

THIRD AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
RIDGE PARK OFFICE CONDOMINIUMS
A Condominium Project

~~E 2327762 B 4429 P 419-422~~
~~12/14/2007 11:52 AM~~
E 2327762 B 4429 P 419-422
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/14/2007 11:52 AM
FEE \$26.00 Pgs: 4
DEP RTT REC'D FOR LAYTON CITY

09-361-0101
thw0111

THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR RIDGE PARK OFFICE CONDOMINIUMS ("Third Amendment") is made and entered into as of this 4th day of December, 2007. The Declaration was recorded on the 10th day of November 2007, as Entry No. 2209690, in Book 4136 at Page 1090 of the Davis County Recorder.

RECITALS

A. The Owners holding more than sixty-six and two-thirds percent (66.67%) of the total votes of the Ridge Park Office Condominium Association, Inc. (the "Association") have executed their consent to the adoption of this Third Amendment and have authorized the Declarant, Northridge Associates, LC, to cause this Third Amendment and the Third Amended Condominium Plat to be executed on their behalf and to be recorded in the office of the Davis County Recorder.

B. The purpose of the Owners in adopting this Third Amendment and the Third Amended Condominium Plat and causing them to be recorded is to submit office building B and other improvements of the Project situated in or upon the Land to the provisions of the amended documents referred to in paragraph A above and to revise certain undivided ownership interests and owners' votes, as shown on the attached "Third Amended Exhibit B", which will replace Amended Exhibit B of the Declaration.

NOW THEREFORE, the undersigned Declarant, acting by authorization of the Owners holding more than sixty-six and two-thirds percent (66.67%) of the total votes of the Association, consents and agrees to the following Third Amendment to the Declaration:

Paragraph 1.2 of ARTICLE I of the Declaration is replaced by the following:

"Association shall mean the Ridge Park Office Condominium Association, Inc., Utah non-profit corporation, organized to be the Association referred to in the Declaration."

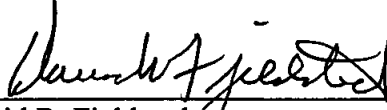
Paragraph 1.19 of ARTICLE I of the Declaration, as amended, is replaced by the following:

"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 the Third Amended Exhibit B attached to this Third Amendment. All other references in the Declaration to 'Exhibit B' and all references in the First Amendment to 'Amended Exhibit B' shall mean 'Third Amended Exhibit B.'"

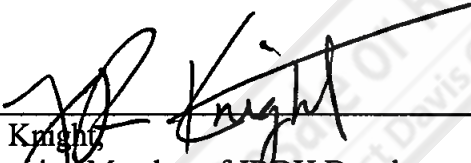
This Third Amendment shall take effect upon its recording in the office of the County Recorder of Davis County, State of Utah.

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

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



David R. Fjeldsted,
Managing Member of JRDH Development, LC,
Manager of Northridge Associates, L.C.

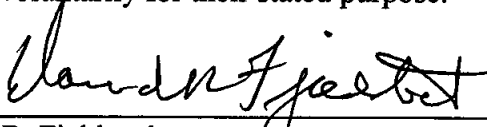


J.R. Knight,
Managing Member of JRDH Development, LC,
Manager of Northridge Associates, L.C.

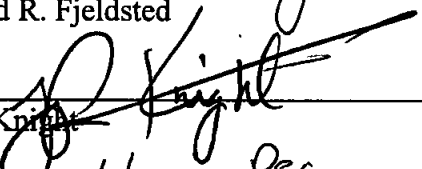
STATE OF UTAH)
):ss.
COUNTY OF DAVIS)

CERTIFICATE

David R. Fjeldsted and J.R. Knight, duly acknowledge and certify that they are the Managing Members of JRDH Development, LC, which is the Managing Member of Northridge Associates, L.C.; and further certify that in executing the foregoing Third Amendment, North Ridge Associates, L.C. is acting on behalf of the owners holding more than sixty-six and two-thirds percent of the total vote of the Association, who have consented to the adoption and recording of the foregoing Third Amendment, the adoption and recording of the Third Amended Condominium Plat, and have authorized it to act on their behalf in causing this Third Amendment and the Third Amended Condominium Plat to be executed and recorded in the Office of the Davis County Recorder. The undersigned further acknowledge that the foregoing Third Amendment and this Certificate were signed voluntarily for their stated purpose.

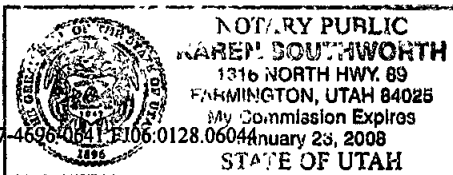


David R. Fjeldsted



J.R. Knight

SUBSCRIBED AND SWORN to before me this 4 day of ~~October~~^{Dec}, 2007


Notary Public

THIRD AMENDED EXHIBIT B

(Attached to and forming a part of the Third 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>
Total	12,008		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	2362	6.548%	9.8	6548
Building 2307, Suite 105	<u>3136</u>	8.692%	<u>9.8</u>	<u>8692</u>
Total	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	1644	4.557%	9.8	4557
Building 2297, Suite 105	<u>3855</u>	<u>10.687%</u>	<u>9.8</u>	<u>10687</u>
Total	12,033			
Totals	36,074	100.00%	147	100,000

The above square footages are estimates.

BOUNDARY DESCRIPTION

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 THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH (BEARING IS SOUTH 60°18'06" 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 214.78 FEET; SOUTH 0°17'24" EAST 190.00 FEET; THENCE NORTH 89°58'01" EAST 182.86 FEET; THENCE SOUTH 0°17'24" EAST 37.51 FEET; THENCE SOUTH 0°08'20" WEST 89.00 FEET; THENCE SOUTH 0°33'03" WEST 18.20 FEET TO THE POINT OF BEGINNING, CONTAINING 2.39 ACRES

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