

AFTER RECORDING RETURN TO:
HUGH LEWIS, ATTORNEY AT LAW, P.C.
2200 RIMLAND DRIVE, SUITE 220
BELLINGHAM, WA 98226
360-392-2880



201008130096
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

137066-SE

TITLE OF DOCUMENT:

FIRST AMENDMENT TO DECLARATION FOR
QUANTUM BUSINESS PARK CONDOMINIUM

AF# OF AFFECTED DOCUMENT:

AF # 200908070064

GRANTOR:

QUANTUM BUSINESS PARK, L.L.C.

GRANTEE:

THE GENERAL PUBLIC

**FIRST AMENDMENT TO DECLARATION
FOR QUANTUM BUSINESS PARK CONDOMINIUM**

PURPOSE: TO CHANGE CONDOMINIUM ATTRIBUTES PRIOR TO SALE OF UNITS

THIS AMENDMENT is made this 2nd day of August, 2010, by QUANTUM
BUSINESS PARK, L.L.C., ("Declarant").

WITNESSETH THAT:

WHEREAS, the Declarant caused a certain Condominium Declaration (the "Declaration")
establishing Quantum Business Park Condominium ("the Condominium") to be recorded at Auditor's File
No. 200908070064 among the land records of Skagit County, Washington, along with a Survey Map and
Plans, which were contemporaneously recorded at Auditor's File No. 200908070065;

WHEREAS, pursuant to Section 17.6 of the Declaration, the Declarant may unilaterally amend the
Condominium Instruments from time to time prior to the sale of any Units in the project to third parties.

WHEREAS, the Declarant wishes to include a Development to "create additional Units within the
real property included in the Condominium" to the list of Development Rights described in Section 3.3.1 of
the Declaration.

NOW, THEREFORE, pursuant to and in compliance with Section 17.6 of the Declaration, the
Declarant hereby amends the Declaration as follows:

3.3.1 Description of Reserved Development Rights.

Pursuant to RCW 64.34.216(1)(j), the Declarant has reserved Development rights which are personal to the Declarant and may be unilaterally exercised, or not exercised, at the sole discretion of the Declarant. These include the rights to: create additional Units, Common Elements, or Limited Common Elements within the real property included in the Condominium, as described more particularly in Sections 4.1, 5.1, and/or 6.1 of the Declaration; subdivide Units or convert Units into Common Elements; create additional Common Element loading dock/ramp and signage facilities; reallocate Limited Common Elements with respect to Units that have not been conveyed by the Declarant; and to assign portions of the Common Elements as Limited Common Elements pursuant to RCW 64.34.216(1)(l).

4.1 Number and Location of Units.

4.1.1 Initial Units.

The Condominium presently contains seventeen (17) commercial Units which are depicted on the Survey Map and Plans. The location of existing commercial Units within the buildings and the dimensions of those Units are shown on the Condominium Survey Map and Plans. Exhibit B to the Declaration contains a list of all existing Units, their identifying numbers, size, the Allocated Interests appurtenant to each Unit, and other information required by the Condominium Act.

4.1.2 Units Created Through Exercise of Development Rights.

The Declarant reserves the right to add a maximum of three (3) additional Units, and/or to expand Units 16, 20 or 22 into surrounding Common Elements, pursuant to Development Rights reserved in Section 3.3.1 of this Amendment to Declaration.

EXCEPT as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the date first written above.

QUANTUM BUSINESS PARK, L.L.C.
a Washington Limited Liability Company

By: _____

its: Member

By: _____

, its

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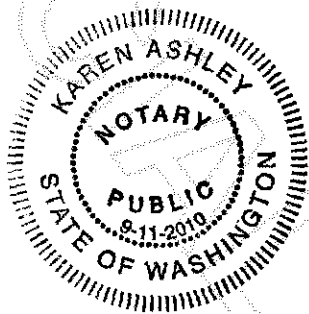
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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that Daniel H. Folkers is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the authorized Manager of the Declarant, Quantum Business Park, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: August, 2nd, 2010.

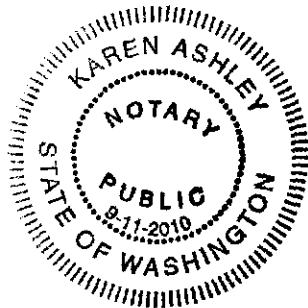


Karen Ashley Karen Ashley
NOTARY PUBLIC for the State of
Washington. My Commission
expires 9/11/2010

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that Beth A. Folkers is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the authorized Manager of the Declarant, Quantum Business Park, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: August 2nd, 2010.



Karen Ashley Karen Ashley
NOTARY PUBLIC for the State of
Washington. My Commission
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