

FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF OLD FARM PROFESSIONAL PLAZA

3701604

THIS FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF OLD FARM PROFESSIONAL PLAZA is made and entered into or consented to (as the case may be) as of the 1st day of July 1982 by PRUDENTIAL FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized under the laws of the United States of America ("Prudential Federal"), as an owner, and by each of the other parties hereafter executing this Amendment as an owner or as a mortgagee (as the case may be).

Recitals:

A. The Declaration of Condominium of Old Farm Professional Plaza was recorded in the Office of the Recorder of Salt Lake County, Utah on August 16, 1979 as Entry No. 3323407 in Book 4924 at Page 691. The First Amendment to Declaration of Condominium of Old Farm Professional Plaza was recorded in the Office of the Recorder of Salt Lake County, Utah, on October 23, 1979 as Entry No. 3354645 in Book 4970 at Page 841. The Second Amendment to Declaration of Condominium of Old Farm Professional Plaza was recorded in the Office of the Recorder of Salt Lake County, Utah, on March 10, 1980 as Entry No. 3408819 in Book 5063 at Page 105. The Third Amendment to Declaration of Condominium of Old Farm Professional Plaza was recorded in the office of the Recorder of Salt Lake County, Utah, on June 30, 1980 as Entry No. 3448595 in Book 5117 at Page 937. The Declaration and the First Amendment, Second Amendment and Third Amendment are herein referred to, collectively, as the "Condominium Declaration". To the extent not inconsistent with the terms and provisions hereof, the terms used herein shall have the same meanings as are set forth in the Condominium Declaration.

B. The Record of Survey Map of Old Farm Professional Plaza Condominium was recorded in the Office of the Recorder of Salt Lake County, Utah, on August 16, 1979. An Amended Record of Survey Map of Old Farm Professional Plaza Condominium was recorded in the Office of the Recorder of Salt Lake County, Utah, on October 23, 1979. A further Amended Record of Survey Map of Old Farm Professional Plaza Condominium was recorded in the office of the Recorder of Salt Lake County, Utah, on March 10, 1980. A further Amended Record of Survey Map of Old Farm Professional Plaza was recorded in the office of the Recorder of Salt Lake County, Utah, on June 30, 1980. The Record of Survey Map, as amended three times, is herein referred to as the "Map".

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2600
REF
KATHLEEN
RECORDED
SALT LAKE COUNTY
UTAH
AUG 12 9 04 AM '82
SECURITY TITLE CO.
Sylvia Williams

C. By virtue of the Condominium Declaration and the Map, as identified in items A and B above, there currently exists a condominium project known as the Old Farm Professional Plaza Condominium (the "Project").

D. Prudential Federal is the owner of Unit No. 11 in the Project. It is the desire of Prudential Federal to create from Unit No. 11 three separate and complete Condominium Units (in a manner consistent with most of the Condominium Units in the Project). Section 3.10 of the Condominium Declaration provides that the Unit Owners shall have the right to amend the Condominium Declaration and/or the Map upon the approval and consent of Owners of Units to which is appurtenant at least two-thirds of the undivided ownership interests in the Common Areas and Facilities of the Project, which consents shall be by duly executed and recorded instruments. Article XI(k) of the Condominium Declaration requires the consent of the holders of at least seventy-five per cent (75%) of the first Mortgages (based on one vote for each Mortgage owned) of Units, to the partition or subdivision of any Unit or to any material amendment to the Condominium Declaration. The requisite number of Owners and Mortgagees are desirous of consenting to and approving the creation of three Units from Unit No. 11 and the amendment of the Condominium Declaration and the Map in connection therewith.

Agreement:

NOW THEREFORE, the undersigned parties do hereby consent and agree as follows:

1. Parties Joining in Amendment. The signatories to this Amendment are comprised of the following parties who, taken collectively as of the date this Amendment is filed for record, constitute (i) the Owners of Units to which is appurtenant at least two-thirds of the undivided interests in the Common Areas and Facilities of the Project, and (ii) the holders of at least seventy-five per cent (75%) of the first Mortgages (based on one vote for each Mortgage owned) on Units in the Project.

(a) Prudential Federal in its capacity as Owner of Unit No. 11 and as Mortgagee of Units Nos. 1,3,7,10 13, 14 and 15;

(b) Owners of Units in the Project (other than Prudential Federal), (the name of each such Owner and the Unit in which he has an interest, are set forth in that portion of this Amendment which is reserved for signatures); and

(c) First Mortgagees of Units in the Project (other than Prudential Federal), (the name of each such Mortgagee and the Unit(s) in which it has an interest, are set forth in the portion of this Amendment which is reserved for signatures).

2. Amendment of Condominium Declaration. Attached hereto, and by this reference made a part hereof, is an amended Exhibit "A" which creates Unit No. 11A, Unit No. 11B and Unit No. 11C of the Project and, further, designates and specifies the sizes of such Units and the percentage of undivided interest in the Common Areas and Facilities of the Project represented by each such Unit. Amended Exhibit "A" shall, effective upon recordation hereof, constitute an amendment to the Condominium Declaration, and shall completely supplant, supercede and replace the existing Exhibit "A".

3. Amendment of Record of Survey Map. Concurrently with the recordation of this Amendment there shall be filed for record in the Office of the Recorder of Salt Lake County, Utah an amendment to the Record of Survey Map of Old Farm Professional Plaza Condominium, consisting of two sheets, prepared and certified by Robert B. Jones (a duly registered Utah Land Surveyor holding Certificate No. 1525), executed and acknowledged by Prudential Federal, as attorney-in-fact for the Owners and the Mortgagees executing this Amendment, and approved by Salt Lake County. Said amended map is hereinafter referred to as the "Amended Map". The Amended Map describes and depicts the external boundaries of the Project, the location of the building in which Units Nos. 11A, 11B and 11C are located, and the configurations of said Units Nos. 11A, 11B and 11C. The Amended Map also indicates the locations of the Limited Common Areas and Facilities which are reserved for the use of Units Nos. 11A, 11B and 11C. The Amended Map will be substantially as set forth in Exhibit "B" attached hereto and by this reference made a part hereof.

4. Effective Date. The effective date of this Amendment and of the Amended Map shall be the date on which both of said documents are filed for record in the Office of the Recorder of Salt Lake County, Utah.

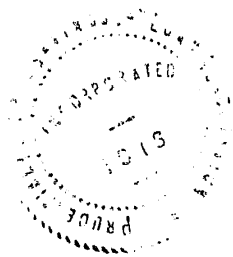
5. Power of Attorney. Each of the undersigned (other than Prudential Federal) who is an Owner or Mortgagee of a Unit in the Project, by the execution of this Amendment, hereby constitutes and appoints Prudential Federal, with full power of substitution, as his attorney in fact with power and authority to act for the undersigned and in his name and in his behalf in executing, acknowledging, swearing to, filing and

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recording the Amended Map which is referred to in Section 3 of this Amendment, together with any and all such instruments or documents as may be deemed necessary or desirable by Prudential Federal to carry out fully the provisions of this Amendment in accordance with its terms. The Power of Attorney granted hereby shall be deemed to be coupled with an interest, shall be irrevocable, and shall survive the death, disability, bankruptcy, dissolution or insanity of the undersigned.

6. Miscellaneous. Except as expressly provided herein, and as amended by the terms hereof, all other terms and conditions of the condominium Declaration and the map shall continue in full force and effect. If the application of any provision hereof to specific circumstances so requires, the masculine or neuter genders when used herein shall include both other genders, the singular shall include the plural and the plural shall include the singular.

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the date first set forth above.



PRUDENTIAL FEDERAL SAVINGS AND
LOAN ASSOCIATION

BY *Ray C Frost*
Its Vice President

F. Keith Stepan
F. Keith Stepan
(as an Owner of Unit 1)

Gerrit Timmerman, Jr.
Gerrit Timmerman, Jr.
(as an Owner of Unit 1)

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Gary J. Margetts
Gary J. Margetts
(as an Owner of Unit 2)

Jeffrey E. Ward
Jeffrey E. Ward
(as Owner of Unit 4)

CIRCLE OAKS INVESTMENT COMPANY
(as Owner of Unit 5)

BY [Signature]
General Partner

B.D.T. ENTERPRISES
(as Owner of Unit A)

BY [Signature]
General Partner

RASMUSSEN INVESTMENT COMPANY
(as an Owner of Unit 9)

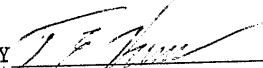
BY [Signature]
General Partner

VOORHEES ENTERPRISES, LTD.
(as an Owner of Unit 9)

BY [Signature]
General Partner

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ARLINGTON INVESTMENT COMPANY
(as an Owner of Unit 10)

BY 
General Partner


SONKENS RESOURCES
(as an Owner of Unit 10)

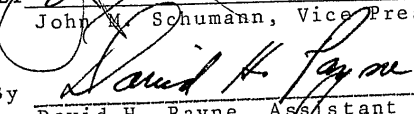
BY 
General Partner

BALANCE SECURITY CORPORATION
OF AMERICA
(as Owner of Unit 7)

BY 

SURETY LIFE INSURANCE COMPANY
(as Mortgagee of Units
4, 5, A & 9)

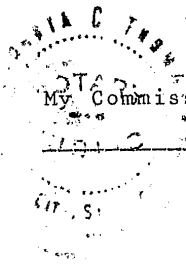
BY 
John M. Schumann, Vice President

By 
David H. Payne, Assistant Secretary

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STATE OF UTAH)
SS:
COUNTY OF SALT LAKE)

On this 15th day of July, 1982, personally appeared before me John M. Schumann and David H. Payne, who being by me first duly sworn, did say that they are the Vice President and Assistant Secretary respectively, of SURETY LIFE INSURANCE COMPANY, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said John M. Schumann and David H. Payne further acknowledged to me that said corporation executed the same.



Georgia C. Thomas
Notary Public Georgia C. Thomas
Residing at: Bountiful, UT.

My Commission Expires: 8/9/84

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STATE OF UTAH]
] ss:
COUNTY OF SALT LAKE]

On this 13th day of July, 1982, personally appeared before me Gerrit Timmerman, Jr., the signer of the above instrument who duly acknowledged to me that he executed the same.

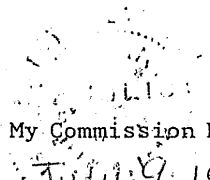


Kathy Keene Hale
Notary Public
Residing at Tooele, Utah

My Commission Expires:
July 9, 1984

STATE OF UTAH]
] ss:
COUNTY OF SALT LAKE]

On this 13th day of July, 1982, personally appeared before me F. Keith Stepan, the signer of the above instrument who duly acknowledged to me that he executed the same.



Kathy Keene Hale
Notary Public
Residing at Tooele, Utah

My Commission Expires:
July 9, 1984

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STATE OF UTAH]
COUNTY OF SALT LAKE] ss:

On this 13th day of July, 1982, personally appeared before me Gary J. Margetts, the signer of the above instrument who duly acknowledged to me that he executed the same.

Kathy Keene Hale
Notary Public
Residing at TOOELE, UTAH

My Commission Expires:

July 9, 1984

STATE OF UTAH]
COUNTY OF SALT LAKE] ss:

On this 13th day of July, 1982, personally appeared before me Jeffrey F. Ward, the signer of the above instrument who duly acknowledged to me that he executed the same.

Kathy Keene Hale
Notary Public
Residing at TOOELE, UTAH

My Commission Expires:

July 9, 1984

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STATE OF UTAH]
COUNTY OF SALT LAKE] ss:

On this 13th day of July, 1982, personally appeared before me Mark M. Lewis, who being by me duly sworn did say that he is the general partner of Circle Oaks Investment Company, a Utah limited partnership, and that the foregoing instrument was signed in behalf of said partnership by authority of its partnership agreement, and acknowledged to me that said partnership executed the same.

Kathy Keene Hale
Notary Public
Residing at Tooele, Utah

My Commission Expires:

July 9, 1984

STATE OF UTAH]
COUNTY OF SALT LAKE] ss:

On this ___ day of July, 1982, personally appeared before me _____, who being by me duly sworn, did say that he is the general partner of B.D.T. Enterprises, a Utah limited partnership, and that the foregoing instrument was signed in behalf of said partnership by authority of its partnership agreement, and acknowledged to me that said partnership executed the same.

Notary Public
Residing at _____

My Commission Expires:

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STATE OF UTAH]
COUNTY OF SALT LAKE] ss:

On this 13th day of July, 1982, personally appeared before me Brian L. Rasmussen, who being by me duly sworn, did say that he is the general partner of Rasmussen Investment Company, a Utah limited partnership, and that the foregoing instrument was signed in behalf of said partnership by authority of its partnership agreement, and acknowledged to me that said partnership executed the same.

Kathy Keene Hale
Notary Public
Residing at Tooele, Utah

My Commission Expires:

July 9, 1984

STATE OF UTAH]
COUNTY OF SALT LAKE] ss:

On this 13th day of July, 1982, personally appeared before me Hugh D. Voorhees, who being by me duly sworn, did say that he is the general partner of Voorhees Enterprises, Ltd., a Utah limited partnership, and that the foregoing instrument was signed in behalf of said partnership by authority of its partnership agreement, and acknowledged to me that said partnership executed the same.

Kathy Keene Hale
Notary Public
Residing at Tooele, Utah

My Commission Expires:

July 9, 1984

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STATE OF UTAH]
COUNTY OF SALT LAKE] ss:

On this 13th day of July, 1982, personally appeared before me James E. Hansen, who being by me duly sworn, did say that he is the general partner of Arlington Investment Company, a Utah limited partnership, and that the foregoing instrument was signed on behalf of said partnership by authority of its partnership agreement, and acknowledged to me that said partnership executed the same.

Kathy Keene Hale
Notary Public
Residing at Tooele, UTAH

My Commission Expires:

July 9, 1984

STATE OF UTAH]
COUNTY OF SALT LAKE] ss:

On this 13th day of July, 1982, personally appeared before me J.W. Sonkens, who being by me duly sworn, did say that he is the general partner of Sonkens Resources, a Utah limited partnership, and that the foregoing instrument was signed in behalf of said partnership by authority of its partnership agreement, and acknowledged to me that said partnership executed the same.

Kathy Keene Hale
Notary Public
Residing at Tooele, UTAH

My Commission Expires:

July 9, 1984

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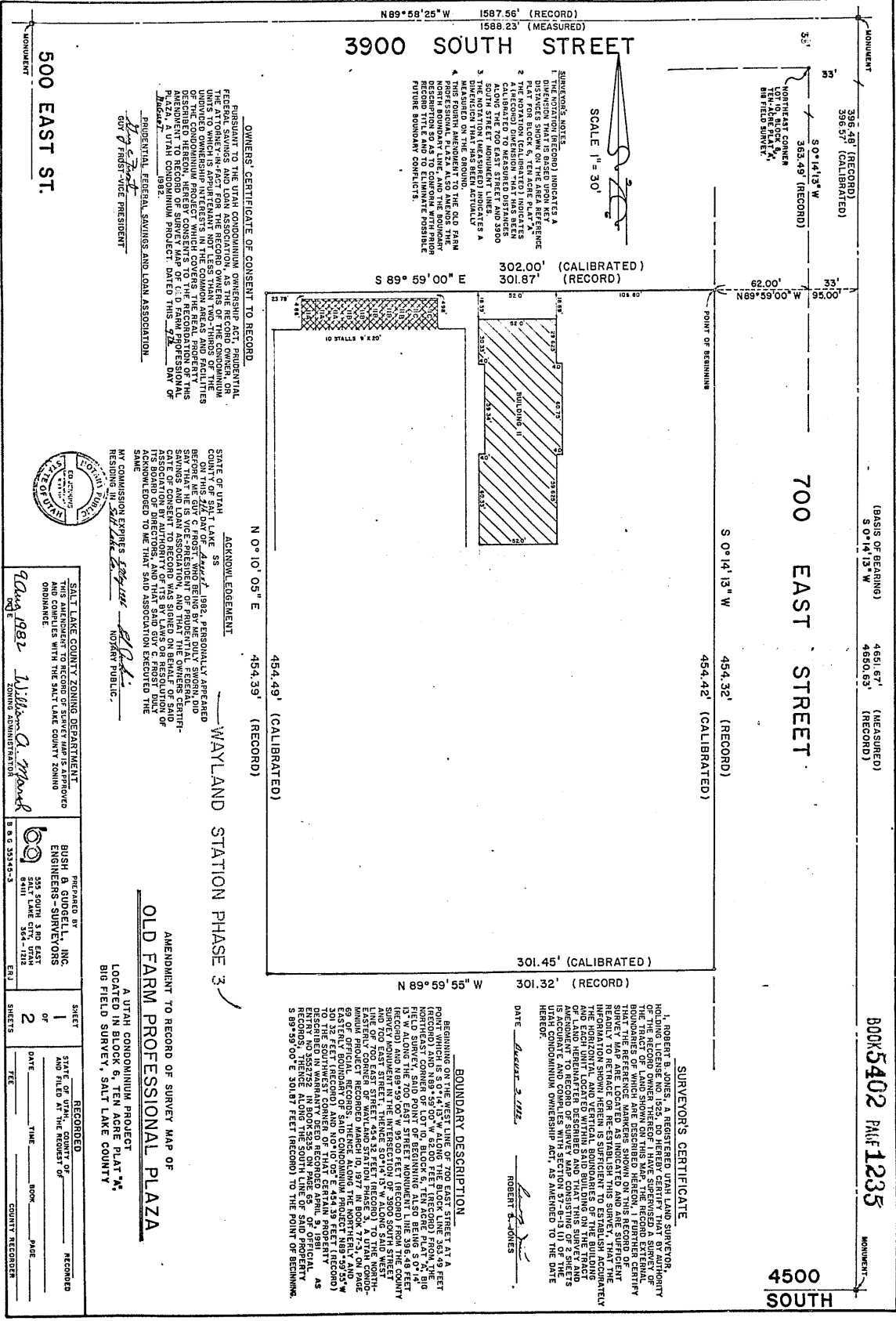
AMENDED
EXHIBIT "A"
(JULY 1, 1982)

OLD FARM PROFESSIONAL PLAZA

<u>UNIT NO</u>	<u>SQUARE FOOTAGE</u>	<u>% UNDIVIDED INTEREST</u>
1	1,560	4.2871
2	1,560	4.2871
3	1,679	4.6142
4	1,441	3.9601
5	1,422	3.9079
A	441	1.2119
6	1,257	3.4544
7	1,257	8.5742
9	2,134	5.8646
10	6,174	16.9672
11A	2,089	5.7409
11B	4,151	11.4076
11C	1,560	4.2871
12	780	2.1436
13	780	2.1436
14	4,680	12.8614
15	1,560	<u>4.2871</u>
		100.0000

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SCHEDULE B



MEASUREMENT NOTES:
 1. DISTANCE SHOWN ON THE AREA REFERENCE DISTANCE IS BASED UPON THE MEASUREMENT MADE BY THE SURVEYOR.
 2. THE NOTATION (CALIBRATED) INDICATES A DISTANCE THAT HAS BEEN MEASURED ALONG THE TOP EAST STREET AND 3900 SOUTH STREET MONUMENT LINES.
 3. THE NOTATION (RECORD) INDICATES A DISTANCE THAT HAS BEEN ACTUALLY MEASURED ON THE GROUND.
 4. THE OLD FARM PROFESSIONAL PLAZA ALSO MENDES THE NORTH BOUNDARY LINE AND THE BOUNDARY LINE OF THE OLD FARM PROFESSIONAL PLAZA RECORD TITLE AND TO ELIMINATE POSSIBLE FUTURE BOUNDARY CONFLICTS.

OWNERS' CERTIFICATE OF CONSENT TO RECORD
 PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT, PROVISIONAL FEDERAL SAVINGS AND LOAN ASSOCIATION, AS THE RECORD OWNER, OR FEDERAL SAVINGS AND LOAN ASSOCIATION, AS THE RECORD OWNER, OR UNDIVIDED OWNERSHIP INTERESTS IN THE COMMON AREAS AND FACILITIES DESCRIBED HEREON, HEREBY CONSENTS TO THE RECONSTRUCTION OF THIS AMENDMENT TO RECORD OF SURVEY MAP OF C.D. FARM PROFESSIONAL PLAZA PROJECT DATED THIS 17th DAY OF FEBRUARY, 1982, BY THE PROVISIONAL FEDERAL SAVINGS AND LOAN ASSOCIATION.

Wayland Station
 CHIEF FINANCIAL OFFICER PRESIDENT

ACKNOWLEDGEMENT
 STATE OF UTAH
 COUNTY OF SALT LAKE SS
 ON THIS 17th DAY OF February, 1982, PERSONALLY APPEARED before me, the undersigned, a Notary Public for the State of Utah, Wayland Station, Vice-President of Provisional Federal Savings and Loan Association, and that the owners certificate of consent to record of survey map of C.D. Farm Professional Plaza Project dated this 17th day of February, 1982, was presented to me in full and acknowledged to be true and correct by the same.

MY COMMISSION EXPIRES March 1, 1983
 RESIDING IN Salt Lake City UTAH
 NOTARY PUBLIC.

SALT LAKE COUNTY ZONING DEPARTMENT
 THIS AMENDMENT TO RECORD OF SURVEY MAP IS APPROVED AND COMPLIES WITH THE SALT LAKE COUNTY ZONING ORDINANCE.

9/24/82 William A. Mink
 ZONING ADMINISTRATOR

PREPARED BY
 BUSH & GUDDELL, INC.
 ENGINEERS-SURVEYORS
 355 SOUTH 2ND EAST
 SALT LAKE CITY, UTAH 84111

9 B.S. 32345-3

SHEET 1	RECORDED	DATE	NOV	1982
OF 2	BY			

OLD FARM PROFESSIONAL PLAZA
 AMENDMENT TO RECORD OF SURVEY MAP OF
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN BLOCK 6, TEN ACRE PLAT #4,
 BIG FIELD SURVEY, SALT LAKE COUNTY

BOUNDARY DESCRIPTION
 BEGINNING ON THE WEST LINE OF 700 EAST STREET AT A POINT WHICH IS 301.42' W. ALONG THE BLOCK LINE 654.49' FEET NORTH 89° 59' 55" W. TO THE POINT OF BEGINNING OF THE BIG FIELD SURVEY, SAID POINT OF BEGINNING ALSO BEING 65' FEET NORTH 89° 59' 55" W. TO THE POINT OF BEGINNING OF THE SURVEY MONUMENT IN THE INTERSECTION OF 3900 SOUTH STREET AND 700 EAST STREET, 454.32' FEET (RECORD) TO THE NORTH-EAST CORNER OF THE OLD FARM PROFESSIONAL PLAZA, 69' OF OFFICIAL RECORDS, THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF THAT CERTAIN PROPERTY TO THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS SHOWN ON THE SURVEY MAP OF C.D. FARM PROFESSIONAL PLAZA PROJECT, RECORDS, THENCE ALONG THE SOUTH LINE OF SAID PROPERTY 589.39' 00" E 301.81' FEET (RECORD) TO THE POINT OF BEGINNING.

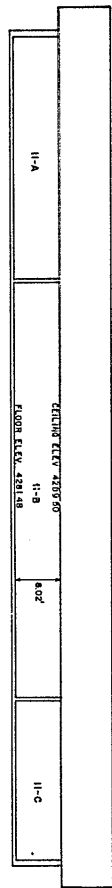
SURVEYOR'S CERTIFICATE
 I, ROBERT B. JONES, A REGISTERED UTAH LAND SURVEYOR, HOLDING LICENSE NO. 1629, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE RECORD OWNER, HEREOF, I HAVE SUPERVISED A SURVEY OF THE BOUNDARIES OF THE OLD FARM PROFESSIONAL PLAZA, A UTAH CONDOMINIUM PROJECT, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS RECORD OF SURVEY ARE CORRECTLY LOCATED AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ESTABLISH ACCURATELY THE BOUNDARIES OF SAID BOUNDARIES. I HAVE ALSO LOCATED AND EACH UNIT LOCATED WITHIN SAID BUILDING ON THE TRACT OF LAND HEREINAFTER DESCRIBED AND THAT THIS SURVEY AND INFORMATION IS ACCURATE AND COMPLETE WITH SECTION 57-B(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AS AMENDED TO THE DATE HEREOF.

DATE December 2, 1982
 ROBERT B. JONES

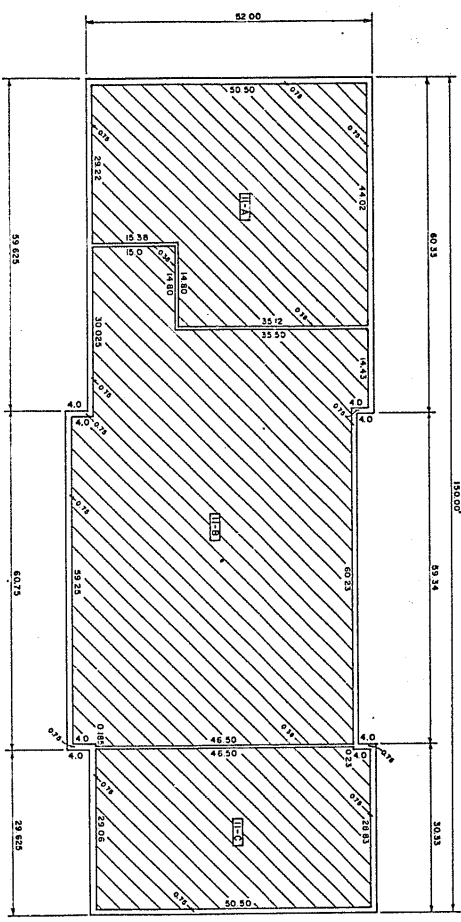
(BASIS OF BEARING)
 S 0° 14' 13" W
 454.32' (MEASURED)
 454.32' (RECORD)

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MONUMENT
 4500 SOUTH



CROSS SECTION



BUILDING II
SCALE 1"=10'

PRIVATE OWNERSHIP - UNITS
 LIMITED COMMON AREA
 COMMON AREA
 UNLESS OTHERWISE SHOWN, ALL INTERIOR DIMENSIONS ARE TO THE SURFACE OF THE WALL CONCERNED. DIMENSIONS TAKE PREFERENCE OVER SCALE.
 ALL ELEVATIONS ARE PER SALT LAKE COUNTY SURVEYORS OFFICE DATUM, B.M. MONUMENT AT 3900 SOUTH & 700 EAST STREETS, ELEV. 4281.70

SURVEYOR'S CERTIFICATION
 I CERTIFY THAT THE BUILDING SPECIFICATIONS OF THE BUILDING SHOWN ON THIS SHEET OF OLD FARM PROFESSIONAL P.L.M. ARE IN ACCORDANCE WITH THE PROVISIONS OF U.T.C. 7-2-10.
 DATE October 15, 2008 Robert E. Jones
 ROBERT E. JONES

AMENDMENT TO RECORD OF SURVEY MAP OF
OLD FARM PROFESSIONAL PLAZA
 A UTAH CONDOMINIUM PROJECT

PREPARED BY BUSH & GUDGELL, INC ENGINEERS-SURVEYORS 395 SOUTH 3RD EAST SALT LAKE CITY, UTAH 801 525-45-3	RECORDED STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ROOM _____ FLOOR _____ BY _____ SALT LAKE COUNTY RECORDER
PREPARED BY BUSH & GUDGELL, INC ENGINEERS-SURVEYORS 395 SOUTH 3RD EAST SALT LAKE CITY, UTAH 801 525-45-3	DATE _____ TIME _____ ROOM _____ FLOOR _____ BY _____ SALT LAKE COUNTY RECORDER