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 Janice Ward CLK&REC Mesa County, CO
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**FIRST AMENDMENT
 TO THE CONDOMINIUM DECLARATION FOR
 KOKOPELLI PROFESSIONAL PLAZA CONDOMINIUM
 (Erroneously referred to in the original Condominium Declaration as
 Kokopelli Professional Center Condominium)**

This First Amendment ("First Amendment") is made April 7, 2006, by Kokopelli Professional Center, LLC ("Declarant"), a Colorado limited liability company.

RECITALS

A. Declarant has previously caused to be recorded the Condominium Declaration for Kokopelli Professional Center Condominium (the "Original Declaration") March 27, 2006, in Book 4120 at page 598 of the Mesa County, Colorado, real estate records. Capitalized terms in this First Amendment have the same meaning as in the Original Declaration unless specifically otherwise defined in this First Amendment. The Original Declaration, as amended and corrected by this First Amendment, is referred to below as the "Declaration."

B. This First Amendment is made by Declarant as permitted under Section 14.07 of the Declaration and C.R.S. §§38-33.3-205(4) and 38-33.3-217(1) to correct certain typographical or clerical errors in the Original Declaration more fully described below.

THEREFORE, Declarant declares that:

TERMS

1. The correct name of the Condominium Project is Kokopelli Professional Plaza Condominium. The correct name of the Association is Kokopelli Professional Plaza Owners Association. All references in the Original Declaration mentioning the word "Center" instead of "Plaza" in the name of the Condominium Project of the Association (but not in the name of Declarant) were inadvertent clerical or typographical errors, as was an error in the legal description of the Property contained in Recital Paragraph A of the Original Declaration. The Condominium Project is correctly identified in the Condominium Map recorded March 27, 2006, in Book 4120 at page 594 of the Mesa County, Colorado, real estate records.

2. Pursuant to C.R.S. §38-33.3-205(4), Declarant makes the following corrections (shown in bold, caps, italics) of clerical or typographical errors contained the Original Declaration:

- (a) The title of the Declaration is amended to read as follows:

CONDOMINIUM DECLARATION
 FOR
 KOKOPELLI PROFESSIONAL *PLAZA* CONDOMINIUM

- (b) The legal description of the Property in Recital Paragraph A of the Declaration is

amended to read as follows:

Lot 1 of Kokopelli Professional Plaza

(c) Recital Paragraph D of the Declaration is amended to read as follows:

D. Declarant has caused a unit owners association to be incorporated under the name Kokopelli Professional *Plaza* Owners Association, a Colorado nonprofit corporation.

(d) Section 1.04 of the Declaration is amended to read as follows:

Section 1.04. "Association" means the association of the Owners of Units in the Condominium Project formed as a Colorado nonprofit corporation under the name "Kokopelli Professional *Plaza* Owners Association."

(e) Section 1.13 of the Declaration is amended to read as follows:

Section 1.13. "Condominium Project" means Kokopelli Professional *Plaza* Condominium and includes all real property (including both Units and Common Elements) initially submitted to this Declaration and any additional property subsequently submitted to the Declaration in accordance with its provisions or applicable law.

(f) Subsection 2.05(a) of the Declaration is amended to read as follows:

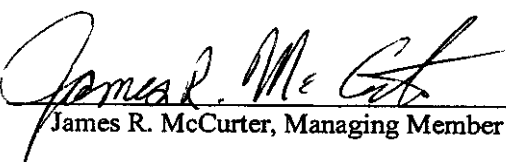
(a) Any contract, deed, lease, mortgage, trust deed, will, or other instrument may legally describe a Unit by the word "Unit" (or "Units" if more than one) followed by the identifying number(s) shown on the Map, followed by the words "Kokopelli Professional *Plaza* Condominium."

3. Conflicts Between Documents. In case of conflict between the Declaration (as modified by this First Amendment) and the Articles or the Bylaws of the Association, the Declaration, as amended, shall control.

DECLARANT:

Kokopelli Professional Center, LLC,
a Colorado limited liability company

By: McCurter Land Company, L.L.C.,
an Arkansas limited liability company, its Manager

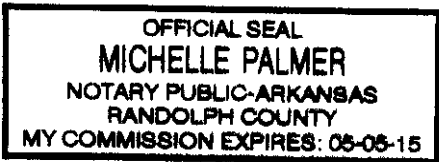
By: 
James R. McCurter, Managing Member

STATE OF ARKANSAS)
) ss.
COUNTY OF Randolph)

The foregoing instrument was acknowledged before me this ____ day of April, 2006, by James R. McCurter as Managing Member of McCurter Land Company, L.L.C., in its capacity as Manager of Kokopelli Professional Center, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 05-05-15.



Michelle Palmer
Notary Public