

\* JPM Enterprises Inc  
2950 E Post Rd.  
M.C. 52302

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Fee Amt: \$61.00 Page 1 of 10  
Instr# 200400040636  
Linn County Iowa  
JOAN MCCALMANT RECORDER  
BK 5472 PG 217-226

\$61 #7006 88

THIS INSTRUMENT PREPARED BY: STEPHEN C. NELSON  
Moyer & Bergman, PLC, 2720 1st Ave. NE, PO Box 1943, Cedar Rapids, IA 52406-1943, (319) 366-7331

FIRST AMENDMENT TO DECLARATION OF SUBMISSION OF PROPERTY  
TO HORIZONTAL PROPERTY REGIME  
FOR  
PINE RIDGE, A CONDOMINIUM

JPM Enterprises, Inc., an Iowa corporation (the "Developer") executes this First Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Pine Ridge, a Condominium (the "Declaration"), all pursuant to Chapter 499B, Code of Iowa, entitled Horizontal Property Regime Act (Condominiums), which Declaration was filed in the office of the Recorder of Linn County, Iowa on October 31, 2003 in Book 5462 beginning at Page 104. This First Amendment shall take effect when filed for record in the office of the Recorder of Linn County, Iowa.

Pursuant to paragraph 3 of Article XIII of the Declaration, Developer amends the Declaration by adding Building 3945 37<sup>th</sup> Avenue SW containing Units A, B, C and D in Cedar Rapids, Iowa, and to correct the Declaration as follows:

1. The second line of the first paragraph of the Declaration is amended to state the Developer's principal place of business is Marion, Iowa.

2. The following is added at the end to paragraph 2 of Article II:

2. Building Site Plan and Site Survey.  
Attached as Exhibit B-5 is the Site Survey which shows the location and dimensions of Building 3945 37<sup>th</sup> Avenue SW containing Units A, B, C and D in Cedar Rapids, Iowa.

3. Paragraph 4 of Article II is deleted and the following substituted in lieu thereof:

4. Particulars of Units. Exhibit D shows a complete set of plans for the 20 Units which are to be included in the Regime. The Units each have two stories and an attached 1-car or 2-car garage which is located on the first floor and is accessible directly from the Unit. Each Unit includes an unfinished basement. Exhibit D-1 is a complete set of plans for Building 3945 ] 7<sup>th</sup> Ave. SW containing Units A, B, C and D in Cedar Rapids, Iowa. The approximate area of each Unit is set forth on Exhibit G-1.

4 Attached to this First Amendment are Exhibits B-5, D-1, E-1 and G-1.

All references in the body of this Declaration to Exhibit G shall now be replaced and referred to as Exhibit G-1. All references in the body of the Declaration to Exhibits B-1, B-2, B-3, B-4, D and E shall now also include Exhibits B-5, D-1 and E-1, respectively.

5. The second sentence of paragraph 1 of Article IV of the By-Laws is deleted and the following substituted in lieu thereof:

The initial board is 2 in number and the initial directors shall be Jon Morris and Todd Wood.

6. Except for the terms and provisions of the Declaration (including all of the exhibits) which have been modified and amended by this First Amendment to Declaration, all remaining terms and provisions of the Declaration as amended (including all exhibits) shall remain in full force and effect.

Executed this 10<sup>th</sup> day of November, 2003.

JPM ENTERPRISES, INC.

By: Peg Morris  
Peg Morris, Vice President

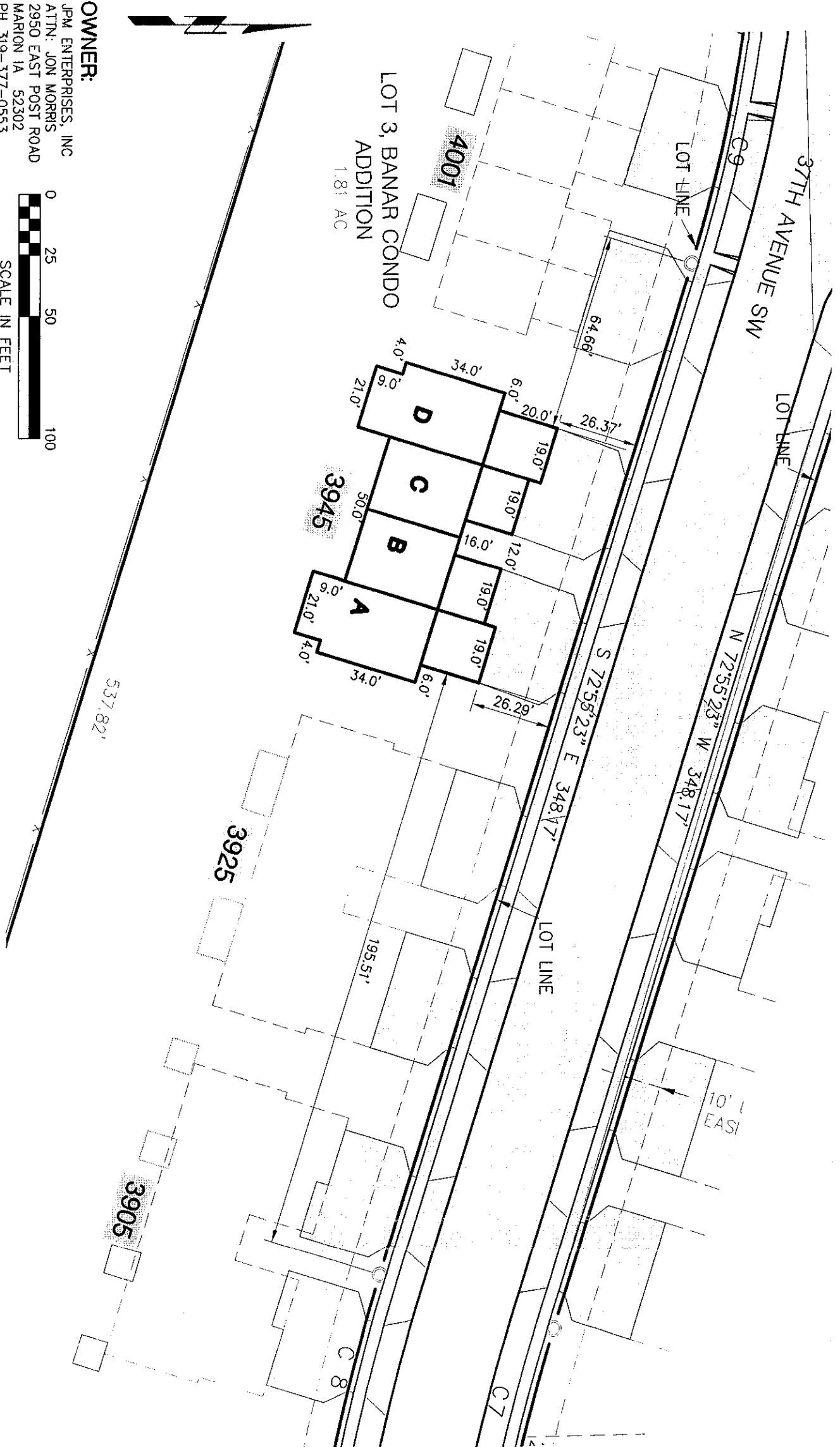
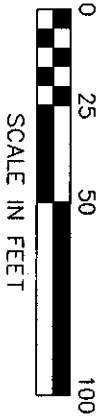
STATE OF IOWA     )  
                                  ) ss:  
COUNTY OF LINN    )

This instrument was acknowledged before me this 10 day of November 2003, by Peg Morris, Vice President of JPM Enterprises, Inc., an Iowa corporation.

Dana S. Daves  
Notary Public State of Iowa



**OWNER:**  
 JPM ENTERPRISES, INC  
 ATTN: JON MORRIS  
 2950 EAST POST ROAD  
 MARION IA 52302  
 PH 319-377-0553

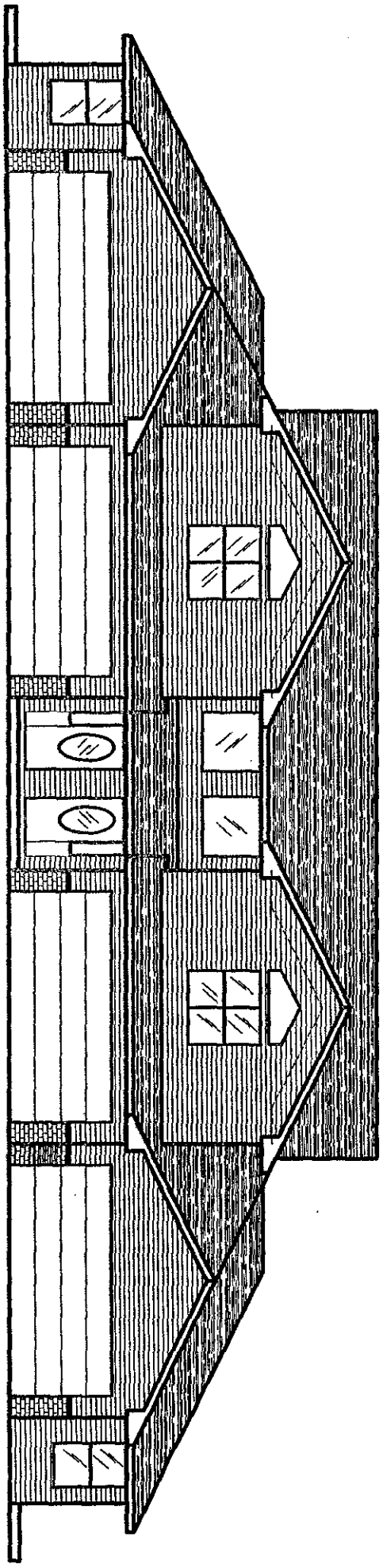


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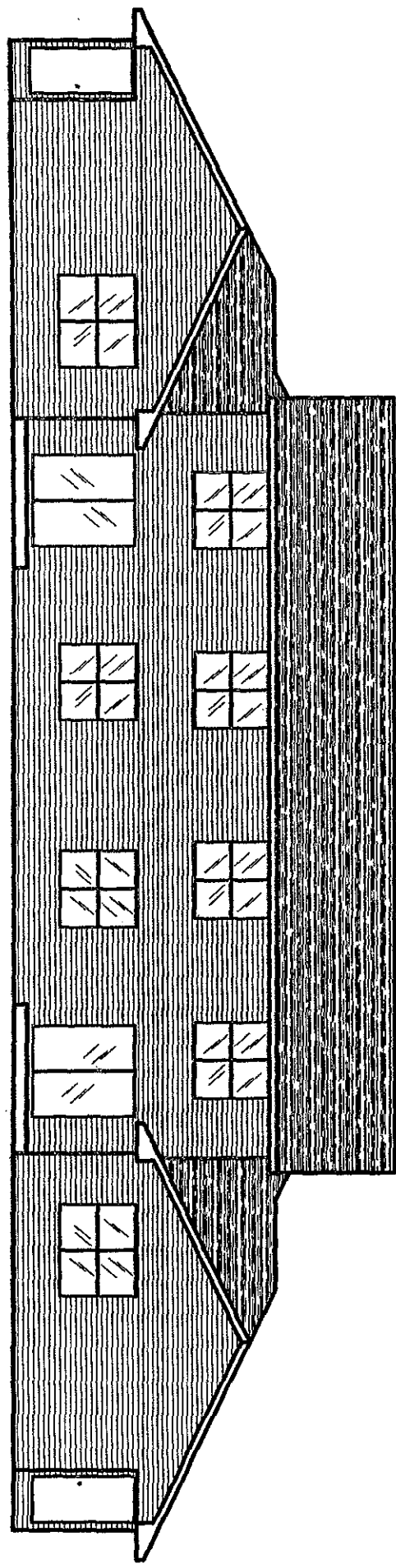
<b>EXHIBIT B-5</b>			
<b>BUILDING 3945</b>			
DATE	11-1-03	SCALE	1"=50'
DRAWN	LPB	FIELD BOOK	
APPROVED		REVISION	

PROJECT NO.  
203327-0

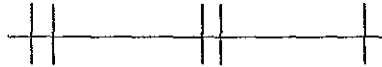
SHEET NO.  
**B-5**

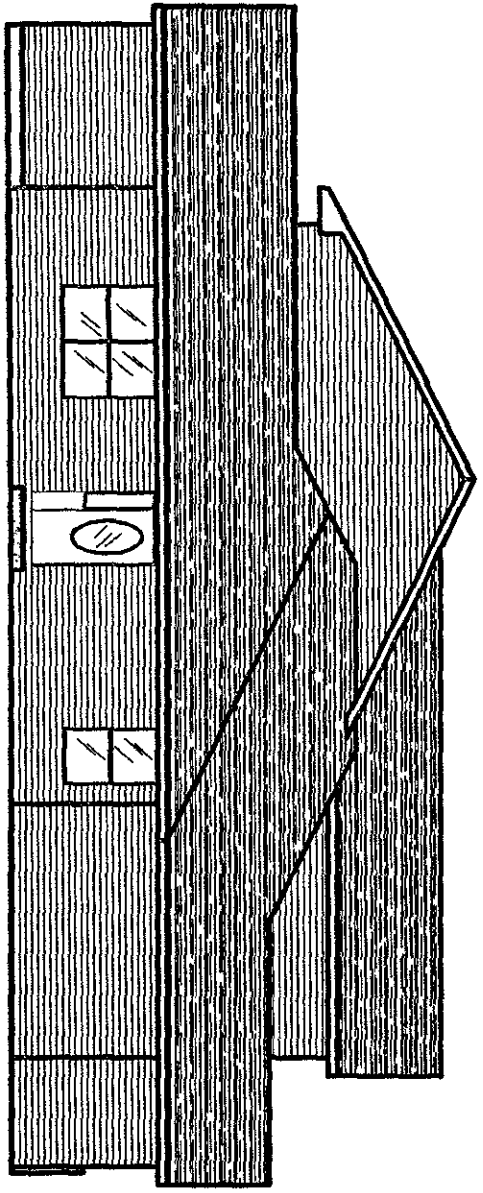


FRONT ELEVATION

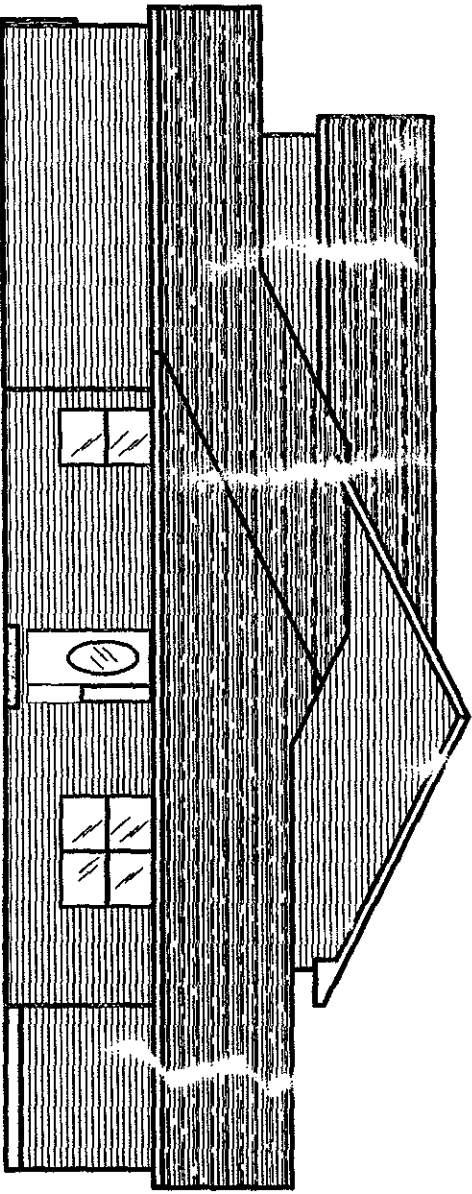


REAR ELEVATION

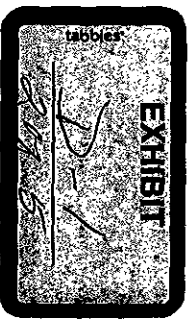
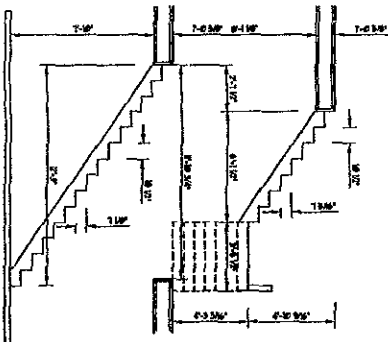
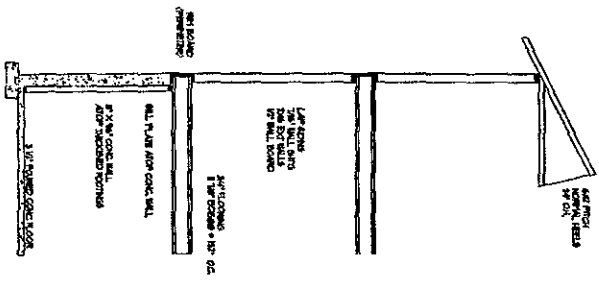


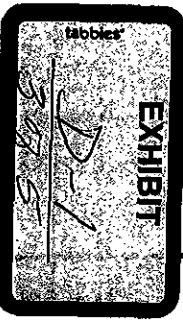
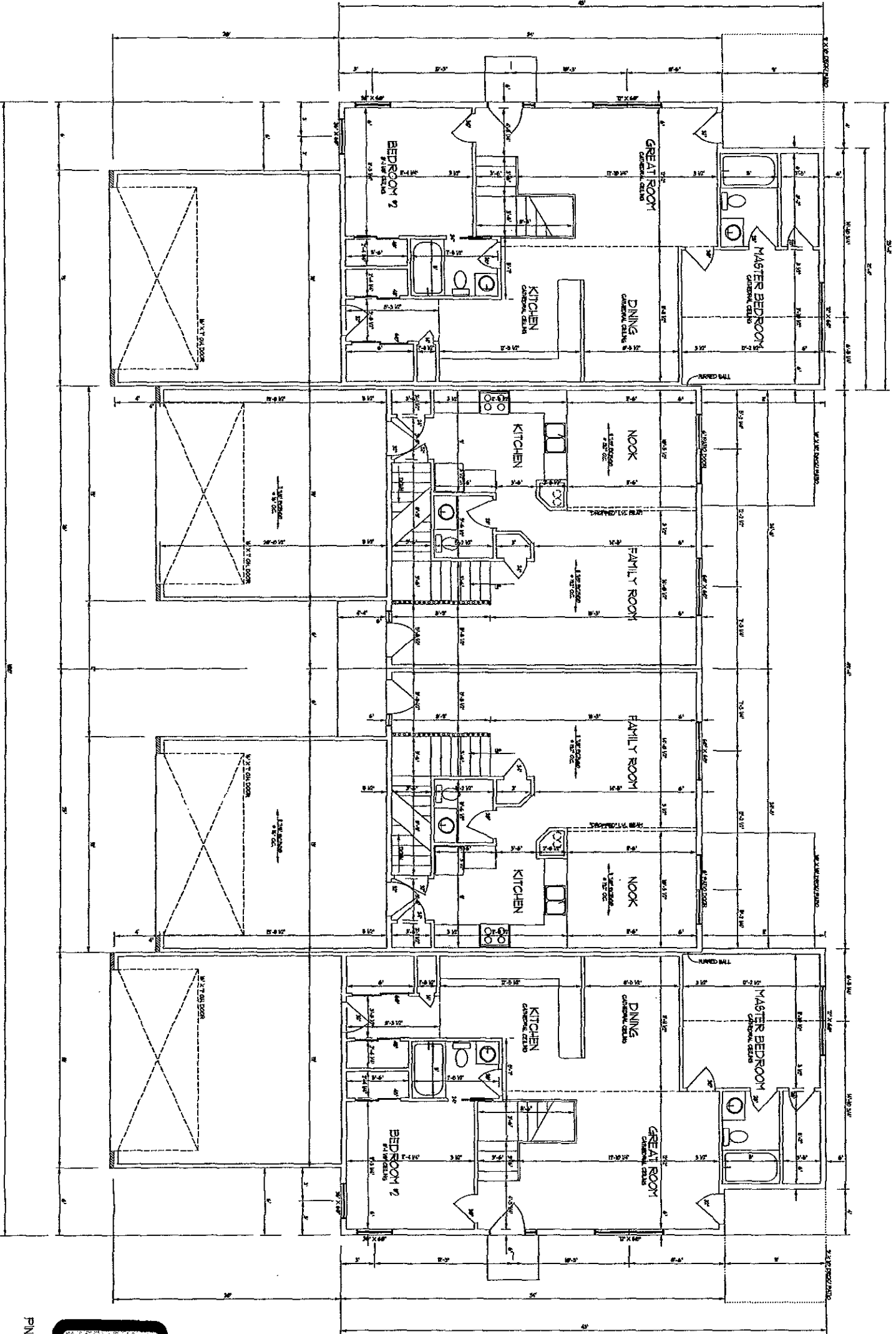


LEFT ELEVATION

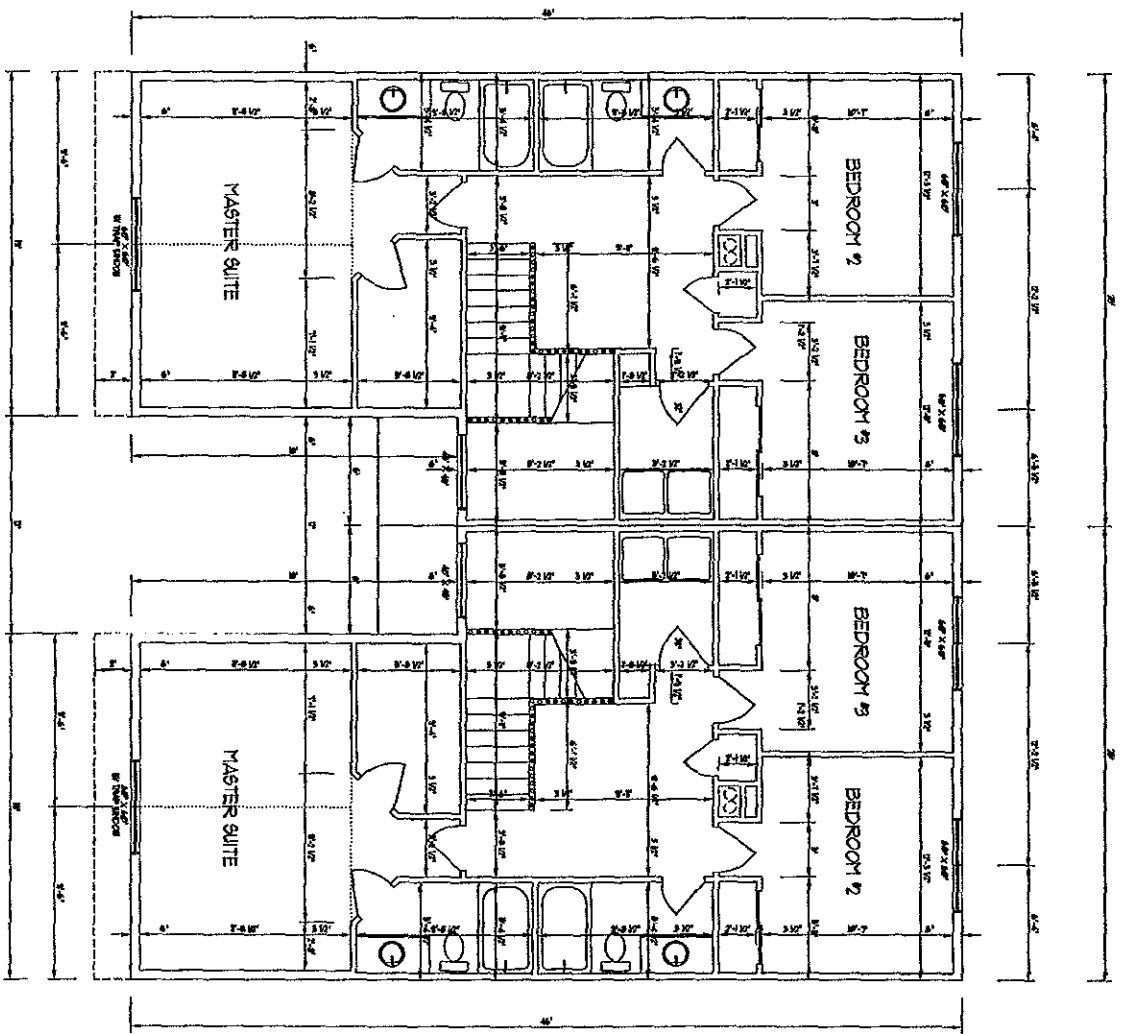


RIGHT ELEVATION

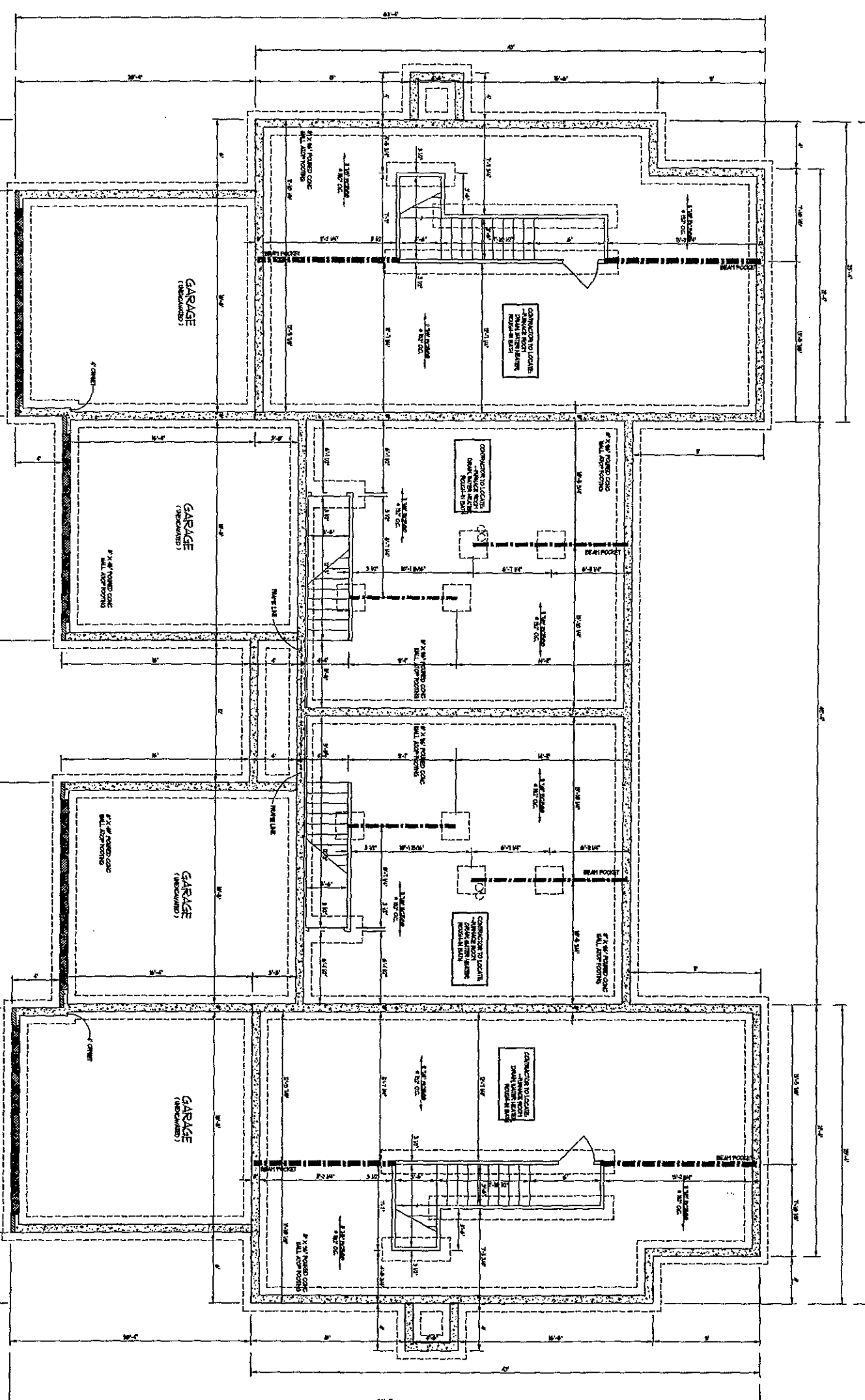




PINERIDGE 4 UNIT RANCH #2  
FIRST FLOOR PLAN  
SERIAL 14, 005  
PAGE 3 OF 5



FINERIDGE 4 UNIT RANCH #2  
 SECOND FLOOR PLAN  
 SEPT. 14, 89  
 1/4" = 1'  
 FILE# 4 OF 5



FINERIDGE 4 UNIT RANCH 2  
 FOUNDATION PLAN  
 1/4" = 1'  
 SEPT. 14, 1935  
 PAGE 5 OF 5

PENGAD-Bayonne, N. J.  
**EXHIBIT**  
 P-1  
 5078

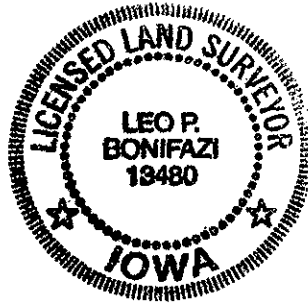


**SURVEYOR'S CERTIFICATE**

I hereby certify that the revised Site Plan, identified as Exhibit A, and the Site Survey, identified as Exhibit B-5, which is attached to this Declaration of Submission of Property to Horizontal Property Regime for Pine Ridge, a Condominium, relating to the four Units in Building 3945 located on 37<sup>th</sup> Avenue SW in Cedar Rapids, Iowa, depict and describe the location and the Building, the common area to which each Unit has access and the location of all common elements that afford access to each Unit, all as they now exist as of this date.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.

Dated this 7 day of November, 2003.



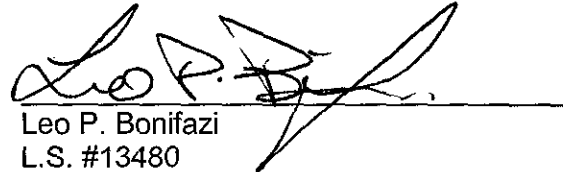
  
Leo P. Bonifazi  
L.S. #13480

EXHIBIT E-1

PINE RIDGE, A CONDOMINIUM

<u>Address of Unit</u>	<u>Unit Type</u>	<u>Fractional Interest</u>	<u>Approximate Area</u>
4010 37 <sup>th</sup> Ave. SW	Unit A	1/24	1,024 sq. ft.
4010 37 <sup>th</sup> Ave. SW	Unit B	1/24	1,040 sq. ft.
4010 37 <sup>th</sup> Ave. SW	Unit C	1/24	1,048 sq. ft.
4010 37 <sup>th</sup> Ave. SW	Unit D	1/24	1,048 sq. ft.
4010 37 <sup>th</sup> Ave. SW	Unit E	1/24	1,040 sq. ft.
4010 37 <sup>th</sup> Ave. SW	Unit F	1/24	1,024 sq. ft.
3940 37 <sup>th</sup> Ave. SW	Unit A	1/24	1,760 sq. ft.
3940 37 <sup>th</sup> Ave. SW	Unit B	1/24	1,400 sq. ft.
3940 37 <sup>th</sup> Ave. SW	Unit C	1/24	1,400 sq. ft.
3940 37 <sup>th</sup> Ave. SW	Unit D	1/24	1,760 sq. ft.
4030 37 <sup>th</sup> Ave. SW	Unit A	1/24	1,024 sq. ft.
4030 37 <sup>th</sup> Ave. SW	Unit B	1/24	1,040 sq. ft.
4030 37 <sup>th</sup> Ave. SW	Unit C	1/24	1,048 sq. ft.
4030 37 <sup>th</sup> Ave. SW	Unit D	1/24	1,048 sq. ft.
4030 37 <sup>th</sup> Ave. SW	Unit E	1/24	1,040 sq. ft.
4030 37 <sup>th</sup> Ave. SW	Unit F	1/24	1,024 sq. ft.
4001 37 <sup>th</sup> Ave. SW	Unit A	1/24	1,760 sq. ft.
4001 37 <sup>th</sup> Ave. SW	Unit B	1/24	1,400 sq. ft.
4001 37 <sup>th</sup> Ave. SW	Unit C	1/24	1,400 sq. ft.
4001 37 <sup>th</sup> Ave. SW	Unit D	1/24	1,760 sq. ft.
3945 37 <sup>th</sup> Ave. SW	Unit A	1/24	1,039 sq. ft.
3945 37 <sup>th</sup> Ave. SW	Unit B	1/24	1,760 sq. ft.
3945 37 <sup>th</sup> Ave. SW	Unit C	1/24	1,760 sq. ft.
3945 37 <sup>th</sup> Ave. SW	Unit D	1/24	1,039 sq. ft.

EXHIBIT G-1