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 Fee Amt: \$56.00 Page 1 of 9
 Instr# 200400051203
 Linn County Iowa
 JOAN MCCALMANT RECORDER

BK **5521** PG **565-573**

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

THIRD 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 Third 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 Third 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 3920 37th Avenue SW containing Units A, B, and C in Cedar Rapids, Iowa, and to correct the Declaration as follows:

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

2. Building Site Plan and Site Survey.

Attached as Exhibit B-6 is the Site Survey which shows the location and dimensions of Building 3920 37th Avenue SW containing Units A, B and C 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 37th Ave. SW containing Units A, B, C and D in Cedar Rapids, Iowa. Exhibit D-2 is a complete set of plans for Building 3920 37th Avenue SW containing Units A, B and C in Cedar Rapids, Iowa. The approximate area of each Unit is set forth on Exhibit G-2.

4. Attached to this Third Amendment are Exhibits B-6, D-2, E-2 and G-2. All references in the body of this Declaration to Exhibit G shall now be replaced and referred to as Exhibit G-2. All references in the body of the Declaration to Exhibits B-1, B-2, B-3, B-4, B-5,

*JPM Enterprises Inc
 2950 E Post Rd MR 52302
 56.00*

D and E shall now also include Exhibits B-6, D-2 and E-2, respectively.

5. Except for the terms and provisions of the Declaration (including all of the exhibits) which have been modified and amended by this Second 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 30th day of December, 2003.

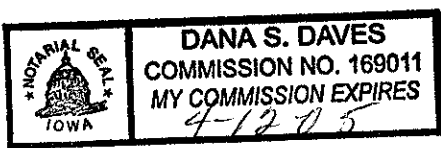
JPM ENTERPRISES, INC.

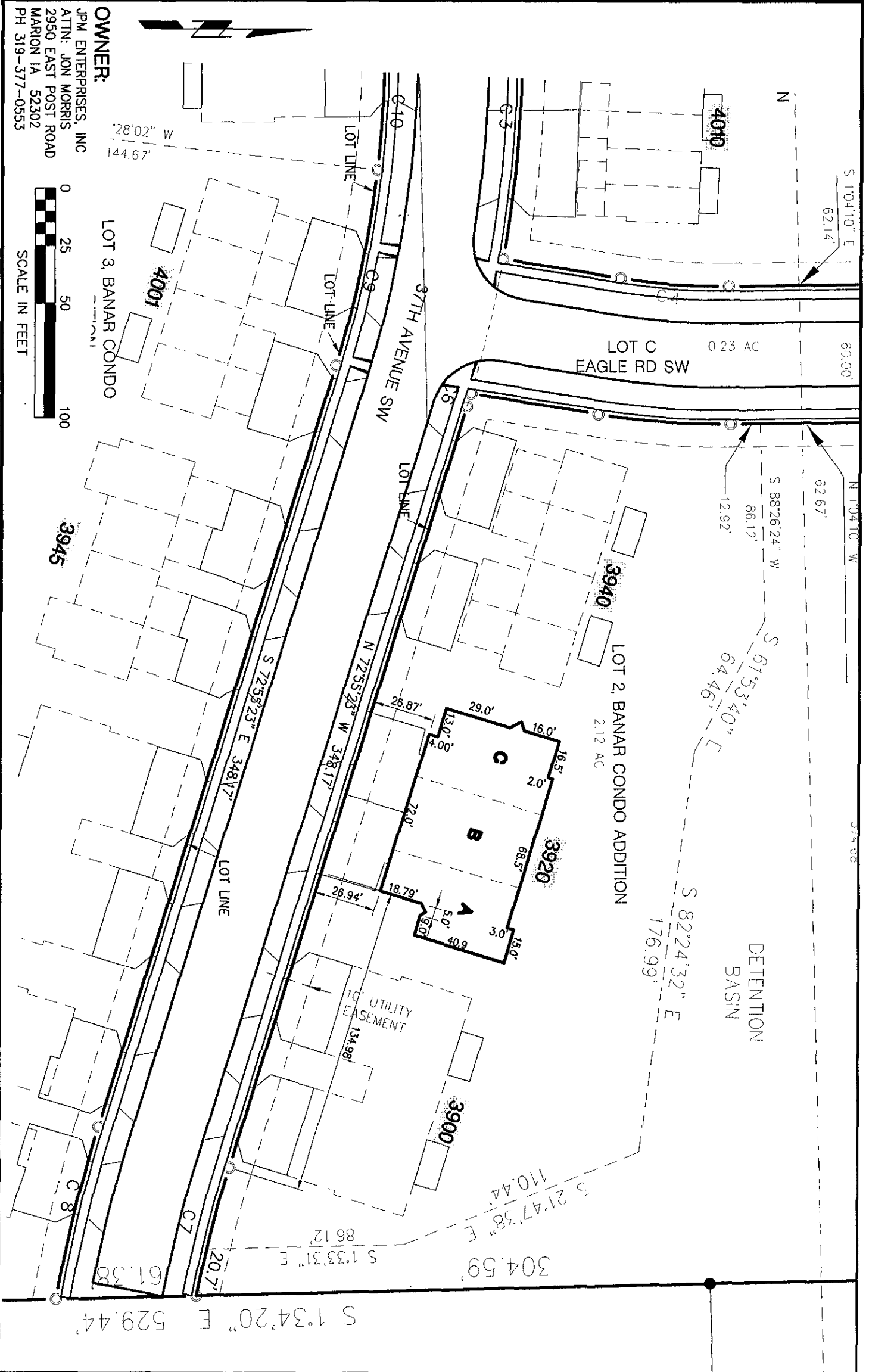
By: Peg Morris
Peg Morris, Vice President

STATE OF IOWA)
) ss:
COUNTY OF LINN)

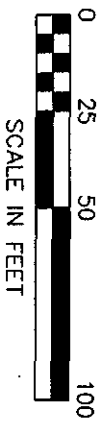
This instrument was acknowledged before me this 30 day of December 2003, by Peg Morris, Vice President of JPM Enterprises, Inc., an Iowa corporation.

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

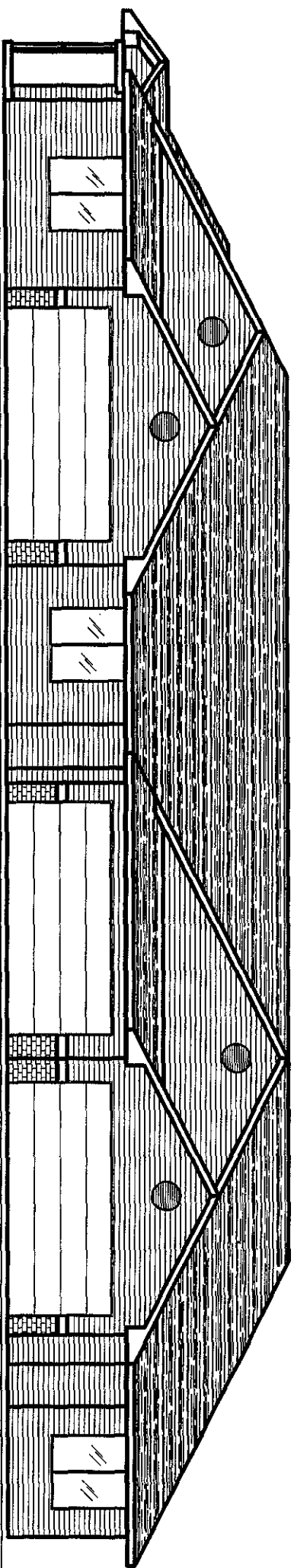


SHIVE HATTERY
 Cedar Rapids, IA \ Iowa City, IA \ Des Moines, IA
 Moline, IL \ Bloomington, IL \ Chicago, IL
<http://www.shive-hattery.com>

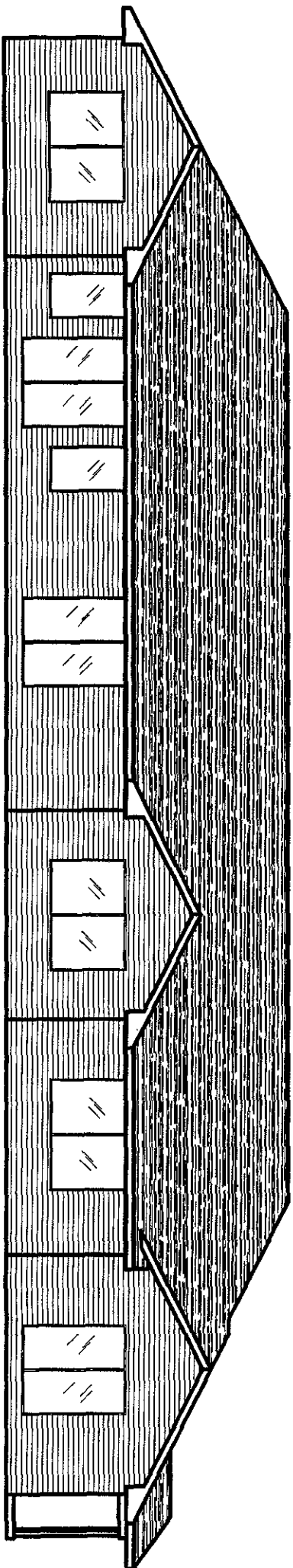
EXHIBIT B-6			
BUILDING 3920			
DATE	11-1-03	SCALE	1"=50'
DRAWN	LPB	FIELD BOOK	
APPROVED		REVISION	

PROJECT NO.
203327-0

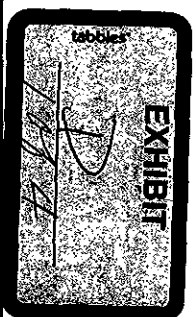
SHEET NO.
B-6

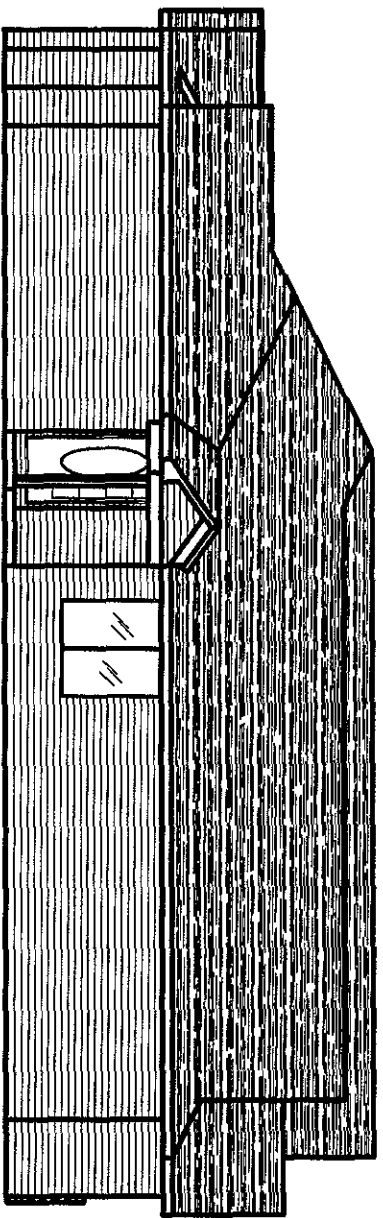


FRONT ELEVATION

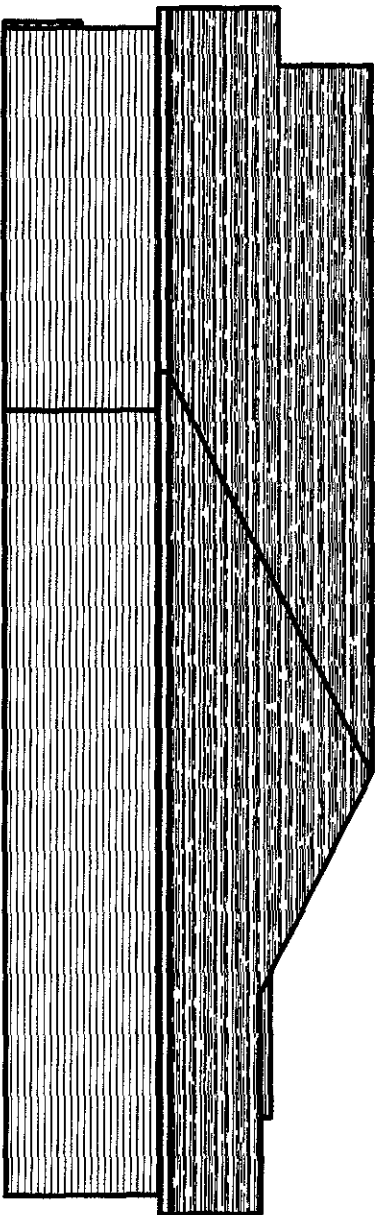


REAR ELEVATION



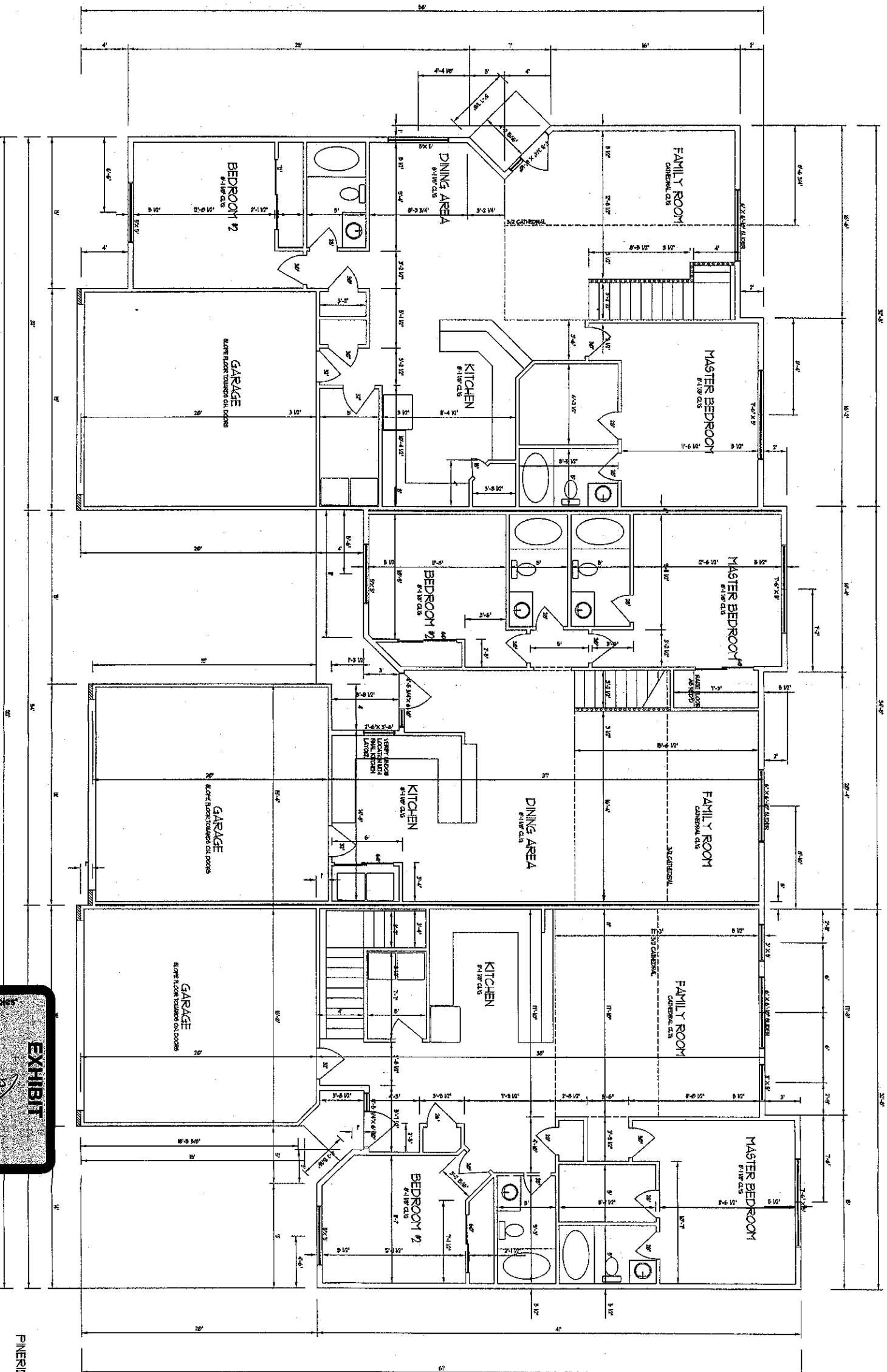


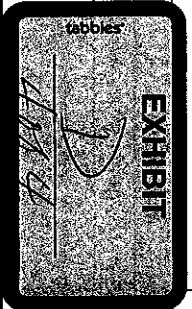
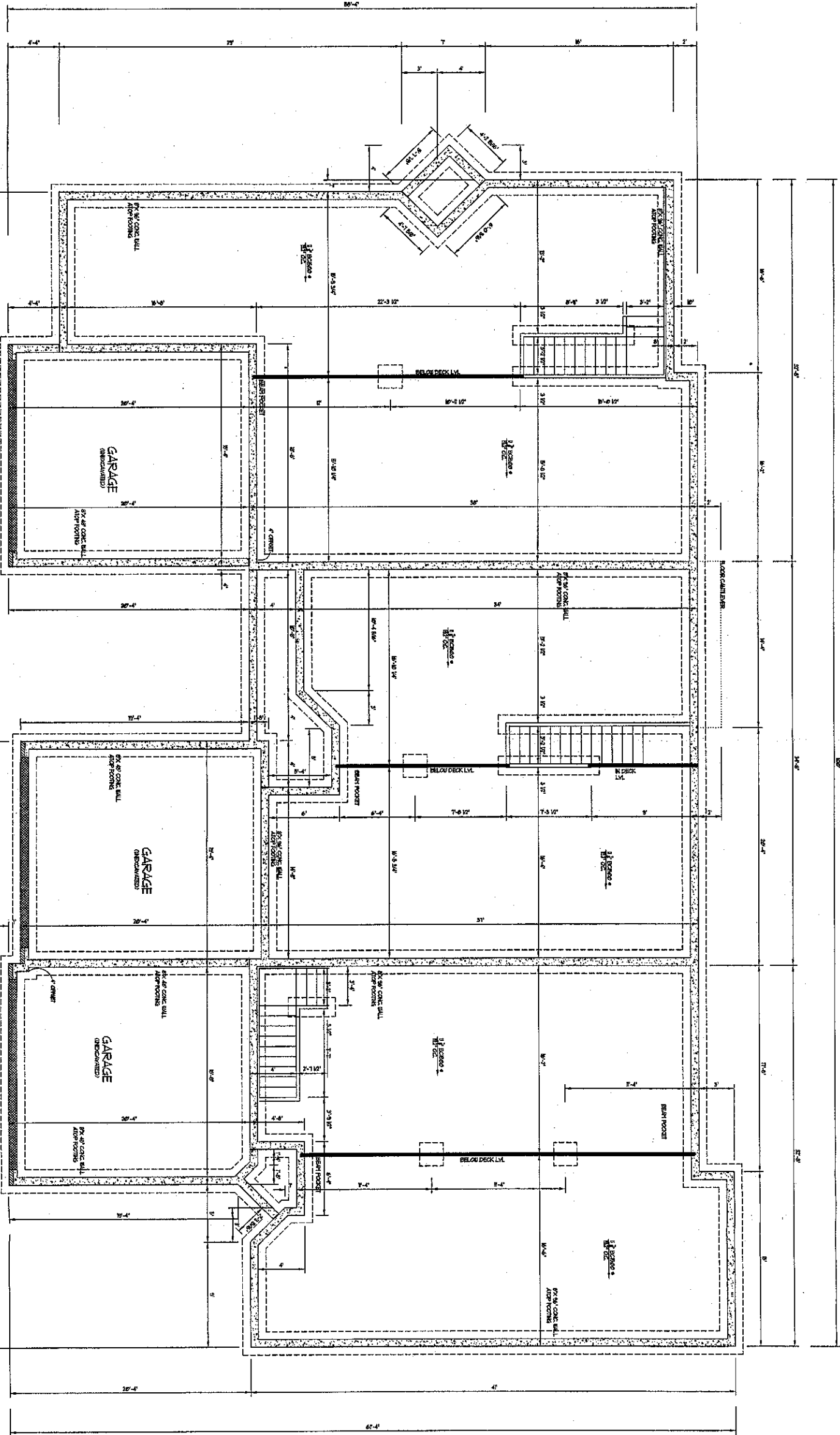
LEFT ELEVATION



RIGHT ELEVATION







SURVEYOR'S CERTIFICATE

I hereby certify that the revised Site Plan, identified as Exhibit A, and the Site Survey, identified as Exhibit B-6, which is attached to this Declaration of Submission of Property to Horizontal Property Regime for Pine Ridge, a Condominium, relating to the three Units in Building 3920 located on 37th 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 22 day of December, 2003.





Leo P. Bonifazi
L.S. #13480

EXHIBIT E-2

PINE RIDGE, A CONDOMINIUM

<u>Address of Unit</u>	<u>Unit Type</u>	<u>Fractional Interest</u>	<u>Approximate Area</u>
4010 37 th Ave. SW	Unit A	1/27	1,024 sq. ft.
4010 37 th Ave. SW	Unit B	1/27	1,040 sq. ft.
4010 37 th Ave. SW	Unit C	1/27	1,048 sq. ft.
4010 37 th Ave. SW	Unit D	1/27	1,048 sq. ft.
4010 37 th Ave. SW	Unit E	1/27	1,040 sq. ft.
4010 37 th Ave. SW	Unit F	1/27	1,024 sq. ft.
3940 37 th Ave. SW	Unit A	1/27	1,760 sq. ft.
3940 37 th Ave. SW	Unit B	1/27	1,400 sq. ft.
3940 37 th Ave. SW	Unit C	1/27	1,400 sq. ft.
3940 37 th Ave. SW	Unit D	1/27	1,760 sq. ft.
4030 37 th Ave. SW	Unit A	1/27	1,024 sq. ft.
4030 37 th Ave. SW	Unit B	1/27	1,040 sq. ft.
4030 37 th Ave. SW	Unit C	1/27	1,048 sq. ft.
4030 37 th Ave. SW	Unit D	1/27	1,048 sq. ft.
4030 37 th Ave. SW	Unit E	1/27	1,040 sq. ft.
4030 37 th Ave. SW	Unit F	1/27	1,024 sq. ft.
4001 37 th Ave. SW	Unit A	1/27	1,760 sq. ft.
4001 37 th Ave. SW	Unit B	1/27	1,400 sq. ft.
4001 37 th Ave. SW	Unit C	1/27	1,400 sq. ft.
4001 37 th Ave. SW	Unit D	1/27	1,760 sq. ft.
3945 37 th Ave. SW	Unit A	1/27	1,039 sq. ft.
3945 37 th Ave. SW	Unit B	1/27	1,760 sq. ft.
3945 37 th Ave. SW	Unit C	1/27	1,760 sq. ft.
3945 37 th Ave. SW	Unit D	1/27	1,039 sq. ft.
3920 37 th Ave. SW	Unit A	1/27	1,240 sq. ft.
3920 37 th Ave. SW	Unit B	1/27	1,193 sq. ft.
3920 37 th Ave. SW	Unit C	1/27	1,447 sq. ft.

EXHIBIT G-2