

\$24.00 03/06/03 12:29:54
SP-I-03-032761 0004
Montgomery County
Judy Dodge Recorder

SP-I
4+2

NO TRANSFER
12:11pm MARCH 06, 2003
KARL L. KEITH, COUNTY AUDITOR

**FIRST AMENDMENT TO DECLARATION
FOR
CORPORATE WAY PROFESSIONAL CENTER CONDOMINIUM
(REMOVING TBC DESIGNATION FOR UNIT 7034)**

I hereby certify that copies of the within First Amendment has been filed in the Office of the Auditor, Montgomery County, Ohio.

MONTGOMERY COUNTY AUDITOR

Dated: _____, 2003 By: _____

NO PLAT

THIS INSTRUMENT PREPARED BY:
HANS H. SOLTAU
Attorney at Law
6776 Loop Road
Centerville, Ohio 45459

**FIRST AMENDMENT TO DECLARATION
FOR
CORPORATE WAY PROFESSIONAL CENTER CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION, hereinafter referred to as the "First Amendment", is made on the date hereinafter set forth by **LKS ACQUISITIONS, INC.**, an Ohio corporation, hereinafter referred to as "Declarant", under the circumstances summarized in the following Recitals which utilize certain capitalized terms as defined in the Declaration, as such term is hereinafter defined and referred to.

RECITALS

A. On December 18, 1996 Normandy Pointe Associates, an Ohio general partnership, submitted certain property located in Washington Township, Montgomery County, Ohio to the provisions of Chapter 5311 of the Ohio Revised Code for condominium ownership by filing with the Montgomery County Recorder a legal instrument with attached exhibits titled "Declaration of Condominium Property for Corporate Way Professional Center Condominium", hereinafter referred to as the "Declaration". Said Declaration was previously filed with the Auditor of Montgomery County, Ohio.

B. The Declaration and the Drawings attached as an Exhibit thereto were recorded as follows:

<u>Instrument</u>	<u>Deed Records</u>	<u>Plat Records</u>
Declaration	96-839-C02	166-17

C. The Declarant, by a Limited Assignment recorded at D _____ of the Deed Records of Montgomery County, Ohio was assigned the rights of Normandy Pointe Associates under the Declaration.

D. The Declarant has completed the improvements to the "Not Yet Completed" Unit as shown on the Drawings as recorded at Microfiche Nos. 96-840-A02 through 96-840-A05 of the Deed Microfiche Nos. and Plat Book 166, Page 17 through 20 of the Plat Records and designated such Not Yet Completed Unit as 7034.

E. The purpose of this First Amendment is to remove the Not Yet Completed designation and add Unit 7034 to the Declaration.

NOW, THEREFORE, Declarant hereby declares that:

1. All of the terms used herein, which are defined in the Declaration, shall be interpreted to have the same meaning as defined in the Declaration unless specifically hereinafter amended.

2. The Declaration is hereby amended in the following respects:

A. Section 5.02 is hereby amended by adding thereto Unit 7034, which has approximately 1,163 square feet.

B. Article VII is hereby amended by adding thereto the following:

7.03 Basements. The basements underneath a Unit are designated as limited Common Areas for the overlying Unit having access thereto.

C. Section 9.01 is hereby amended by deleting the Percentages of Ownership designations therein and substituting therefore the following;

<u>Unit No.</u>	<u>Percentage of Ownership</u>
7034	39.36
7036	60.64

3. The Drawings are hereby amended by removing the Not Yet Completed designation and substituting Unit 7034 in its stead.

4. Except as specifically hereinabove amended, all of the provisions of the Declaration and the Exhibits shall be and hereby are declared to remain in full force and effect.

EXECUTED this 6TH day of March, 2003.

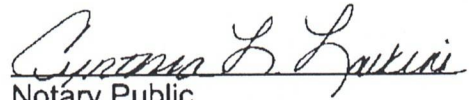
LKS ACQUISITIONS, INC.

By: _____

Gregory P. Garner
President

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 6TH day of March, 2003 by Gregory P. Garner, President of LKS Acquisitions, Inc., an Ohio corporation, on behalf of such corporation.


Notary Public

 Notary Public
in and for the State of Ohio
My commission expires 11-27-06



THIS INSTRUMENT PREPARED BY:

HANS H. SOLTAU
Attorney at Law
6776 Loop Road
Centerville, Ohio 45459

Need
3

TRANSFER
12:19pm MARCH 06, 2003
KARL L. KEITH, COUNTY AUDITOR
Conv/Tran #: 04165 \$460.00

PARCEL I.D. NO. 067-20-210-0002

GENERAL WARRANTY DEED

12:02pm MARCH 13, 2003
KARL L. KEITH, COUNTY AUDITOR
Tran #: 04604 \$.00

KNOW ALL MEN BY THESE PRESENTS, that **NORMANDY POINTE ASSOCIATES**, an Ohio general partnership, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **LKS ACQUISITIONS INC.**, an Ohio corporation, whose tax mailing address is c/o 6820 Loop Road, Centerville, Ohio 45459, the following real property:

Situate in the Township of Washington, County of Montgomery, State of Ohio and being described in Exhibit "A" attached hereto and incorporated herein by reference.

Subject to all easements, agreements, conditions, covenants, restrictions and limitations of record, to all highways and zoning restrictions; excepting from said covenants the installments of real estate taxes and assessments which were due and payable August 1, 2001 and thereafter.

Prior Instrument Reference: Microfiche No. 86-619-E09 of the Deed Records of Montgomery County, Ohio.

EXECUTED, on the date set forth in the acknowledgement of the signatures below.

3-6-03
Date
I hereby certify that said
partnership was registered in
the Records Office on
10-24-86 Date *Judy Dodge, Recorder*
By *Judy Clark*
Deputy
86-619 E06

NORMANDY POINTE ASSOCIATES

By:

[Signature]
Leonard K. Shell
Managing Partner

By:

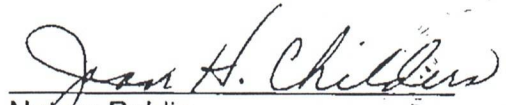
[Signature]
Richard J. Rentz
Partner

\$18.00 03/13/03 12:12:18
DEED-03-036181 0003
Montgomery County
Judy Dodge Recorder

Instrument Number: 2003-00036181 Seq: 1

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 18th day of July, 2002 by Leonard K. Snell, Managing Partner and Richard J. Rentz, Partner of Normandy Pointe Associates, an Ohio general partnership, on behalf of the partnership.


Notary Public

JOAN H. CHILDERS, Notary Public
In and for the State of Ohio
My Commission Expires DEC. 23, 2003

THIS INSTRUMENT PREPARED BY:

HANS H. SOLTAU
Attorney at Law
6776 Loop Road
Centerville, Ohio 45459

EXHIBIT "A"

PARCEL 1 (067-20-210-0002)

523

Situate in the Township of Washington, County of Montgomery, State of Ohio and being Lot 2 of Normandy Office Park Plat as recorded in Plat Book 101, Page 34A of the Plat Records of Montgomery County, Ohio.

EXCEPTING THEREFROM:

?

Unit 7036, together with its undivided percentage of interest in the common areas and facilities of Corporate Way Professional Center Condominium, as the same is shown of record upon the drawings and described in the Declaration of said Condominium which are recorded as follows:

INSTRUMENT

DEED RECORDS

PLAT RECORDS

Declaration

96-839-C02

166-17

PARCEL 2 (067-512-16-0002)

5319

Situate in the Township of Washington, County of Montgomery, State of Ohio and being the Common Areas of Corporate Way Professional Center Condominium, the Declaration of which is recorded at Microfiche No. 96-839-C02 of the Deed Records of Montgomery County, Ohio.

TRANSFER

12:05pm

MARCH 13, 2003

KARL L. KEITH, COUNTY AUDITOR

Conv/Tran #: 04607

\$356.40

*Reed***GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that LKS ACQUISITIONS, INC., a corporation duly organized and existing under the laws of the State of Ohio, whose principal office is situated in Montgomery County, Ohio, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to DEMIRJIAN PROPERTIES, LLC., whose tax mailing address is 3732 Blossom Heath Road, Dayton, Ohio 45419, the following real property:

Situate in the Township of Washington, County of Montgomery, State of Ohio and being Unit Numbered 7034 together with its undivided percentage of interest in the common areas and facilities of Corporate Way Professional Center Condominium, located in the Township of Washington, County of Montgomery, State of Ohio, as the same is shown of record upon the drawings and described in the Declaration of said Condominium, and in any amendment thereto, which are recorded in the deed and plat records of Montgomery County, Ohio as follows:

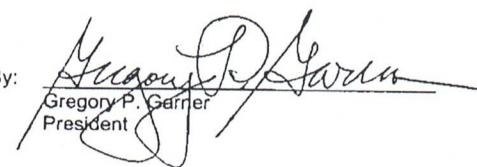
<u>INSTRUMENT</u>	<u>DEED RECORDS</u>	<u>PLAT RECORDS</u>
Declaration	96-839-c02	166-17
First Amendment	03-032761	None

Subject to and excepting from said general warranty covenants: (i) all the easements, conditions, covenants, restrictions and limitations of record; (ii) all provisions contained in the Declaration of said Condominium and the By-Laws of the Owner's Association, and in any amendment thereto, as recorded at the aforesaid Official Record Volume; (iii) the provisions of Chapter 5311 of the Ohio Revised Code; and (iv) the installment of real estate taxes and assessments becoming due and payable in the month of June or December, next following the execution of this deed, whichever month first occurs and thereafter.

Prior Instrument Reference: D _____ of the Deed Records of Montgomery County, Ohio.

EXECUTED by LKS Acquisitions, Inc. this 17TH day of March, 2003.

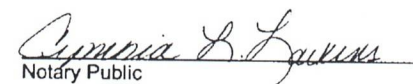
LKS ACQUISITIONS, INC.

By: 

Gregory P. Garner
President

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 17TH day of March, 2003 by Gregory P. Garner, President of LKS Acquisitions, Inc., an Ohio corporation, on behalf of the corporation.


Notary Public

Notary Public
in and for the State of Ohio
My commission expires 11-27-06

THIS INSTRUMENT PREPARED BY:

HANS H. SOLTAU
Attorney at Law
6776 Loop Road
Centerville, Ohio 45459

\$14.00 03/13/03 12:12:31
DEED-03-036182 0001
Montgomery County
Judy Dodge Recorder

Instrument Number: 2003-00036182 Seq: