

COPY

**FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION
FOR THE SAN JUAN WAREHOUSE CONDOMINIUM BUILDING**

FIRST AMENDMENT dated Dec. 13, 2000, amending the Condominium Declaration for the San Juan Warehouse Condominium Building ("Declaration"), dated June 7, 1999 and recorded June 17, 1999 at Reception No. 327265 of the San Miguel County real estate records.

The provisions set forth below are hereby amended to read in their entirety as stated:

Section 1.02

(a) **Allocated Interests** means the undivided interest in the Common Elements, the Common Expense liability, and votes in the Association, which interests are allocated per Unit based upon the square footage of each Unit as a percentage of the square footage of all the Units in the Common Interest Community, as limited or modified by specific allocations contained herein.

Section 4.07 Title to the General Common Elements. Title to the Common Elements shall be allocated to each Unit as a fraction or percentage of undivided interests in the Common Elements and in the Common Expenses of the Association and, to the extent not allocated in the Bylaws of the Association, a portion of the votes in the Association, all as set forth on Exhibit B to this Declaration.

Section 6.01 Allocated Interests. The undivided interest in the Common Elements and Common Expense liability and votes in the Association allocated to each Unit are set forth in Exhibit B.

Section 6.02 Determination of Allocated Interests.

(a) Except as specifically provided in Section 7.08 with respect to Common Expense Liability, the Undivided Interest in the Common Elements and the Percentage of Liability for Common Expenses allocated to each Unit have been calculated as follows:

- (i) On the basis of square footage of each Commercial Unit as a fraction or percentage of the square footage of all Units in the Common Interest Community;
- (ii) On the basis of square footage of each Residential Unit as a fraction or percentage of the square footage of all Units in the Common Interest Community; and
- (iii) As to structural repair and maintenance and insurance coverage, on the basis of square footage of each Parking Unit as a fraction or percentage of the square footage of all Units in the Common Interest Community, but as to mechanical items and utilities Parking Units shall have no liability for Common Expenses.

The foregoing amendments have been approved by the Unit owners having at least 67% of the votes in the Association and with a written consent of the Association as follows:

<u>UNIT NUMBER</u>	<u>OWNER</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST</u>
A	BCB	2742	22.7
C	Sklar	1622	13.4
E	BCB	359	3.0
F1	BCB	1807	15.0
G	BCB	2903	24.0
H	BCB	1870	15.5
J	BCB	770	6.4

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As to Unit A:

BCB Properties, L.L.C.

By: CM Connick 12-13-00
Carlisle Connick Dated: _____
Member and Manager

As to Unit C:

Jerry H. Sklar
Jerry Sklar Dated: 12-8-00

Louise Sklar
Louise Sklar Dated: 12-8-00

As to Unit E:

BCB Properties, L.L.C.

By: CM Connick 12-13-00
Carlisle Connick Dated: _____
Member and Manager

As to Unit F1:

BCB Properties, L.L.C.

By: *CMCANNICK*
Carlisle Connick Dated: *12-13-00*
Member and Manager

As to Unit G:

BCB Properties, L.L.C.

By: *CMCANNICK*
Carlisle Connick Dated: *12-13-00*
Member and Manager

As to Unit H:

BCB Properties, L.L.C.

By: *CMCANNICK*
Carlisle Connick Dated: *12-13-00*
Member and Manager

As to Unit J:

BCB Properties, L.L.C.

By: *CMCANNICK*
Carlisle Connick Dated: *12-13-00*
Member and Manager

Approved by Declarant:

BCB Properties, L.L.C.

By: *CMCANNICK*
Carlisle Connick Dated: *12-13-00*
Member and Manager

EXHIBIT B
THE SAN JUAN WAREHOUSE CONDOMINIUM BUILDING
TABLE OF INTERESTS

<u>UNIT NUMBER</u>	<u>DESIGNATED USE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST</u>
A	Residential	2742	22.7
C	Residential	1622	13.4
E	Deed Restricted/ Affordable Housing	359	3.0
F1	Commercial	1807	15.0
G	Commercial	2903	24.0
H	Commercial	1870	15.5
J	Deed Restricted/ Affordable Housing	770	6.4
P1	Parking Unit		n/a
P2	Parking Unit		n/a
P3	Parking Unit		n/a
P4	Parking Unit		n/a

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