Amendments
One Neighborhood Condominium

Order: PGXUWR698
Address: 77 Normandy Ave B5
Order Date: 04-09-2019
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Condominium Plat
200805230079373

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF ONE NEIGHBORHOOD CONDOMINIUM

200805230079371
Pgs: 14 $128.00 T20080035371
05/23/2008 9:17AM BXLOVELAND
Robert G. Montgomery
Franklin County Recorder

This first amendment to the Declaration of ONE NEIGHBORHOOD CONDOMINIUM is made on or as of this 21st day of May 2008.

Recitals

A. One Neighborhood Condominium ("the Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio ("the Condominium Act") by the filing of the Declaration of One Neighborhood Condominium and the Drawings thereof, recorded, respectively, as Instrument No. 200802270029753, and Condominium Plat Book 200, at page 32 et seq., (Instrument No. 200802270029756), both of the records of the Recorder of Franklin County, Ohio, and all amendments thereto.

B. Pursuant to the provisions of Article XVI of the Declaration, and the provisions of the Condominium Act, the Declarant, Gay Street Condominium, LLC, desires by this amendment to add Additional Property to the Condominium, which Additional Property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Article.

Declaration

NOW THEREFORE, Declarant, the sole creator of the Condominium and the sole owner of the property hereinafter described to be added to the Condominium, hereby amends the Declaration and Drawings to expand the Condominium and declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described, as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration.

2. Additional Property Added. A legal description of the portion of the property added hereby to the Condominium Property, consisting of 0.032 acre, more or less, and being part of the Additional Property defined and described in the Declaration, is attached hereto, marked "Exhibit A", and hereby made a part hereof. A sketch plot plan of the property is attached hereto, marked "Exhibit B", and hereby made a part hereof. A location drawing showing the relationship of the property added hereby and the Condominium Property is attached hereto, marked "Exhibit C", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "One Neighborhood Condominium".

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the Additional Property added hereby).

5. Improvement Description. The Additional Property added to the Condominium Property hereby contains a portion of a garage building, containing two garage spaces, attached to the existing garage building on the property and a portion of another garage building containing additional two garage spaces, all at street level. Situated partially on top of the garage buildings added herby and spanning across and elevated above a portion of the private drive added hereby are two residential dwelling units, adding a total of two (2) dwelling units, and expanding the Condominium to include a total of nine (9) dwelling units, each of which is a "Unit". The buildings are built on poured concrete slab foundations, with wood frames, asphalt shingle and/or rubber membrane roofs, and exteriors of brick and/or cement based siding. Units added hereby do not have basements. The principal materials of which these buildings are constructed are wood, glass, concrete, brick, cement based siding, rubber, asphalt shingle, and drywall. The buildings added hereby are located as shown on the First Amendment to the Drawings and on Exhibit B.

(Continued next page)

CERTIFICATE OF AUDITOR

A copy of this First Amendment to the Declaration for One Neighborhood Condominium and a copy of the First Amendment to the Drawings were filed with this office on May 23, 2008.

Franklin County Auditor

By Janet E. Jennings
Deputy Auditor

TRANSFERRED

MAY 23 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

FOR REFERENCE PLEASE SEE CONDOMINIUM PLAT BOOK NO. 203 PAGE 31-32

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Also on the Additional Property, added hereby, is a portion of a private drive. Improvements on the property added hereby are compatible in terms of quality of construction, principal materials used, and architectural style and design to the improvements now a part of the Condominium Property.

6. Units.

A. Unit Designations. Each of the Units added to the Condominium hereby is legally designated on the First Amendment to the Drawings accompanying this amendment and filed simultaneously herewith, labeled, "First Amendment to Condominium Drawings of One Neighborhood Condominium," by a Unit designation, which is the letter 'B" and a number, all of which shall constitute the Unit's "Unit designation." The Unit designation of each Unit added hereby is shown on the First Amendment to the Drawings where that Unit is located. A listing of proper Unit designations and street addresses of the Units added hereby (and the Unit designations and street addresses of all other Units in the Condominium) is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof.

B. Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated with that Unit's Unit designation on the First Amendment to the Drawings and includes and excludes, as appropriate, those same items as are described and defined in the description of the Unit types on Exhibit E and in the description of Units in the Declaration. The type of each Unit added hereby (and of each other Unit) is shown on the attached Exhibit D. Floor plan layouts and elevation drawings for the Units and building added hereby are shown on the First Amendment to the Drawings filed simultaneously herewith.

C. Unit Locations. The location of each Unit added hereby is shown on the First Amendment to the Drawings, and is also shown on Exhibit B. Each Unit has direct access over Common Elements leading directly to Gay Street, a public street.

7. Common and Limited Common Elements.

A. Common Elements. All of the Additional Property hereby added hereto, including all of the land, and all improvements thereon and appurtenances thereto, except those portions labeled or described herein, on the First Amendment to the Drawings filed herewith, or in the Declaration as being a part of a Unit, are Common Elements.

B. Limited Common Elements. Those portions of the Common Elements that are added hereby that are labeled or designated "limited common elements" on the First Amendment to the Drawings, or so designated herein or in the Declaration, are Limited Common Elements. These Limited Common Elements consist of four enclosed Limited Common Element parking spaces located in the garage buildings. Each Limited Common Element Parking space added hereby is identified herein and on the First Amendment to the Drawings where it is situated by the letter "P" and a number. An illustration is "P7". The Limited Common Element parking spaces added hereby are hereby assigned as Limited Common Elements to specific Units as set forth on Exhibit D even though the Units to which the Limited Common Element parking spaces are assigned were existing Units initially made part of the Condominium. Each such Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is designated to serve.

C. Undivided Interests. The undivided interest in the Common Elements of each Unit in the Condominium, as expanded hereby, and as thereby allocated and reallocated, are as designated on Exhibit D, and, in each case, is based on the ratio, rounded to the nearest thousandth of each Unit's approximate gross interior square footage, to the total approximate gross square footage of all Units a part of the Condominium, and further adjusted as necessary in Declarant's sole discretion, to equal exactly 100.000%. This Exhibit D supersedes, in its entirety, Exhibit C of the Declaration, and all amendments thereto. The Common Elements shall be owned by the Unit owners as tenants in common, and ownership thereof shall remain undivided. No Unit owner may waive or release any rights in the Common Elements. Further, the undivided interest in the Common Elements of a Unit shall not be separated from the Unit to which it appertains.

8. Effects of Expansion. Upon the filing for record of this amendment to the Declaration adding Additional Property to the Condominium Property:

A. the added portion shall thereafter be subject to all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plan set forth therein shall run with and bind the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property;

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B. the owner or owners of the added portion shall thereupon become members of the condominium unit owners association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and

C. in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of like force and effect.

IN TESTIMONY WHEREOF, the undersigned has executed and acknowledged this instrument this 21 day of May, 2008.

GAY STREET CONDOMINIUM, LLC
an Ohio limited liability company

By TOW Ltd.,
an Ohio limited liability company,
its sole member

By Kimberly Ulle
Kimberly Ulle, Vice-President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by Kimberly Ulle, Vice-President of TOW, Ltd, an Ohio limited liability company and sole member of Gay Street Condominium, LLC, an Ohio limited liability company, on behalf of said limited liability companies this 21st day of May, 2008.

Mandy Burson
Notary Public

Mandy Burson
Notary Public
State of Ohio
My Commission Expires
September 1st, 2010

This instrument prepared by Calvin T. Johnson, Jr., Attorney at Law, Loveland & Brosius, LLC, 50 West Broad Street, Suite 3300, Columbus, Ohio 43215.

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EXHIBIT A

FIRST AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Legal Description, Property Added
(0.032 acres)

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands, said 0.032 acre tract being all of a 0.003 acre tract (strip 1) conveyed to Gay Street Condominium, LLC by deed of record in Instrument Number 200804210060108, being part of the original 1.160 acre tract conveyed to Gay Street Condominium, LLC by deed of record in Instrument Number 200802060018762, also being know as part Lot 21 of Deshler's Addition, a subdivision of record in Deed Book 34, Page 1 and part of Lots 3 & 4 of L. Humphrey's Subdivision, a subdivision of record in Book 1, Page 30, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Gay Street (Width Varies), said point also being a southeastern corner of One Neighborhood Condominium (0.173 acres) a Condominium of record in Condo Book 200, Page 32:

Thence North 08°12'33" West, a distance of 19.72 feet, along the line common to said 0.173 acre tract and said 1.160 acre tract, to a point, said point being a common corner with said 0.173 acre tract;

Thence North 81°47'27" East, a distance of 69.80 feet, along the common line to said 0.173 acre tract and said 1.160 acre tract, passing a corner of said 0.173 acre tract at 46.40 feet, to a point;

Thence South 08°12'33" East, a distance of 19.67 feet, over and across said 1.160 acre tract, to a point, said point being on the northerly right-of-way line of said Gay Street;

Thence South 81°44'46" West, a distance of 69.80 feet, along the northerly right-of-way line of said Gay Street, to the **Point of Beginning**. Containing 0.032 acres, more or less, of which 0.023 acres are out of parcel number 010-286420, 0.003 acres are out of parcel number 010-284035, 0.003 acres are out of parcel number 010-286785, and 0.003 acres are out of parcel number 010-029616, being subject to all easements, restrictions and rights-of-way of record.

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.



Stantec Consulting Services, Inc.

Robert L. Clay May 16, 2008
Robert L. Clay Date
Professional Surveyor No. S-8121

P:\173801361\Survey\Condo\Description\7588CD_0.032 acres_FirstAmen_042508.doc

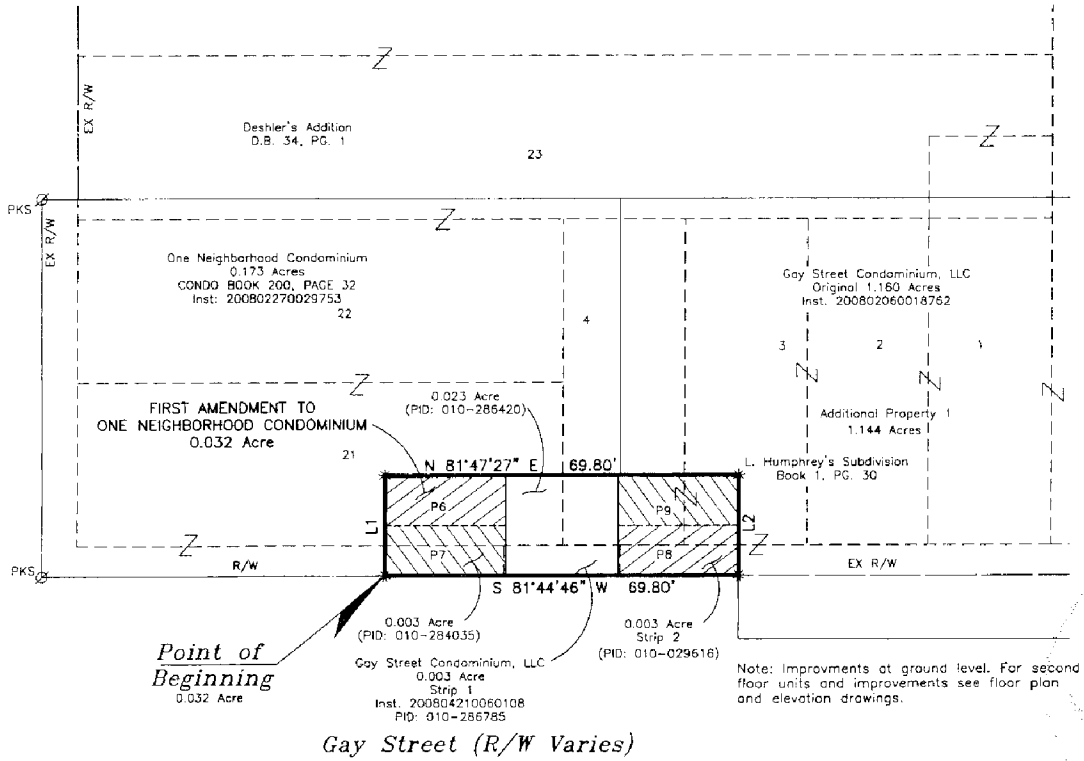
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LINE	BEARING	DISTANCE
L1	N 08°12'33" W	19.72'
L2	S 08°12'33" E	19.67'

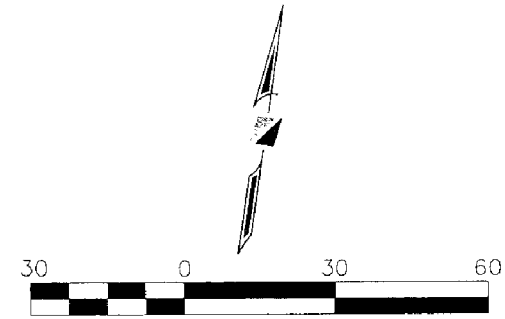
EXHIBIT B
FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 21 & 23, ALL OF LOT 22 OF DESHLER'S ADDITION, D.B. 34, PG. 1
PART OF LOT 4 OF L. HUMPHERY'S SUBIVISION, P.B. 1, PG. 30
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



Note: Improvments at ground level. For second floor units and improvements see floor plan and elevation drawings.



SCALE IN FEET

SURVEYORS CERTIFICATION

I hereby certify that the drawing on page 1, accurately reflects the location of improvements and accurately reflects the location of recorded easements as shown on the Title Commitment issued by title First Agency as commitment number 1336456, with an effective date of January 16, 2007, at 7:59 a.m. of One Neighborhood Condominium. And is for the sole purpose of complying with Section 5311.07 of the Ohio Revised Code.

Robert L Clay May 16, 2008

PROFESSIONAL SURVEYOR NO. S-8121 DATE

LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ◎ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- ∅ PKS PK NAIL SET

P1 LIMITED COMMON ELEMENT

NOTE:

1. All areas not designated as part of a unit or limited common elements are common elements.
2. There were no encumbrances reported in the Title Commitment.
3. The site is subject to a Reciprocal easement agreement as recorded in Instrument No. 200802060018759.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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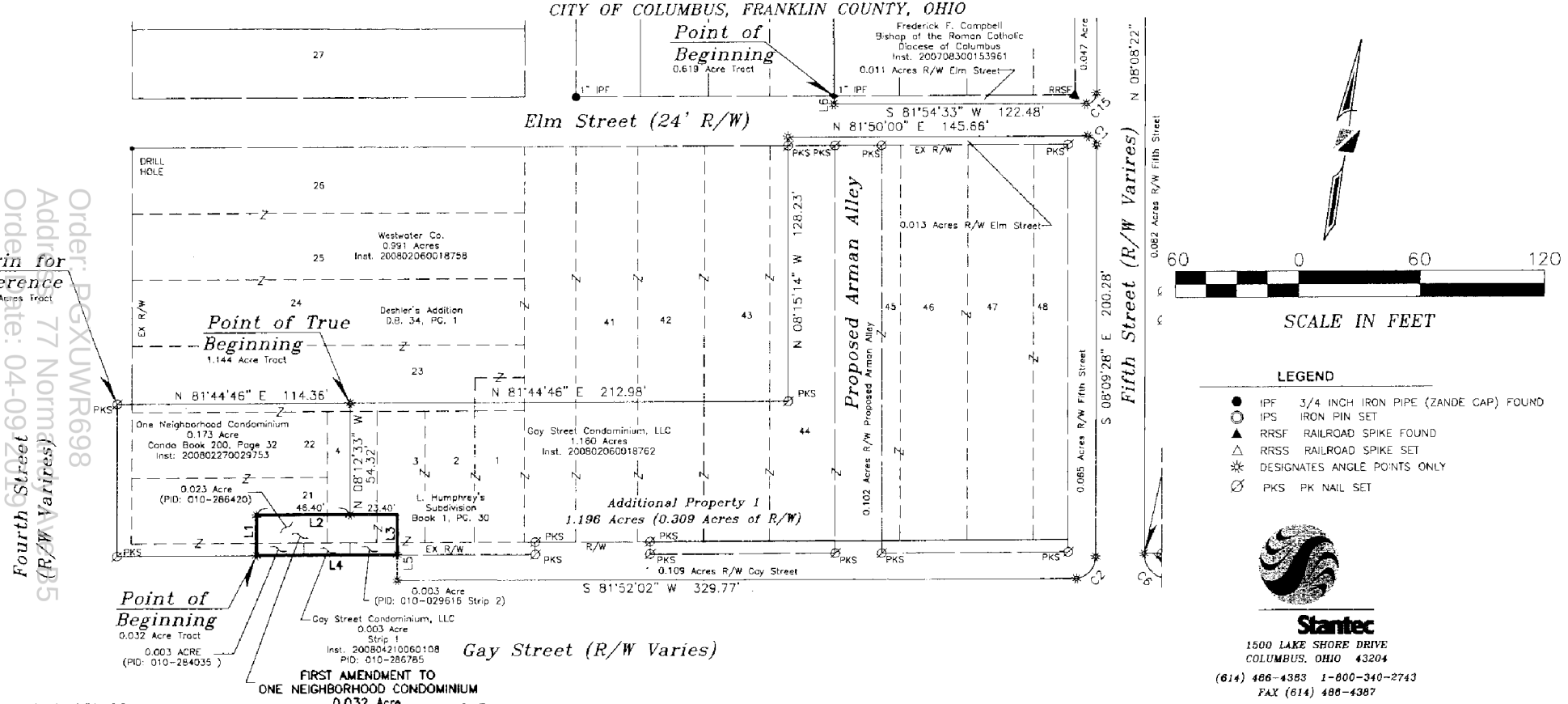
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EXHIBIT C
FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 41-44 & 48, ALL OF LOTS 21, 22, 45-47 OF DESHLER'S ADDITION, D.B. 34, PG. 1
ALL OF LOTS 1-4 OF L. HUMPHERY'S SUBIVISION, P.B. 1, PG. 30
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



LEGEND

- IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- IPS IRON PIN SET
- RRSF RAILROAD SPIKE FOUND
- RRSS RAILROAD SPIKE SET
- DESIGNATES ANGLE POINTS ONLY
- PKS PK NAIL SET

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NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

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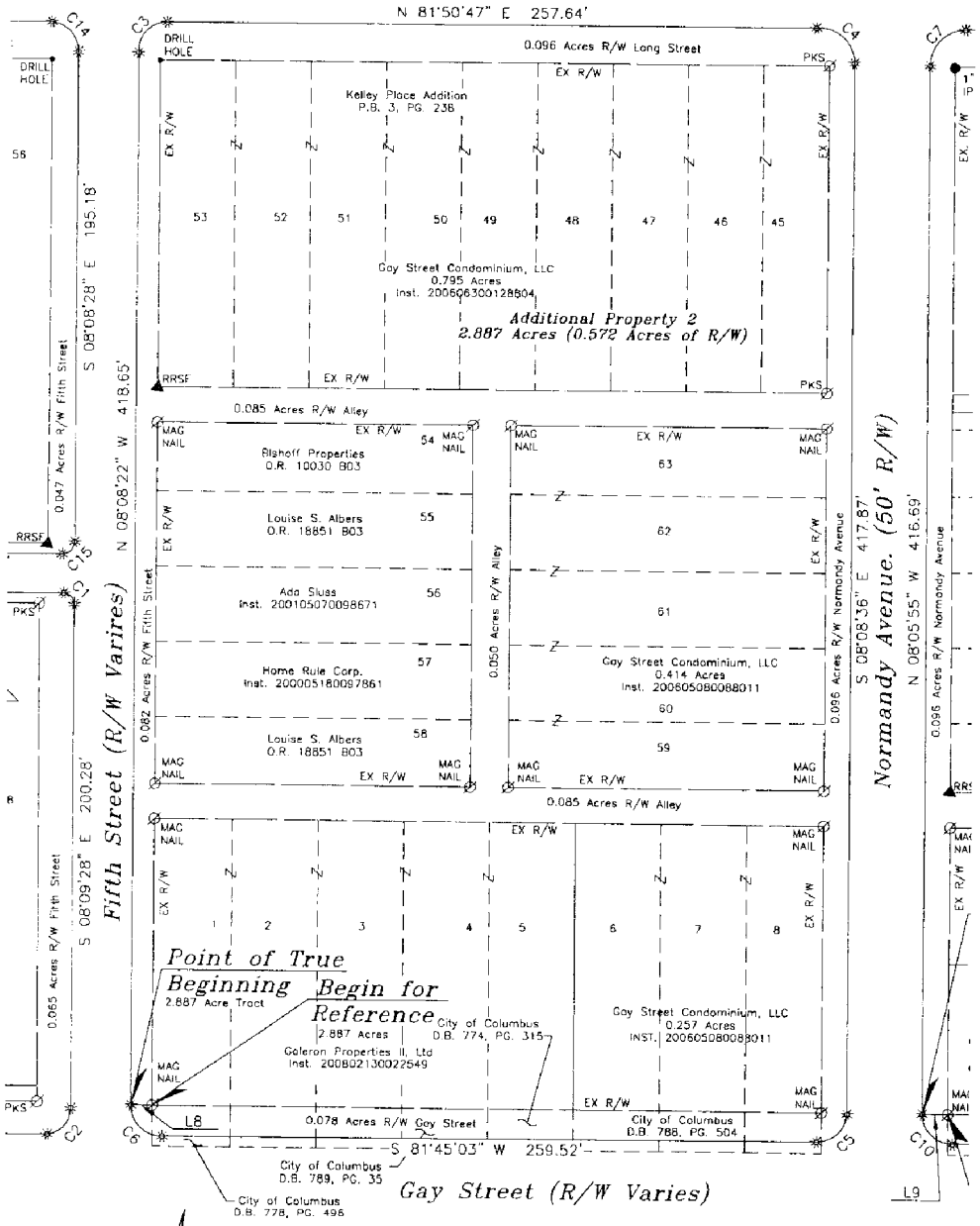
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EXHIBIT C (CONTINUED)
FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 1-8 & ALL OF LOTS 45-63 OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- ∅ PKS PK NAIL SET

60 0 60 120

SCALE IN FEET

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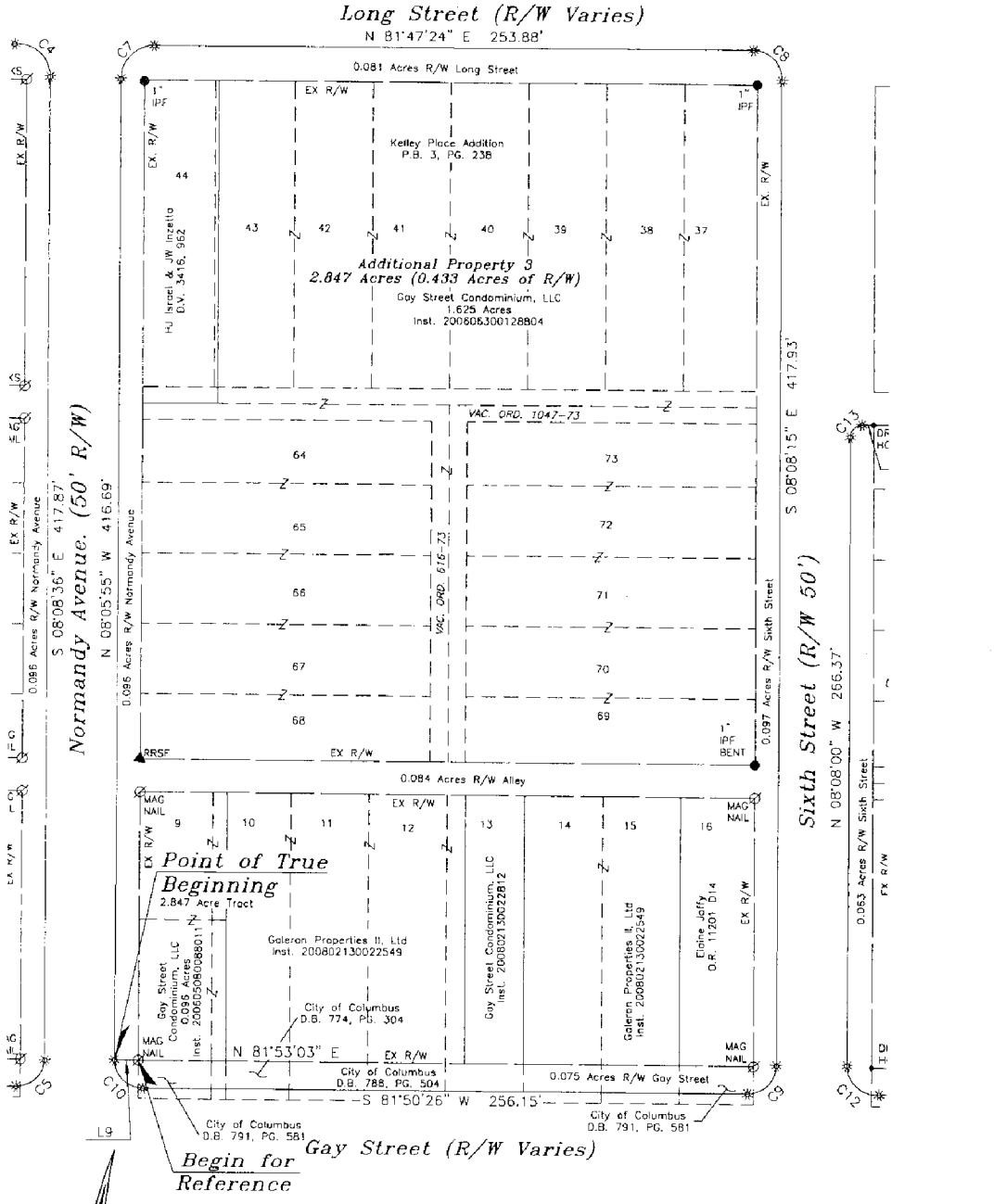
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EXHIBIT C (CONTINUED)
FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 9-16 & ALL OF LOTS 37-44, 64-73 OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



60 0 60 120

SCALE IN FEET

LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ◎ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ☼ DESIGNATES ANGLE POINTS ONLY
- ∅ PKS PK NAIL SET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

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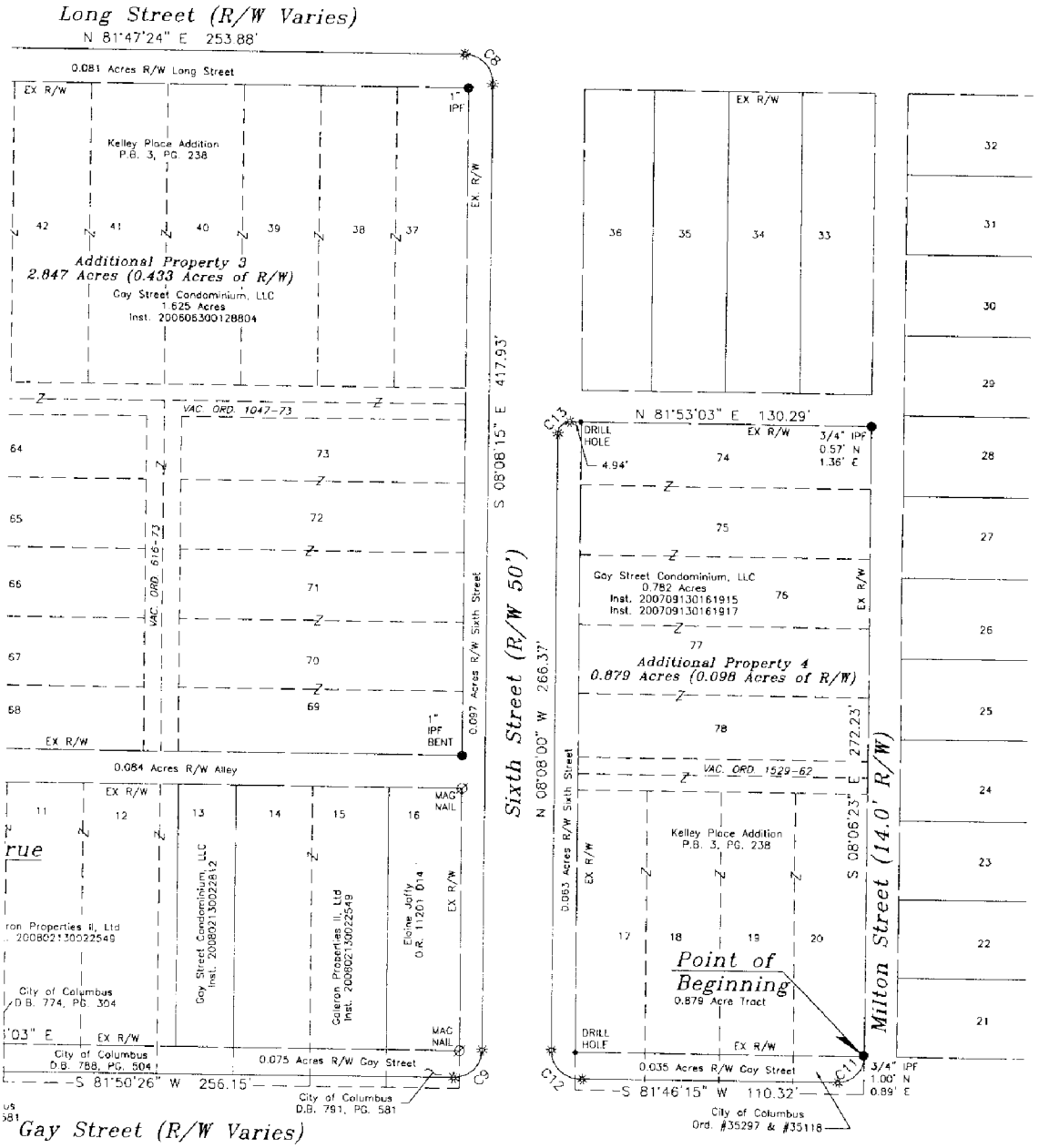
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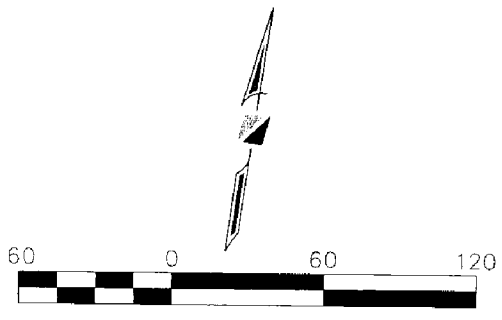
EXHIBIT C (CONTINUED)
FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 17-20 & ALL OF LOTS 74-78 OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





SCALE IN FEET

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2. See Sheet 7 for curve and line tables.

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LEGEND

- IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- IPS IRON PIN SET
- RRSF RAILROAD SPIKE FOUND
- RRSS RAILROAD SPIKE SET
- DESIGNATES ANGLE POINTS ONLY
- PKS PK NAIL SET

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SHEET 4 OF 7

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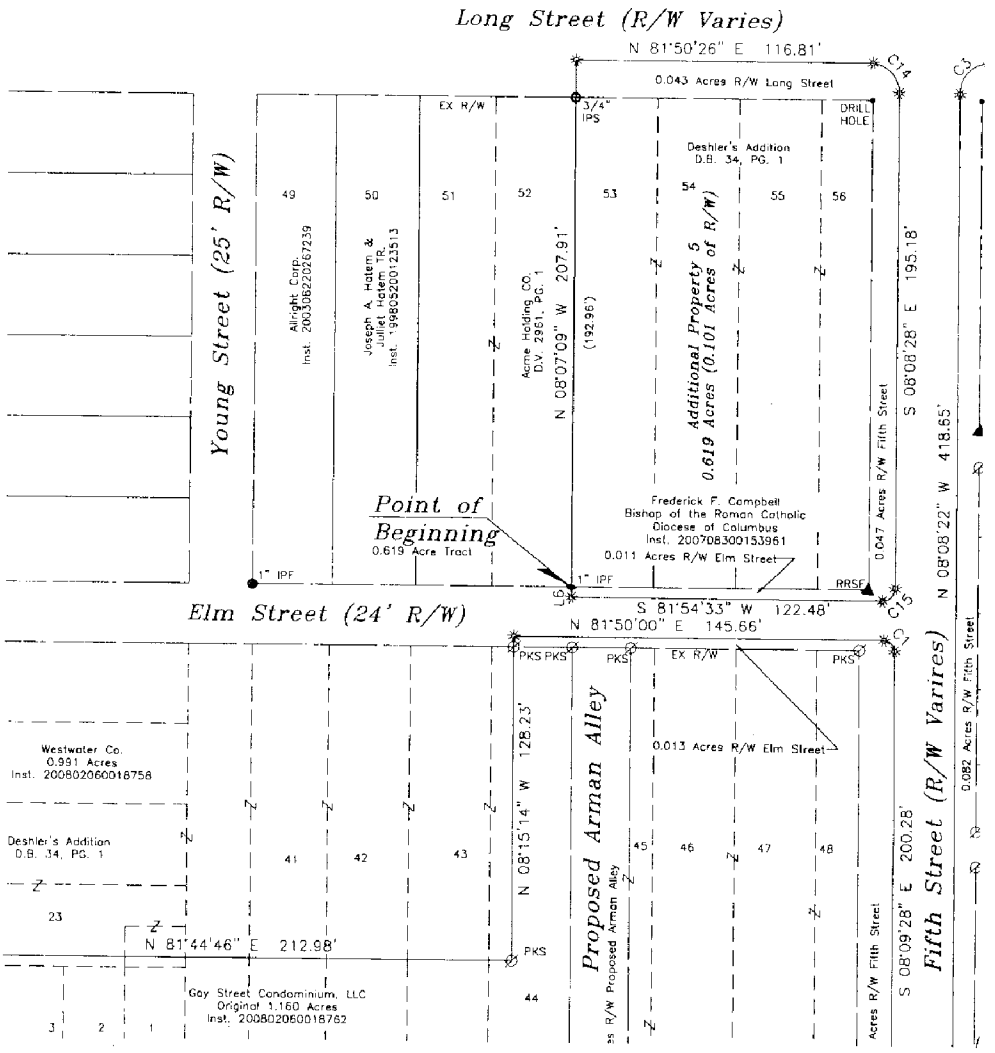
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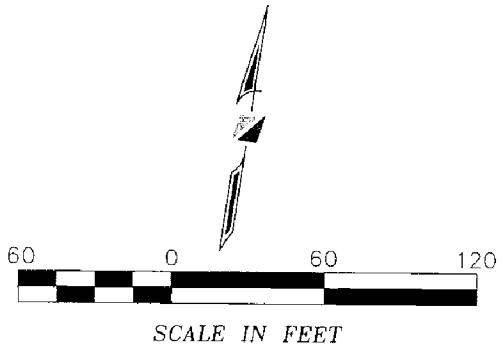
EXHIBIT C (CONTINUED)
FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

ALL OF LOTS 53-56 OF DESHLER'S ADDITION, D.B. 34, PG. 1
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ☼ DESIGNATES ANGLE POINTS ONLY
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2. See Sheet 7 for curve and line tables.

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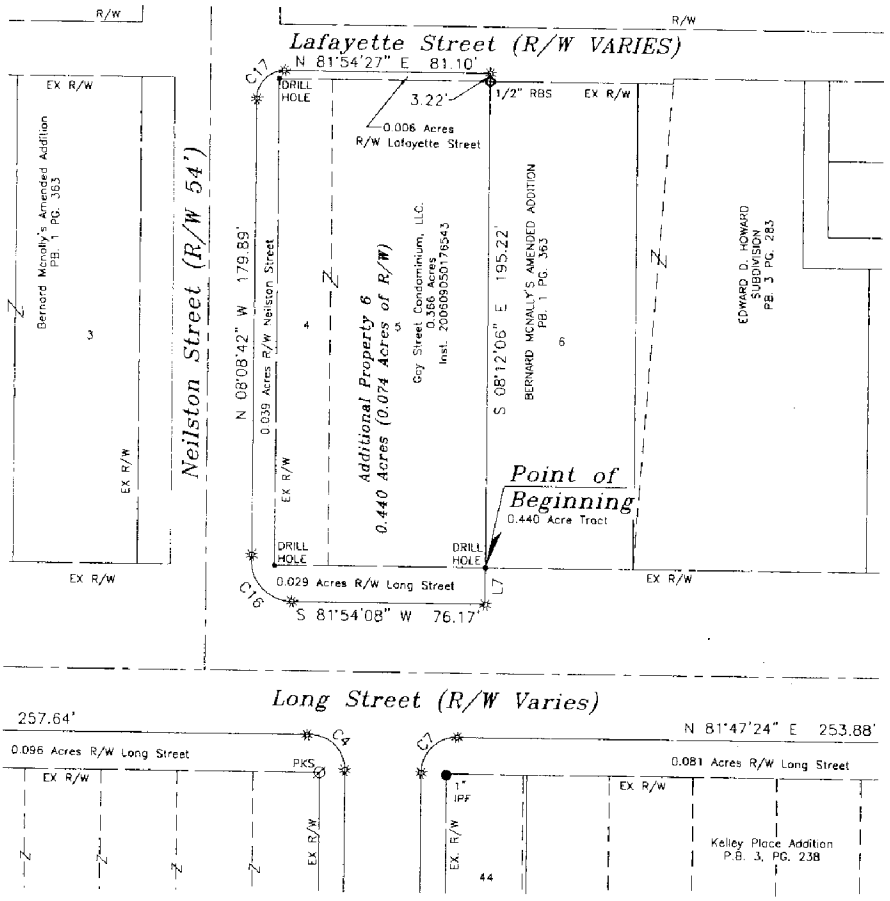
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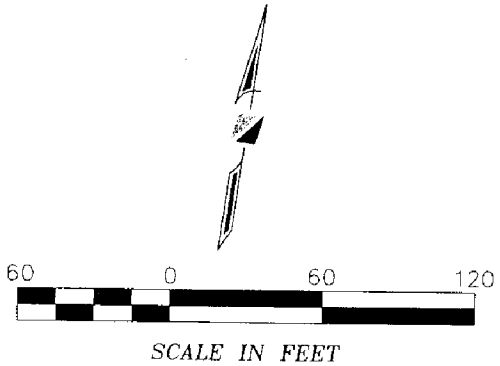
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FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOT 4 & ALL OF LOT 5 OF BERNARD MCNALLY'S AMENDED ADDITION, PB. 1, PG. 363
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





SCALE IN FEET

LEGEND

- IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- IPS IRON PIN SET
- RRSF RAILROAD SPIKE FOUND
- RRSS RAILROAD SPIKE SET
- DESIGNATES ANGLE POINTS ONLY
- PKS PK NAIL SET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

Stantec
1500 LAKE SHORE DRIVE
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-940-2743
FAX (614) 486-4387

SHEET 6 OF 7

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EXHIBIT C (CONTINUED)
FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

LINE	BEARING	DISTANCE
L1	N 08°12'33" W	19.72'
L2	N 81°47'27" E	69.80'
L3	S 08°12'33" E	19.67'
L4	S 81°44'46" W	69.80'
L5	N 08°10'47" W	32.05'
L6	N 08°07'09" W	3.97'
L7	S 08°12'06" E	14.22'
L8	S 81°53'03" W	8.46'
L9	S 81°53'03" W	10.11'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°25'09"	4.24'	6.54'	S 53°57'25" E	5.91'
C2	82°44'46"	10.79'	15.58'	S 33°12'55" W	14.27'
C3	94°12'16"	11.37'	18.70'	N 34°44'39" E	16.66'
C4	95°47'17"	13.70'	22.90'	S 56°02'14" E	20.33'
C5	86°38'09"	12.10'	18.30'	S 38°25'58" W	16.61'
C6	90°06'36"	12.49'	19.64'	N 53°11'40" W	17.68'
C7	89°21'36"	14.18'	22.11'	N 36°34'53" E	19.94'
C8	93°06'15"	12.23'	19.87'	S 51°39'28" E	17.76'
C9	89°39'30"	12.30'	19.25'	S 36°41'30" W	17.35'
C10	90°03'40"	12.03'	18.91'	N 53°07'44" W	17.02'
C11	90°14'58"	11.36'	17.90'	S 36°41'10" W	16.11'
C12	94°18'20"	12.55'	20.65'	N 55°17'10" W	18.40'
C13	90°01'03"	5.00'	7.86'	N 36°52'31" E	7.07'
C14	83°37'05"	11.91'	17.39'	S 49°57'01" E	15.89'
C15	90°03'02"	5.00'	7.86'	S 36°53'03" W	7.07'
C16	97°55'34"	15.97'	27.30'	N 49°08'05" W	24.10'
C17	86°21'27"	11.40'	17.18'	N 35°02'02" E	15.60'

LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET

SURVEYORS CERTIFICATION

I hereby certify that the drawings accurately reflects the location of recorded easements as shown on the Title Commitment issued by title First Agency as commitment number 1336456, with an effective date of January 16, 2007, at 7:59 a.m. of the property added by the First Amendment to One Neighborhood Condominium. And is for the sole purpose of complying with Section 5311.07 of the Ohio Revised Code.

PROFESSIONAL SURVEYOR NO. S-8121 DATE

Stantec
1500 LAKE SHORE DRIVE
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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P:\170691561\Survey\Condo\Condo_DWG\758830-0020.dwg Sheet: 7 May 12, 2008 10:26:22am dj.wobb

EXHIBIT D

FIRST AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Information

I. EXISTING UNITS:

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G3	48 North Fourth Street	Garden 1	747	P6	7.132%
TH4	50 North Fourth Street	Townhouse 2	1,814	P7	17.321%
G2	52 North Fourth Street	Garden 1	751	P4	7.171%
TH3	54 North Fourth Street	Townhouse 1	1,485	P5	14.179%
TH2	58 North Fourth Street	Townhouse 2	1,619	P3	15.459%
G1	60 North Fourth Street	Garden 4	1,401	P2	13.377%
TH1	62 North Fourth Street	Townhouse 1	1,476	P1	14.093%

II. UNITS ADDED HEREBY:

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
B1	160 East Gay Street	Bridge	590	P8, P9	5.634%
B2	164 East Gay Street	Bridge	590		5.634%
		Total(s)	10,473		100.000%

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EXHIBIT E

FIRST AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Types

Type	Description
Garden 1	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, and containing between approximately 600–800 gross interior square feet.
Garden 2	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, bathroom, and containing between approximately 801–999 gross interior square feet.
Garden 3	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,000–1,199 gross interior square feet.
Garden 4	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,200–1,500 gross interior square feet.
Townhouse 1	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two bedrooms, two and one-half bathrooms, and containing between approximately 1,200– 1,500 gross interior square feet.
Townhouse 2	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,500–1900 gross interior square feet.
Townhouse 3	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,901–2,499 gross interior square feet.
Townhouse 4	Multi-story townhouse style Unit consisting of a great room, dining room, kitchen, three bedrooms, three and one-half bathrooms, and containing between approximately 2,500–3,000 gross interior square feet.
Bridge	One story flat style Unit consisting of a living room and dining area, kitchen, one bedroom, one bathroom, and containing between approximately 500–650 gross interior square feet, and that is elevated over and crosses a public or private street, alley or drive.
Retail/ Commercial	Unit created and designed for a retail/commercial Unit consisting of one or more rooms and containing between 100 and 2,000 gross square feet and may also include or consist of unenclosed open space.

Declarant reserves the right, from time to time, to rearrange and redesignate rooms.

Gross interior square feet means the approximate gross area constituting the Unit at all levels, is measured from undecorated inner surfaces of its boundary walls, and includes space occupied by interior partitions, staircases and voids. This measurement is not the measurement normally used in the real estate industry for sales and leasing purposes.

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201111220152505
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Daphne Hawk
Franklin County Recorder

FOR REFERENCE PLEASE SEE
CONDOMINIUM PLAT BOOK NO. 223 PAGE 70-72

PLAT # 201111220152508

SIXTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
ONE NEIGHBORHOOD CONDOMINIUM

This Sixth Amendment to the Declaration of ONE NEIGHBORHOOD CONDOMINIUM is made on or as of this 17th day of November 2011.

Recitals

A. One Neighborhood Condominium ("the Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio ("the Condominium Act") by the filing of the Declaration of One Neighborhood Condominium (the "Declaration") and the Drawings thereof, recorded, respectively, as Instrument No. 200802270029753, and Condominium Plat Book 200, at page 32 et seq., (Instrument No. 200802270029756), both of the records of the Recorder of Franklin County, Ohio, and all amendments thereto.

B. Pursuant to the provisions of Article XVI of the Declaration and the provisions of the Condominium Act, Gay Street Condominium, LLC, an Ohio limited liability company, the "Original Declarant", reserved the right to expand the Condominium to include Additional Property described in the Declaration.

C. Pursuant to the provisions of Article XVI of the Declaration, and the provisions of the Condominium Act, Gay Street Condominium, LLC, the Original Declarant, as the owner of the property submitted hereby, desires by this Sixth Amendment to add a portion of Additional Property to the Condominium, which Additional Property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Article.

Declaration

NOW THEREFORE, the Original Declarant, the sole owner of the property hereinafter described as being added to the Condominium, hereby amends the Declaration and Drawings to expand the Condominium and declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described, as follows:

(Continued next page)

CERTIFICATE OF AUDITOR

A copy of this Sixth Amendment to the Declaration for One Neighborhood Condominium and a copy of the Sixth Amendment to the Drawings were filed with this office on Nov 23rd, 2011.

Franklin County Auditor

By _____
Deputy Auditor

TRANSFERRED

NOV 18 2011

AUDITOR
FRANKLIN COUNTY, OHIO

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1. Definitions. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration.

2. Additional Property Added. Legal descriptions of the property added hereby to the Condominium Property consisting of three parts, Area 1 containing 0.011 acre, more or less, Area 2 consisting of the air space commencing at an elevation of 775.22 feet (NAVD 1988) and extending upward from that elevation which lies above 0.010 acre, more or less, and Area 3 containing 0.001 acre, more or less, and being part of the Additional Property defined and described in the Declaration, are attached hereto, marked "Exhibit A", and hereby made a part hereof. A sketch plot plan of the property is attached hereto, marked "Exhibit B", and hereby made a part hereof. A location drawing showing the relationship of the property added hereby and the Condominium Property is attached hereto, marked "Exhibit C", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "One Neighborhood Condominium."

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the Additional Property added hereby).

5. Improvement Description. The Additional Property added to the Condominium Property hereby contains a portion of a garage building, containing two garage spaces, attached to an existing garage building previously made part of the Condominium. In addition, situated partially on top of the portion of the garage building added hereby and spanning across and elevated above a portion of what is or will be a public roadway is one residential dwelling unit. The addition of this dwelling unit expands the Condominium to include a total of seventy-four (74) dwelling units, each of which is a "Unit". Portions of the building added hereby are built on poured concrete slab foundations, with a wood frames, asphalt shingle and/or adhered single ply membrane roofs, and exteriors of brick veneer and cast stone veneer. The Unit added hereby does not have a basement. The principal materials of which the portion of the building added hereby is constructed are wood, glass, concrete, brick veneer, cast stone veneer, asphalt shingle, rubber and drywall. The Unit added hereby is located as shown on the Sixth Amendment to the Drawings filed herewith and on Exhibit B. The exterior of the portion of the garage building added hereby is primarily of composite siding material.

Also on the Additional Property, added hereby, are green and open spaces. Improvements on the property added hereby are compatible in terms of quality of construction, principal materials used and architectural style and design to the improvements now a part of the Condominium Property.

6. Units.

A. Unit Designations. The Unit added to the Condominium hereby is legally designated on the Sixth Amendment to the Drawings accompanying this amendment and filed simultaneously herewith, labeled, "Sixth Amendment to Condominium Drawings of One Neighborhood Condominium," by a Unit designation, which is the letter "B" and a number, all of which shall constitute the Unit's "Unit designation." The Unit designation of the Unit added hereby is shown on the Sixth Amendment to the Drawings where that Unit is located. A listing of the proper Unit designation and street address of the Unit added hereby (and the Unit designations and street addresses of all other Units in the Condominium) is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof.

B. Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated with that Unit's Unit designation on the Sixth Amendment to the Drawings and includes and excludes, as appropriate, those same items as are described and defined in the description of the Unit types on Exhibit E and in the description of Units in the Declaration. The type of the Unit added hereby (and of each other Unit) is shown on the attached Exhibit D. Floor plan layouts and elevation drawings for the Unit and the portion of the building added hereby are shown on the Sixth Amendment to the Drawings filed simultaneously herewith.

C. Unit Locations. The location of the Unit added hereby is shown on the Sixth Amendment to the Drawings, and is also shown on Exhibit B. Each Unit has direct access over Common Elements leading directly to Normandy Avenue, a public street.

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7. Common and Limited Common Elements.

A. Common Elements. All of the Additional Property hereby added hereto, including all of the land, and all improvements thereon and appurtenances thereto, except those portions labeled or described herein, on the Sixth Amendment to the Drawings filed herewith, or in the Declaration as being a part of a Unit, are Common Elements.

B. Limited Common Elements. Those portions of the Common Elements that are added hereby that are labeled or designated "Limited Common Elements" on the Sixth Amendment to the Drawings, or so designated herein or in the Declaration, are Limited Common Elements. These Limited Common Elements consist of two (2) enclosed Limited Common Element parking spaces located in the portion of the garage building added hereby. Each Limited Common Element parking space added hereby is identified herein and on the Sixth Amendment to the Drawings where it is situated by the letter "P" and a number. An illustration is "P15". Specifically, Limited Common Element parking space P75 is hereby designated as being reserved for the exclusive use of Unit G31 and Limited Common Element parking space P76 is hereby designated as being reserved for the exclusive use of Unit TH38. The Limited Common Element parking spaces added hereby are hereby assigned as Limited Common Elements to specific Units as set forth on Exhibit D. Each such Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is designated to serve.

C. Undivided Interests. The undivided interest in the Common Elements of each Unit in the Condominium, as expanded hereby, and as thereby allocated and reallocated, are as designated on Exhibit D, and, in each case, is based on the ratio, rounded to the nearest thousandth of each Unit's approximate gross interior square footage, to the total approximate gross square footage of all Units a part of the Condominium, and further adjusted as necessary in the Original Declarant's sole discretion, to equal exactly 100.000%. This Exhibit D supersedes, in its entirety, Exhibit C of the Declaration, and all amendments thereto. The Common Elements shall be owned by the Unit owners as tenants in common, and ownership thereof shall remain undivided. No Unit owner may waive or release any rights in the Common Elements. Further, the undivided interest in the Common Elements of a Unit shall not be separated from the Unit to which it appertains.

8. Effects of Expansion. Upon the filing for record of this Sixth Amendment to the Declaration adding Additional Property to the Condominium Property:

A. the added portion shall thereafter be subject to all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plan set forth therein shall run with and bind the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property;

B. the owner or owners of the added portion shall thereupon become members of the condominium unit owners association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and

C. in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of like force and effect.

9. Construction and Attachment Easement. Immediately upon the recoding of this Sixth Amendment, the easement and party wall agreement created by the provisions of the Fifth Amendment shall automatically terminate, and the wall separating the portion of the existing building and the portion of the building added hereby shall cease to be a "party wall" controlled by the law in the State of Ohio governing "party walls" and the various portions of the wall shall thereafter be a Common Element and shall be owned, repaired and maintained in the same manner as other Common Elements.

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10. Encroachment Easement. As shown on the Drawings filed simultaneously herewith, portions of the Common Elements added hereby encroach into property owned by the City of Columbus. Pursuant to provisions of two encroachment easements recorded, respectively, as Instrument Nos. 201008200107100 and 201008200107101, both of the records of the Recorder for Franklin County, Ohio, easements for these encroachments were created and run with the title to the land submitted to the Condominium by this Sixth Amendment. The portions of the Common Elements that encroach into the areas owned by the City of Columbus shall be a part of the Condominium and be maintained in the same manner as other Common Elements, as provided for in the Declaration.

11. Infrastructure and Right-of-Way Maintenance Agreement. As part of the development of the overall Condominium Property, as the same may be amended from time to time, and as part of the revitalization of Gay Street and certain downtown Columbus areas, certain improvements along and a part of Gay Street, Normandy Avenue, and North Fifth Street were installed by Declarant, the Original Declarant and/or the City of Columbus and directly benefit the Unit Owners. As a condition of the installation of the improvements within the right of ways, an infrastructure and right-of-way maintenance agreement regarding the maintenance of the improvements was entered into between the City and the Original Declarant. A copy of the infrastructure and right-of-way maintenance agreement was attached as Exhibit F to the Fourth Amendment to the Declaration, and is incorporated herein by reference. The Original Declarant hereby assigns to the Association and the Association hereby assumes the rights, duties and responsibilities of the Original Declarant under and pursuant to the provisions of the infrastructure and right-of-way maintenance agreement, as the same may be amended from time to time. From and after the filing of this Sixth Amendment, the Association is and shall be responsible, at its sole cost and expense, to repair and maintain the improvements described in the attached infrastructure and right-of-way maintenance agreement, as the same may be amended from time to time.

IN TESTIMONY WHEREOF, the undersigned has executed and acknowledged this instrument this 17 day of November 2011.

GAY STREET CONDOMINIUM, LLC
an Ohio limited liability company

By TOW Ltd.,
an Ohio limited liability company,
its sole member

By Kimberly A. Ulle
Kimberly A. Ulle, Vice-President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by Kimberly A. Ulle, Vice-President of TOW, Ltd, an Ohio limited liability company and sole member of Gay Street Condominium, LLC, an Ohio limited liability company, on behalf of said limited liability companies this 17th day of November, 2011.

Notary Public
NOTARY PUBLIC, STATE OF OHIO
DELAWARE COUNTY
My Comm. Expires Sept. 1, 2015

This instrument prepared by Calvin T. Johnson, Jr., Attorney at Law, Loveland & Brosius, LLC, 50 West Broad Street, Suite 3300, Columbus, Ohio 43215.

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EXHIBIT A

SIXTH AMENDMENT TO
ONE NEIGHBORHOOD
CONDOMINIUM
0.011 ACRES (Area 1)

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands, being part of Lot 8 of Kelley Place Addition a subdivision of record in Plat Book 3, Page 238 as conveyed to Gay Street Condominiums, LLC. by deed of record in Instrument Number 200605080088011 and all of the remainder of an original 0.004 acre tract conveyed to Gay Street Condominiums, LLC. by deed of record in Instrument Number 201008200107098 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Begin for Reference at the northeasterly corner of the Fourth Amendment to One Neighborhood Condominium, condominium drawings of record in Condo Book 218, Page 83, the northwesterly corner of the Fifth Amendment to One Neighborhood Condominium, condominium drawings of record in Condo Book 221, Page 74, being on the southerly line of a 0.055 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 201008200107099 in Lot 5 of said Kelley Place Addition:

Thence North 81°53'03" East, a distance of 97.38 feet, along the southerly line of said 0.055 acre tract, line common to the northerly line of the Fifth Amendment to One Neighborhood Condominium, across Lots 5, 6, 7, 8 of said Kelley Place Addition, to a point in Lot 8, to the **Point of True Beginning**, for the herein described tract;

Thence North 81°53'03" East, a distance of 20.93 feet, along the southerly line of said 0.055 acre tract and crossing Lot 8, the northerly line of said 0.004 acre tract, crossing the right-of-way line of Normandy Avenue (width varies), to a point of intersection of the northerly line of said 0.004 acre tract and the westerly right-of-way line of Normandy Avenue, being the northeasterly corner of said 0.004 acre tract;

Thence South 08°07'09" East, a distance of 22.91 feet, along the westerly right-of-way line of Normandy Avenue and the easterly line of said 0.004 acre tract, to a point at a northeasterly corner of said Fifth Amendment to One Neighborhood Condominium;

Thence South 81°52'51" West, a distance of 20.93 feet, along a northerly line of said Fifth Amendment to One Neighborhood Condominium, crossing Lot 8, to a point;

Thence North 08°07'03" West, a distance of 22.91 feet, along a easterly line of said Fifth Amendment to One Neighborhood Condominium, crossing Lot 8, to the **Point of True Beginning**. Containing 0.011 acres, more or less, of which 0.001 acres are out of Parcel Number 010-289428 and 0.010 acres are out of Parcel Number 010-066586, being subject to all easements, restrictions and rights-of-way of record

Bearings are based on the bearing of North 81°53'03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

STATE OF OHIO
ROBERT J. SANDS S-8053 REGISTERED PROFESSIONAL SURVEYOR

Stantec Consulting Services Inc.

Robert J. Sands — Date 11/18/11
Professional Surveyor No. S-8053

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EXHIBIT A

SIXTH AMENDMENT TO
ONE NEIGHBORHOOD
CONDOMINIUM
0.010 ACRES (Area 2)
ABOVE ELEVATION 775.22 FEET (NAVD 88)

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands, and lying above an elevation of 775.22 (NAVD 88), and being a part of Lot 8 of Kelley Place Addition, a subdivision of record in Plat Book 3, Page 238 and an original 14 foot wide alley as shown in said plat of Kelley Place Addition and a portion of the Normandy Avenue right-of-way as conveyed as that 0.010 acre tract to Gay Street Condominium, LLC. by deed of record in Instrument No. 201111160149367, (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

This description has a vertical component. The intent of this vertical description is to include the area from the bottom of the existing structure located at an elevation of 775.22 feet (NAVD88) and extending upward from that elevation and is the area being submitted to the provisions of chapter 5311 of the Ohio Revised Code.

The metes and bounds description below describes the horizontal component beneath the vertical component and is being described solely to identify the location of the vertical component. Only the area above 775.22 feet (NAVD88) is being made part of the condominium and the area below 775.22 feet (NAVD88) is not being made part of the condominium.

Begin for Reference at the northeasterly corner of the Fourth Amendment to One Neighborhood Condominium, condominium drawings of record in Condo Book 218, Page 83, the northwesterly corner of the Fifth Amendment to One Neighborhood Condominium, condominium drawings of record in Condo Book 221, Page 74, being on the southerly line of a 0.055 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 201008200107099 in Lot 5 of said Kelley Place Addition:

Thence North 81°53'03" East, a distance of 98.06 feet, along the southerly line of said 0.055 acre tract, line common to the northerly line of the Fifth Amendment to One Neighborhood Condominium, across Lots 5, 6, 7, 8 of said Kelley Place Addition, to a point in Lot 8, the **Point of True Beginning** for the herein described tract;

Thence North 08°06'06" West, a distance of 23.00 feet, crossing Lot 8, 0.055 acre tract and the original 14 foot alley, to a point on the northerly right-of-way line of the alley and the southerly line of Lot 59 of said Kelley Place Addition;

Thence North 81°53'03" East, a distance of 19.49 feet, along the northerly right-of-way line of the alley, the southerly line of Lot 59 and in part with the southerly line of a 0.0001 acre tract conveyed to Gay Street Condominium, LLC. by deed of record in Instrument Number 201008200107098, to a point;

Thence South 08°06'06" East, a distance of 23.00 feet, crossing the right-of-way of Normandy Avenue, to a point on the northerly line of a 0.004 acre tract conveyed to Gay Street Condominium, LLC. by deed of record in Instrument Number 201008200107098;

Thence South 81°53'03" West, a distance of 19.49 feet, in part, along the northerly line of said 0.004 acre tract, the southerly line of said 0.055 acre tract and across Lot 8, to the **Point of True Beginning**. Containing 0.010 acres, more or less, of which 0.006 acre lies within the original 14 foot alley, 0.003 acre lies within Lot 8 and 0.001 acre lies in Normandy Avenue right-of-way being subject to all easements, restrictions and rights-of-way of record.

The existing pavement elevation is 759.71 feet (NAVD 88), below the structure and is currently more than the required 14 feet minimum clearance required by the City of Columbus.

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EXHIBIT A (Continued)

Bearings are based on the bearing of North 81°53'03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

The elevations are based on the North American Vertical Datum of 1988 (NAVD 88). The elevation was established from the Franklin County Control with Designation COC 13-83. Which is an aluminum plug in a concrete monument on Goodale Street, 250 feet west of Goodale Park Drive entrance (west of Park Street), 90.5 feet north of the centerline of Goodale Street, 73.5 feet northeast of a power pole, 39.4 feet southeast of a 21 inch tree, 39.0 feet southwest of a 15 inch oak tree, 1 foot below ground, and accessed through an 8 inch clay tile with a cast iron lid. The published elevation of COC 13-83 is 752.14 feet (NAVD 88)

Stantec Consulting Services Inc.

Robert J. Sands — Date

Professional Surveyor No. S-8053

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Daphne Hawk
Franklin County Recorder

CONDO 201106220078079

CONDO Book 221
Pages 74-76

FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF ONE NEIGHBORHOOD CONDOMINIUM

This Fifth Amendment to the Declaration of ONE NEIGHBORHOOD CONDOMINIUM is made on or as of this 21 day of June 2011.

Recitals

A. One Neighborhood Condominium ("the Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio ("the Condominium Act") by the filing of the Declaration of One Neighborhood Condominium (the "Declaration") and the Drawings thereof, recorded, respectively, as Instrument No. 200802270029753, and Condominium Plat Book 200, at page 32 et seq., (Instrument No. 200802270029756), both of the records of the Recorder of Franklin County, Ohio, and all amendments thereto.

B. Pursuant to the provisions of Article XVI of the Declaration and the provisions of the Condominium Act, Gay Street Condominium, LLC, an Ohio limited liability company, the "Original Declarant", reserved the right to expand the Condominium to include Additional Property described in the Declaration.

C. Pursuant to the provisions of the Declaration and the provisions of the Condominium Act, the Original Declarant reserved the right to assign, in writing, its right to expand the Condominium to others. By the Fourth Amendment the Original Declarant assigned its right to expand the Condominium to Galeron Properties II, Ltd., an Ohio limited liability company, the "Successor Declarant", for the sole and limited purpose of expanding the Condominium to include the Additional Property described in the Fourth Amendment.

D. Successor Declarant desires to assign all of the expansion rights back to the Original Declarant.

E. Pursuant to the provisions of Article XVI of the Declaration, and the provisions of the Condominium Act, Gay Street Condominium, LLC, the Original Declarant, as the owner of the property submitted hereby, desires by this Fifth Amendment to add a portion of Additional Property to the Condominium, which Additional Property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Article.

Declaration

NOW THEREFORE, the Original Declarant, the sole owner of the property hereinafter described as being added to the Condominium, hereby amends the Declaration and Drawings to expand the Condominium and declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described, as follows:

(Continued next page)

CERTIFICATE OF AUDITOR

A copy of this Fifth Amendment to the Declaration for One Neighborhood Condominium and a copy of the Fifth Amendment to the Drawings were filed with this office on June 22nd, 2011.

Franklin County Auditor

By Shawna Kristian
Deputy Auditor

TRANSFERRED

JUN 22 2011

AUDITOR
FRANKLIN COUNTY, OHIO

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1. Definitions. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration.

2. Additional Property Added. A legal description of the portion of the property added hereby to the Condominium Property containing 0.299 acre, more or less, and being part of the Additional Property defined and described in the Declaration, is attached hereto, marked "Exhibit A", and hereby made a part hereof. A sketch plot plan of the property is attached hereto, marked "Exhibit B", and hereby made a part hereof. A location drawing showing the relationship of the property added hereby and the Condominium Property is attached hereto, marked "Exhibit C", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "One Neighborhood Condominium."

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the Additional Property added hereby).

5. Improvement Description. The Additional Property added to the Condominium Property hereby contains a portion of a multi-story residential building containing a total of thirteen (13) dwelling units and a portion of a garage building containing ten (10) Limited Common Element garage spaces. Thus, this Fifth Amendment adds a total of thirteen (13) dwelling units and expands the Condominium to include a total of seventy-three (73) dwelling units, each of which is a "Unit". The portion of the building added hereby is built on a poured concrete slab foundation, with a wood frame, an asphalt shingle and/or adhered single ply membrane roof, and an exterior of brick veneer and cast stone veneer. Units added hereby do not have basements. The principal materials of which the portion of the building added hereby is constructed are wood, glass, concrete, brick veneer, cast stone veneer, asphalt shingle, rubber and drywall. The Units added hereby are located as shown on the Fifth Amendment to the Drawings filed herewith and on Exhibit B. The exterior of the portion of the garage building added hereby is primarily of composite siding material.

Also on the Additional Property, added hereby, are sidewalks and green and open spaces. Improvements on the property added hereby are compatible in terms of quality of construction, principal materials used and architectural style and design to the improvements now a part of the Condominium Property.

6. Units.

A. Unit Designations. Each of the Units added to the Condominium hereby is legally designated on the Fifth Amendment to the Drawings accompanying this amendment and filed simultaneously herewith, labeled, "Fifth Amendment to Condominium Drawings of One Neighborhood Condominium," by a Unit designation, which is either the letter "G" or the letters "TH" and a number, all of which shall constitute the Unit's "Unit designation." The Unit designation of each Unit added hereby is shown on the Fifth Amendment to the Drawings where that Unit is located. A listing of proper Unit designations and street addresses of the Units added hereby (and the Unit designations and street addresses of all other Units in the Condominium) is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof.

B. Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated with that Unit's Unit designation on the Fifth Amendment to the Drawings and includes and excludes, as appropriate, those same items as are described and defined in the description of the Unit types on Exhibit E and in the description of Units in the Declaration. The type of each Unit added hereby (and of each other Unit) is shown on the attached Exhibit D. Floor plan layouts and elevation drawings for the Units and buildings added hereby are shown on the Fifth Amendment to the Drawings filed simultaneously herewith.

C. Unit Locations. The location of each Unit added hereby is shown on the Fifth Amendment to the Drawings, and is also shown on Exhibit B. Each Unit has direct access over Common Elements leading directly to Gay Street, a public street.

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7. Common and Limited Common Elements.

A. Common Elements. All of the Additional Property hereby added hereto, including all of the land, and all improvements thereon and appurtenances thereto, except those portions labeled or described herein, on the Fifth Amendment to the Drawings filed herewith, or in the Declaration as being a part of a Unit, are Common Elements.

B. Limited Common Elements. Those portions of the Common Elements that are added hereby that are labeled or designated "Limited Common Elements" on the Fifth Amendment to the Drawings, or so designated herein or in the Declaration, are Limited Common Elements. These Limited Common Elements consist of porches, patios and balconies as shown on the Fifth Amendment to the Drawings and ten (10) enclosed Limited Common Element parking spaces located in the garage building. Each Limited Common Element parking space added hereby is identified herein and on the Fifth Amendment to the Drawings where it is situated by the letter "P" and a number. An illustration is "P15". The Limited Common Element parking spaces added hereby are hereby assigned as Limited Common Elements to specific Units as set forth on Exhibit D. Each such Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is designated to serve.

C. Undivided Interests. The undivided interest in the Common Elements of each Unit in the Condominium, as expanded hereby, and as thereby allocated and reallocated, are as designated on Exhibit D, and, in each case, is based on the ratio, rounded to the nearest thousandth of each Unit's approximate gross interior square footage, to the total approximate gross square footage of all Units a part of the Condominium, and further adjusted as necessary in the Original Declarant's sole discretion, to equal exactly 100.000%. This Exhibit D supersedes, in its entirety, Exhibit C of the Declaration, and all amendments thereto. The Common Elements shall be owned by the Unit owners as tenants in common, and ownership thereof shall remain undivided. No Unit owner may waive or release any rights in the Common Elements. Further, the undivided interest in the Common Elements of a Unit shall not be separated from the Unit to which it appertains.

8. Effects of Expansion. Upon the filing for record of this Fifth Amendment to the Declaration adding Additional Property to the Condominium Property:

A. the added portion shall thereafter be subject to all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plan set forth therein shall run with and bind the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property;

B. the owner or owners of the added portion shall thereupon become members of the condominium unit owners association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and

C. in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of like force and effect.

9. Construction and Attachment Easement. An easement is hereby created to provide for the construction and attachment of the remaining portion of the garage building added hereby. The exterior potion of the garage building added hereby is a Common Element. Original Declarant desires in the future to attach the remaining portion of the building to the Common Element exterior wall of the portion of the garage building added hereby. The easement created hereby provides for an easement for construction within the Common Elements of the Condominium and for the right to attach the remaining portion of the building to the Common Element exterior of the portion of the garage building added hereby. Upon attachment, and unless and until, if ever, the remaining portion of the building is subjected to the provisions of the Condominium Act and made part of the Condominium, the wall separating the portion of the building added hereby and the portion of the building attached in the future shall be a "party wall" and shall be governed and controlled by the law in the State of Ohio regarding party walls. Upon

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submission of the remaining portion of the building to the provisions of the Condominium Act and its addition to the Condominium, this easement shall automatically terminate, and the wall separating the two portions of the building shall cease to be a "party wall" controlled by the law in the State of Ohio governing "party walls" and the various portions of the wall shall thereafter be a Common Element and shall be owned, repaired and maintained in the same manner as other Common Elements.

10. Encroachment Easement. As shown on the Drawings filed simultaneously herewith, portions of the Common Elements added hereby encroach into property owned by the City of Columbus. Pursuant to provisions of two encroachment easements recorded, respectively, as Instrument Nos. 201008200107100 and 201008200107101, both of the records of the Recorder for Franklin County, Ohio, easements for these encroachments were created and run with the title to the land submitted to the Condominium by this Fifth Amendment. The portions of the Common Elements that encroach into the areas owned by the City of Columbus shall be a part of the Condominium and be maintained in the same manner as other Common Elements, as provided for in the Declaration.

11. Infrastructure and Right-of-Way Maintenance Agreement. As part of the development of the overall Condominium Property, as the same may be amended from time to time, and as part of the revitalization of Gay Street and certain downtown Columbus areas, certain improvements along and a part of Gay Street, Normandy Avenue, and North Fifth Street were installed by Declarant, the Original Declarant and/or the City of Columbus and directly benefit the Unit Owners. As a condition of the installation of the improvements within the right of ways, an infrastructure and right-of-way maintenance agreement regarding the maintenance of the improvements was entered into between the City and the Original Declarant. A copy of the infrastructure and right-of-way maintenance agreement was attached as Exhibit F to the Fourth Amendment to the Declaration, and is incorporated herein by reference. The Original Declarant hereby assigns to the Association and the Association hereby assumes the rights, duties and responsibilities of the Original Declarant under and pursuant to the provisions of the infrastructure and right-of-way maintenance agreement, as the same may be amended from time to time. From and after the filing of this Fifth Amendment, the Association is and shall be responsible, at its sole cost and expense, to repair and maintain the improvements described in the attached infrastructure and right-of-way maintenance agreement, as the same may be amended from time to time.

IN TESTIMONY WHEREOF, the undersigned has executed and acknowledged this instrument this 21 day of June, 2011.

GAY STREET CONDOMINIUM, LLC
an Ohio limited liability company

By TOW Ltd.,
an Ohio limited liability company,
its sole member

By _____
Kimberly A. Ulle, Vice-President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by Kimberly A. Ulle, Vice-President of TOW, Ltd, an Ohio limited liability company and sole member of Gay Street Condominium, LLC, an Ohio limited liability company, on behalf of said limited liability companies this 21 day of June, 2011.

_____
Notary Public

Kim Millington
Notary Public, State of Ohio
My Commission Expires 05-18-2013

[ASSIGNMENT AND ACKNOWLEDGEMENT ON NEXT PAGE]

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The undersigned, Galeron Properties II, Ltd., hereby assigns to Gay Street Condominium, LLC, its right to expand the Condominium to include the portion of the Additional Property added hereby.

GALERON PROPERTIES II, LTD.,
an Ohio limited liability company

By Gay Street Condominium, LLC
an Ohio limited liability company
its sole member

By TOW Ltd.,
an Ohio limited liability company,
its sole member

By _____
Kimberly A. Ulle, Vice-President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by Kimberly A. Ulle Vice-President of TOW, Ltd, an Ohio limited liability company and sole member of Gay Street Condominium, LLC, an Ohio limited liability company and the sole member of Galeron Properties II, Ltd., an Ohio limited liability company, on behalf of and as the act and deed of all of said limited liability companies this 21 day of June, 2011.

_____
Notary Public

Kim Millington
Notary Public, State of Ohio
My Commission Expires 05-10-2013

This instrument prepared by Calvin T. Johnson, Jr., Attorney at Law, Loveland & Brosius, LLC, 50 West Broad Street, Suite 3300, Columbus, Ohio 43215.

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Exhibit A

FIFTH AMENDMENT TO
ONE NEIGHBORHOOD
CONDOMINIUM
0.299 ACRES

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands, being part of Lot 5 of Kelley Place Addition to the City of Columbus a subdivision of record in Plat Book 3, Page 238 as conveyed to Gay Street Condominiums, LLC. by deed of record in Instrument Number 201104040044945, and part of Lots Lot 6, 7 and 8 of said Kelley Place Addition to the City of Columbus as conveyed to Gay Street Condominiums, LLC. by deed of record in Instrument Number 200605080088011 and all of a 0.004 acre tract conveyed to Gay Street Condominiums, LLC. by deed of record in Instrument Number 201008200107098 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set on the northerly right-of-way Gay Street (width varies), being a southeasterly corner of One Neighborhood Condominiums Fourth Amendment a condominium plat of record in Condo Book 218, Page 83, and being a northeasterly corner of a City of Columbus tract of record in Deed Book 789, Page 35;

Thence the following five (5) courses and distances along the easterly lines of said One Neighborhood Condominiums Fourth Amendment;

1. North 08°09'55" West, a distance of 70.98 feet, to a point;
2. North 81°47'30" East, a distance of 13.53 feet, to a point;
3. North 08°12'30" West, a distance of 10.50 feet, to a point;
4. North 81°47'30" East, a distance of 2.33 feet, to a point;
5. North 08°12'30" West, a distance of 22.99 feet, to a magnetic nail set on southerly line of a 0.055 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 201008200107099;

Thence North 81°53'03" East, a distance of 97.38 feet, partly along the southerly line of said 0.055 acre tract, to a point;

Thence South 08°07'03" East, a distance of 22.91 feet, over and across said Lot 8, to a point;

Thence North 81°52'51" East, a distance of 20.93 feet, across said Lot 8 and 0.004 acre tract, to a point on line common to said 0.004 acre tract and the westerly right-of-way line of Normandy Avenue (width varies);

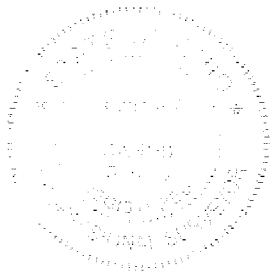
Thence South 08°07'09" East, a distance of 81.59 feet, along the westerly right-of-way line of said Normandy Avenue and the easterly line of said 0.004 acre tract, to a magnetic nail set at the intersection of the westerly right-of-way line of said Normandy Avenue and the northerly right-of-way line of said Gay Street;

Thence South 81°53'03" West, a distance of 134.07 feet, along the northerly right-of-way line of Gay Street and the northerly lines of the tracts conveyed to the City of Columbus by deed of record in Deed Book 788, Page 504 and Deed Book 774, Page 315 to the **Point of Beginning**, containing 0.299 acre, more or less, of which 0.003 acres are out of parcel number 010-289428, 0.226 acres are out of parcel number 010-066586 and 0.070 acres are out of parcel number 010-026421, being subject to all easements, restrictions and rights-of-way of record;

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EXHIBIT A (Continued)

Bearings herein based on the bearing of North 81°53'03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.



Stantec Consulting Services Inc.

Robert J. Sands — Date 06/20/11

Professional Surveyor No. S-8053

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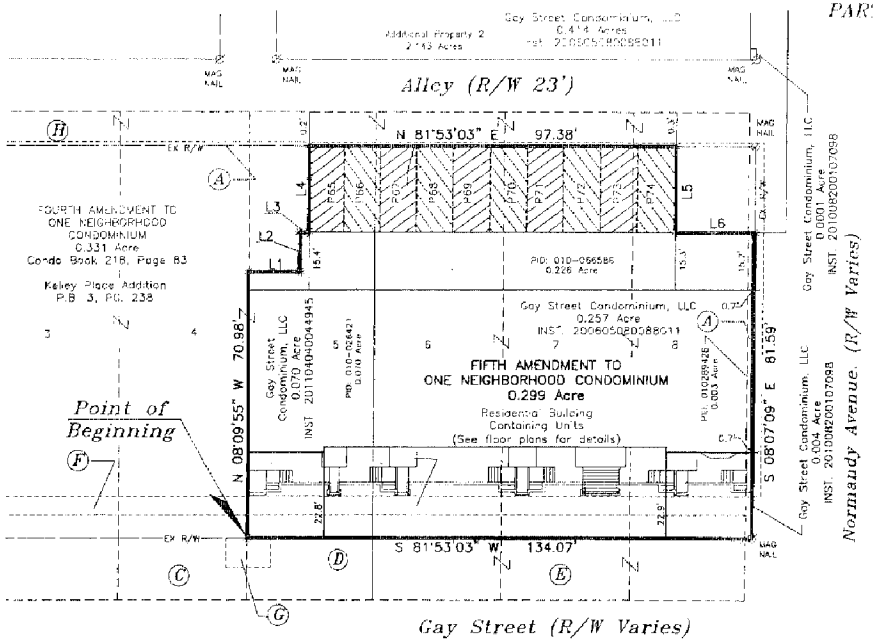
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EXHIBIT B
FIFTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 5, 6, 7 and 8 OF Kelley PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

LINE	BEARING	DISTANCE
L1	N 81°47'30" E	13.53'
L2	N 08°12'30" W	10.50'
L3	N 81°47'30" E	2.33'
L4	N 08°12'30" W	22.99'
L5	S 08°07'03" E	22.91'
L6	N 81°52'51" E	20.93'



LEGEND

- RRSF RAILROAD SPIKE FOUND
- RRSS RAILROAD SPIKE SET
- DESIGNATES ANGLE POINTS ONLY
- PKS PK NAIL SET
- LIMITED COMMON ELEMENT

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°53'03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

N

40 0 40 80

SCALE IN FEET

NOTE:

1. All areas not designated as part of a unit or limited common elements are common elements.
2. There were no encumbrances reported in the Title Commitment.
3. The site is subject to a Reciprocal easement agreement as recorded in Instrument No. 200802060018759

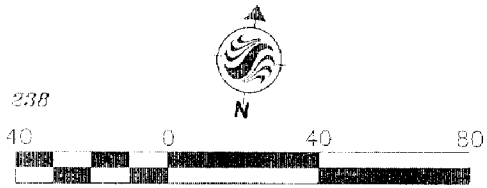
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EXHIBIT B
FIFTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM
LYING IN
PART OF LOTS 1, 2, 3, 4 and 5 OF Kelley PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



SCALE IN FEET

(A) 0.016 Ac. Encroachment Esmt. inst. 201008200107100

(B) City of Columbus D.B. 778, PG. 496

(C) City of Columbus D.B. 789, PG. 35

(D) City of Columbus D.B. 774, PG. 315

(E) City of Columbus D.B. 788, PG. 504

(F) 0.031 Ac. Pedestrian Esmt. inst. 201008200107102

(G) 0.002 Ac. Encroachment Esmt. inst. 201008200107101

(H) City of Columbus 0.055 Ac. inst. 201008200107099

LEGEND

- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- ∅ PKS PK NAIL SET
- P1 LIMITED COMMON ELEMENT

NOTE:

1. All areas not designated as part of a unit or limited common elements are common elements.
2. There were no encumbrances reported in the Title Commitment.
3. The site is subject to a Reciprocal easement agreement as recorded in Instrument No. 200802060018759.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°53'03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

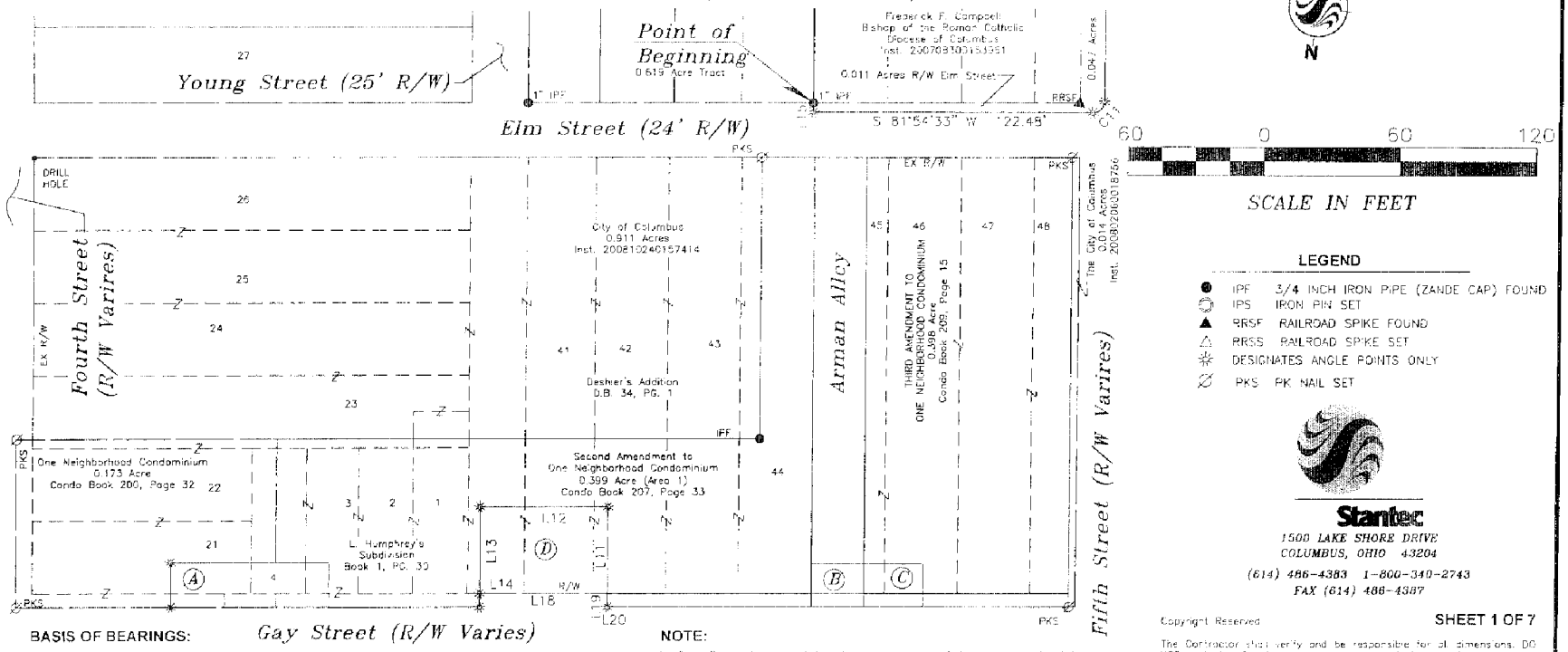
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EXHIBIT C
FIFTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM
LYING IN
PART OF LOTS 45, 46, 48, ALL OF LOT 47 OF DESHLER'S ADDITION, D.B. 34, PG. 1
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



N

60 0 60 120

SCALE IN FEET

LEGEND

- IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- IPS IRON PIN SET
- RRSF RAILROAD SPIKE FOUND
- RRSS RAILROAD SPIKE SET
- DESIGNATES ANGLE POINTS ONLY
- PKS PK NAIL SET

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'48" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

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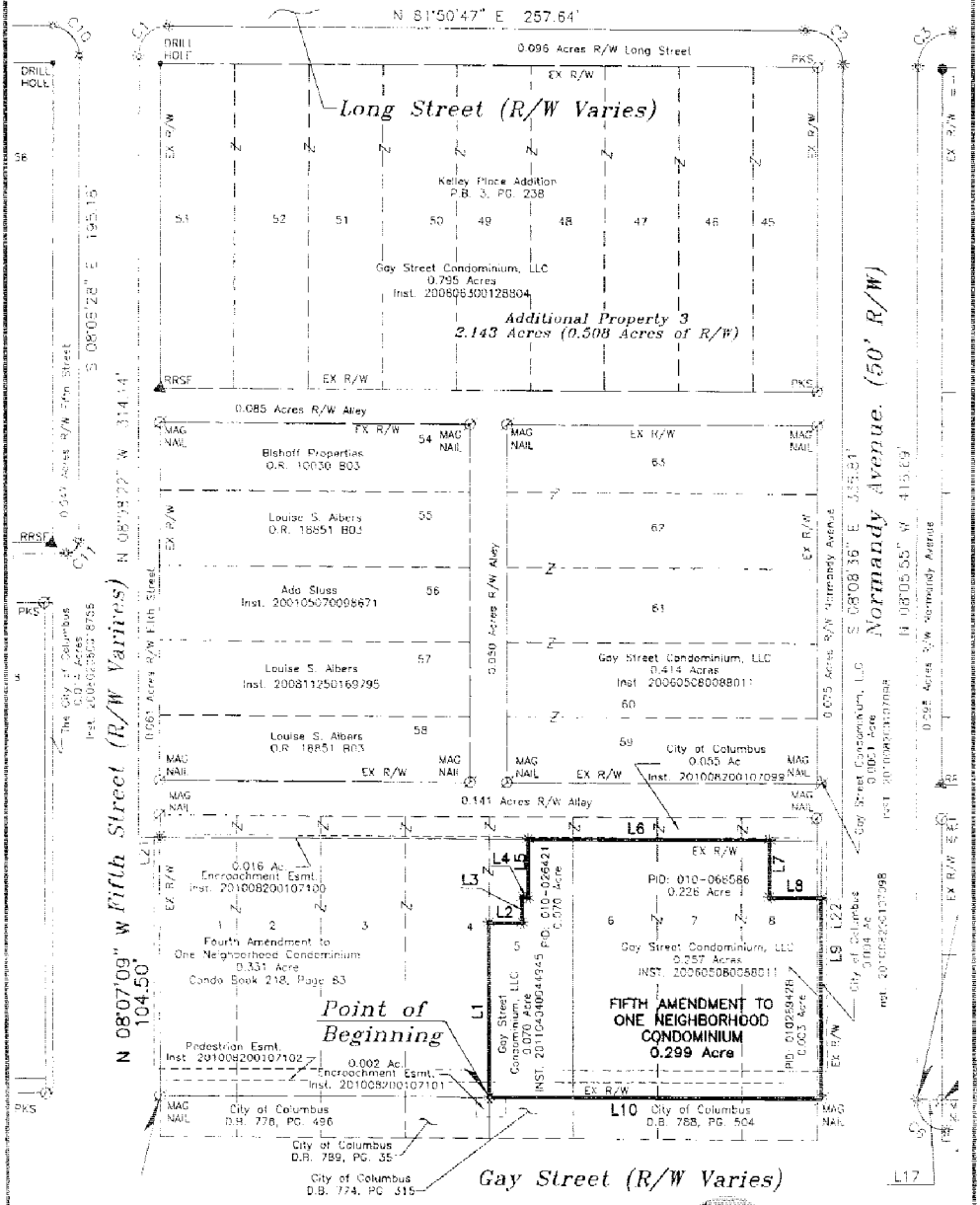
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EXHIBIT C (CONTINUED)
FIFTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 1-8 & ALL OF LOTS 45-63
OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



60 0 60 120

SCALE IN FEET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2008, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

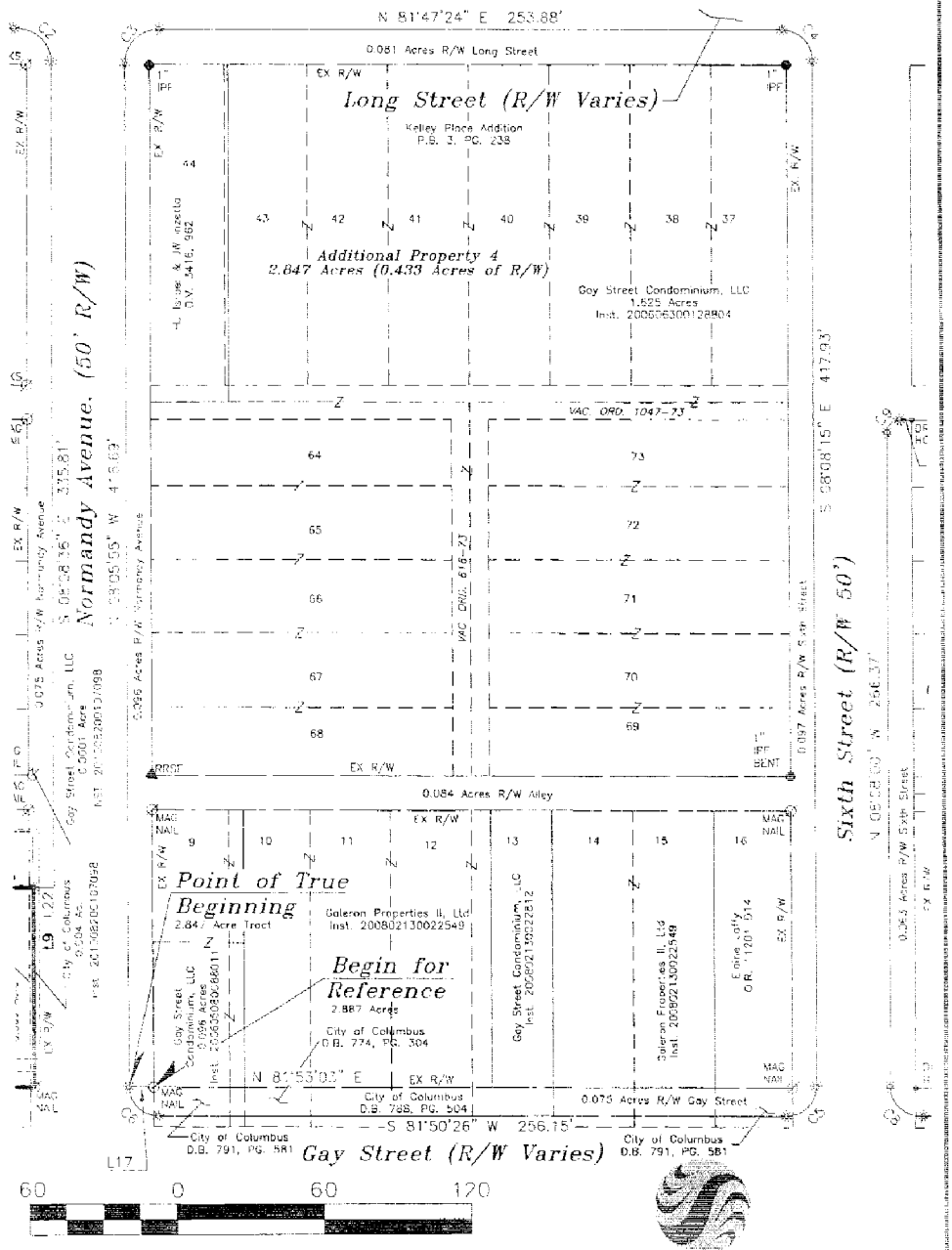
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EXHIBIT C (CONTINUED)
FIFTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM
LYING IN
PART OF LOTS 9–16 & ALL OF LOTS 37–44, 64–73
OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Goy Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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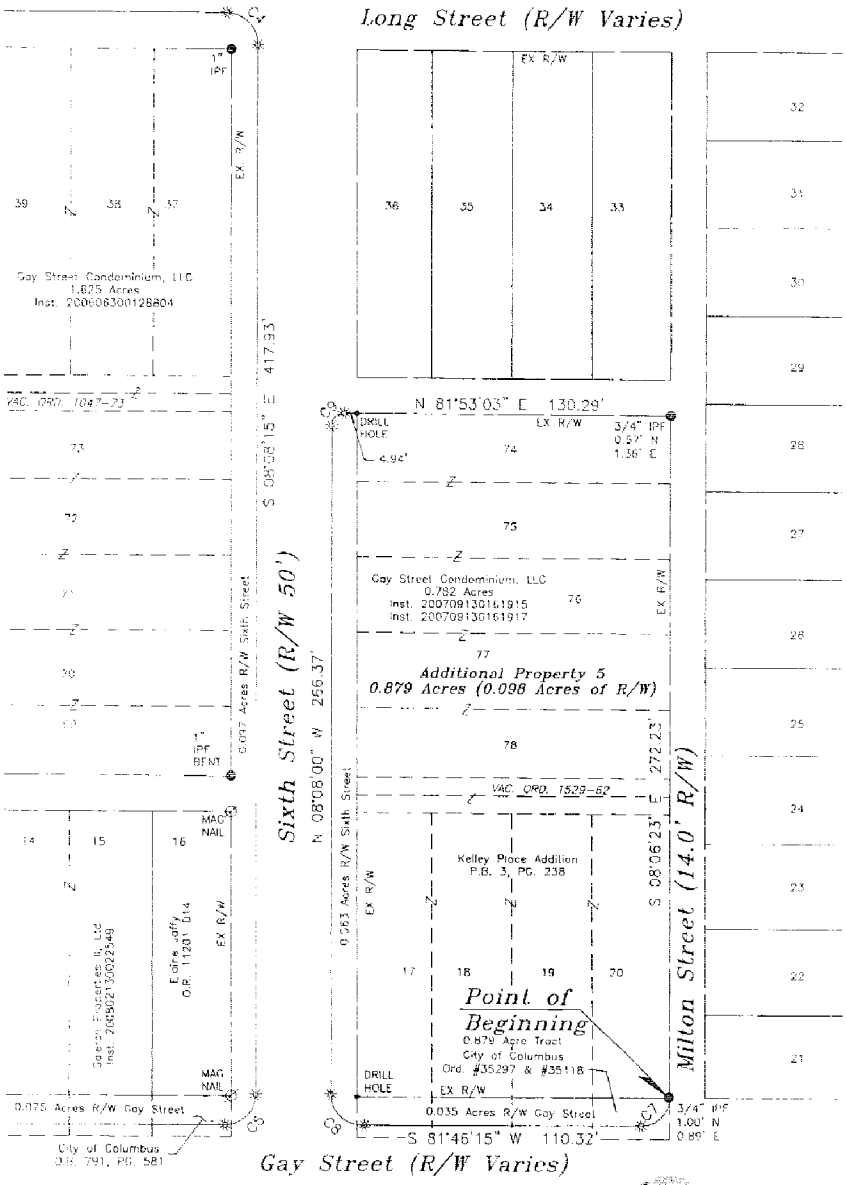
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EXHIBIT C (CONTINUED)
FIFTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 17-20 & ALL OF LOTS 74-78
OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



60 0 60 120

SCALE IN FEET

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

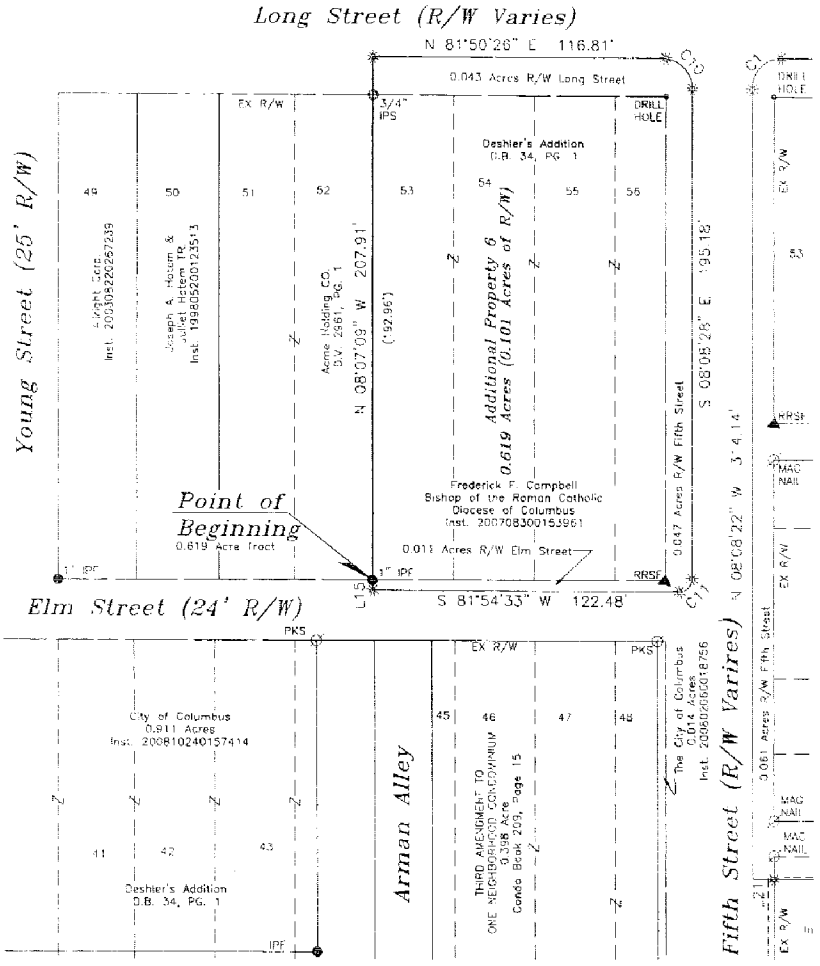
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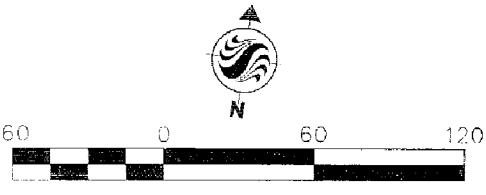
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EXHIBIT C (CONTINUED)
FIFTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM
LYING IN
ALL OF LOTS 53-56 OF DESHLER'S ADDITION, D.B. 34, PG. 1
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





SCALE IN FEET

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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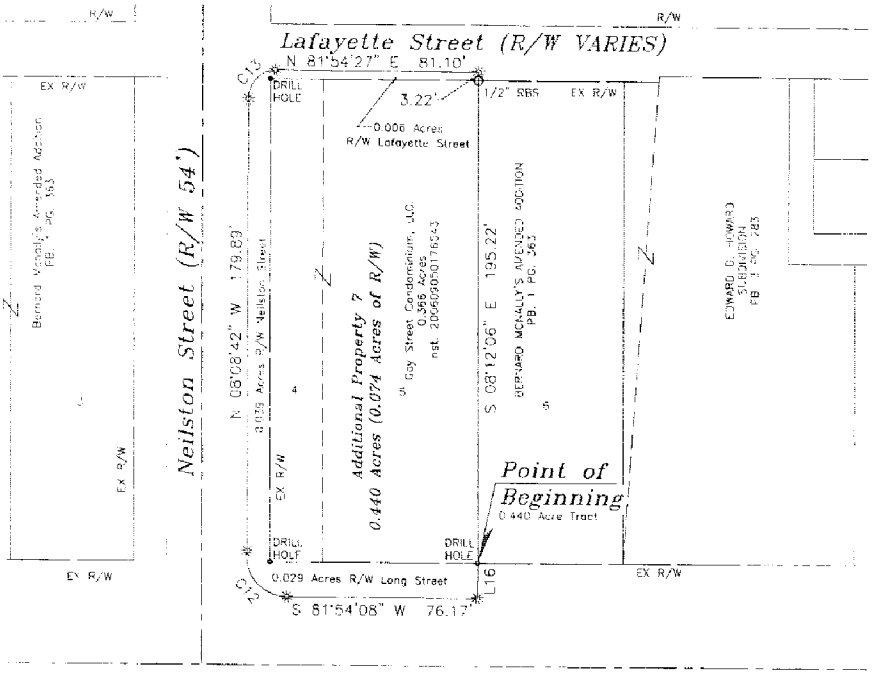
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EXHIBIT C (CONTINUED)
FIFTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOT 4 & ALL OF LOT 5 OF
BERNARD MCNALLY'S AMENDED ADDITION, PB. 1, PG. 363
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





60 0 60 120

SCALE IN FEET

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.

2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'45" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August, 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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EXHIBIT C (CONTINUED)
FIFTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	94°12'16"	11.37'	18.70'	N 34°44'39" E	16.66'
C2	85°47'17"	13.70'	22.90'	S 56°02'14" E	20.33'
C3	89°21'36"	14.18'	22.11'	N 36°34'53" E	19.94'
C4	93°06'15"	12.23'	19.87'	S 51°39'28" E	17.76'
C5	89°39'30"	12.30'	19.25'	S 36°41'30" W	17.35'
C6	90°03'40"	12.03'	18.91'	N 53°07'44" W	17.02'
C7	90°14'58"	11.36'	17.90'	S 36°41'10" W	16.11'
C8	94°18'20"	12.55'	20.65'	N 55°17'10" W	18.40'
C9	90°01'03"	5.00'	7.86'	N 36°52'31" E	7.07'
C10	85°37'05"	11.91'	17.39'	S 49°57'01" E	15.89'
C11	90°03'02"	5.00'	7.86'	S 36°53'03" W	7.07'
C12	97°55'34"	15.97'	27.30'	N 49°08'05" W	24.10'
C13	86°21'27"	11.40'	17.18'	N 35°02'02" E	15.60'

LINE	BEARING	DISTANCE
L1	N 08°09'55" W	70.98'
L2	N 81°47'30" E	13.53'
L3	N 08°12'30" W	10.50'
L4	N 81°47'30" E	2.33'
L5	N 08°12'30" W	22.99'
L6	N 81°53'03" E	97.38'
L7	S 08°07'03" E	22.91'
L8	N 81°52'51" E	20.93'
L9	S 08°07'09" E	81.59'
L10	S 81°53'03" W	134.07'
L11	N 08°18'40" W	44.04'
L12	S 81°41'20" W	56.20'
L13	S 08°18'40" E	37.99'
L14	S 81°44'46" W	0.09'
L15	N 08°07'09" W	3.97'
L16	S 08°12'06" E	14.22'
L17	S 81°53'03" W	10.11'
L18	N 81°44'46" E	55.91'
L19	S 08°15'14" E	6.00'
L20	N 81°44'46" E	0.29'
L21	S 81°53'03" W	8.49'
L22	N 81°51'24" E	8.43'

(A) First Amendment to One Neighborhood Condominium
0.032 Acre
Condo Book 203, Page 31

(B) Second Amendment to One Neighborhood Condominium
0.010 Acre (Area 2)
Condo Book 207, Page 33

(C) Second Amendment to One Neighborhood Condominium
0.011 Acre (Area 3)
Condo Book 207, Page 33

(D) Additional Property 2
0.049 Acres

(E) Additional Property 1
0.104 Acres

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.

2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Guy Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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EXHIBIT D

FIFTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Information

I. EXISTING UNITS:

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G3	48 North Fourth Street	Garden 1	747	P6	0.829%
TH4	50 North Fourth Street	Townhouse 2	1,814	P7	2.012%
G2	52 North Fourth Street	Garden 1	751	P4	0.833%
TH3	54 North Fourth Street	Townhouse 1	1,485	P5	1.647%
TH2	58 North Fourth Street	Townhouse 2	1,619	P3	1.796%
G1	60 North Fourth Street	Garden 4	1,401	P2	1.554%
TH1	62 North Fourth Street	Townhouse 1	1,476	P1	1.637%
B1	160 East Gay Street	Bridge	590		0.654%
B2	164 East Gay Street	Bridge	590		0.654%
G4	166 East Gay Street	Garden 1	725	P9	0.804%
TH5	168 East Gay Street	Townhouse 2	1,557	P8	1.727%
G5	170 East Gay Street	Garden 1	746	P11	0.828%
TH6	172 East Gay Street	Townhouse 1	1,230	P10	1.364%
G6	174 East Gay Street	Garden 4	1,444	P13, P24	1.602%
TH7	176 East Gay Street	Townhouse 1	1,370	P12	1.520%
TH8	180 East Gay Street	Townhouse 2	1,731	P14	1.920%
TH9	184 East Gay Street	Townhouse 4	2,860	P21, P22	3.172%
G7	186 East Gay Street	Garden 4	1,235	P20	1.370%
TH10	188 East Gay Street	Townhouse 2	1,731	P27, P28	1.920%
G8	190 East Gay Street	Garden 1	746	P18	0.828%
TH11	192 East Gay Street	Townhouse 1	1,370	P19	1.520%
G9	194 East Gay Street	Garden 1	725	P16	0.804%
TH12	196 East Gay Street	Townhouse 1	1,230	P17, P26	1.364%
TH13	200 East Gay Street	Townhouse 2	1,557	P15	1.727%
B3	204 East Gay Street	Bridge	595		0.660%
B4	208 East Gay Street	Bridge	595	P25	0.660%
TH14	49 North Fifth Street	Townhouse 2	1,666	P31, P33	1.848%
TH15	53 North Fifth Street	Townhouse 1	1,304	P35	1.446%
TH16	57 North Fifth Street	Townhouse 1	1,301	P36	1.443%
TH17	61 North Fifth Street	Townhouse 2	1,586	P39	1.759%
TH18	65 North Fifth Street	Townhouse 2	1,534	P40	1.702%
TH19	69 North Fifth Street	Townhouse 3	1,775	P43	1.969%
TH20	73 North Fifth Street	Townhouse 2	1,584	P44	1.757%
TH21	77 North Fifth Street	Townhouse 2	1,619	P46	1.796%
TH22	81 North Fifth Street	Townhouse 2	1,620	P48	1.797%
TH23	85 North Fifth Street	Townhouse 1	1,341	P49	1.488%
TH24	89 North Fifth Street	Townhouse 1	1,308	P50	1.451%
G10	47 North Fifth Street	Garden 1	747	P32	0.829%
G11	51 North Fifth Street	Garden 1	678	P34	0.752%
G12	55 North Fifth Street	Garden 1	674	P37	0.748%
G13	59 North Fifth Street	Garden 3	1,105	P38	1.226%
G14	63 North Fifth Street	Garden 3	1,110	P41, P23	1.231%
G15	67 North Fifth Street	Garden 1	677	P42	0.751%
G16	71 North Fifth Street	Garden 1	700	P45	0.776%
G17	75 North Fifth Street	Garden 1	700	P47	0.776%
G18	79 North Fifth Street	Garden 1	700	P29	0.776%
G19	87 North Fifth Street	Garden 1	663	P30	0.735%

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EXHIBIT D (Continued)

FIFTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Information

I. EXISTING UNITS: (Continued)

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G20	216 East Gay Street	Garden 2	861	P52	0.955%
TH25	218 East Gay Street	Townhouse 3	1,983	P51	2.200%
G21	220 East Gay Street	Garden 1	704	P54	0.781%
TH26	222 East Gay Street	Townhouse 1	1,319	P53	1.463%
TH27	224 East Gay Street	Townhouse 1	1,319	P56	1.463%
G22	226 East Gay Street	Garden 1	704	P55	0.781%
TH28	228 East Gay Street	Townhouse 2	1,594	P58	1.768%
G23	230 East Gay Street	Garden 4	1,513	P57	1.678%
TH29	234 East Gay Street	Townhouse 2	1,603	P59	1.778%
G24	236 East Gay Street	Garden 1	754	P60	0.836%
TH30	238 East Gay Street	Townhouse 2	1,830	P61	2.030%
G25	240 East Gay Street	Garden 2	828	P62	0.918%
TH31	242 East Gay Street	Townhouse 2	1,800	P63, P64	1.997%

II. UNITS ADDED HEREBY:

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G26	246 East Gay Street	Garden 2	828		0.918%
TH32	244 East Gay Street	Townhouse 3	2,014	P65	2.234%
G27	250 East Gay Street	Garden 3	1,134	P67	1.258%
TH33	248 East Gay Street	Townhouse 2	1,830	P66	2.030%
TH34	252 East Gay Street	Townhouse 2	1,603	P68	1.778%
G28	256 East Gay Street	Garden 3	1,134	P70	1.258%
TH35	258 East Gay Street	Townhouse 2	1,594	P69	1.768%
G29	260 East Gay Street	Garden 1	704	P72	0.782%
TH36	262 East Gay Street	Townhouse 1	1,319	P71	1.463%
G30	266 East Gay Street	Garden 1	704	P73	0.782%
TH37	264 East Gay Street	Townhouse 1	1,319	P74	1.463%
G31	270 East Gay Street	Garden 2	861		0.956%
TH38	268 East Gay Street	Townhouse 3	1,983		2.200%
			90,151	Total	100.000%

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EXHIBIT E

FIFTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Types

Type	Description
Garden 1	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, and containing between approximately 600–800 gross interior square feet.
Garden 2	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, bathroom, and containing between approximately 801–999 gross interior square feet.
Garden 3	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,000–1,199 gross interior square feet.
Garden 4	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,200–1,550 gross interior square feet.
Townhouse 1	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two bedrooms, two and one-half bathrooms, and containing between approximately 1,200– 1,500 gross interior square feet.
Townhouse 2	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,500–1900 gross interior square feet.
Townhouse 3	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,901–2,499 gross interior square feet.
Townhouse 4	Multi-story townhouse style Unit consisting of a great room, dining room, kitchen, three bedrooms, three and one-half bathrooms, and containing between approximately 2,500– 3,000 gross interior square feet.
Bridge	One story flat style Unit consisting of a living room and dining area, kitchen, one bedroom, one bathroom, and containing between approximately 500–650 gross interior square feet, and that is elevated over and crosses a public or private street, alley or drive.
Retail/ Commercial	Unit created and designed for a retail/commercial Unit consisting of one or more rooms and containing between 100 and 2,000 gross square feet and may also include or consist of unenclosed open space.

Declarant reserves the right, from time to time, to rearrange and redesignate rooms.

Gross interior square feet means the approximate gross area constituting the Unit at all levels, is measured from undecorated inner surfaces of its boundary walls, and includes space occupied by interior partitions, staircases and voids. This measurement is not the measurement normally used in the real estate industry for sales and leasing purposes.

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FOR REFERENCE PLEASE SEE
CONDOMINIUM PLAT BOOK NO. 218 PAGE 83-85

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Robert G. Montgomery
Franklin County Recorder

cor to 201009210123048

FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF ONE NEIGHBORHOOD CONDOMINIUM

This Fourth Amendment to the Declaration of ONE NEIGHBORHOOD CONDOMINIUM is made on or as of this 1st day of ~~August~~ Sept. 2010.

Recitals

A. One Neighborhood Condominium ("the Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio ("the Condominium Act") by the filing of the Declaration of One Neighborhood Condominium (the "Declaration") and the Drawings thereof, recorded, respectively, as Instrument No. 200802270029753, and Condominium Plat Book 200, at page 32 et seq., (Instrument No. 200802270029756), both of the records of the Recorder of Franklin County, Ohio, and all amendments thereto.

B. Pursuant to the provisions of Article XVI of the Declaration and the provisions of the Condominium Act, Gay Street Condominium, LLC, an Ohio limited liability company, the "Original Declarant", reserved the right to expand the Condominium to include Additional Property described in the Declaration.

C. Pursuant to the provisions of the Declaration and the provisions of the Condominium Act, the Original Declarant has the right to assign, in writing, its right to expand the Condominium to others. The Original Declarant desires by this Fourth Amendment to assign its right to expand the Condominium to Galeron Properties II, Ltd., an Ohio limited liability company, the "Successor Declarant", for the limited purpose of expanding the Condominium to include the Additional Property described herein.

D. Pursuant to the provisions of Article XVI of the Declaration, and the provisions of the Condominium Act, the Successor Declarant, as the owner of the property submitted hereby, desires by this Fourth Amendment to add a portion of Additional Property to the Condominium, which Additional Property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Article.

Declaration

NOW THEREFORE, the Successor Declarant, the sole owner of the property hereinafter described as being added to the Condominium, hereby amends the Declaration and Drawings to expand the Condominium and declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described, as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration.

(Continued next page)

CERTIFICATE OF AUDITOR

A copy of this Fourth Amendment to the Declaration for One Neighborhood Condominium and a copy of the Fourth Amendment to the Drawings were filed with this office on Sept 21st, 2010.

Franklin County Auditor

By Deputy Auditor

TRANSFERRED

SEP 21 2010

AUDITOR FRANKLIN COUNTY, OHIO

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2. Additional Property Added. A legal description of the portion of the property added hereby to the Condominium Property containing 0.331 acre, more or less, and being part of the Additional Property defined and described in the Declaration, is attached hereto, marked "Exhibit A", and hereby made a part hereof. A sketch plot plan of the property is attached hereto, marked "Exhibit B", and hereby made a part hereof. A location drawing showing the relationship of the property added hereby and the Condominium Property is attached hereto, marked "Exhibit C", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "One Neighborhood Condominium."

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the Additional Property added hereby).

5. Improvement Description. The Additional Property added to the Condominium Property hereby contains a portion of a multi-story residential building containing a total of thirteen (13) dwelling units and a portion of a garage building containing fourteen (14) Limited Common Element garage spaces. Thus, this Fourth Amendment adds a total of thirteen (13) dwelling units and expands the Condominium to include a total of sixty (60) dwelling units, each of which is a "Unit". The portion of the building added hereby is built on a poured concrete slab foundation, with a wood frame, an asphalt shingle and/or metal panel and/or adhered single ply membrane roof, and an exterior of brick and cast stone. Units added hereby do not have basements. The principal materials of which the portion of the building added hereby is constructed are wood, glass, concrete, brick, cast stone, asphalt shingle, metal, rubber and drywall. The Units added hereby are located as shown on the Fourth Amendment to the Drawings filed herewith and on Exhibit B.

Also on the Additional Property, added hereby, are sidewalks and green and open spaces. Improvements on the property added hereby are compatible in terms of quality of construction, principal materials used and architectural style and design to the improvements now a part of the Condominium Property.

6. Units.

A. Unit Designations. Each of the Units added to the Condominium hereby is legally designated on the Fourth Amendment to the Drawings accompanying this amendment and filed simultaneously herewith, labeled, "Fourth Amendment to Condominium Drawings of One Neighborhood Condominium," by a Unit designation, which is either the letter "G" or the letters "TH" and a number, all of which shall constitute the Unit's "Unit designation." The Unit designation of each Unit added hereby is shown on the Fourth Amendment to the Drawings where that Unit is located. A listing of proper Unit designations and street addresses of the Units added hereby (and the Unit designations and street addresses of all other Units in the Condominium) is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof.

B. Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated with that Unit's Unit designation on the Fourth Amendment to the Drawings and includes and excludes, as appropriate, those same items as are described and defined in the description of the Unit types on Exhibit E and in the description of Units in the Declaration. The type of each Unit added hereby (and of each other Unit) is shown on the attached Exhibit D. Floor plan layouts and elevation drawings for the Units and buildings added hereby are shown on the Fourth Amendment to the Drawings filed simultaneously herewith.

C. Unit Locations. The location of each Unit added hereby is shown on the Fourth Amendment to the Drawings, and is also shown on Exhibit B. Each Unit has direct access over Common Elements leading directly to Gay Street, a public street.

7. Common and Limited Common Elements.

A. Common Elements. All of the Additional Property hereby added hereto, including all of the land, and all improvements thereon and appurtenances thereto, except those portions labeled or described herein, on the Fourth Amendment to the Drawings filed herewith, or in the Declaration as being a part of a Unit, are Common Elements.

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B. Limited Common Elements. Those portions of the Common Elements that are added hereby that are labeled or designated "Limited Common Elements" on the Fourth Amendment to the Drawings, or so designated herein or in the Declaration, are Limited Common Elements. These Limited Common Elements consist of porches, patios and balconies as shown on the Fourth Amendment to the Drawings and fourteen (14) enclosed Limited Common Element parking spaces located in the garage building. Each Limited Common Element parking space added hereby is identified herein and on the Fourth Amendment to the Drawings where it is situated by the letter "P" and a number. An illustration is "P15". The Limited Common Element parking spaces added hereby are hereby assigned as Limited Common Elements to specific Units as set forth on Exhibit D. Each such Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is designated to serve.

C. Undivided Interests. The undivided interest in the Common Elements of each Unit in the Condominium, as expanded hereby, and as thereby allocated and reallocated, are as designated on Exhibit D, and, in each case, is based on the ratio, rounded to the nearest thousandth of each Unit's approximate gross interior square footage, to the total approximate gross square footage of all Units a part of the Condominium, and further adjusted as necessary in Declarant's sole discretion, to equal exactly 100.000%. This Exhibit D supersedes, in its entirety, Exhibit C of the Declaration, and all amendments thereto. The Common Elements shall be owned by the Unit owners as tenants in common, and ownership thereof shall remain undivided. No Unit owner may waive or release any rights in the Common Elements. Further, the undivided interest in the Common Elements of a Unit shall not be separated from the Unit to which it appertains.

8. Effects of Expansion. Upon the filing for record of this Fourth Amendment to the Declaration adding Additional Property to the Condominium Property:

A. the added portion shall thereafter be subject to all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plan set forth therein shall run with and bind the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property;

B. the owner or owners of the added portion shall thereupon become members of the condominium unit owners association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and

C. in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of like force and effect.

9. Construction and Attachment Easement. An easement is hereby created to provide for the construction and attachment of the remaining portion of the building added hereby. The exterior potion of the building added hereby is a Common Element. Successor Declarant desires in the future to attach the remaining portion of the building to the Common Element exterior wall of the portion of the building added hereby. The easement created hereby provides for an easement for construction within the Common Elements of the Condominium and for the right to attach the remaining portion of the building to the Common Element exterior of the portion of the building added hereby. Upon attachment, and unless and until, if ever, the remaining portion of the building is subjected to the provisions of the Condominium Act and made part of the Condominium, the wall separating the portion of the building added hereby and the portion of the building attached in the future shall be a "party wall" and shall be governed and controlled by the law in the State of Ohio regarding party walls. Upon submission of the remaining portion of the building to the provisions of the Condominium Act and its addition to the Condominium, this easement shall automatically terminate, and the wall separating the two portions of the building shall cease to be a "party wall" controlled by the law in the State of Ohio governing "party walls" and the various portions of the wall shall thereafter be a Common Element and or a Unit component and shall be owned, repaired and maintained in the same manner as other walls between Units that are a part of the Condominium.

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10. Encroachment Easement. As shown on the Drawings filed simultaneously herewith, portions of the Common Elements added hereby encroach into property owned by the City of Columbus. Pursuant to provisions of two encroachment easements recorded, respectively, as Instrument Nos. 201008200107100 and 201008200107101, both of the records of the Recorder for Franklin County, Ohio, easements for these encroachments were created and run with the title to the land submitted to the Condominium by this Fourth Amendment. The portions of the Common Elements that encroach into the areas owned by the City of Columbus shall be a part of the Condominium and be maintained in the same manner as other Common Elements, as provided for in the Declaration.

11. Infrastructure and Right-of-Way Maintenance Agreement. As part of the development of the overall Condominium Property, as the same may be amended from time to time, and as part of the revitalization of Gay Street and certain downtown Columbus areas, certain improvements along and a part of Gay Street, Normandy Avenue, and North Fifth Street were installed by Declarant, the Original Declarant and/or the City of Columbus and directly benefit the Unit Owners. As a condition of the installation of the improvements within the right of ways, an infrastructure and right-of-way maintenance agreement regarding the maintenance of the improvements was entered into between the City and the Original Declarant. A copy of the infrastructure and right-of-way maintenance agreement is attached hereto as Exhibit F, and made a part hereof by this reference. The Original Declarant hereby assigns to the Association and the Association hereby assumes the rights, duties and responsibilities of the Original Declarant under and pursuant to the provisions of the infrastructure and right-of-way maintenance agreement, as the same may be amended from time to time. From and after the filing of this Fourth Amendment, the Association is and shall be responsible, at its sole cost and expense, to repair and maintain the improvements described in the attached infrastructure and right-of-way maintenance agreement, as the same may be amended from time to time.

IN TESTIMONY WHEREOF, the undersigned has executed and acknowledged this instrument this 1st day of ~~August~~ Sep, 2010.

GALERON PROPERTIES II, LTD.,
an Ohio limited liability company

By Gay Street Condominium, LLC
an Ohio limited liability company
its sole member

By TOW Ltd.,
an Ohio limited liability company,
its sole member

By Kimberly A. Ulle
Kimberly A. Ulle, Vice President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by Kimberly A. Ulle, Vice-President of TOW, Ltd, an Ohio limited liability company and sole member of Gay Street Condominium, LLC, an Ohio limited liability company and the sole member of Galeron Properties II, Ltd., an Ohio limited liability company, on behalf of and as the act and deed of all of said limited liability companies this 1st day of August, Sep, 2010.

MANDY BURSON
NOTARY PUBLIC STATE OF OHIO
DELAWARE COUNTY
My Comm. Expires Sept. 1, 2015

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The undersigned, Gay Street Condominium, LLC, hereby assigns to Galeron Properties II, Ltd., its right to expand the Condominium to include the portion of the Additional Property added hereby and assigns its rights and obligations under the infrastructure and right-of-way maintenance agreement to the Association.

GAY STREET CONDOMINIUM, LLC
an Ohio limited liability company

By TOW Ltd.,
an Ohio limited liability company,
its sole member

By Kimberly A. Ulle
Kimberly A. Ulle, Vice-President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by Kimberly A. Ulle, Vice-President of TOW, Ltd, an Ohio limited liability company and sole member of Gay Street Condominium, LLC, an Ohio limited liability company, on behalf of said limited liability companies this 18 day of August, 2010.

Sep.

Mandy Burson
Notary Public

MANDY BURSON
NOTARY PUBLIC, STATE OF OHIO
DELAWARE COUNTY
My Comm. Expires Sept. 1, 2015

This instrument prepared by Calvin T. Johnson, Jr., Attorney at Law, Loveland & Brosius, LLC, 50 West Broad Street, Suite 3300, Columbus, Ohio 43215.

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EXHIBIT A

FOURTH AMENDMENT TO
ONE NEIGHBORHOOD
CONDOMINIUM
0.331 ACRES

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands and being part of Lots 1, 2, 3, 4 and 5 of Kelley Place Addition to the City of Columbus a subdivision of record in Plat Book 3, Page 238 as conveyed to Galeron Properties II, LTD by deed of record in Instrument Number 200802130022549 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at a magnetic nail set at the intersection of the northerly right-of-way line of Gay Street and the easterly right-of-way line of Fifth Street, being the northwesterly corner of the City of Columbus tract of record in Deed Book 778, Page 496;

Thence North 08° 07' 09" West, a distance of 104.50 feet, along the easterly right-of-way line of Fifth Street, to a point, said point being referenced by a magentic nail found North 08° 07' 09" West at 9.00 feet;

Thence North 81°53'03" East, a distance of 148.86 feet, along the southerly line of a 0.055 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 201008200107099, also being over and across said Lots 1, 2, 3, 4 and 5, to a point;

Thence the following four (4) courses and distances across said Lot 5;

1. South 08°12'30" East, a distance of 22.99 feet, to a point;
2. South 81°47'30" West, a distance of 2.33 feet, to a point;
3. South 08°12'30" East, a distance of 10.50 feet, to a point;
4. South 81°47'30" West, a distance of 13.53 feet, to a point in the center of a wall;

Thence South 08° 09' 55" East, a distance of 70.98 feet, partly along the center of said wall to a point on the northerly right-of-way line of Gay Street, also being a common corner of City of Columbus Tracts of Record in Deed book 774, Page 315 and Deed Book 789, Page 35;

Thence South 81° 53' 03" West, a distance of 133.10 feet, along the northerly right-of-way line of said Gay Street and the northerly lines of the City of Columbus Tracts of record in Deed Book 789, Page 35 and Deed Book 778, Page 496, to the **Point of Beginning**, containing 0.331 acre, more or less, of which 0.012 acres being out of parcel 010-026421-00, being subject to all easements, restrictions and rights-of-way of record.

Bearings herein based on the bearing of North 81°53'03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.



Stantec Consulting Services Inc.

Tim Baker 9-9-10
Tim Baker Date
Professional Surveyor No. S-7818

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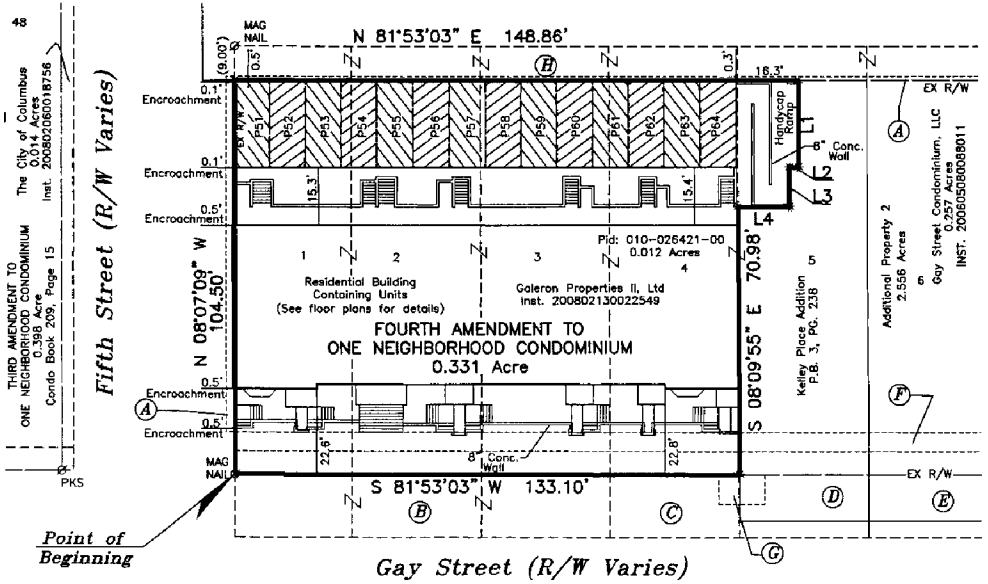
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LINE	BEARING	DISTANCE
L1	S 08°12'30" E	22.99'
L2	S 81°47'30" W	2.33'
L3	S 08°12'30" E	10.50'
L4	S 81°47'30" W	13.53'

EXHIBIT B
FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM
LYING IN

PART OF LOTS 1, 2, 3, 4 and 5 OF Kelley PLACE ADDITION, P.B. 3, PG. 238

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



40 0 40 80

SCALE IN FEET

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°53'03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

SURVEYORS CERTIFICATION

I hereby certify that the drawing on page 1, accurately reflects the location of improvements and accurately reflects the location of recorded easements as shown on the Title Commitment issued by title First Agency as commitment number 1336456, with an effective date of January 16, 2007, at 7:59 a.m. of One Neighborhood Condominium. And is for the sole purpose of complying with Section 5311.07 of the Ohio Revised Code.

Tim Baker 9-9-10

PROFESSIONAL SURVEYOR NO. S-7818 DATE

STATE OF OHIO
TIM A. BAKER
7818
REGISTERED
PROFESSIONAL SURVEYOR

LEGEND

- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET
- P1 LIMITED COMMON ELEMENT

NOTE:

1. All areas not designated as part of a unit or limited common elements are common elements.
2. There were no encumbrances reported in the Title Commitment.
3. The site is subject to a Reciprocal easement agreement as recorded in Instrument No. 200802060018759.

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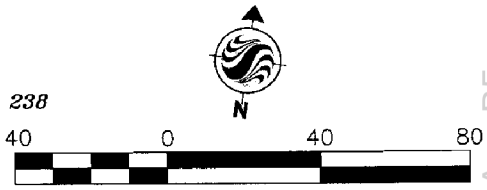
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EXHIBIT B
FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 1, 2, 3, 4 and 5 OF Kelley PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



SCALE IN FEET

(A) 0.016 Ac. Encroachment Esmt. Inst. 201008200107100

(B) City of Columbus D.B. 778, PG. 496

(C) City of Columbus D.B. 789, PG. 35

(D) City of Columbus D.B. 774, PG. 315

(E) City of Columbus D.B. 788, PG. 504

(F) 0.031 Ac. Pedestrian Esmt. Inst. 201008200107102

(G) 0.002 Ac. Encroachment Esmt. Inst. 201008200107101

(H) City of Columbus 0.055 Ac. Inst. 201008200107099

(I) City of Columbus D.B. 774, PG. 315

(J) City of Columbus D.B. 788, PG. 504

LEGEND

- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET
- P1 LIMITED COMMON ELEMENT

NOTE:

1. All areas not designated as part of a unit or limited common elements are common elements.
2. There were no encumbrances reported in the Title Commitment.
3. The site is subject to a Reciprocal easement agreement as recorded in Instrument No. 200802060018759.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°53'03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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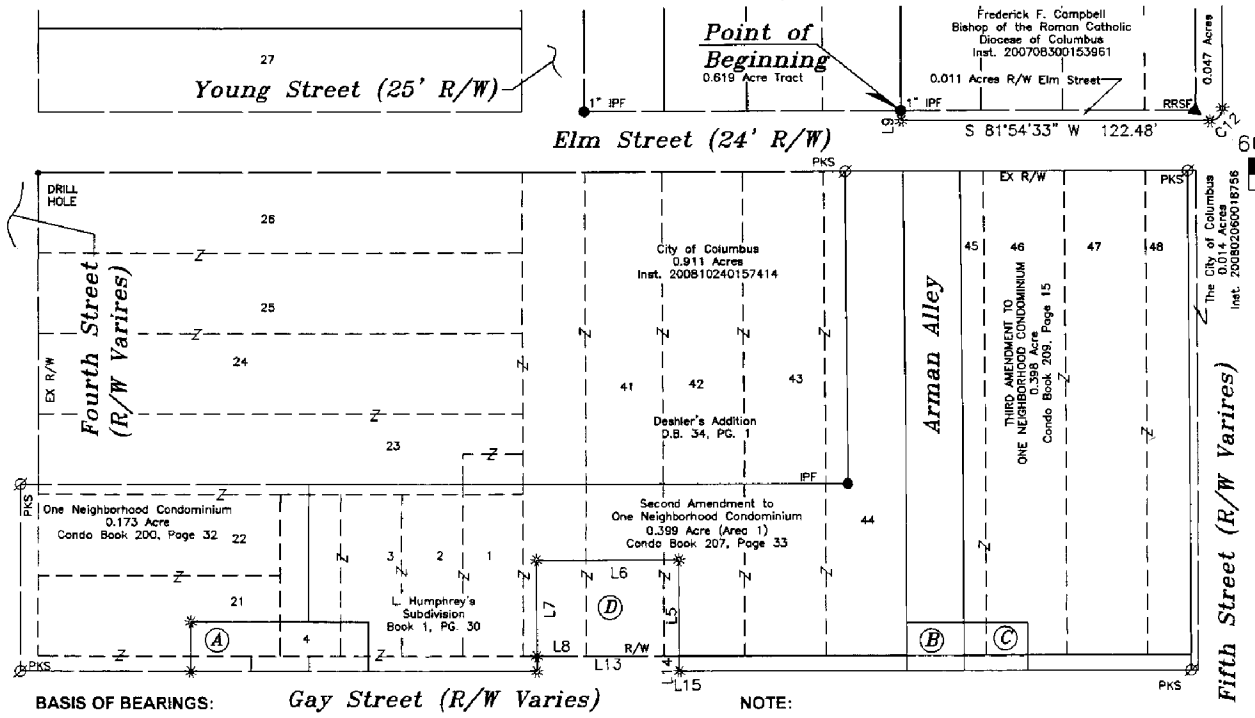
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EXHIBIT C
FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM
LYING IN
PART OF LOTS 45, 46, 48, ALL OF LOT 47 OF DESHLER'S ADDITION, D.B. 34, PG. 1
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





60 0 60 120

SCALE IN FEET

LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✲ DESIGNATES ANGLE POINTS ONLY
- ∅ PKS PK NAIL SET

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FAX (614) 486-4387

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

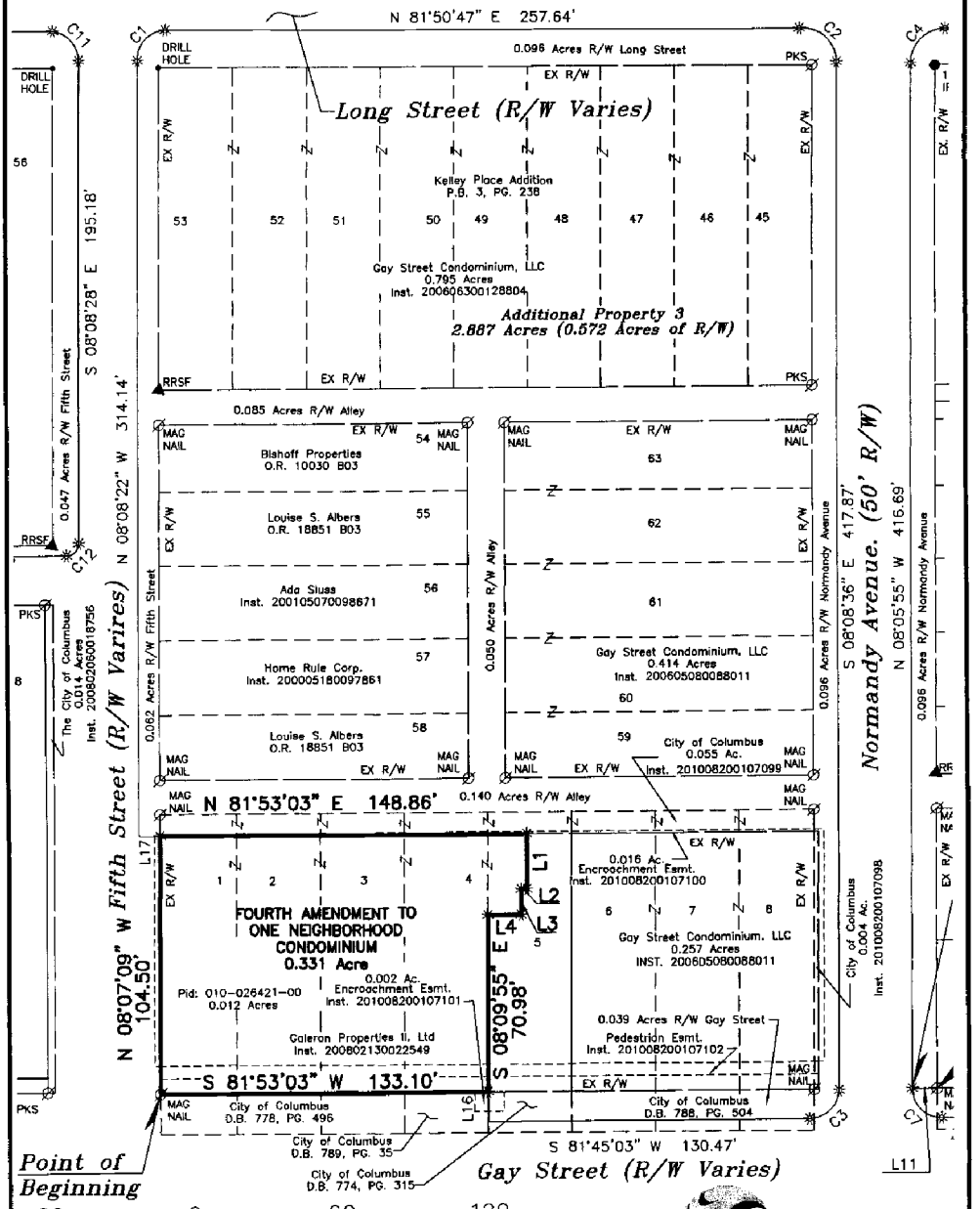
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EXHIBIT C (CONTINUED)
FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM
LYING IN
PART OF LOTS 1-8 & ALL OF LOTS 45-63
OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



60 0 60 120

SCALE IN FEET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone. NAD 83 with the 1986 Adjustment.

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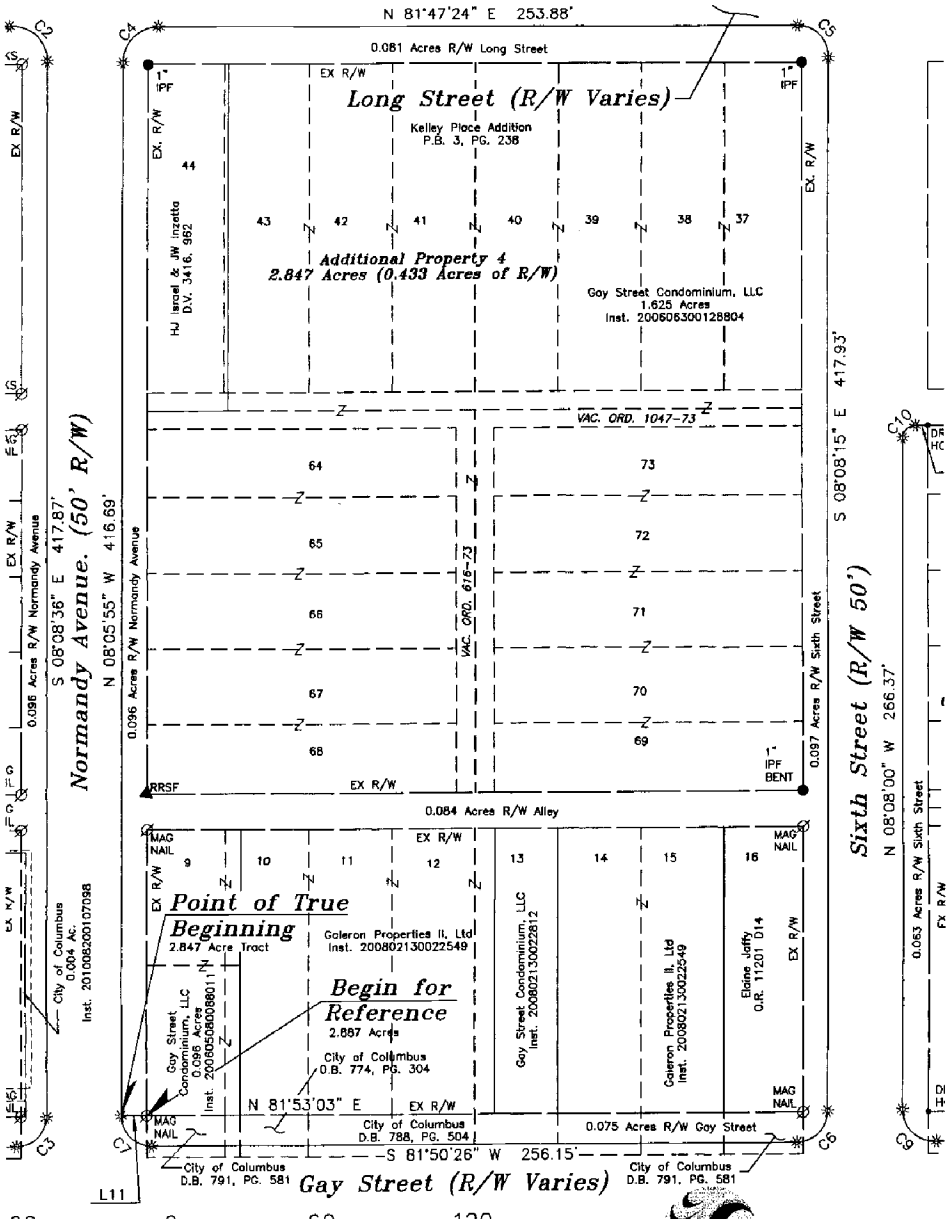
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EXHIBIT C (CONTINUED)
FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 9-16 & ALL OF LOTS 37-44, 64-73
OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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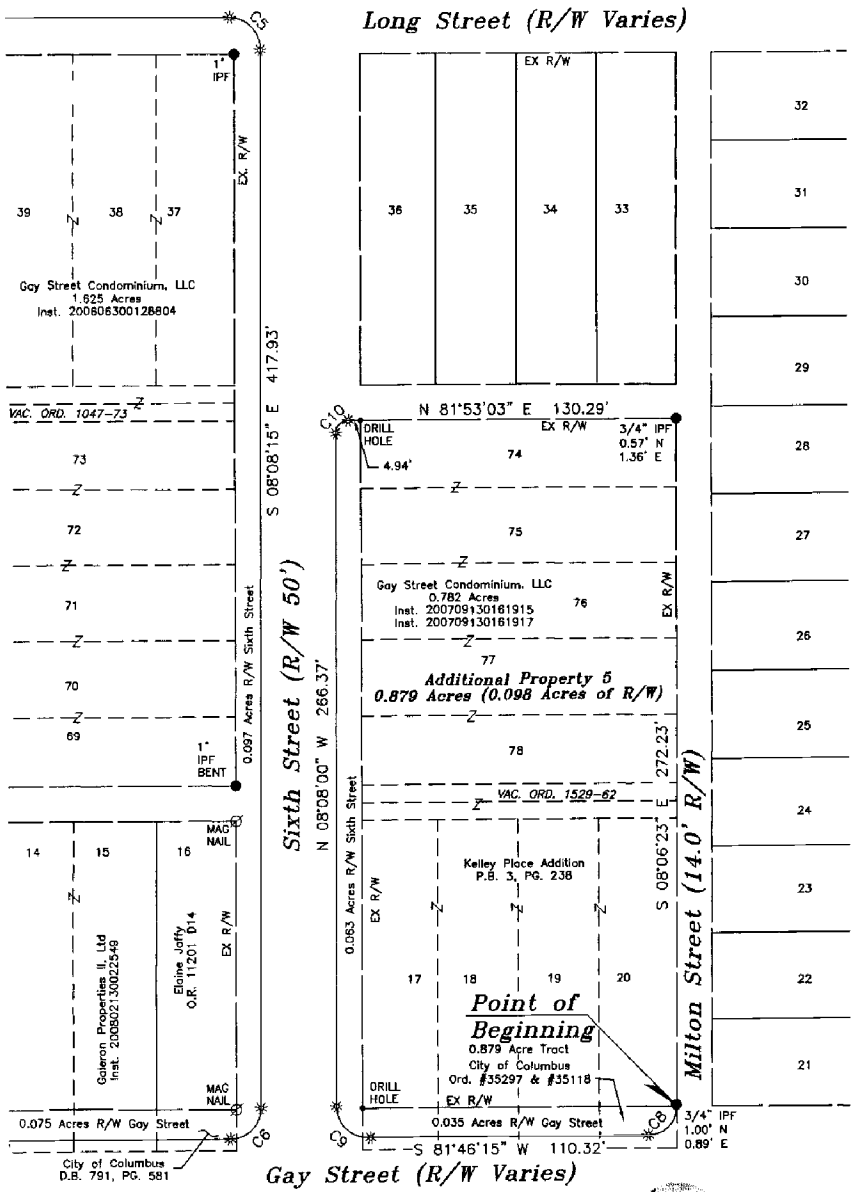
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EXHIBIT C (CONTINUED)
FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 17–20 & ALL OF LOTS 74–78
OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



60 0 60 120

SCALE IN FEET

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.

2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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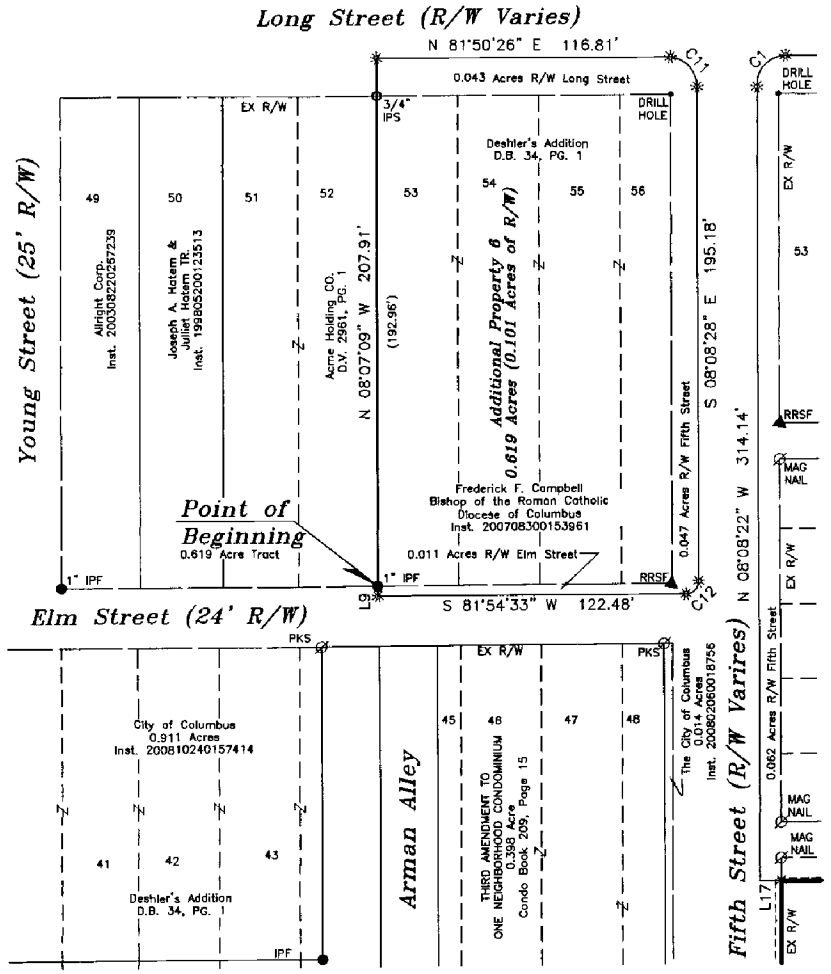
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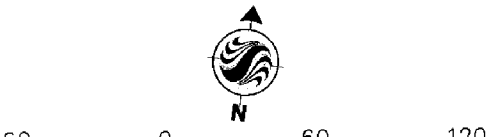
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EXHIBIT C (CONTINUED)
FOURTH AMENDMENT TO
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ONE NEIGHBORHOOD CONDOMINIUM
LYING IN
ALL OF LOTS 53-56 OF DESHLER'S ADDITION, D.B. 34, PG. 1
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





SCALE IN FEET

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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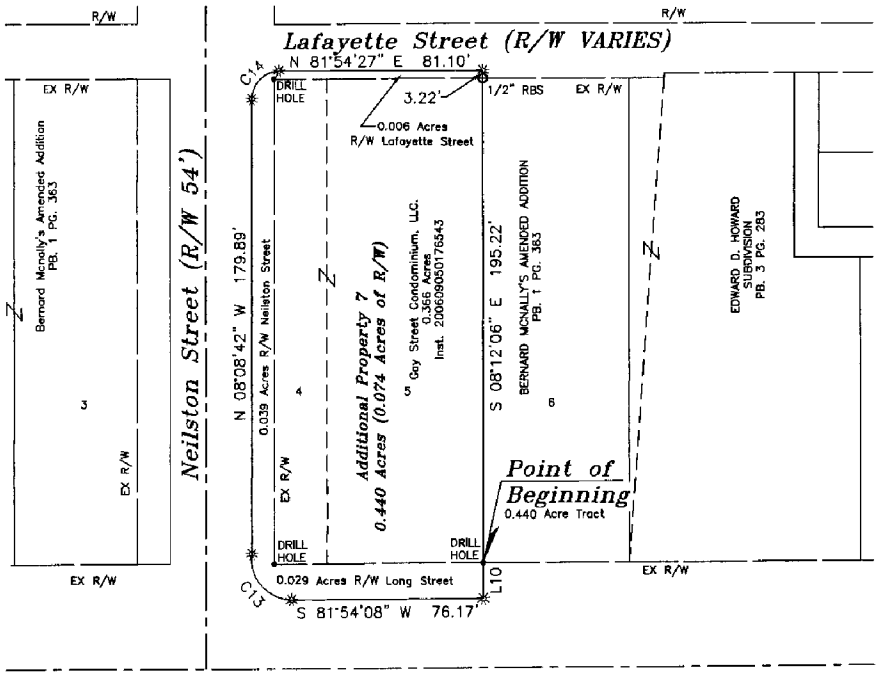
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EXHIBIT C (CONTINUED)
FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOT 4 & ALL OF LOT 5 OF
BERNARD MCNALLY'S AMENDED ADDITION, PB. 1, PG. 363
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





60 0 60 120

SCALE IN FEET

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.

2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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FAX (614) 486-4387

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the Drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproductions or use for any purpose other than that authorized by Stantec is forbidden.

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EXHIBIT C (CONTINUED)
FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	94°12'16"	11.37'	18.70'	N 34°44'39" E	16.66'
C2	95°47'17"	13.70'	22.90'	S 56°02'14" E	20.33'
C3	86°38'09"	12.10'	18.30'	S 38°25'58" W	16.61'
C4	89°21'36"	14.18'	22.11'	N 36°34'53" E	19.94'
C5	93°06'15"	12.23'	19.87'	S 51°39'28" E	17.76'
C6	89°39'30"	12.30'	19.25'	S 36°41'30" W	17.35'
C7	90°03'40"	12.03'	18.91'	N 53°07'44" W	17.02'
C8	90°14'58"	11.36'	17.90'	S 36°41'10" W	16.11'
C9	94°18'20"	12.55'	20.65'	N 55°17'10" W	18.40'
C10	90°01'03"	5.00'	7.86'	N 36°52'31" E	7.07'
C11	83°37'05"	11.91'	17.39'	S 49°57'01" E	15.89'
C12	90°03'02"	5.00'	7.86'	S 36°53'03" W	7.07'
C13	97°55'34"	15.97'	27.30'	N 49°08'05" W	24.10'
C14	86°21'27"	11.40'	17.18'	N 35°02'02" E	15.60'

LINE	BEARING	DISTANCE
L1	S 08°12'30" E	22.99'
L2	S 81°47'30" W	2.33'
L3	S 08°12'30" E	10.50'
L4	S 81°47'30" W	13.53'
L5	N 08°18'40" W	44.04'
L6	S 81°41'20" W	56.20'
L7	S 08°18'40" E	37.99'
L8	S 81°44'46" W	0.09'
L9	N 08°07'09" W	3.97'
L10	S 08°12'06" E	14.22'
L11	S 81°53'03" W	10.11'
L13	N 81°44'48" E	55.91'
L14	S 08°15'14" E	6.00'
L15	N 81°44'46" E	0.29'
L16	N 08°09'55" W	12.19'
L17	S 81°53'03" W	8.49'

(A) First Amendment to One Neighborhood Condominium 0.032 Acre Condo Book 203, Page 31

(B) Second Amendment to One Neighborhood Condominium 0.010 Acre (Area 2) Condo Book 207, Page 33

(C) Second Amendment to One Neighborhood Condominium 0.011 Acre (Area 3) Condo Book 207, Page 33

(D) Additional Property 2 0.049 Acres

(E) Additional Property 1 0.104 Acres

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.

2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

Stantec
1500 LAKE SHORE DRIVE
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

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EXHIBIT D

FOURTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Information

I. EXISTING UNITS:

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G3	48 North Fourth Street	Garden 1	747	P6	1.022%
TH4	50 North Fourth Street	Townhouse 2	1,814	P7	2.481%
G2	52 North Fourth Street	Garden 1	751	P4	1.027%
TH3	54 North Fourth Street	Townhouse 1	1,485	P5	2.031%
TH2	58 North Fourth Street	Townhouse 2	1,619	P3	2.214%
G1	60 North Fourth Street	Garden 4	1,401	P2	1.916%
TH1	62 North Fourth Street	Townhouse 1	1,476	P1	2.018%
B1	160 East Gay Street	Bridge	590		0.807%
B2	164 East Gay Street	Bridge	590		0.807%
G4	166 East Gay Street	Garden 1	725	P9	0.991%
TH5	168 East Gay Street	Townhouse 2	1,557	P8	2.129%
G5	170 East Gay Street	Garden 1	746	P11	1.020%
TH6	172 East Gay Street	Townhouse 1	1,230	P10	1.682%
G6	174 East Gay Street	Garden 4	1,444	P13, P24	1.975%
TH7	176 East Gay Street	Townhouse 1	1,370	P12	1.874%
TH8	180 East Gay Street	Townhouse 2	1,731	P14	2.367%
TH9	184 East Gay Street	Townhouse 4	2,860	P21, P22	3.911%
G7	186 East Gay Street	Garden 4	1,235	P20	1.689%
TH10	188 East Gay Street	Townhouse 2	1,731	P27, P28	2.367%
G8	190 East Gay Street	Garden 1	746	P18	1.020%
TH11	192 East Gay Street	Townhouse 1	1,370	P19	1.874%
G9	194 East Gay Street	Garden 1	725	P16	0.991%
TH12	196 East Gay Street	Townhouse 1	1,230	P17, P26	1.682%
TH13	200 East Gay Street	Townhouse 2	1,557	P15	2.129%
B3	204 East Gay Street	Bridge	595		0.814%
B4	208 East Gay Street	Bridge	595	P25	0.814%
TH14	49 North Fifth Street	Townhouse 2	1,666	P31, P33	2.278%
TH15	53 North Fifth Street	Townhouse 1	1,304	P35	1.783%
TH16	57 North Fifth Street	Townhouse 1	1,301	P36	1.779%
TH17	61 North Fifth Street	Townhouse 2	1,586	P39	2.169%
TH18	65 North Fifth Street	Townhouse 2	1,534	P40	2.098%
TH19	69 North Fifth Street	Townhouse 3	1,775	P43	2.427%
TH20	73 North Fifth Street	Townhouse 2	1,584	P44	2.166%
TH21	77 North Fifth Street	Townhouse 2	1,619	P46	2.214%
TH22	81 North Fifth Street	Townhouse 2	1,620	P48	2.215%
TH23	85 North Fifth Street	Townhouse 1	1,341	P49	1.834%
TH24	89 North Fifth Street	Townhouse 1	1,308	P50	1.789%
G10	47 North Fifth Street	Garden 1	747	P32	1.022%
G11	51 North Fifth Street	Garden 1	678	P34	0.927%
G12	55 North Fifth Street	Garden 1	674	P37	0.922%
G13	59 North Fifth Street	Garden 3	1,105	P38	1.511%
G14	63 North Fifth Street	Garden 3	1,110	P41, P23	1.518%
G15	67 North Fifth Street	Garden 1	677	P42	0.926%
G16	71 North Fifth Street	Garden 1	700	P45	0.957%
G17	75 North Fifth Street	Garden 1	700	P47	0.957%
G18	79 North Fifth Street	Garden 1	700	P29	0.957%
G19	87 North Fifth Street	Garden 1	663	P30	0.907%

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EXHIBIT D (Continued)

FOURTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Information

II. UNITS ADDED HEREBY:

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G20	216 East Gay Street	Garden 2	861	P52	1.177%
TH25	218 East Gay Street	Townhouse 3	1,983	P51	2.712%
G21	220 East Gay Street	Garden 1	704	P54	0.963%
TH26	222 East Gay Street	Townhouse 1	1,319	P53	1.804%
TH27	224 East Gay Street	Townhouse 1	1,319	P56	1.804%
G22	226 East Gay Street	Garden 1	704	P55	0.963%
TH28	228 East Gay Street	Townhouse 2	1,594	P58	2.180%
G23	230 East Gay Street	Garden 4	1,513	P57	2.069%
TH29	234 East Gay Street	Townhouse 2	1,603	P59	2.192%
G24	236 East Gay Street	Garden 1	754	P60	1.031%
TH30	238 East Gay Street	Townhouse 2	1,830	P61	2.503%
G25	240 East Gay Street	Garden 2	828	P62	1.132%
TH31	242 East Gay Street	Townhouse 2	1,800	P63, P64	2.462%
		TOTAL	73,124		100.000%

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EXHIBIT E

FOURTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Types

Type	Description
Garden 1	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, and containing between approximately 600–800 gross interior square feet.
Garden 2	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, bathroom, and containing between approximately 801–999 gross interior square feet.
Garden 3	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,000–1,199 gross interior square feet.
Garden 4	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,200–1,550 gross interior square feet.
Townhouse 1	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two bedrooms, two and one-half bathrooms, and containing between approximately 1,200– 1,500 gross interior square feet.
Townhouse 2	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,500–1900 gross interior square feet.
Townhouse 3	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,901–2,499 gross interior square feet.
Townhouse 4	Multi-story townhouse style Unit consisting of a great room, dining room, kitchen, three bedrooms, three and one-half bathrooms, and containing between approximately 2,500– 3,000 gross interior square feet.
Bridge	One story flat style Unit consisting of a living room and dining area, kitchen, one bedroom, one bathroom, and containing between approximately 500–650 gross interior square feet, and that is elevated over and crosses a public or private street, alley or drive.
Retail/ Commercial	Unit created and designed for a retail/commercial Unit consisting of one or more rooms and containing between 100 and 2,000 gross square feet and may also include or consist of unenclosed open space.

Declarant reserves the right, from time to time, to rearrange and redesignate rooms.

Gross interior square feet means the approximate gross area constituting the Unit at all levels, is measured from undecorated inner surfaces of its boundary walls, and includes space occupied by interior partitions, staircases and voids. This measurement is not the measurement normally used in the real estate industry for sales and leasing purposes.

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EXHIBIT F

FOURTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Infrastructure and Right-of-Way Maintenance Agreement

INFRASTRUCTURE MAINTENANCE AGREEMENT
BETWEEN
CITY OF COLUMBUS
AND
GAY STREET CONDOMINIUMS, LLC
FOR
MAINTENANCE OF RIGHT-A-WAY ON GAY STREET, NORMANDY AVENUE, AND NORTH FIFTH STREET

This infrastructure maintenance agreement (the "Agreement"), is entered into as of MAY 10, _____, 2010 (the "Effective Date"), between the GAY STREET CONDOMINIUM, LLC (the "Developer") and the CITY OF COLUMBUS, OHIO, (the "City").

WITNESSETH THAT:

WHEREAS, the orderly growth in the number of items within the Public Rights-of-Way and the continued development of the City are of major civic importance; and

WHEREAS, it is the purpose of this Agreement to promote the health and safety of users of the Public Rights-of-Way within the City and to enhance the aesthetics of the City; and

WHEREAS, the Gay Street Condominium, LLC (the "Developer") is undertaking improvements within the public rights-of-way of the City of Columbus in association with their condominium project. The limits of said improvements being between the roadway pavement and right-of-way lines of the following roadways:

North side of Gay St. from North Fifth St. to Normandy Ave.
West side of Normandy Ave. from Gay St. to alley north of Gay St.
East side of North Fifth St. from Gay St. to alley north of Gay St.
(As set forth within City of Columbus, Department of Public Service (the "City"), Plan Number 2636 Dr. E); and

WHEREAS, as part of these improvements, the Developer plans to install enhanced sidewalk features, including landscape and hardscape, that are of a non-traditional variety for ownership by the City, such as, trees, planters, bio-retention basins, irrigation systems, sculptures, etc.; and

WHEREAS, the City's approval of the Developer's installation of these sidewalk enhancements is conditioned upon the Developer's promise and obligation to undertake the maintenance of these features; and

WHEREAS, the Developer is the abutting property owner and has expressed a willingness to undertake these maintenance responsibilities; and

WHEREAS, it is necessary to set forth these maintenance responsibilities for approval by the Director of Public Service, as authorized by Columbus City Council, within Ordinance Number 1113-2008, dated July 23, 2008; and

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NOW, THEREFORE, in consideration of the premises and the respective representations, warranties, covenants and agreements of the parties hereto, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE I. TERM; TERMINATION; EFFECTIVENESS; TITLE

1.02 Term. This Agreement shall be perpetual in nature, unless terminated in accordance with the provisions of this Agreement (the "Term").

1.03 Termination. This Agreement may only be terminated as follows:

(a) by written mutual agreement of the parties hereto;

(b) in the event of a material breach of this Agreement by the City, this Agreement shall terminate sixty (60) days following delivery of a notice of such material breach (a "Termination Notice") from the Developer to the City, unless such material breach is cured prior to the expiration of such sixty (60) day period; provided, however, if the material breach is not susceptible of a cure within such sixty (60) day period, and the City has commenced and diligently pursues such a cure, then the City shall have ninety (90) days to cure the material breach prior to termination;

(c) in the event of a material breach of this Agreement by the Developer, this Agreement shall terminate sixty (60) days following delivery of a Termination Notice from the City to the Developer, unless such material breach is cured prior to the expiration of such sixty (60) day period; provided, however, if the material breach is not susceptible of a cure within such sixty (60) day period, and the Developer has commenced and diligently pursues such a cure, then the Developer shall have ninety (90) days to cure the material breach prior to termination;

(d) in the event termination occurs in accordance with the provisions of this section, the Developer shall remove any or all features so notified to do so by the City within 20 business days and replace with standard City of Columbus infrastructure, or abandon the same

(e) in the event of an emergency, which is defined by the Director, the Director may remove without notice any street enhancements that he deems in his sole discretion constitutes a safety hazard to the public. If practical, the Director shall attempt to notify the DEVELOPER of the need to remove street enhancements and if the DEVELOPER chooses, the DEVELOPER may remove them in the time frame determined by the Director. If the DEVELOPER does not remove them in said time frame, the CITY shall remove them.

1.04 Title. The parties acknowledge and agree that title in and to all features installed by the Developer within the Public Rights-of-Way as a part of the improvements known as City of Columbus Plan Numbers 2636 Dr. E and all improvements, additions or alterations thereto, if any, shall be and remain the sole property of the City of Columbus.

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ARTICLE II. THE CITY'S AND DEVELOPER'S DUTIES AND OBLIGATIONS

2.01 Authority to Execute this Agreement. The Developer represents and warrants to the City that it has all necessary statutory authority to enter into this Agreement and that the execution, delivery and performance of this Agreement by it has been duly and validly authorized by all necessary corporate action.

2.02 Compliance with Laws. The Developer shall abide and comply fully with any applicable statute, rule, regulation, order or restriction of any federal, state or municipal governmental authority lawfully exercising jurisdiction over the Developer's use of the Public Rights-of-Way for the features described within this Agreement, including, but not limited to, the Americans with Disabilities Act and the regulations promulgated thereunder.

2.03 Providing of Improvements. The Developer, shall as part of their construction of the sidewalk improvement project known as City of Columbus Plan Numbers 2636 Dr. E, install sidewalk pavers, landscaping, and sculptures as shown thereon. Copies of these plans are on file in the offices of the City's Department of Public Service. An itemized list of these features and plan sheet is included within "Exhibit A".

2.04 Maintenance of Improvements. The Developer agrees to maintain the landscape and hardscape, such as, trees, planters, bio-retention basins, and sculptures in the manner set forth below.

Trees – The Developer shall provide adequate water per tree when local precipitation fails to do so. In the event that a tree dies, the Developer will replace the tree in a timely manner. The Developer will have regular maintenance crews on site, so as to provide basic pruning for aesthetics and low limbs. The Developer shall be responsible to immediately remove and dispose of debris, such as trimmings and weeds, generated from these maintenance activities and debris that is a result of an act of nature (including, but not limited to: wind storms, etc.). Developer may prune trees as needed under the supervision of the City Forester or as long as they obtain a permit as required by Chapter 912 of the City code. All maintenance must be performed by a qualified, certified, and licensed contractor.

Landscape beds with low iron fence around perimeter - The Developer shall provide all maintenance, including repair or replacement. Replacement of any fence sections must be the same as or substantially similar to the fence originally installed. The Developer shall provide water at a rate of one inch per week, per landscape bed, when local precipitation fails to do so. The Developer will have regular maintenance crews on site, so as to provide basic care for aesthetics. The Developer shall be responsible to immediately remove and dispose of debris, such as trimmings and weeds, generated from these maintenance activities and debris that is a result of an act of nature (including, but not limited to: wind storms, etc.). The Developer may install original or replacement plant materials, including, but not limited to, perennials, annuals, ground covers, low growing grasses, and mulch, provided the Developer shall first submit a site plan identifying the proposed location and the specific species or type of plant materials, including trees, to the City Recreation and Parks Department for review and approval. Plant material, excluding trees, is to be kept at or lower than thirty inches (30"). Site plan and plant material list is to be sent to:

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City Forester
Columbus Recreation and Parks Department
1533 Alum Industrial Drive West
Columbus, Ohio 43209
Re: MAINTENANCE OF RIGHT-OF-WAY ON GAY STREET, NORMANDY AVENUE, AND NORTH FIFTH STREET

Underground Irrigation System - The Developer shall be responsible for all maintenance activities necessary to keep this system in proper working order, including inspections, repairs (major and minor), and winterizing of the systems. If a water source is not available at the time of installing the irrigation systems, the Developer will be responsible to make the final connection for the water no later than 30 days after project completion. In addition, the Developer shall be responsible to pay all water usage fees associated with said portion of the systems.

Brick Pavers – The Developer shall be responsible for all maintenance, including repair and replacement (replacement in kind), of these features in accordance with the requirements of Chapter 905 of Columbus City Code.

Sculptures – The Developer shall seek written approval from the Department of Public Service of any original or replacement sculptures installed in the right of way. Before sculptures are installed, the Developer shall present to the Department of Public Service images of proposed sculptures, in their proposed location with surrounding features shown. The City will review and provide a response in a timely manner. The Developer shall be responsible for all maintenance, including repair and replacement of these features.

Low Level Lighting – The Developer shall be responsible for all maintenance activities necessary to keep this system in proper working order, including inspections and repairs (major and minor). Developer shall be solely responsible for any utility bills associated with this feature.

2.05 Indemnification. The Developer shall to the extent permitted by law, as a condition of the execution of this Agreement, indemnify, protect, defend and hold harmless the City from any claim, loss or damage arising in any way from their occupation or use of the public right-of-way, and from any negligent or wrongful act or omission excluding, however, claims arising from the City's sole negligence or willful misconduct.

2.06 Insurance Requirements. The Developer shall take out or cause to be taken out and maintain during the life of the Agreement, such General Liability (Bodily Injury and Property Damage) Insurance as shall protect them and any subcontractor performing work on said improvements from claims for damages for personal injury, including accidental death, as well as from claims for property damage which may arise from operations under the Agreement, whether such operations are performed by the Developer, or by a subcontractor or by anyone directly or indirectly employed by them. SUCH INSURANCE POLICY SHALL INCLUDE THE CITY AS AN ADDITIONAL NAMED INSURED. The Developer shall maintain coverage of the types and in the amounts as specified below. Prior to execution of this Agreement, the Developer will provide an original certificate of copy of the insurance policy as proof of such insurance

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coverage and will provide one annually. An "umbrella" type policy with limits specified below may be submitted for this requirement, with the City as named insured. The amounts of such insurance shall be as follows:

BODILY INJURY LIABILITY
EACH PERSON $500,000.00
EACH ACCIDENT $1,000,000.00

PROPERTY DAMAGE LIABILITY
EACH ACCIDENT $500,000.00
ALL ACCIDENTS. $1,000,000.00

Such insurance shall remain in full force and effect during the life of the Agreement. Insurance may not be changed or canceled unless the insured, including the City, are notified in writing not less than thirty days prior to such change or cancellation. Cancellation or lapse of insurance coverage during the life of this contract shall be considered a default by the Developer sufficient to relieve the City of its obligations under this Agreement.

Insurance certificates are to be sent annual to:

Office of Support Services
Department of Public Service
109 N. Front St. – Ground Floor
Columbus, OH 43215
Attn: Capital Fiscal Manager
Re: MAINTENANCE OF RIGHT- OF-WAY ON GAY STREET, NORMANDY AVENUE, AND NORTH FIFTH STREET

2.07 Independent Contractor. The parties hereto agree that nothing in this Agreement shall make either party the agent, employee, servant, representative, partner, or co-venturer of the other. As such, the Developer shall be solely responsible for the supervision, daily direction and control of its officers, agents and employees, and for the payment of all applicable compensation, benefits and employer taxes relating to such persons (including workers' compensation and disability). The Developer has no authority, either express or implied, to bind or obligate the City in any manner.

2.08 Assignment. The City and Developer, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Developer shall not assign this Agreement without the written consent of the City.

2.09 Severability Clause. In the event any of the conditions, covenants, restrictions, obligations, and easements contained in this instrument or any part thereof should be declared void or for any reason unenforceable, the validity and binding effect of the others shall be unimpaired and unaffected and the same shall remain in full force and effect.

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2.10 Notice. All notices required or permitted under this Agreement shall be deemed effective if made in writing and delivered to the recipient's address as set forth below (or as changed in accordance with this provision) by any of the following means: (a) hand delivery; (b) registered or certified mail, postage pre-paid, with return receipt requested; or (c) Fed Ex or substantially similar overnight courier service.

City: Office of Support Services
Department of Public Service
109 N. Front St. – Ground Floor
Columbus, Ohio 43215
Attn: Capital Fiscal Manager

Developer: Jeffrey Edwards
Gay Street Condominiums, LLC
C/O Eclipse Real Estate Group
495 South High Street, Suite 10
Columbus, OH 43215

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EXHIBIT F (Continued)

FOURTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Infrastructure and Right-of-Way Maintenance Agreement

IN WITNESS WHEREOF, the parties hereto have set their hands and seals and have executed this Agreement on the day and year first below written.

GAY STREET CONDOMINIUMS, LLC

Signature

PRESIDENT
Title

4.30.2010
Date

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC SERVICE

Mark Kelsey
Director

5-10-2010
Date

APPROVED AS TO FORM
5/12/10
JS 5.12.10
Richard C. Pfeiffer, Jr.
Columbus City Attorney

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Address: 77 Normandy Ave B5
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Exhibit "A"

List of features from Dr. E 2636:

- Trees
- Landscape beds with low iron fence around perimeter
- Underground irrigation system
- Brick pavers
- Sculptures
- Low level lighting

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EXHIBIT F (Continued)

FOURTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Infrastructure and Right-of-Way Maintenance Agreement

ACORD

CERTIFICATE OF LIABILITY INSURANCE

OP ID MW GAYST-1 | DATE (MM/DD/YYYY) 04/29/10

PRODUCER
The Thomas-Fenner-Woods Agency
1500 Lake Shore Dr., Suite 400
Columbus OH 43204
Phone: 614-481-4300 Fax: 614-481-4301

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED
Gay Street Condominium, LLC
495 S. High St.
Columbus OH 43215

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Cincinnati Insurance Company	10677
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A	X	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC	CAP5878123	10/01/09	10/01/10	EACH OCCURRENCE	$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
						MED EXP (Any one person)	$ 10,000
						PERSONAL & ADV INJURY	$ 1,000,000
						GENERAL AGGREGATE	$ 2,000,000
						PRODUCTS - COMP/OP AGG	$ 2,000,000
A		AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS	CAA5875892	10/01/09	10/01/10	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
						BODILY INJURY (Per person)	$
						BODILY INJURY (Per accident)	$
						PROPERTY DAMAGE (Per accident)	$
		GARAGE LIABILITY ANY AUTO				AUTO ONLY - EA ACCIDENT	$
						OTHER THAN AUTO ONLY: EA ACC	$
						AGG	$
A		EXCESS / UMBRELLA LIABILITY X OCCUR CLAIMS MADE DEDUCTIBLE RETENTION $	CCC1154850	10/01/09	10/01/10	EACH OCCURRENCE	$ 1,000,000
						AGGREGATE	$ 1,000,000
							$
							$
							$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATU-TORY LIMITS / OTH-ER	
						E.L. EACH ACCIDENT	$
						E.L. DISEASE - EA EMPLOYEE	$
						E.L. DISEASE - POLICY LIMIT	$
		OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
Re: Maintenance of Right-of-way on Gay Street, Normandy Avenue and North Fifth Street
Additional Insured: City of Columbus

CERTIFICATE HOLDER

OFFICE2
Office of Support Services
Dept. of Public Services
Att: Capital Fiscal Manager
109 N. Front St - Ground FL
Columbus OH 43215

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2009/01)

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IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

This Certificate of Insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

ACORD 25 (2009/01)

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PLAT #200902260026137

200902260026136
Pgs: 15 $136.00 T20090011535
02/26/2009 9:49AM BXLOVELAND BO
Robert G. Montgomery
Franklin County Recorder

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF ONE NEIGHBORHOOD CONDOMINIUM

This Third amendment to the Declaration of ONE NEIGHBORHOOD CONDOMINIUM is made on or as of this 17th day of February 2009.

Recitals

A. One Neighborhood Condominium ("the Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio ("the Condominium Act") by the filing of the Declaration of One Neighborhood Condominium (the "Declaration") and the Drawings thereof, recorded, respectively, as Instrument No. 200802270029753, and Condominium Plat Book 200, at page 32 et seq., (Instrument No. 200802270029756), both of the records of the Recorder of Franklin County, Ohio, and all amendments thereto.

B. Pursuant to the provisions of Article XVI of the Declaration, and the provisions of the Condominium Act, the Declarant, Gay Street Condominium, LLC, desires by this amendment to add Additional Property to the Condominium, which Additional Property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Article.

C. The Condominium was expanded by the filing and recording of the Second Amendment to the Declaration (the "Second Amendment") recorded as Instrument No. 200810150153448 and the Drawings thereof, recorded in Condominium Plat Book 207, Pages 33-37 (Instrument No. 200810150153449), all of the records of the Recorder of Franklin County, Ohio.

D. The Second Amendment contained an obvious typographical error in that the gross interior square footage of Unit TH9, listed on Exhibit D thereto, was shown being 2,669 gross interior square feet when in fact the correct gross interior square footage of Unit TH9, as calculated based upon the Second Amendment to the Drawings, is actually 2,860 gross interior square feet.

E. Pursuant to the provisions of Article XVIII of the Declaration, the Declarant has the power to correct typographical or factual or obvious errors or omissions. Declarant desires by this amendment to correct the gross interior square footage of Unit TH9.

Declaration

NOW THEREFORE, Declarant, the sole creator of the Condominium and the sole owner of the property hereinafter described as being added to the Condominium, hereby amends the Declaration and Drawings to expand the Condominium and declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described and corrects the error hereinbefore discussed, as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration.

2. Additional Property Added. A legal description of the portion of the property added hereby to the Condominium Property containing 0.398 acre, more or less, and being part of the Additional Property defined and described in the Declaration, is attached hereto, marked "Exhibit A", and hereby made a part hereof. A sketch plot plan of the property is attached hereto, marked "Exhibit B", and hereby made a part hereof. A location drawing showing the relationship of the property added hereby and the Condominium Property is attached hereto, marked "Exhibit C", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "One Neighborhood Condominium."

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the Additional Property added hereby).

(Continued next page)

CERTIFICATE OF AUDITOR

A copy of this Third Amendment to the Declaration for One Neighborhood Condominium and a copy of the Third Amendment to the Drawings were filed with this office on Feb 26th, 2009.

Franklin County Auditor

By Shannon Kinkade
Deputy Auditor

TRANSFERRED

FEB 26 2009

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

FOR REFERENCE PLEASE SEE
CONDOMINIUM PLAT BOOK NO. 209 PAGE 15-17

Order: PGXUWR698
Address: 77 Normandy Ave B5
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5. Improvement Description. The Additional Property added to the Condominium Property hereby contains one multi-story residential building containing a total of twenty-one dwelling units and a portion of a garage building containing seventeen Limited Common Element garage spaces and attached to an existing garage building on the Condominium Property. Thus, this Third Amendment adds a total of twenty-one (21) dwelling units and expands the Condominium to include a total of forty-seven (47) dwelling units, each of which is a "Unit". The buildings are built on poured concrete slab foundations, with wood frames, asphalt shingle and/or metal panel and/or adhered single ply membrane roofs, and exteriors of brick, cast stone and/or HardiePanel® (or equivalent) siding. Units added hereby do not have basements. The principal materials of which these buildings are constructed are wood, glass, concrete, brick, cast stone, cement based siding, asphalt shingle, metal, rubber and drywall. The buildings added hereby are located as shown on the Third Amendment to the Drawings filed herewith and on Exhibit B.

Also on the Additional Property, added hereby, are sidewalks and green and open spaces. Improvements on the property added hereby are compatible in terms of quality of construction, principal materials used and architectural style and design to the improvements now a part of the Condominium Property.

6. Units.

A. Unit Designations. Each of the Units added to the Condominium hereby is legally designated on the Third Amendment to the Drawings accompanying this amendment and filed simultaneously herewith, labeled, "Third Amendment to Condominium Drawings of One Neighborhood Condominium," by a Unit designation, which is either the letter "G" or the letters "TH" and a number, all of which shall constitute the Unit's "Unit designation." The Unit designation of each Unit added hereby is shown on the Third Amendment to the Drawings where that Unit is located. A listing of proper Unit designations and street addresses of the Units added hereby (and the Unit designations and street addresses of all other Units in the Condominium) is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof.

B. Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated with that Unit's Unit designation on the Third Amendment to the Drawings and includes and excludes, as appropriate, those same items as are described and defined in the description of the Unit types on Exhibit E and in the description of Units in the Declaration. The type of each Unit added hereby (and of each other Unit) is shown on the attached Exhibit D. Floor plan layouts and elevation drawings for the Units and building added hereby are shown on the Third Amendment to the Drawings filed simultaneously herewith.

C. Unit Locations. The location of each Unit added hereby is shown on the Third Amendment to the Drawings, and is also shown on Exhibit B. Each Unit has direct access over Common Elements leading directly to Gay Street, a public street.

7. Common and Limited Common Elements.

A. Common Elements. All of the Additional Property hereby added hereto, including all of the land, and all improvements thereon and appurtenances thereto, except those portions labeled or described herein, on the Third Amendment to the Drawings filed herewith, or in the Declaration as being a part of a Unit, are Common Elements.

B. Limited Common Elements. Those portions of the Common Elements that are added hereby that are labeled or designated "Limited Common Elements" on the Third Amendment to the Drawings, or so designated herein or in the Declaration, are Limited Common Elements. These Limited Common Elements consist of porches, patios and balconies as shown on the Third Amendment to the Drawings and seventeen enclosed Limited Common Element parking spaces located in the garage building. Each Limited Common Element parking space added hereby is identified herein and on the Third Amendment to the Drawings where it is situated by the letter "P" and a number. An illustration is "P15". The Limited Common Element parking spaces added hereby are hereby assigned as Limited Common Elements to specific Units as set forth on Exhibit D. Each such Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is designated to serve.

C. Undivided Interests. The undivided interest in the Common Elements of each Unit in the Condominium, as expanded hereby, and as thereby allocated and reallocated, are as designated on Exhibit D, and, in each case, is based on the ratio, rounded to the nearest thousandth of each Unit's approximate gross interior square footage, to the total approximate gross square footage of all Units a part of the Condominium, and further adjusted as necessary in Declarant's sole discretion, to equal exactly 100.000%. This Exhibit D supersedes, in its entirety, Exhibit C of the Declaration, and all amendments thereto. The Common Elements shall be owned by the Unit owners as tenants in common, and ownership thereof shall remain undivided. No Unit owner may waive or release any rights in the Common Elements. Further, the undivided interest in the Common Elements of a Unit shall not be separated from the Unit to which it appertains.

Owner: PGXOWR696
Address: 77 Normandy Ave B5
Order Date: 04-09-2019
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8. Effects of Expansion. Upon the filing for record of this amendment to the Declaration adding Additional Property to the Condominium Property:

A. the added portion shall thereafter be subject to all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plan set forth therein shall run with and bind the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property;

B. the owner or owners of the added portion shall thereupon become members of the condominium unit owners association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and

C. in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of like force and effect.

9. Error Correction. The Third Amendment contained an obvious typographical error in that the gross interior square footage of Unit TH9, listed on Exhibit D thereto, was shown being 2,669 gross interior square feet when in fact the correct gross interior square footage of Unit TH9, as calculated based upon the Second Amendment to the Drawings, is actually 2,860 gross interior square feet. Declarant hereby corrects this error. The correct gross interior square footage for Unit TH9 is shown on the attached Exhibit D.

IN TESTIMONY WHEREOF, the undersigned has executed and acknowledged this instrument this 17 day of February, 2009.

GAY STREET CONDOMINIUM, LLC
an Ohio limited liability company

By TOW Ltd.,
an Ohio limited liability company,
its sole member

By Kimberly Ulle
Kimberly Ulle, Vice President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by Kimberly Ulle, Vice-President of TOW, Ltd, an Ohio limited liability company and sole member of Gay Street Condominium, LLC, an Ohio limited liability company, on behalf of said limited liability companies this 17th day of February, 2009.

Notary Public

JULI M. FERREE
Notary Public, State of Ohio
My Commission Expires 09-20-2012

This instrument prepared by Calvin T. Johnson, Jr., Attorney at Law, Loveland & Brosius, LLC, 50 West Broad Street, Suite 3300, Columbus, Ohio 43215.

Order: PGXUWR698
Address: 77 Normandy Ave B5
Order Date: 04-09-2019
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EXHIBIT A

THIRD AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Legal Description, Property Added
(0.398 acres)

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands, being all of Lot 47 and part of Lots 45, 46, and 48 of Deshler's Addition, a subdivision of record in Deed Book 34, Page 1, being known as part of the original 1.160 acre tract conveyed to Gay Street Condominium, LLC by deed of record in Instrument Number 200802060018762, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at the southeasterly corner of the "Second Amendment of One Neighborhood Condominium" (0.010 acre tract, Area 2) a condominium of record in Condo Book 207, Page 33, said point also being on the northerly right-of-way line of Gay Street (width varies):

Thence North 08°12'28" West, a distance of 18.94 feet, along an easterly line of said "Second Amendment of One Neighborhood Condominium" (0.010 acre tract, Area 2), to a point;

Thence South 81°47'32" West, a distance of 25.51 feet, along the northerly line of said "Second Amendment of One Neighborhood Condominium" (0.010 acre tract, Area 2), to a point in the easterly right-of-way line of Proposed Arman Alley (width varies);

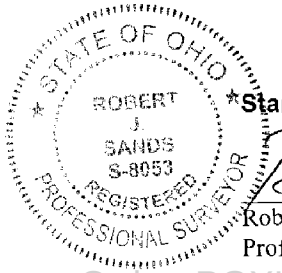
Thence North 08°15'14" West, a distance of 179.04 feet, along the easterly line of said Proposed Arman Alley, to a point in the southerly righ-of-way line of Elm Street (24 feet in width);

Thence North 81°44'46" East, a distance of 90.00 feet, along the southerly right-of-way line of said Elm Street, to a point, said point being the northwesterly corner of a 0.014 acre tract conveyed to the City of Columbus by Deed of Record in Instrument Number 200802060018756;

Thence South 08°15'14" East, a distance of 198.00 feet, along the westerly line of said 0.014 acre tract, to a point in the northerly right-of-way line of said Gay Street, said point also being the southwesterly corner of said 0.014 acre tract;

Thence South 81°44'46" West, a distance of 64.51 feet, along the northerly right-of-way line of said Gay Street, to the **Point of Beginning**. Containing 0.398 acres, more or less, of which 0.009 acres are out of parcel number 010-284038 and 0.389 acres are out of parcel number 010-002816, being subject to all easements, restrictions and rights-of-way of record.

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.



Stantec Consulting Services, Inc.

02/20/09

Robert J. Sands — Date
Professional Surveyor No. S-8053

U:\173417588\survey\documents\Description\173417588_0.398 acres_3RD.doc

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Address: 77 Normandy Ave B5
Order Date: 04-09-2019
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BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

NOTE:

1. All areas not designated as part of a unit or limited common elements are common elements.
2. There were no encumbrances reported in the Title Commitment.
3. The site is subject to a Reciprocal easement agreement as recorded in Instrument No. 200802060018759.

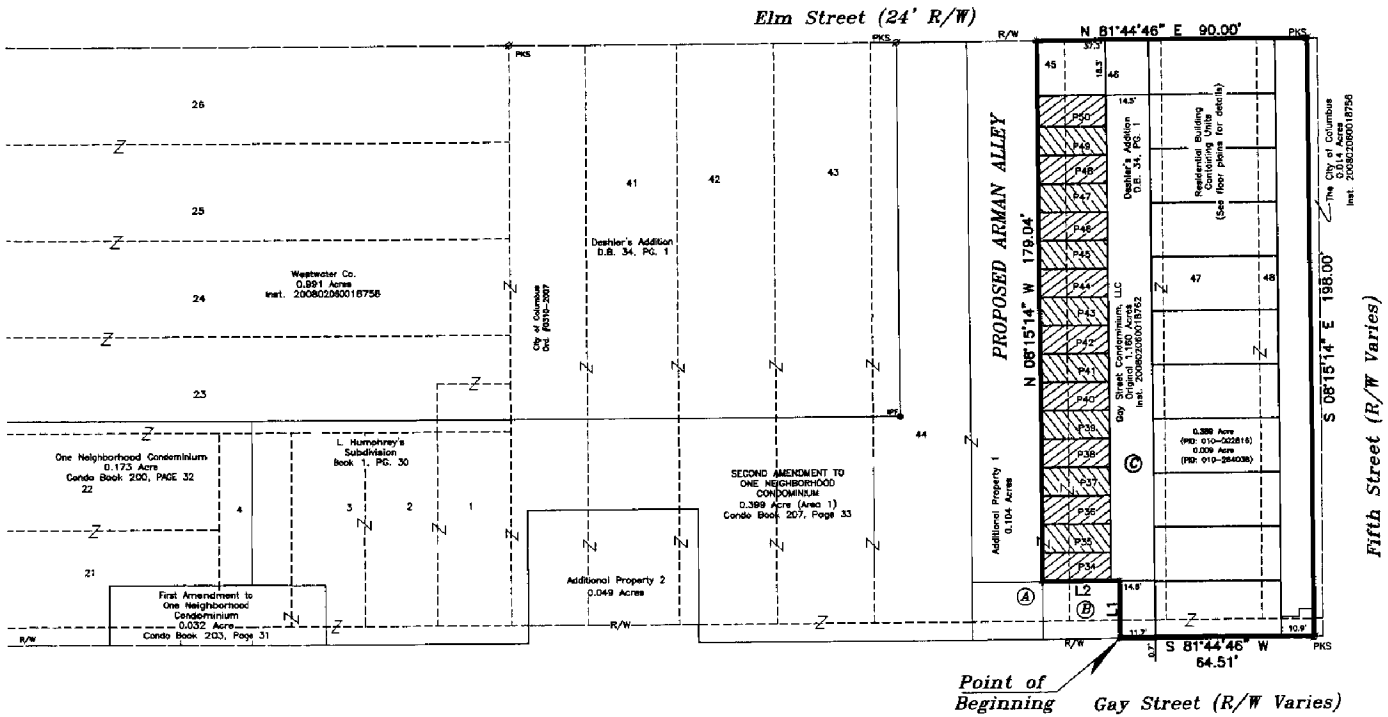
EXHIBIT B
THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 45, 46, 48, ALL OF LOT 47 OF DESHLER'S ADDITION, D.B. 34, PG. 1

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

LINE	BEARING	DISTANCE
L1	N 08°12'28" W	18.94'
L2	S 81°47'32" W	25.51'



50 0 50 100

N

SCALE IN FEET

SURVEYORS CERTIFICATION

I hereby certify that the drawing on page 1, accurately reflects the location of improvements and accurately reflects the location of recorded easements as shown on the Title Commitment issued by title First Agency as commitment number 1336486, with an effective date of January 16, 2007, at 7:59 a.m. of One Neighborhood Condominium. And is for the sole purpose of complying with Section 5311.07 of the Ohio Revised Code.

Robert J. Sands
S-8053
REGISTERED SURVEYOR
PROFESSIONAL SURVEYOR NO. S-8053

02/20/09
DATE

LEGEND

- IPF 3/4 INCH IRON PIPE FOUND
- IPS 3/4 INCH IRON PIN SET
- RRSF RAILROAD SPIKE FOUND
- RRSS RAILROAD SPIKE SET
- DESIGNATES ANGLE POINTS ONLY
- PKS PK NAIL SET
- P1 LIMITED COMMON ELEMENT

Stantec
1500 LAKE SHORE DRIVE
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

(A) SECOND AMENDMENT TO ONE NEIGHBORHOOD CONDOMINIUM 0.010 Acre (Area 2) Condo Book 207, Page 33

(B) SECOND AMENDMENT TO ONE NEIGHBORHOOD CONDOMINIUM 0.011 Acre (Area 3) Condo Book 207, Page 33

(C) THIRD AMENDMENT TO ONE NEIGHBORHOOD CONDOMINIUM 0.398 Acre

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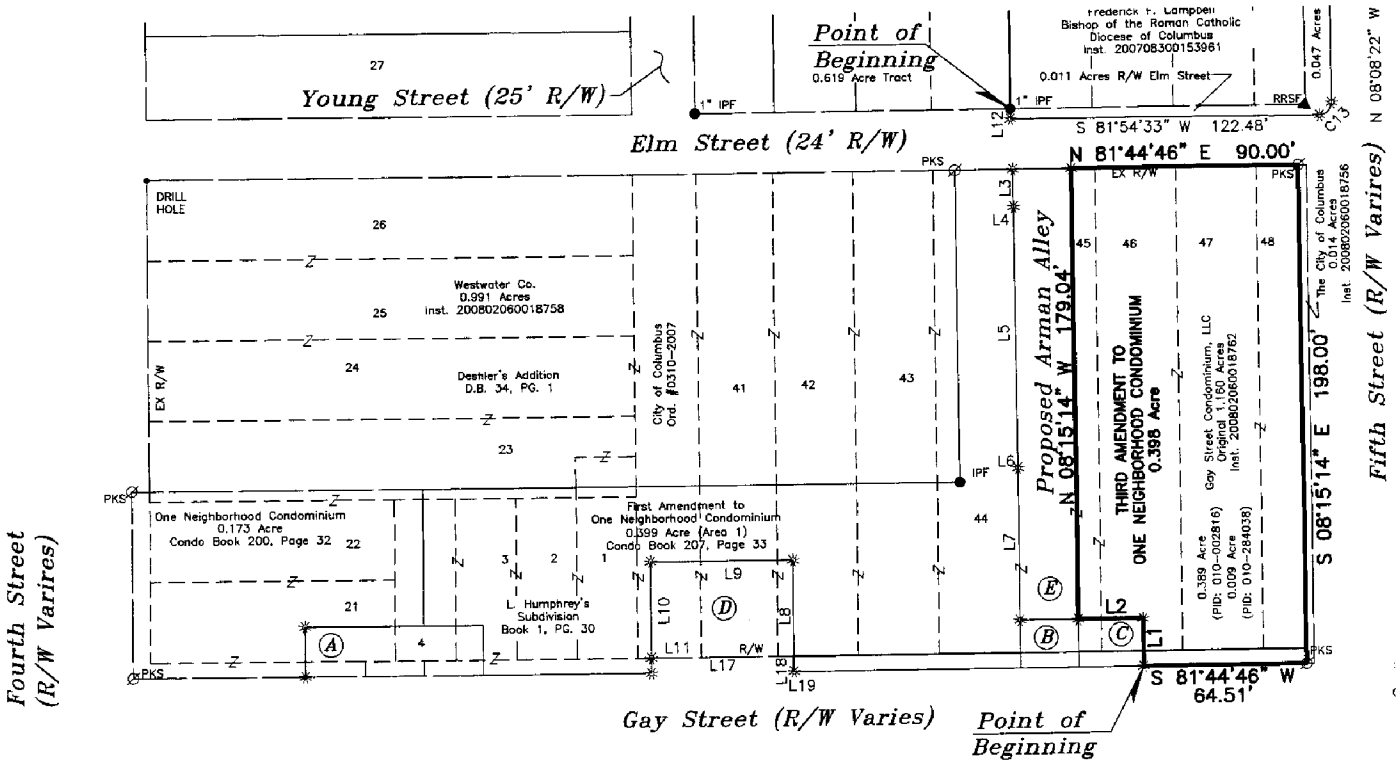
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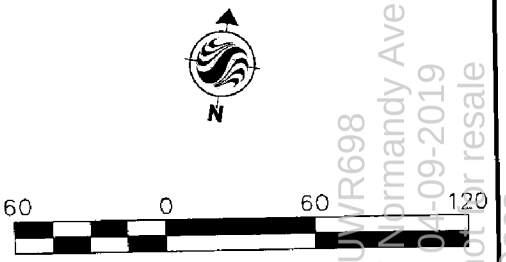
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Address: 7 Nordyke Ave B5
Order Date: 04-12-2019
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EXHIBIT C
THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 45, 46, 48, ALL OF LOT 47 OF DESHLER'S ADDITION, D.B. 34, PG. 1
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET

Stantec
1500 LAKE SHORE DRIVE
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-346-2743
FAX (614) 486-4387

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the Drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproductions or use for any purpose other than that authorized by Stantec is forbidden.

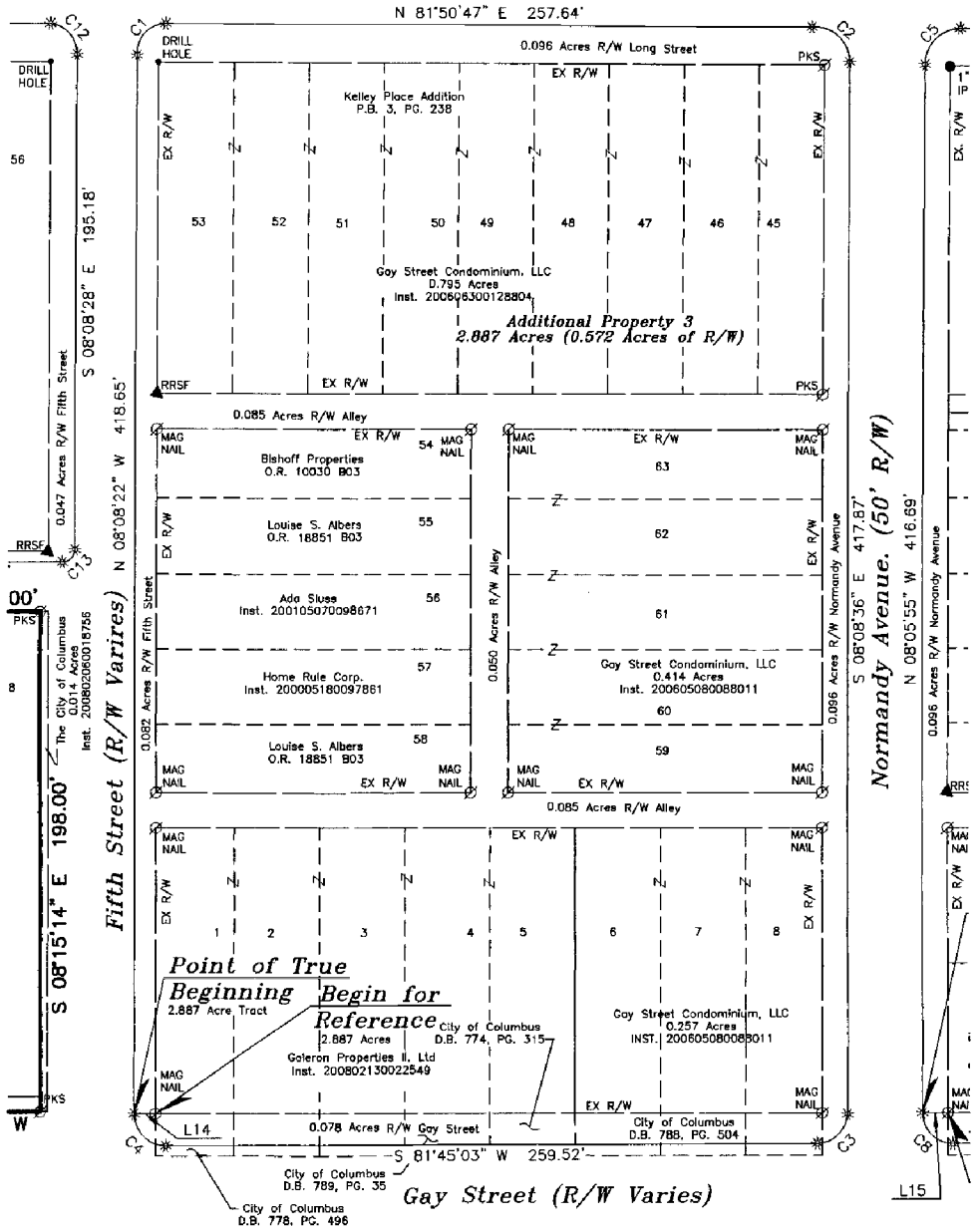
Order: PGXUVR698
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U:\173417588\survey\drawing\Condo\173417588-C04C.dwg Sheet 1 Feb 20, 2009 - 9:29:04am dgrubb

EXHIBIT C (CONTINUED)
THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 1-8 & ALL OF LOTS 45-63 OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ◎ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- ∅ PKS PK NAIL SET

60 0 60 120

SCALE IN FEET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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SHEET 2 OF 7

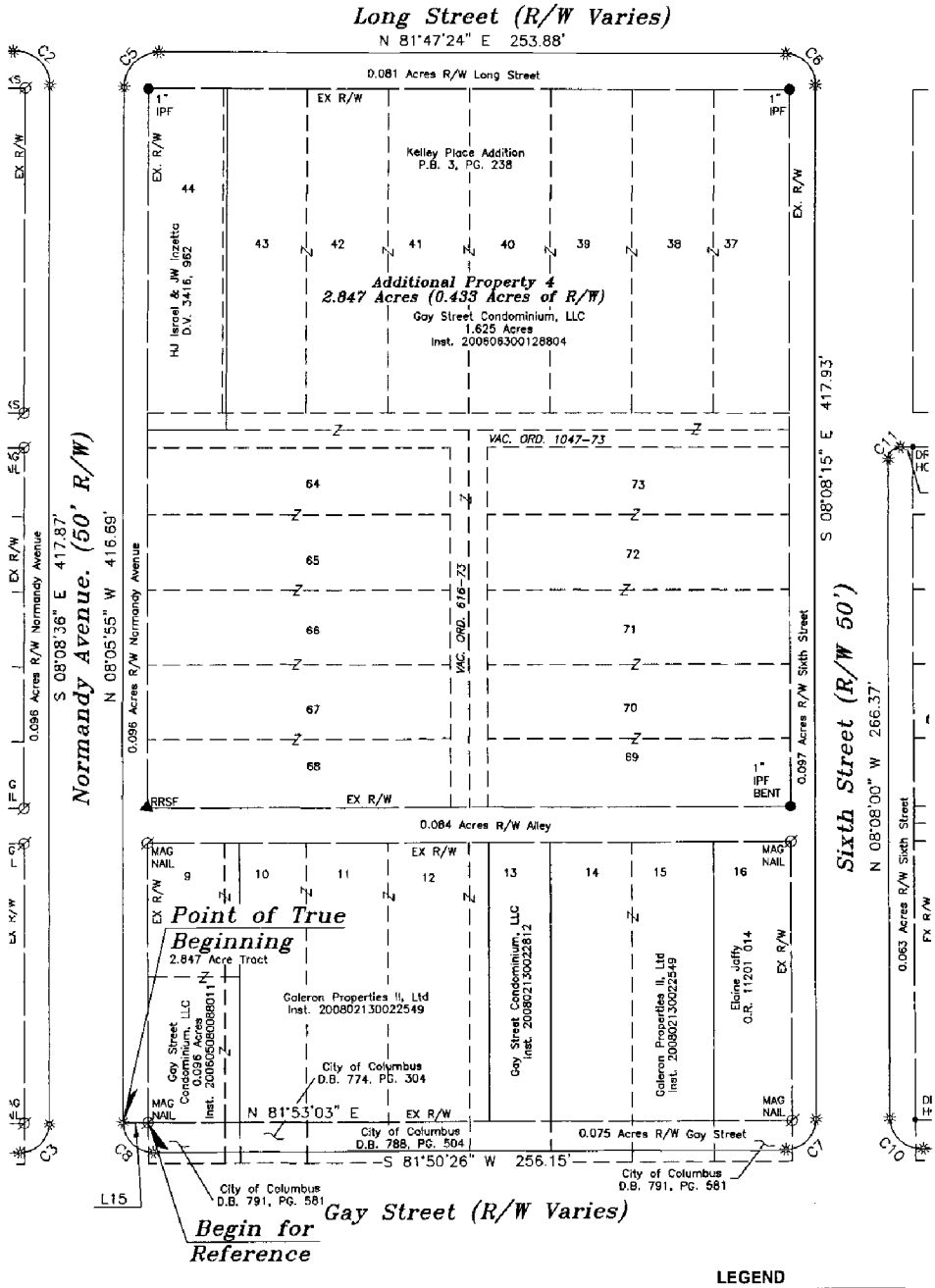
Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the Drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproductions or use for any purpose other than that authorized by Stantec is forbidden.

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Document not official.

EXHIBIT C (CONTINUED)
THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 9–16 & ALL OF LOTS 37–44, 64–73 OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- ∅ PKS PK NAIL SET

60 0 60 120

SCALE IN FEET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'48" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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SHEET 3 OF 7

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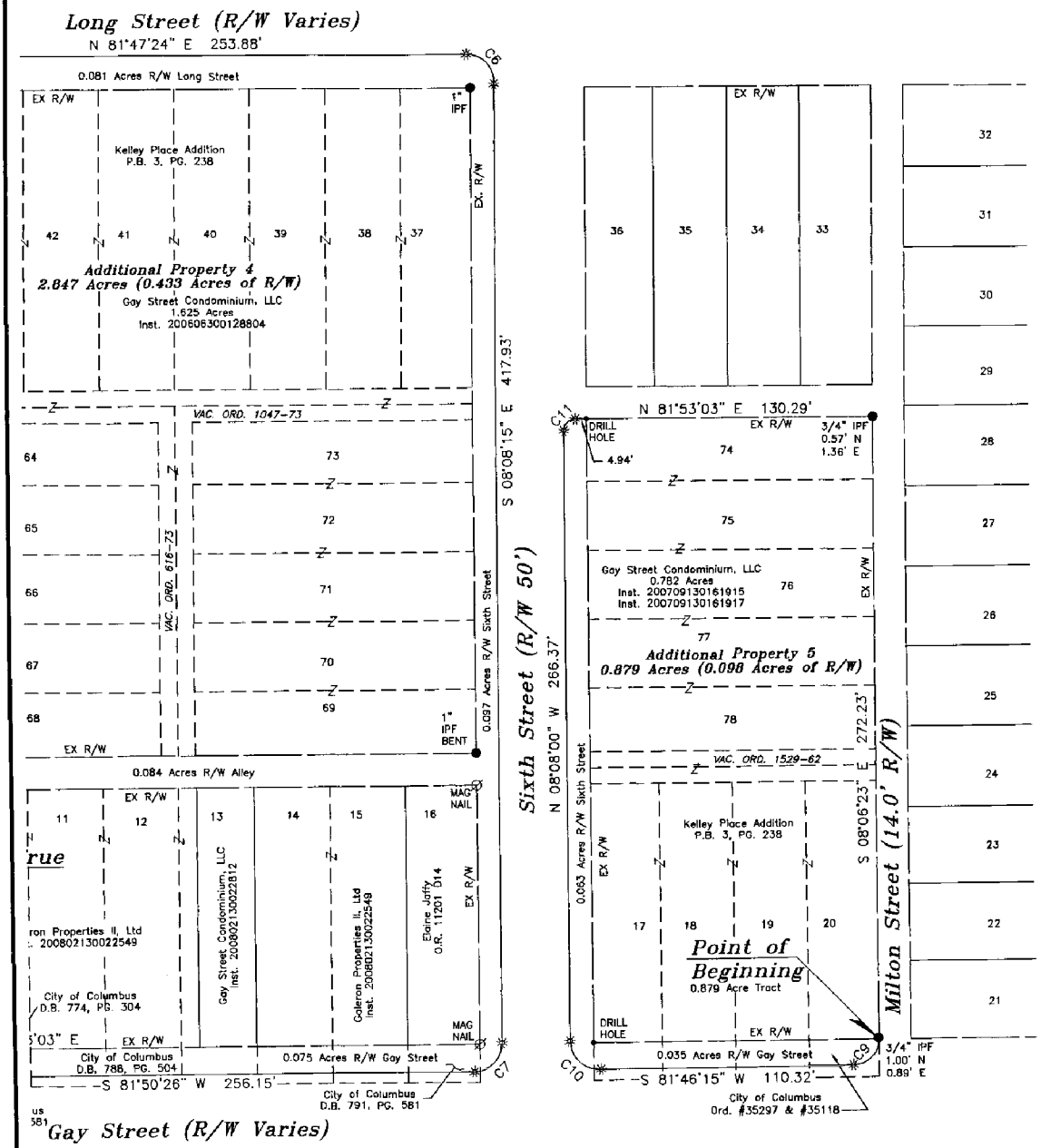
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EXHIBIT C (CONTINUED)
THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 17–20 & ALL OF LOTS 74–78 OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO







SCALE IN FEET

LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'45" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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COLUMBUS, OHIO 43204
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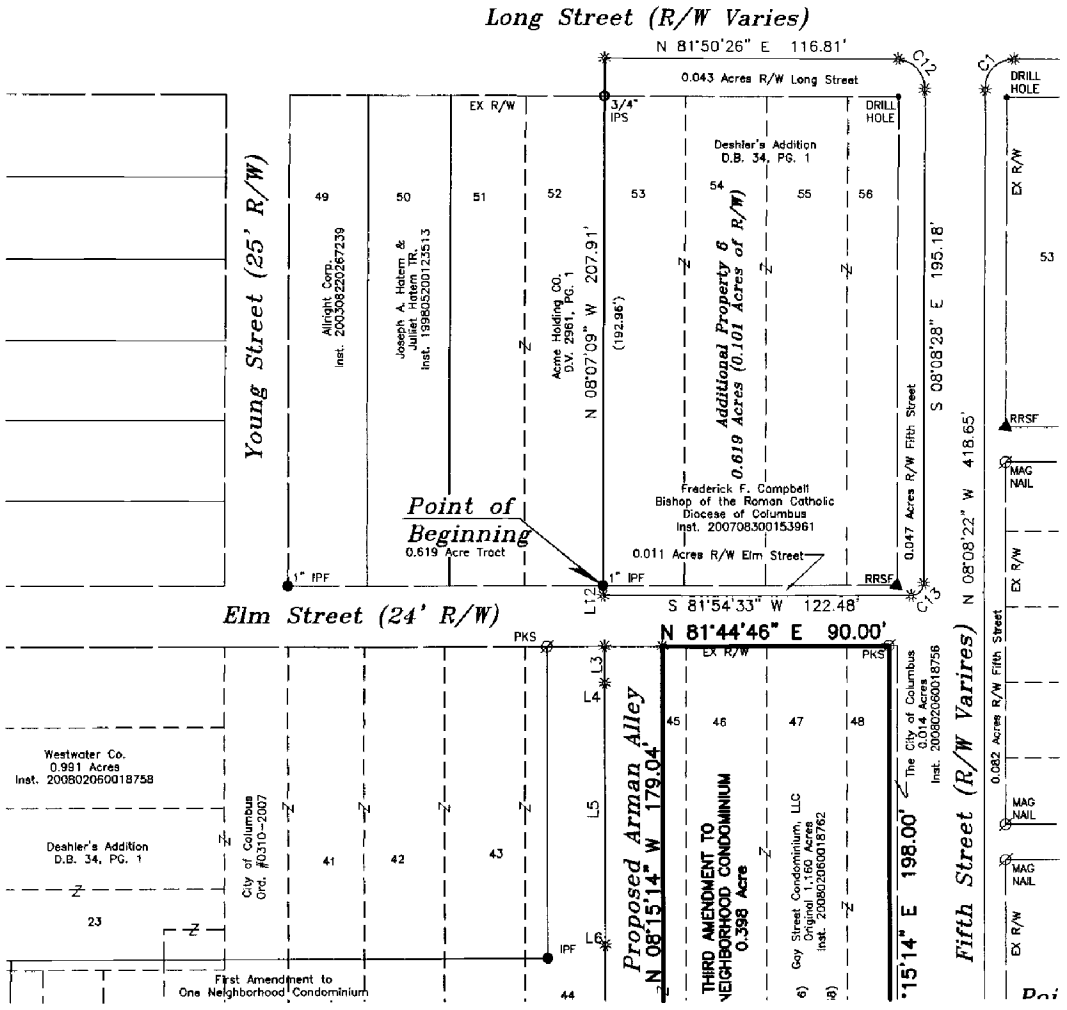
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EXHIBIT C (CONTINUED)
THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

ALL OF LOTS 53–56 OF DESHLER'S ADDITION, D.B. 34, PG. 1
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





60 0 60 120

SCALE IN FEET

LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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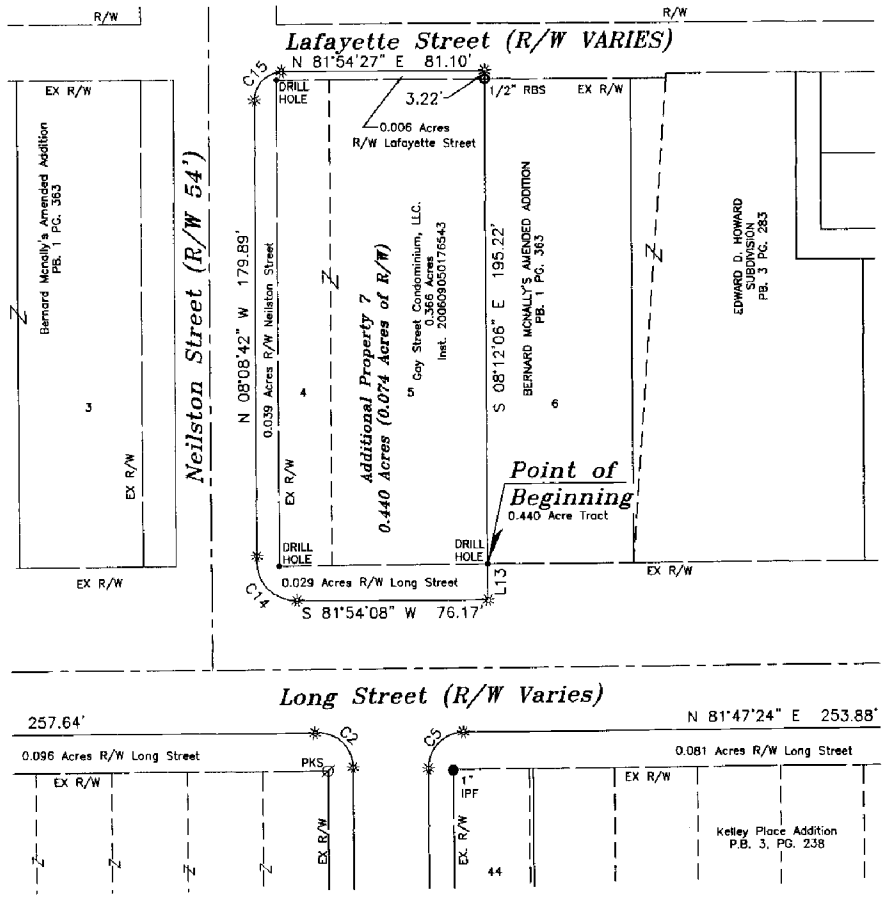
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EXHIBIT C (CONTINUED)
THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM
LYING IN
PART OF LOT 4 & ALL OF LOT 5 OF BERNARD MCNALLY'S AMENDED ADDITION, PB. 1, PG. 363
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



N

60 0 60 120

SCALE IN FEET

LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- ∅ PKS PK NAIL SET

Stantec
1500 LAKE SHORE DRIVE
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

SHEET 6 OF 7

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1988 Adjustment.

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EXHIBIT C (CONTINUED)
THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	94°12'16"	11.37'	18.70'	N 34°44'39" E	16.66'
C2	95°47'17"	13.70'	22.90'	S 56°02'14" E	20.33'
C3	86°38'09"	12.10'	18.30'	S 38°25'58" W	16.61'
C4	90°06'36"	12.49'	19.64'	N 53°11'40" W	17.68'
C5	89°21'36"	14.18'	22.11'	N 36°34'53" E	19.94'
C6	93°06'15"	12.23'	19.87'	S 51°39'28" E	17.76'
C7	89°39'30"	12.30'	19.25'	S 36°41'30" W	17.35'
C8	90°03'40"	12.03'	18.91'	N 53°07'44" W	17.02'
C9	90°14'58"	11.36'	17.90'	S 36°41'10" W	16.11'
C10	94°18'20"	12.55'	20.65'	N 55°17'10" W	18.40'
C11	90°01'03"	5.00'	7.86'	N 36°52'31" E	7.07'
C12	83°37'05"	11.91'	17.39'	S 49°57'01" E	15.89'
C13	90°03'02"	5.00'	7.86'	S 36°53'03" W	7.07'
C14	97°55'34"	15.97'	27.30'	N 49°08'05" W	24.10'
C15	86°21'27"	11.40'	17.18'	N 35°02'02" E	15.60'

LINE	BEARING	DISTANCE
L1	N 08°12'28" W	18.94'
L2	S 81°47'32" W	25.51'
L3	S 08°15'14" E	14.71'
L4	N 81°45'33" E	0.12'
L5	S 08°14'27" E	103.90'
L6	S 81°45'33" W	0.09'
L7	S 08°15'14" E	79.39'
L8	N 08°18'40" W	44.04'
L9	S 81°41'20" W	56.20'
L10	S 08°18'40" E	37.99'
L11	S 81°44'46" W	0.09'
L12	N 08°07'09" W	3.97'
L13	S 08°12'06" E	14.22'
L14	S 81°53'03" W	8.46'
L15	S 81°53'03" W	10.11'
L17	N 81°44'48" E	55.91'
L18	S 08°15'14" E	6.00'
L19	N 81°44'46" E	0.29'

(A) First Amendment to One Neighborhood Condominium 0.032 Acre Condo Book 203, Page 31

(B) Second Amendment to One Neighborhood Condominium 0.010 Acre (Area 2) Condo Book 207, Page 33

(C) Second Amendment to One Neighborhood Condominium 0.011 Acre (Area 3) Condo Book 207, Page 33

(D) Additional Property 2 0.049 Acres

(E) Additional Property 1 0.104 Acres

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED PROFESSIONAL SURVEYOR

LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✲ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET

SURVEYORS CERTIFICATION

I hereby certify that the drawings accurately reflects the location of recorded easements as shown on the Title Commitment issued by title First Agency as commitment number 1336456, with an effective date of January 16, 2007, at 7:59 a.m. of One Neighborhood Condominium. And is for the sole purpose of complying with Section 5311.07 of the Ohio Revised Code.

Robert J. Sands 02/20/09

PROFESSIONAL SURVEYOR NO. S-8053 DATE

Stantec
1500 LAKE SHORE DRIVE
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

NOTE:

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BASIS OF BEARINGS:

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EXHIBIT D

THIRD AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Information

I. **EXISTING UNITS**:

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G3	48 North Fourth Street	Garden 1	747	P6	1.327%
TH4	50 North Fourth Street	Townhouse 2	1,814	P7, P23, P26, P29, P30, P31, P32, P33	3.221%
G2	52 North Fourth Street	Garden 1	751	P4	1.334%
TH3	54 North Fourth Street	Townhouse 1	1,485	P5	2.637%
TH2	58 North Fourth Street	Townhouse 2	1,619	P3	2.875%
G1	60 North Fourth Street	Garden 4	1,401	P2	2.488%
TH1	62 North Fourth Street	Townhouse 1	1,476	P1	2.621%
B1	160 East Gay Street	Bridge	590		1.048%
B2	164 East Gay Street	Bridge	590		1.048%
G4	166 East Gay Street	Garden 1	725	P9	1.287%
TH5	168 East Gay Street	Townhouse 2	1,557	P8	2.765%
G5	170 East Gay Street	Garden 1	746	P11	1.325%
TH6	172 East Gay Street	Townhouse 1	1,230	P10	2.184%
G6	174 East Gay Street	Garden 4	1,444	P13, P24	2.564%
TH7	176 East Gay Street	Townhouse 1	1,370	P12	2.433%
TH8	180 East Gay Street	Townhouse 2	1,731	P14	3.074%
TH9	184 East Gay Street	Townhouse 4	2,860	P21, P22	5.079%
G7	186 East Gay Street	Garden 4	1,235	P20	2.193%
TH10	188 East Gay Street	Townhouse 2	1,731	P27, P28	3.074%
G8	190 East Gay Street	Garden 1	746	P18	1.325%
TH11	192 East Gay Street	Townhouse 1	1,370	P19	2.433%
G9	194 East Gay Street	Garden 1	725	P16	1.287%
TH12	196 East Gay Street	Townhouse 1	1,230	P17	2.184%
TH13	200 East Gay Street	Townhouse 2	1,557	P15	2.765%
B3	204 East Gay Street	Bridge	595		1.057%
B4	208 East Gay Street	Bridge	595	P25	1.057%

II. **UNITS ADDED HEREBY**:

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
TH14	49 North Fifth Street	Townhouse 2	1,666		2.959%
TH15	53 North Fifth Street	Townhouse 1	1,304	P35	2.316%
TH16	57 North Fifth Street	Townhouse 1	1,301	P36	2.310%
TH17	61 North Fifth Street	Townhouse 2	1,586	P39	2.816%
TH18	65 North Fifth Street	Townhouse 2	1,534	P40	2.724%
TH19	69 North Fifth Street	Townhouse 3	1,775	P43	3.152%
TH20	73 North Fifth Street	Townhouse 2	1,584	P44	2.813%
TH21	77 North Fifth Street	Townhouse 2	1,619	P46	2.875%
TH22	81 North Fifth Street	Townhouse 2	1,620	P48	2.877%
TH23	85 North Fifth Street	Townhouse 1	1,341	P49	2.381%
TH24	89 North Fifth Street	Townhouse 1	1,308	P50	2.323%
G10	47 North Fifth Street	Garden 1	747		1.327%
G11	51 North Fifth Street	Garden 1	678	P34	1.204%
G12	55 North Fifth Street	Garden 1	674	P37	1.197%
G13	59 North Fifth Street	Garden 3	1,105	P38	1.962%
G14	63 North Fifth Street	Garden 3	1,110	P41	1.971%
G15	67 North Fifth Street	Garden 1	677	P42	1.202%

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EXHIBIT D (Continued)

THIRD AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Information

II. **UNITS ADDED HEREBY:**

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G16	71 North Fifth Street	Garden 1	700	P45	1.243%
G17	75 North Fifth Street	Garden 1	700	P47	1.243%
G18	79 North Fifth Street	Garden 1	700		1.243%
G19	87 North Fifth Street	Garden 1	663		1.177%
			56,312		100.000%

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EXHIBIT E

THIRD AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Types

Type	Description
Garden 1	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, and containing between approximately 600–800 gross interior square feet.
Garden 2	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, bathroom, and containing between approximately 801–999 gross interior square feet.
Garden 3	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,000–1,199 gross interior square feet.
Garden 4	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,200–1,500 gross interior square feet.
Townhouse 1	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two bedrooms, two and one-half bathrooms, and containing between approximately 1,200– 1,500 gross interior square feet.
Townhouse 2	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,500–1900 gross interior square feet.
Townhouse 3	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,901–2,499 gross interior square feet.
Townhouse 4	Multi-story townhouse style Unit consisting of a great room, dining room, kitchen, three bedrooms, three and one-half bathrooms, and containing between approximately 2,500–3,000 gross interior square feet.
Bridge	One story flat style Unit consisting of a living room and dining area, kitchen, one bedroom, one bathroom, and containing between approximately 500–650 gross interior square feet, and that is elevated over and crosses a public or private street, alley or drive.
Retail/ Commercial	Unit created and designed for a retail/commercial Unit consisting of one or more rooms and containing between 100 and 2,000 gross square feet and may also include or consist of unenclosed open space.

Declarant reserves the right, from time to time, to rearrange and redesignate rooms.

Gross interior square feet means the approximate gross area constituting the Unit at all levels, is measured from undecorated inner surfaces of its boundary walls, and includes space occupied by interior partitions, staircases and voids. This measurement is <u>not</u> the measurement normally used in the real estate industry for sales and leasing purposes.

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Condominium Plat
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Robert G. Montgomery
Franklin County Recorder

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF ONE NEIGHBORHOOD CONDOMINIUM

This second amendment to the Declaration of ONE NEIGHBORHOOD CONDOMINIUM is made on or as of this 9 day of October 2008.

Recitals

A. One Neighborhood Condominium ("the Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio ("the Condominium Act") by the filing of the Declaration of One Neighborhood Condominium and the Drawings thereof, recorded, respectively, as Instrument No. 200802270029753, and Condominium Plat Book 200, at page 32 et seq., (Instrument No. 200802270029756), both of the records of the Recorder of Franklin County, Ohio, and all amendments thereto.

B. Pursuant to the provisions of Article XVI of the Declaration, and the provisions of the Condominium Act, the Declarant, Gay Street Condominium, LLC, desires by this amendment to add Additional Property to the Condominium, which Additional Property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Article.

Declaration

NOW THEREFORE, Declarant, the sole creator of the Condominium and the sole owner of the property hereinafter described as being added to the Condominium, hereby amends the Declaration and Drawings to expand the Condominium and declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described, as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration.

2. Additional Property Added. Legal descriptions of the portions of the property added hereby to the Condominium Property, consisting of three parts, Area 1 containing 0.399 acre, more or less, Area 2 consisting of the air space commencing at an elevation of 769.94 feet (*North American Vertical Datum, 1988*) and extending upward from that elevation, which area lies above 0.010 acres, more or less, and Area 3 containing 0.011 acre, more or less, and all being part of the Additional Property defined and described in the Declaration, are attached hereto, marked "Exhibit A", and hereby made a part hereof. A sketch plot plan of the property is attached hereto, marked "Exhibit B", and hereby made a part hereof. A location drawing showing the relationship of the property added hereby and the Condominium Property is attached hereto, marked "Exhibit C", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "One Neighborhood Condominium".

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the Additional Property added hereby).

5. Improvement Description. The Additional Property added to the Condominium Property hereby contains one multi-story residential building containing a total of fifteen dwelling units, a portion of a garage building containing five Limited Common Element garage spaces and attached to an existing garage building on the Condominium Property, a separate garage building containing eleven Limited Common Element garage spaces, a separate garage building containing six Limited Common Element garage spaces, and a portion of another garage building containing an additional two garage spaces. In addition, situated partially on top of the garage building containing six parking spaces and partially on top of the portion of the garage building containing two parking spaces and spanning across and elevated above a portion of roadway are two residential dwelling units that are also added to the Condominium hereby. Thus, this Second Amendment adds a total of seventeen dwelling units and expands the Condominium to include a total of twenty-six (26) dwelling units, each of which is a "Unit". The buildings are built on poured concrete slab foundations, with wood frames, asphalt shingle and/or composite slate roofs, and exteriors of brick, stucco, cast stone and/or cement based siding. Units added hereby do not have basements. The principal materials of which these buildings are constructed are wood, glass, concrete, brick, composite slate, stucco, cast stone, cement based siding, asphalt shingle, and drywall. The buildings added hereby are located as shown on the Second Amendment to the Drawings filed herewith and on Exhibit B.

(Continued next page)

CERTIFICATE OF AUDITOR

A copy of this Second Amendment to the Declaration for One Neighborhood Condominium and a copy of the Second Amendment to the Drawings were filed with this office on Oct 15, 2008.

TRANSFERRED

OCT 15 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

Franklin County Auditor

By _____
Deputy Auditor

FOR REFERENCE PLEASE SEE
CONDOMINIUM PLAT BOOK NO 200 PAGE 33-37

Order: PGXUMB6GB
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Also on the Additional Property, added hereby, are sidewalks and green and open spaces. Improvements on the property added hereby are compatible in terms of quality of construction, principal materials used and architectural style and design to the improvements now a part of the Condominium Property.

6. Units.

A. Unit Designations. Each of the Units added to the Condominium hereby is legally designated on the Second Amendment to the Drawings accompanying this amendment and filed simultaneously herewith, labeled, "Second Amendment to Condominium Drawings of One Neighborhood Condominium," by a Unit designation, which is either the letter "B", the letter "G", or the letters "TH" and a number, all of which shall constitute the Unit's "Unit designation." The Unit designation of each Unit added hereby is shown on the Second Amendment to the Drawings where that Unit is located. A listing of proper Unit designations and street addresses of the Units added hereby (and the Unit designations and street addresses of all other Units in the Condominium) is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof.

B. Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated with that Unit's Unit designation on the Second Amendment to the Drawings and includes and excludes, as appropriate, those same items as are described and defined in the description of the Unit types on Exhibit E and in the description of Units in the Declaration. The type of each Unit added hereby (and of each other Unit) is shown on the attached Exhibit D. Floor plan layouts and elevation drawings for the Units and building added hereby are shown on the Second Amendment to the Drawings filed simultaneously herewith.

C. Unit Locations. The location of each Unit added hereby is shown on the Second Amendment to the Drawings, and is also shown on Exhibit B. Each Unit has direct access over Common Elements leading directly to Gay Street, a public street.

7. Common and Limited Common Elements.

A. Common Elements. All of the Additional Property hereby added hereto, including all of the land, and all improvements thereon and appurtenances thereto, except those portions labeled or described herein, on the Second Amendment to the Drawings filed herewith, or in the Declaration as being a part of a Unit, are Common Elements.

B. Limited Common Elements. Those portions of the Common Elements that are added hereby that are labeled or designated "Limited Common Elements" on the Second Amendment to the Drawings, or so designated herein or in the Declaration, are Limited Common Elements. These Limited Common Elements consist of porches, patios and balconies as shown on the Second Amendment to the Drawings and twenty-four enclosed Limited Common Element parking spaces located in the garage buildings. Each Limited Common Element parking space added hereby is identified herein and on the Second Amendment to the Drawings where it is situated by the letter "P" and a number. An illustration is "P15". The Limited Common Element parking spaces added hereby are hereby assigned as Limited Common Elements to specific Units as set forth on Exhibit D. In some instances, the Limited Common Element parking spaces are assigned to Units that were previously made part of the Condominium. Each such Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is designated to serve.

C. Undivided Interests. The undivided interest in the Common Elements of each Unit in the Condominium, as expanded hereby, and as thereby allocated and reallocated, are as designated on Exhibit D, and, in each case, is based on the ratio, rounded to the nearest thousandth of each Unit's approximate gross interior square footage, to the total approximate gross square footage of all Units a part of the Condominium, and further adjusted as necessary in Declarant's sole discretion, to equal exactly 100.000%. This Exhibit D supersedes, in its entirety, Exhibit C of the Declaration, and all amendments thereto. The Common Elements shall be owned by the Unit owners as tenants in common, and ownership thereof shall remain undivided. No Unit owner may waive or release any rights in the Common Elements. Further, the undivided interest in the Common Elements of a Unit shall not be separated from the Unit to which it appertains.

8. Effects of Expansion. Upon the filing for record of this amendment to the Declaration adding Additional Property to the Condominium Property:

A. the added portion shall thereafter be subject to all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plan set forth therein shall run with and bind the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property;

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B. the owner or owners of the added portion shall thereupon become members of the condominium unit owners association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and

C. in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of like force and effect.

IN TESTIMONY WHEREOF, the undersigned has executed and acknowledged this instrument this 9 day of October, 2008.

GAY STREET CONDOMINIUM, LLC
an Ohio limited liability company

By TOW Ltd.,
an Ohio limited liability company,
its sole member

By _____
Kimberly Ulle, Vice-President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by Kimberly Ulle, Vice-President of TOW, Ltd, an Ohio limited liability company and sole member of Gay Street Condominium, LLC, an Ohio limited liability company, on behalf of said limited liability companies this 9th day of October, 2008.

_____
Notary Public

NOTARY PUBLIC STATE OF OHIO

Mandy Burson
Notary Public
State of Ohio
My Commission Expires
September 1st, 2010

This instrument prepared by Calvin T. Johnson, Jr., Attorney at Law, Loveland & Brosius, LLC, 50 West Broad Street, Suite 3300, Columbus, Ohio 43215.

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EXHIBIT A

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Legal Descriptions, Property Added
Area 1 (0.399 acres)

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands, being part of Lots 23, 40, 41, 42, 43 and 44 of Deshler's Addition, a subdivision of record in Deed Book 34, Page 1, all of lots 1, 2 and part of Lots 3 and 4 of L. Humphrey's Subdivision, a subdivision of record in Book 1, Page 30 being know as part of the original 1.160 acre tract conveyed to Gay Street Condominium, LLC by deed of record in Instrument Number 200802060018762, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at the southeasterly corner of the "First Amendment of One Neighborhood Condominium" (0.032 acre tract) a condominium of record in Condo Book 203, Page 31, said point also being on the northerly right-of-way line of Gay Street (width varies),:

Thence North 08°12'33" West, a distance of 19.67 feet, along a easterly line of said "First Amendment of One Neighborhood Condominium" (0.032 acre tract), to a point;

Thence South 81°47'27" West, a distance of 23.40 feet, along the northerly line of said "First Amendment of One Neighborhood Condominium" (0.032 acre tract), to a point, said point also being a southeasterly corner of "One Neighborhood Condominium" (0.173 acre tract) a condominium of record in Condo Book 200, Page 32;

Thence North 08°12'33" West, a distance of 54.32 feet, along the easterly line of said "One Neighborhood Condominium" (0.173 acre tract), to a point on a line common to said original 1.160 acre tract and a 0.991 acre tract conveyed to Westwater Company by deed of record in Instrument Number 200802060018758;

Thence North 81°44'46" East, a distance of 212.98 feet, along a line common to said original 1.160 and said 0.991 acre tracts, to a 3/4 inch iron pin found;

Thence North 08°15'14" West, a distance of 124.00 feet, along a line common to said original 1.160 and said 0.991 acre Tract, to a pk nail set on the southerly right-of-way line of Elm Street (24 feet in width), said pk nail also being a common corner of said original 1.160 and said 0.991 acre tracts;

Thence North 81°44'46" East, a distance of 23.00 feet, along the southerly right-of-way line of said Elm Street, to a point of intersection of the southerly right-of-way line of said Elm Street and the westerly right-of-way line of Proposed Arman Alley (width varies);

Thence the following five (5) courses and distances along the westerly right-of-way line of said Proposed Arman Alley;

1. South 08°15'14" East, a distance of 14.71 feet, to a point;
2. North 81°45'33" East, a distance of 0.12 feet, to a point;
3. South 08°14'27" East, a distance of 103.90 feet, to a point;
4. South 81°45'33" West, a distance of 0.09 feet, to a point;
5. South 08°15'14" East, a distance of 79.39 feet, to a point on the northerly right-of-way line of said Gay Street, said point also being the point of intersection of said Gay Street and said Proposed Arman Alley;

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EXHIBIT A (Continued)

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Legal Descriptions, Property Added
Area 1 (0.399 acres)

Thence South 81°44'46" West, a distance of 89.71 feet, along a northerly right-of-way line of said Gay Street, to a point;

Thence North 08°18'40" West, a distance of 44.04 feet, over and across Lot 42 of said Deshler's Addition, to a point;

Thence South 81°41'20" West, a distance of 56.20 feet, over and across Lots 42, 41 and 40 of said Deshler's Addition, to a point;

Thence South 08°18'40" East, a distance of 37.99 feet, over and across Lot 40 of said Deshler's Addition, to a point on the northerly right-of-way line of said Gay Street;

Thence the following three (3) courses and distances along the northerly right-of-way lines of said Gay Street;

1. South 81°44'46" West, a distance of 0.09 feet, to a point;

2. South 08°15'14" East, a distance of 6.00 feet, to a point;

3. South 81°44'46" West, a distance of 66.63 feet, along the northerly right-of-way line of said Gay Street, to the **Point of Beginning**. Containing 0.399 acres, more or less, of which 0.274 acres are out of parcel number 010-029616 and 0.125 acres are out of parcel number 010-286420, being subject to all easements, restrictions and rights-of-way of record. 010-029616

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

Stantec Consulting Services, Inc.

10/15/2018

Robert J. Sands Date
Professional Surveyor No. S-8053

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Address: 77 Normandy Ave B5
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EXHIBIT A (Continued)

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Legal Descriptions, Property Added
Area 2 (0.010 acres)

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands, being part of the original 1.160 acre tract conveyed to Gay Street Condominium, LLC by deed of record in Instrument Number 200802060018762 and all of the 0.003 acre tract conveyed to Gay Street Condominium, LLC by deed of record in Instrument Number 200804210060108, also being known as part of Lots 45 and 46 of Deshler's Addition, a subdivision of record in Deed Book 34, Page 1, records of the Recorder's Office, Franklin County, Ohio:

This description has a vertical component. The intent of this vertical description is to include the area from the bottom of the existing structure located at an elevation of 769.94 feet (NAVD88) and extending upward from that elevation and is the area being submitted to the provisions of chapter 5311 of the Ohio Revised Code.

The metes and bounds description below describes the horizontal component beneath the vertical component and is being described solely to identify the location of the vertical component. Only the area above 769.94 feet (NAVD88) is being made part of the condominium and the area below 769.94 feet (NAVD88) is not being made part of the condominium.

Begin for Reference at a pk nail found at the southeasterly corner of said original 1.160 acre tract, said pk nail also being the intersection of the northerly right-of-way line of Gay Street (width varies) and the westerly right-of-way line of Fifth Street (width varies):

Thence South 81°44'46" West, a distance of 90.00 feet, along the northerly right-of-way line of said Gay Street, to point of intersection of easterly right-of-way line of Proposed Arman Alley (width varies) and being the **Point of True Beginning**, for the herein described tract;

Thence South 81°44'46" West, a distance of 23.00 feet, continuing along the northerly right-of-way line of said Gay Street, to a point at the intersection with the westerly right-of-way line of said Proposed Arman Alley;

Thence North 08°13'59" West, a distance of 18.98 feet, along the westerly right-of-way line of said Proposed Arman Alley, to a point;

Thence North 81°47'32" East, a distance of 22.99 feet, over and across the right-of-way of said Proposed Arman Alley, to a point on the easterly right-of-way of said Proposed Arman Alley;

Thence South 08°15'14" East, a distance of 18.96 feet, along the easterly right-of-way of said Proposed Arman Alley, to the **Point of True Beginning**. Containing 0.010 acres, more or less, being subject to all easements, restrictions and rights-of-way of record.

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

The elevations are based on the North American Vertical Datum of 1988 (NAVD 88). The elevation was established from the Franklin County Control with Designation COC 13-83. Which is an aluminum plug in a concrete monument on Goodale Street, 250 feet west of Goodale Park Drive entrance (west of Park Street), 90.5 feet north of the centerline of Goodale Street, 73.5 feet northeast of a power pole, 39.4 feet southeast of a 21 inch tree, 39.0 feet southwest of a 15 inch oak tree, 1 foot below ground, and accessed through an 8 inch clay tile with a cast iron lid. The published elevation of COC 13-83 is 752.14 feet (NAVD 88)

Stantec Consulting Services, Inc.

Robert J. Sands — Date 10/06/08
Professional Surveyor No. S-8053

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EXHIBIT A (Continued)

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Legal Descriptions, Property Added
Area 3 (0.011 acres)

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands, being part of the original 1.160 acre tract conveyed to Gay Street Condominium, LLC by deed of record in Instrument Number 200802060018762 and also being know as part Lots 45 and 46 of Deshler's Addition, a subdivision of record in Deed Book 34, Page 1, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Begin for Reference at a pk nail found at the southeasterly corner of said original 1.160 acre tract, said pk nail also being the intersection of the northerly right-of-way line of Gay Street (width varies) and the westerly right-of-way line of Fifth Street (width varies):

Thence South 81°44'46" West, a distance of 64.51 feet, along the northerly right-of-way line of said Gay Street, to the **Point of True Beginning**, for the herein described tract;

Thence South 81°44'46" West, a distance of 25.49 feet, continuing along the northerly right-of-way line of said Gay Street, to a point at the intersection of the easterly right-of-way line of Proposed Arman Alley (Width Varies);

Thence North 08°15'14" West, a distance of 18.96 feet, along the easterly right-of-way line of said Proposed Arman Alley, to a point;

Thence North 81°47'32" East, a distance of 25.51 feet, over and across Lots 45 and 46 of said Deshler's Addition, to a point;

Thence South 08°12'28" East, a distance of 18.94 feet, over and across Lot 46 of said Deshler's Addition, to the **Point of True Beginning**. Containing 0.011 acres, more or less, of which 0.004 acres are out of parcel number 010-284038 and 0.007 acres are out of parcel number 010-002816, being subject to all easements, restrictions and rights-of-way of record.

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.



Stantec Consulting Services, Inc.

10/15/08

Robert J. Sands Date
Professional Surveyor No. S-8053

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BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

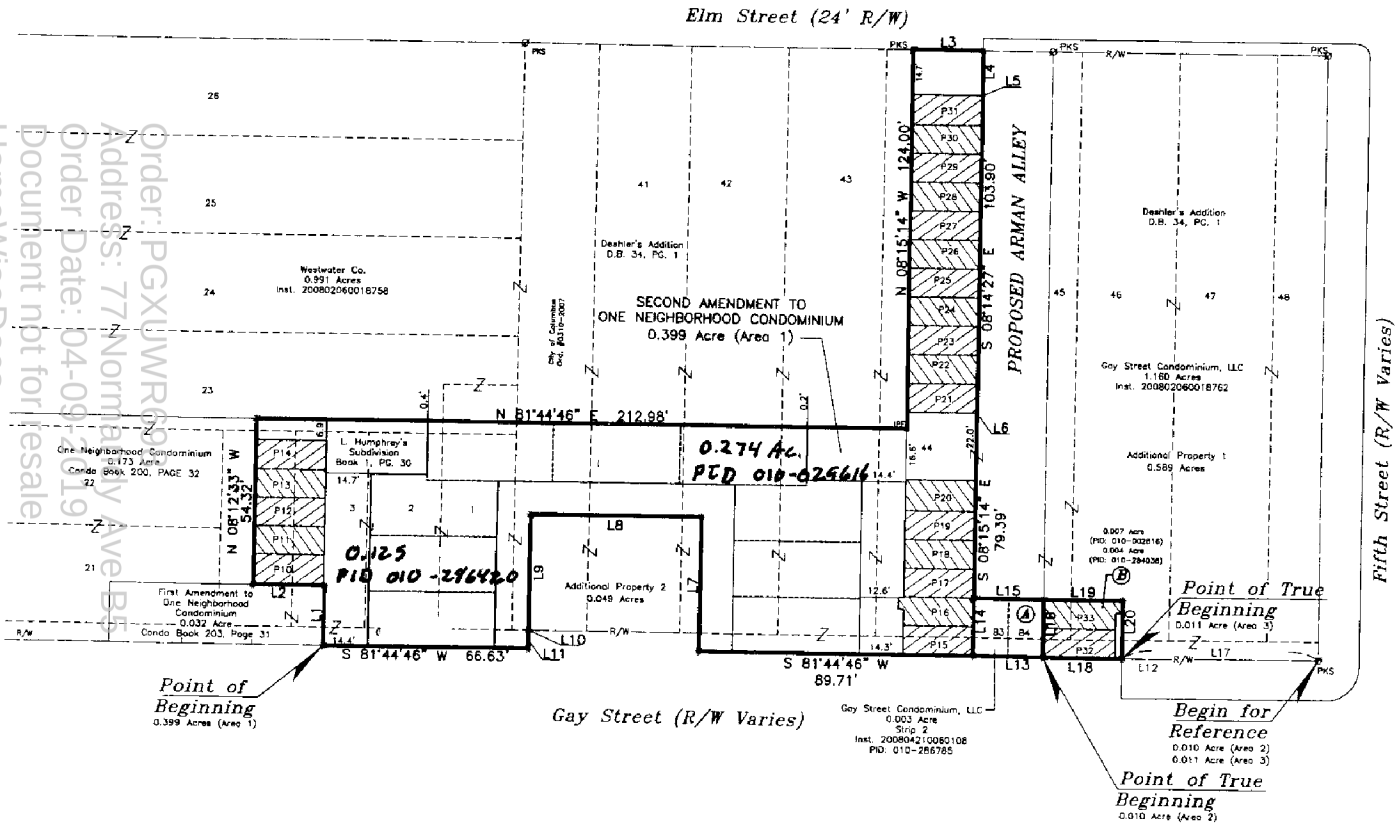
NOTE:

1. All areas not designated as part of a unit or limited common elements are common elements.
2. There were no encumbrances reported in the Title Commitment.
3. The site is subject to a Reciprocal easement agreement as recorded in Instrument No. 200802060018759.

EXHIBIT B
SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 41-46 OF DESHLER'S ADDITION, D.B. 34, PG. 1
PART OF LOT 3-4, ALL OF LOTS 1-2 OF L. HUMPHERY'S SUBDIVISION, P.B. 1, PG. 30
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



50 0 50 100

SCALE IN FEET

SURVEYORS CERTIFICATION

I hereby certify that the drawing on pages 1 & 2, accurately reflects the location of improvements and accurately reflects the location of recorded easements as shown on the Title Commitment issued by title First Agency as commitment number 1336456, with an effective date of January 18, 2007, at 7:59 a.m. of One Neighborhood Condominium. And is for the sole purpose of complying with Section 5311.07 of the Ohio Revised Code.

ROBERT J. HANDEL S-8053 REGISTERED SURVEYOR

PROFESSIONAL SURVEYOR NO. S-8053 DATE 10/15/08

LEGEND

- IPF 3/4 INCH IRON PIPE FOUND
- IPS 3/4 INCH IRON PIN SET
- RRSF RAILROAD SPIKE FOUND
- RRSS RAILROAD SPIKE SET
- DESIGNATES ANGLE POINTS ONLY
- PKS PK NAIL SET
- P1 LIMITED COMMON ELEMENT

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EXHIBIT B
SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 41-46 OF DESHLER'S ADDITION, D.B. 34, PG. 1
PART OF LOT 3-4, ALL OF LOTS 1-2 OF L. HUMPHERY'S SUBDIVISION, P.B. 1, PG. 30
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

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Ⓐ SECOND AMENDMENT TO
ONE NEIGHBORHOOD CONDOMINIUM
0.010 Acre (Area 2)
Vertical Element

Ⓑ SECOND AMENDMENT TO
ONE NEIGHBORHOOD CONDOMINIUM
0.011 Acre (Area 3)

LINE	BEARING	DISTANCE
L1	N 08°12'33" W	19.67'
L2	S 81°47'27" W	23.40'
L3	N 81°44'46" E	23.00'
L4	S 08°15'14" E	14.71'
L5	N 81°45'33" E	0.12'
L6	S 81°45'33" W	0.09'
L7	N 08°18'40" W	44.04'
L8	S 81°41'20" W	56.20'
L9	S 08°18'40" E	37.99'
L10	S 81°44'46" W	0.09'
L11	S 08°15'14" E	6.00'
L12	S 81°44'46" W	90.00'
L13	S 81°44'46" W	23.00'
L14	N 08°13'59" W	18.98'
L15	N 81°47'32" E	22.99'
L16	S 08°15'14" E	18.96'
L17	S 81°44'46" W	64.51'
L18	S 81°44'46" W	25.49'
L19	N 81°47'32" E	25.51'
L20	S 08°12'28" E	18.94'

NOTE:

1. All areas not designated as part of a unit or limited common elements are common elements.
2. There were no encumbrances reported in the Title Commitment.
3. The site is subject to a Reciprocal easement agreement as recorded in Instrument No. 20080206018759.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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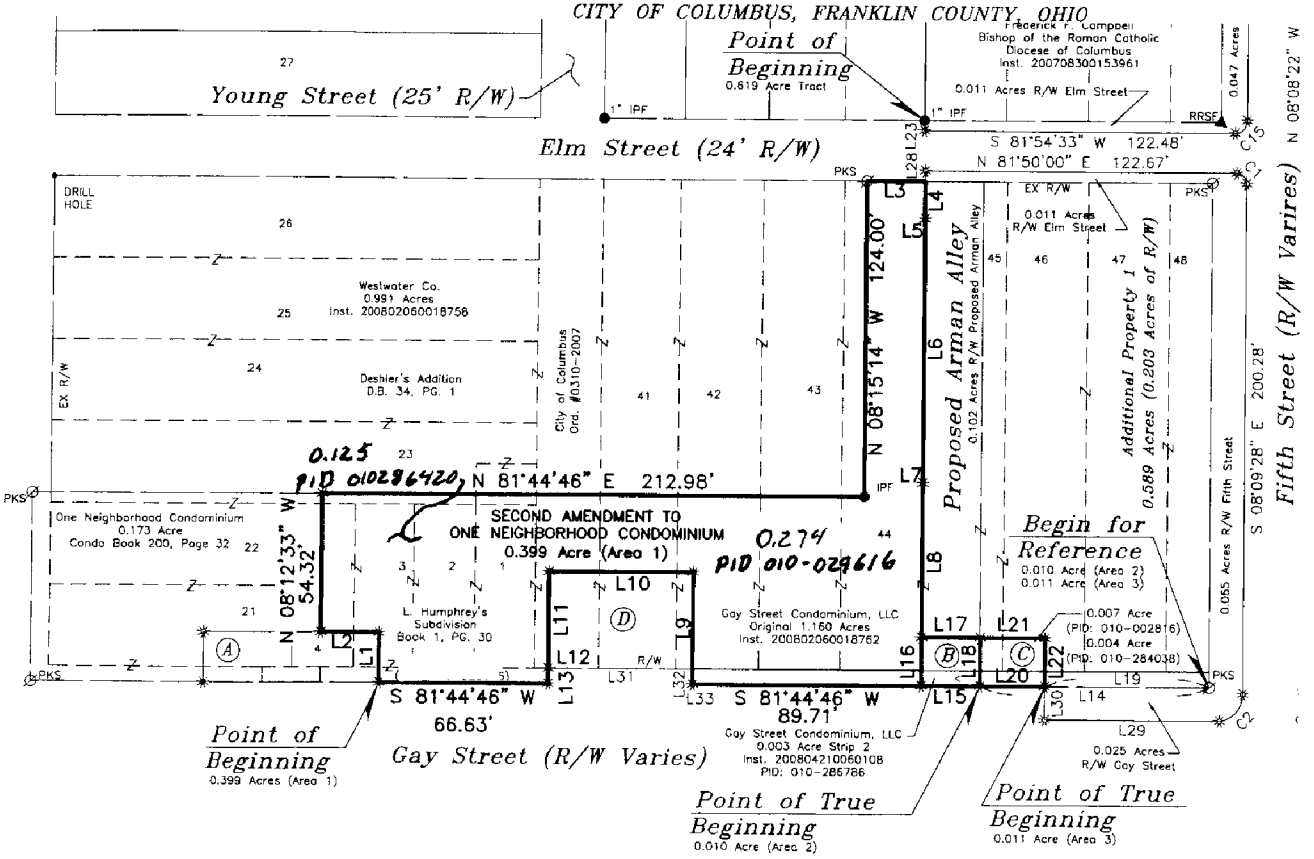
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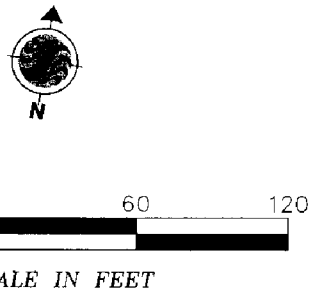
EXHIBIT C
SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 41-44 & 48, ALL OF LOTS 45-47 OF DESHLER'S ADDITION, D.B. 34, PG. 1
PART OF LOT 3-4, ALL OF LOTS 1-2 OF L. HUMPHERY'S SUBDIVISION, P.B. 1, PG. 30
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- ∅ PKS PK NAIL SET

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

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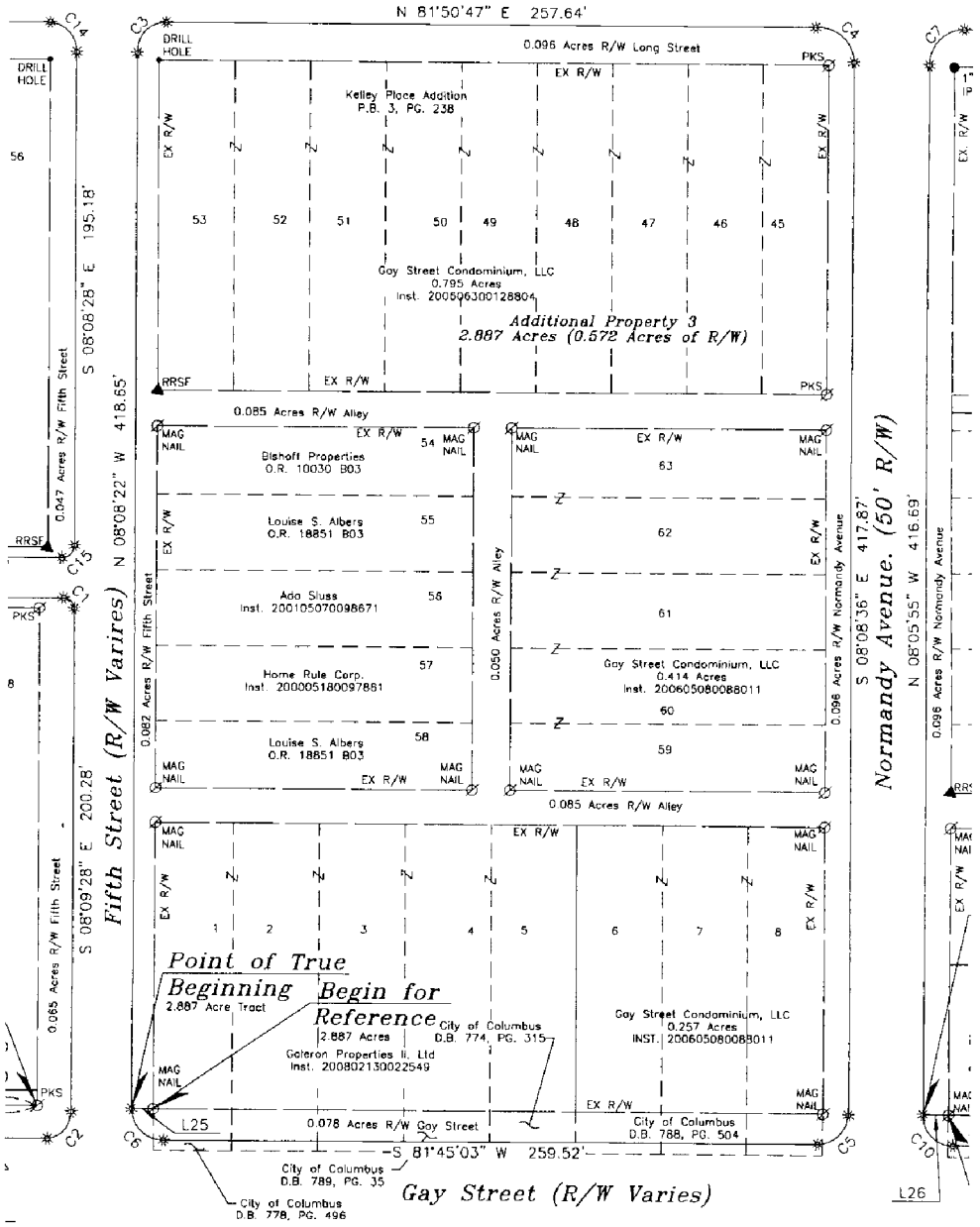
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EXHIBIT C (CONTINUED)
SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 1-8 & ALL OF LOTS 45-63 OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



N

LEGEND

- IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ☼ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET

60 0 60 120

SCALE IN FEET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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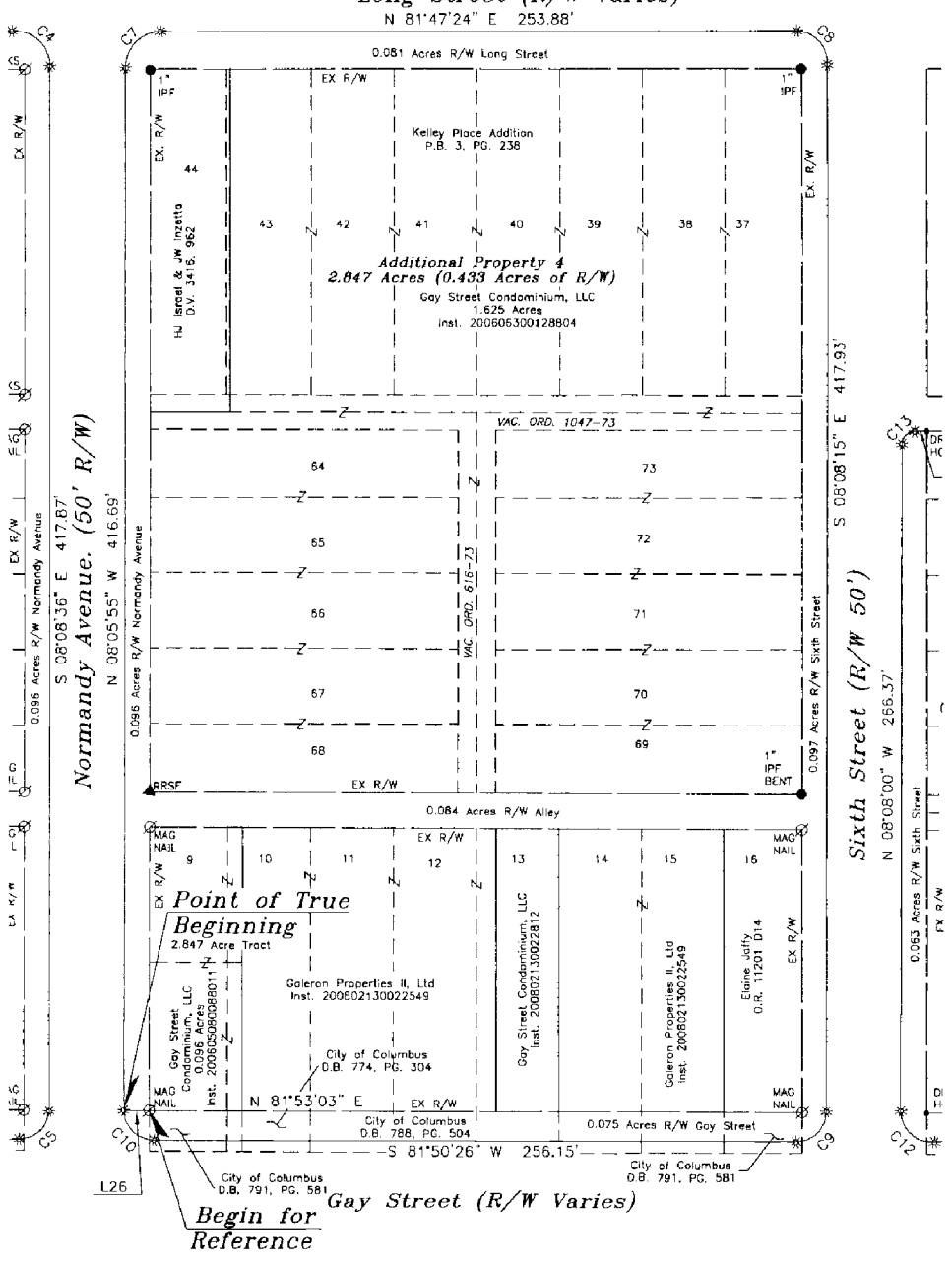
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EXHIBIT C (CONTINUED)
SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 9-16 & ALL OF LOTS 37-44, 64-73 OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





60 0 60 120

SCALE IN FEET

LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- ∅ PKS PK NAIL SET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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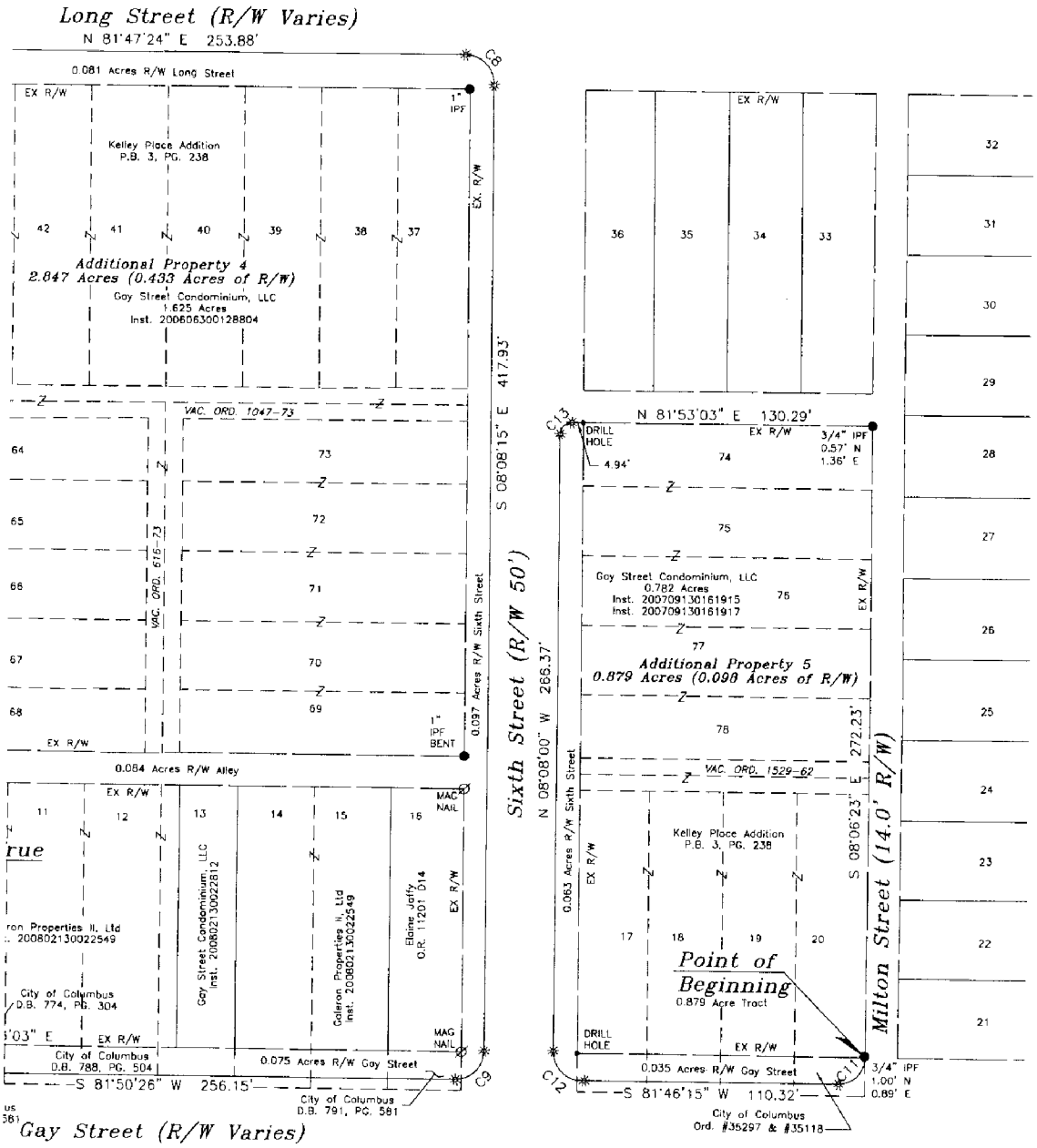
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EXHIBIT C (CONTINUED)
SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 17–20 & ALL OF LOTS 74–78 OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET

N

60 0 60 120

SCALE IN FEET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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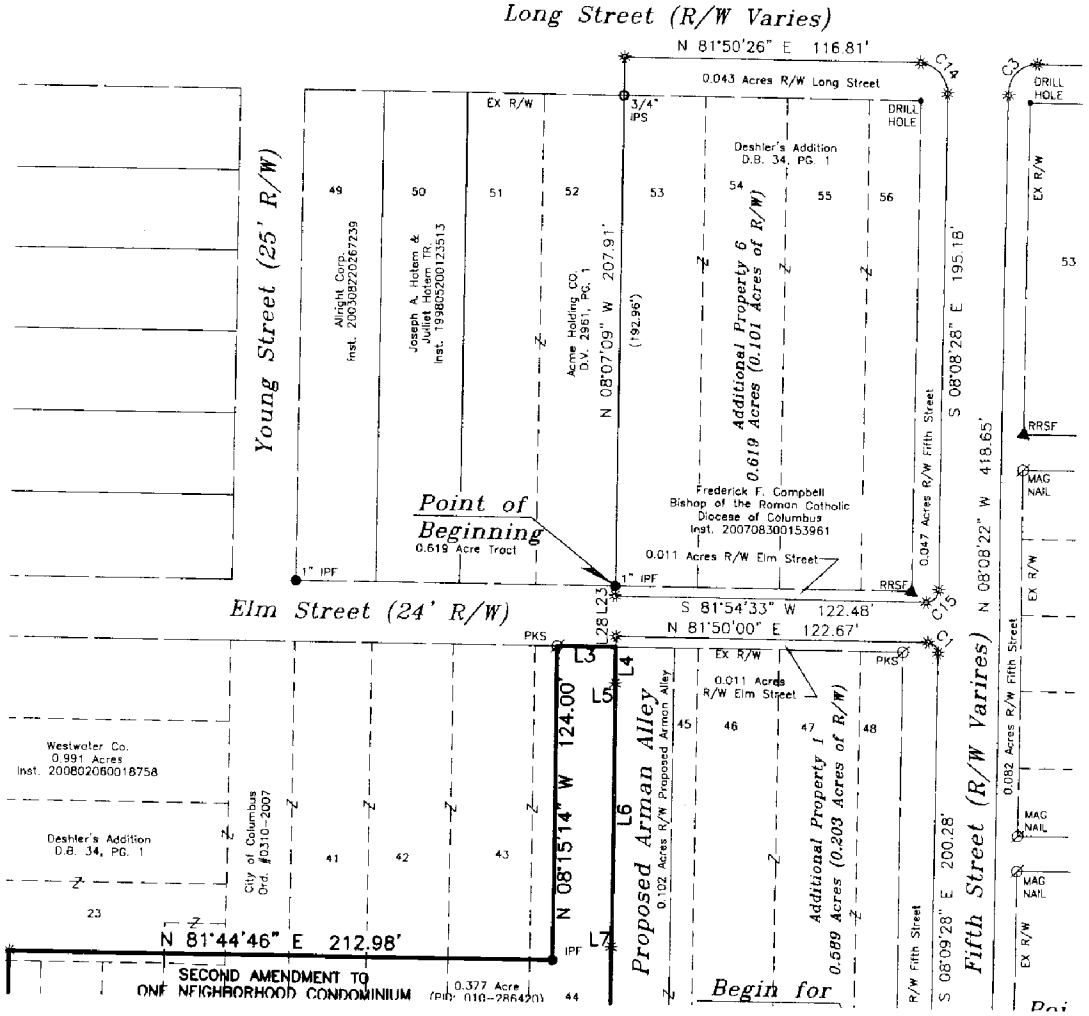
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EXHIBIT C (CONTINUED)
SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

ALL OF LOTS 53-56 OF DESHLER'S ADDITION, D.B. 34, PG. 1
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





60 0 60 120

SCALE IN FEET

LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ◎ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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COLUMBUS, OHIO 43204
(614) 486-4383 1-800-540-2743
FAX (614) 486-4387

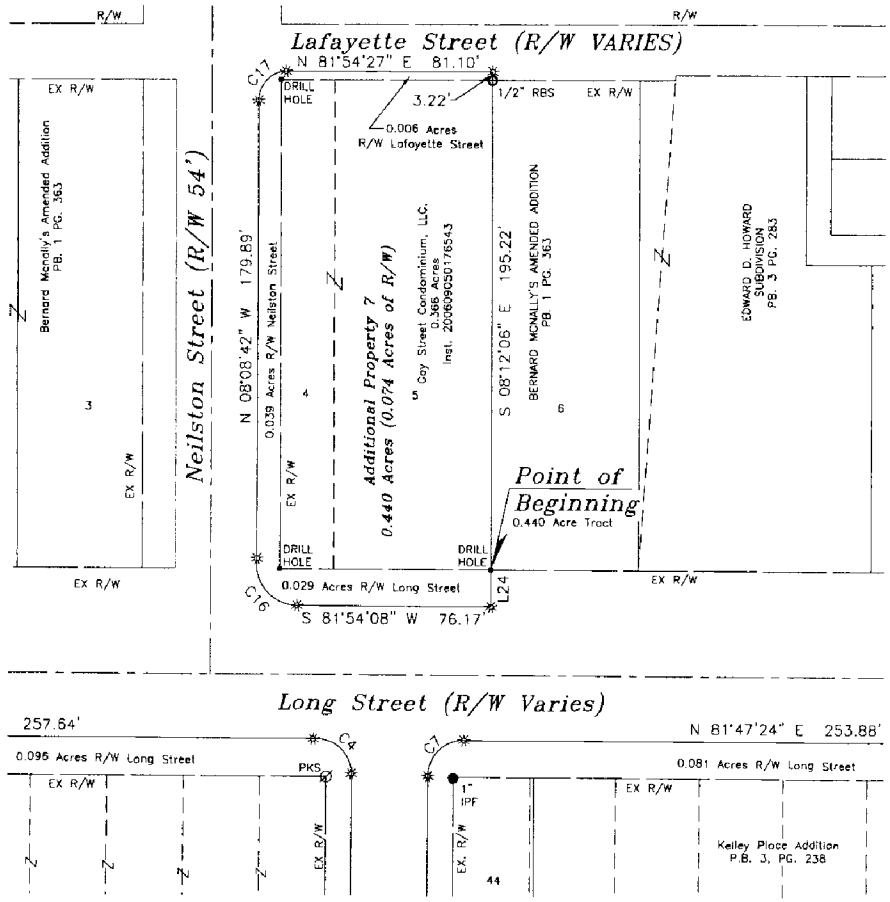
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EXHIBIT C (CONTINUED)
SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM
LYING IN
PART OF LOT 4 & ALL OF LOT 5 OF BERNARD MCNALLY'S AMENDED ADDITION, PB. 1, PG. 363
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





60 0 60 120

SCALE IN FEET

LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ◎ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Guy Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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SHEET 6 OF 7

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EXHIBIT C (CONTINUED)
SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°25'09"	4.24'	6.54'	S 53°57'25" E	5.91'
C2	82°44'46"	10.79'	15.58'	S 33°12'55" W	14.27'
C3	94°12'16"	11.37'	18.70'	N 34°44'39" E	16.66'
C4	95°47'17"	13.70'	22.90'	S 56°02'14" E	20.33'
C5	86°38'09"	12.10'	18.30'	S 38°25'58" W	16.61'
C6	90°06'36"	12.49'	19.64'	N 53°11'40" W	17.68'
C7	89°21'36"	14.18'	22.11'	N 36°34'53" E	19.94'
C8	93°06'15"	12.23'	19.87'	S 51°39'28" E	17.76'
C9	89°39'30"	12.30'	19.25'	S 36°41'30" W	17.35'
C10	90°03'40"	12.03'	18.91'	N 53°07'44" W	17.02'
C11	90°14'58"	11.36'	17.90'	S 36°41'10" W	16.11'
C12	94°18'20"	12.55'	20.65'	N 55°17'10" W	18.40'
C13	90°01'03"	5.00'	7.86'	N 36°52'31" E	7.07'
C14	83°37'05"	11.91'	17.39'	S 49°57'01" E	15.89'
C15	90°03'02"	5.00'	7.86'	S 36°53'03" W	7.07'
C16	97°55'34"	15.97'	27.30'	N 49°08'05" W	24.10'
C17	86°21'27"	11.40'	17.18'	N 35°02'02" E	15.60'

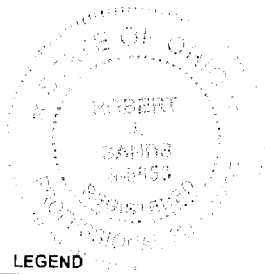
LINE	BEARING	DISTANCE
L1	N 08°12'33" W	19.67'
L2	S 81°47'27" W	23.40'
L3	N 81°44'46" E	23.00"
L4	S 08°15'14" E	14.71'
L5	N 81°45'33" E	0.12'
L6	S 08°14'27" E	103.90'
L7	S 81°45'33" W	0.09'
L8	S 08°15'14" E	79.39'
L9	N 08°18'40" W	44.04'
L10	S 81°41'20" W	56.20'
L11	S 08°18'40" E	37.99'
L12	S 81°44'46" W	0.09'
L13	S 08°15'14" E	6.00'
L14	S 81°44'46" W	90.00'
L15	S 81°44'46" W	23.00'
L16	N 08°13'59" W	18.98'
L17	N 81°47'32" E	22.99'
L18	S 08°15'14" E	18.96'
L19	S 81°44'46" W	64.51'
L20	S 81°44'46" W	25.49'
L21	N 81°47'32" E	25.51'
L22	S 08°12'28" E	18.94'
L23	N 08°07'09" W	3.97'
L24	S 08°12'06" E	14.22'
L25	S 81°53'03" W	8.46'
L26	S 81°53'03" W	10.11'
L28	N 08°10'00" W	4.20'
L29	S 81°52'02" W	68.65'
L30	N 08°07'58" W	12.94'
L31	N 81°44'48" E	55.91'
L32	S 08°15'14" E	6.00'
L33	N 81°44'46" E	0.29'

(A) First Amendment to One Neighborhood Condominium 0.032 Acre Condo Book 203, Page 31

(B) Second Amendment to One Neighborhood Condominium 0.010 Acre (Area 2) Vertical Element

(C) Second Amendment to One Neighborhood Condominium 0.011 Acre (Area 3)

(D) Additional Property 2 0.049 Acres



LEGEND

- ● IPF 3/4 INCH IRON PIPE (ZANDE CAP) FOUND
- ○ IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✲ DESIGNATES ANGLE POINTS ONLY
- ∅ PKS PK NAIL SET

SURVEYORS CERTIFICATION

I hereby certify that the drawings accurately reflects the location of recorded easements as shown on the Title Commitment issued by title First Agency as commitment number 1336456, with an effective date of January 16, 2007, at 7:59 a.m. of One Neighborhood Condominium. And is for the sole purpose of complying with Section 5311.07 of the Ohio Revised Code.

Robert J. Sarver — 10/15/08

PROFESSIONAL SURVEYOR NO. S-8053 — DATE

Stantec
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COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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EXHIBIT D

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Information

I. EXISTING UNITS:

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G3	48 North Fourth Street	Garden 1	747	P6	2.354%
TH4	50 North Fourth Street	Townhouse 2	1,814	P7, P23, P26, P29, P30, P31, P32, P33	5.717%
G2	52 North Fourth Street	Garden 1	751	P4	2.367%
TH3	54 North Fourth Street	Townhouse 1	1,485	P5	4.680%
TH2	58 North Fourth Street	Townhouse 2	1,619	P3	5.103%
G1	60 North Fourth Street	Garden 4	1,401	P2	4.416%
TH1	62 North Fourth Street	Townhouse 1	1,476	P1	4.652%
B1	160 East Gay Street	Bridge	590	P8, P9,	1.859%
B2	164 East Gay Street	Bridge	590		1.859%

II. UNITS ADDED HEREBY:

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G4	166 East Gay Street	Garden 1	725		2.285%
TH5	168 East Gay Street	Townhouse 2	1,557		4.907%
G5	170 East Gay Street	Garden 1	746	P11	2.351%
TH6	172 East Gay Street	Townhouse 1	1,230	P10	3.877%
G6	174 East Gay Street	Garden 4	1,444	P13, P24	4.551%
TH7	176 East Gay Street	Townhouse 1	1,370	P12	4.318%
TH8	180 East Gay Street	Townhouse 2	1,731	P14	5.456%
TH9	184 East Gay Street	Townhouse 4	2,669	P21, P22	8.412%
G7	186 East Gay Street	Garden 4	1,235	P20	3.892%
TH10	188 East Gay Street	Townhouse 2	1,731	P27, P28	5.456%
G8	190 East Gay Street	Garden 1	746	P18	2.351%
TH11	192 East Gay Street	Townhouse 1	1,370	P19	4.318%
G9	194 East Gay Street	Garden 1	725	P16	2.285%
TH12	196 East Gay Street	Townhouse 1	1,230	P17	3.877%
TH13	200 East Gay Street	Townhouse 2	1,557	P15	4.907%
B3	204 East Gay Street	Bridge	595		1.875%
B4	208 East Gay Street	Bridge	595	P25	1.875%
		Total(s)	31,729		100.000%

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EXHIBIT E

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Types

Type	Description
Garden 1	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, and containing between approximately 600–800 gross interior square feet.
Garden 2	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, bathroom, and containing between approximately 801–999 gross interior square feet.
Garden 3	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,000–1,199 gross interior square feet.
Garden 4	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,200–1,500 gross interior square feet.
Townhouse 1	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two bedrooms, two and one-half bathrooms, and containing between approximately 1,200– 1,500 gross interior square feet.
Townhouse 2	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,500–1900 gross interior square feet.
Townhouse 3	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,901–2,499 gross interior square feet.
Townhouse 4	Multi-story townhouse style Unit consisting of a great room, dining room, kitchen, three bedrooms, three and one-half bathrooms, and containing between approximately 2,500–3,000 gross interior square feet.
Bridge	One story flat style Unit consisting of a living room and dining area, kitchen, one bedroom, one bathroom, and containing between approximately 500–650 gross interior square feet, and that is elevated over and crosses a public or private street, alley or drive.
Retail/ Commercial	Unit created and designed for a retail/commercial Unit consisting of one or more rooms and containing between 100 and 2,000 gross square feet and may also include or consist of unenclosed open space.

Declarant reserves the right, from time to time, to rearrange and redesignate rooms.

Gross interior square feet means the approximate gross area constituting the Unit at all levels, is measured from undecorated inner surfaces of its boundary walls, and includes space occupied by interior partitions, staircases and voids. This measurement is not the measurement normally used in the real estate industry for sales and leasing purposes.

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EXHIBIT A (Continued)

SIXTH AMENDMENT TO
ONE NEIGHBORHOOD
CONDOMINIUM
0.001 ACRES (Area 3)

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands, being part of Lot 59 of Kelley Place Addition a subdivision of record in Plat Book 3, Page 238 as conveyed to Gay Street Condominiums, LLC. by deed of record in Instrument Number 200605080088011 and part of a 0.0001 acre tract conveyed to Gay Street Condominiums, LLC. by deed of record in Instrument Number 201008200107098 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Begin for Reference at the northeasterly corner of the Fourth Amendment to One Neighborhood Condominium, condominium drawings of record in Condo Book 218, Page 83, the northwesterly corner of the Fifth Amendment to One Neighborhood Condominium, condominium drawings of record in Condo Book 221, Page 74, being on the southerly line of a 0.055 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 201008200107099 in Lot 5 of said Kelley Place Addition;

Thence North 81°53'03" East, a distance of 98.06 feet, along the southerly line of said 0.055 acre tract, line common to the northerly line of the Fifth Amendment to One Neighborhood Condominium, across Lots 5, 6, 7, 8 of said Kelley Place Addition, to a point in Lot 8;

Thence North 08°06'06" West, a distance of 23.00 feet, crossing Lot 8, 0.055 acre tract and the original 14 foot alley, to a point on the northerly right-of-way line of the alley and the southerly line of Lot 59 of said Kelley Place Addition, and being the **Point of True Beginning**, for the herein described tract;

Thence North 08°06'06" West, a distance of 2.05 feet, across said Lot 59, to a point;

Thence North 81°53'54" East, a distance of 20.25 feet, across said Lot 59 and said 0.0001 acre tract, to a point on the westerly right-of-way line of Normandy Avenue (width varies);

Thence South 08°07'09" East, a distance of 2.05 feet, along the westerly right-of-way line of Normandy Avenue, to a point at the southeasterly corner of said 0.0001 acre tract;

Thence South 81°53'03" West, a distance of 20.25 feet, crossing the right-of-way of Normandy Avenue, the southerly line of a 0.0001 acre tract, northerly right-of-way line of the alley, and the southerly line of Lot 59, to the **Point of True Beginning**. Containing 0.001 acres, more or less, of which 38.00 square feet are out of Parcel Number 010-012584 and 3.49 square feet are out of Parcel Number 010-289429, being subject to all easements, restrictions and rights-of-way of record

Bearings are based on the bearing of North 81°53'03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

STATE OF OHIO
ROBERT J. SANDS S-8053 REGISTERED PROFESSIONAL SURVEYOR

Stantec Consulting Services Inc.

Robert J. Sands — Date 11/8/11
Professional Surveyor No. S-8053

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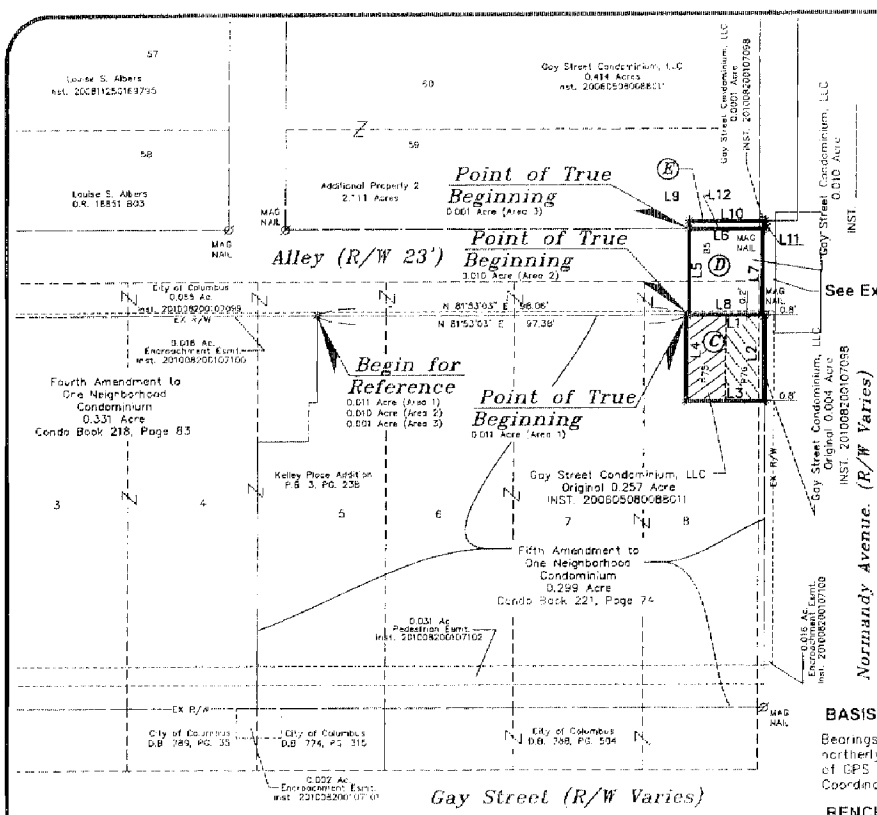


EXHIBIT B
SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 8 and 59 OF Kelley PLACE ADDITION, P.B. 3, PG. 238

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

LINE	BEARING	DISTANCE
L1	N 81°53'03" E	20.93'
L2	S 08°07'09" E	22.91'
L3	S 81°52'51" W	20.93'
L4	N 08°07'03" W	22.91'
L5	N 08°06'06" W	23.00'
L6	N 81°53'03" E	19.49'
L7	S 08°06'06" E	23.00'
L8	S 81°53'03" W	19.49'
L9	N 08°06'06" W	2.05'
L10	N 81°53'54" E	20.25'
L11	S 08°07'09" E	2.05'
L12	S 81°53'03" W	20.25'

LEGEND

- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET
- P1 LIMITED COMMON ELEMENT

40 0 N 40 80

SCALE IN FEET

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°53'03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August, 2008. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

BENCHMARK:

Elevations are based on the North American Vertical Datum of 1988 (NAVD 88). The elevation was established from the Franklin County Control with Designation COC 13-83. Which is an aluminum plug in a concrete monument on Goodale Street, 250 feet west of Goodale Park drive entrance (west of Park Street), 90.5 feet north of the centerline of Goodale Street, 73.5 feet northeast of a power pole, 38.4 feet southeast of a 2' inch tree, 39.0 feet southwest of a 15 inch oak tree, 1 foot below ground, and accessed through an 8 inch clay tile with a cast iron lid. The published elevation of COC 13-83 is 752.4 feet (NAVD 88).

NOTE:

1. All areas not designated as part of a unit or limited common elements are common elements.
2. There were no encumbrances reported in the Title Commitment.
3. The site is subject to a Reciprocal easement agreement as recorded in Instrument No. 200802050018759.

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EXHIBIT B
SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 8 and 59 OF Kelley PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

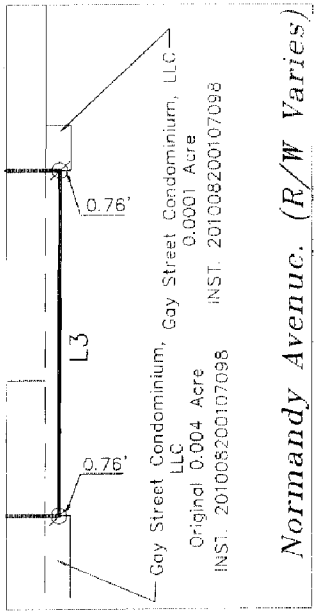


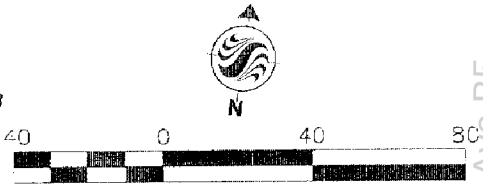
Exhibit "A"
Scale: 1" = 10'

SIXTH AMENDMENT TO
(C) ONE NEIGHBORHOOD CONDOMINIUM
0.011 Acre (AREA 1)

SIXTH AMENDMENT TO
(D) ONE NEIGHBORHOOD CONDOMINIUM
0.010 Acre (AREA 2)
Above Elevation 775.22 (NAVD 88)

Below Elevation 775.22 (NAVD 88)
Gay Street Condominiums
0.010 Acre
Inst. 200111160149367

SIXTH AMENDMENT TO
(E) ONE NEIGHBORHOOD CONDOMINIUM
0.001 Acre (AREA 3)



SCALE IN FEET

Acreage Breakdown

0.011 Acre (Area 1)

PID 010-068586: 0.010 Acre
PID 010-289428: 0.001 Acre

0.010 Acre (Area 2)

0.006 Acre "Original 14 Foot Alley"
0.003 Acre "Lot 8"
0.001 Acre "Normandy Avenue R/W"
0.010 Acre Total

0.001 Acre (Area 3)

PID 010-012584: 38.00 Sq. Feet
PID 010-289429: 3.49 Sq. Feet

LEGEND

- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- ✳ DESIGNATES ANGLE POINTS ONLY
- Ø PKS PK NAIL SET
- LIMITED COMMON ELEMENT

NOTE:

1. All areas not designated as part of a unit or limited common elements are common elements.
2. There were no encumbrances reported in the Title Commitment.
3. The site is subject to a Reciprocal easement agreement as recorded in Instrument No. 200502080018759.

BENCHMARK:

Elevations are based on the North American Vertical Datum of 1988 (NAVD 88). The elevation was established from the Franklin County Control with Designation CCC 13-83, Which is an aluminum plug in a concrete monument on Goodale Street, 250 feet west of Goodale Park drive entrance (west of Park Street), 90.5 feet north of the centerline of Goodale Street, 73.5 feet northeast of a power pole, 39.4 feet southeast of a 21 inch tree, 39.0 feet southwest of a 15 inch oak tree, 1 foot below ground, and accessed through an 8 inch clay tile with a cast iron lid. The published elevation of CCC 13-83 is 752.14 feet (NAVD 88).

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°53'03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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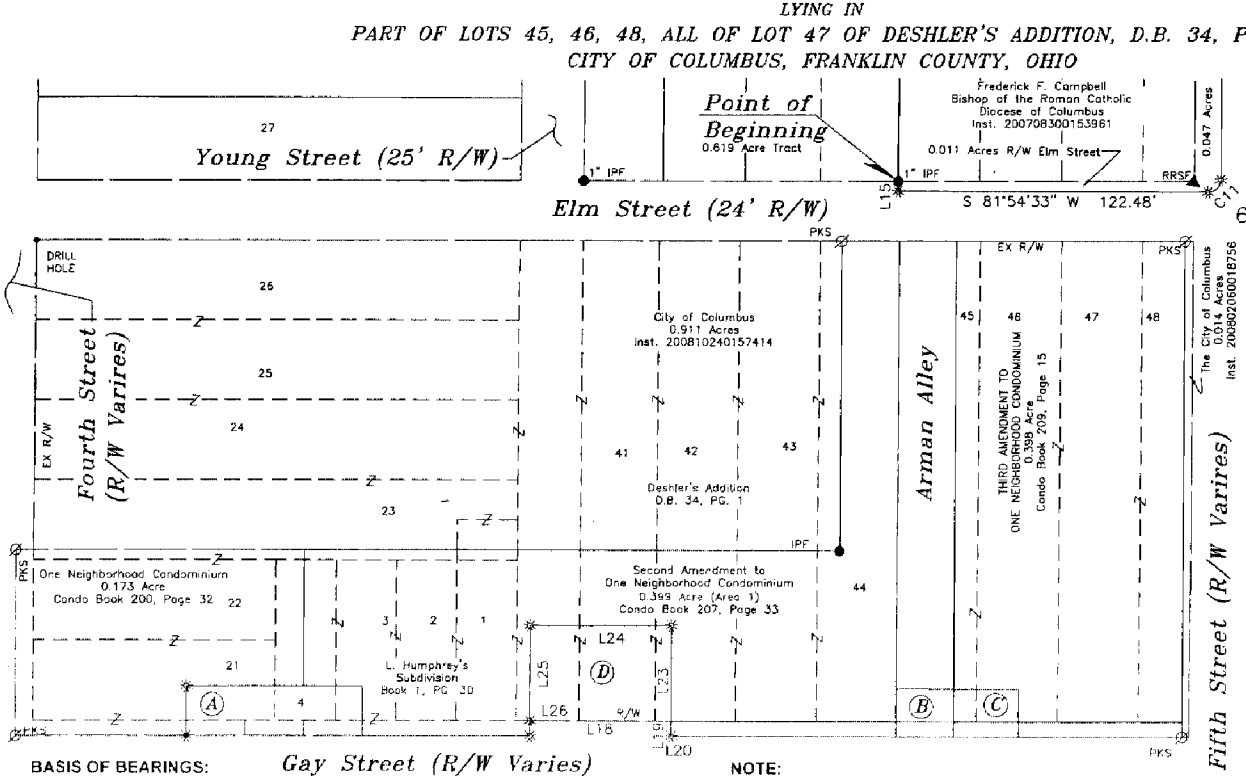
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EXHIBIT C
SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN

PART OF LOTS 45, 46, 48, ALL OF LOT 47 OF DESHLER'S ADDITION, D.B. 34, PG. 1
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



60 0 60 120

SCALE IN FEET

LEGEND

● IPF	3/4 INCH IRON PIPE (ZANDE CAP) FOUND
○ IPS	IRON PIN SET
▲ RRSF	RAILROAD SPIKE FOUND
△ RRSS	RAILROAD SPIKE SET
✳	DESIGNATES ANGLE POINTS ONLY
∅ PKS	PK NAIL SET

BASIS OF BEARINGS: Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

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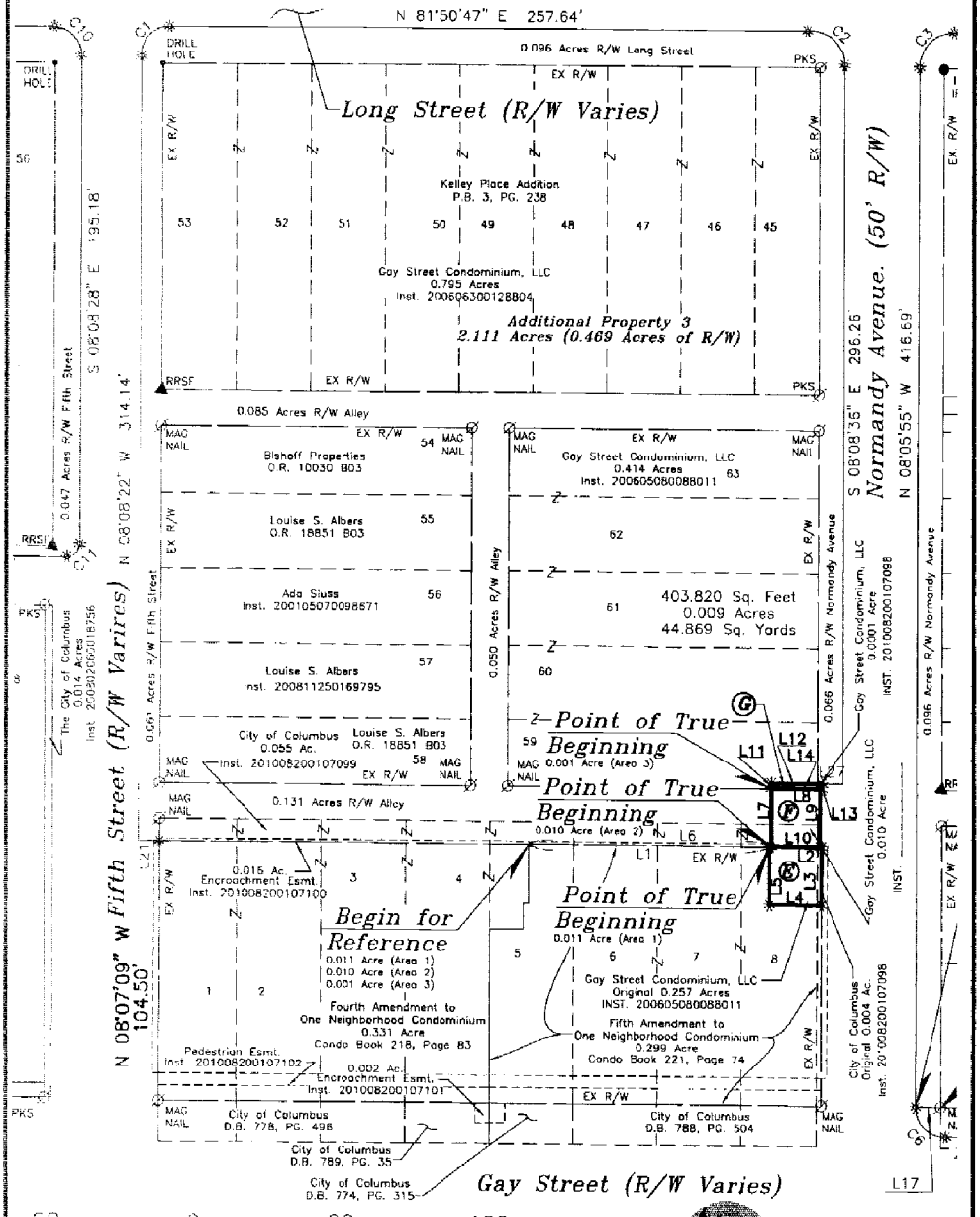
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EXHIBIT C (CONTINUED)
SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 1-8 & ALL OF LOTS 45-63
OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Goy Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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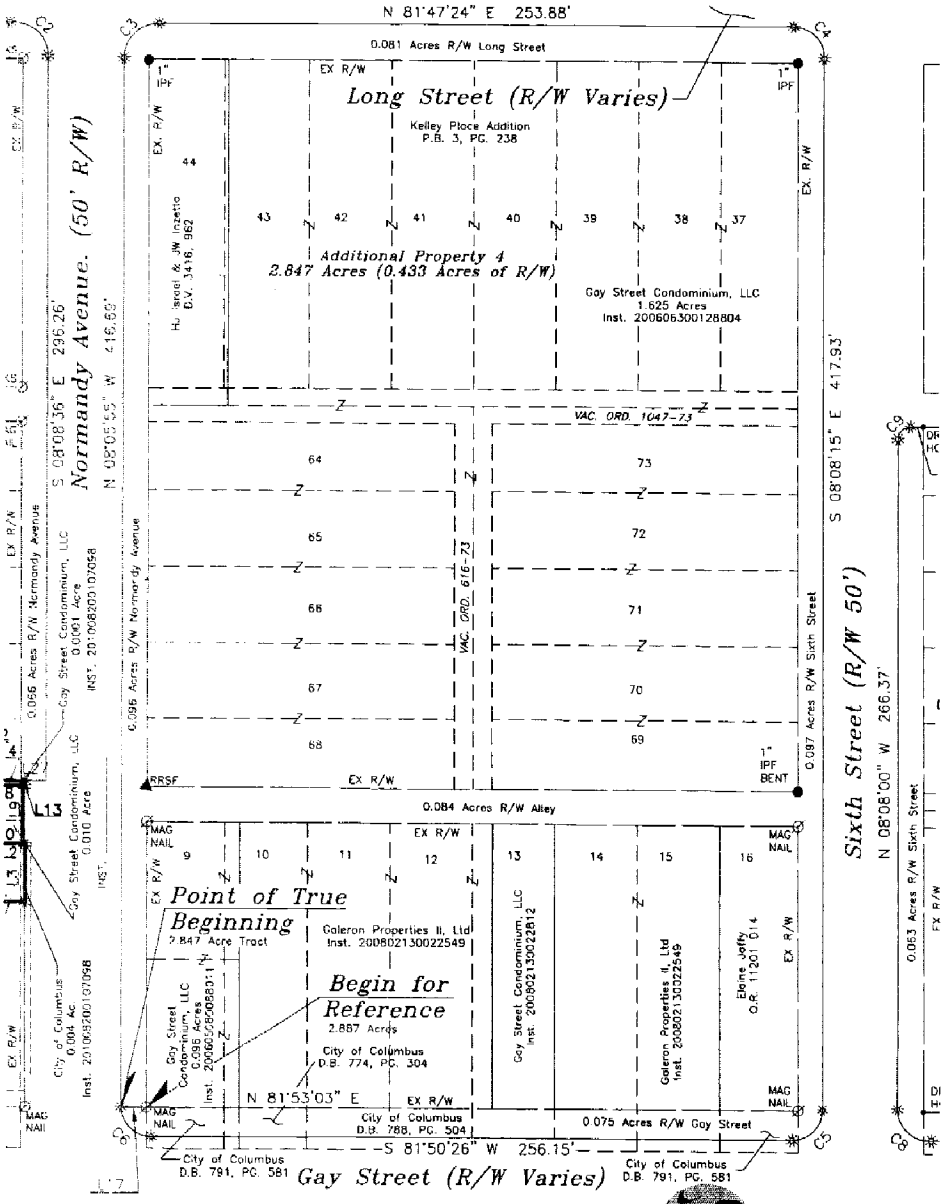
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EXHIBIT C (CONTINUED)
SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 9–16 & ALL OF LOTS 37–44, 64–73
OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



60 0 60 120

SCALE IN FEET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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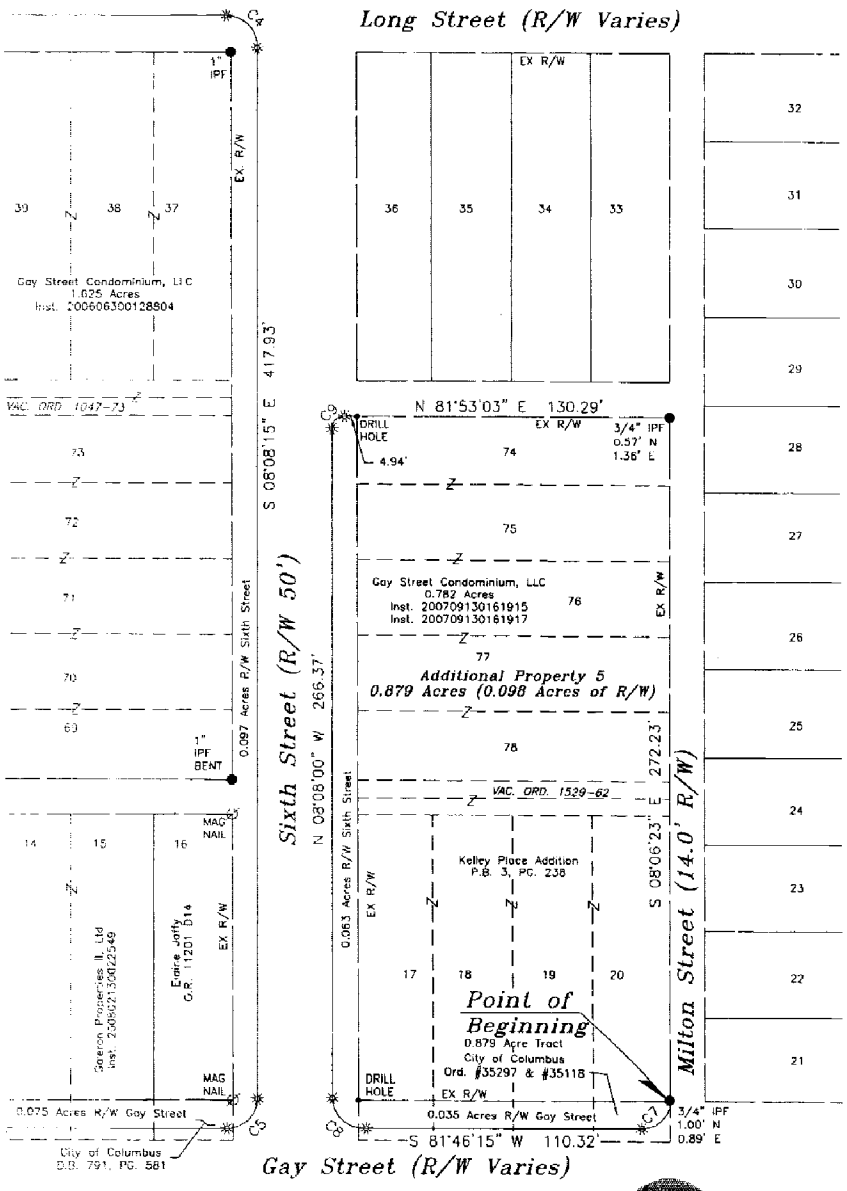
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EXHIBIT C (CONTINUED)
SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOTS 17–20 & ALL OF LOTS 74–78
OF KELLEY PLACE ADDITION, P.B. 3, PG. 238
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



60 0 60 120

SCALE IN FEET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'46" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

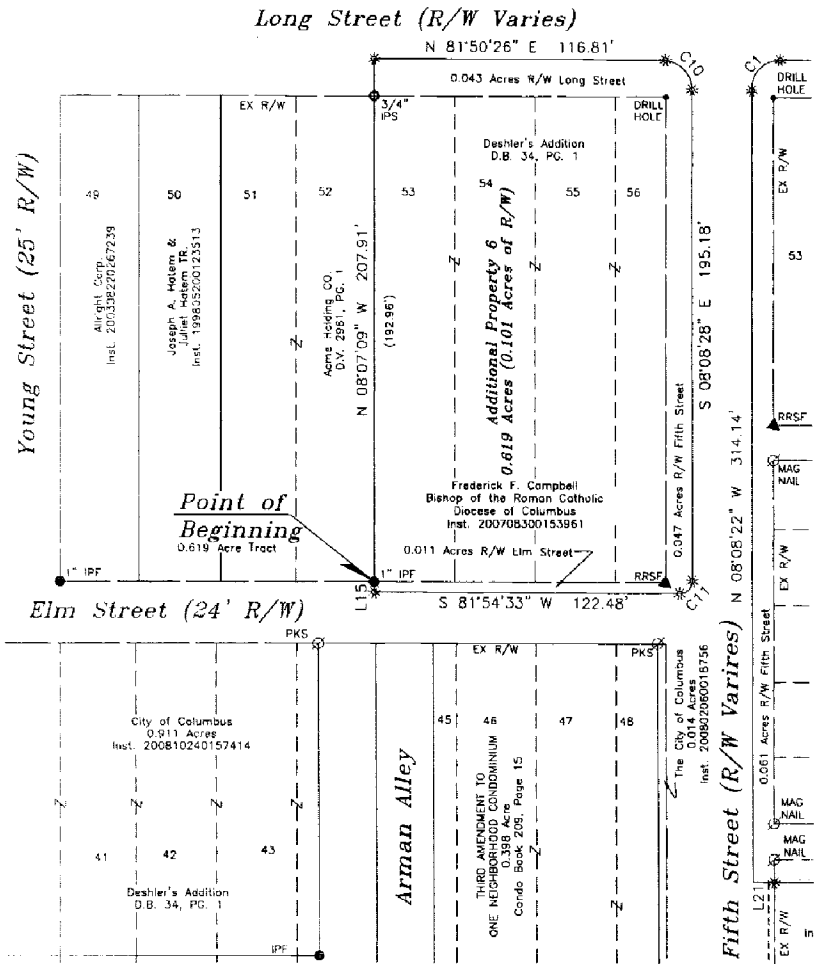
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EXHIBIT C (CONTINUED)
SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM
LYING IN
ALL OF LOTS 53-56 OF DESHLER'S ADDITION, D.B. 34, PG. 1
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

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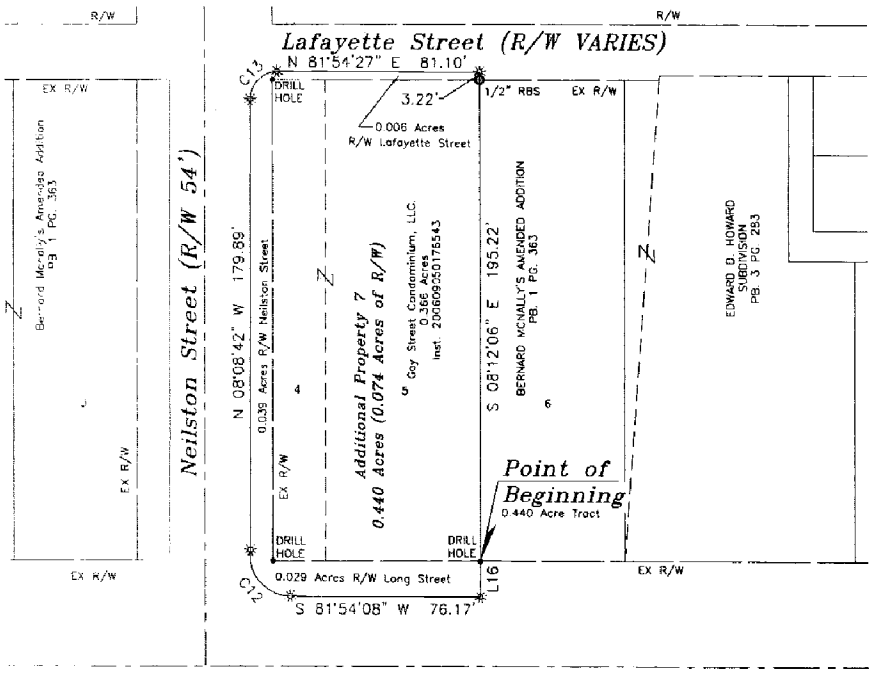
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EXHIBIT C (CONTINUED)
SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

ONE NEIGHBORHOOD CONDOMINIUM

LYING IN
PART OF LOT 4 & ALL OF LOT 5 OF
BERNARD MCNALLY'S AMENDED ADDITION, PB. 1, PG. 363
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





60 0 60 120

SCALE IN FEET

NOTE:

1. Only Property owned by the person submitting the condominium may be made apart of the condominium.
2. See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

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EXHIBIT C (CONTINUED)
SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	94°12'16"	11.37'	18.70'	N 34°44'39" E	16.66'
C2	95°47'17"	13.70'	22.90'	S 56°02'14" E	20.33'
C3	89°21'36"	14.18'	22.11'	N 36°34'53" E	19.94'
C4	93°06'15"	12.23'	19.87'	S 51°39'28" E	17.76'
C5	89°39'30"	12.30'	19.25'	S 36°41'30" W	17.35'
C6	90°03'40"	12.03'	18.91'	N 53°07'44" W	17.02'
C7	90°14'58"	11.36'	17.90'	S 36°41'10" W	16.11'
C8	94°18'20"	12.55'	20.65'	N 55°17'10" W	18.40'
C9	90°01'03"	5.00'	7.86'	N 36°52'31" E	7.07'
C10	83°37'05"	11.91'	17.39'	S 49°57'01" E	15.89'
C11	90°03'02"	5.00'	7.86'	S 36°53'03" W	7.07'
C12	97°55'34"	15.97'	27.30'	N 49°08'05" W	24.10'
C13	86°21'27"	11.40'	17.18'	N 35°02'02" E	15.60'

LINE	BEARING	DISTANCE
L1	N 81°53'03" E	97.38'
L2	N 81°53'03" E	20.93'
L3	S 08°07'09" E	22.91'
L4	S 81°52'51" W	20.93'
L5	N 08°07'03" W	22.91'
L6	N 81°53'03" E	98.06'
L7	N 08°06'06" W	23.00'
L8	N 81°53'03" E	19.49'
L9	S 08°06'06" E	23.00'
L10	S 81°53'03" W	19.49'
L11	N 08°06'06" W	2.05'
L12	N 81°53'54" E	20.25'
L13	S 07°59'22" E	2.05'
L14	S 81°53'03" W	20.24'
L15	N 08°07'09" W	3.97'
L16	S 08°12'06" E	14.22'
L17	S 81°53'03" W	10.11'
L18	N 81°44'48" E	55.91'
L19	S 08°15'14" E	6.00'
L20	N 81°44'46" E	0.29'
L21	S 81°53'03" W	8.49'
L22	S 81°53'03" W	134.07'
L23	N 08°18'40" W	44.04'
L24	S 81°41'20" W	56.20'
L25	S 08°18'40" E	37.99'
L26	S 81°44'46" W	0.09'
L27	S 81°51'24" W	8.41'

(A) First Amendment to One Neighborhood Condominium 0.032 Acre Condo Book 203, Page 31

(B) Second Amendment to One Neighborhood Condominium 0.010 Acre (Area 2) Condo Book 207, Page 33

(C) Second Amendment to One Neighborhood Condominium 0.011 Acre (Area 3) Condo Book 207, Page 33

(D) Additional Property 2 0.049 Acres

(E) **SIXTH AMENDMENT TO ONE NEIGHBORHOOD CONDOMINIUM 0.011 Acre (AREA 1)**

(F) **SIXTH AMENDMENT TO ONE NEIGHBORHOOD CONDOMINIUM 0.010 Acre (AREA 2) (Above Elevation 775.22)**

(G) **SIXTH AMENDMENT TO ONE NEIGHBORHOOD CONDOMINIUM 0.001 Acre (AREA 3)**

Acreage Breakdown

0.011 Acre (Area 1)

PID 010-066586: 0.010 Acre
PID 010-285428: 0.001 Acre

0.001 Acre (Area 2)

PID 010-012584: 38.00 Sq. Feet
PID 010-285429: 3.49 Sq. Feet

NOTE:

1 Only Property owned by the person submitting the condominium may be made apart of the condominium.

2 See Sheet 7 for curve and line tables.

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81°44'48" East for the northerly right-of-way line of Gay Street as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

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EXHIBIT D

SIXTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Information

I. **EXISTING UNITS**:

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G3	48 North Fourth Street	Garden 1	747	P6	0.821%
TH4	50 North Fourth Street	Townhouse 2	1,814	P7	1.994%
G2	52 North Fourth Street	Garden 1	751	P4	0.826%
TH3	54 North Fourth Street	Townhouse 1	1,485	P5	1.632%
TH2	58 North Fourth Street	Townhouse 2	1,619	P3	1.780%
G1	60 North Fourth Street	Garden 4	1,401	P2	1.540%
TH1	62 North Fourth Street	Townhouse 1	1,476	P1	1.623%
B1	160 East Gay Street	Bridge	590		0.649%
B2	164 East Gay Street	Bridge	590		0.649%
G4	166 East Gay Street	Garden 1	725	P9	0.797%
TH5	168 East Gay Street	Townhouse 2	1,557	P8	1.712%
G5	170 East Gay Street	Garden 1	746	P11	0.820%
TH6	172 East Gay Street	Townhouse 1	1,230	P10	1.352%
G6	174 East Gay Street	Garden 4	1,444	P13, P24	1.587%
TH7	176 East Gay Street	Townhouse 1	1,370	P12	1.506%
TH8	180 East Gay Street	Townhouse 2	1,731	P14	1.903%
TH9	184 East Gay Street	Townhouse 4	2,860	P21, P22	3.144%
G7	186 East Gay Street	Garden 4	1,235	P20	1.358%
TH10	188 East Gay Street	Townhouse 2	1,731	P27, P28	1.903%
G8	190 East Gay Street	Garden 1	746	P18	0.820%
TH11	192 East Gay Street	Townhouse 1	1,370	P19	1.506%
G9	194 East Gay Street	Garden 1	725	P16	0.797%
TH12	196 East Gay Street	Townhouse 1	1,230	P17, P26	1.352%
TH13	200 East Gay Street	Townhouse 2	1,557	P15	1.712%
B3	204 East Gay Street	Bridge	595		0.654%
B4	208 East Gay Street	Bridge	595	P25	0.654%
TH14	49 North Fifth Street	Townhouse 2	1,666	P31, P33	1.831%
TH15	53 North Fifth Street	Townhouse 1	1,304	P35	1.433%
TH16	57 North Fifth Street	Townhouse 1	1,301	P36	1.430%
TH17	61 North Fifth Street	Townhouse 2	1,586	P39	1.743%
TH18	65 North Fifth Street	Townhouse 2	1,534	P40	1.686%
TH19	69 North Fifth Street	Townhouse 3	1,775	P43	1.951%
TH20	73 North Fifth Street	Townhouse 2	1,584	P44	1.741%
TH21	77 North Fifth Street	Townhouse 2	1,619	P46	1.780%
TH22	81 North Fifth Street	Townhouse 2	1,620	P48	1.781%
TH23	85 North Fifth Street	Townhouse 1	1,341	P49	1.474%
TH24	89 North Fifth Street	Townhouse 1	1,308	P50	1.438%
G10	47 North Fifth Street	Garden 1	747	P32	0.821%
G11	51 North Fifth Street	Garden 1	678	P34	0.745%
G12	55 North Fifth Street	Garden 1	674	P37	0.741%
G13	59 North Fifth Street	Garden 3	1,105	P38	1.215%
G14	63 North Fifth Street	Garden 3	1,110	P41, P23	1.220%
G15	67 North Fifth Street	Garden 1	677	P42	0.744%
G16	71 North Fifth Street	Garden 1	700	P45	0.769%
G17	75 North Fifth Street	Garden 1	700	P47	0.769%
G18	79 North Fifth Street	Garden 1	700	P29	0.769%
G19	87 North Fifth Street	Garden 1	663	P30	0.729%

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EXHIBIT D (Continued)

SIXTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Information

I. **EXISTING UNITS: (Continued)**

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
G20	216 East Gay Street	Garden 2	861	P52	0.946%
TH25	218 East Gay Street	Townhouse 3	1,983	P51	2.180%
G21	220 East Gay Street	Garden 1	704	P54	0.774%
TH26	222 East Gay Street	Townhouse 1	1,319	P53	1.450%
TH27	224 East Gay Street	Townhouse 1	1,319	P56	1.450%
G22	226 East Gay Street	Garden 1	704	P55	0.774%
TH28	228 East Gay Street	Townhouse 2	1,594	P58	1.752%
G23	230 East Gay Street	Garden 4	1,513	P57	1.663%
TH29	234 East Gay Street	Townhouse 2	1,603	P59	1.762%
G24	236 East Gay Street	Garden 1	754	P60	0.829%
TH30	238 East Gay Street	Townhouse 2	1,830	P61	2.012%
G25	240 East Gay Street	Garden 2	828	P62	0.910%
TH31	242 East Gay Street	Townhouse 2	1,800	P63	1.979%
G26	246 East Gay Street	Garden 2	828	P64	0.910%
TH32	244 East Gay Street	Townhouse 3	2,014	P65	2.214%
G27	250 East Gay Street	Garden 3	1,134	P67	1.247%
TH33	248 East Gay Street	Townhouse 2	1,830	P66	2.012%
TH34	252 East Gay Street	Townhouse 2	1,603	P68	1.762%
G28	256 East Gay Street	Garden 3	1,134	P70	1.247%
TH35	258 East Gay Street	Townhouse 2	1,594	P69	1.752%
G29	260 East Gay Street	Garden 1	704	P72	0.774%
TH36	262 East Gay Street	Townhouse 1	1,319	P71	1.450%
G30	266 East Gay Street	Garden 1	704	P73	0.774%
TH37	264 East Gay Street	Townhouse 1	1,319	P74	1.450%
G31	270 East Gay Street	Garden 2	861	P75	0.946%
TH38	268 East Gay Street	Townhouse 3	1,983	P76	2.180%

II. **UNITS ADDED HEREBY:**

Unit Designation	Address	Unit Type	Gross Interior Square Feet	Limited Common Element Parking	Undivided Interest
B5	77 Normandy Avenue	Bridge	818	Total	0.900%
			90,969		100.000%

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EXHIBIT E

SIXTH AMENDMENT
DECLARATION OF CONDOMINIUM
ONE NEIGHBORHOOD CONDOMINIUM

Unit Types

Type	Description
Garden 1	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, and containing between approximately 600–800 gross interior square feet.
Garden 2	One story garden style Unit consisting of a living room and dining area, kitchen, one bedroom, one or one and one-half bathrooms, bathroom, and containing between approximately 801–999 gross interior square feet.
Garden 3	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,000–1,199 gross interior square feet.
Garden 4	One story garden style Unit consisting of a living room and dining area, kitchen, one or two bedrooms, one, one and one-half or two bathrooms, and containing between approximately 1,200–1,550 gross interior square feet.
Townhouse 1	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two bedrooms, two and one-half bathrooms, and containing between approximately 1,200– 1,500 gross interior square feet.
Townhouse 2	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,500–1900 gross interior square feet.
Townhouse 3	Two or three story townhouse style Unit consisting of a great room, dining room, kitchen, two or three bedrooms, two and one-half or three and one-half bathrooms, and containing between approximately 1,901–2,499 gross interior square feet.
Townhouse 4	Multi-story townhouse style Unit consisting of a great room, dining room, kitchen, three bedrooms, three and one-half bathrooms, and containing between approximately 2,500– 3,000 gross interior square feet.
Bridge	One story flat style Unit consisting of a living room and dining area, kitchen, one bedroom, one bathroom, and containing between approximately 500–900 gross interior square feet, and that is elevated over and crosses a public or private street, alley or drive.
Retail/ Commercial	Unit created and designed for a retail/commercial Unit consisting of one or more rooms and containing between 100 and 2,000 gross square feet and may also include or consist of unenclosed open space.

Declarant reserves the right, from time to time, to rearrange and redesignate rooms.

Gross interior square feet means the approximate gross area constituting the Unit at all levels, is measured from undecorated inner surfaces of its boundary walls, and includes space occupied by interior partitions, staircases and voids. This measurement is not the measurement normally used in the real estate industry for sales and leasing purposes.

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