

SIXTH AMENDMENT
(ADDING SEVENTH PHASE) TO
DECLARATION OF CONDOMINIUM
FOR

2007 DEC 31 AM 10:57
AUDITOR
DELAWARE COUNTY, OHIO
FILED
TODD A. HANKS
AUDITOR

The Village at
Murphy's Crossing
Condominium

EXPANDING THE CONDOMINIUM

200700040081
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW O BRENNER
12-31-2007 At 11:07 am.
DECLAR AMEN 88.00
OR Book 824 Page 666 - 673

Delaware County Auditor
Todd A. Hanks
by: *S. Upp*

200700040082
KENTON KUEHNLE

This instrument prepared by

Kenton L. Kuehnle
Allen Kuehnle Stovall & Neuman, LLP
21 West Broad Street
Columbus, Ohio 43215

AMENDMENT TO DECLARATION

This Amendment to the Declaration of Condominium for The Village at Murphy's Crossing Condominium, ("the Condominium"), expanding and submitting additional property to the condominium is made as of this 28th day December, 2007.

Background

CCBI Murphy's X, LLC, an Ohio limited liability company, ("Declarant"), is the owner in fee simple of all the real property hereinafter described and the improvements thereon and appurtenances thereto.

The Declarant has submitted certain property to the provisions of Section 5311 of the Ohio Revised Code by the filing of a Declaration of Condominium (the "Declaration") of The Village at Murphy's Crossing. The Declaration is recorded in Official Record Volume 601 Page 1529, and the drawings are recorded in Cabinet 3, Slide 551, all of the Delaware County, Ohio Records.

The Declarant, pursuant to Article XVIII of the Declaration, reserved the right to expand the Condominium property by amending the Declaration to add the property (described in Exhibit C of the Declaration as the "Additional Property"), and improvements thereon and appurtenances thereto, to the original condominium. By this instrument, the Declarant is adding the property described in Exhibit A to this Amendment to the Condominium.

Declaration

Declarant, the sole owner of the Additional Property, hereby submits the portion of the Additional Property described on Exhibit A to this Amendment, to the provisions of Chapter 5311 of the Ohio Revised Code, and hereby amends the Declaration of Condominium as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms are defined in the Declaration.
2. Additional Property Added. A legal description of the property being added to the Condominium is attached hereto as "Exhibit A" and incorporated herein by this reference.
3. Name. The Condominium, as expended hereby, shall continue to be named "The Village at Murphy's Crossing 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. Improvements Description. The property being added by this amendment consists of three tracts of land, on which is situated 1 residential building containing a 2 Units. Improvements on such property 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 Designation. The Units added to the Condominium are designated on the drawings filed simultaneously herewith, by a unit number which is referenced on the drawings filed herewith. The Units added in this phase are designated as "Unit N-87" and "Unit N-91." A listing of the proper Unit designations for all Units in the Condominium is attached as Exhibit B.

b. Composition of Units. Each Unit added hereby consists of the space in the building designated on the drawings filed simultaneously herewith, including and excluding, as appropriate, those same items as are described and defined in the description of Units in the Declaration.

c. Unit Locations. The location of each Unit added hereby is shown on the Drawings filed simultaneously herewith.

7. Common and Limited Common Elements.

a. Common Elements. All of the property described in Exhibit A, 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 "LCE" or "limited common elements" on the Drawings filed herewith, are Limited Common Elements. These Limited Common Elements are reserved for the exclusive use of the Units which those improvements are designed to serve, in accordance with the provisions of the Declaration and as designated on the Drawings.

c. Undivided Ownership of Common Elements. The undivided interest in the Common Elements appurtenant to all Units in the Condominium as expanded hereby, and as thereby allocated and reallocated, are shown in the attached Exhibit B, and are all equal to one/thirty-fifth (1/35th). 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 the property described in Exhibit A to the Condominium Property:

- a. the property shall hereafter be subject to all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that property had been initially part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plan shall run with and will and bind such property in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the original Condominium Property;
- b. the owner or owners of Units within such property shall thereupon become members of the Condominium 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 property, and to the owners, mortgagees and lessees of Units thereon, with equal meaning and of like force and effect.

Drawings, as required by the Ohio Revised Code, are filed herewith showing the information required with respect to the property added by this amendment.

IN WITNESS WHEREOF, this amendment has been executed on behalf of the Declarant on this 28th day of DECEMBER, 2007.

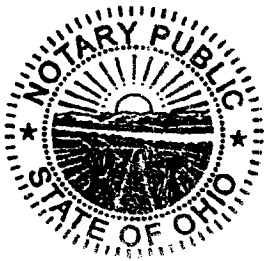
CCBI Murphy's X, LLC

By  _____
Paolo Cugini, authorized member

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

Before me, a notary public, personally appeared Paolo Cugini, authorized member of CCBI Murphy's X, LLC, an Ohio limited liability company, the Declarant in the foregoing instrument, who acknowledged the execution of this instrument to be the signatory's free act and deed, on behalf of the Declarant, for the uses and purposes set forth herein.

In Witness whereof, I have hereunto set my name this 28 day of December 2008.



ERICA M. TRAVIS
Notary Public, State of Ohio
My Commission Expires
05-19-2008

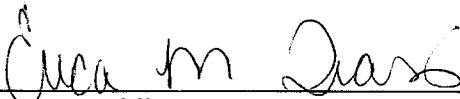
 _____
Notary Public

Exhibit B					<u>Square Footage</u>	
<u>Unit</u>	<u>Address</u>	<u>Bed-</u> <u>rooms(1)</u>	<u>Baths</u>	<u>Living</u> <u>Area</u>	<u>Basement</u> <u>or crawl</u> <u>space</u>	
K-43	43 Murphy's View Place	3	2½	2,540	1,556	
K-51	51 Murphy's View Place	4	3	2,539	1,571	
K-59	59 Murphy's View Place	3	2½	2,487	1,549	
K-270	270 Murphy's Green	4	3	2,539	1,571	
M-269	269 Murphy's Green	3	2½	2,540	1,556	
M-277	277 Murphy's Green	3	2½	2,522	1,534	
M-285	285 Murphy's Green	3	2½	2,522	1,534	
M-293	293 Murphy's Green	3	2½	2,540	1,556	
* N-87	87 Murphy's Oval	3	2½	2,697	1,464	
* N-91	91 Murphy's Oval	2	2½	2,644	1,464	

(1) Some Units Contain a loft and bonus room (some bonus rooms are unfinished)

* Unit added by this amendment

Exhibit B					<u>Square Footage</u>	
<u>Unit</u>	<u>Address</u>	<u>Bed-rooms(1)</u>	<u>Baths</u>	<u>Living Area</u>	<u>Basement or crawl space</u>	
A-127	127 Murphy's Crossing Drive	4	3	2,387	952	
A-133	133 Murphy's Crossing Drive	2	2½	2,322	1,236	
A-139	139 Murphy's Crossing Drive	3	3	2,247	952	
B-104	104 Murphy's Crossing Drive	4	3	2,387	952	
B-110	110 Murphy's Crossing Drive	2	2½	2,322	1,236	
B-116	116 Murphy's Crossing Drive	3	3	2,247	952	
B-122	122 Murphy's Crossing Drive	2	2½	2,096	988	
C-119	119 Murphy's Crossing Drive	4	3	2,387	952	
C-125	125 Murphy's Crossing Drive	2	2½	2,322	1,236	
D-97	97 Murphy's Crossing Drive	4	3	2,387	952	
D-103	103 Murphy's Crossing Drive	2	2½	2,096	988	
D-109	109 Murphy's Crossing Drive	2	2½	2,092	1,034	
E-92	92 Murphy's Crossing Drive	3	2½	2,413	1,491	
E-245	245 Murphy's Green	3	2½	2,319	1,422	
E-253	253 Murphy's Green	4	2½	2,411	1,545	
E-261	261 Murphy's Green	4	2½	2,411	1,236	
F-236	236 Murphy's Green	2	2	1,597	1,597	
F-240	240 Murphy's Green	3	2½	2,431	1,396	
G-242	242 Murphy's Green	3	2½	2,099	1,487	
G-250	250 Murphy's Green	3	2½	2,399	1,413	
G-258	258 Murphy's Green	3	2½	2,399	1,413	
H-31	31 Murphy's View Place	4	3	2,387	952	
H-37	37 Murphy's View Place	3	2½	2,431	1,396	
H-42	42 Murphy's View Place	3	2½	2,487	1,549	
H-48	48 Murphy's View Place	3	2½	2,431	1,396	

(1) Some Units Contain a loft and bonus room (some bonus rooms are unfinished)

05088509

December 28, 2007

DECLARATION OF CONDOMINIUM
THE VILLAGE AT MURPHY'S CROSSING CONDOMINIUM

Legal Description - Property Added
Sixth Amendment, 1.373 Acres

Situated in the State of Ohio, County of Delaware, City of Powell, being in Farm Lots 29 and 30, Quarter Township 4, Township 3, Range 19, Unites States Military Lands, containing 1.373 acres of land, more or less, said 1.373 acres being part of that 13.742 acre tract of land described in the deed to CCBI Murphy's X, LLC, of record in Official Record Volume 560, Page 783, Recorder's Office, Delaware County, Ohio, said 1.373 acres being more particularly described as follows.

Beginning, for reference, at the centerline intersection of West Olentangy Street, Murphy's Parkway and Village Point Drive, said intersection also being in the northerly line of said Farm Lot 30 and in the southerly line of Farm Lot 31; thence S7°38'04"E, with the centerline of Murphy's Parkway, a distance of 397.68 feet to a point of curvature, thence southwardly, with the arc of a curve to the left, having a radius of 850.00 feet, an arc length of 302.02, a central angle of 20°21'31", and a chord that bears S2°32'55"E, a chord distance of 300.44 feet to a point; thence N77°16'33"E, a distance of 40.00 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning;

Thence, from said true point of beginning, S82°21'43"E, in part with the southerly line of The Village at Murphy's Crossing Condominium Fourth Amendment (1.098 acres) as the same is designated and delineated upon the recorded plat, of record in Official Record Volume 766, Page 1501, Recorder's Office, Delaware County, Ohio, a distance of 373.40 feet to a point at the northwesternmost corner of The Village at Murphy's Crossing Condominium, as the same is designated and delineated upon the recorded plat, of record in Plat Cabinet 3, Page 551, Recorder's Office, Delaware County, Ohio;

Thence, southwardly, westwardly and southwesterly with the westerly and northerly line of said The Village at Murphy's Crossing Condominium, the following six (6) courses and distances:

- 1). S7°38'17"W, a distance of 177.14 feet to a point;
- 2). N82°21'39"W, a distance of 27.03 feet to a point of curvature;
- 3). Westwardly, with the arc of a curve to the left, having a radius of 30.66 feet; an arc length of 18.82 feet, a central angle of 35°10'40" and a chord that bears S81°32'16"W, a chord distance of 18.53 feet to a point;
- 4). N28°50'15"W, a distance of 44.76 feet to a point;
- 5). N82°31'14"W, a distance of 55.82 feet to a point;
- 6). S57°47'37"W, a distance of 141.53 feet to a 3/4-inch (I.D.) iron pipe found in a curve at the westernmost corner of said The Village at Murphy's Crossing Condominium, the same being in the easterly right-of-way line of said Murphy's Parkway;

Thence northwestwardly, with the easterly right-of-way line of said Murphy's Parkway and with the arc of a curve to the right, having a radius of 810.00 feet, an arc length of 275.41 feet, a central angle of 19°28'54" and a chord that bears N22°27'57"W, a chord distance of 274.09 feet to the true point of beginning and containing 1.373 acres of land, more or less.

05088509

December 28, 2007

DECLARATION OF CONDOMINIUM
THE VILLAGE AT MURPHY'S CROSSING CONDOMINIUM

Legal Description - Property Added
Sixth Amendment, 1.373 Acres
(continued)

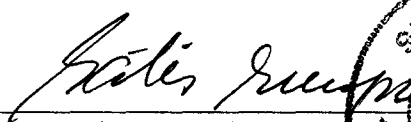
Subject to all rights-of-way, easements and restrictions, if any, of previous record.

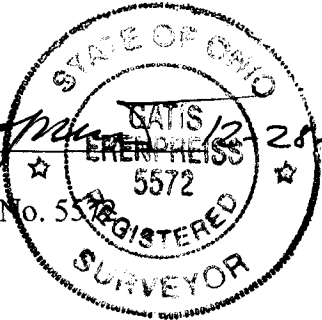
We hereby state that the foregoing description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc., in December of 2007. 0.077 acre of said 1.373 acres being in Farm Lot 30 and 1.296 acres being in Farm Lot 29.

All iron pipes set were 3/4-inch (I.D.) iron pipes, with a plastic cap in the top marked B.D.M.#1.

The bearings given in the foregoing description are based on the bearing of S82°21'56"E for the centerline of West Olentangy Street as it is shown and delineated upon the recorded plat of Murphy Park, Section 1, Cabinet 2, Slides 647A, 647B, and 647C, Recorder's Office, Delaware County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

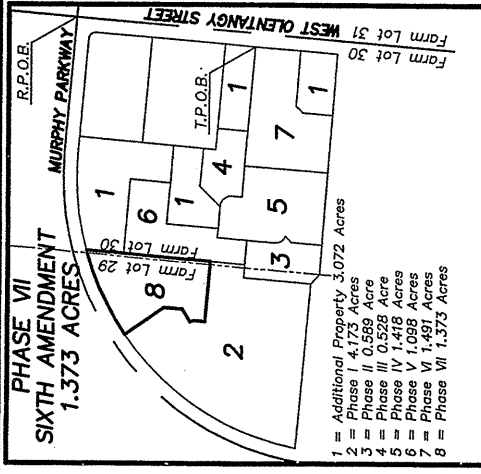
By 
Gatis Erenpreiss
Professional Surveyor No. 5572



12-31-07 Declaration See the 824 Pg. 666

Recorded 12-31-07 Fee 124.00

200700040082
 Andrew Brenner (LU)



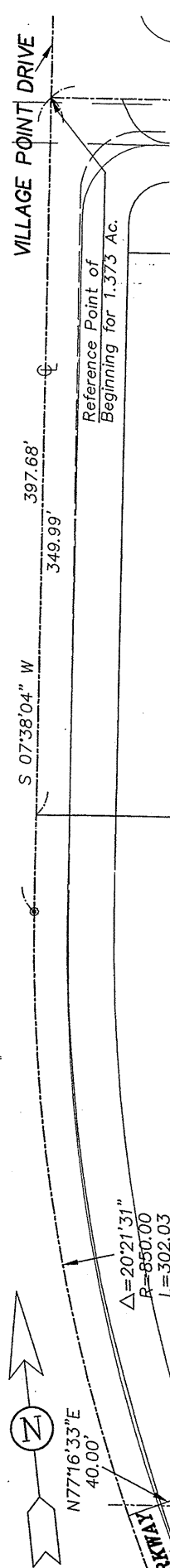
- 1 = Additional Property 3.072 Acres
- 2 = Phase I 4.173 Acres
- 3 = Phase II 0.589 Acres
- 4 = Phase III 0.528 Acres
- 5 = Phase IV 1.418 Acres
- 6 = Phase V 1.089 Acres
- 7 = Phase VI 1.089 Acres
- 8 = Phase VII 1.373 Acres

GRAPHIC SCALE

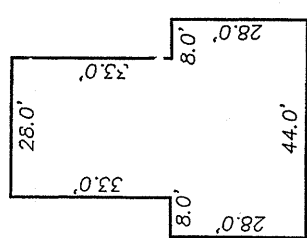


LEGEND

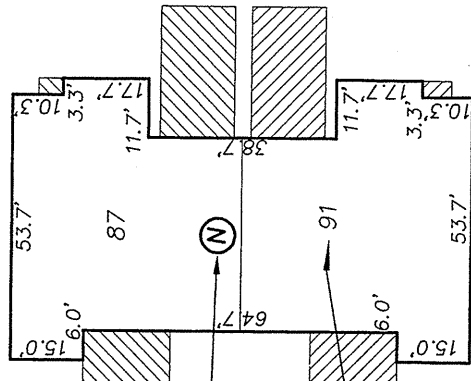
- = 3/4-Inch (I.D.) Iron Pipe Set (with plastic cap in top marked B.D.M. 1)
- = 3/4-Inch (I.D.) Iron Pipe Found
- 87 = Unit Designation (Typical)
- ⊙ = Building Designation (Typical)
- ▨ = Limited Common Elements



200700040082
 Filed for Record in
 DELAWARE COUNTY, OHIO
 ANDREW D BRENNER
 12-31-2007 at 11:07 am.
 PLAT
 124.00
 DR Rank 824 Phase 474 - 474



DETAIL POOL BUILDING
 1" = 30'



DETAIL BUILDING "N"
 1" = 30'

All areas not designated by Unit Designation are Common Elements.

*Sited in the State of Ohio, County of Delaware, City of Powell, being in Farm Lot 29 and Farm Lot 30, Quarter Township 4, Township 3, Range 19, United States Military Lands, containing 1.373 acres of land, more or less, said 1.373 acres being part of that 13.742 acre tract of land described in the deed to CCBI Murphy's X, LLC, of record in Official Record Volume 560, Page 783, Recorder's Office, Delaware County, Ohio.

The 0.077 acre of said 1.373 acre being in Farm Lot 30 and 1.296 acres of said 1.373 acre being in Farm Lot 29.

The bearings shown on this plat are based on the bearing of S82°21'56"E for the centerline of West Olentangy Street as it is delineated upon the recorded plat of Murphy's Park Section 1, Cabinet 2, Slides 647A, 647B and 647C, Recorder's Office, Delaware County, Ohio.

- ### Easement Reference
- 1) O.R.V. 469, P. 1029
 Columbus Southern Power Company 10' wide easement centered on electric cable as installed
 - 2) O.R.V. 480, P. 486
 Columbia Gas of Ohio 10' wide easement centered on pipeline as installed

ROBERT LOUIS FLORITA
 I certify that these drawings, consisting of sheets 2 through 7, and all amendments, improvements and recorded easements of the Village at Murphy's Crossing Condominium Phase VI Sixth Amendment, as constructed, are in accordance with the approved plans and specifications of the Village at Murphy's Crossing Condominium Phase VI Sixth Amendment.

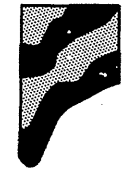
ROBERT LOUIS FLORITA
 #0139
 REGISTERED ARCHITECT

BAUER, DAVIDSON & MERCHANT, INC.
 I certify that this drawing, consisting of 1 sheet, accurately reflects the location of the Village at Murphy's Crossing Condominium Phase VI Sixth Amendment.

BAUER, DAVIDSON & MERCHANT, INC.
 CONSULTING ENGINEERS
 B. STOVER
 7244
 REGISTERED PROFESSIONAL SURVEYOR

DRAWINGS FOR THE VILLAGE AT MURPHY'S CROSSING CONDOMINIUM PHASE VII SIXTH AMENDMENT

CITY OF POWELL,
 DELAWARE COUNTY, OHIO



BAUER, DAVIDSON & MERCHANT, INC.
 Consulting Engineers

255 Green Meadows Drive S.
 Westerville, Ohio 43081
 (614) 846-3393

Shared City 4 of 5-538

CONTRACTOR:
CUGINI & CAPOCCIA BUILDER INC.
168 GREEN MEADOWS DRIVE SOUTH
WESTERVILLE, OHIO 43081
PHONE: (614) 848-0080 FAX: (614) 848-0080

PROJECT NO.: 193-96
DATE: 7/10/2006
REL. FOR CONST.

SCALE: 1/8" = 1'-0"

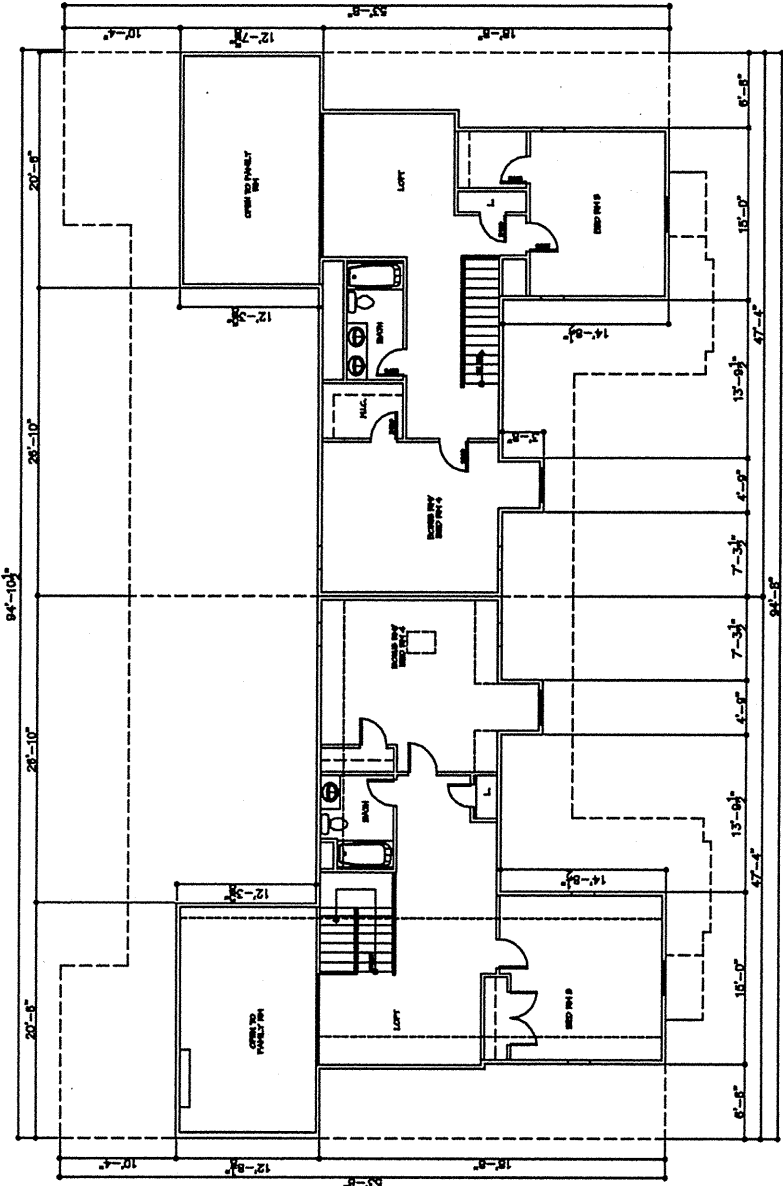
PLAT DRAWING
BUILDING "N"

REVISION

SHEET NUMBER
A1

THE VILLAGE AT MURPHY'S CROSSING UNITS 51 & 52

824/675



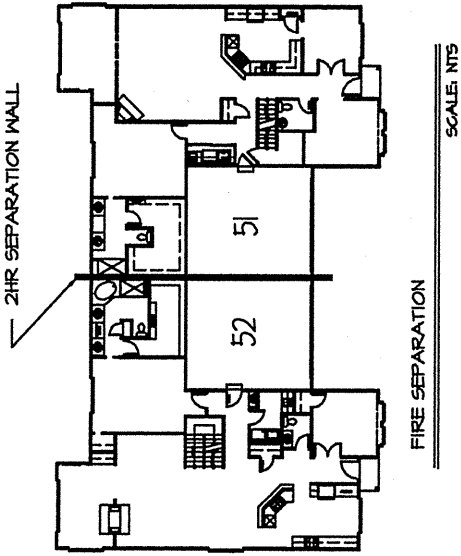
UNIT 51
RALEIGH
BT MURPHY'S OVAL

UNIT 52
RALEIGH
BT MURPHY'S OVAL

BUILDING SECOND FLOOR PLAN (REFER TO ENLARGED DRAWINGS FOR DETAILS OF EACH UNIT)

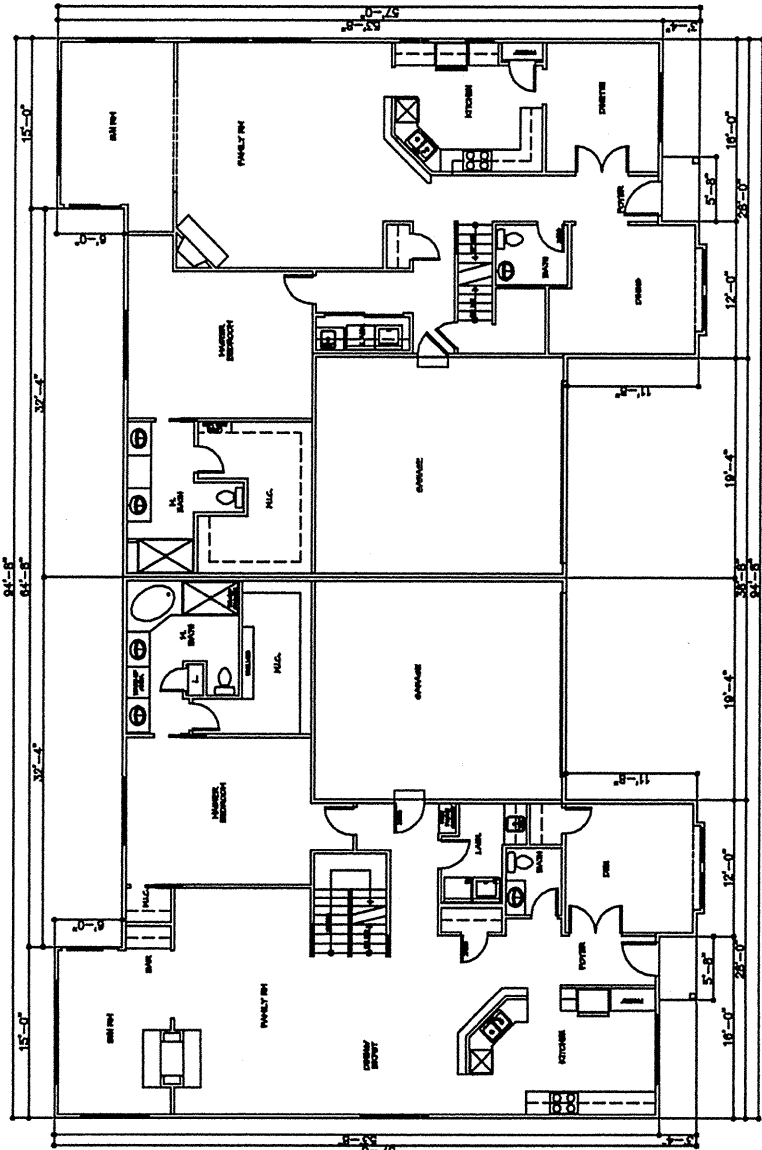
SCALE: 1/8" = 1'-0"

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 12-31-07 Transfer Tax Paid
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By



SCALE: NTS

82 57A

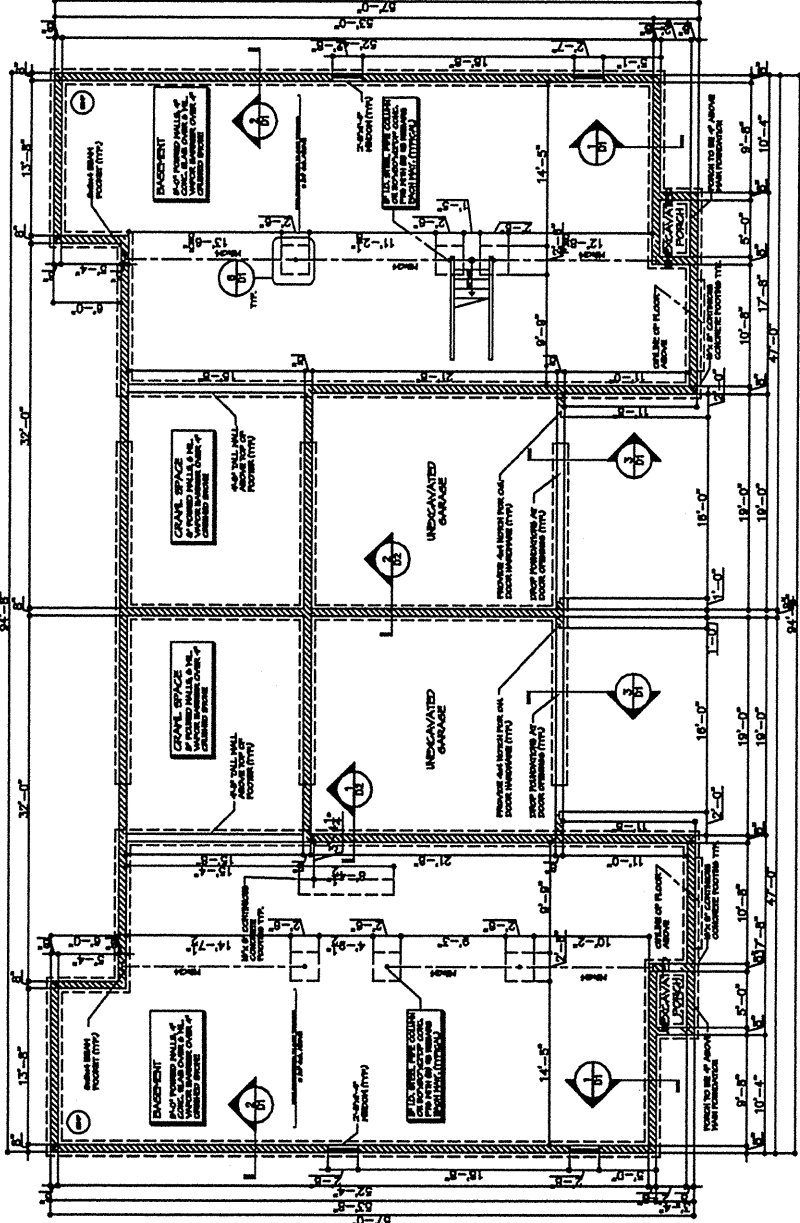


UNIT 51
RALEIGH
BT MURPHY'S OVAL

UNIT 52
RALEIGH
BT MURPHY'S OVAL

BUILDING FIRST FLOOR PLAN (REFER TO ENLARGED DRAWINGS FOR DETAILS OF EACH UNIT)

SCALE: 1/8" = 1'-0"



UNIT 51
RALEIGH
BT MURPHY'S OVAL

UNIT 52
RALEIGH
BT MURPHY'S OVAL

BUILDING FOUNDATION PLAN (REFER TO ENLARGED DRAWINGS FOR DETAILS OF EACH UNIT)

SCALE: 1/8" = 1'-0"

OR 824/676

all 53

PROJECT NO.
193-96

DATE
7/10/2006

REL. FOR CONSTR.

PLAT DRAWING
BUILDING "N"

SCALE: 1/8" = 1'-0"

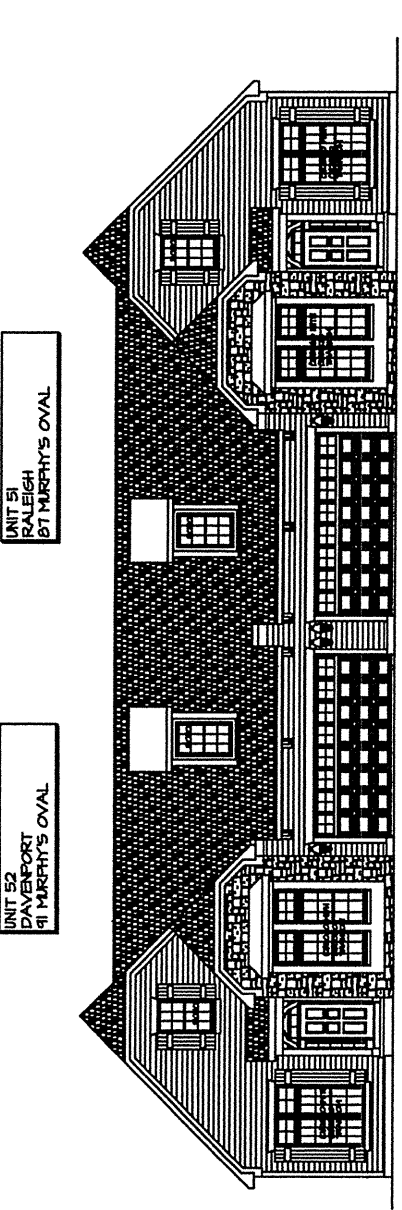
CONTRACTOR:
CUGINI & CAPOCCIA BUILDER INC.

PHONE: (614) 846-0082
FAX: (614) 846-0082

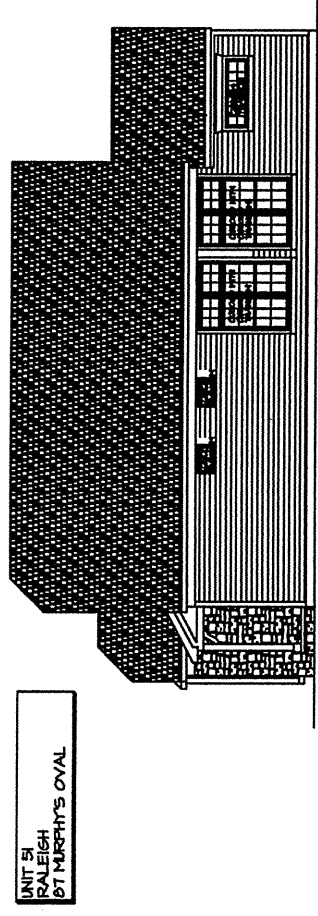
188 GREEN MEADOWS DRIVE SOUTH
WESTERVILLE, OHIO 43081

SHEET NUMBER
A2

THE VILLAGE AT MURPHY'S CROSSING UNITS 51 & 52

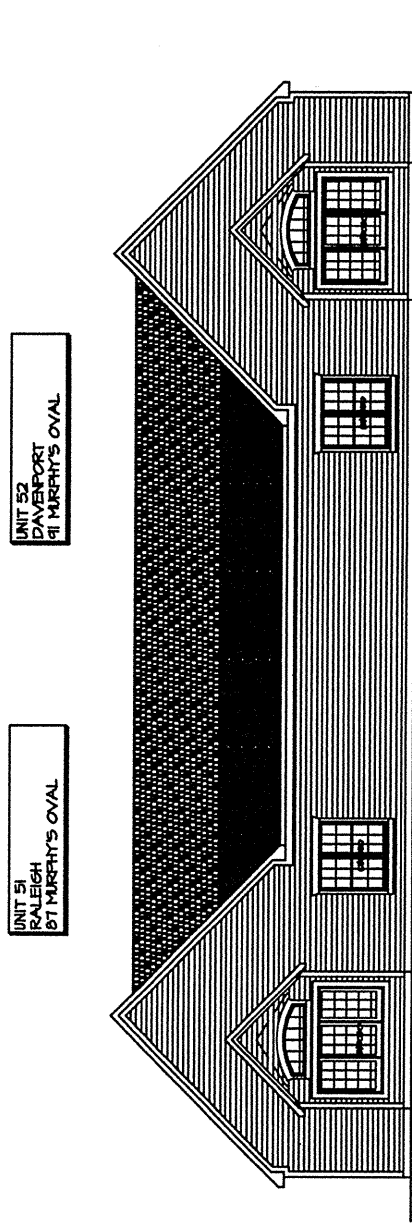


BUILDING FRONT ELEVATION (REFER TO TYPICAL CORRESPONDING ENLARGED DRAWINGS FOR DETAILS OF EACH UNIT)



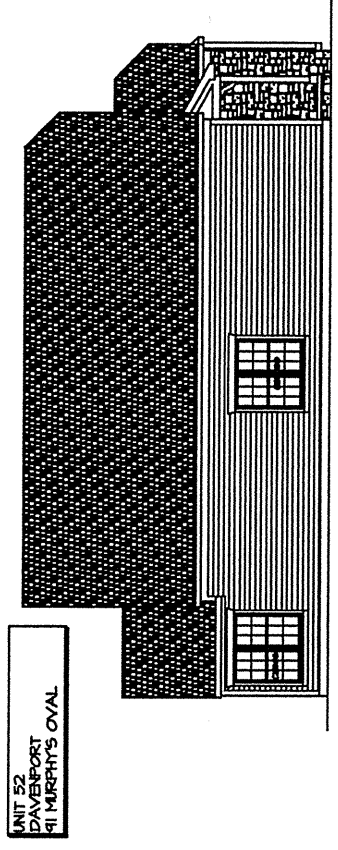
BUILDING RIGHT ELEVATION (REFER TO TYPICAL CORRESPONDING ENLARGED DRAWINGS FOR DETAILS OF EACH UNIT)

SCALE: 1/8" = 1'-0"



BUILDING BACK ELEVATION (REFER TO TYPICAL CORRESPONDING ENLARGED DRAWINGS FOR DETAILS OF EACH UNIT)

SCALE: 1/8" = 1'-0"



BUILDING LEFT ELEVATION (REFER TO TYPICAL CORRESPONDING ENLARGED DRAWINGS FOR DETAILS OF EACH UNIT)

SCALE: 1/8" = 1'-0"

NOTE:
SEE BASE PLANS FOR
SIZE & CORNICE DETAILS

NOTE:
GUTTERS & DOWNSPOUTS
ARE REQUIRED. LOCATED
IN RELATION TO THE
LOCATIONS OF THE
UNDERGROUND DRAIN
LINES TO THE STREET
CURB