

975

7082361

AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS
OF
RIVER RUN CONDOMINIUMS
AND
DECLARATION OF ANNEXATION OF RIVER RUN CONDOMINIUMS, PHASE 6

THIS AMENDMENT TO THE DECLARATION of Covenants Conditions and Restrictions of River Run Condominiums is made pursuant to the Utah Condominium Act, Utah Code Ann. §57-8-13.6, and executed this 24 day of July, 1998, AND AMENDS THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF RIVER RUN CONDOMINIUMS, recorded April 14, 1997, as Entry No. 6622090, in Book 7645, at Pages 1529-1555, records of Salt Lake County, which has been amended previously by the Amendment To Declaration Of Covenants Conditions And Restrictions Of River Run Condominiums and Declaration Of Annexation Of River Run Condominiums, Phase 2, recorded June 5, 1997, as Entry 6662254, in Book 7683, at Pages 2273-2276, and the Amendment To Declaration Of Covenants Conditions And Restrictions Of River Run Condominiums and Declaration Of Annexation Of River Run Condominiums, Phase 3, recorded August 6, 1997, as Entry No. 6709124, in Book 7728, at Pages 2013-2018, and the Amendment To Declaration Of Covenants Conditions And Restrictions Of River Run Condominiums and Declaration Of Annexation Of River Run Condominiums, Phase 4, recorded August 20, 1997, as Entry No. 6718815, in Book 7737, at Pages 2010-2015, records of Salt Lake County; and the Amendment To Declaration Of Covenants Conditions And Restrictions Of River Run Condominiums and Declaration Of Annexation Of River Run Condominiums, Phase 5, recorded the 18 day of FEBRUARY, 1998, as Entry No. 6866481, in Book 7882, at Pages 2679 - 2686, records of Salt Lake County which affects all the property described in Exhibit A, attached hereto.

ANNEXATION

This is a Declaration of Annexation prepared pursuant to Article 11 of the previously identified Declaration of Covenants Conditions and Restrictions of River Run Condominiums.

Declarant hereby annexes the property described in Exhibit B attached hereto as a part of, and declares its intention that the property shall be subject to the Declaration of Covenants Conditions and Restrictions of River Run Condominiums referred to above, and any amendments thereto.

Any required approvals have been given.

AMENDMENT

Article 2, Section 2.1., of the Declaration of Covenants Conditions and Restrictions of River Run Condominiums referenced above is hereby amended to read as follows:

ARTICLE 2 - PROPERTY RIGHTS

Section 2.1. Division into Units, Limited Common and Common Area. In order to establish a plan of condominium ownership, the condominium project is hereby divided into the following separate freehold estates:

- a. Units. The 264 separately designated and legally described freehold estates consisting of the units as defined above and designated on the map. Each unit consists
 - i. horizontally of the area within the interior surface of the sheet rock on walls which form the exterior of the building, and the lines as drawn on the map as constituting boundaries between the unit and common or limited common areas or between the unit and other units, and
 - ii. vertically from the exterior surface of the floor of the unit up to the interior surface of the ceiling. Mechanical equipment and appurtenances located within any one unit or located without said unit but designated and designed to serve only that unit, such as appliances, electrical receptacles and outlets, air conditioning and compressors and other air conditioning apparatus, fixtures and the like, shall be considered part of the unit, as shall all decorated interiors, all surfaces of the interior structural walls, floors and ceilings, windows and window frames, doors and door frames, and trim consisting of, inter alia and as appropriate, wallpaper, paint, flooring, carpeting and tile. All pipes, wires, conduits, or other public utility lines or installations constituting a part of the unit and serving only the unit, and any structural members of any other property of any kind, including fixtures and

appliances within any unit, which are removable without jeopardizing the soundness, safety or usefulness of the remainder of the building within which the unit is situated shall be considered part of the unit.

Appurtenant to and inseparable from each unit shall be a percentage ownership in common areas and facilities and a par value according to the table attached hereto as Exhibit C:

The minimum number of units which shall be constructed is 192. In this event, each unit owner shall have a maximum possible percentage interest in the common elements as follows:

<u>Unit Type</u>	<u>% Interest</u>
Units with 1232 sf	.5862%
Units with 1070 sf	.5091%
Units with 946 sf	.4501%

The maximum number of units which shall be constructed is 264. In this event, each unit owner shall have a minimum possible percentage interest in the common elements as follows:

<u>Unit Type</u>	<u>% Interest</u>
Units with 1232 sf	.4204%
Units with 1070 sf	.3651%
Units with 946 sf	.3228%

These par values may not be changed except by amendment or expansion as provided herein. No unit may be further subdivided. No unit owner shall execute any deed, mortgage, lease or other instrument conveying, leasing or encumbering title to the unit without including therein all interests appurtenant thereto. The purpose of this restriction is to prevent any severance of such combined ownership. Any such deed, mortgage or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed to include any omitted interest, even though not expressly mentioned or described therein. Each unit owner has an unrestricted right of ingress and egress to the unit which is appurtenant to ownership of the unit.

Units may be combined in use if owned by the same unit owner.

- b. Limited Common Areas. Limited Common Areas, designated on the map, by double cross hatched areas may include carports, balconies, decks and covered decks appurtenant to certain units as contained in the Plat. The exclusive right to use and occupy each limited common area, if any, shall be appurtenant to and shall pass with the title to the unit with which it is associated. Each owner of a unit is hereby granted an irrevocable and exclusive license to use and occupy the limited common areas and facilities reserved exclusively for the use of the unit, subject to the residual rights of the Association therein.
- c. Common Areas and Facilities. A freehold estate consisting of the remaining portion of the real property as defined above as the "common areas and facilities." Every owner shall have a right and easement of use and enjoyment in and to the common area which easement shall be appurtenant to and shall pass with the title to every unit, subject to the following provisions:
- (i) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the common area.
 - (ii) The right of the Association to limit the number of guests of members using the common area.
 - (iii) The right of the Association to suspend the voting rights and/or common utility service of a member for any period during which any assessment or portion thereof against the unit remains unpaid; and for a period of not to exceed sixty (60) days for any infraction of its published rules and regulations.
 - (iv) The right of the Association to enter into agreements or leases which provide for use of the common areas and facilities by a similar Association in consideration for use of the common areas and facilities of the other Association, or for cash consideration;
 - (v) The right of the Association with the approval of seventy-five percent (75%) of each class of owners, to sell, exchange, hypothecate, alienate, mortgage, encumber, dedicate, release or transfer all or part of the common area to any private individual, corporate entity, public agency, authority, or utility.
 - (vi) The right of the Association to grant easements for public utilities or other public purposes consistent with the intended use of the common area by the Association.

- (vii) The right of the Association to take such steps as are reasonably necessary or desirable to protect the common area against foreclosure.
- (viii) The terms and conditions of this Declaration.
- (ix) The right of each individual unit owner to the exclusive use of the limited common area adjacent and appurtenant to the respective unit.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this 24 day of July, 1998.

DECLARANT:

ORD & RODGERS HOMES—JORDAN RIVER, L.C.

By *J. E. Ord*
 John E. Ord, President
 Ord Properties, Inc., Manager

STATE OF _____)
) ss.
 COUNTY OF _____)

On this _____ day of _____, 1998, before me personally appeared John E. Ord, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is President of Ord Properties, Inc., Manager of Ord & Rodgers Homes—Jordan River, L.C., a limited liability company and that the foregoing document was signed by him on behalf of that Company by proper authority and he acknowledged before me that the Company executed the document and the document was the act of the Company for its stated purpose.

 NOTARY PUBLIC
 Address: _____
 My Commission Expires: _____

\\SERVER2\DN\O\Ord 852702\annex6 070998 852702 dc.doc

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN DIEGO } SS.

On 7-24-98 before me, JANET L. WILLIAMS,
(DATE) (NOTARY)
personally appeared JOHN E. ORD
SIGNER(S)

personally known to me - OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janet L. Williams
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

AMENDMENT TO
CC & R'S
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

7-24-98
DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

_____ OTHER

EXHIBIT "A"

Parcel 1:

BEGINNING at a point that is S 00°05'27" E 242.552 feet, and West, 130.698 feet from the center of Section 35, Township 1 South, Range 1 West, Salt Lake Base & Meridian; thence East, 49.027 feet; thence Southwesterly, 23.785 feet along the arc of a 46.000 foot radius curve to the left (chord bears S 27°26'31" W, 23.521 feet); thence Southwesterly, 5.402 feet along the arc of a 4.000 foot radius curve to the right (chord bears S 51°18'51" W, 5.000 feet); thence West, 29.284 feet; thence South, 42.000 feet; thence East, 33.414 feet; thence Southeasterly, 4.198 feet along the arc of a 5.000 foot radius curve to the right (chord bears S 65°56'56" E, 4.075 feet); thence Northeasterly, 98.359 feet along the arc of a 55.000 foot radius curve to the left (chord bears N 86°52'12" E, 85.766 feet); thence Northeasterly, 4.740 feet along the arc of a 5.000 foot radius curve to the right (chord bears N 62°47'43" E, 4.564 feet); thence N 89°57'10" E, 257.401 feet; thence Southwesterly, 15.842 feet along the arc of a 27.500 foot radius curve to the left (chord bears S 16°30'14" W, 15.624 feet); thence South, 118.559 feet; thence West, 160.000 feet; thence North, 17.496 feet; thence West, 20.500 feet; thence N 78°32'08" W, 34.953 feet; thence West, 20.124 feet; thence S 45°08'13" W, 248.314 feet; thence S 44°51'47" E, 20.511 feet; thence Southeasterly, 3.874 feet along the arc of a 2.500 foot radius curve to the right (chord bears S 00°28'22" E, 3.498 feet); thence Southwesterly, 64.211 feet along the arc of a 44.500 foot radius curve to the left (chord bears S 02°34'50" W, 58.783 feet); thence Southwesterly, 3.661 feet along the arc of a 2.500 foot radius curve to the right (chord bears S 03°11'25" W, 3.342 feet); thence S 45°08'13" W, 15.767 feet; thence N 44°51'47" W, 55.857 feet; thence North, 281.518 feet; thence N 89°57'23" E, 65.000 feet; thence North, 115.000 feet to the POINT OF BEGINNING. Total area contains 1.7139 acres.

Contains one recreational building, and one residential building containing 12 units.

Parcel 2:

BEGINNING AT A POINT THAT IS S 00°05'27" E, 412.448 FEET, AND EAST, 18.558 FEET FROM THE CENTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE EAST, 20.124 FEET; THENCE S 78°32'08" E, 34.953 FEET, THENCE EAST, 20.500 FEET; THENCE SOUTH 17.496 FEET; THENCE EAST, 160.000 FEET; THENCE SOUTH 69.644 FEET TO A POINT ON A 14.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S 22°34'06" W, 10.75 FEET); AND CONTINUING ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.029 FEET; THENCE S 45°08'13" W 134.500 FEET; THENCE N 44°51'47" W 161.500 FEET; THENCE N 45°08'13" E 12.500 FEET; THENCE N 44°51'47" W, 75.000 FEET; THENCE N 45°08'13" E, 31.814 FEET TO THE POINT OF BEGINNING. CONTAINS 28451.66 SQUARE FEET OR 0.65 ACRES MORE OR LESS.

CONTAINS ONE RESIDENTIAL BUILDING CONTAINING UNITS 13-24.

Parcel 3:

BEGINNING AT A POINT THAT IS S 00°05'27" E, 434.770 FEET, AND WEST, 3.906 FEET FROM THE CENTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S 44°51'47" E 75.000 FEET; THENCE S 45°08'13" W, 12.500 FEET; THENCE S 44°51'47" E 161.500 FEET; THENCE S 45°08'13" W 90.002 FEET; THENCE N 44°51'47" W 49.500 FEET; THENCE N 45°08'13" E 3.502 FEET; THENCE N 44°51'47" W, 187.000 FEET; THENCE N 45°08'13" E, 99.000 FEET TO THE POINT OF BEGINNING. CONTAINS 21568.095 SQUARE FEET OR 0.495 ACRES MORE OR LESS.

CONTAINS ONE RESIDENTIAL BUILDING CONTAINING UNITS 25-36.

BK8090PG0764

Parcel 4:

BEGINNING AT A POINT THAT IS S 00°05'27" E, 504.606 FEET, AND WEST, 74.187 FEET FROM THE CENTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S44°51'47" E 187.000 FEET; THENCE S 45°08'13" W, 3.502 FEET; THENCE S 44°51'47" E 49.500 FEET; THENCE N 45°08'13" E 224.503 FEET; THENCE NORTH 188.203 FEET TO A POINT ON A 27.500 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N 16°30'13" E 15.624 FEET), AND CONTINUING ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.842 FEET; THENCE N 89°57'10" E 22.062 FEET; THENCE SOUTH 221.034 FEET; THENCE S 45°08'13" W 419.333 FEET; THENCE N 44°51'47" W 198.000 FEET; THENCE N 45°08'13" E 15.767 FEET TO A POINT ON A 2.500 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N 03°11'25" W 3.342 FEET), AND CONTINUING ALONG THE ARC OF SAID CURVE 3.661 FEET TO A POINT ON A 44.500 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N 02°34'50" E 58.783 FEET); THENCE ALONG THE ARC OF SAID CURVE 64.211 FEET TO A POINT ON A 2.500 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N 00°28'22" W 3.498 FEET); THENCE ALONG THE ARC OF SAID CURVE 3.874 FEET; THENCE N 44°51'47" W 20.511 FEET; THENCE N 45°08'13" E 117.500 FEET TO THE POINT OF BEGINNING. CONTAINS 56734.846 SQUARE FEET OR 1.303 ACRES MORE OR LESS. CONTAINS ONE RESIDENTIAL BUILDING CONTAINING UNITS 37-48.

Parcel 5:

BEGINNING AT A POINT THAT IS S 00°05'27" E 303.444 FEET AND N 89°57'10" E 280.231 FEET FROM THE CENTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING THE NORTHEAST CORNER OF RIVER RUN CONDOMINIUMS-PHASE 1, AND ALSO LYING ON THE SOUTHERN RIGHT-OF-WAY LINE OF CARLISLE PARK LANE; AND FROM SAID POINT RUNNING THENCE N 89°57'10" E 186.500 FEET ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF CARLISLE PARK LANE; THENCE SOUTH 300.497 FEET; THENCE S 45°08'13" W 232.081 FEET; THENCE S 44°51'47" E 54.871 FEET; THENCE S 45°08'13" W 94.143 FEET TO THE NORTHERN RIGHT-OF-WAY OF 3900 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY S 78°03'11" W 200.898 FEET; THENCE N 44°51'47" W 134.183 FEET TO THE EASTERN BOUNDARY OF RIVER RUN CONDOMINIUMS PHASE I; THENCE ALONG SAID BOUNDARY N 45°08'13" E 419.333 FEET; AND NORTH 220.034 FEET TO THE POINT OF BEGINNING. AREA OF DESCRIBED PARCEL IS 139,908.2 SQUARE FEET OR 3.212 ACRES. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6 RESIDENTIAL BUILDINGS CONTAINING 12 UNITS EACH. (72 TOTAL UNITS – UNITS 49-120)

BK8090PG0765

EXHIBIT B

BOUNDARY DESCRIPTION

RIVER RUN CONDOMINIUMS PHASE 6 – PARCEL 1

BEGINNING AT A POINT THAT IS S 00°05'27" E 303.444 FEET AND N 89°57'10" E 466.731 FEET FROM THE CENTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING THE NORTHEAST CORNER OF RIVER RUN CONDOMINIUMS – PHASE 5, AND ALSO LYING ON THE SOUTHERN RIGHT-OF-WAY LINE OF CARLISLE PARK LANE; AND FROM SAID POINT RUNNING THENCE N 89°57'10" E 4.545 FEET ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF CARLISLE PARK LANE TO A POINT ON A 324.500 FOOT RADIUS CURVE TO THE RIGHT (BEARING TO THE CENTER OF THE CURVE IS S 00°02'50"E); THENCE SOUTHEASTERLY 69.809 FEET THROUGH A CENTRAL ANGLE OF 12°19'33"; THENCE S 77°43'17" E 41.526 FEET TO A POINT ON A 375.500 FOOT CURVE TO THE LEFT (BEARING TO THE CENTER OF THE CURVE IS N 12°16'43" E); THENCE SOUTHEASTERLY 80.780 FEET THROUGH A CENTRAL ANGLE OF 12°19'33"; THENCE N 89°57'10" E 3.935 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF 900 WEST STREET; THENCE SOUTH 510.197 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF 3900 SOUTH STREET; THENCE S 87°14'14" W 295.792 FEET AND S 78°03'11" W 97.687 FEET ALONG SAID BOUNDARY TO THE EASTERN BOUNDARY OF RIVER RUN CONDOMINIUMS – PHASE 5; THENCE N 45°08'13" E 94.143 FEET; THENCE N 44°51'47" W 54.871 FEET; THENCE N 45°08'13" E 232.081 FEET; THENCE DUE NORTH 300.497 FEET TO THE POINT OF BEGINNING.

AREA OF DESCRIBED PARCEL IS 131,169.768 SQUARE FEET OR 3.01 ACRES.
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6 RESIDENTIAL BUILDINGS CONTAINING 12 UNITS EACH. (72 TOTAL UNITS).

RIVER RUN CONDOMINIUMS PHASE 6 – PARCEL 2

BEGINNING AT A POINT THAT IS SOUTH 89°41'40" WEST 13.143 FEET AND NORTH 00°02'50" WEST 296.668 FEET AND SOUTH 89°57'10" WEST 8.667 FEET FROM THE CENTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; SAID POINT LYING ON AN EXISTING FENCE LINE ALONG THE WESTERLY BOUNDARY OF A PARCEL OF PROPERTY DEEDED TO GRANGER HUNTER IMPROVEMENT DISTRICT(SLCO. RECORDERS OFFICE, ENTRY NO. 6637086, BOOK 7660, PAGE 0600); THENCE ALONG SAID BOUNDARY SOUTH 00°02'23" WEST 547.89 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CARLISLE PARK LANE, SAID POINT LYING ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N 45°12'54" W 12.852 FEET); THENCE NORTHWESTERLY 13.281 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°43'52"; THENCE WEST 99.023 FEET; THENCE SOUTH 89°57'10" WEST 136.200 FEET TO THE WESTERN PROPERTY BOUNDARY OF RIVER RUN CONDOMINIUMS; THENCE ALONG SAID BOUNDARY NORTH 27°16'35" WEST 129.066 FEET; THENCE NORTH 11°00'50" EAST 96.300 FEET; THENCE NORTH 04°39'30" WEST 330.849 FEET; THENCE NORTH 89°57'10" EAST 312.350 FEET TO THE POINT OF BEGINNING AT THE BOUNDARY FENCE BETWEEN RIVER RUN CONDOMINIUMS AND GRANGER HUNTER IMPROVEMENT DISTRICT.

AREA OF DESCRIBED PARCEL IS 157,753.249 SQUARE FEET OR 3.62 ACRES.
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6 RESIDENTIAL BUILDINGS CONTAINING 12 UNITS EACH. (72 TOTAL UNITS).

BK8090PG0766

EXHIBIT C

RIVER RUN PAR VALUE SCHEDULE

Unit	Plan	Bldg	Address	Sq. Ft.	% Ownership	Par Value
Phase 1						
1	3	A	3807-1 So. River Run Way	1,237	0.4214%	0.421400
2	3	A	3808-1 So. Big River Way	1,237	0.4214%	0.421400
3	2	A	3814-1 So. Big River Way	1,070	0.3645%	0.364500
4	2	A	3815-1 So. River Run Way	1,070	0.3645%	0.364500
5	3	A	3807-2 So. River Run Way	1,237	0.4214%	0.421400
6	3	A	3808-2 So. Big River Way	1,237	0.4214%	0.421400
7	2	A	3814-2 So. Big River Way	1,070	0.3645%	0.364500
8	2	A	3815-2 So. River Run Way	1,070	0.3645%	0.364500
9	3	A	3807-3 So. River Run Way	1,237	0.4214%	0.421400
10	3	A	3808-3 So. Big River Way	1,237	0.4214%	0.421400
11	2	A	3814-3 So. Big River Way	1,070	0.3645%	0.364500
12	2	A	3815-3 So. River Run Way	1,070	0.3645%	0.364500
Phase 2						
13	1	B	3819-1 So. River Run Way	946	0.3222%	0.322200
14	1	B	3819-2 So. River Run Way	946	0.3222%	0.322200
15	1	B	3819-3 So. River Run Way	946	0.3222%	0.322200
16	1	B	3822-1 So. Big River Way	946	0.3222%	0.322200
17	1	B	3822-2 So. Big River Way	946	0.3222%	0.322200
18	1	B	3822-3 So. Big River Way	946	0.3222%	0.322200
19	2	B	3824-1 So. Big River Way	1,070	0.3645%	0.364500
20	2	B	3824-2 So. Big River Way	1,070	0.3645%	0.364500
21	2	B	3824-3 So. Big River Way	1,070	0.3645%	0.364500
22	2	B	3825-1 So. River Run Way	1,070	0.3645%	0.364500
23	2	B	3825-2 So. River Run Way	1,070	0.3645%	0.364500
24	2	B	3825-3 So. River Run Way	1,070	0.3645%	0.364500
Phase 3						
25	1	C	3829-1 So. River Run Way	946	0.3222%	0.322200
26	1	C	3829-2 So. River Run Way	946	0.3222%	0.322200
27	1	C	3829-3 So. River Run Way	946	0.3222%	0.322200
28	1	C	3832-1 So. Big River Way	946	0.3222%	0.322200
29	1	C	3832-2 So. Big River Way	946	0.3222%	0.322200
30	1	C	3832-3 So. Big River Way	946	0.3222%	0.322200
31	1	C	3834-1 So. Big River Way	946	0.3222%	0.322200
32	1	C	3834-2 So. Big River Way	946	0.3222%	0.322200
33	1	C	3834-3 So. Big River Way	946	0.3222%	0.322200
34	1	C	3831-1 So. River Run Way	946	0.3222%	0.322200
35	1	C	3831-2 So. River Run Way	946	0.3222%	0.322200
36	1	C	3831-3 So. River Run Way	946	0.3222%	0.322200
Phase 4						
37	3	D	3835-1 So. River Run Way	1,237	0.4214%	0.421400
38	3	D	3835-2 So. River Run Way	1,237	0.4214%	0.421400
39	3	D	3835-3 So. River Run Way	1,237	0.4214%	0.421400
40	3	D	3836-1 So. Big River Way	1,237	0.4214%	0.421400
41	3	D	3836-2 So. Big River Way	1,237	0.4214%	0.421400
42	3	D	3836-3 So. Big River Way	1,237	0.4214%	0.421400
43	2	D	3840-1 So. Big River Way	1,070	0.3645%	0.364500
44	2	D	3840-2 So. Big River Way	1,070	0.3645%	0.364500
45	2	D	3840-3 So. Big River Way	1,070	0.3645%	0.364500
46	2	D	3841-1 So. River Run Way	1,070	0.3645%	0.364500
47	2	D	3841-2 So. River Run Way	1,070	0.3645%	0.364500
48	2	D	3841-3 So. River Run Way	1,070	0.3645%	0.364500
Phase 5						
49	3	J	3803-1 So. Big River Way	1,237	0.4214%	0.421400
50	3	J	3803-2 So. Big River Way	1,237	0.4214%	0.421400
51	3	J	3803-3 So. Big River Way	1,237	0.4214%	0.421400
52	2	J	3805-1 So. Big River Way	1,070	0.3645%	0.364500
53	2	J	3805-2 So. Big River Way	1,070	0.3645%	0.364500

BK8090PG0767

RIVER RUN
PAR VALUE SCHEDULE

Unit	Plan	Bldg	Address	Sq. Ft.	% Ownership	Par Value
54	2	J	3805-3 So. Big River Way	1,070	0.3645%	0.364500
55	2	J	3806-1 So. Canyon River Way	1,070	0.3645%	0.364500
56	2	J	3806-2 So. Canyon River Way	1,070	0.3645%	0.364500
57	2	J	3806-3 So. Canyon River Way	1,070	0.3645%	0.364500
58	3	J	3804-1 So. Canyon River Way	1,237	0.4214%	0.421400
59	3	J	3804-2 So. Canyon River Way	1,237	0.4214%	0.421400
60	3	J	3804-3 So. Canyon River Way	1,237	0.4214%	0.421400
61	1	I	3813-1 So. Big River Way	946	0.3222%	0.322200
62	1	I	3813-2 So. Big River Way	946	0.3222%	0.322200
63	1	I	3813-3 So. Big River Way	946	0.3222%	0.322200
64	1	I	3817-1 So. Big River Way	946	0.3222%	0.322200
65	1	I	3817-2 So. Big River Way	946	0.3222%	0.322200
66	1	I	3817-3 So. Big River Way	946	0.3222%	0.322200
67	1	I	3826-1 So. Canyon River Way	946	0.3222%	0.322200
68	1	I	3826-2 So. Canyon River Way	946	0.3222%	0.322200
69	1	I	3826-3 So. Canyon River Way	946	0.3222%	0.322200
70	1	I	3820-1 So. Canyon River Way	946	0.3222%	0.322200
71	1	I	3820-2 So. Canyon River Way	946	0.3222%	0.322200
72	1	I	3820-3 So. Canyon River Way	946	0.3222%	0.322200
73	2	H	3821-1 So. Big River Way	1,070	0.3645%	0.364500
74	2	H	3821-2 So. Big River Way	1,070	0.3645%	0.364500
75	2	H	3821-3 So. Big River Way	1,070	0.3645%	0.364500
76	3	H	3823-1 So. Big River Way	1,237	0.4214%	0.421400
77	3	H	3823-2 So. Big River Way	1,237	0.4214%	0.421400
78	3	H	3823-3 So. Big River Way	1,237	0.4214%	0.421400
79	3	H	3830-1 So. Canyon River Way	1,237	0.4214%	0.421400
80	3	H	3830-2 So. Canyon River Way	1,237	0.4214%	0.421400
81	3	H	3830-3 So. Canyon River Way	1,237	0.4214%	0.421400
82	2	H	3828-1 So. Canyon River Way	1,070	0.3645%	0.364500
83	2	H	3828-2 So. Canyon River Way	1,070	0.3645%	0.364500
84	2	H	3828-3 So. Canyon River Way	1,070	0.3645%	0.364500
85	3	G	3827-1 So. Big River Way	1,237	0.4214%	0.421400
86	3	G	3827-2 So. Big River Way	1,237	0.4214%	0.421400
87	3	G	3827-3 So. Big River Way	1,237	0.4214%	0.421400
88	2	G	3833-1 So. Big River Way	1,070	0.3645%	0.364500
89	2	G	3833-2 So. Big River Way	1,070	0.3645%	0.364500
90	2	G	3833-3 So. Big River Way	1,070	0.3645%	0.364500
91	2	G	3846-1 So. Canyon River Way	1,070	0.3645%	0.364500
92	2	G	3846-2 So. Canyon River Way	1,070	0.3645%	0.364500
93	2	G	3846-3 So. Canyon River Way	1,070	0.3645%	0.364500
94	3	G	3844-1 So. Canyon River Way	1,237	0.4214%	0.421400
95	3	G	3844-2 So. Canyon River Way	1,237	0.4214%	0.421400
96	3	G	3844-3 So. Canyon River Way	1,237	0.4214%	0.421400
97	2	E	979-1 W. Little River Way	1,070	0.3645%	0.364500
98	2	E	979-2 W. Little River Way	1,070	0.3645%	0.364500
99	2	E	979-3 W. Little River Way	1,070	0.3645%	0.364500
100	2	E	978-1 W. Big River Court	1,070	0.3645%	0.364500
101	2	E	978-2 W. Big River Court	1,070	0.3645%	0.364500
102	2	E	978-3 W. Big River Court	1,070	0.3645%	0.364500
103	1	E	974-1 W. Big River Court	946	0.3222%	0.322200
104	1	E	974-2 W. Big River Court	946	0.3222%	0.322200
105	1	E	974-3 W. Big River Court	946	0.3222%	0.322200
106	1	E	975-1 W. Little River Way	946	0.3222%	0.322200
107	1	E	975-2 W. Little River Way	946	0.3221%	0.322100

BK 8090 PG 0768

RIVER RUN
PAR VALUE SCHEDULE

Unit	Plan	Bldg	Address	Sq. Ft.	% Ownership	Par Value
108	1	E	975-3 W. Little River Way	946	0.3221%	0.322100
109	1	F	965-1 W. Little River Way	946	0.3221%	0.322100
110	1	F	965-2 W. Little River Way	946	0.3221%	0.322100
111	1	F	965-3 W. Little River Way	946	0.3221%	0.322100
112	1	F	966-1 W. Big River Court	946	0.3221%	0.322100
113	1	F	966-2 W. Big River Court	946	0.3221%	0.322100
114	1	F	966-3 W. Big River Court	946	0.3221%	0.322100
115	1	F	964-1 W. Big River Court	946	0.3221%	0.322100
116	1	F	964-2 W. Big River Court	946	0.3221%	0.322100
117	1	F	964-3 W. Big River Court	946	0.3221%	0.322100
118	1	F	963-1 W. Little River Way	946	0.3221%	0.322100
119	1	F	963-2 W. Little River Way	946	0.3221%	0.322100
120	1	F	963-3 W. Little River Way	946	0.3221%	0.322100
Phase 6						
121	3	K	3809-1 So. Canyon River Way	1,237	0.4214%	0.421400
122	3	K	3809-2 So. Canyon River Way	1,237	0.4214%	0.421400
123	3	K	3809-3 So. Canyon River Way	1,237	0.4214%	0.421400
124	2	K	3811-1 So. Canyon River Way	1,070	0.3645%	0.364500
125	2	K	3811-2 So. Canyon River Way	1,070	0.3645%	0.364500
126	2	K	3811-3 So. Canyon River Way	1,070	0.3645%	0.364500
127	2	K	3818-1 So. Salt River Way	1,070	0.3645%	0.364500
128	2	K	3818-2 So. Salt River Way	1,070	0.3645%	0.364500
129	2	K	3818-3 So. Salt River Way	1,070	0.3645%	0.364500
130	3	K	3816-1 So. Salt River Way	1,237	0.4214%	0.421400
131	3	K	3816-2 So. Salt River Way	1,237	0.4214%	0.421400
132	3	K	3816-3 So. Salt River Way	1,237	0.4214%	0.421400
133	3	L	3837-1 So. Canyon River Way	1,237	0.4214%	0.421400
134	3	L	3837-2 So. Canyon River Way	1,237	0.4214%	0.421400
135	3	L	3837-3 So. Canyon River Way	1,237	0.4214%	0.421400
136	2	L	3839-1 So. Canyon River Way	1,070	0.3645%	0.364500
137	2	L	3839-2 So. Canyon River Way	1,070	0.3645%	0.364500
138	2	L	3839-3 So. Canyon River Way	1,070	0.3645%	0.364500
139	2	L	3842-1 So. Salt River Way	1,070	0.3645%	0.364500
140	2	L	3842-2 So. Salt River Way	1,070	0.3645%	0.364500
141	2	L	3842-3 So. Salt River Way	1,070	0.3645%	0.364500
142	3	L	3838-1 So. Salt River Way	1,237	0.4214%	0.421400
143	3	L	3838-2 So. Salt River Way	1,237	0.4214%	0.421400
144	3	L	3838-3 So. Salt River Way	1,237	0.4214%	0.421400
145	3	M	3843-1 So. Canyon River Way	1,237	0.4214%	0.421400
146	3	M	3843-2 So. Canyon River Way	1,237	0.4214%	0.421400
147	3	M	3843-3 So. Canyon River Way	1,237	0.4214%	0.421400
148	2	M	3845-1 So. Canyon River Way	1,070	0.3645%	0.364500
149	2	M	3845-2 So. Canyon River Way	1,070	0.3645%	0.364500
150	2	M	3845-3 So. Canyon River Way	1,070	0.3645%	0.364500
151	2	M	3850-1 So. Salt River Way	1,070	0.3645%	0.364500
152	2	M	3850-2 So. Salt River Way	1,070	0.3645%	0.364500
153	2	M	3850-3 So. Salt River Way	1,070	0.3645%	0.364500
154	3	M	3848-1 So. Salt River Way	1,237	0.4214%	0.421400
155	3	M	3848-2 So. Salt River Way	1,237	0.4214%	0.421400
156	3	M	3848-3 So. Salt River Way	1,237	0.4214%	0.421400
157	3	N	3855-1 So. Canyon River Way	1,237	0.4214%	0.421400
158	3	N	3855-2 So. Canyon River Way	1,237	0.4214%	0.421400
159	3	N	3855-3 So. Canyon River Way	1,237	0.4214%	0.421400
160	2	N	3857-1 So. Canyon River Way	1,070	0.3645%	0.364500

BK8090PG0769

RIVER RUN
PAR VALUE SCHEDULE

Unit	Plan	Bldg	Address	Sq. Ft.	% Ownership	Par Value
161	2	N	3857-2 So. Canyon River Way	1,070	0.3645%	0.364500
162	2	N	3857-3 So. Canyon River Way	1,070	0.3645%	0.364500
163	2	N	3858-1 So. Salt River Way	1,070	0.3645%	0.364500
164	2	N	3858-2 So. Salt River Way	1,070	0.3645%	0.364500
165	2	N	3858-3 So. Salt River Way	1,070	0.3645%	0.364500
166	3	N	3856-1 So. Salt River Way	1,237	0.4214%	0.421400
167	3	N	3856-2 So. Salt River Way	1,237	0.4214%	0.421400
168	3	N	3856-3 So. Salt River Way	1,237	0.4214%	0.421400
169	3	O	3859-1 So. Canyon River Way	1,237	0.4214%	0.421400
170	3	O	3859-2 So. Canyon River Way	1,237	0.4214%	0.421400
171	3	O	3859-3 So. Canyon River Way	1,237	0.4214%	0.421400
172	2	O	3861-1 So. Canyon River Way	1,070	0.3645%	0.364500
173	2	O	3861-2 So. Canyon River Way	1,070	0.3645%	0.364500
174	2	O	3861-3 So. Canyon River Way	1,070	0.3645%	0.364500
175	2	O	3862-1 So. Salt River Way	1,070	0.3645%	0.364500
176	2	O	3862-2 So. Salt River Way	1,070	0.3645%	0.364500
177	2	O	3862-3 So. Salt River Way	1,070	0.3645%	0.364500
178	3	O	3860-1 So. Salt River Way	1,237	0.4214%	0.421400
179	3	O	3860-2 So. Salt River Way	1,237	0.4214%	0.421400
180	3	O	3860-3 So. Salt River Way	1,237	0.4214%	0.421400
181	3	P	3847-1 So. Salt River Way	1,237	0.4214%	0.421400
182	3	P	3847-2 So. Salt River Way	1,237	0.4214%	0.421400
183	3	P	3847-3 So. Salt River Way	1,237	0.4214%	0.421400
184	2	P	3853-1 So. Salt River Way	1,070	0.3645%	0.364500
185	2	P	3853-2 So. Salt River Way	1,070	0.3645%	0.364500
186	2	P	3853-3 So. Salt River Way	1,070	0.3645%	0.364500
187	2	P	3851-1 So. Salt River Way	1,070	0.3645%	0.364500
188	2	P	3851-2 So. Salt River Way	1,070	0.3645%	0.364500
189	2	P	3851-3 So. Salt River Way	1,070	0.3645%	0.364500
190	3	P	3849-1 So. Salt River Way	1,237	0.4214%	0.421400
191	3	P	3849-2 So. Salt River Way	1,237	0.4214%	0.421400
192	3	P	3849-3 So. Salt River Way	1,237	0.4214%	0.421400
193	3	V	3782-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
194	3	V	3782-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
195	3	V	3782-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
196	2	V	3780-1 So. Carlisle Park Place	1,070	0.3645%	0.364500
197	2	V	3780-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
198	2	V	3780-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
199	2	V	3786-1 So. Carlisle Park Place	1,070	0.3645%	0.364500
200	2	V	3786-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
201	2	V	3786-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
202	3	V	3784-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
203	3	V	3784-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
204	3	V	3784-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
205	2	U	3778-1 So. Carlisle Park Place	1,070	0.3645%	0.364500
206	2	U	3778-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
207	2	U	3778-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
208	3	U	3776-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
209	3	U	3776-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
210	3	U	3776-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
211	3	U	3792-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
212	3	U	3792-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
213	3	U	3792-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
214	2	U	3790-1 So. Carlisle Park Place	1,070	0.3645%	0.364500

BK8090PG0770

RIVER RUN
PAR VALUE SCHEDULE

Unit	Plan	Bldg	Address	Sq. Ft.	% Ownership	Par Value
215	2	U	3790-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
216	2	U	3790-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
217	3	T	3762-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
218	3	T	3762-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
219	3	T	3762-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
220	2	T	3760-1 So. Carlisle Park Place	1,070	0.3645%	0.364500
221	2	T	3760-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
222	2	T	3760-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
223	2	T	3766-1 So. Carlisle Park Place	1,070	0.3645%	0.364500
224	2	T	3766-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
225	2	T	3766-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
226	3	T	3764-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
227	3	T	3764-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
228	3	T	3764-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
229	2	S	3756-1 So. Carlisle Park Place	1,070	0.3645%	0.364500
230	2	S	3756-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
231	2	S	3756-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
232	3	S	3754-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
233	3	S	3754-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
234	3	S	3754-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
235	3	S	3772-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
236	3	S	3772-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
237	3	S	3772-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
238	2	S	3770-1 So. Carlisle Park Place	1,070	0.3645%	0.364500
239	2	S	3770-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
240	2	S	3770-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
241	3	R	3740-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
242	3	R	3740-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
243	3	R	3740-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
244	2	R	3738-1 So. Carlisle Park Place	1,070	0.3645%	0.364500
245	2	R	3738-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
246	2	R	3738-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
247	2	R	3744-1 So. Carlisle Park Place	1,070	0.3645%	0.364500
248	2	R	3744-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
249	2	R	3744-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
250	3	R	3742-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
251	3	R	3742-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
252	3	R	3742-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
253	2	Q	3734-1 So. Carlisle Park Place	1,070	0.3645%	0.364500
254	2	Q	3734-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
255	2	Q	3734-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
256	3	Q	3732-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
257	3	Q	3732-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
258	3	Q	3732-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
259	3	Q	3750-1 So. Carlisle Park Place	1,237	0.4214%	0.421400
260	3	Q	3750-2 So. Carlisle Park Place	1,237	0.4214%	0.421400
261	3	Q	3750-3 So. Carlisle Park Place	1,237	0.4214%	0.421400
262	2	Q	3748-1 So. Carlisle Park Place	1,070	0.3645%	0.364500
263	2	Q	3748-2 So. Carlisle Park Place	1,070	0.3645%	0.364500
264	2	Q	3748-3 So. Carlisle Park Place	1,070	0.3645%	0.364500
Total				293,562	100.0000%	100.0000

BK8090P60771

7082361
09/10/98 11:47 AM 295.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
ORD PROPERTIES INC
5122 AVENIDA ENCINAS
CARLSBAD CA 92008
REC BY:V ASHBY ,DEPUTY - WI

BK8090PG0772