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First Grantor:	**First Grantee:**
40 WEST LLC	40 WEST CONDOMINIUM

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MAY 19 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO
CONVEYANCE TAX
EXEMPT
M MWD
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

CORRECTION AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
40 WEST CONDOMINIUM

18 This Correction Amendment to the Declaration of 40 West Condominium is made on or as of this day of May, 2016.

Recitals

A. 40 West Condominium ("the Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio ("the Act") by the filing of the Declaration of 40 West Condominium and the Drawings thereof, recorded, respectively, as Instrument No. 201604010039097, and Condominium Plat Book 249, at page 56 et seq., (Instrument No. 201604010039098), both of the records of the Recorder's office of Franklin County, Ohio.

B. Exhibit C to the Declaration contained typographical and obvious factual errors in that the Approximate Gross Interior Square Feet, Number of Votes, Par Value and Undivided Interest listed for Units 42B and 42C, respectively, on Exhibit C were reversed. In fact, the Approximate Gross Interior Square Feet, Number of Votes, Par Value and Undivided Interest listed for Unit 42B on Exhibit C were actually the Approximate Gross Interior Square Feet, Number of Votes, Par Value and Undivided Interest for Unit 42C and the Approximate Gross Interior Square Feet, Number of Votes, Par Value and Undivided Interest listed for Unit 42C on Exhibit C were actually the Approximate Gross Interior Square Feet, Number of Votes, Par Value and Undivided Interest for Unit 42B.

C. Exhibit D to the Declaration contained typographical and obvious factual errors in that the unit descriptions listed for Units 42B and 42C, respectively, on Exhibit D were reversed. In fact, the unit description listed for Unit 42B on Exhibit D was actually the unit description for Unit 42C and the unit description listed for Unit 42C on Exhibit D was actually the unit description for Unit 42B.

D. Pursuant to the provisions of Article XVII of the Declaration, 40 West, LLC, as the Declarant and the sole owner of the Units currently a part of the Condominium, has the right and power to amend the Condominium Organizational Documents, including the Declaration, to correct typographical, factual, or obvious errors or omissions the correction of which would not impair the interest of any Unit owner, mortgagee, insurer, or guarantor.

E. Pursuant to the provisions of Article XVII of the Declaration, and the provisions of the Condominium Act, 40 West, LLC, the Declarant and the owner of all Units a part of the Condominium, desires by this amendment to correct the typographical and obvious factual errors contained on Exhibits C and D, respectively, attached to and made part of the Declaration.

F. This Correction Amendment to the Declaration is intended solely to correct the obvious factual and typographical errors described herein.

(Continued next page)

CERTIFICATE OF AUDITOR

A copy of this Correction Amendment to Declaration for 40 West Condominium was filed with this office on May 19, 2016.

Franklin County Auditor

By Michael Dixon
Deputy Auditor

Correction Amendment Declaration

NOW THEREFORE, Declarant, the sole creator of the Condominium and the sole owner of all Units presently part of the Condominium, hereby amends the Declaration to correct the obvious factual and typographical errors by:

1. Superseding, in its entirety, Exhibit C to the Declaration and replacing that Exhibit with the attached Corrected Exhibit C thereby correcting the obvious factual and typographical errors by showing the correct Approximate Gross Interior Square Feet, Number of Votes, Par Value and Undivided Interest for Units 42B and 42C, respectively.

2. Superseding, in its entirety, Exhibit D to the Declaration and replacing that Exhibit with the attached Corrected Exhibit D thereby correcting the obvious factual and typographical errors by showing the correct unit type descriptions for Units 42B and 42C, respectively.

This Correction Amendment to the Declaration is for the sole purpose of correcting the obvious factual and typographical errors described in Recitals B and C, respectively, of the Recital Section of this Correction Amendment to the Declaration and neither changes nor affects any other portions or provisions of the aforesaid Declaration or the Drawings filed therewith, all of which shall remain in full force and effect.

IN TESTIMONY WHEREOF, the undersigned has executed and acknowledged this instrument this 18 day of May 2016.

40 West, LLC, an Ohio limited liability company

By SND Partners, LLC, a Delaware limited liability company, Member of 40 West, LLC

By LoriBeth M. Steiner
LoriBeth M. Steiner, Manager of SND Partners, LLC

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by LoriBeth M. Steiner, Manager of SND Partners, LLC, a Delaware limited liability company and Member of 40 West, LLC, an Ohio limited liability company, on behalf of said limited liability companies, this 18 day of May, 2016.

Bethany Kungle
Notary Public

NOTARIAL SEAL STATE OF OHIO

Bethany Kungle
Notary Public, State of Ohio
My Commission Expires 10-21-19

This instrument prepared by Calvin T. Johnson, Jr., attorney at law, Brosius, Johnson & Griggs, LLC, 1600 Dublin Road, Suite 100, Columbus, Ohio 43215.

CORRECTED EXHIBIT C

DECLARATION OF CONDOMINIUM
40 WEST CONDOMINIUM

Unit Information

Unit Designation	Approximate Gross Interior Square Feet	Number of Votes	Par Value	Undivided Interest
40	13,220	75	75	75%
42A	1,746	12	12	12%
42B	773	6	6	6%
42C	886	7	7	7%
			Total	100.00%

CORRECTED EXHIBIT D

DECLARATION OF CONDOMINIUM
40 WEST CONDOMINIUM

Type Information

Unit	Description
Unit 40	Multi-story Unit, consisting of sixteen apartment dwelling units on various floors of the multi-story building and containing the approximate gross interior square footage set forth on Attachment 3. (1)
Unit 42A	One-story Unit which contains two bedrooms, two bathrooms, a living room, kitchen, and den/dining area, and containing approximately 1,746 gross interior square feet located on the second floor of the two story building. (1)
Unit 42B	One-story Unit which contains one bedroom, one bathroom, a living room, and kitchen, and containing approximately 773 gross interior square feet located on the first floor of the two-story building. (1)
Unit 42C	One-story Unit which contains one bedroom, one bathroom, a powder room, living room, kitchen, and dressing area, and containing approximately 886 gross interior square feet located on the first floor of the two story building. (1)

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