; 09-32-491-010; 09-32-491-011; 09-32-491-012; 09-32-491-013; 09-32-491-026]

EXHIBIT B

Additional Land

Land located in Salt Lake County, Utah, and more particularly described as follows:

Beginning at the Southeast corner of Lot 2, Block 14, Plat "G", Salt Lake City Survey, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, Salt Lake County, Utah; thence West 3 rods; thence North 7.5 rods; thence East 3 rods; thence South 7.5 rods to the point of beginning.

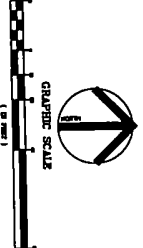
Also described as: Beginning at the Southeast corner of Lot 2 in Block 14, Plat "G", Salt Lake City Survey, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, Utah; thence south 89°59'53" west a distance of 49.50 feet; thence north 00°00'24" west a distance of 123.75 feet; thence north 89°59'53" east a distance of 49.50 feet; thence south 00°00'24" east a distance of 123.75 feet to the point of beginning.

[For reference purposes only, affects Tax Parcel No: 09-32-481-016]

EXHIBIT C
Amended Plat

Exhibit C

BK 10323 PG 2827



Overall Areas table with columns: LOT NUMBER, AREA, PERCENTAGE OF TOTAL AREA, and COMMENTS. It lists lots 1 through 14 and their respective areas and percentages.

Overall Areas table with columns: LOT NUMBER, AREA, PERCENTAGE OF TOTAL AREA, and COMMENTS. It lists lots 1 through 14 and their respective areas and percentages.

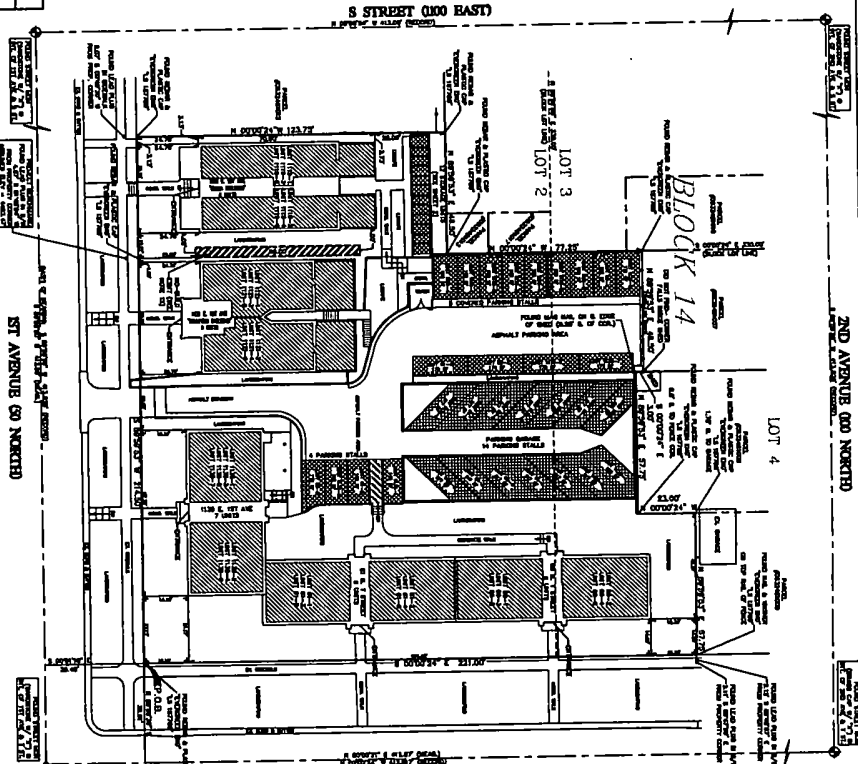


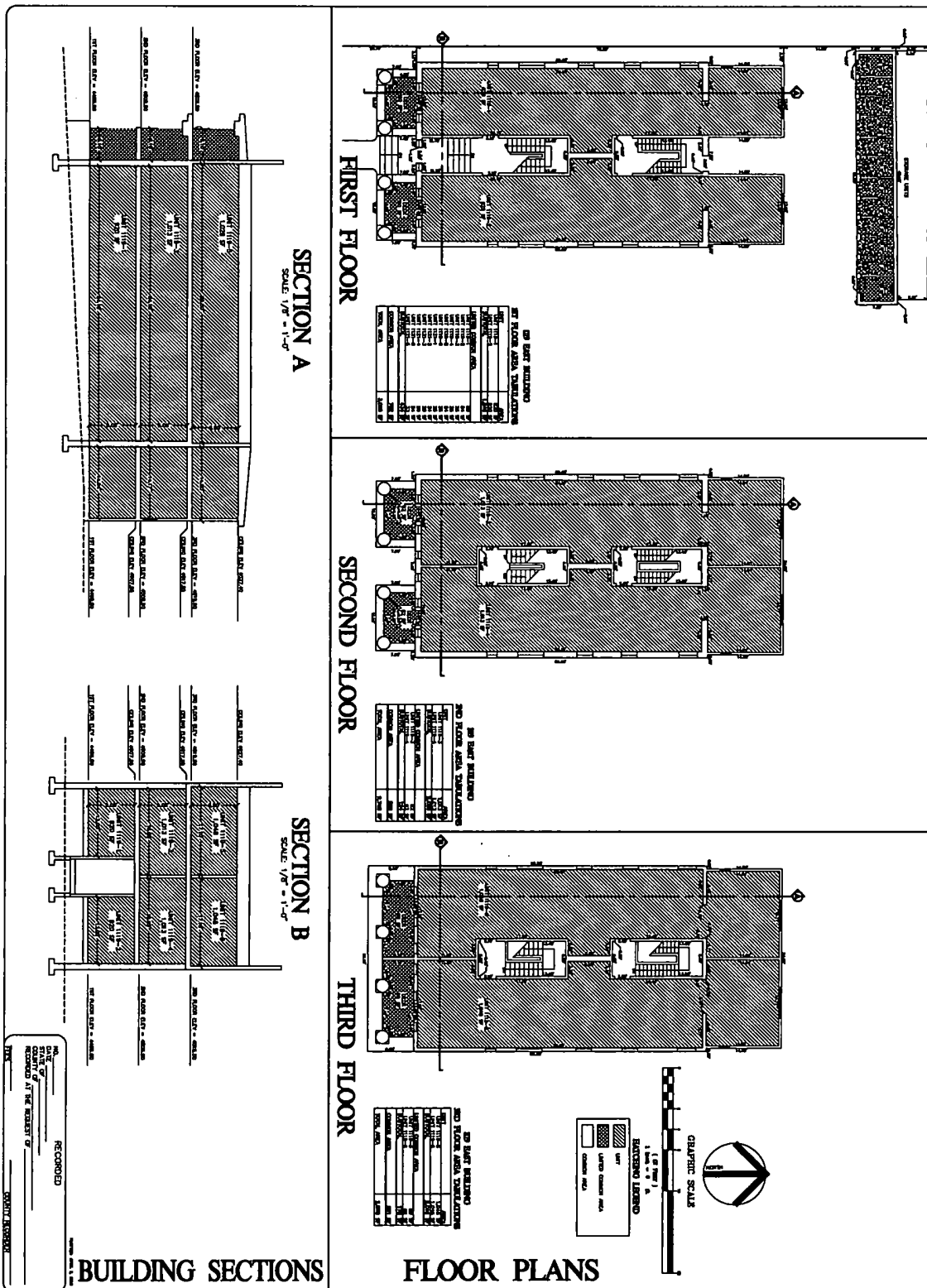
Table with columns: NUMBER, DATE, and COMMENTS. It contains a list of approvals from various departments.

HEALTH DEPARTMENT, CITY PLANNING, DISABILITY, ENGINEERING, CITY BUILDING DEPARTMENT, CITY PUBLIC UTILITIES DEPT., CITY ATTORNEY, and CITY APPROVAL. Each section includes a name, title, and date of approval.

SEWERWORKS CONFORMANCE, CITY APPROVAL, and CITY APPROVAL. Includes a circular seal of the City of Salt Lake County.

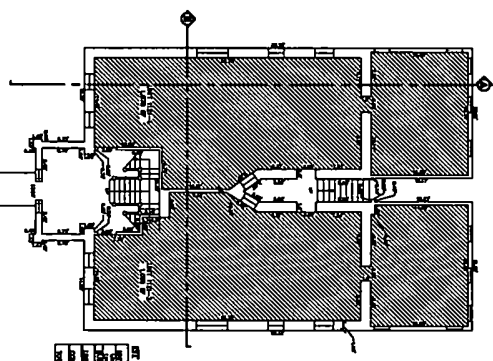
LIBN HOLDERS CONSENT, ACKNOWLEDGMENT, and ACKNOWLEDGMENT. Includes sections for owner consent and acknowledgment of the deed.

CONDOMINIUM FLAT AVEENUES CONDOMINIUMS EAST SECOND AMENDED - A UTAH CONDOMINIUM PROJECT - 1119 E. FIRST AVE., 1121 E. FIRST AVE., 1123 E. FIRST AVE., 61 NORTH T ST., 69 NORTH T ST. A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH.



<p>DATE OF RECORDING: _____</p> <p>BOOK: _____</p> <p>PAGE: _____</p> <p>RECORDED AT THE REQUEST OF: _____</p> <p>BY: _____</p>	<p>FLOOR PLANS - 1119 EAST BUILDING</p> <p>AVENUES CONDOMINIUMS EAST 2ND AMENDED</p>	<p>NOT VALID UNLESS SIGNED BY THE ENGINEER</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISION										<p>Evergreen Engineering, Inc.</p> <p>1119 East Building Avenues Condominiums East 2nd Amended</p> <p>1119 East Building Avenues Condominiums East 2nd Amended</p> <p>1119 East Building Avenues Condominiums East 2nd Amended</p> <p>1119 East Building Avenues Condominiums East 2nd Amended</p>
NO.	DATE	REVISION															

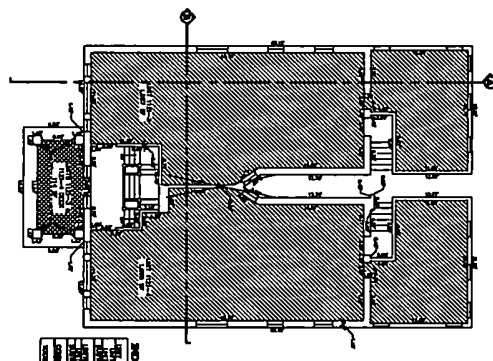
FIRST FLOOR



NO UNIT MEASUREMENTS
ON FLOOR PLAN. VERIFICATION
BY UNIT BUYER REQUIRED.

UNIT NO.	AREA (SQ. FT.)	DATE	BY
101	1,100	1/15/00	J.P.
102	1,100	1/15/00	J.P.
103	1,100	1/15/00	J.P.
104	1,100	1/15/00	J.P.
105	1,100	1/15/00	J.P.
106	1,100	1/15/00	J.P.
107	1,100	1/15/00	J.P.
108	1,100	1/15/00	J.P.
109	1,100	1/15/00	J.P.
110	1,100	1/15/00	J.P.

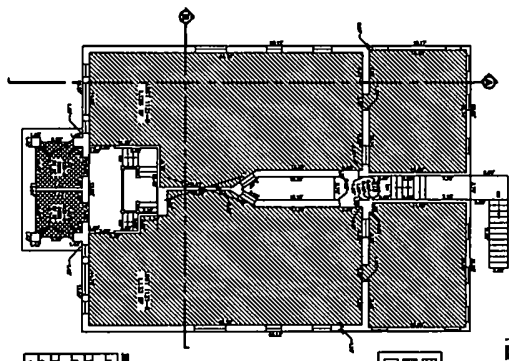
SECOND FLOOR



NO UNIT MEASUREMENTS
ON FLOOR PLAN. VERIFICATION
BY UNIT BUYER REQUIRED.

UNIT NO.	AREA (SQ. FT.)	DATE	BY
201	1,100	1/15/00	J.P.
202	1,100	1/15/00	J.P.
203	1,100	1/15/00	J.P.
204	1,100	1/15/00	J.P.
205	1,100	1/15/00	J.P.
206	1,100	1/15/00	J.P.
207	1,100	1/15/00	J.P.
208	1,100	1/15/00	J.P.
209	1,100	1/15/00	J.P.
210	1,100	1/15/00	J.P.

THIRD FLOOR



NO UNIT MEASUREMENTS
ON FLOOR PLAN. VERIFICATION
BY UNIT BUYER REQUIRED.

UNIT NO.	AREA (SQ. FT.)	DATE	BY
301	1,100	1/15/00	J.P.
302	1,100	1/15/00	J.P.
303	1,100	1/15/00	J.P.
304	1,100	1/15/00	J.P.
305	1,100	1/15/00	J.P.
306	1,100	1/15/00	J.P.
307	1,100	1/15/00	J.P.
308	1,100	1/15/00	J.P.
309	1,100	1/15/00	J.P.
310	1,100	1/15/00	J.P.

LEGEND

[Symbol]	CONCRETE
[Symbol]	UNIT COMMON AREA
[Symbol]	UNIT



RECORDED

DATE: _____

BY: _____

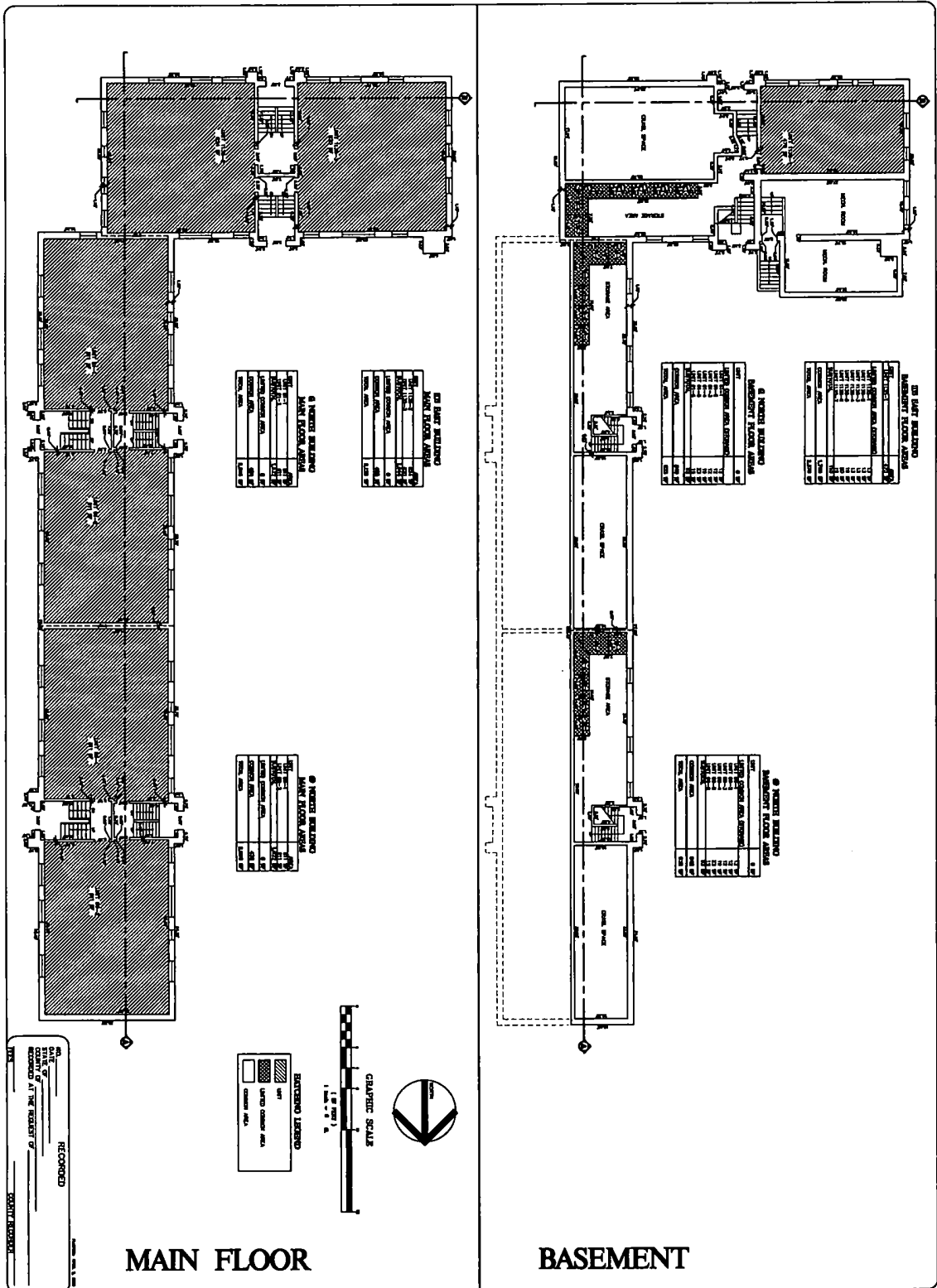
RECORDED AT THE REQUEST OF: _____

BOOK: _____

PAGE: _____

INDEXED: _____

<p>FLOOR PLANS - 1121 EAST BUILDING AVENUES CONDOMINIUMS EAST 2ND AMENDED</p>		<p>LOCKED PROPERTY INVESTMENTS</p>	<p>UNRECORDED FLOOR PLAN</p>	<p>DATE: _____</p> <p>BY: _____</p>	<p>Evergreen Engineering, Inc.</p> <p>Call: Engineering & Land Services • Land Planning 1121 East Avenue • Fort Worth, TX 76102 Phone: (817) 342-2271 Fax: (817) 342-2272 www.evergreen-engineering.com</p>
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RECORDS
 1135 EAST, 61 NORTH, 69 NORTH BUILDINGS
 AVENUES CONDOMINIUMS EAST 2ND AMENDED

FLOOR PLANS-BASEMENT & MAIN FLOOR
 1135 EAST, 61 NORTH, 69 NORTH BUILDINGS
 AVENUES CONDOMINIUMS EAST 2ND AMENDED

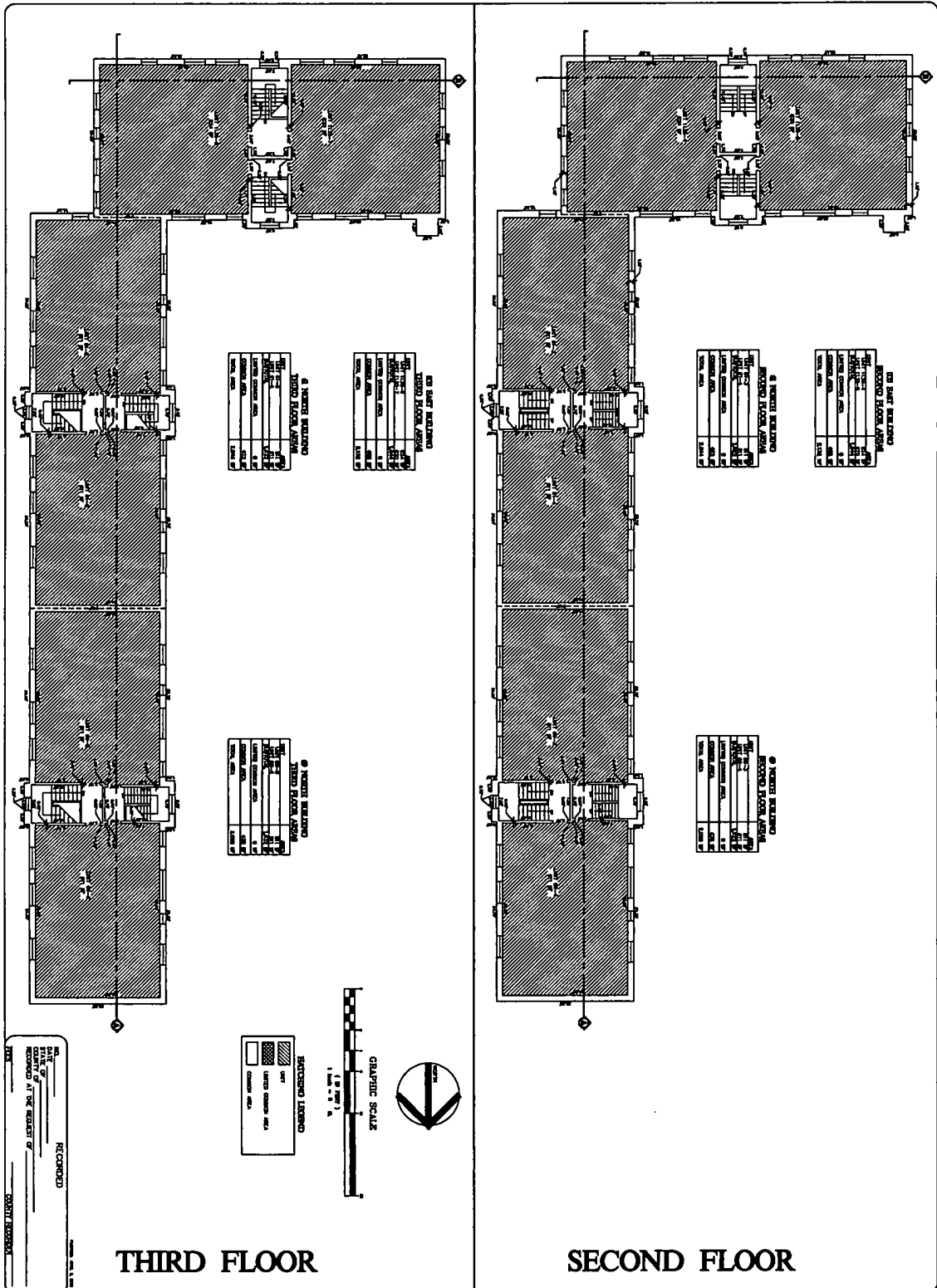
DATE: 11/15/00
 BY: [Signature]
 FOR: [Signature]



NO.	DATE	REVISION

Evergreen Engineering, Inc.

1135 East 61st North, Suite 100
 Aurora, Colorado 80016
 Phone: (303) 733-1111
 Fax: (303) 733-1112
 www.evergreeneng.com



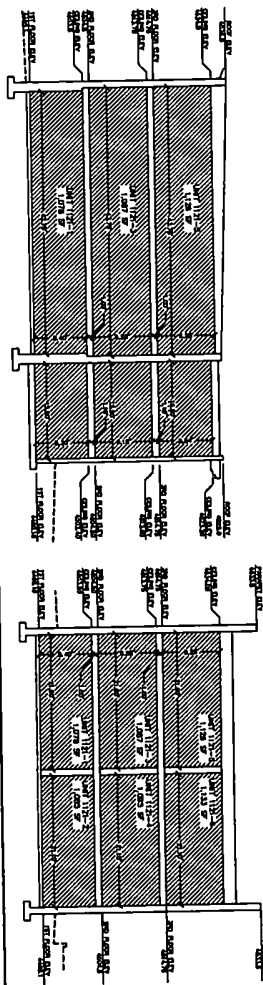
THIRD FLOOR

SECOND FLOOR

<p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ REVISIONS:</p>	<p>FLOOR PLANS-SECOND & THIRD FLOOR 115 EAST, 61 NORTH, 69 NORTH BUILDINGS AVENUES CONDOMINIUMS EAST 2ND AMENDED</p>	<p>LOCKER PROPERTY INVESTMENTS</p>	<p>MEMBER-ILLINOIS</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISION													<p>Evergreen Engineering, Inc.</p> <p>214 West Madison Street, Suite 1100 Chicago, Illinois 60604 Phone: (312) 467-1100 Fax: (312) 467-1101</p>
NO.	DATE	REVISION																			

1121 E BUILDING

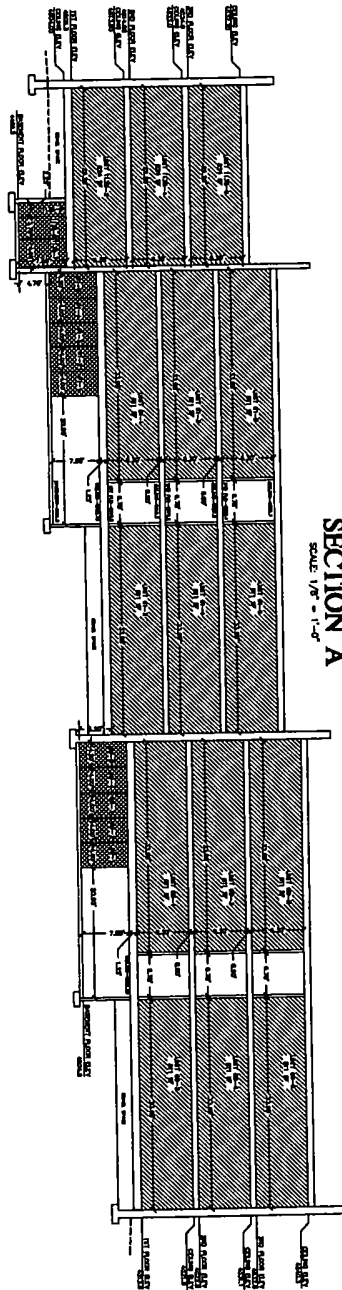
SECTION A
SCALE: 1/8" = 1'-0"



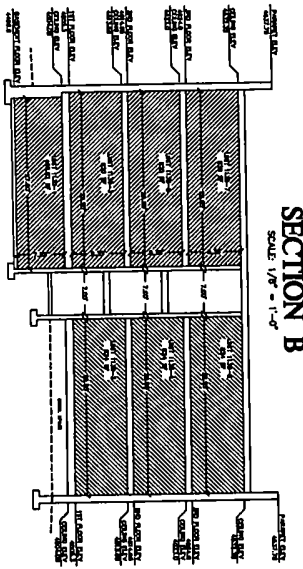
SECTION B
SCALE: 1/8" = 1'-0"

1135 E, 61 N & 69 N BUILDINGS

SECTION A
SCALE: 1/8" = 1'-0"



SECTION B
SCALE: 1/8" = 1'-0"



RECORDED
DATE OF
RECORDING OF THE RECORD
COUNT NUMBER

<p>BUILDING SECTIONS 1135 EAST, 61 NORTH, 69 NORTH BUILDINGS AVENUES CONDOMINIUMS EAST 2ND AMENDED</p>	<p>LOCKES PROPERTY INVESTMENTS</p>	<p>CONTRACT NO. DATE BY CHECKED BY</p>		<p>NO. 11 DATE BY CHECKED BY</p>	<p>Evergreen Engineering, Inc. 1121 E. 1st Ave., Suite 100 Denver, CO 80202 Tel: 303.733.1121 Fax: 303.733.1122 www.evergreeneng.com</p>

Exhibit D
Unit Numbers

1119-1

1119-2

1119-3

1119-4

1119-5

1119-6

Exhibit E

Replacement of Exhibit "B" to the Declaration

Unit No.	Square Footage	Undivided Interest in Common Areas
1119-1	920	3.32%
1119-2	920	3.32%
1119-3	1,013	3.66%
1119-4	1,013	3.66%
1119-5	1,048	3.78%
1119-6	1,048	3.78%
1121-1	1078	3.89%
1121-2	1085	3.92%
1121-3	1087	3.92%
1121-4	1095	3.95%
1121-5	1126	4.06%
1121-6	1133	4.09%
1135-1	470	1.7%
1135-2	824	2.97%
1135-3	820	2.96%
1135-4	824	2.97%
1135-5	820	2.96%
1135-6	824	2.97%
1135-7	820	2.96%
61-1	811	2.93%
61-2	811	2.93%

61-3	811	2.93%
61-4	811	2.93%
61-5	811	2.93%
61-6	811	2.93%
69-1	811	2.93%
69-2	811	2.93%
69-3	811	2.93%
69-4	811	2.93%
69-5	811	2.93%
69-6	811	2.93%
	Total: 27,702	Total: 100%

CONSENT OF LIENHOLDER

Drayton Investments, LLC, a Utah limited liability company, as the holder of a lien encumbering the Additional Land and improvements arising under that certain Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement recorded on May 15, 2014 as Entry No. 11850048, in Book 10231, at Page 693 in the official records of Salt Lake County, Utah, consents to this Amendment.

Drayton Investments, LLC, a Utah limited liability company

By: Gregory C. Critchfield

Name: Gregory C. Critchfield

Title: Member

State of Utah)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me on April 2nd, 2015, by Gregory C. Critchfield, the Member of Drayton Investments, LLC, a Utah limited liability company.

Monson Cole Welch
Notary Public

