

**AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
THE MILLBROOK OFFICE PARK
An Office Condominium Project Located in Salt Lake County, Utah**

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM is made and entered into on the 22nd day of April, 2004, by the undersigned Owners constituting all of the Unit Owners of the Condominium Project.

RECITALS:

A. A Declaration of Condominium was previously filed in the office of the Salt Lake County Recorder as Entry No. 6731688 in Book 7750, pages 2587-2615 ("Declaration"), which Declaration provides covenants, conditions, restrictions, limitations and easements for the Project.

B. Owners desire to amend the Declaration as provided hereinbelow.

NOW, THEREFORE, the Owners hereby amend the Declaration as follows:

1. Section 1.10 of the Declaration is hereby amended to read in its entirety as follows:

1.10 Limited Common Areas and Facilities or Limited Common Areas shall mean and refer to those Common Areas designated in this Declaration or the Act or shown on the Map or in Exhibit "B" attached hereto as reserved for the exclusive use of a certain Unit or Units to which the same are physically proximate, or in the case of equipment or facilities to which the equipment or facilities provide service to the exclusion of other Units, or in the case of covered parking stalls as the same are reserved on Exhibit "B" for the exclusive use of specified Units to the exclusion of other Units.

2. Section 4.10 of the Declaration is hereby amended to read in its entirety as follows:

4.10 Maintenance of Limited Common Areas: Each Owner shall keep the Limited Common Areas designated for use in connection with Owner's unit in a clean, sanitary and attractive condition at all times, and shall be responsible to pay Owner's pro rata share required for the maintenance, repair and replacement of all floor coverings, lighting fixtures, directories, signs and paint or other wall coverings serving or situated in such Limited Common Areas. The proportionate cost of maintenance, repairs and replacements of any of the foregoing in the Limited Common Areas shall be an expense of all of those Unit Owners having the exclusive right to use and enjoy the Limited Common Areas as designated in Exhibit "B" attached to this Declaration. Amounts owing by such Owners pursuant hereto will be collected by assessment pursuant to this Declaration in the event the affected Owners of the Limited Common Areas fail to pay their pro rata share after being

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04/22/2004 03:00 PM 41.00
Book - 8976 Pg - 8757-8767
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MAZURAN & HAYES P.C.
2118 E 3900 S #300
SLC UT 84124
BY: SRM, DEPUTY - WI 11 p.

requested to do so by the other Owner or Owners having the right to use and enjoy the designated Limited Common Area. Except as provided herein, the consent of all Owners having the exclusive right to use and enjoy a Limited Common Area shall be required before commencing with any repairs or replacements in such Limited Common Areas. If any Owner fails or refuses to consent to any proposed repairs or replacements, the other affected Owner or Owners requesting such repairs or replacements may submit the matter to the Association of Unit Owners for binding arbitration. In such case, the Association shall review the requested repairs and/or replacements and determine which, if any, shall be made. The decision of the Association shall be final and binding upon the affected Owners of the Limited Common Area who shall each pay their *pro rata* share of the cost of any approved repairs or replacements as provided hereinabove.

3. Addendum "A" to the Declaration is hereby amended to read in its entirety as Addendum "A" attached hereto and by this reference made a part hereof.


4. This Amendment to Declaration of Condominium shall take effect as of the 1st day of April 1, 2004, and shall be recorded in the office of the Salt Lake County Recorder, State of Utah, and the covenants contained herein shall run with the land and be binding on the Unit Owners.

5. Except as modified herein, all provisions of the original Declaration shall remain in full force and effect.

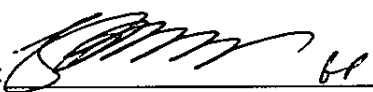
IN WITNESS WHEREOF, the Unit Owners have caused this Amendment to Declaration to be executed as of the day and year first hereinabove written.

"UNIT OWNERS"

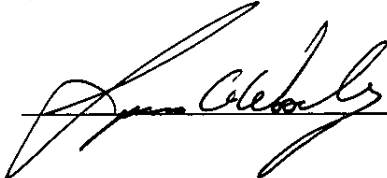
**UNIT NOS. A-100 and A-200
TOM GURRISTER**



**UNIT NOS. A-101, A-201 and A-300
MILLBROOK OFFICE RENTALS, L.P.**

By: 
_____ General Partner

**UNIT NOS. A-102 and A-202
SPENCER C. WOODBURY**



**UNIT NO. A-301
STEVEN A. HALL**



**UNIT NOS. B-100 AND B-200
SFJS GROUP, L.C.**

By: Scott Ford.
Member

**UNIT NO. B-201
SPACE SOLUTIONS, L.L.C.**

By: Gonda M. Price
Member

**UNIT NO. B-201
DIVERSIFIED DEVELOPMENT, LLC**

By: Donald R. True
Member

**UNIT NO. B-300
MIKE & MIKE INVESTMENTS, L.C.**

By: Michael J. Myrum
Member

CERTIFICATION OF MANAGEMENT COMMITTEE

The below-named individuals, constituting all of the members of the Management Committee of the Millbrook Office Park Condominium Owners Association, hereby certify that the vote required by Section 13.03 relating to amendments of the Millbrook Office Park Declaration of Condominium has occurred at a special meeting of the Millbrook Office Park Condominium Owners Association held on Thursday, April 22, 2004, at which meeting the owners voted unanimously to amend Section 1.10, Section 4.10 and Addendum A to the Declaration as provided hereinabove.

IN WITNESS WHEREOF, the Management Committee has executed this document on this 22 day of April, 2004.

**MANAGEMENT COMMITTEE OF
THE MILLBROOK OFFICE PARK**

Donald Price
Scott Ford
[Signature]

STATE OF UTAH)
 :ss.
COUNTY OF SALT LAKE)

On this 22nd day of April, 2004, personally appeared before me Donald Price, Steven P. Benton and Scott Ford, who being by me duly sworn did say that they are the Management Committee of the Millbrook Office Park and that they signed this written instrument on behalf of the Millbrook Office Park as the Management Committee and that said Millbrook Office Park executed the same and will cause the same to be recorded in the office of the Salt Lake County Recorder, State of Utah.

Heidi Gordon
Notary Public
Residing at:
Salt Lake County Utah

My Commission Expires:
2/1/07



STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

On the 22nd day of April, 2004, personally appeared before me **TOM GURRISTER** who being duly sworn, did say that he is the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Heidi Gordon
Notary Public
Residing at:
Salt Lake County, Utah

My Commission Expires:
2/1/07

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)



On the 22nd day of April, 2004, personally appeared before me Steven P. Branton, General Partner of **MILLBROOK OFFICE RENTALS, L.P.**, a limited partnership, the signer of the above instrument, who duly acknowledged to me that the limited partnership executed the same.

Heidi Gordon
Notary Public
Residing at:
Salt Lake County, Utah

My Commission Expires:
2/1/07

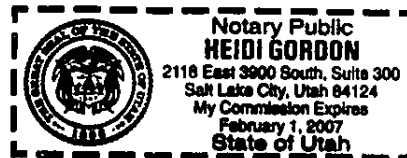
STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)



On the 22nd day of April, 2004, personally appeared before me **SPENCER C. WOODBURY** who being duly sworn, did say that he is the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Heidi Gordon
Notary Public
Residing at:
Salt Lake County, Utah

My Commission Expires:
2/1/07



STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

On the 22nd day of April, 2004, personally appeared before me **STEVEN A. HALL** who being duly sworn, did say that he is the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Heidi Gordon
Notary Public

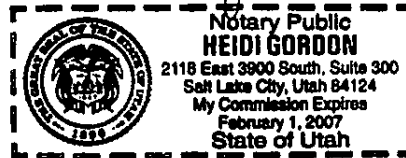
My Commission Expires:

2/1/05

Residing at:

Salt Lake County, Utah

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)



On the 22nd day of April, 2004, personally appeared before me Scott Ford who being by me duly sworn did say that (s)he is a member of **SFJS GROUP, L.C.**, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledged to me that said limited liability company executed the same.

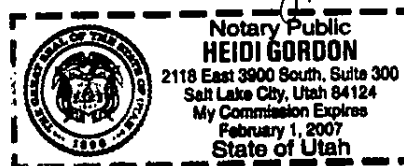
Heidi Gordon
Notary Public

My Commission Expires:

2/1/07

Residing at:

Salt Lake County Utah



STATE OF UTAH)
)
 :SS.
COUNTY OF SALT LAKE)

On the 22nd day of April, 2004, personally appeared before me Donald Price who being by me duly sworn did say that (s)he is a member of **DIVERSIFIED DEVELOPMENT, LLC**, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledged to me that said limited liability company executed the same.

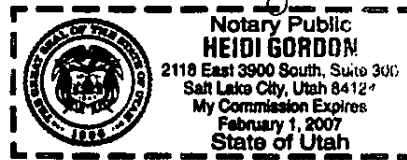
Heidi Gordon
Notary Public

My Commission Expires:

2/1/07

Residing at:

Salt Lake County, Utah



STATE OF UTAH)
)
 :SS.
COUNTY OF SALT LAKE)

On the 2nd day of April, 2004, personally appeared before me Uinda Price who being by me duly sworn did say that (s)he is the managing member of **SPACE SOLUTIONS, L.L.C.**, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledged to me that said limited liability company executed the same.

Heidi Gordon
Notary Public

My Commission Expires:

2/1/07

Residing at:

Salt Lake County, Utah



STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

On the 22nd day of April, 2004, personally appeared before me Michael J. Mazuran who being by me duly sworn did say that he is a member of **MIKE & MIKE INVESTMENTS, L.C.**, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledged to me that said limited liability company executed the same.

Heidi Gordon
Notary Public
Residing at:

My Commission Expires:
2/1/07

Salt Lake County, Utah



ADDENDUM "A"

Unit No.	Size/Square Feet*	(Approx.) Percentage of Undivided Ownership in Common Areas**	Number of Votes
A-100	1,024	7.14%	72.4
A-101	1,024	0.02%	-0-
A-102	2,048	0.02%	-0-
A-200	1,024	7.14%	72.4
A-201	1,024	7.14%	72.4
A-202	2,048	14.28%	142.9
A-300	1,024	7.14%	72.4
A-301	2,048	14.28%	142.9
B-100	1,024	7.14%	72.4
B-200	1,024	7.14%	72.4
B-201	2,048	14.28%	142.9
B-300	2,048	14.28%	142.9
	14,336 Square Feet	100.00%	1,000.0

* Size has been determined on the basis of the approximate number of square feet of floor space within each respective Unit as shown on the Map and rounded off. Additional square footage of a particular unit shall not alter the number of votes except as provided in the Declaration above.

** Percentages may be adjusted by one-thousandth of a percentage point in order to provide for a total of one hundred percent (100%).

Each Unit's size is reflected on the Map and this Addendum "A." Except for the covered parking which is Limited Common Area, parking is open and is located adjacent to or in front of the Buildings.

EXHIBIT "B"

Limited Common Areas and Facilities

The percentage of undivided ownership in the Common Areas shall be as shown in Addendum "A," which by this reference is made a part hereof. The following described areas shall be deemed Limited Common Areas and Facilities and are reserved for the exclusive use of the unit or units which are designated herein.

Description of Limited Common Areas	Reserved for the Exclusive Use of Unit Nos.
North Building (Building A)	
South Entrance Tile Entry, Stairway, Bathroom	A-102, A-202, A-301
East Entrance Tile Entry, Carpeted Entryway, Stairway Up, Stairway Down	A-100, A-101, A-102, A-200, A-201, A-202, A-300, A-301
North Entrance Tile Entry, Stairway Down, Stairway Up	A-100, A-101, A-200, A-201, A-300
South Building (Building B)	
Southeast Entrance Tile Entry, Stairway Down	B-100, B-200
West Entrance Tile Entry	B-100, B-200, B-201, B-300
West Entrance Stairway Up	B-300
West Entrance Stairway Down	B-100, B-200
East Entrance North and South Tile Entries	B-201
East Entrance Middle Tile Entry, Stairway Up	B-300

(Exhibit "B" continued on next page)

EXHIBIT "B" Continued

Limited Common Areas and Facilities

The covered parking stalls are Limited Common Areas reserved for the exclusive use of those Unit Nos. set forth herein.

