

When recorded return to:  
Islands & Highlands  
315 Cook Street  
Denver, CO 80206  
Attn: Dave Ebershoff

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#14

**FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF STAPLETON BUSINESS PLAZA**

**WHEREAS**, on or about September 30, 2003, Islands & Highlands, LLC, a Colorado limited liability company ("**Declarant**"), executed, delivered, and recorded the Declaration of Condominium of Stapleton Business Plaza, recorded in the office of the Clerk and Recorder for the City and County of Denver on October 3, 2003, at Reception No. 2003208777 (the "**Declaration**");

**WHEREAS**, terms and definitions set forth in the Declaration are adopted herein;

**WHEREAS**, Declarant reserved the right to amend the Declaration up until such time that Declarant no longer owns any of the lots or parcels covered by the Declaration;

**WHEREAS**, Declarant owns at least one unit in the Condominium and is entitled to amend the Declaration;

**WHEREAS**, the Declaration can be amended without the consent of any Unit Owner or holder of any lien encumbering any Unit as long as the amendment does not change the size or configuration of any Unit;

**WHEREAS**, the Declaration can be modified by lot owners representing 75% of the Voting Interests;

**WHEREAS**, the Declarant owns 75% or more of the Voting Interests;

**NOW, THEREFORE**, Declarant (and any Unit Owner signing this First Amendment to Declaration of Condominium of Stapleton Business Plaza), representing 75% or greater of the Voting Interests, does hereby amend the Declaration as follows:

1. Section 12.1, Units, is amended to delete the last two sentences of that paragraph (which read: "No Unit may be occupied as a temporary or permanent residence. No Unit shall be used for retail sales or as a residence.").

2. Except as hereby amended, the Declaration remains in full force and effect.

This First Amendment to Condominium of Stapleton Business Plaza may be executed in counterparts.

DATED this 19 day of May, 2004.

