

E 2232001 B 4189 P 389-392
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/29/2006 10:27 AM
FEE \$33.00 Pgs: 4
DEP RTT REC'D FOR LAYTON CITY

FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
RIDGE PARK OFFICE CONDOMINIUMS (1)
A Condominium Project
Ridge Park Office Condo's Plat 2

Ridge Park Office Condo's
09-349-0101 -> 0106

09-351-0101 -> 0111
Ridge Park Office Condo's

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR RIDGE PARK OFFICE CONDOMINIUMS ("Declaration") is made and entered into as of the 21 day of ~~October~~ December 2006.

zrk

RECITALS

A. Additional Buildings. The Declarant has now constructed two (2) additional one-story office buildings on the Land described in the Declaration. A copy of the Declaration is attached as Exhibit A and made a part hereof.

B. Amended Condominium Plat. The Declarant intends to execute, acknowledge and record in the office of the Davis County Recorder, State of Utah, a document pertaining to the Project, entitled "First Amended Condominium Plat for Ridge Park Office Condominiums, a Condominium Project."

C. Intent and Purpose. The Declarant intends by recording this First Amendment to the Declaration and the Amended Condominium Plat to submit the additional office buildings and other improvements situated in or upon the Land to the provisions of the Condominium Ownership Act, as a fee simple Condominium Project, and to impose upon those buildings and improvements the same beneficial restriction of the general plan of improvements contained in the Declaration for the benefit of all condominiums in the Project and the owners thereof.

NOW THEREFORE, the undersigned being the Declarant and owner of more than sixty-six and two-thirds percent (66.66%) of the total votes of the Association consents and agrees to the following amendment to the Declaration.

Paragraph 1.19 of ARTICLE I is replaced by the following:

"Total votes of the Association shall mean the total number of votes, relating to all Condominiums in the Project constructed on the Land, as shown on Amended Exhibit B attached to this First Amendment. All other references in the Declaration to 'Exhibit B' shall mean 'Amended Exhibit B.'"

This First Amendment to the Declaration shall take effect upon recording in the office of the County Recorder of Davis County, State of Utah.

RECEIVED
OCT 27 2006
LAYTON CITY
COMMUNITY DEVELOPMENT

EXHIBIT A

(Attached to and forming a part of the Declaration of Condominium for a Condominium Project)

LEGAL DESCRIPTION OF LAND FOR RIDGE PARK OFFICE CONDOMINIUMS

Beginning at a point on the West line of Hill Field Road, which point is North 0°08'40" East 1320.72 feet along the section line and South 89°53'38" West 1400.74 feet and North 0°08'09" East 124.00 feet and North 0°33'28" West 66.31 feet from Southeast Corner of Section 8, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah (basis of bearing is South 60°18'54" East from the found witness corner of said Southeast Corner to "radar") and running thence South 89°53'38" West 136.29 feet along the North line of Willow Bend Way to a point of curvature to a 411.62-foot radius curve to the left; thence Westerly along the arc of said curve for a distance of 91.90 feet, (central angle = 12°47'29", chord bearing and distance = South 83°29'53" West 91.71 feet); thence South 77°06'09" West 176.37 feet to the East line of Willow Bend of Layton, Phase 4; thence North 0°08'09" East 384.48 feet along said line; thence North 89°58'01" East 397.64 feet to the West line of Hill Field Road; thence along said line South 0°17'29" East 227.51 feet, South 0°08'20" West 89.00 feet, South 0°33'03" West 18.20 feet to the point of beginning, containing 3.19 acres.

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AMENDED EXHIBIT B

(Attached to and forming a part of the First Amendment to Declaration of Condominium for Ridge Park Office Condominiums, a Condominium Project)

UNITS, UNDIVIDED OWNERSHIP INTERESTS, AND VOTES

Estimated Buildings Total Square Feet 36,074
 Estimated Buildings Total Common Square Feet 147

Building	Private	Undivided Ownership	Common	Votes
Building 2317, Suite 101	2066	5.727%	9.8	5727
Building 2317, Suite 102	2467	6.839%	9.8	6839
Building 2317, Suite 103	3039	8.424%	9.8	8424
Building 2317, Suite 104	1767	4.898%	9.8	4898
Building 2317, Suite 105	<u>2669</u>	7.399%	<u>9.8</u>	<u>7399</u>
	12,088		49	
Building 2307, Suite 101	2147	5.952%	9.8	5952
Building 2307, Suite 102	1336	3.703%	9.8	3703
Building 2307, Suite 103	3052	8.460%	9.8	8460
Building 2307, Suite 104	2922	8.100%	9.8	8100
Building 2307, Suite 105	<u>2576</u>	7.141%	<u>9.8</u>	<u>7141</u>
	12,033		49	
Building 2297, Suite 101	1919	5.320%	9.8	5320
Building 2297, Suite 102	1563	4.333%	9.8	4333
Building 2297, Suite 103	3052	8.460%	9.8	8460
Building 2297, Suite 104	3481	9.650%	9.8	9650
Building 2297, Suite 105	<u>2018</u>	<u>5.594%</u>	<u>9.8</u>	<u>5594</u>
	12,033			
Totals	36,074	100.00%	147	100,000

The above measurements are estimates.

IN WITNESS WHEREOF, the undersigned has executed this First Amendment to the Declaration as of the day and year first above written.

NORTHRIDGE ASSOCIATES, L.C.,
A Utah Limited Liability Company

David Fjeldsted

J.R. Knight
J.R. Knight,
Managing Member of JRDH Development, LC,
Manager of Northridge Associates, L.C.

STATE OF UTAH)
 :SS.
COUNTY OF Davis)

On the 21 day of ~~October~~ December, 2006, personally appeared before me David R. Fjeldsted and J.R. Knight, who are personally known to me and who duly acknowledged that they are the Managing Members of JRDH Development, LC, which is the Managing Member of Northridge Associates, L.C.; that Northridge Associates, L.C. is the owner of more that 66.66% of the total votes of the Association and consents to the foregoing First Amendment to Declaration of Condominium for Ridge Park Office Condominiums, a Condominium Project; that they signed the First Amendment voluntarily for its stated purpose; and are duly authorized to do so.

Rayetta S. Mickle
Notary Public

My commission expires:

