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Union County Recorder DOC:DECL

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
THE RESIDENCES AT BETHEL WOODS CONDOMINIUM

This SECOND AMENDMENT TO THE DECLARATION OF THE RESIDENCES AT BETHEL WOODS CONDOMINIUM is made on or as of 30 March 2022.

Recitals

A. The Residences at Bethel Woods Condominium ("the Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio ("the Act") by the recording of the Declaration of The Residences at Bethel Woods Condominium and the Drawings thereof, recorded, respectively, as Instrument Number 202109200012538, and the Revised and Restated Declaration of the Residences at Bethel Woods Condominium recorded, as Instrument Number 202111030014516, The First Amendment to the Declaration of Condominium recorded, as Instrument Number 202112060015836 (collectively the "Declaration"), the preliminary Plat recorded, as Instrument Number 202111030014517, and the First Amended Plat recorded, as Instrument Number 202112060015837, in the records of the Recorder of Union County, Ohio.

B. Pursuant to the provisions of Article XVII of the Declaration, and the provisions of the Act, Declarant, Alloway Real Estate Holdings, LLC, desires by this amendment to add a portion of the Property to the Condominium, which Property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Article.

C. The Condominium Property, including the Units added hereby, is subject to all of the provisions set forth in a Declaration of Covenants, Easements, Restrictions, and Assessment Liens (hereinafter "CER&A's") for The Residences at Bethel Woods of record as Instrument Number 202109200012538, and the Revised and Restated Declaration of the Residences at Bethel Woods Condominium recorded, as Instrument Number 202111030014516, in the records of Union County Recorder, Ohio, providing, among other things that (i) each Unit Owner is a member of The Residences at Bethel Woods Association (the "Association"), (ii) Unit Owners pay a portion of the cost of improving and maintaining the property situated in the Residences at Bethel Woods development, and (iii) Unit Owners, and the Association, are subject to the use restrictions contained in the CER&A's.

CERTIFICATE OF AUDITOR

A copy of this Second Amendment to the Declaration for The Residences at Bethel Woods Condominium, together with the Second Amendment to the Drawings attached thereto, were filed with this office on 30, March 2022.

Union County Auditor

Darlene Bruce

By Deputy Auditor

Declaration

NOW THEREFORE, Declarant, the sole creator of the Condominium and the sole owner of the property hereafter described to be added to the Condominium, hereby declares the Condominium Property of the Condominium to be expanded by addition of the property hereafter 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. Property Added. A legal description of the portion of the property added hereby to the Condominium Property, consisting of four tracts being: Tract 1 - 0.416 acres, more or less, Tract II – 0.780 acres, more or less, Tract III – 0.202 acres, more or less, and Tract IV – 0.704 acres, more or less, and more fully described in the attachment hereto, marked "**Exhibit A**" and a sketch site plan of the four aforementioned tracts and showing the composition of the property added hereby is attached hereto, marked "**Exhibit B**", and hereby made a part hereof. A legal description of the remaining five tracts of Additional Property being a combined 6.503 acres, more or less, from the original 14.043 acres, more or less, is described in the attachment hereto, marked "**Exhibit C**", and a sketch site plan of the 6.503 acres, more or less, showing the composition of the remaining property added hereby is attached hereto, marked "**Exhibit D**", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "The Residences at Bethel Woods 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 Property added to the Condominium Property hereby contains seven (7) free-standing single-family residential buildings, with an attached two-car garages, and expands the Condominium to contain a total of thirteen (13) dwelling units, which are each called a "Unit", and which constitutes a "Unit" under the Act. The residential buildings are a one-story ranch style, built on slab on grade, with wood frames, asphalt shingle roofs, and brick veneer exteriors. The buildings may or may not have a basement. The principal materials of which these buildings are constructed are wood, glass, concrete, stone veneer, asphalt shingle, and drywall. In addition, there is private driveway, exterior lighting, concrete patio, and green and landscaped area. The residential buildings are located as shown on the Drawings. All 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.

a. Unit Designation. The Units added to the Condominium hereby are designated on the amendment to the Drawings filed simultaneously herewith, and attached hereto (although the same may be detached here from upon filing by the Union County Recorder and filed in separate records), labeled "The Residences at Bethel Woods Condominium-Second Amendment to Condominium-The Drawings," by a number corresponding with the numerical portion of the street address of the Units (the Unit's "Unit designation"). The designation for each of the Units are shown on the Drawings at the location of the Unit. A listing of the type and composition of all Units that may be in the Condominium is set forth on the exhibit attached to Instrument Number 202111030014516 in the records of the Recorder of Union County, Ohio. The Unit designation of each Unit added hereby and of each Unit heretofore part of the Condominium is set forth on "**Exhibit E**" attached hereto and hereby made a part hereof.

b. Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of a free-standing single-family building with an attached garage, including all parts of the building, and the space in the Unit designated on the amendment to the Drawings filed simultaneously herewith with that Unit's Unit designation, including, and excluding, as appropriate, those same items as are described and defined in the description of Unit compositions on Exhibit D of the Declaration and in the Declaration. Floor plan layouts and elevation drawings for the Units added hereby are shown on the amendment to the Drawings filed simultaneously herewith.

c. Unit Locations. The location of each of the Units, including its detached garage, are shown on the amendment to the Drawings filed simultaneously herewith. Each Unit has direct access to a Common Element leading directly to W. Fifth Street, a public street, or access over a perpetual non-exclusive easement leading directly to W. Fifth Street.

7. Common and Limited Common Elements.

a. Common Elements. All of the Property hereby added hereto, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the amendment to the Drawings filed herewith as 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" or "limited common areas" on the amendment to the Drawings filed herewith are Limited Common Elements. The Limited Common Elements appurtenant to each Unit consist of a paved driveway area, or portion thereof, in front of the Units' enclosed garage, sidewalks serving just that Unit, an unenclosed porch, green and landscaped areas in an area around the perimeter of the Units and all improvements within that area (except utility lines which serve other Units), and perhaps, in some cases, outside patio areas, all as shown on the amendment to the Drawings filed herewith. Each such Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit it is described, designed, or 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 the attached **Exhibit E**, and, in each case, is based on each Unit having an equal par value of one (1.00) and resulting in each Unit having an equal undivided interest. All Units added also have equal par values of one (1.00). This **Exhibit E** supersedes, in its entirety, **Exhibit C** of the Declaration, filed as instrument numbers 202109200012538, **Exhibit C** to the Revised and Restated Declaration of the Residences at Bethel Woods Condominium recorded, as instrument number 202111030014516, and **Exhibit E** of the First Amendment to the Declaration of Condominium recorded, as Instrument Number 202112060015836, in the records of the Recorder of Union County, Ohio.

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 of a Unit in the Common Elements 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 and benefited by 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 pian set forth therein shall run with, bind and benefit 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, 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. The Residences at Bethel Woods. Upon the filing for record of this amendment to the Declaration adding Property to the Condominium Property, the property added hereby shall thereafter be subject to and benefited by all of the terms and provisions of the CER&A's, and as amended, revised, or restated. The rights, easements, covenants, restrictions and assessment plan set forth therein shall run with the property added to the Condominium by this amendment, and bind and benefit the added portion, the Condominium Association, and the Owners, mortgagees and lessees of Units in the same manner and to the same extent, and with the same force and effect as the terms of the CER&A's bind the rest of the Condominium Property, the Owners of Units in the Condominium, and the Owners of Units in the Condominium. In addition, upon the filing of this Amendment, the Owner or Owners of the Property added hereby, and their respective successors and assigns, shall become members of The Residences at Bethel Woods Condominium Homeowner's Association to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members of The Residences at Bethel Woods Condominiums.

IN TESTIMONY WHEREOF, the undersigned has executed this instrument this 30th day of March 2022.

ALLOWAY REAL ESTATE HOLDINGS, LLC

Robert L. Alloway, Sole Member

The foregoing instrument was acknowledged before me March 30th, 2022, by Robert L. Alloway, sole member of Alloway Real Estate Holdings, LLC. No oath or affirmation was administered to the signer with regard to this notarial act.

In Testimony Whereof, I have hereunto set me name and official seal.

NOTARY PUBLIC STATE OF OHIO

MATTHEW L. SMITH
ATTORNEY AT LAW
Notary Public-State Of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Notary Public

Instrument Prepared By: Matthew L. Smith, Attorney, Eufinger Law Offices, LLC, 214 South Court Street, Marysville, Ohio 43040. 937.642.1819.

EXHIBIT A

March 25, 2022

**DESCRIPTION OF A FOUR TRACTS OF LAND
SOUTH OF W. FIFTH AVENUE ALONG STATE. ROUTE 4/36,
CITY OF MARYSVILLE, UNION, CO., OHIO**

TRACT I

Situate in the State of Ohio, County of Union, Township of Paris, City of Marysville, in Virginia Military Survey Nos. 3354 and being a portion of a 14.043 acre tract of land conveyed to Alloway Real Estate Holdings, LLC, by deed of record in Instrument 201910250008793, all records referenced to the Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4" I.D. iron pipe found at the northeast corner of said 14.043 acre tract, in a westerly line of a 55.958 acre tract of land conveyed to City of Marysville, Ohio by deed of record in Official Record 586, Page 842 and at the southeast corner of a 19.182 acre tract of land conveyed to The Kroger Co. by deed of record in Instrument 201510090008367;

thence N 85° 24' 46" W along a portion of the north line of said original14.043 acre tract and along a portion of the south line of said 19.182 acre tract a distance of 221.31 feet to the true point of beginning of the tract herein intended to be described;

thence crossing portions of said 14.043 acre tract the following four (4) courses:

1. S 21° 13' 15" W for a distance of 96.48 feet to a point of curvature;
2. southwesterly, and with a curve to the right, data of which is: radius = 66.62 feet, delta angle = 73°17' 11" and arc length = 85.22 feet; a chord distance of 79.53 feet bearing S 57° 51' 51" W to the point of tangency;
3. N 85° 24' 46" W a distance of 62.23 feet to a point;
4. thence N 04° 35' 14" E a distance of 140.00 feet to a point in the north line of said 14.043 acre tract and in the south line of said 19.182 acre tract;

thence S 85° 24' 46" E along a portion of the north line of said 14.043 acre tract and along a portion of the south line of said 19.182 acre tract a distance of 153.59 feet to the true place of beginning;

containing 0.416 acres of land more or less and being subject to all easements and restrictions of record.

TRACT II

Situate in the State of Ohio, County of Union, Township of Paris, City of Marysville, in Virginia Military Survey Nos. 3354 and being a portion of a 14.043 acre tract of land conveyed to Alloway Real Estate Holdings, LLC, by deed of record in Instrument 201910250008793, all records referenced to the Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4" I.D. iron pipe found at the northeast corner of said 14.043 acre tract, in a westerly line of a 55.958 acre tract of land conveyed to City of Marysville, Ohio by deed of record in Official Record 586, Page 842 and at the southeast corner of a 19.182 acre tract of land conveyed to The Kroger Co. by deed of record in Instrument 201510090008367;

thence N 85° 24' 46" W along a portion of the north line of said 14.043 acre tract and along a portion of the south line of said 19.182 acre tract a distance of 726.91 feet to a point at the true place of beginning of the tract herein intended to be described;

thence crossing portions of said 14.043 acre tract the following fourteen (14) courses:

1. S 04° 35' 14" W a distance of 140.00 feet to a point;

2. S 85° 24' 46" E a distance of 64.00 feet to a point;
3. S 04° 35' 14" W a distance of 27.00 feet to a point;
4. N 85° 24' 46" W a distance of 187.67 feet to a point of curvature;
5. thence southwesterly, and with a curve to the left, data of which is: radius = 24.50 feet, delta angle = 90° 00' 00", and arc length = 38.48 feet; a chord distance of 34.65 feet bearing S 49° 35' 14" W to the point of tangency;
6. S 04° 35' 14" W a distance of 51.00 feet to a point;
7. S 85° 24' 46" E a distance of 118.33 feet to a point;
8. S 04° 35' 14" W a distance of 114.00 feet to a point;
9. N 85° 24' 46" W a distance of 145.33 feet to a point;
10. N 04° 35' 14" E a distance of 165.00 feet to a point of curvature;
11. thence northwesterly, and with a curve to the left, data of which is: radius = 24.50 feet, delta angle = 90° 00' 00", and arc length = 38.48 feet; a chord distance of 34.65 feet bearing N 40° 24' 46" W to a point of non-tangency;
12. N 04° 35' 14" E a distance of 27.00 feet to a point;
13. S 85° 24' 46" E a distance of 142.67 feet to a point;
14. N 04° 35' 14" E a distance of 140.00 feet to a point in the north line of said 14.043 acre tract and in the south line of said 19.182 acre tract;

thence S 85° 24' 46" E a distance of 57.00 feet to the true place of beginning;

containing 0.780 acres of land more or less and being subject to all easements and restrictions of record.

TRACT III

Situate in the State of Ohio, County of Union, Township of Paris, City of Marysville, in Virginia Military Survey Nos. 3354 and being a portion of a 14.043 acre tract of land conveyed to Alloway Real Estate Holdings, LLC, by deed of record in Instrument 201910250008793, all records referenced to the Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4" I.D. iron pipe found in an east line of a 22.76 acre tract dedicated for limited access right of way purposes (Relocated S.R. 4 & S.R. 36 ~ UNI-33.7.97) by deed of record in Deed Book 219, Page 201, at the southwest corner of said 14.043 acre tract and at the northwest corner of a 55.958 acre tract of land dedicated to City of Marysville, Ohio by deed of record in Official Record 586, Page 842;

thence N 80° 47' 08" W along a south line of said 14.043 acre tract and along a north line of said 55.958 acre tract a distance of 246.19 feet to a 3/4" I.D. iron pipe found;

thence N 49° 07' 11" E along a portion of a south line of said 14.043 acre tract and along a portion of a north line of said 55.958 acre tract a distance of 186.88 feet to a point;

thence N 04° 35' 14" E crossing a portion of said 14.043 acre tract a distance of 229.91 feet to a point at the true place of beginning of the tract herein intended to be described;

thence crossing portions of said 14.043 acre tract the following five (5) courses:

1. N 85° 24' 46" W a distance of 93.83 feet to a point;
2. N 04° 35' 14" E a distance of 75.50 feet to a point;
3. S 85° 24' 46" E a distance of 118.33 feet to a point;
4. S 04° 35' 14" W a distance of 50.99 feet to a point of curvature;
5. thence southwesterly, and with a curve to the right, data of which is: radius = 24.50 feet, delta angle = 89° 59' 16", and arc length = 38.49 feet; a chord distance of 34.65 feet bearing S 49° 34' 52" W to the true place of beginning;

containing 0.202 acres of land more or less and being subject to all easements and restrictions of record.

TRACT IV

Situate in the State of Ohio, County of Union, Township of Paris, City of Marysville, in Virginia Military Survey Nos. 3354 and being a portion of a 14.043 acre tract of land conveyed to Alloway Real Estate Holdings, LLC, by deed of record in Instrument 201910250008793, all records referenced to the Recorder's Office, Union County, Ohio, and bounded and described as follows:

March 25, 2022

Beginning, for reference, at a 3/4" I.D. iron pipe found in an east line of a 22.76 acre tract dedicated for limited access right of way purposes (Relocated S.R. 4 & S.R. 36 ~ UNI-33.7.97) by deed of record in Deed Book 219, Page 201, at the southwest corner of said 14.043 acre tract and at the northwest corner of a 55.958 acre tract of land dedicated to City of Marysville, Ohio by deed of record in Official Record 586, Page 842;

thence N 01° 36' 35" W along a portion of an east line of said 22.76 acre tract and along a portion of a west line of said 14.043 acre tract a distance of 151.15 feet to a point at the true place of beginning of the tract herein intended to be described;

thence continuing N 01° 36' 35" W along a portion of an east line of said 22.76 acre tract and along a portion of a west line of said 14.043 acre tract a distance of 104.11 feet to a point;

thence crossing portions of said 14.043 acre tract the following seven (7) courses:

1. S 85° 24' 46" E a distance of 164.84 feet to a point;
2. N 04° 35' 14" E a distance of 38.00 feet to a point;
3. S 85° 24' 46" E a distance of 27.00 feet to a point;
4. S 04° 35' 14" W a distance of 45.00 feet to a point;
5. S 85° 24' 46" E a distance of 107.33 feet to a point;
6. S 04° 35' 14" W a distance of 96.50 feet to a point;
7. N 85° 24' 46" W a distance of 287.93 feet to the true place of beginning;

containing 0.704 acres of land more or less and being subject to all easements and restrictions of record.

The above descriptions were prepared by J Raymond Miller, Ohio Surveyor No. 8061, of V3 Companies Ltd. (formerly Bird+Bull, Inc.), Columbus, Ohio, from an actual field survey in November, 2021. Basis of bearings is the relocated centerline of U.S. Route 33 (W. Fifth Avenue), being S 68° 39' 54" E, as shown upon sheet 18 of 48 of the Ohio Department of Transportation, Center Line Survey Plat, UNI-33-7.97. All calls for 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC".

J Raymond Miller ~ Ohio Surveyor #8061

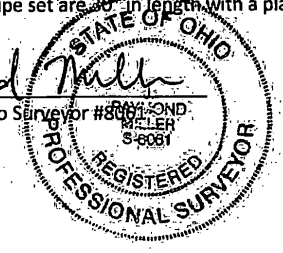
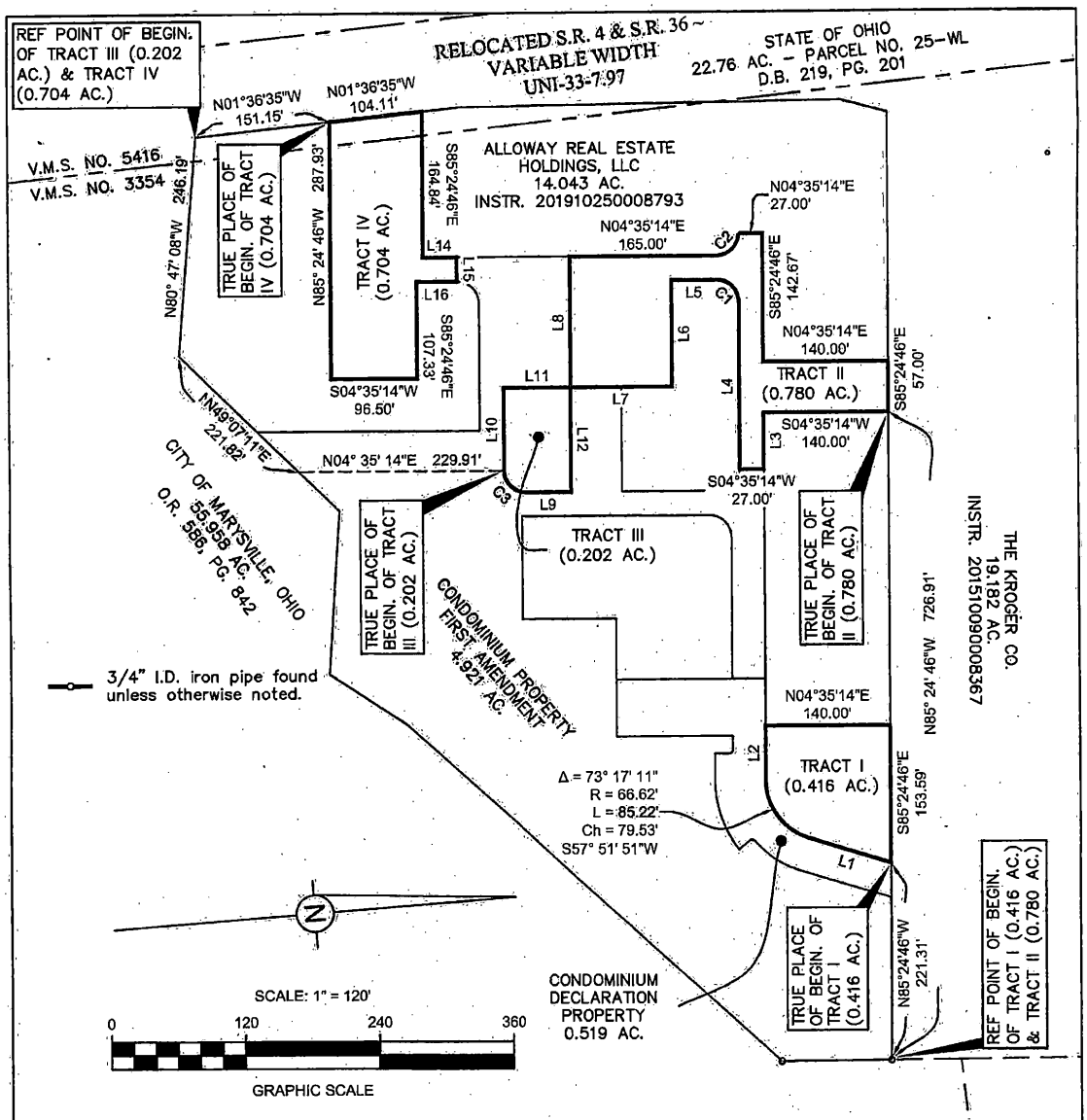


EXHIBIT B



LINE TABLE		
	BEARING	DIST.
L1	S 21° 13' 15" W	96.48
L2	N 85° 24' 46" W	62.23
L3	S 85° 24' 46" E	64.00
L4	N 85° 24' 46" W	187.67
L5	S 04° 35' 14" W	51.00
L6	S 85° 24' 46" E	118.33
L7	S 04° 35' 14" W	114.00
L8	N 85° 24' 46" W	145.33

LINE TABLE		
	BEARING	DIST.
L9	S 04° 35' 14" W	50.99
L10	N 85° 24' 46" W	93.83
L11	N 04° 35' 14" E	75.50
L12	S 85° 24' 46" E	118.33
L14	N 04° 35' 14" E	38.00
L15	S 85° 24' 46" E	27.00
L16	S 04° 35' 14" W	45.00

CURVE TABLE					
	RAD.	DELTA ANGLE	ARC LEN.	CHORD DIST.	CHORD BEAR.
C1	24.50	090°00'00"	38.48	34.65	S 49°35'14" W
C2	24.50	090°00'00"	38.48	34.65	N 40°24'46" W
C3	24.51	089°59'16"	38.49	34.65	S 49°34'52" W

Basis of bearings is the relocated centerline of U.S. Route 33 (W. Fifth Avenue), being S 68° 39' 54" E, as shown upon sheet 18 of 48 of the Ohio Department of Transportation, Center Line Survey Plat, UNI-33-7.97. All calls for 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "Bird & Bull, Inc.".

By J. Raymond Miller

J R. Miller - Ohio Surveyor No. 8861

STATE OF OHIO J. RAYMOND MILLER 8861 REGISTERED PROFESSIONAL SURVEYOR

DATE: 03-25-2022

V3 Companies
3500 Snouffer Rd | Ste. 225
Columbus, OH 43235
614.761.1661 phone
www.v3co.com

Visio. Vortara, Virtute... "The Vision to Transform with Excellence"

THE RESIDENCES AT BETHEL WOODS
CONDOMINIUM DECLARATION
(CITY OF MARYSVILLE, UNION COUNTY, OHIO)
V.M.S. 3354

March 25, 2022

EXHIBIT C

DESCRIPTION OF FIVE TRACTS OF LAND
SOUTH OF W. FIFTH AVENUE ALONG STATE. ROUTE 4/36,
CITY OF MARYSVILLE, UNION, CO., OHIO

TRACT I

Situate in the State of Ohio, County of Union, Township of Paris, City of Marysville, in Virginia Military Survey Nos. 3354 and being a portion of an original 14.043 acre tract of land conveyed to Alloway Real Estate Holdings, LLC, by deed of record in Instrument 201910250008793, all records referenced to the Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4" I.D. iron pipe found at the northeast corner of said 14.043 acre tract, in a westerly line of a 55.958 acre tract of land conveyed to City of Marysville, Ohio by deed of record in Official Record 586, Page 842 and at the southeast corner of a 19.182 acre tract of land conveyed to The Kroger Co. by deed of record in Instrument 201510090008367;

thence N 85° 24' 46" W along a portion of the north line of said original 14.043 acre tract and along a portion of the south line of said 19.182 acre tract a distance of 374.91 feet to the true point of beginning of the tract herein intended to be described;

thence crossing portions of said 14.043 acre tract the following three (3) courses:

1. S 85° 24' 46" E for a distance of 352.00 feet to a point;
2. S 04° 35' 14" W for a distance of 140.00 feet to a point;
3. N 85° 24' 46" W for a distance of 352.00 feet to a point in the north line of said 14.043 acre tract and in the south line of said 19.182 acre tract;

thence N 04° 35' 14" E along a portion of the north line of said 14.043 acre tract and along a portion of the south line of said 19.182 acre tract a distance of 140.00 feet to the true place of beginning;

containing 1.131 acres of land more or less and being subject to all easements and restrictions of record.

TRACT II

Situate in the State of Ohio, County of Union, Township of Paris, City of Marysville, in Virginia Military Survey Nos. 3354 and being a portion of an original 14.043 acre tract of land conveyed to Alloway Real Estate Holdings, LLC, by deed of record in Instrument 201910250008793, all records referenced to the Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4" I.D. iron pipe found at the northeast corner of said 14.043 acre tract, in a westerly line of a 55.958 acre tract of land conveyed to City of Marysville, Ohio by deed of record in Official Record 586, Page 842 and at the southeast corner of a 19.182 acre tract of land conveyed to The Kroger Co. by deed of record in Instrument 201510090008367;

thence S 03° 59' 42" W along an east line of said 14.043 acre tract and along a west line of said 55.958 acre tract a distance of 123.38 feet to a 3/4" I.D. iron pipe found;

thence S 46° 44' 39" W along a portion of a northwest line of said 55.958 acre tract and along a portion of a southeast line of said 14.043 acre tract a distance of 72.34 feet to a point;

thence S 85° 24' 46" E crossing a portion of said 14.043 acre tract a distance of 380.63 feet to a point at the true place of beginning of the tract herein intended to be described;

thence crossing portions of said 14.043 acre tract the following seven (7) courses:

1. S 04° 35' 14" W a distance of 130.15 feet to a point;
2. N 85° 24' 46" W a distance of 68.67 feet to a point;

3. S 04° 35' 14" W a distance of 104.68 feet to a point;
4. N 85° 24' 44" W a distance of 115.01 feet to a point;
5. N 04° 38' 13" E a distance of 210.33 feet to a point of curvature;
6. thence northeasterly, and with a curve to the right, data of which is: radius = 24.52 feet, delta angle = 89° 54' 02" and arc length = 38.48 feet; a chord distance of 34.65 bearing N 49° 35' 14" E to the point of tangency;
7. thence S 85° 24' 46" E a distance of 159.00 feet to a point at the true place of beginning;

containing 0.822 acres of land more or less and being subject to all easements and restrictions of record.

TRACT III

Situate in the State of Ohio, County of Union, Township of Paris, City of Marysville, in Virginia Military Survey Nos. 3354 and being a portion of an original 14.043 acre tract of land conveyed to Alloway Real Estate Holdings, LLC, by deed of record in Instrument 201910250008793, all records referenced to the Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4" I.D. iron pipe w/cap found at the southwest corner of said 14.043 acre tract, in the Limited Access Right-of-way line of Relocation State Route 4/State Route 36 (UNI-33-7.97) and at a corner of a 22.76 acre tract of land conveyed, as Parcel No. 25-WL for highway purposes, to State of Ohio, by deed of record in Deed Book 219, Page 201, and at the northwest corner of a 55.958 acre tract of land conveyed to City of Marysville, Ohio by deed of record in O.R. 586, Pg. 842;

thence S 80° 47' 08" E along a south line of said 14.043 acre tract and along a north line of said 55.958 acre tract a distance of 246.19 feet to a 3/4" I.D. iron pipe found;

thence N 49° 07' 11" E along a south line of said 14.043 acre tract and along a north line of said 55.958 acre tract a distance of 221.82 feet to a point;

thence N 04° 35' 14" E crossing a portion of said 14.043 acre tract a distance of 337.50 feet to a point at the true place of beginning of the tract herein intended to be described;

thence crossing portions of said 14.043 acre tract the following eight (8) courses:

1. N 85° 24' 46" W for a distance of 118.33 feet to a point;
2. N 04° 35' 14" E for a distance of 57.00 feet to a point;
3. N 85° 24' 46" W for a distance of 118.33 feet to a point;
4. N 04° 35' 14" E for a distance of 51.00 feet to a point of curvature;
5. northeasterly, and with a curve to the right, data of which is: radius = 24.50 feet, delta angle = 90° 00' 00", and arc length = 38.48 feet; a chord distance of 34.65 bearing N 49° 35' 14" E to the point of tangency;
6. S 85° 24' 46" E for a distance of 187.67 feet to a point of curvature;
7. southeasterly, and with a curve to the right, data of which is: radius = 24.50 feet, delta angle = 90° 00' 00", and arc length = 38.48 feet; a chord distance of 34.65 feet bearing S 40° 24' 46" E to the point of tangency;
8. S 04° 35' 14" W for a distance of 108.00 feet to the true place of beginning;

containing 0.559 acres of land more or less and being subject to all easements and restrictions of record.

TRACT IV

Situate in the State of Ohio, County of Union, Township of Paris, City of Marysville, in Virginia Military Survey Nos. 3354 and 5416 and being a portion of an original 14.043 acre tract of land conveyed to Alloway Real Estate Holdings, LLC, by deed of record in Instrument 201910250008793, all records referenced to the Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe w/cap found at the northwest corner of said 14.043 acre tract, in the Limited Access Right-of-way line of Relocation State Route 4/State Route 36 (UNI-33-7.97) and at a corner of a 22.76 acre tract of land conveyed, as Parcel No. 25-WL for highway purposes, to State of Ohio, by deed of record in Deed Book 219, Page 201, and at the southwest corner of a 19.182 acre tract of land conveyed to The Kroger Co. by deed of record in Instrument 201510090008367;

thence S 85° 24' 46" E along a portion of the north line of said 14.043 acre tract and along a portion of the south line of said 19.182 acre tract a distance of 279.48 feet to a point;

thence crossing portions of said 14.043 acre tract the following six (6) courses:

1. S 04° 35' 14" W a distance of 140.00 feet to a point;

2. N 85° 24' 46" W a distance of 142.67 feet to a point;
3. S 04° 35' 14" W a distance of 27.00 feet to a point of non-tangent curvature;
4. thence southeasterly, and with a non-tangent curve to the right, data of which is: radius = 24.50 feet, delta angle = 90° 00' 00", and arc length = 38.48 feet; a chord distance of 34.65 feet bearing S 40° 24' 46" E to the point of tangency;
5. S 04° 35' 14" W a distance of 330.00 feet to a point;
6. N 85° 24' 46" W a distance of 164.84 feet to a point in the west line of said 14.043 acre tract and in the east line of said 22.76 acre tract;

thence N 01° 36' 35" W along a portion of an east line of said 22.76 acre tract and along a portion of a west line of said 14.043 acre tract a distance of 41.88 feet to a 3/4" I.D. iron pipe found;

thence N 03° 46' 02" E along a portion of an east line of said 22.76 acre tract and along a portion of a west line of said 14.043 acre tract a distance of 426.88 feet to a 3/4" I.D. iron pipe found;

thence N 19° 31' 49" E along a portion of an east line of said 22.76 acre tract and along a west line of said 14.043 acre tract a distance of 54.89 feet to the point of beginning;

containing 2.416 acres of land more or less and being subject to all easements and restrictions of record.

TRACT V

Situate in the State of Ohio, County of Union, Township of Paris, City of Marysville, in Virginia Military Survey Nos. 3354 and 5416 and being a portion of an original 14.043 acre tract of land conveyed to Alloway Real Estate Holdings, LLC, by deed of record in Instrument 201910250008793, all records referenced to the Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe w/cap found at the southwest corner of said 14.043 acre tract, in the Limited Access Right-of-way line of Relocation State Route 4/State Route 36 (UNI-33-7.97) and at a corner of a 22.76 acre tract of land conveyed, as Parcel No. 25-WL for highway purposes, to State of Ohio, by deed of record in Deed Book 219, Page 201, and at the northwest corner of a 55.958 acre tract of land conveyed to City of Marysville, Ohio by deed of record in Official Record 586, Page 842;

thence N 01° 36' 35" W along a portion of an east line of said 22.76 acre tract and along a portion of a west line of said 14.043 acre tract a distance of 151.15 feet to a point;

thence crossing portions of said 14.043 acre tract the following seven (7) courses:

1. S 85° 24' 46" E a distance of 287.93 feet to a point;
2. N 04° 35' 14" E a distance of 96.50 feet to a point;
3. N 85° 24' 46" W a distance of 107.33 feet to a point;
4. N 04° 35' 14" E a distance of 45.00 feet to a point of curvature;
5. thence northeasterly, with a curve to the right, data of which is: radius = 24.50 feet, delta angle = 90° 00' 00", and arc length = 38.48 feet; a chord distance of 34.65 feet bearing N 49° 35' 14" E to the point of tangency;
6. S 85° 24' 46" E a distance of 142.33 feet to a point;
7. S 04° 35' 12" W a distance of 248.99 feet to a point in the south line of said 14.043 acre tract and in the north line of said 55.958 acre tract;

thence S 49° 07' 11" W along a portion of a south line of said 14.043 acre tract and along a portion of the north line of said 55.958 acre tract a distance of 122.24 feet to a 3/4" I.D. iron pipe found;

thence N 80° 47' 08" W along a south line of said 14.043 acre tract and along a north line of said 55.958 acre tract a distance of 246.19 feet to the point of beginning;

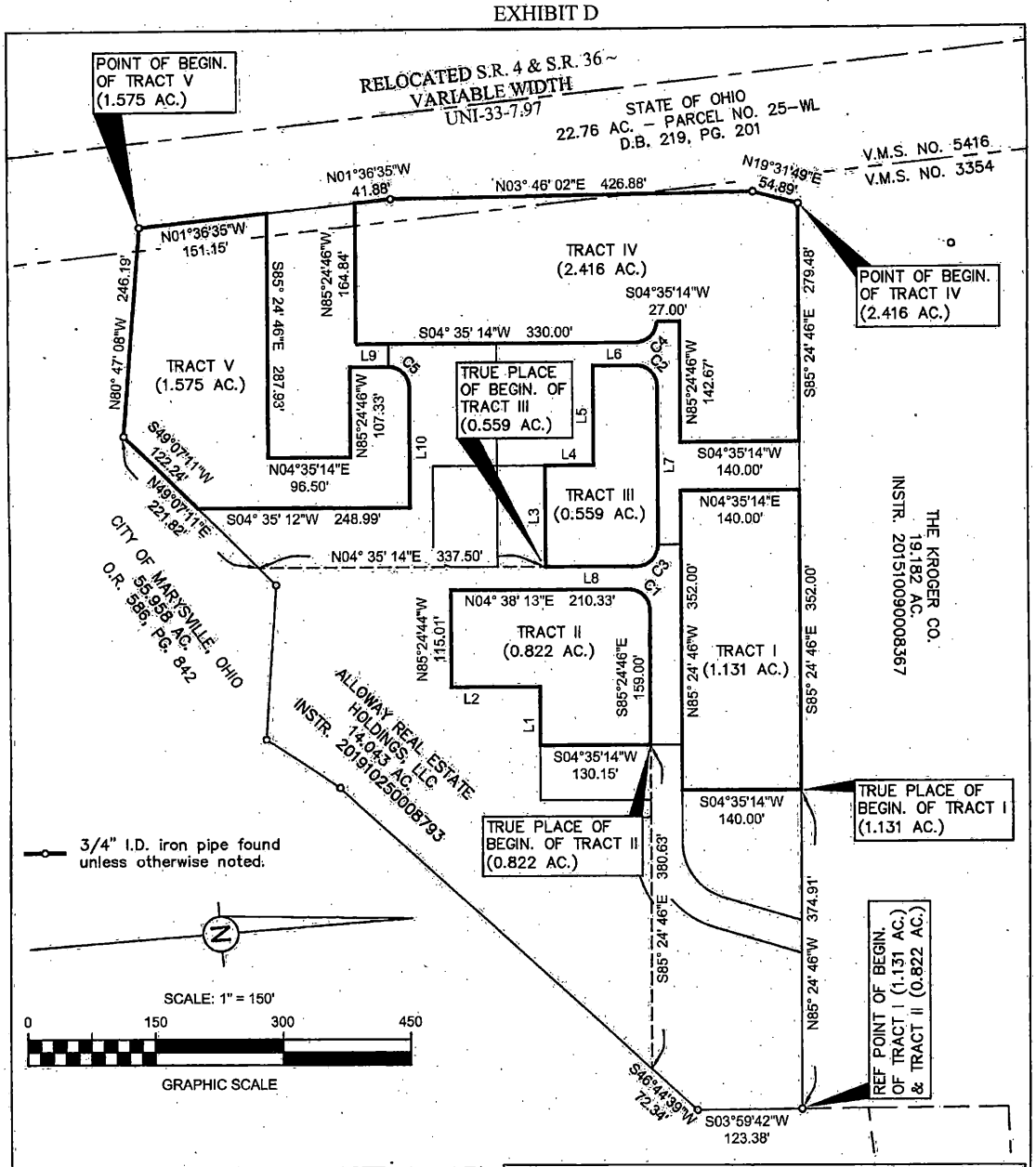
containing 1.575 acres of land more or less and being subject to all easements and restrictions of record.

The above descriptions were prepared by J Raymond Miller, Ohio Surveyor No. 8061, of V3 Companies Ltd. (formerly Bird+Bull, Inc.), Columbus, Ohio, from an actual field survey in January, 2022. Basis of bearings is the relocated centerline of U.S. Route 33 (W. Fifth Avenue), being S 68° 39' 54" E, as shown upon sheet 18 of 48 of the Ohio Department of Transportation, Center Line Survey Plat, UNI-33-7.97. All calls for 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC".

J Raymond Miller ~ Ohio Surveyor #8061

STATE OF OHIO
8061
REGISTERED
PROFESSIONAL SURVEYOR

EXHIBIT D



LINE TABLE		
	BEARING	DIST.
L1	N 85° 24' 46" W	68.67
L2	S 04° 35' 14" W	104.68
L3	N 85° 24' 46" W	118.33
L4	N 04° 35' 14" E	57.00
L5	N 85° 24' 46" W	118.33

LINE TABLE		
	BEARING	DIST.
L6	N 04° 35' 14" E	51.00
L7	S 85° 24' 46" E	187.67
L8	S 04° 35' 14" W	108.00
L9	N 04° 35' 14" E	45.00
L10	S 85° 24' 46" E	142.33

CURVE TABLE					
	RAD.	DELTA ANGLE	ARC LEN.	CHORD DIST.	CHORD BEAR.
C1	24.52	089°54'02"	38.48	34.65	N 49°35'14" E
C2	24.50	090°00'00"	38.48	34.65	N 49°35'14" E
C3	24.50	090°00'00"	38.48	34.65	S 40°24'46" E
C4	24.50	090°00'00"	38.48	34.65	S 40°24'46" E
C5	24.50	090°00'00"	38.48	34.65	N 49°35'14" E

Basis of bearings is the relocated centerline of U.S. Route 33 (W. Fifth Avenue), being S 68° 39' 54" E, as shown upon sheet 18 of 48 of the Ohio Department of Transportation, Center Line Survey Plat, UNI-33-7.97. All calls for 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "Bird & Bull, Inc.".

STATE OF OHIO RAYMOND J. MILLER REGISTERED PROFESSIONAL SURVEYOR

By: Raymond J. Miller ~ Ohio Surveyor No. 8061

DATE: 03-25-2022

V3 Companies
3500 Snouffer Rd | Ste. 225
Columbus, OH 43235
614.761.1661 phone
www.v3co.com
Visio, Vertere, Virtute... "The Vision to Transform with Excellence"

THE RESIDENCES AT BETHEL WOODS
ADDITIONAL PROPERTY
(CITY OF MARYSVILLE, UNION COUNTY, OHIO)
V.M.S. 3354

EXHIBIT E

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
THE RESIDENCES AT BETHEL WOODS, CONDOMINIUM

Unit Information

I. EXISTING UNITS

Builder's Unit Designation	Unit Address	Lot Number	Square Footage	Par Value	Undivided Interest
#3	1525 Bethel Woods Blvd.	#3	2,588	1.00	1/43
#1	248 Bethel Woods Blvd.	#1	3,867 total 2,529 first fl. 1,338 fin. bas.	1.00	1/43
#2	244 Bethel Woods Blvd.	#2	3,464 total 2,117 first fl. 1,347 fin. bas	1.00	1/43
#9	226 Fair Havens Drive	#9	2,057	1.00	1/43
#27	212 Eisley Lane	#27	2,024	1.00	1/43
#29	233 Fair Havens Drive	#29	2,053	1.00	1/43

II. UNITS ADDED HEREBY

Builder's Unit Designation	Unit Address	Lot Number	Square Footage	Par Value	Undivided Interest
#12	200 Eisley Lane	#12	2,526	1.00	1/43
#17	201 Eisley Lane	#17	1,776	1.00	1/43
#25	220 Eisley Lane	#25	2,208	1.00	1/43
#26	216 Eisley Lane	#26	2,196 Total 1,776 first fl. 402 fin. bas	1.00	1/43
#28	229 Fair Havens Drive	#28	2,269	1.00	1/43
#32	1520 Bethel Woods Blvd.	#32	2,658	1.00	1/43
#39	1548 Bethel Woods Blvd.	#39	1,519	1.00	1/43