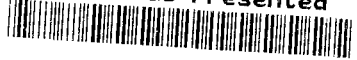


DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer  
4<sup>th</sup> day of MAY, 2011  
Tawn Coardale Auditor of Hamilton County  
Parcel # \_\_\_\_\_

29.00  
③  
1001211

2011022384 AMND DECL \$30.00  
05/04/2011 04:12:07P 3 PGS  
Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented  


**Cross-References:** 2007001179, 2007062245, 2008022067, 2008034172,  
2009054794, 2007001178, 2007062246, 2008022066,  
2008034173, 2009054793, 2011004399 and  
2011004400 Voiding Recorded Reference Numbers  
2009054793 and 2009054794.

### SIXTH AMENDMENT TO DECLARATION OF PROMISE ROAD BUSINESS PARK CONDOMINIUMS

This Sixth Amendment to Declaration of Promise Road Business Park Condominiums (the "Sixth Amendment"), made and entered into as of the 27<sup>th</sup> day of April, 2011, by **Promise Road Business Park, LLC**, an Indiana limited liability company (the "Declarant"), WITNESSETH THAT:

#### RECITALS:

WHEREAS, Declarant executed that certain Declaration of Promise Road Business Park Condominiums dated December 15, 2006, and recorded on January 5, 2007, as Instrument Number 2007001179, as amended by that certain First Amendment to Declaration of Promise Road Business Park Condominiums dated November 1, 2007, and recorded November 2, 2007, as Instrument Number 2007062245, as amended by that certain Second Amendment to Declaration of Promise Road Business Park Condominiums dated and recorded on April 24, 2008, as Instrument Number 2008022067, as amended by that certain Third Amendment to Declaration of Promise Road Business Park Condominiums dated June 27, 2008, and recorded on June 30, 2008, as Instrument Number 2008034172, as amended by that certain Fourth Amendment to Declaration of Promise Road Business Park Condominiums dated September 9, 2009, and recorded on September 11, 2009, as Instrument Number 2009054794, as amended by that certain Fifth Amendment to Declaration of Promise Road Business Park Condominiums dated December 31<sup>st</sup>, 2010, and recorded on January 13, 2011, as Instrument Number 2011 004399 all in the Office of the Recorder of Hamilton County, Indiana (together, the "Declaration");

WHEREAS, Declarant caused those certain floor plans to be recorded on January 5, 2007, as Instrument Number 2007001178 (the "Initial Plans"), as amended by those certain Supplemental Plans recorded on November 2, 2007, as Instrument Number 2007062246, recorded on April 24, 2008, as Instrument Number 2008022066, recorded on June 30, 2008, as Instrument Number 2008034173, recorded on September 11, 2009, as Instrument

Number 2009054793, recorded on May 4, 2011, as Instrument Number 2011022383 all in the Office of the Recorder of Hamilton County, Indiana (collectively, the "Plans");

WHEREAS, Paragraph 25.9 of the Declaration provides that Declarant shall have the right, acting alone and without the consent or approval of the Co-owners, the Association, the Board of Directors, any Mortgagees or any other person or entities at any time prior to the Applicable Date (as defined in the Bylaws) to prepare, execute and record Special Amendments as more particularly described and set forth in the Declaration;

WHEREAS, the Applicable Date has not yet occurred and Declarant is entering into this Sixth Amendment to acknowledge and confirm that the Fifth Amendment to Declaration of Promise Road Business Park Condominiums dated December 31, 2010, and recorded on January 13, 2011, as Instrument Number 2011004399, voided the amendments effectuated by Instrument Numbers 2009054794 and 2009054793 (the "Voided Instruments").

#### AGREEMENT

NOW, THEREFORE, Declarant, in accordance with the provisions of the Declaration, makes this Fifth Amendment and hereby amends and supplements the Declaration in the manner hereinafter provided:

1. Definitions. All terms used in this Sixth Amendment with initial capital letters (and not otherwise defined in this Sixth Amendment) shall have the meanings herein as in the Declaration.

2. Voided Instruments. The Voided Instruments recorded as Instrument Numbers 2009054794 and 2009054793 are hereby confirmed to be void and of no further force and effect.

3. Effect of Amendment. The provisions of this Sixth Amendment shall be covenants running with the land and shall be binding upon all persons and entities from time to time having a right, title and interest in the Property or any part thereof and all persons claiming under them, as more particularly provided in the Declaration.


4. Declaration Continuous. Except as expressly amended by this Sixth Amendment, the terms and provisions of the Declaration shall remain in full force and effect.

5. Cross-Reference. This Sixth Amendment shall be cross-referenced to the Declaration, which was recorded as Instrument Number 2007001179, the First Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2007062245, the Second Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008022067, the Third Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008034172, the Fourth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2009054794,, the Fifth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011004400, the Initial Plans, which were recorded as Instrument Number 2007001178, and the Supplemental Plans which were recorded as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, and 2011004400, all in the Office of the Recorder of Hamilton County, Indiana.

IN WITNESS WHEREOF, the undersigned has caused this Sixth Amendment to be executed as of the day and year first above written.

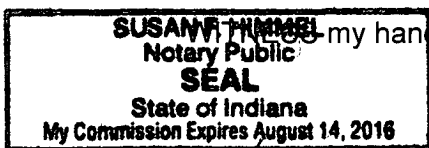
**"DECLARANT"**

**PROMISE ROAD BUSINESS PARK, LLC**

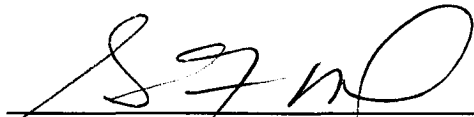
By:   
Patrick R. Verble, Sole Member

STATE OF INDIANA )  
 ) SS:  
COUNTY OF Hamilton )

Before me, a Notary Public in and for said County and State personally appeared Patrick R. Verble, the Sole Member of Promise Road Business Park, LLC, who acknowledged execution of the foregoing Sixth Amendment to Declaration of Promise Road Business Park Condominiums, for and on behalf of such limited liability company, and who, having been duly sworn stated that the representations therein contained are true.



Witnessed by my hand and Notarial Seal this 27 day of April, 2011.

Resident of Hamilton County  Notary Public

My Commission Expires: 8-14-16 Susan F. Nimmel  
Printed Name

This instrument was prepared by Marc D. Pflieger, Attorney at Law, Baker & Daniels LLP, 600 East 96<sup>th</sup> Street, Suite 600, Indianapolis, Indiana 46240.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Marc D. Pflieger

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer  
28<sup>th</sup> day of July, 2011

Dawn Coverdale Auditor of Hamilton County  
Parcel # \_\_\_\_\_

2011035949 AMND DECL \$35.00  
07/28/2011 11:35:28A 5 PGS  
Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented

3400  
5  
100  
New

**Cross-References:** 2007001179, 2007062245, 2008022067, 2008034172,  
2009054794, 2007001178, 2007062246, 2008022066,  
2008034173, 2009054793, 2011004399, 2011004400,  
2011022383 and 2011022384.

### SEVENTH AMENDMENT TO DECLARATION OF PROMISE ROAD BUSINESS PARK CONDOMINIUMS

This Seventh Amendment to Declaration of Promise Road Business Park Condominiums (the "Seventh Amendment"), made and entered into as of the 28<sup>th</sup> day of July, 2011, by **Promise Road Business Park, LLC**, an Indiana limited liability company (the "Declarant"), WITNESSETH THAT:

#### RECITALS:

WHEREAS, Declarant executed that certain Declaration of Promise Road Business Park Condominiums dated December 15, 2006, and recorded on January 5, 2007, as Instrument Number 2007001179, as amended by that certain First Amendment to Declaration of Promise Road Business Park Condominiums dated November 1, 2007, and recorded November 2, 2007, as Instrument Number 2007062245, as amended by that certain Second Amendment to Declaration of Promise Road Business Park Condominiums dated and recorded on April 24, 2008, as Instrument Number 2008022067, as amended by that certain Third Amendment to Declaration of Promise Road Business Park Condominiums dated June 27, 2008, and recorded on June 30, 2008, as Instrument Number 2008034172, as amended by that certain Fourth Amendment to Declaration of Promise Road Business Park Condominiums dated September 9, 2009, and recorded on September 11, 2009, as Instrument Number 2009054794, as amended by that certain Fifth Amendment to Declaration of Promise Road Business Park Condominiums dated December 31<sup>st</sup>, 2010, and recorded on January 13, 2011, as Instrument Number 2011004400, as amended by that certain Sixth Amendment to Declaration of Promise Road Business Park Condominiums dated 4/27/11, and recorded on 5/4/11, as Instrument Number 2011022384, all in the Office of the Recorder of Hamilton County, Indiana (together, the "Declaration");

WHEREAS, Declarant caused those certain floor plans to be recorded on January 5, 2007, as Instrument Number 2007001178 (the "Initial Plans"), as amended by those certain Supplemental Plans recorded on November 2, 2007, as Instrument Number 2007062246, recorded on April 24, 2008, as Instrument Number 2008022066, recorded on June

30, 2008, as Instrument Number 2008034173, recorded on September 11, 2009, as Instrument Number 2009054793, recorded on January 13, 2011, as Instrument Number 2011004399, recorded on 5/14/2011, as Instrument Number 2011022383, all in the Office of the Recorder of Hamilton County, Indiana (collectively, the "Plans");

WHEREAS, Paragraph 21 of the Declaration provides that Declarant shall have the right to change the interior design and arrangement of Units and alter the boundaries between Units (including, without limitation, the combination of one or more Unit(s) or the subdivision of a Unit into one or more Units) so long as Declarant owns the Units so changed or altered;

WHEREAS, Paragraph 25.9 of the Declaration provides that Declarant shall have the right, acting alone and without the consent or approval of the Co-owners, the Association, the Board of Directors, any Mortgagees or any other person or entities at any time prior to the Applicable Date (as defined in the Bylaws) to prepare, execute and record a Special Amendment to implement the reconfiguring, subdivision or combining of Units owned by Declarant as set forth in Paragraph 21 of the Declaration;

WHEREAS, the Applicable Date has not yet occurred and Declarant is the Owner of Unit Numbers 128 and 132 in Building 1 and desires to subdivide such Units; and

WHEREAS, Declarant has caused, or will cause, the Plans to be amended and supplemented by the recordation of supplemental plans (the "Seventh Supplemental Plans") to reflect the subdivision of Unit Numbers 128 and 132 in Building 1, and the alteration of the boundaries of the affected Units..

#### AGREEMENT

NOW, THEREFORE, Declarant, in accordance with the provisions of the Declaration, makes this Seventh Amendment and hereby amends and supplements the Declaration in the manner hereinafter provided:

1. Definitions. All terms used in this Seventh Amendment with initial capital letters (and not otherwise defined in this Seventh Amendment) shall have the meanings herein as in the Declaration.

2. Percentage Interests - Exhibit E. Unit Numbers 128 and 132 in Building 1 has been or shall be reconfigured and subdivided as shown on the Seventh Supplemental Plans. Exhibit E to the Declaration is amended and restated in its entirety and replaced with Exhibit E to this Seventh Amendment.

3. Amendment to Paragraph 26.6. Paragraph 26.6 of the Declaration is hereby deleted in its entirety and replaced with the following:

"26.6 *Floor Plans*. The Plans, which set forth the layout, location, identification numbers and dimensions of the Units and the Property, are incorporated into this Declaration by reference, and have been filed in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 2007001178, as amended by the Supplemental Plans filed in the Office of the Recorder of Hamilton County, Indiana, as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, 2011004399 and 2011022383."

4. Effect of Amendment. The provisions of this Seventh Amendment shall be covenants running with the land and shall be binding upon all persons and entities from time to time having a right, title and interest in the Property or any part thereof and all persons claiming under them, as more particularly provided in the Declaration.

5. Declaration Continuous. Except as expressly amended by this Seventh Amendment, the terms and provisions of the Declaration shall remain in full force and effect. All Exhibits to this Seventh Amendment are incorporated herein by this reference.

6. Cross-Reference. This Seventh Amendment shall be cross-referenced to the Declaration, which was recorded as Instrument Number 2007001179, the First Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2007062245, the Second Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008022067, the Third Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008034172, the Fourth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2009054794, the Fifth Amendment to Declaration of Promise Road Business Park Condominiums recorded as Instrument Number 2011004400, and the Sixth Amendment to Declaration of Promise Road Business Park Condominiums recorded as Instrument Number 2011022384 the Initial Plans, which were recorded as Instrument Number 2007001178, and the Supplemental Plans which were recorded as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, 2011004399 and 2011022383, all in the Office of the Recorder of Hamilton County, Indiana.

[The remainder of this page is intentionally left blank. Signature page(s) to follow.]

IN WITNESS WHEREOF, the undersigned has caused this Seventh Amendment to be executed as of the day and year first above written.

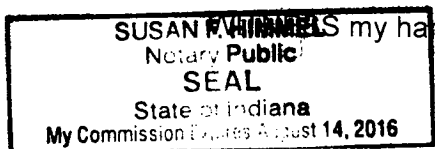
**"DECLARANT"**

**PROMISE ROAD BUSINESS PARK, LLC**

By: *Patrick R. Verble*  
Patrick R. Verble, Sole Member

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF *Hamilton* )

Before me, a Notary Public in and for said County and State personally appeared Patrick R. Verble, the Sole Member of Promise Road Business Park, LLC, who acknowledged execution of the foregoing Seventh Amendment to Declaration of Promise Road Business Park Condominiums, for and on behalf of such limited liability company, and who, having been duly sworn stated that the representations therein contained are true.



SUSAN F. HIMMEL my hand and Notarial Seal this 28<sup>th</sup> day of July, 2011.

Resident of *Hamilton* County *SFH* Notary Public

My Commission Expires: *8-14-16* *Susan F. Himmel*  
Printed Name

This instrument was prepared by Marc D. Pflieger, Attorney at Law, Baker & Daniels LLP, 600 East 96<sup>th</sup> Street, Suite 600, Indianapolis, Indiana 46240.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Marc D. Pflieger

**EXHIBIT E**

**Exhibit "E"  
To Declaration of Promise Road Business Park Condominiums**

**Percentage Interest Schedule**

Each Owner shall have an undivided interest in the Common Areas and the Limited Areas as provided by law with all other Owners, equal to each Owner's Unit's Percentage Interest as stated in this Declaration:

Building	Unit Number	Square Footage	Percentage Interest	Percent Vote
1	100	2,129	4.84%	4.84%
1	102**	10,499	23.89%	23.89%
1	126	2,104	4.79%	4.79%
1	128*	1,403	3.19%	3.19%%
1	130	1,403	3.19%	3.19%
1	132	1,403	3.19%	3.19%
1	134	1,406	3.20%	3.20%
1	136	1,400	3.19%	3.19%
1	138	1,433	3.26%	3.26%
2	108	4,838	11.01%	11.01%
2	138**	15,936	36.25%	36.25%

**\*\*Identify unsold Declarant owned Units**



Subject to final acceptance for transfer

30 day of May, 2012

Dawn Coverdale Auditor of Hamilton County

Parcel # \_\_\_\_\_

201205100 AMENDMENT \$25.00  
05/30/2012 08:58:25A 3 PGS  
Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented



Cross-References: 2007062245, 2008022067, 2008034172, 2009054794,  
2011004399, 2011022384, 2011035949, and 2012021227.

23.00  
3  
2.00  
NONE

### CORRECTION TO EIGHTH AMENDMENT TO DECLARATION OF PROMISE ROAD BUSINESS PARK CONDOMINIUMS

This Correction to Eighth Amendment to Declaration of Promise Road Business Park Condominiums (the "Correction"), made and entered into as of the 24<sup>th</sup> day of May, 2012, by **Promise Road Business Park, LLC**, an Indiana limited liability company (the "Declarant"), WITNESSETH THAT:

#### RECITALS:

WHEREAS, Declarant executed that certain Declaration of Promise Road Business Park Condominiums dated December 15, 2006, and recorded on January 5, 2007, as Instrument Number 2007001179, as amended by that certain First Amendment to Declaration of Promise Road Business Park Condominiums dated November 1, 2007, and recorded November 2, 2007, as Instrument Number 2007062245, as amended by that certain Second Amendment to Declaration of Promise Road Business Park Condominiums dated and recorded on April 24, 2008, as Instrument Number 2008022067, as amended by that certain Third Amendment to Declaration of Promise Road Business Park Condominiums dated June 27, 2008, and recorded on June 30, 2008, as Instrument Number 2008034172, as amended by that certain Fourth Amendment to Declaration of Promise Road Business Park Condominiums dated September 9, 2009, and recorded on September 11, 2009, as Instrument Number 2009054794, as amended by that certain Fifth Amendment to Declaration of Promise Road Business Park Condominiums dated December 31, 2010, and recorded on January 13, 2011, as Instrument Number 2011004399, as amended by that certain Sixth Amendment to Declaration of Promise Road Business Park Condominiums dated April 27, 2011, and recorded on May 4, 2011, as Instrument Number 2011022384, as amended by that certain Seventh Amendment to Declaration of Promise Road Business Park Condominiums dated July 28, 2011, and recorded on July 28, 2011, as Instrument Number 2011035949, as amended by that certain Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated April 19, 2012, and recorded on April 19, 2012, as Instrument Number 2012021227 ("Eighth Amendment"), all in the Office of the Recorder of Hamilton County, Indiana (together, the "Declaration");

WHEREAS, Paragraph 25.9 of the Declaration provides that Declarant shall have the right, acting alone and without the consent or approval of the Co-owners, the Association, the Board of Directors, any Mortgagees or any other person or entities at any time prior to the Applicable Date (as defined in the Bylaws) to prepare, execute and record a Special Amendment to correct clerical or typographical errors in this Declaration or in any Exhibit hereto or any supplement or Amendment thereto;

WHEREAS, the Applicable Date has not yet occurred; and

WHEREAS, the Eighth Amendment was inadvertently recorded with typographical errors in Exhibit E thereof and Declarant wants to correct said typographical errors.



EXHIBIT E

**Exhibit "E"**  
**To Declaration of Promise Road Business Park Condominiums**

Percentage Interest Schedule

Each Owner shall have an undivided interest in the Common Areas and the Limited Areas as provided by law with all other Owners, equal to each Owner's Unit's Percentage Interest as stated in this Declaration:

Building	Unit Number	Square Footage	Percentage Interest	Percent Vote
1	100	2,129	4.85%	4.85%
1	102**	8,429	19.19%	19.19%
1	122	2,030	4.62%	4.62%
1	126	2,104	4.79%	4.79%
1	128	1,403	3.20%	3.20%
1	130	1,403	3.20%	3.20%
1	132	1,403	3.20%	3.20%
1	134	1,406	3.20%	3.20%
1	136	1,400	3.19%	3.19%
1	138	1,433	3.26%	3.26%
2	108	4,838	11.02%	11.02%
2	112	1,203	2.74%	2.74%
2	134**	14,733	33.54%	33.54%

**\*\*Identify unsold Declarant owned Units**

DULY ENTERED FOR TAXATION

Subject to final acceptance for transfer

12<sup>th</sup> day of February, 2013

Dawn Coardale Auditor of Hamilton County

Parcel # \_\_\_\_\_

2013008927 AMENDMENT \$59.00

02/12/2013 08:53:40A 14 PGS

Mary L. Clark

HAMILTON County Recorder IN

Recorded as Presented



59.00 Being recorded to replace Instrument #2013009973  
14 Recorded on 2/6/2013

Cross Reference: 2007001179, 2007062245, 2008022067, 2008034172,  
2009054794, 2011004399, 2011022384, 2011035949,  
2007001178, 2007062246, 2008022066, 2008034173,  
2009054793, 2011004400, 2011022383, 2011035948,  
2012021226, 2012021227, 2012029188 and 2013007728

#2013008926

NINTH AMENDMENT TO DECLARATION OF  
PROMISE ROAD BUSINESS PARK CONDOMINIUMS

This Ninth Amendment to Declaration of Promise Road Business Park Condominiums (the "Ninth Amendment"), made and entered into as of the 12 day of February, 2013, by Promise Road Business Park Owners Association, Inc., an Indiana corporation (the "Association"), WITNESSETH THAT:

RECITALS:

WHEREAS, Promise Road Business Park, LLC, an Indiana limited liability company, ("Declarant") was the declarant under the Declaration of the Promise Road Business Park Condominiums.

Whereas, the Declarant, executed that certain Declaration of Promise Road Business Park Condominiums dated December 15, 2006, and recorded on January 5, 2007, as Instrument Number 2007001179, as amended by that certain First Amendment to Declaration of Promise Road Business Park Condominiums dated November 1, 2007, and recorded November 2, 2007, as Instrument Number 2007062245, as amended by that certain Second Amendment to Declaration of Promise Road Business Park Condominiums dated and recorded on April 24, 2008, as Instrument Number 2008022067, as amended by that certain Third Amendment to Declaration of Promise Road Business Park Condominiums dated June 27, 2008, and recorded on June 30, 2008, as Instrument Number 2008034172, as amended by that certain Fourth Amendment to Declaration of Promise Road Business Park Condominiums dated September 9, 2009, and recorded on September 11, 2009, as Instrument Number 2009054794, as amended by that certain Fifth Amendment to Declaration of Promise Road Business Park Condominiums dated December 31, 2010, and recorded on January 13, 2011, as Instrument Number 2011004399, as amended by that certain Sixth Amendment to Declaration of Promise Road Business Park Condominiums dated April 27, 2011, and recorded on May 4, 2011, as Instrument Number 2011022384, as amended by that certain Seventh Amendment to Declaration of Promise Road Business Park Condominiums dated July 28, 2011, and recorded on July 28, 2011, as Instrument Number 2011035949, as amended by that certain Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated April 18, 2012 and recorded on April 19, 2012, as Instrument Number 2012021227, as amended by that certain Correction to Eighth

Amendment to Declaration of Promise Road Business Park Condominiums dated May 24, 2012 and recorded May 30, 2012, as Instrument Number 2012029188, all in the Office of the Recorder of Hamilton County, Indiana (together, the "Declaration");

WHEREAS, Declarant caused those certain floor plans to be recorded on January 5, 2007, as Instrument Number 2007001178 (the "Initial Plans"), as amended by those certain Supplemental Plans recorded on November 2, 2007, as Instrument Number 2007062246, recorded on April 24, 2008, as Instrument Number 2008022066, recorded on June 30, 2008, as Instrument Number 2008034173, recorded on September 11, 2009, as Instrument Number 2009054793, recorded on January 13, 2011, as Instrument Number 2011004400, recorded on May 4, 2011, as Instrument Number 2011022383, recorded on July 28, 2011, as Instrument Number 2011035948, recorded on April 19, 2012, as Instrument Number 2012021226, all in the Office of the Recorder of Hamilton County, Indiana (collectively, the "Plans");

WHEREAS, Paragraph 21 of the Declaration provides that an Owner shall have the right to change the interior design and arrangement of Units and alter the boundaries between Units (including, without limitation, the combination of one or more Unit(s) or the subdivision of a Unit into one or more Units) so long as Owner owns the Units so changed or altered;

WHEREAS, Paragraph 21 of the Declaration provides that if any Owner shall make any changes or alterations, such changes shall be reflected by a supplement to the Plans or amendment to the Plans executed by the Association and recorded in the Office of the Recorder of Hamilton County, Indiana;

WHEREAS, First Financial Collateral, Inc., an Indiana corporation, is the Owner of Units Numbered 108, 110, 112, 114, and 118, all in Building 1 and wishes to alter the plans pursuant to Paragraph 21 of the Declaration;

WHEREAS, the Applicable Date has occurred effective as of January 5, 2012, and accordingly, the Association is responsible for recording any supplement or amendment; and

WHEREAS, Association has caused, or will cause, the Plans to be amended and supplemented by the recordation of supplemental plans (the "Ninth Amendment Supplemental Plans") to reflect the subdivision of Units Numbered 108, 110, 112, 114, and 118, all in Building 1, and the alteration of the boundaries of the affected Units by the Owner.

#### AGREEMENT

NOW, THEREFORE, Association, in accordance with the provisions of the Declaration, makes this Ninth Amendment and hereby amends and supplements the Declaration in the manner hereinafter provided:

1. Definitions. All terms used in this Ninth Amendment with initial capital letters (and not otherwise defined in this Ninth Amendment) shall have the meanings herein as in the Declaration.

2. Percentage Interests - Exhibit E. Those certain Units all in Building 1, have been or shall be reconfigured and subdivided as shown on the Ninth Amendment Supplemental Plans. Exhibit E to the Declaration is amended and restated in its entirety and replaced with Exhibit E to this Ninth Amendment.

3. Amendment to Paragraph 26.6. Paragraph 26.6 of the Declaration is hereby deleted in its entirety and replaced with the following: "*26.6 Floor Plans*. The Plans, which set forth the layout, location, identification numbers and dimensions of the Units and the Property, are incorporated into this Declaration by reference, and have been filed in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 2007001178, as amended by the Supplemental Plans filed in the Office of the Recorder of Hamilton County, Indiana, as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, 2011004400, 2011022383, 2011035948, and 2012021226."

4. Amendment to Paragraph 3.01 of the Bylaws. Paragraph 3.01 of the Bylaws is hereby amended to add an additional sentence at the end of the current paragraph to read as follows: "At no time shall the total number of Directors be less than three (3)".

5. Effect of Amendment. The provisions of this Ninth Amendment shall be covenants running with the land and shall be binding upon all persons and entities from time to time having a right, title and interest in the Property or any part thereof and, all persons claiming under them, as more particularly provided in the Declaration.

6. The Shared Driveway Easement Agreement by and between First Financial Collateral, Inc., for itself and as Declarant, and First Financial Collateral, Inc., dated as of January 31, 2013, and recorded on February 5, 2013, as Instrument No. 2013007728, a copy of which is attached hereto as Exhibit A, is hereby adopted, ratified and agreed to by the Association.

7. Declaration Continuous. Except as expressly amended by this Ninth Amendment, the terms and provisions of the Declaration shall remain in full force and effect. All Exhibits to this Ninth Amendment are incorporated herein by this reference.

8. Cross-Reference. This Ninth Amendment shall be cross-referenced to the Declaration, which was recorded as Instrument Number 2007001179, the First Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2007062245, the Second Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008022067, the Third Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008034172, the Fourth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2009054794, the Fifth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011004399, the Sixth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011022384, the Seventh Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011035949, the Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated April 18, 2012 and recorded on April 19, 2012, as

Instrument Number 2012021227, the Correction to Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated May 24, 2012 and recorded May 30, 2012, as Instrument Number 2012029188 the Initial Plans, which were recorded as Instrument Number 2007001178, and the Supplemental Plans which were recorded as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, 2011004400, 2011022383, 2011035948, and 2012021226, all in the Office of the Recorder of Hamilton County, Indiana.

IN WITNESS WHEREOF, the undersigned has caused this Ninth Amendment to be executed as of the day and year first above written.

“Association”

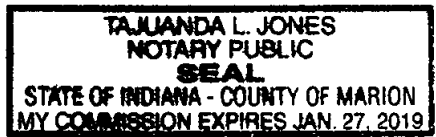
Promise Road Business Park  
Owners Association, Inc.

By: *Brian Giffin*

Printed: BRIAN GIFFIN

Title: OWNER

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )



Before me, a Notary Public in and for said County and State personally appeared Brian Giffin, the \_\_\_\_\_ of Promise Road Business Park Owners Association, Inc., who acknowledged execution of the foregoing Ninth Amendment to Declaration of Promise Road Business Park Condominiums, for and on behalf of such corporation, and who, having been duly sworn stated that the representations therein contained are true.

Resident of MARION County

*Tajuanda L. Jones*  
Notary Public

My Commission Expires: JAN. 27, 2019

Tajuanda L. Jones  
Printed Name

This instrument was prepared by Thomas J. DeRue, Jr., Attorney at Law, Kroger Gardis & Regas LLP, 111 Monument Circle, Suite 900, Indianapolis, Indiana 46204.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Thomas J. DeRue, Jr.

# **Exhibit A**



DULY ENTERED FOR TAXATION

Subject to final acceptance for transfer

27<sup>th</sup> day of JUNE, 2013

Dawn Courdale Auditor of Hamilton County

Parcel # 19-11-33-00-00-824-0211

2013039823 AMENDMENT \$45.00  
06/27/2013 09:24:14A 5 PGS  
Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented



H/W  
⑤  
1000000

Reference Only

Cross Reference: 2007001179, 2007062245, 2008022067, 2008034172,  
2009054794, 2011004399, 2011022384, 2011035949,  
2007001178, 2007062246, 2008022066, 2008034173,  
2009054793, 2011004400, 2011022383, 2011035948,  
2012021226, 2012021227, 2012029188, 2013007728,  
2013007973 and 2013007728 2013008926 + 2013008927

TENTH AMENDMENT TO DECLARATION OF  
PROMISE ROAD BUSINESS PARK CONDOMINIUMS

This Tenth Amendment to Declaration of Promise Road Business Park Condominiums (the "Tenth Amendment"), made and entered into as of the 27<sup>th</sup> day of April, 2013, by First Financial Collateral, Inc., as Declarant ("FFC"), WITNESSETH THAT:

RECITALS:

WHEREAS, Promise Road Business Park, LLC an Indiana limited liability company ("Promise Road"), owned fee simple title to the real estate and the improvements thereon located in Hamilton County, Indiana commonly known as 12550 and 12574 Promise Creek Road, Fishers, IN (the "Real Estate")

WHEREAS, pursuant to the *Declaration of Promise Road Business Park Condominiums* dated December 15, 2006 and recorded on January 5, 2007 as Document No. 2007001179, (the "Declaration") and Promise Road's ownership rights in the Real Estate, Promise Road was designated as the "Declarant" in the Declaration; and

WHEREAS, pursuant to a Deed in Lieu of Foreclosure Agreement (the "DIL Agreement") by and between Promise Road, First Financial Bank, N.A. and First Financial Collateral, Inc., effective as of the 1st day of October, 2012, FFC is assigned any and all rights of Promise Road as Declarant under the terms of the Declaration; and

WHEREAS, the Declarant, executed the Declaration, as amended by that certain First Amendment to Declaration of Promise Road Business Park Condominiums dated November 1, 2007, and recorded November 2, 2007, as Instrument Number 2007062245, as amended by that certain Second Amendment to Declaration of Promise Road Business Park Condominiums dated and recorded on April 24, 2008, as Instrument Number 2008022067, as amended by that certain Third Amendment to Declaration of Promise Road Business Park Condominiums dated June 27, 2008, and recorded on June 30, 2008, as Instrument Number 2008034172, as amended by that certain Fourth Amendment to Declaration of Promise Road Business Park Condominiums dated September 9, 2009, and recorded on September 11, 2009, as Instrument Number 2009054794, as

amended by that certain Fifth Amendment to Declaration of Promise Road Business Park Condominiums dated December 31, 2010, and recorded on January 13, 2011, as Instrument Number 2011004399, as amended by that certain Sixth Amendment to Declaration of Promise Road Business Park Condominiums dated April 27, 2011, and recorded on May 4, 2011, as Instrument Number 2011022384, as amended by that certain Seventh Amendment to Declaration of Promise Road Business Park Condominiums dated July 28, 2011, and recorded on July 28, 2011, as Instrument Number 2011035949, as amended by that certain Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated April 18, 2012 and recorded on April 19, 2012, as Instrument Number 2012021227, as amended by that certain Correction to Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated May 24, 2012 and recorded May 30, 2012, as Instrument Number 2012029188, as amended by that certain Ninth Amendment to Declaration of Promise Road Business Park Condominiums dated February 6, 2013 and recorded February 6, 2013, as Instrument Number 2013007973 all in the Office of the Recorder of Hamilton County, Indiana (together, the "Declaration"); and

WHEREAS, Declarant caused those certain floor plans to be recorded on January 5, 2007, as Instrument Number 2007001178 (the "Initial Plans"), as amended by those certain Supplemental Plans recorded on November 2, 2007, as Instrument Number 2007062246, recorded on April 24, 2008, as Instrument Number 2008022066, recorded on June 30, 2008, as Instrument Number 2008034173, recorded on September 11, 2009, as Instrument Number 2009054793, recorded on January 13, 2011, as Instrument Number 2011004400, recorded on May 4, 2011, as Instrument Number 2011022383, recorded on July 28, 2011, as Instrument Number 2011035948, recorded on April 19, 2012, as Instrument Number 2012021226, all in the Office of the Recorder of Hamilton County, Indiana (collectively, the "Plans"); and

WHEREAS, Declarant caused that certain Shared Driveway Easement Agreement, dated as of January 31, 2013, to be recorded on February 5, 2013, as Instrument No. 2013007728 in the Office of the Recorder of Hamilton County, Indiana.

#### AGREEMENT

NOW, THEREFORE, FCC, as Declarant, in accordance with the provisions of the Declaration, makes this Tenth Amendment and hereby amends and supplements the Declaration in the manner hereinafter provided:

1. Definitions. All terms used in this Tenth Amendment with initial capital letters (and not otherwise defined in this Tenth Amendment) shall have the meanings herein as in the Declaration.
2. Exclusion from Future Expansion Area. Consistent with the terms of Section 14.2 of the Declaration, that certain real estate more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby excluded and withdrawn from the terms and conditions of the Declaration as of the date first above written.
3. In conjunction with the recording of this Tenth Amendment, FCC, as Declarant, is recording a First Amended Shared Driveway Easement Agreement, which Amended Agreement amends the

Shared Driveway Easement referred to above as Instrument No. 2013007728, pursuant to the terms of the Declaration.

4. Effect of Amendment. The provisions of this Tenth Amendment shall be covenants running with the land and shall be binding upon all persons and entities from time to time having a right, title and interest in the Property or any part thereof and, all persons claiming under them, as more particularly provided in the Declaration.

5. Declaration Continuous. Except as expressly amended by this Tenth Amendment, the terms and provisions of the Declaration shall remain in full force and effect. All Exhibits to this Tenth Amendment are incorporated herein by this reference.

6. Cross-Reference. This Tenth Amendment shall be cross-referenced to the Declaration, which was recorded as Instrument Number 2007001179, the First Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2007062245, the Second Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008022067, the Third Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008034172, the Fourth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2009054794, the Fifth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011004399, the Sixth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011022384, the Seventh Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011035949, the Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated April 18, 2012 and recorded on April 19, 2012, as Instrument Number 2012021227, the Correction to Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated May 24, 2012 and recorded May 30, 2012, as Instrument Number 2012029188, as amended by that certain Ninth Amendment to Declaration of Promise Road Business Park Condominiums dated February 6, 2013 and recorded February 6, 2013, as Instrument Number 2013007973, the Initial Plans, which were recorded as Instrument Number 2007001178, and the Supplemental Plans which were recorded as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, 2011004400, 2011022383, 2011035948, and 2012021226, and the Shared Driveway Easement recorded as Instrument No. 2013007728, all in the Office of the Recorder of Hamilton County, Indiana.

[Signatures appear on following page]



### Exhibit "A"


A part of the Northwest Quarter of Section 33, Township 18 North, Range 5 East in Hamilton County, Indiana more particularly described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 89 degrees 39 minutes 00 seconds East (basis of bearings per Instrument Number 2004-22040 on file in the Office of the Recorder of Hamilton County, Indiana) along the North line of said Northwest Quarter 850.10 feet to the Point of Beginning; thence South 00 degrees 00 minutes 00 seconds East 584.66 feet to the Northerly right-of-way line of Interstate Highway No. 69 per Deed Book 216, pages 144-148 on file in said Office, being a point on a non-tangent curve to the right, having a radius of 3053.10 feet, the radius point of which bears North 20 degrees 43 minutes 30 seconds West; thence following two (2) courses are along said Northerly line; 1) thence southwesterly along said curve 685.17 feet to a point which bears South 07 degrees 25 minutes 00 seconds East from said radius point; 2) thence South 82 degrees 08 minutes 00 seconds West 189.35 feet to the west line of said Northwest Quarter; thence North 00 degrees 00 minutes 10 seconds East along said West line

714.21 feet to a line this is 60.00 feet south of and parallel with said north line of the Northwest Quarter; thence North 89 degrees 39 minutes 00 seconds East along said parallel line 481.00 feet to the point of curvature of a curve to the left with a radius of 1205.92 feet, the radius point of which bears North 00 degrees 38 minutes 44 seconds West; thence easterly along said curve 375.83 feet to the Point of Beginning. Containing 12.63 acres, more or less.

EXCEPT that real estate now platted as Promise Road Business Park, the plat of which was recorded January 5, 2007, as Instrument 2007001178, in the Office of the Recorder of Hamilton County Indiana.

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer  
8<sup>th</sup> day of Aug, 2013  
Dawn Coverdale Auditor of Hamilton County  
Parcel # \_\_\_\_\_

2013051249 AMENDMENT \$49.00  
08/08/2013 10:31:39A 7 PGS  
Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented  


4705  
⑦  
Jodhine

Cross Reference: 2007001179, 2007062245, 2008022067, 2008034172,  
2009054794, 2011004399, 2011022384, 2011035949,  
2007001178, 2007062246, 2008022066, 2008034173,  
2009054793, 2011004400, 2011022383, 2011035948,  
2012021226, 2012021227, 2012029188, 2013007728,  
2013045989, 2013008926, 2013008927, and 2013039823

ELEVENTH AMENDMENT TO DECLARATION OF  
PROMISE ROAD BUSINESS PARK CONDOMINIUMS

This Eleventh Amendment to Declaration of Promise Road Business Park Condominiums (the "Eleventh Amendment"), made and entered into as of the 8<sup>th</sup> day of August, 2013, by Promise Road Business Park Owners Association, Inc., an Indiana corporation (the "Association"), WITNESSETH THAT:

RECITALS:

WHEREAS, Promise Road Business Park, LLC, an Indiana limited liability company, ("Declarant") was the declarant under the Declaration of the Promise Road Business Park Condominiums.

Whereas, the Declarant, executed that certain Declaration of Promise Road Business Park Condominiums dated December 15, 2006, and recorded on January 5, 2007, as Instrument Number 2007001179, as amended by that certain First Amendment to Declaration of Promise Road Business Park Condominiums dated November 1, 2007, and recorded November 2, 2007, as Instrument Number 2007062245, as amended by that certain Second Amendment to Declaration of Promise Road Business Park Condominiums dated and recorded on April 24, 2008, as Instrument Number 2008022067, as amended by that certain Third Amendment to Declaration of Promise Road Business Park Condominiums dated June 27, 2008, and recorded on June 30, 2008, as Instrument Number 2008034172, as amended by that certain Fourth Amendment to Declaration of Promise Road Business Park Condominiums dated September 9, 2009, and recorded on September 11, 2009, as Instrument Number 2009054794, as amended by that certain Fifth Amendment to Declaration of Promise Road Business Park Condominiums dated December 31, 2010, and recorded on January 13, 2011, as Instrument Number 2011004399, as amended by that certain Sixth Amendment to Declaration of Promise Road Business Park Condominiums dated April 27, 2011, and recorded on May 4, 2011, as Instrument Number 2011022384, as amended by that certain Seventh Amendment to Declaration of Promise Road Business Park Condominiums dated July 28, 2011, and recorded on July 28, 2011, as Instrument Number 2011035949, as amended by that certain Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated April 18, 2012 and recorded on April 19,

2012, as Instrument Number 2012021227, as amended, by that certain Correction to Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated May 24, 2012 and recorded May 30, 2012, as Instrument Number 2012029188, as amended by that certain Ninth Amendment to Declaration of Promise Road Business Park Condominiums dated February 8, 2013 and recorded on February 12, 2013 as Instrument Number 2013008927, as amended by that certain Tenth Amendment to Declaration of Promise Road Business Park Condominiums dated April 26, 2013 and recorded on June 27, 2013 as Instrument Number 2013039823 all in the Office of the Recorder of Hamilton County, Indiana (together, the "Declaration");

WHEREAS, Declarant caused those certain floor plans to be recorded on January 5, 2007, as Instrument Number 2007001178 (the "Initial Plans"), as amended by those certain Supplemental Plans recorded on November 2, 2007, as Instrument Number 2007062246, recorded on April 24, 2008, as Instrument Number 2008022066, recorded on June 30, 2008, as Instrument Number 2008034173, recorded on September 11, 2009, as Instrument Number 2009054793, recorded on January 13, 2011, as Instrument Number 2011004400, recorded on May 4, 2011, as Instrument Number 2011022383, recorded on July 28, 2011, as Instrument Number 2011035948, recorded on April 19, 2012, as Instrument Number 2012021226, recorded on February 2, 2013, as Instrument Number 2013008926 in the Office of the Recorder of Hamilton County, Indiana (collectively, the "Plans");

WHEREAS, Paragraph 21 of the Declaration provides that an Owner shall have the right to change the interior design and arrangement of Units and alter the boundaries between Units (including, without limitation, the combination of one or more Unit(s) or the subdivision of a Unit into one or more Units) so long as Owner owns the Units so changed or altered;

WHEREAS, Paragraph 21 of the Declaration provides that if any Owner shall make any changes or alterations, such changes shall be reflected by a supplement to the Plans or amendment to the Plans executed by the Association and recorded in the Office of the Recorder of Hamilton County, Indiana;

WHEREAS, First Financial Collateral, Inc., an Indiana corporation, is the Owner of Units Numbered 110 and 138, all in Building 2 and wishes to alter the plans pursuant to Paragraph 21 of the Declaration;

WHEREAS, the Applicable Date has occurred effective as of January 5, 2012, and accordingly, the Association is responsible for recording any supplement or amendment; and

WHEREAS, Association has caused, or will cause, the Plans to be amended and supplemented by the recordation of supplemental plans (the "Tenth Amendment Supplemental Plans") to reflect the subdivision of Units Numbered 110 and 138 all in Building 2, and the alteration of the boundaries of the affected Units by the Owner.

## AGREEMENT

NOW, THEREFORE, Association, in accordance with the provisions of the Declaration, makes this Eleventh Amendment and hereby amends and supplements the Declaration in the manner hereinafter provided:

1. Definitions. All terms used in this Eleventh Amendment with initial capital letters (and not otherwise defined in this Eleventh Amendment) shall have the meanings herein as in the Declaration.

2. Percentage Interests - Exhibit E. Those certain Units all in Building 2, have been or shall be reconfigured and subdivided as shown on the Eleventh Amendment Supplemental Plans. Exhibit E to the Declaration is amended and restated in its entirety and replaced with Exhibit E to this Eleventh Amendment.

3. Amendment to Paragraph 26.6. Paragraph 26.6 of the Declaration is hereby deleted in its entirety and replaced with the following: "*26.6 Floor Plans*. The Plans, which set forth the layout, location, identification numbers and dimensions of the Units and the Property, are incorporated into this Declaration by reference, and have been filed in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 2007001178, as amended by the Supplemental Plans filed in the Office of the Recorder of Hamilton County, Indiana, as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, 2011004400, 2011022383, 2011035948, and 2012021226.

4. Effect of Amendment. The provisions of this Eleventh Amendment shall be covenants running with the land and shall be binding upon all persons and entities from time to time having a right, title and interest in the Property or any part thereof and, all persons claiming under them, as more particularly provided in the Declaration.

5. Declaration Continuous. Except as expressly amended by this Eleventh Amendment, the terms and provisions of the Declaration shall remain in full force and effect. All Exhibits to this Eleventh Amendment are incorporated herein by this reference.

6. Cross-Reference. This Eleventh Amendment shall be cross-referenced to the Declaration, which was recorded as Instrument Number 2007001179, the First Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2007062245, the Second Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008022067, the Third Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008034172, the Fourth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2009054794, the Fifth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011004399, the Sixth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011022384, the Seventh Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011035949, the Eighth Amendment to Declaration of Promise



Road Business Park Condominiums dated April 18, 2012 and recorded on April 19, 2012, as Instrument Number 2012021227, the Correction to Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated May 24, 2012 and recorded May 30, 2012, as Instrument Number 2012029188, the Ninth Amendment to Declaration of Promise Road Business Park Condominiums dated February 8, 2013 and recorded February 12, 2013 as Instrument Number 2013008927 the Tenth Amendment to Declaration of Promise Road Business Park Condominiums dated April 26, 2013 and recorded June 27, 2013 as Instrument Number 2013039823 the Initial Plans, which were recorded as Instrument Number 2007001178, the and the Supplemental Plans which were recorded as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, 2011004400, 2011022383, 2011035948, 2012021226, and 2013008926 all in the Office of the Recorder of Hamilton County, Indiana.

IN WITNESS WHEREOF, the undersigned has caused this Eleventh Amendment to be executed as of the day and year first above written.

“Association”

Promise Road Business Park  
Owners Association, Inc.

By: *[Signature]*  
Printed: BRIAN GIFFIN  
Title: DIRECTOR

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF MARION    )

Before me, a Notary Public in and for said County and State personally appeared BRIAN GIFFIN, the DIRECTOR of Promise Road Business Park Owners Association, Inc., who acknowledged execution of the foregoing Eleventh Amendment to Declaration of Promise Road Business Park Condominiums, for and on behalf of such corporation, and who, having been duly sworn stated that the representations therein contained are true.

Resident of MARION County

My Commission Expires: JAN. 27, 2019

*[Signature]*  
Notary Public  
Tajuanda L. Jones  
Printed Name



This instrument was prepared by Thomas J. DeRue, Jr., Attorney at Law, Kroger Gardis & Regas LLP, 111 Monument Circle, Suite 900, Indianapolis, Indiana 46204.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Thomas J. DeRue, Jr.

**Exhibit "E"**  
**To Declaration of Promise Road Business Park Condominiums**

Percentage Interest Schedule

Each Owner shall have an undivided interest in the Common Areas and the Limited Areas as provided by law with all other Owners, equal to each Owner's Unit's Percentage Interest as stated in this Declaration:

Building	Unit Number	Square Footage	Percentage Interest	Percent Vote
1	100	2,129	4.85%	4.85%
1	108	2,105	4.79%	4.79%
1	110	1,403	3.19%	3.19%
1	112	1,403	3.19%	3.19%
1	114	1,403	3.19%	3.19%
1	118	2,105	4.79%	4.79%
1	122	2,030	4.62%	4.62%
1	126	2,104	4.79%	4.79%
1	128	1,403	3.19%	3.19%
1	130	1,403	3.19%	3.19%
1	132	1,403	3.19%	3.19%
1	134	1,406	3.20%	3.20%
1	136	1,400	3.19%	3.19%
1	138	1,433	3.26%	3.26%
2	108	4,838	11.01%	11.01%
2	110**	1,203	2.74%	2.74%
2	112	1,203	2.74%	2.74%
2	134**	11,131	25.34%	25.34%

2	138**	2,432	5.54%	5.54%
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\*\*Identify unsold Declarant owned Units

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer  
17 day of April, 2014  
Dawn Courdale Auditor of Hamilton County  
Parcel #

2014014094 AMENDMENT \$49.00  
04/17/2014 02:54:40P 7 PGS  
Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented

Cross Reference: 2007001179, 2007062245, 2008022067, 2008034172,  
2009054794, 2011004399, 2011022384, 2011035949,  
2007001178, 2007062246, 2008022066, 2008034173,  
2009054793, 2011004400, 2011022383, 2011035948,  
2012021226, 2012021227, 2012029188, 2013007728,  
2013045989, 2013008926, 2013008927, 2013039823,  
2013051249 and 2013051250

49.00  
⑦

TWELFTH AMENDMENT TO DECLARATION OF  
PROMISE ROAD BUSINESS PARK CONDOMINIUMS

This Twelfth Amendment to Declaration of Promise Road Business Park Condominiums (the "Twelfth Amendment"), made and entered into as of the 17 day of April, 2014, by Promise Road Business Park Owners Association, Inc., an Indiana corporation (the "Association"), WITNESSETH THAT:

RECITALS:

WHEREAS, Promise Road Business Park, LLC, an Indiana limited liability company, ("Declarant") was the declarant under the Declaration of the Promise Road Business Park Condominiums.

Whereas, the Declarant, executed that certain Declaration of Promise Road Business Park Condominiums dated December 15, 2006, and recorded on January 5, 2007, as Instrument Number 2007001179, as amended by that certain First Amendment to Declaration of Promise Road Business Park Condominiums dated November 1, 2007, and recorded November 2, 2007, as Instrument Number 2007062245, as amended by that certain Second Amendment to Declaration of Promise Road Business Park Condominiums dated and recorded on April 24, 2008, as Instrument Number 2008022067, as amended by that certain Third Amendment to Declaration of Promise Road Business Park Condominiums dated June 27, 2008, and recorded on June 30, 2008, as Instrument Number 2008034172, as amended by that certain Fourth Amendment to Declaration of Promise Road Business Park Condominiums dated September 9, 2009, and recorded on September 11, 2009, as Instrument Number 2009054794, as amended by that certain Fifth Amendment to Declaration of Promise Road Business Park Condominiums dated December 31, 2010, and recorded on January 13, 2011, as Instrument Number 2011004399, as amended by that certain Sixth Amendment to Declaration of Promise Road Business Park Condominiums dated April 27, 2011, and recorded on May 4, 2011, as Instrument Number 2011022384, as amended by that certain Seventh Amendment to Declaration of Promise Road Business Park Condominiums dated July 28, 2011, and recorded on July 28, 2011, as Instrument Number 2011035949, as amended by that certain Eighth Amendment to Declaration

of Promise Road Business Park Condominiums dated April 18, 2012 and recorded on April 19, 2012, as Instrument Number 2012021227, as amended by that certain Correction to Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated May 24, 2012 and recorded May 30, 2012, as Instrument Number 2012029188, as amended by that certain Ninth Amendment to Declaration of Promise Road Business Park Condominiums dated February 8, 2013 and recorded on February 12, 2013 as Instrument Number 2013008927, as amended by that certain Tenth Amendment to Declaration of Promise Road Business Park Condominiums dated April 26, 2013 and recorded on June 27, 2013 as Instrument Number 2013039823, as amended by that certain Eleventh Amendment to Declaration of Promise Road Business Park Condominiums dated August 8, 2013 and recorded on August 8, 2013 as Instrument Number 2013051249 all in the Office of the Recorder of Hamilton County, Indiana (together, the "Declaration");

WHEREAS, Declarant caused those certain floor plans to be recorded on January 5, 2007, as Instrument Number 2007001178 (the "Initial Plans"), as amended by those certain Supplemental Plans recorded on November 2, 2007, as Instrument Number 2007062246, recorded on April 24, 2008, as Instrument Number 2008022066, recorded on June 30, 2008, as Instrument Number 2008034173, recorded on September 11, 2009, as Instrument Number 2009054793, recorded on January 13, 2011, as Instrument Number 2011004400, recorded on May 4, 2011, as Instrument Number 2011022383, recorded on July 28, 2011, as Instrument Number 2011035948, recorded on April 19, 2012, as Instrument Number 2012021226, recorded on February 2, 2013, as Instrument Number 2013008926, recorded on August 8, 2013, as Instrument Number 2013051250 in the Office of the Recorder of Hamilton County, Indiana (collectively, the "Plans");

WHEREAS, Paragraph 21 of the Declaration provides that an Owner shall have the right to change the interior design and arrangement of Units and alter the boundaries between Units (including, without limitation, the combination of one or more Unit(s) or the subdivision of a Unit into one or more Units) so long as Owner owns the Units so changed or altered;

WHEREAS, Paragraph 21 of the Declaration provides that if any Owner shall make any changes or alterations, such changes shall be reflected by a supplement to the Plans or amendment to the Plans executed by the Association and recorded in the Office of the Recorder of Hamilton County, Indiana;

WHEREAS, First Financial Collateral, Inc., an Indiana corporation, is the Owner of Unit Numbered 134 in Building 2 and wishes to alter the plans pursuant to Paragraph 21 of the Declaration;

WHEREAS, the Applicable Date has occurred effective as of January 5, 2012, and accordingly, the Association is responsible for recording any supplement or amendment; and

WHEREAS, Association has caused, or will cause, the Plans to be amended and supplemented by the recordation of supplemental plans (the "Twelfth Amendment Supplemental Plans") to reflect the subdivision of Unit Numbered 134 in Building 2, and the alteration of the boundaries of the affected Units by the Owner.

## AGREEMENT

NOW, THEREFORE, Association, in accordance with the provisions of the Declaration, makes this Twelfth Amendment and hereby amends and supplements the Declaration in the manner hereinafter provided:

1. Definitions. All terms used in this Twelfth Amendment with initial capital letters (and not otherwise defined in this Twelfth Amendment) shall have the meanings herein as in the Declaration.

2. Percentage Interests - Exhibit E. Those certain Units all in Building 2, have been or shall be reconfigured and subdivided as shown on the Twelfth Amendment Supplemental Plans. Exhibit E to the Declaration is amended and restated in its entirety and replaced with Exhibit E to this Twelfth Amendment.

3. Amendment to Paragraph 26.6. Paragraph 26.6 of the Declaration is hereby deleted in its entirety and replaced with the following: "*26 .6 Floor Plans*. The Plans, which set forth the layout, location, identification numbers and dimensions of the Units and the Property, are incorporated into this Declaration by reference, and have been filed in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 2007001178, as amended by the Supplemental Plans filed in the Office of the Recorder of Hamilton County, Indiana, as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, 2011004400, 2011022383, 2011035948, 2012021226, 2013008926 and 2013051250.

4. Effect of Amendment. The provisions of this Twelfth Amendment shall be covenants running with the land and shall be binding upon all persons and entities from time to time having a right, title and interest in the Property or any part thereof and, all persons claiming under them, as more particularly provided in the Declaration.

5. Declaration Continuous. Except as expressly amended by this Twelfth Amendment, the terms and provisions of the Declaration shall remain in full force and effect. All Exhibits to this Twelfth Amendment are incorporated herein by this reference.

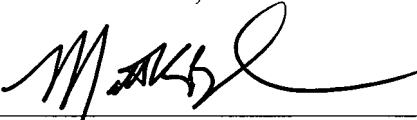
6. Cross-Reference. This Twelfth Amendment shall be cross-referenced to the Declaration, which was recorded as Instrument Number 2007001179, the First Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2007062245, the Second Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008022067, the Third Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008034172, the Fourth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2009054794, the Fifth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011004399, the Sixth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011022384, the

Seventh Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011035949, the Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated April 18, 2012 and recorded on April 19, 2012, as Instrument Number 2012021227, the Correction to Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated May 24, 2012 and recorded May 30, 2012, as Instrument Number 2012029188, the Ninth Amendment to Declaration of Promise Road Business Park Condominiums dated February 8, 2013 and recorded February 12, 2013 as Instrument Number 2013008927 the Tenth Amendment to Declaration of Promise Road Business Park Condominiums dated April 26, 2013 and recorded June 27, 2013 as Instrument Number 2013039823, the Eleventh Amendment to Declaration of Promise Road Business Park Condominiums dated August 8, 2013 and recorded on August 8, 2013 as Instrument Number 2013051249, the Initial Plans, which were recorded as Instrument Number 2007001178, the and the Supplemental Plans which were recorded as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, 2011004400, 2011022383, 2011035948, 2012021226, 2013008926 and 2013051250 all in the Office of the Recorder of Hamilton County, Indiana.

IN WITNESS WHEREOF, the undersigned has caused this Twelfth Amendment to be executed as of the day and year first above written.

“Association”

Promise Road Business Park  
Owners Association, Inc.

By: 

Printed: MATTHEW K. BURKE

Title: PRESIDENT



STATE OF INDIANA        )  
  ) SS:  
COUNTY OF HAMILTON    )



Before me, a Notary Public in and for said County and State personally appeared Matthew K Burke, the President of Promise Road Business Park Owners Association, Inc., who acknowledged execution of the foregoing Twelfth Amendment to Declaration of Promise Road Business Park Condominiums, for and on behalf of such corporation, and who, having been duly sworn stated that the representations therein contained are true.

Resident of Hamilton County

  
Notary Public

My Commission Expires: 7-11-2015

Teresa Lynne Dick  
Printed Name

This instrument was prepared by Thomas J. DeRue, Jr., Attorney at Law, Kroger Gardis & Regas LLP, 111 Monument Circle, Suite 900, Indianapolis, Indiana 46204.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Thomas J. DeRue, Jr.

**Exhibit "E"**  
**To Declaration of Promise Road Business Park Condominiums**

Percentage Interest Schedule

Each Owner shall have an undivided interest in the Common Areas and the Limited Areas as provided by law with all other Owners, equal to each Owner's Unit's Percentage Interest as stated in this Declaration:

Building	Unit Number	Square Footage	Percentage Interest	Percent Vote
1	100	2,129	4.85%	4.85%
1	108	2,105	4.79%	4.79%
1	110	1,403	3.19%	3.19%
1	112	1,403	3.19%	3.19%
1	114	1,403	3.19%	3.19%
1	118	2,105	4.79%	4.79%
1	122	2,030	4.62%	4.62%
1	126	2,104	4.79%	4.79%
1	128	1,403	3.19%	3.19%
1	130	1,403	3.19%	3.19%
1	132	1,403	3.19%	3.19%
1	134	1,406	3.20%	3.20%
1	136	1,400	3.19%	3.19%
1	138	1,433	3.26%	3.26%
2	108	4,838	11.01%	11.01%
2	110	1,203	2.74%	2.74%
2	112	1,203	2.74%	2.74%
2	132**	8,725	19.86%	19.86%

2	134**	2,406	5.48%	5.48%
2	138	2,432	5.54%	5.54%

\*\*Identify unsold First Financial Collateral, Inc. owned Units



47,000  
5

2014042381 AMENDMENT \$47.00  
09/23/2014 12:51:01P 5 PGS  
Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer  
23 day of Sep, 2014  
Dawn Cooverdale Auditor of Hamilton County  
Parcel # \_\_\_\_\_

Cross-References:

2007001179, 2007062245, 2008022067, 2008034172  
2009054794, 2011004399, 2011022384, 2011035949,  
2007001178, 2007062246, 2008022066, 2008034173,  
2009054793, 2011004400, 2011022383, 2011035948,  
2012021226, 2012021227, 2012029188, 2013007728,  
2013045989, 2013008926, 2013008927, 2013039823,  
2013051249, 2013051250, 2014014094, 2014014093

### THIRTEENTH AMENDMENT TO DECLARATION OF PROMISE ROAD BUSINESS PARK CONDOMINIUMS

This Thirteenth Amendment to Declaration of Promise Road Business Park Condominiums (the "Thirteenth Amendment"), made and entered into as of the day of the 23 day of September, 2014, by **Promise Road Business Park Owner Association, Inc.**, an Indiana corporation (the "Association"), WITNESSETH THAT:

#### RECITALS:

WHEREAS, Promise Road Business Park, LLC, an Indiana limited liability company ("Declarant") was the declarant under the Declaration of the Promise Road Business Park Condominiums.

WHEREAS, Declarant executed that certain Declaration of Promise Road Business Park Condominiums dated December 15, 2006, and recorded on January 5, 2007, as Instrument Number 2007001179, as amended by that certain First Amendment to Declaration of Promise Road Business Park Condominiums dated November 1, 2007, and recorded November 2, 2007, as Instrument Number 2007062245, as amended by that certain Second Amendment to Declaration of Promise Road Business Park Condominiums dated and recorded on April 24, 2008, as Instrument Number 2008022067, as amended by that certain Third Amendment to Declaration of Promise Road Business Park Condominiums dated June 27, 2008, and recorded on June 30, 2008, as Instrument Number 2008034172, as amended by that certain Fourth Amendment to Declaration of Promise Road Business Park Condominiums dated September 9, 2009, and recorded on September 11, 2009, as Instrument Number 2009054794, as amended by that certain Fifth Amendment to Declaration of Promise Road Business Park Condominiums dated December 31, 2010, and recorded on January 13, 2011, as Instrument Number 2011004399, as amended by that certain Sixth Amendment to Declaration of Promise Road Business Park Condominiums dated April 27, 2011, and recorded on May 4, 2011, as Instrument Number 2011022384, as amended by that certain Seventh Amendment to Declaration of Promise Road Business Park Condominiums dated July 28, 2011, and recorded on July 28, 2011, as Instrument Number 2011035949, as amended by that certain Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated April 18, 2012 and recorded on April 19, 2012, as Instrument Number 2012021227, as amended by that certain Correction to Eighth Amendment to Declaration

of Promise Road Business Park Condominiums dated May 24, 2012 and recorded May 30, 2012, as Instrument Number 2012029188, as amended by that certain Ninth Amendment to Declaration of Promise Road Business Park Condominiums dated February 8, 2013 and recorded on February 12, 2013 as Instrument Number 2013008927, as amended by that certain Tenth Amendment to Declaration of Promise Road Business Park Condominiums dated April 26, 2013 and recorded on June 27, 2013 as Instrument Number 2013039823, as amended by that certain Eleventh Amendment to Declaration of Promise Road Business Park Condominiums dated August 8, 2013 and recorded on August 8, 2013 as Instrument Number 2013051249, and the Twelfth Amendment to Declaration of Promise Road Business Park Condominiums dated April 14, 2014 and recorded on April 17, 2014 as Instrument Number 2014014094 all in the Office of the Recorder of Hamilton County, Indiana (together, the "Declaration")

WHEREAS, Declarant caused those certain floor plans to be recorded on January 5, 2007, as Instrument Number 2007001178 (the "Initial Plans"), as amended by those certain Supplemental Plans recorded on November 2, 2007, as Instrument Number 2007062246, recorded on April 24, 2008, as Instrument Number 2008022066, recorded on June 30, 2008, as Instrument Number 2008034173, recorded on September 11, 2009, as Instrument Number 2009054793, recorded on January 13, 2011, as Instrument Number 2011004400, recorded on May 4, 2011, as Instrument Number 2011022383, recorded on July 28, 2011, as Instrument Number 2011035948, recorded on April 19, 2012, as Instrument Number 2012021226, recorded on February 2, 2013, as Instrument Number 2013008926, recorded on August 8, 2013, as Instrument Number 2013051250, recorded April 17, 2014 as Instrument Number 2014014093, in the Office of the Recorder of Hamilton County, Indiana (collectively, the "Plans");

WHEREAS, Paragraph 21 of the Declaration provides that an Owner shall have the right to change the interior design and arrangement of Units and alter the boundaries between Units (including, without limitation, the combination of one or more Unit(s) or the subdivision of a Unit into one or more Units) so long as Owner owns the Units so changed or altered;

WHEREAS, Paragraph 21 of the Declaration provides that if any Owner shall make any changes or alterations, such changes shall be reflected by a supplement to the Plans or amendment to the Plans executed by the Association and recorded in the Office of the Recorder of Hamilton County, Indiana;

WHEREAS, First Financial Collateral, Inc. an Indiana corporation, is the Owner of Unit Numbers 114-130 in Building 2 and desires to alter the Plans pursuant to Paragraph 21 of the Declaration; and

WHEREAS, the Applicable Date has occurred effective as of January 5, 2012, and accordingly, the Association is responsible for recording any supplement or amendment; and

WHEREAS, Association has caused, or will cause, the Plans to be amended and supplemented by the recordation of supplemental plans (the "Thirteenth Amendment Supplemental Plans") to reflect the subdivision of Unit Numbered 114-130 in Building 2, and the alteration of the boundaries of the affected Units by the Owner.

#### **AGREEMENT:**

NOW, THEREFORE, Association, in accordance with the provisions of the Declaration, makes this Thirteenth Amendment and hereby amends and supplements the Declaration in the manner hereinafter provided:

1. Definitions. All terms used in this Thirteenth Amendment with initial capital letters (and not otherwise defined in this Thirteenth Amendment) shall have the same meanings herein as in the Declaration.

2. Percentage Interests - Exhibit E. Those certain Units all in Building 2, have been or shall be reconfigured and subdivided as shown on the Thirteenth Amendment Supplemental Plans. Exhibit E to the Declaration is amended and restated in its entirety and replaced with Exhibit E to this Thirteenth Amendment.
3. Amendment to Paragraph 26.6. Paragraph 26.6 of the Declaration is hereby deleted in its entirety and replaced with the following: "26.6 *Floor Plans.* The Plans, which set forth the layout, location, identification numbers and dimensions of the Units and the Property, are incorporated into this Declaration by reference, and have been filed in the Office of the Recorder of Hamilton County, Indiana, as of the 5th day of January, 2007, as Instrument Number 2007001178, as amended by the Supplemental Plans filed in the Office of the Recorder of Hamilton County, Indiana, as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, 2011004400, 2011022383, 2011035948, 2012021226, 2013008926, 2013051250, and 2014014093."
4. Effect of Amendment. The provisions of this Thirteenth Amendment shall be covenants running with the land and shall be binding upon all persons and entities from time to time having a right, title and interest in the Property or any part thereof and all persons claiming under them, as more particularly provided in the Declaration.
5. Declaration Continuous. Except as expressly amended by this Thirteenth Amendment, the terms and provisions of the Declaration shall remain in full force and effect. All Exhibits to this Thirteenth Amendment are incorporated herein by this reference.
6. Cross-Reference. This Thirteenth Amendment shall be cross-referenced to the Declaration, which was recorded as Instrument Number 2007001179, the First Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2007062245, the Second Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008022067, the Third Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2008034172, the Fourth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2009054794, the Fifth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011004399, the Sixth Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011022384, the Seventh Amendment to Declaration of Promise Road Business Park Condominiums, which was recorded as Instrument Number 2011035949, the Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated April 18, 2012 and recorded on April 19, 2012, as Instrument Number 2012021227, the Correction to Eighth Amendment to Declaration of Promise Road Business Park Condominiums dated May 24, 2012 and recorded May 30, 2012, as Instrument Number 2012029188, the Ninth Amendment to Declaration of Promise Road Business Park Condominiums dated February 8, 2013 and recorded February 12, 2013 as Instrument Number 2013008927, the Tenth Amendment to Declaration of Promise Road Business Park Condominiums dated April 26, 2013 and recorded June 27, 2013 as Instrument Number 2013039823, the Eleventh Amendment to Declaration of Promise Road Business Park Condominiums dated August 8, 2013 and recorded on August 8, 2013 as Instrument Number 2013051249, the Twelfth Amendment to Declaration of Promise Road Business Park Condominiums dated April 14, 2014 and recorded on April 17, 2014 as Instrument Number 2014014094, the Initial Plans, which were recorded as Instrument Number 2007001178, and the Supplemental Plans which were recorded as Instrument Numbers 2007062246, 2008022066, 2008034173, 2009054793, 2011004400, 2011022383, 2011035948, 2012021226, 2013008926, 2013051250, and 2014014093, all in the Office of the Recorder of Hamilton County, Indiana.





**EXHIBIT E**

**Exhibit "E"**  
**To Declaration of Promise Road Business Park Condominiums**

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