

When recorded return to:  
Stapleton Business Plaza  
Condominium Association Inc.  
4601 Quebec St., Unit C-1  
Denver, CO 80216

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

WHEREAS Islands and Highlands, LLC, a Colorado limited liability company recorded a Declaration of Condominium of Stapleton Business Plaza (the "Declaration") on October 3, 2003 as Reception No. 2003208777 in the records of the Clerk and Recorder for the City and County of Denver and subsequently amended on May 19, 2004 as Reception No. 2004129322; and

WHEREAS, all capitalized terms not otherwise defined herein shall have the meaning given to them in the Declaration; and

WHEREAS, the Stapleton Business Plaza Condominium Association, Inc. (the "Association"), was duly formed on August 29, 2003, and is currently in good standing with the Colorado Secretary of State; and

WHEREAS, a meeting of the members of the Association was held on August 11, 2010 and reconvened on August 25, 2010, pursuant to notice duly given, at which time the following amendments to the Declaration were adopted by a vote of at least 67% of the Voting Interests present, in person or by proxy;

**NOW, THEREFORE,** the Association does hereby amend the Declaration as follows:

1. "Exhibit C- Ownership Interests" to the Declaration is hereby amended by the deletion of the current Exhibit and the substitution of "Exhibit C – Percentage Ownership Interests in Stapleton Business Plaza" attached hereto.
2. Section 4.28. The definition of the term "**Voting Interest**" is hereby amended by the insertion of "as set forth in "Exhibit C – Percentage Ownership Interests in Stapleton Business Plaza" at the end of the first sentence and by the deletion of the last sentence.
3. New Section 4.29. **Percentage Ownership Interest.** shall be added to provide the following:  
The undivided interests in and to the Common Elements associated with and appurtenant to each Unit as set forth on "Exhibit C-Percentage Ownership Interests in Stapleton Business Plaza" attached hereto and made a part hereof for all purposes.
4. Section 6.1. **Shares of Ownership.** is hereby amended by the deletion of the last sentence of the section.
5. Section 6.5 **Subdivision.** is hereby amended by deleting "seventy-five percent (75%)" and replacing the words with "sixty-seven percent (67%)" The following sentence shall be inserted at the end of the section: "If a Unit has been granted permission to be divided into two or more units, the resulting Units shall have a vote based upon the relative square footage of each of the subdivided units compared to the total square footage of the Buildings as set forth in Exhibit C."
6. Section 6.6 **Combining Units.** is hereby amended by deleting "without prior approval" in the first sentence and substituting "with prior approval". The penultimate sentence shall be deleted and replaced with the following sentence:  
For example, a combined Unit of two 1500 square foot units (each with an 0.0276 interest) shall have 0.0552 voting interests.
7. Section 6.7 **Total Number of Units.** is hereby amended by deleting the entire provision.
8. Section 9.1 **Membership.** Is hereby deleted in its entirety and restated as follows:

