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VOL 1637 PAGE 704

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63 JUL 15 AM 10:30

RECORD *Deed*

PEPPERIDGE OF WILDWOOD CONDOMINIUM FEE *24-*

SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

I hereby certify that copies of the within Seventh Amendment to Declaration of Condominium Ownership for PepperRidge of Wildwood Condominium, together with the drawings attached as Exhibits thereto, have been filed in the Office of the County Auditor, Butler County, Ohio.

Date: February , 1988

Daniel S. Shurt
Butler County Auditor

By *Pat Shurd*
Deputy

This Instrument Prepared By:
Steven H. Schreiber, Esq.
Smith & Schnacke
A Legal Professional Association
2900 DuBois Tower
511 Walnut Street
Cincinnati, Ohio 45202

TRANSFERRED

Pat
JUL 07 1988

BUTLER CO., AUDITOR
DANIEL S. WILSON

Certificate of Partnership
filed in accordance with
Sec. 1777.02 OAC.

Joyce B. Thall
Recorder
Butler County, Ohio

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SUPPLEMENTAL DECLARATION OF CONDOMINIUM OWNERSHIP
FOR PEPPERIDGE OF WILDWOOD CONDOMINIUM

EXPANDABLE PROPERTY ADDITION

KNOW ALL MEN BY THESE PRESENTS: That

A. PepperRidge of Wildwood Associates, an Ohio Partnership, is the Declarant in the Declaration of Condominium Ownership for PepperRidge of Wildwood Condominium recorded at Book 1475, Page 70 of the Deed Records of Butler County, Ohio, as amended by First Amendment to Declaration of Condominium Ownership dated December 14, 1983 and recorded at Book 1482, Page 245 of the Deed Records of Butler County, Ohio and as amended by Second Amendment to Declaration of Condominium Ownership dated December 30, 1983 and recorded at Book 1486, Page 46 of the Deed Records of Butler County, Ohio and as amended by Third Amendment to Declaration of Condominium Ownership dated March 12, 1984 and recorded at Book 1491, Page 552 of the Deed Records of Butler County, Ohio, and as amended by Fourth Amendment to Declaration of Condominium Ownership dated May 25, 1984 and recorded at Book 1496, Page 399 of the Deed Records of Butler County, Ohio, and as amended by Fifth Amendment to Declaration of Condominium Ownership dated July 30, 1984 and recorded at Book 1502, Page 216 of the Deed Records of Butler County, Ohio and as amended by Sixth Amendment to Declaration of Condominium Ownership dated September 11, 1984 and recorded at Book 1506, Page 226 of the Deed Records of Butler County, Ohio (the "Declaration");

B. In Article X of the Declaration, Declarant reserved the right to amend the Declaration and the drawings and all other exhibits thereto and made a part thereof in all ways necessary to submit all or any part or parts of the property described as Additional Property in the Declaration to the provisions of the Declaration and of Chapter 5311 of the Ohio Revised Code; and

C. Declarant desires to submit that part of the Additional Property described in Exhibit A-9 attached hereto and made a part hereof, together with all improvements thereon, to the provisions of the Declaration and of Chapter 5311 of the Ohio Revised Code, and to make the property described in Exhibit A-9 hereto, together with all improvements thereon, a part of the Condominium Property.

NOW, THEREFORE, Declarant hereby declares as follows:

1. Each word or phrase used in this Amendment which is defined in the Declaration shall have the same meaning given to such word or phrase in the Declaration except as otherwise herein stated.

2. Declarant owns the property described in Exhibit A-9 hereto, together with all improvements, and other permanent fixtures of whatsoever kind situated thereon and all easements, rights and appurtenances belonging or pertaining thereto, is hereby submitted to the provisions of Chapter 5311 of the Ohio Revised Code and to the provisions of the Declaration as amended hereby and is hereby included and made a part of the Condominium Property, subject to easements, restrictions, covenants and conditions of record.

Declarant further hereby amends the Declaration by adding thereto the drawings attached hereto and marked as Exhibit B, page 35, to show the location of the improvements situated on the property described in Exhibit A-9 hereto, the layout, location, designation, dimensions, area and the Common Areas located thereon. The drawing was prepared by and bears the certified statement of Carl Hartman, registered engineer, and Melvin N. Hartman, registered surveyor, as required by Section 5311.07, Ohio Revised Code.

3. Declarant hereby further amends the Declaration by deleting each reference to "Exhibit B, Pages 1 through 34," and by substituting in its places "Exhibit B, Pages 1 through 35."

4. Declarant hereby reserves, with respect to all or any part of the remainder of the Additional Property not yet submitted to the Declaration and the provisions of Chapter 5311, Ohio Revised Code, all rights originally held by it pursuant to the Declaration (including, but not limited to, Article X of the Declaration).

5. All provisions of the Declaration and of all Exhibits thereto not affected by this Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this instrument this 17th day of February, 1988.

Signed and Acknowledged
in the Presence of:

PEPPERRIDGE OF WILDWOOD
ASSOCIATES, an Ohio partnership

By: Towne Building Group, Inc.
an Ohio corporation,
General Partner

Nina M. Meyer
Jan E. Bartlett

By: [Signature]
Marvin Rosenberg
Executive Vice President

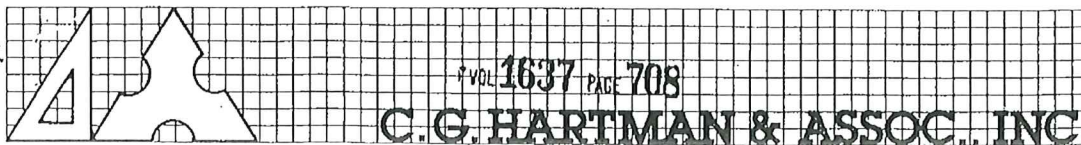
STATE OF OHIO :
: SS:
COUNTY OF HAMILTON :

The foregoing instrument was acknowledged before me this 17th day of February, 1988, by Marvin Rosenberg, Executive Vice President of Towne Building Group, Inc., an Ohio corporation, on behalf of the corporation, General Partner of PepperRidge of Wildwood Associates, an Ohio partnership, on behalf of the partnership.

Joan E. Bartlett
Notary Public

JOAN E. BARTLETT
Notary Public, State of Ohio
My Commission Expires Nov. 13, 1991





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C. G. HARTMAN & ASSOC., INC.

ENGINEERING, ARCHITECTURE, PLANNING & SURVEYING

EXHIBIT

Carl G. Hartman P.E., L.S.
Gerald G. Harley A.I.A.
Timothy P. Hershner A.P.A.
Robert W. Piper P.S.
Carl Emerson P.E.

A-9
PHASE I
LEGAL DESCRIPTION
for
TOWNE PROPERTIES

1073 Ohio Pike
Cincinnati, Ohio 45245
(513) 752-8811

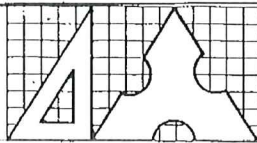
Situated in the State of Ohio, Fairfield Township, Butler County, Section 21, Township 2, Range 2 and being more particularly described as follows:

BEING PART OF LOT 9545

Commencing at a concrete monument on the east right-of-way of Gilmore Road said monument being the northwest corner of lot 8982 of the Fairways of Wildwood Subdivision Section A as recorded in envelope 825 pages A, B & C of the Butler County records; thence with the east right-of-way of Gilmore Road north 5°17'00" east, 272.00 feet to the beginning; thence with a curve deflecting to the right said curve having a radius of 15.00 feet an arc length of 23.56 feet and a chord bearing north 50°17'00" east, 21.21 feet; thence south 84°43'00" east, 44.59 feet; thence with a curve deflecting to the left said curve having a radius of 125.00 feet an arc length of 85.09 feet and a chord bearing north 75°47'00" east, 83.45 feet; thence north 56°17'00" east, 69.50 feet; thence with a curve deflecting to the right said curve having a radius of 75.00 feet an arc length of 81.16 feet and a chord bearing north 87°17'00" east, 77.26 feet; thence south 61°43'00" east, 50.00 feet; thence with a curve deflecting to the left said curve having a radius of 191.43 feet an arc length of 207.15 feet and a chord bearing north 87°17'00" east, 197.19 feet; thence north 56°17'00" east, 70.00 feet; thence with a curve deflecting to the left said curve having a radius of 207.69 feet an arc length of 180.43 feet and a chord bearing north 31°23'47" east, 174.81 feet to an iron pin; thence north 6°30'33" east, 61.19 feet to an iron pin; thence with a curve deflecting to the left said curve having a radius of 140.00 feet an arc of 208.25 feet and a chord bearing north 36°06'13" west, 189.57 feet; thence north 78°43'00" west, 125.63 feet; thence with a curve deflecting to the right said curve having a radius of 190.00 feet an arc length of 102.80 feet and a chord bearing north 61°13'00" west, 101.55 feet; thence north 47°43'00" west, passing an iron pin at 72.01 feet, 251.92 feet; thence with a curve deflecting to the left said curve having a radius of 125.00 feet an arc length of 80.72 feet and a chord bearing north 66°12'59" west, 79.33 feet; thence north 84°42'59" west, 6.54 feet; thence with a curve deflecting to the right said curve having a radius of 15.00 feet an arc length of 23.56 feet and a chord bearing north 39°43'00" west, 21.21 feet to the east right-of-way of Gilmore Road; thence with said east right-of-way of Gilmore Road south 5°17'00" west, 80.00 feet; thence leaving east right-of-way Gilmore Road with a curve deflecting to the right said curve having a radius of 15.00 feet an arc length of 23.56 feet and a chord bearing north 50°17'00" east, 21.21 feet; thence south 84°42'59" east, 6.54 feet; thence with a curve deflecting to the right said curve having a radius of 75.00 feet an arc length of 48.43 feet and a chord bearing south 66°12'59" east, 47.60 feet; thence south 47°43'00" east, 251.92 feet; thence with a curve deflecting to the left said curve having a radius of

240.00 feet an arc length of 129.85 feet and a chord bearing south 63°13'00" east, 128.27 feet; thence south 78°43'00" east, 44.83 feet to an iron pin; thence south 5°13'40" west, 117.50 feet to an iron pin; thence south 9°24'40" east; 208.57 feet to an iron pin; thence south 56°17'00" west, 8.00 feet; thence with a curve deflecting to the right said curve having a radius of 141.43 feet an arc length of 153.04 feet and a chord bearing south 87°17'00" west, 145.68 feet; thence north 61°43'00" west, 50.00 feet; thence with a curve deflecting to the left said curve having a radius of 125.00 feet an arc length of 135.26 feet and a chord bearing south 87°17'00" west, 128.76 feet; thence south 56°17'00" west, 69.50 feet; thence with a curve deflecting to the right said curve having a radius of 75.00 feet an arc length of 51.05 feet and a chord bearing south 75°47'00" west, 50.07 feet; thence north 84°43'00" west, 44.59 feet; thence with a curve deflecting to the right said curve having a radius of 15.00 feet an arc length of 23.56 feet and a chord bearing north 39°43'00" west, 21.21 feet to the east right-of-way of Gilmore Road; thence with said east right-of-way of Gilmore Road south 5°17'00" west, 80.00 feet to the beginning containing 2.6784 acres of land subject to all legal easements or restrictions of record.

The above description is taken from and in accordance with a survey and plat dated January, 1988 prepared by C. G. Hartman & Associates Inc., Robert W. Piper Ohio Registered Surveyor #5964.



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C. G. HARTMAN & ASSOC., INC.

ENGINEERING, ARCHITECTURE, PLANNING & SURVEYING

Carl G. Hartman P.E., L.S.
Gerald G. Harley A.I.A.
Timothy P. Hershner A.P.A.
Robert W. Piper P.S.
Carl Emerson P.E.

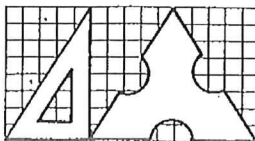
1073 Ohio Pike
Cincinnati, Ohio 45245
(513) 752-8811

LEGAL DESCRIPTION FOR TOWNE PROPERTIES

Situated in the State of Ohio, Fairfield Township, Butler County, Section 21, Township 2, Range 2 and being more particularly described as follows:

Commencing at a concrete monument on the east right-of-way of Gilmore Road said monument being the northwest corner of lot 8982 of the Fairways of WildwoodW Subdivision Section A as recorded in envelope 825 pages A, B and C of the Butler County records; thence with said east right-of-way line north 5°17'00" east, 352.00 feet to the beginning; thence continuing with said east right-of-way north 5°17'00" east, 221.78 to an iron pin; thence leaving said right-of-way south 74°25'47" east, 121.96 feet to an iron pin; thence south 45°54'51" east, 132.46 feet to an iron pin; thence south 5°17'00" west, 44.75 feet to an iron pin; thence with a curve deflecting to the left said curve having a radius of 125.00 feet an arc length of 68.80 feet and a chord bearing south 72°03'03" west, 67.93 feet; thence south 56°17'00" west, 69.50 feet; thence with a curve deflecting to the right said curve having a radius of 75.00 feet an arc length of 51.05 feet and a chord bearing south 75°47'00" west, 50.07 feet; thence north 84°43'00" west, 44.59 feet; thence with a curve deflecting to the right said curve having a radius of 15.00 feet an arc length of 23.56 feet and a chord bearing north 39°43'00" west, 21.21 feet to the beginning containing 0.8680 acre of land subject to all legal easements or restrictions of record.

The above description is taken from and in accordance with a survey and plat dated January, 1988 prepared by C. G. Hartman & Associates Inc., Robert W. Piper Ohio Registered Surveyor #5964.



ENCL 1637 PAGE 711
C. G. HARTMAN & ASSOC., INC.

ENGINEERING, ARCHITECTURE, PLANNING & SURVEYING

Carl G. Hartman P.E., L.S.
Gerald G. Harley A.I.A.
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Robert W. Piper P.S.
Carl Emerson P.E.

1073 Ohio Pike
Cincinnati, Ohio 45245
(513) 752-8811

LEGAL DESCRIPTION
for
TOWNE PROPERTIES

Situated in the state of Ohio, Fairfield Township, Butler County, Section 21, township 2, Range 2, and being more particularly described as follows:

Commencing at a concrete monument on the east right-of-way of Gilmore Road said monument being the northwest corner of lot 8982 of the Fairways of Wildwood Subdivision Section A as recorded in envelope 825 pages A, B and C of the Butler County records; thence with said east right-of-way north $5^{\circ}17'00''$ east, 1023.80 feet to the beginning; thence continuing with said east right-of-way north $5^{\circ}17'00''$ east, 35.17 feet to an iron pin; thence leaving said east right-of-way north $77^{\circ}48'58''$ east, 246.32 feet to an iron pin; thence south $4^{\circ}03'39''$ west, 257.61 feet to an iron pin; thence north $47^{\circ}43'00''$ west, 179.91 feet, thence with a curve deflecting to the left said curve having a radius of 125.00 feet an arc length of 80.72 feet and a chord bearing north $66^{\circ}12'59''$ west, 79.33 feet; thence north $84^{\circ}42'59''$ west, 6.54 feet; thence with a curve deflecting to the right said curve having a radius of 15.00 feet an arc length of 23.56 feet and a chord bearing north $39^{\circ}43'00''$ west, 21.21 feet to the beginning containing 0.7438 acre of land subject to all legal easements or restrictions of record.

The above description is taken from and in accordance with a survey and plat dated January, 1988, prepared by C. G. Hartman & Associates Inc., Robert W. Piper Ohio Registered Surveyor #5964.

