

When Recorded Please Mail to:
Gordon Jacobson

Sandy, Utah 84070
P.O. Box 709012

11126817
02/01/2011 02:26 PM \$38.00
Book - 9902 Pg - 5128-5136
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MID-VALLEY HOLDING
BY: ZJM, DEPUTY - 9 P.

AMENDMENT TO DECLARATION OF
CONDOMINIUM FOR MID-VALLEY MEDICAL

This Amendment to Declaration of Condominium for Mid-Valley Medical is made and executed this 26 day of January 2011, by Mid Valley Holdings, LLC, a Utah limited liability company that is successor in interest to Mid-Valley Medical Development, LLC, hereafter collectively referred to as "Declarant".

RECITALS

- A. Whereas Declarant executed and caused to be recorded that certain Declaration of Condominium for Mid-Valley Medical (the "Declaration") in the Office of the Salt Lake County Recorder, State of Utah, on December 28, 2006 as Entry No. 9954362, Book 9401, Pages 560-602.
- B. Whereas the Declaration subjects the following real property located in Salt Lake County, Utah, to the provisions of the Act:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FASHION BOULEVARD, SAID POINT BEING S89°55'00"E, 156.52 FEET AND S00°00'10"W, 32.51 FEET FROM THE CENTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°00'10"W, 485.28 FEET; THENCE N77°57'00"W, 419.507 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FASHION BOULEVARD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY 219.026 FEET ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N36°04'48"E, 216.30 FEET), THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N51°46'01"E, 360.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.577 ACRES, MORE OR LESS.

Also formally known as upon recordation of plat:

MID-VALLEY MEDICAL CONDOMINIUM - AMENDED, a Commercial Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah as Entry No. 10518976 Book 9642 and Page 2786 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Condominium, for Mid-Valley Medical Condominium recorded in Salt Lake County, Utah as Entry No. 9954362, in Book 9401, in Book 560 (as said Declaration may have heretofore been amended or supplemented), of the official records.

C. Declarant has again formally amended with the City of Murray the plat of the condominium project, which is herein attached as Exhibit A, said plat being entitled MID-VALLEY MEDICAL CONDOMINIUM – SECOND AMENDED.

D. As such, the Declarant desires to amend and supplement the Declaration as follows:

AMENDMENTS

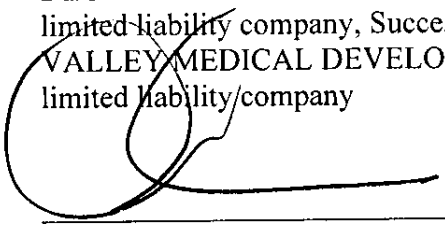
1. Unit 150 has been amended in the attached plat to reflect a total area of 2083.30 gross square feet, based upon the addition of nearby common area; Unit 140 therefore having 1170.56 gross square feet.
2. Unit 240, 250 and 260 and related interior hallway common area have been combined into a single Unit designated as Unit 250 consisting of 5,550.98 gross square feet. Unit 270 having 3057.13 gross square feet.
3. Declarant has converted the convertible lands as designated in the Declaration for future development, as approved by the City of Murray. Such convertible lands are designated on the attached plat as "Convertible Lands" and having the following legal boundary description:

Beginning at a point on the Easterly right-of-way line of Fashion Boulevard South 89°55'00" East, 156.52 feet and South 00°00'10" West, 32.51 feet from the center of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 51°46'01" West along said right-of-way line 256.53 feet; thence south 38°43'34" East 85.26 feet; thence East 148.16 feet; thence North 00°00'10" East 225.27 feet to the point of beginning. Contains 0.634 acres more or less.

In order for site plan approval from Murray City, a Cross Access Easement and Joint Parking Agreement has also been entered into by the Declarant and Mid-Valley Medical Condominium Owners Association Inc and approved by Murray City. Furthermore, both parties agree to contribute to a joint exterior maintenance account as described in further detail therein.

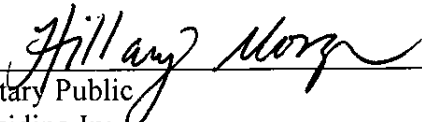
4. In witness whereof, the Declarant has executed this Amendment as of this day and year first written above.

DECLARANT: MID-VALLEY HOLDINGS, LLC, a Utah
limited liability company, Successor in interest to MID-
VALLEY MEDICAL DEVELOPMENT, LLC, A Utah
limited liability company


By: Gordon Jacobson, Manager of Mid-Valley Holdings,
LLC

State of Utah)
 :SS
County of Utah)

The foregoing instrument was acknowledged before me this 26 day of January, 2011 by Gordon Jacobson, Manager of Mid-Valley Holdings, LLC, under full authority of its Operating Agreement and/or Articles of Organization.



Notary Public
Residing In:
Commission Expires:

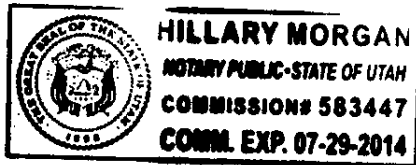


Exhibit A – Amended Plat

MID-VALLEY MEDICAL CONDOMINIUM PLAT - SECOND AMENDED

LOCATED IN THE SOUTHWEST QUARTER AND WEST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERRIAM,
SOUTH FASHION BOULEVARD
MURRAY CITY, UTAH 84107



SURVEYOR'S CERTIFICATE

I, P. J. BERRY, a duly licensed and sworn Surveyor of the State of Utah, do hereby certify that I have personally surveyed the above described plat and that the same is correct and true to the best of my knowledge and belief. I have also examined the records of the Survey of the State of Utah and find that the same are correct and true to the best of my knowledge and belief. I have also examined the records of the Survey of the State of Utah and find that the same are correct and true to the best of my knowledge and belief.

DATE: 05/14/2019
BY: P. J. BERRY
SALT LAKE COUNTY

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF FASHION BOULEVARD, BEING THE CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERRIAM, BEING THE CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERRIAM, AND PROCEEDING THENCE SOUTH 00° 00' 00" EAST 22.51 FEET TO THE CENTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERRIAM; THENCE SOUTH 00° 00' 00" EAST 482.29 FEET TO THE CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERRIAM; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF FASHION BOULEVARD, BEING THE CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERRIAM, TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF FASHION BOULEVARD, BEING THE CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERRIAM, TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF FASHION BOULEVARD, BEING THE CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERRIAM, TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF FASHION BOULEVARD, BEING THE CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERRIAM, TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF FASHION BOULEVARD, BEING THE CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERRIAM, TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

SHOW ALL LOTS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE TRACT OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE THEREOF, DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY TO THE CONDOMINIUM OWNERSHIP ACT.

THE DAY OF SAID DEDICATION SET BY THEM THIS 14TH DAY OF MAY, A.D. 2019.

MID-VALLEY HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO MID-VALLEY MEDICAL DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

BY: GORDON JACKSON, MANAGER OF MID-VALLEY HOLDINGS, LLC

STATE OF UTAH COUNTY OF SALT LAKE | 14

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF MAY, 2019, AT MY OFFICE BY AS MANAGER OF MID-VALLEY HOLDINGS, LLC, ON BEHALF OF SAID COMPANY AND MID-VALLEY MEDICAL DEVELOPMENT, LLC.

STATE OF UTAH COMMUNITY Scribe
BY COMMISSION EXPIRES: 03-31-2023

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SALT LAKE | 14

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF MAY, 2019, AT MY OFFICE BY AS MANAGER OF MID-VALLEY HOLDINGS, LLC, ON BEHALF OF SAID COMPANY AND MID-VALLEY MEDICAL DEVELOPMENT, LLC.

STATE OF UTAH COMMUNITY Scribe
BY COMMISSION EXPIRES: 03-31-2023

MURRAY CITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ A.D.

ATTENT: MURRAY CITY CLERK

MURRAY CITY ENGINEER

MURRAY CITY ATTORNEY

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____ A.D.

THE MURRAY CITY PLANNING COMMISSION HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE: _____

SUBMITTED: _____

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____, 20____ A.D.

THE BOARD OF HEALTH HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE: _____

SUBMITTED: _____

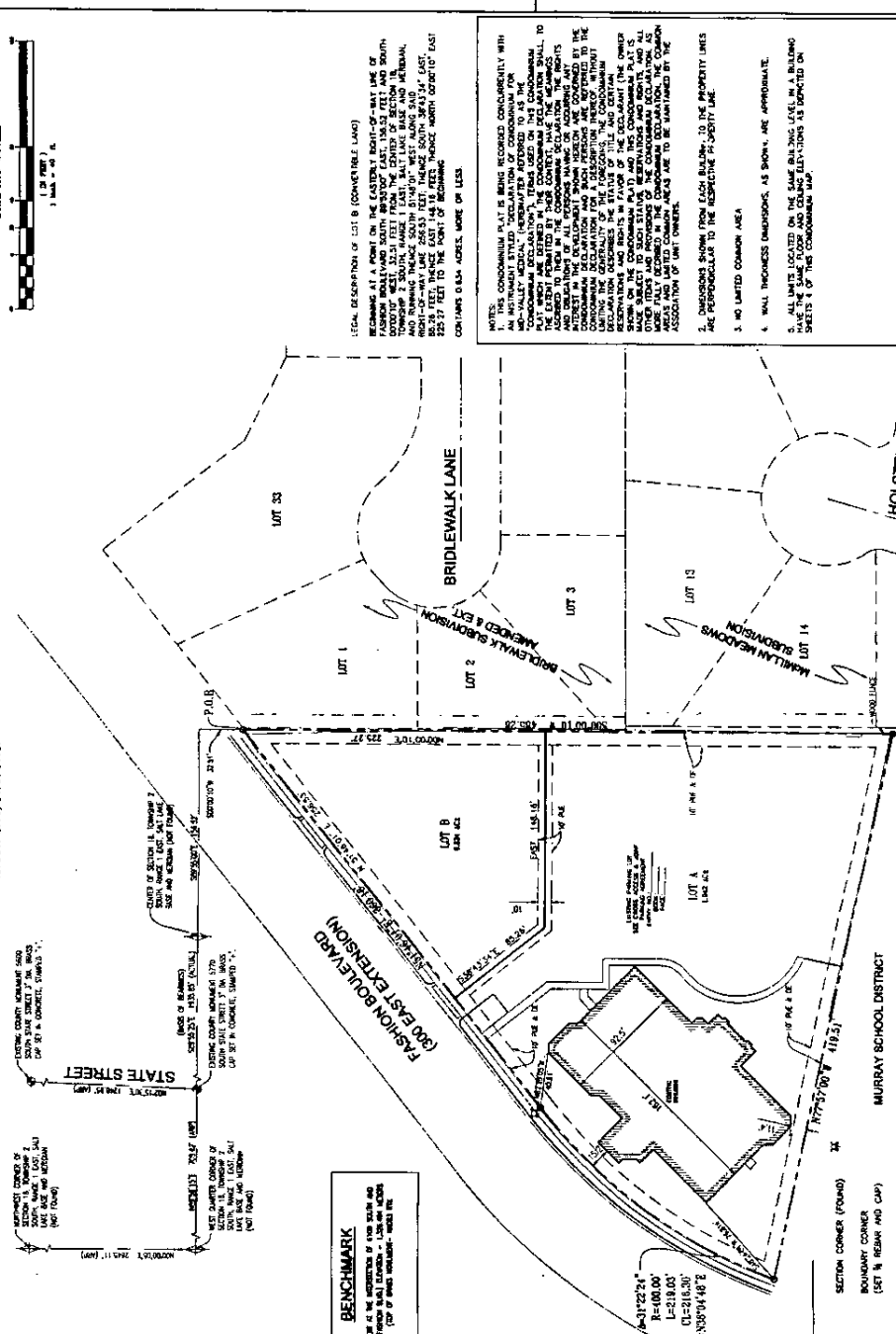
SALT LAKE COUNTY BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____, 20____ A.D.

THE BOARD OF HEALTH HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE: _____

SUBMITTED: _____



BENCHMARK ENGINEERING & LAND SURVEYING
 1010 SOUTH FASHION BOULEVARD
 MURRAY CITY, UTAH 84107

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ A.D.

MURRAY CITY ENGINEERING

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ A.D.

MURRAY CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ A.D.

MURRAY CITY ENGINEERING

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ A.D.

MURRAY CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ A.D.

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____ A.D.

THE MURRAY CITY PLANNING COMMISSION HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE: _____

SUBMITTED: _____

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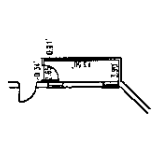
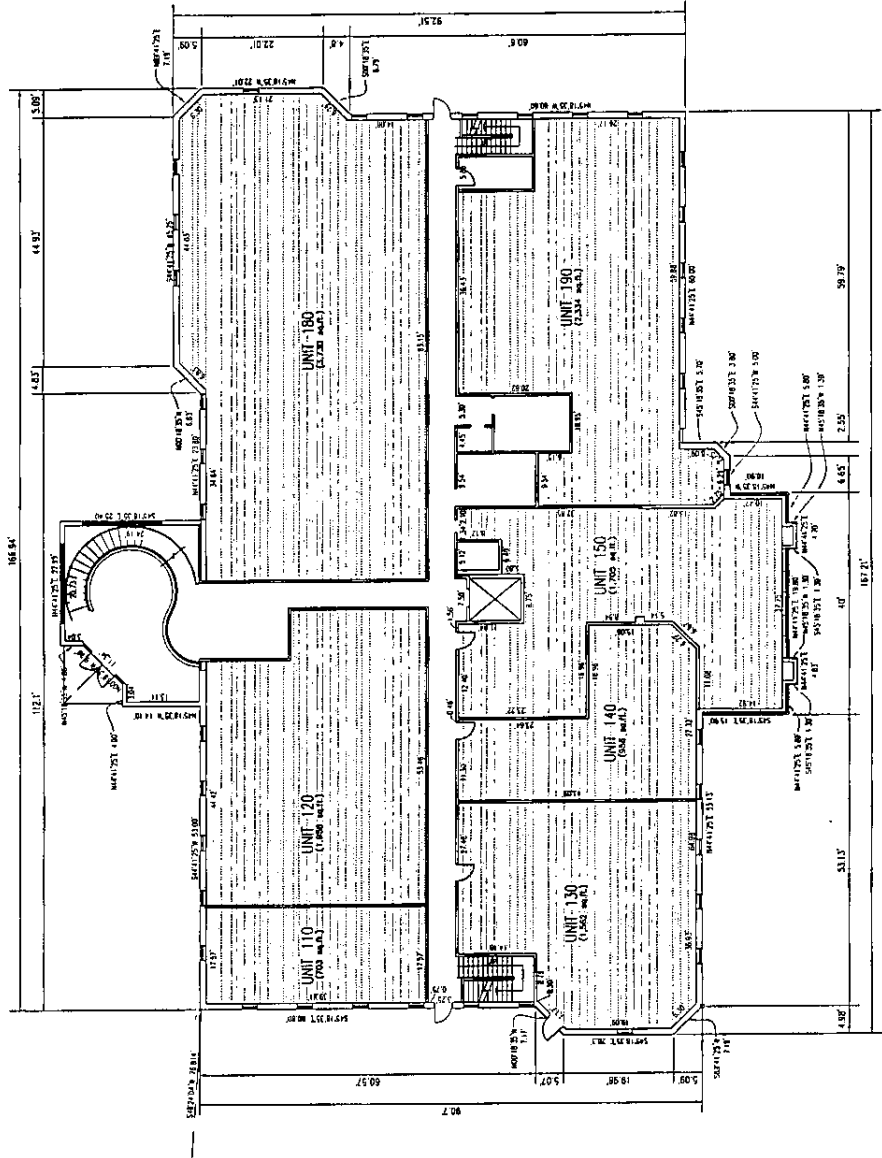
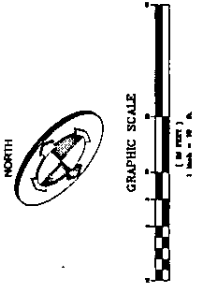
SALT LAKE COUNTY BOARD OF HEALTH

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THE BOARD OF HEALTH HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE: _____

SUBMITTED: _____



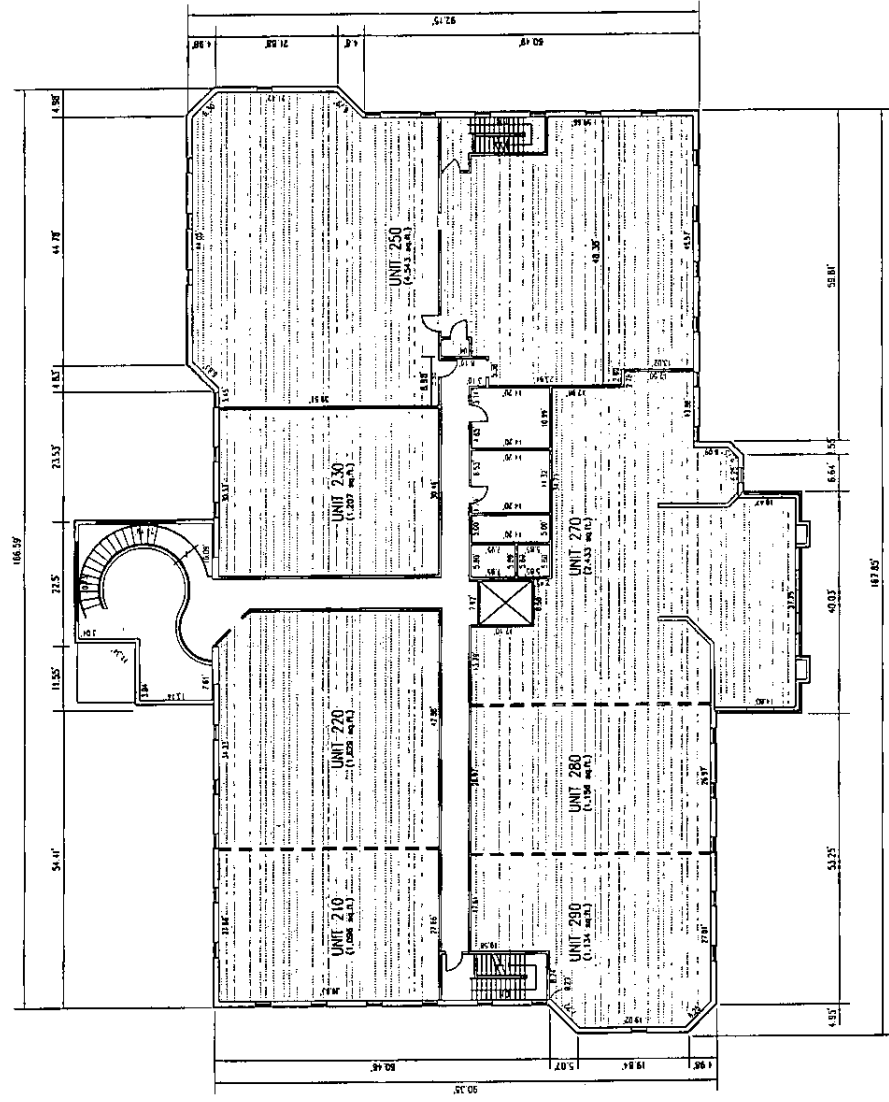
JANITOR CLOSET
(shown above)

LEGEND
 WALL
 DOOR
 WINDOW

1ST FLOOR PLAN

SALT LAKE COUNTY RECORDER
 RECORD# _____
 DATE OF SALT LAKE COUNTY OF SALT LAKE, RECORDED AND FILED AS THE REQUEST OF
 UNIT _____ BY _____ BOOK _____ PAGE _____
 SALT LAKE COUNTY RECORDER
 SHEET 2 OF 4

BENCHMARK
 ENGINEERING &
 LAND SURVEYING
 1110 SOUTH 1000 WEST, SUITE 100
 SALT LAKE CITY, UT 84143
 www.benchmarkcivil.com



2ND FLOOR PLAN

LEGEND
 FINISH WALL
 CONCRETE

SALT LAKE COUNTY RECORDER

RECORDING _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

SALT LAKE COUNTY RECORDER

STREET _____

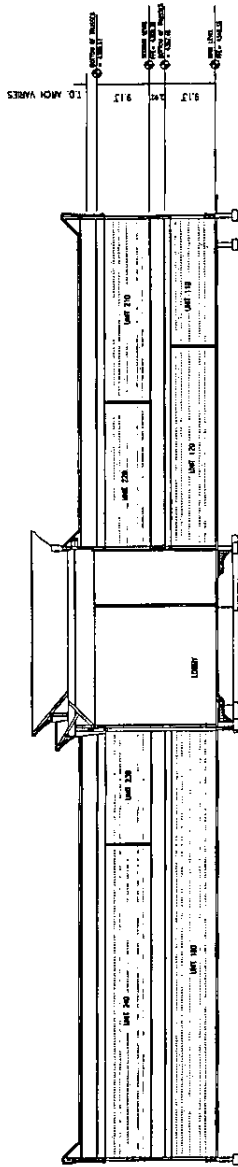
3 OF 4

BENCHMARK
 ENGINEERING &
 LAND SURVEYING

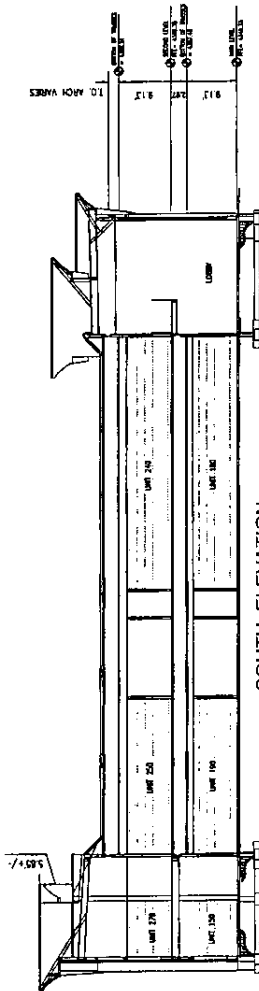
BENCHMARK CIVIL

100 SOUTH STATE STREET, SUITE 1100
 SALT LAKE CITY, UTAH 84111
 www.benchmark.com

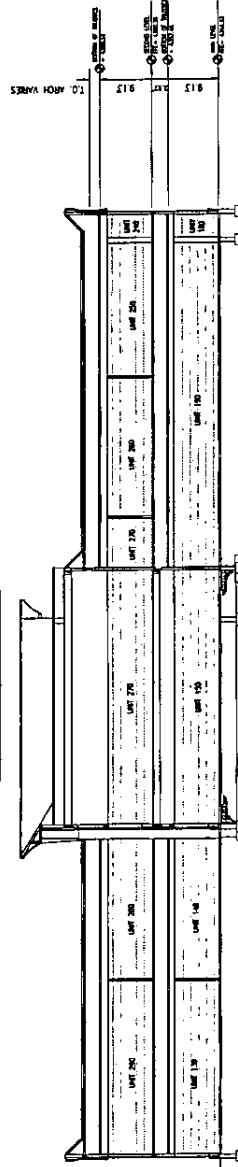
GRAPHIC SCALE
1" = 10'-0"



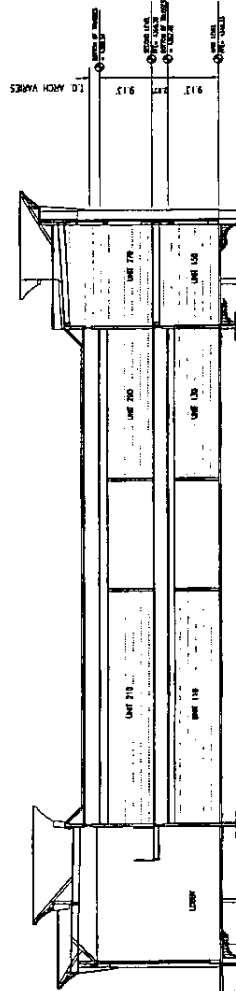
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

LEGEND



SALT LAKE COUNTY RECORDER
RECORDED
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED IN THE RECORDS OF
DATE _____ TIME _____ BOOK _____ PAGE _____
SHEET 4 OF 4
SALT LAKE COUNTY RECORDER

BENCHMARK
ENGINEERING &
LAND SURVEYING
100 SOUTH STATE STREET SUITE 200
SALT LAKE CITY, UTAH 84111
www.benchmark.com

Exhibit B – Amended and Revised “Exhibit B” of Original Declaration

Unit Number	Unit Square Feet	% Undivided Ownership of Common Area	Undivided Ownership In Sq. Footage	Total Sq. Feet Of Ownership	Par Value	Number of Votes
110	703	2.67%	155.98	858.98	7	7
120	1,958	7.44%	434.43	2392.43	20	20
130	1,582	6.01%	351.01	1933.01	16	16
140	958	3.64%	212.56	1170.56	10	10
150	1,705	6.48%	378.30	2083.30	17	17
180	3,730	14.18%	827.60	4557.60	37	37
190	2,334	8.87%	517.86	2851.86	23	23
200	1,096	4.17%	243.18	1339.18	11	11
220	1,697	6.45%	376.52	2073.52	17	17
230	1,207	4.59%	267.80	1474.80	12	12
240	Combined With 250					
250	4543	17.27%	1007.98	5550.98	45	45
260	Combined With 250					
270	2,502	9.51%	555.13	3057.13	25	25
280	1,162	4.42%	257.82	1419.82	12	12
290	1,135	4.31%	251.83	1386.83	11	11
Total	26,312	100.00%	5,838.00	32,150	263	263