

8931893

When Recorded, Mail to:
College Drive Associates, L.L.C.
1909 West State Road, #250
Pleasant Grove, Utah 84062

8931893
12/23/2003 04:19 PM 28.00
Book - 8927 Pg - 85-88
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
COLLEGE DRIVE ASSOC LLC
1909 W STATE RD #250
PLEASANT GROVE UT 84062
BY: ARG, DEPUTY - WJ 4 P.

**SECOND AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
COLLEGE DRIVE OFFICE CONDOMINIUMS**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF COLLEGE DRIVE OFFICE CONDOMINIUMS is made this 19th day of December, 2003 by College Drive Associates, L.L.C., a Utah Limited Liability Company, (hereinafter referred to as "Declarant"), pursuant to the provisions of the Utah Condominium Ownership Act.

RECITALS

- A. Declarant is the owner of that certain real property situated in the City of Murray, Salt Lake County, Utah, and more particularly described on Exhibit "A" attached hereto and by reference incorporated herein.
- B. Declarant has constructed improvements and will continue to construct improvements and units upon said real property in accordance with the plans and drawings contained in the Record of Survey Map filed for record contemporaneously herewith.
- C. Declarant intends to establish a common scheme and plan for the possession, use, enjoyment, repair, maintenance, restoration and improvement of the Property and the interests therein. Declarant desires, by filing this Declaration and the Record of Survey Map, to submit said real property and all improvements now or hereafter constructed hereon to the provisions of the Utah Condominium Ownership Act as a Condominium Project to be known as the College Drive Office Condominiums.
- D. Declarant intends to sell to various purchasers the fee title to the Individual Units contained in the Project, together with the undivided percentage ownership interest in the Common Areas and Facilities appurtenant to such Units, subject to the covenants, conditions, restriction, limitations and easements herein set forth.

AMENDMENT

NOW, THEREFORE, the declaration is hereby amended as follows, with such amendment to become effective upon recording of this first amendment, in the office of the County Recorder, Salt Lake County, Utah:

1. **Article 3 (Improvements), Section 2.** Section 2 of Article 3 of the Declaration is hereby amended to include a new Exhibit B.
2. **Article 13 (Association), Section 1.** Section 1 of Article 13 of the Declaration is hereby amended to include a new Exhibit B.
3. **Article 14 (Assessments), Section 3.** Section 3 of Article 14 of the Declaration is hereby amended to include a new Exhibit B.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has caused this instrument to be executed and its seal to be affixed hereto on the 19th day of December, 2003.

DECLARANT



Steve Davies, Manager
College Drive Associates, L.L.C., a Utah Corporation

STATE OF UTAH)

:SS

COUNTY OF UTAH)

On the 19th day of Dec, 2003 personally appeared before me, Steve Davies, who represented to me that he is the Manager of College Drive Associates, L.L.C., a Utah Limited Liability Company, the signer of the above instrument, who duly acknowledged to me that he has authority to execute the within and foregoing instrument in behalf of said Limited Liability Company, and that said Limited Liability Company executed the same.

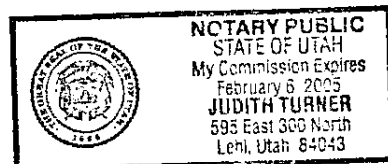
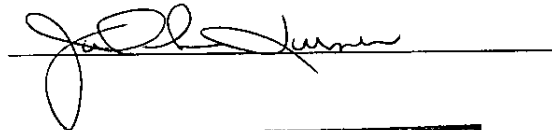


EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a point on the West line of College Drive, a recorded and dedicated street on file in the Salt Lake County Recorder's Office, said point of beginning being North $0^{\circ} 06' 54''$ West 634.448 feet along the quarter section line and West 1197.730 feet from the South quarter corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South $82^{\circ} 18' 00''$ West 181.31 feet; thence North $4^{\circ} 59' 33''$ West 181.73 feet to and along an Easterly line of GERMANIA GARDENS SUBDIVISION No. 1 to a Northeast corner of said GERMANIA GARDENS SUBDIVISION No. 1; thence South $86^{\circ} 27' 37''$ West 84.57 feet along a North line of said subdivision to the Southeast corner of Lot 7 of said subdivision; thence North $4^{\circ} 58' 53''$ West 103.95 feet along the East line of said subdivision to the Northeast corner of said Lot 7; thence North $85^{\circ} 07' 57''$ East 24.41 feet; thence South $46^{\circ} 59' 33''$ East 103.02 feet; thence North $43^{\circ} 00' 27''$ East 222.86 feet to the Westerly line of said College Drive; thence southeasterly 316.83 feet along the arc of a 280.00 foot radius curve to the right (center bears South $47^{\circ} 10' 06''$ West and long chord bears South $10^{\circ} 24' 57''$ East 300.19 feet, with a central angle of $64^{\circ} 49' 54''$) along said Westerly line of College Drive; thence Southerly and Southwesterly 57.26 feet along the arc of a 350.00 foot radius curve to the left (center bears South $68^{\circ} 00' 00''$ East and long chord bears South $17^{\circ} 18' 46''$ West 57.20 feet, with a central angle of $09^{\circ} 22' 27''$) along the Westerly line of said College Drive to the point of beginning.

Contains: 69,755 Sq. Ft.; 1.60 Acres
Salt Lake County, State of Utah

EXHIBIT "B"

List of Units, Votes and Assessment Percentages

<u>Building Address</u>	<u>Unit</u>	<u>Votes</u>	<u>Approximate Usable Square Footage</u>	<u>Assessment Percentages</u>
5292 College Drive	101	2,561	2,561	8.259%
5292 College Drive	102	2,670	2,670	8.610%
5292 College Drive	103	3,006	3,006	9.694%
5292 College Drive	104	1,913	1,913	6.169%
5292 College Drive	201	2,610	2,610	8.417%
5292 College Drive	202	2,685	2,685	8.658%
5292 College Drive	203	1,775	1,775	5.724%
5292 College Drive	204	3,030	3,030	9.771%
5292 College Drive	301	3,858	3,858	12.441%
5292 College Drive	302	1,657	1,657	5.343%
5292 College Drive	303	1,237	1,237	3.989%
5292 College Drive	304	2,175	2,175	6.993%
5292 College Drive	305	<u>1,845</u>	<u>1,845</u>	<u>5.932%</u>
TOTALS		<u>31,010</u>	<u>30,910</u>	<u>100.000%</u>