

AMENDMENT OF  
CONDOMINIUM DECLARATION  
FOR  
WELLINGTON - III CONDOMINIUM ASSOCIATION, INC.

THIS AMENDMENT OF CONDOMINIUM DECLARATION is entered into effective this 26th day of March, 1996, between the owners of condominium units in Wellington - III Condominiums (hereinafter called "Declarant") and first lienholders of condominium units in Wellington - III Condominiums as identified on the signature lines of this amendment.

WITNESSETH:

WHEREAS, the Condominium Declaration for Wellington - III Condominium Association, Inc. recorded in Book 1350 at Page 121 of the records of Mesa County, Colorado (hereinafter called "Condominium Declaration") provides that property may be annexed only upon the consent of 51% of the owners and 100% of the first lienholders;

WHEREAS, the Declarant desires to annex and dedicate certain property to the real property subject to the Condominium Declaration;

NOW, THEREFORE, Declarant does hereby publish and declare that the following terms, covenants, conditions, easements, restrictions, uses, reservations, limitations and obligations shall be deemed to run with the land, shall be a burden and a benefit to Declarant, its successors and assigns, and any person acquiring or owning an interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees or assigns.

1. Annexation. The property described on Exhibit "A" attached hereto is hereby annexed to and shall become a part of the "common elements" of Wellington - III Condominium Association, Inc.

2. Liens. The annexation and dedication of the property described herein shall not affect the rights or lien positions of any deed of trust, mortgage or other encumbrance of record as of the date hereof.

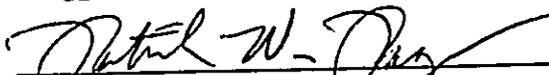
3. Merger. It is the intent of the parties that the provisions of this amendment shall be merged into the original Condominium Declaration and become a part thereof as though initially set forth therein. All other terms of the original Condominium Declaration shall remain the same.

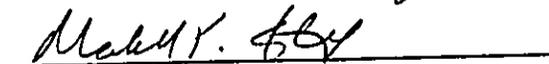
4. Counterparts. This amendment may be executed in one or more counterparts, and each signature page may be recorded with the original amendment in the real estate records of Mesa County, Colorado.

IN WITNESS WHEREOF, the parties have set their hands the day and year first above written.

OWNERS:

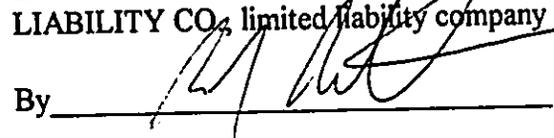
  
Gregg K. Omura

  
Patrick W. Page

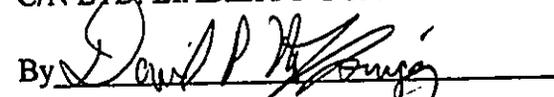
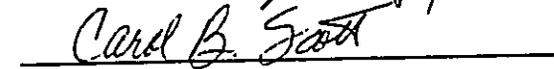
  
Marshall T. Steel

  
Glenn M. Madrid

LEPISTO-ROTTMAN LIMITED LIABILITY CO., limited liability company

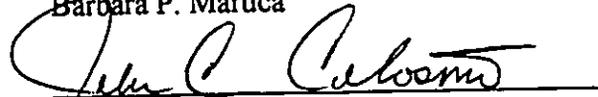
By 

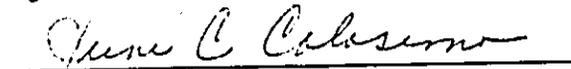
C/N LTD. LIABILITY COMPANY

By   


Carol B. Scott

  
Barbara P. Maruca

  
John C. Colosimo

  
June C. Colosimo

Richard A. Janson  
Richard A. Janson

Peter Walsh  
Peter Walsh

Terry D. Fire  
Terry D. Fire

William J. Frank  
William J. Frank

As first lienholders, we do hereby approve of, consent to and join in the above Amendment to Condominium Declaration.

COLORADO NATIONAL BANK, N.A.,  
successor in interest to:  
CENTRAL BANK OF GRAND  
JUNCTION, N.A.

By Robert E. Linn V.P.

MESA NATIONAL BANK - CLIFTON

By Dan Bell V.P.

NORWEST BANK GRAND JUNCTION-  
DOWNTOWN, NATIONAL  
ASSOCIATION

By C. Dennis King

MESA NATIONAL BANK

By Dan Bell V.P.

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF MESA     )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 1996, by Gregg K. Omura.

Witness my hand and official seal.  
My commission expires: 10/3/96

Michael J. Kenyon  
Notary Public



STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 1996, by Patrick W. Page.

Witness my hand and official seal.

My commission expires: 10/3/96

Michael J. Kenyon  
Notary Public



STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 1996, by Marshall T. Steel.

Witness my hand and official seal.

My commission expires: 10/3/96

Michael J. Kenyon  
Notary Public



STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 1996, by Glenn M. Madrid.

Witness my hand and official seal.

My commission expires: 10/3/96

Michael J. Kenyon  
Notary Public



STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 1996, by Randy Rottman as member of Lepisto-Rottman Limited Liability Co., limited liability company.

Witness my hand and official seal.

My commission expires: 10/3/96

Michael J. Kenyon  
Notary Public



STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 1996, by David Koffinger as Vice-President of GAL Ltd. Liability Company.

Witness my hand and official seal.  
My commission expires: 10/3/96

Michael J. Kenyon  
Notary Public



STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 1996, by Carol B. Scott.

Witness my hand and official seal.  
My commission expires:

Michael J. Kenyon  
Notary Public



STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 1996, by Barbara P. Maruca.

Witness my hand and official seal.  
My commission expires:

Marianne  
Notary Public

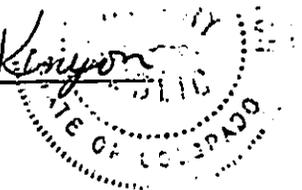


STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 1996, by John C. Colosimo and June C. Colosimo.

Witness my hand and official seal.  
My commission expires: 10/3/96

Michael J. Kenyon  
Notary Public



STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 1996, by Richard A. Janson.

Witness my hand and official seal.  
My commission expires: 10/3/96

Michael J. Kenyon  
Notary Public



STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 1996, by Peter Walsh.

Witness my hand and official seal.  
My commission expires:

Maureen Moore  
Notary Public

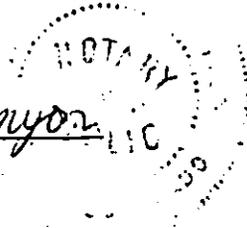


STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 1996, by Terry D. Fine.

Witness my hand and official seal.  
My commission expires: 10/3/96

Michael J. Kenyon  
Notary Public

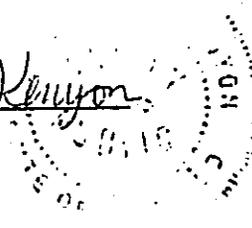


STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 1996, by William J. Frank.

Witness my hand and official seal.  
My commission expires: 10/3/96

Michael J. Kenyon  
Notary Public

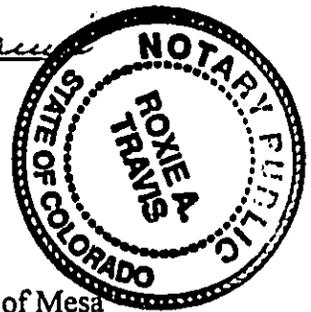


STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 11 day of April (see below)\*  
1996, by ROBERT E. FETTER as Vice President of Central  
Bank of Grand Junction, N.A.

Witness my hand and official seal.

My commission expires: Aug 7, 1999  
\*Colorado National Bank, N.A., successor Josie A. Frawley  
in interest to Notary Public

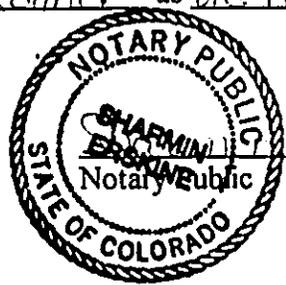


STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of  
April, 1996, by Dave Zoller as Vice President of Mesa  
National Bank-Clifton.

Witness my hand and official seal.

My commission expires: 3-27-00



Escobar

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of  
APRIL, 1996, by DENNIS KING as VICE PRESIDENT of Norwest  
Bank Grand Junction-Downtown, National Association.

Witness my hand and official seal.

My commission expires: 12-7-98

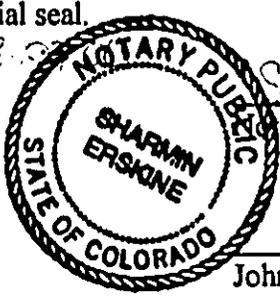
Laura K. Jordan  
Notary Public



STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> 27<sup>th</sup> day of April, 1996, by Dave Zoller as Vice President of Mesa National Bank.

Witness my hand and official seal.  
My commission expires: 3-31-97



Sharrin Erskine  
Notary Public

John M. Feild

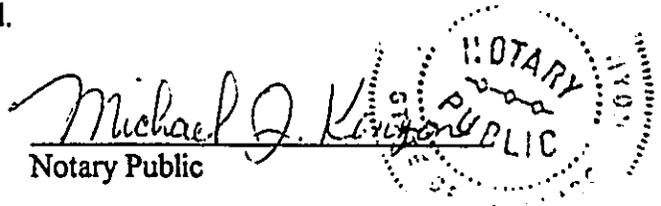
NORWEST BANK GRAND JUNCTION,  
NATIONAL ASSOCIATION

By C. Dennis King

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 1996, by John M. Feild.

Witness my hand and official seal.  
My commission expires: 10/3/96

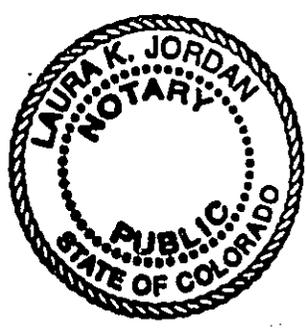


Michael J. Kingston  
Notary Public

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of APRIL, 1996, by DENNIS KING as VICE PRESIDENT of Norwest Bank Grand Junction, National Association.

Witness my hand and official seal.  
My commission expires: 12-7-98



Laura K. Jordan  
Notary Public

EXHIBIT "A"

A part of Lot 2 of the Wellington Business Park, City of Grand Junction, described as follows:  
Beginning at the Northeasterly corner of said Lot 2;  
thence South  $41^{\circ}46'30''$  East 70.35 feet;  
thence South  $25^{\circ}33'12''$  East 51.47 feet;  
thence South  $18^{\circ}03'06''$  East 98.61 feet;  
thence South  $71^{\circ}56'54''$  West 66.00 feet;  
thence North  $18^{\circ}03'06''$  West 94.28 feet;  
thence North  $25^{\circ}33'12''$  West 37.74 feet;  
thence North  $41^{\circ}46'30''$  West 47.57 feet;  
thence North  $36^{\circ}46'01''$  East 67.34 feet to the point of beginning.  
Mesa County, Colorado.

Said property is in the process of being replatted (and combined) with the existing real property of Wellington - III Condominiums. Hereafter, the real property will be described as:

Replat of Lot 1 of the Wellington Business Park, City of Grand Junction, Mesa County, Colorado.