

AMENDMENT TO THE DECLARATION OF
CITY LOFTS CONDOMINIUM

RECITALS:

The Declaration for City Lofts Condominium was recorded in the Deed Records of Multnomah County on JUNE 30, 1993 in Book 2716 at Page 3547.

City Lofts Investors, Inc., an Oregon corporation, was the Developer of City Lofts Condominium, a mixed-use project with thirteen Residential Units and two Commercial Units.

Section 8 of the Declaration provides that the Residential Units shall be occupied as single-family private dwellings by the Owners, their tenants, visitors and guests and for no other purpose. The Developer (who owns more than 75% of the voting rights in the Condominium) wishes to amend Section 8 to provide that owners of Units in the Condominium may have a "home office" within their Units.

AMENDMENT:

Section 8 of the Declaration is amended to include the following language:

"8.5 Home Office Permissible in Residential Units. Notwithstanding the restriction that the Residential Units be used for residential purposes only, nothing in the Declaration or Bylaws shall preclude an owner from having a "home office" from which such owner carries on some of his or her business affairs, provided that the owner's Unit is not generally open to the public, and limited to an "occasional" by-appointment-only customer, client or trade vendor visitation to such owner's Unit.

"8.6 Emergency Exit Easement. There is hereby created an emergency exit easement for the benefit of Unit 101 over and through the entry lobby on the first floor of the Condominium building which is a limited common element appertaining to the Residential Units. The owner of Unit 101 shall clearly mark the door leading from Unit 101 to such entry lobby "For Emergency Use Only. Alarm Will Sound If Door Opened." The door shall be armed with an audible alarm which emanates a loud noise that can be heard both at the site of the door and throughout Unit 101. The costs of maintaining the door and alarm shall be solely borne by the owner of Unit 101. If the owner of Unit 101 fails to properly maintain the door and alarm in a secure and operable manner, one or

PAGE 1. AMENDMENT TO THE DECLARATION OF CITY LOFTS CONDOMINIUM
AFTER RECORDING RETURN TO:

COPELAND, LANDYE, BENNETT AND WOLF
ATTORNEYS AT LAW

PATRICIA A. RYAN
LEGAL ASSISTANT

3500 FIRST INTERSTATE TOWER
PORTLAND, OREGON 97201
15031 224-4100
TELECOMPER 15031 224-4103

ALASKA OFFICE
550 W. SEVENTH AVE., SUITE 1350
ANCHORAGE, ALASKA 99501
15071 276-8182

more of the Residential Unit Owners or the Association may do so and assess the owner of Unit 101 an amount equal to twice the cost of such maintenance, and file a lien against the Unit for such amount plus interest at eighteen percent (18%) per annum until paid, together with the costs of collection, including reasonable attorney fees. The easement created hereby is perpetual and shall run with the land."

The undersigned Developer hereby certifies that he is the owner of more than 75% of the voting rights of the Condominium and has the authority to make this amendment.

Date: 8.27.93

CITY LOFTS DEVELOPERS, INC., an Oregon corporation

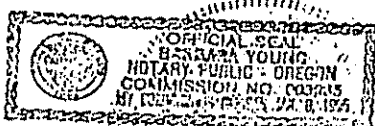
By [Signature]
Terry L. Brandt, President

By [Signature]
Richard C. Ford, Secretary

STATE OF OREGON)
COUNTY OF) ss. 8.27.93, 1993

Personally appeared Terry L. Brandt and Richard C. Ford, who both being duly sworn said that they are the President and Secretary, respectively, of the City Lofts Investors, Inc., an Oregon corporation, and they acknowledged this document by authority of its board of directors as its voluntary act and deed.

Before me:



APPROVED:

[Signature]
Notary Public for Oregon
My Commission Expires: 12-8-95

MORELLA LARSEN
OREGON REAL ESTATE AGENCY

By [Signature]

Date: 10-8-93

PAGE 2. AMENDMENT TO THE DECLARATION OF CITY LOFTS CONDOMINIUM

141532

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103

STATE OF OREGON
Multnomah County

I, Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that within the instrument of which is attached hereto and recorded in the record of said County

OCT 21 1993 8 30 AM

In Book **BOOK 2770** PAGE **153** On Page

Witness my hand and seal of office at Salem, Oregon, this 21st day of October, 1993.

C. Swick
Deputy

OCT 21 1993

AMENDMENT TO THE BYLAWS OF
CITY LOFTS CONDOMINIUM

RECITALS:

The Bylaws for City Lofts Condominium were recorded in the Deed Records of Multnomah County on JUNE 30, 1993 in Book 2716 at Page 3568.

City Lofts Investors, Inc., an Oregon corporation, was the Developer of City Lofts Condominium, a mixed-use project with thirteen Residential Units and two Commercial Units.

Article VII, Section 1(a) of the Bylaws provides that the Residential Units shall be occupied as single-family private dwellings by the Owners, their tenants, visitors and guests and for no other purpose. The Developer (who owns more than 75% of the voting rights in the Condominium) wishes to amend Article VII, Section 1 by the addition of Section 1(c) to provide that owners of Units in the Condominium may have a "home office" within their Units.

AMENDMENT:

Article VII, Section 1 of the Bylaws is amended to include the following language:

"Section 1. (c) Home Office Permissible in Residential Units. Notwithstanding the restriction that the Residential Units be used for residential purposes only, nothing in the Declaration or Bylaws shall preclude an owner from having a "home office" from which such owner carries on some of his or her business affairs, provided that the owner's Unit is not generally open to the public, and limited to an "occasional" by-appointment-only customer, client or trade vendor visitation to such owner's Unit."

The undersigned Developer hereby certifies that he is the owner of more than 75% of the voting rights of the Condominium and has the authority to make this amendment.

Date: 8.27.93

CITY LOFTS DEVELOPERS, INC., an Oregon corporation

By [Signature]
Terry L. Brandt, President

PAGE 1. AMENDMENT TO THE BYLAWS OF CITY LOFTS CONDOMINIUM
AFTER RECORDING RETURN TO:

COPELAND, LANDYE, BENNETT AND WOLF
ATTORNEYS AT LAW

PATRICIA A. RYAN
LEGAL ASSISTANT

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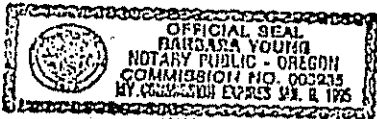
ALASKA OFFICE
550 W. SEVENTH AVE., SUITE 1350
ANCHORAGE, ALASKA 99501
907/270-5102

By *R.C.F.*
Richard C. Ford, Secretary

STATE OF OREGON)
COUNTY OF) ss. 8-27, 1993

Personally appeared Terry L. Brandt and Richard C. Ford, who both being duly sworn said that they are the President and Secretary, respectively, of the City Lofts Investors, Inc., an Oregon corporation, and they acknowledged this document by authority of its board of directors as its voluntary act and deed.

Before me:



Barbara Young
Notary Public for Oregon
My Commission Expires 1-9-95

APPROVED:

MORELLA LARSEN
OREGON REAL ESTATE AGENCY

By *Steph F. Mayfield*
Date: 10-8-93

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STATE OF OREGON
Multnomah County

I, a Deputy for the Recorder of Commercials, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County.

OCT 21 1993 - 8 20 AM

In Book

BOOK 2770 PAGE 156

On Page

Witness my hand and seal of office at this
Recorder of Commercials

C Swick
Deputy

CM

OCT 21 1993