

**ANNEXATION OF ADDITIONAL LAND TO
THE ULTIMATE GARAGE CLUB
CONDOMINIUM OWNERS ASSOCIATION, INC. DECLARATION**

Lighthouse Storage, LLC, a Colorado limited liability company (the “Declarant”) executes this Annexation of Additional Land to the Ultimate Garage Club Condominium Owners Association, Inc. Declaration (the “Annexation”), this 14th day of November, 2017.

Recitals

A. The Ultimate Garage Club Condominium Owners Association, Inc. Declaration (“Declaration”) was recorded with the Clerk and Recorder of Weld County on June 6, 2017 at Reception No. 4307858.

B. The Declarant is Lighthouse Storage, LLC, a Colorado limited liability company (“Declarant”).

C. Article 2 of the Declaration reserves unto the Declarant the right to annex land to the Declaration from the future expansion land listed in Exhibit B to the Declaration by recordation of an Annexation of Land to the Declaration.

D. The purpose of this Annexation is to annex certain additional land into the Declaration and to include such land within the property that is subject to the Declaration, which annexation is to be effective as of the Effective Date hereinafter set forth. The additional land annexed into the Declaration by this instrument is a part of the real property that is identified and described on Exhibit B of the Declaration as expansion property that is annexable to the Declaration.

DECLARATION

NOW, THEREFORE, effective upon the date that tis Annexation is recorded with the Clerk and Recorder of Weld County (the “Effective Date”), the Declaration hereby annexes the Units that are identified and legally described on Exhibit A attached hereto and incorporated by reference (the “Annexed Property”), together with all improvements, appurtenances, and facilities now or hereafter thereon into the Declaration, and imposes upon the Annexed Property the following conditions, restrictions, reservations and equitable servitudes. All captioned terms used herein have the same meaning as set forth in the Declaration unless otherwise defined herein.

1. Annexation. The Annexed Property is annexed to the Declaration pursuant to the provisions of Article 2 of the Declaration. The Annexed Property being annexed to the Declaration and made part of the Property subject to the Declaration by this Annexation of Additional Land is described in Exhibit A, attached hereto and incorporated herein by this reference. The Annexed Property consists of Units as more particularly identified on Exhibit A. A Plat containing the Annexed Property is identified in Exhibit A and has been recorded in the records of the Office of the Clerk and Recorder of the County of Weld, Colorado. Each Unit in

the Annexed Property and its identifying designation is set forth on the Plat and is listed on Exhibit A. The Annexed Property is a part of the annexable property described on Exhibit B of the Declaration. The Declarant is the Owner of the Annexed Property.

2. Effect of Annexation. The Annexed Property is annexed to and made subject to the Declaration and shall be held, transferred, sold, conveyed and occupied subject to all of the terms, provisions, covenants, conditions, reservations, charges, and liens set forth in the Declaration, as supplemented and amended from time to time, including all assessment obligations set forth in the Declaration. The Annexed Property is also be subject to all of the provisions of the Articles of Incorporation and the Bylaws of the Ultimate Garage Club Condominium Association, Inc., a Colorado nonprofit corporation, as more particularly described in the Declaration, the Articles of Incorporation, and the Bylaws.

3. Allocated Interests. Upon the annexation of the Annexed Property, and as provided in the Declaration, the Allocated Interests attributable to each Unit in the Community shall be one over the total number of Lots subject to the Declaration.

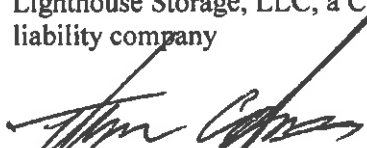
4. Binding Effect. This Annexation of Additional Land runs with the Annexed Property and is binding upon the successors and assigns of the signatories hereto and each successor owner of the Annexed Property.

Dated this 14th day of November, 2017

DECLARANT:

Lighthouse Storage, LLC, a Colorado limited liability company

By:



Thomas C. Ames, Manager

STEPHANIE M STIGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174022285
MY COMMISSION EXPIRES MAY 25, 2021

STATE OF COLORADO)
) ss.
COUNTY OF ~~LARIMER~~)
 Boulder

The foregoing instrument was acknowledged before me this 14th day of November 2017, by Thomas C. Ames, as Manager of Lighthouse Storage, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: May 25, 2021




Notary Public

Consented and Agreed to this 14th day of November, 2017 by:

LENDER:
HIGH PLAINS BANK


STEPHANIE M STIGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174022285
MY COMMISSION EXPIRES MAY 25, 2021

By: 

John, Creighton, President & CEO

STATE OF COLORADO)
) ss
COUNTY OF Boulder)

On this 14th day of November, 2017, before me, a Notary Public in and for said State, personally appeared JOHN CREIGHTON, known or identified to me to be the President and CEO of HIGH PLAINS BANK that he consented and agreed to and executed the within instrument on behalf of said HIGH PLAINS BANK and acknowledged to me that such corporation executed the same.



NOTARY PUBLIC

My Commission expires: May 25, 2021



EXHIBIT A

LEGAL DESCRIPTION: PHASE NO. 2 UNIT B

Legal description of a portion of Lot 1, Amended Plat of Prairie Hills Subdivision, Filing No. 1, Mead, Colorado according to the Plat on file in the office of the Clerk and Recorder, Weld County, Colorado, being more particularly described as follows;

Beginning at the Southwest corner of said Lot 1, thence along the West line of said Lot 1 North 09°17'28" East 911.00 feet; thence departing said West line South 80°42'32" East 40.00 feet to the True Point of Beginning; thence North 09°17'28" East 20.61 feet; thence North 46°08'56" East 215.21 feet; thence South 43°51'04" East 75.00 feet; thence South 46°08'56" West 190.22 feet; thence North 09°17'28" East 4.38 feet; thence North 80°42'32" West 75.00 feet to the True Point of Beginning.

The above described parcel contains 0.363 acres more or less and is subject to all easements, agreements and rights-of-way of record.



**SCHEDULE B
TO CONDOMINIUM DECLARATION FOR ULTIMATE GARAGE CLUB
CONDOMINIUMS OWNERS ASSOCIATION, INC.**

Unit Types and Sizes

BUILDING A

UNIT	SQ FT
A-1	1,836
A-2	1,264
A-3	1,310
A-4	1,350
A-5	900
A-6	1,300

BUILDING B

UNIT	SQ FT
B-1A	1,366
B-1	1,300
B-2	2,000
B-3	1,000
B-4	700
B-5	1,250
B-6	1,000
B-7	1,000
B-8	1,300