

SEVENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM PROJECT FOR
BLANKENBAKER CENTRE OFFICE PARK CONDOMINIUMS

This Seventh Amendment to Declaration of Condominium Project for Blankenbaker Centre Office Park Condominiums ("Amendment") is made at the direction of and caused to be recorded by Pinnacle Properties of Louisville, LLC, a Kentucky limited liability company (hereinafter referred to as the "Declarant"), as a supplement to the Declaration of Condominium Project for Blankenbaker Centre Office Park Condominiums dated April 18, 2011.

WITNESSETH:

WHEREAS, Declarant has made and declared a Declaration of Condominium Project for Blankenbaker Centre Office Park Condominiums dated April 18, 2011, which is recorded in Deed Book 9709, Page 289, in the Office of the County Clerk of Jefferson County, Kentucky, as amended by First Amendment to Declaration of Condominium Project dated August 24, 2011, which is recorded in Deed Book 9763, Page 141 in the Office aforesaid; as amended by the Second Amendment to Declaration of Condominium Project dated January 25, 2012, which is recorded in Deed Book 9832, Page 606 in the Office aforesaid; as amended by the Third Amendment to Declaration of Condominium Project dated September 19, 2012, which is recorded in Deed Book 9949, Page 853 in the Office aforesaid; as amended by the Fourth Amendment to Declaration of Condominium Project dated December 4, 2012, which is recorded in Deed Book 9986, Page 288 in the Office aforesaid; as amended by the Fifth Amendment to Declaration of Condominium Project dated July 10, 2013, which is recorded in Deed Book 10100, Page 876 in the Office aforesaid; as amended by the Sixth Amendment to Declaration of Condominium Project dated October 14, 2013, which is recorded in Deed Book 10154, Page 395 in the Office aforesaid (collectively, the "Declaration"); and

WHEREAS, this Amendment is necessary and desirable to add five (5) additional units in

two (2) buildings to Blankenbaker Centre Office Park Condominiums pursuant to Section 2 of the Declaration;

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, Declarant hereby declares that the real property ("Property"), more fully described on Exhibit A attached to the Declaration, shall be owned, held, used, leased, conveyed and occupied subject to the conditions and restrictions set forth in this Amendment as if these conditions and restrictions were included in and made a part of the Declaration.

1. The first literary paragraph of Section 2 shall be amended to read as follows:

This Declaration now covers twenty-nine (29) units in twelve (12) buildings as situated on said real estate as fully described on the site plan and set of floor plans of Building #2--802 Lily Creek Rd dated February 22, 2011 of record in Condominium Ownership Book 129, Pages 47 and 48 in the Office of the County Clerk of Jefferson County, Kentucky; as amended by the site plan and set of floor plans of Building #6--904 Lily Creek Rd. dated August 17, 2011 of record in Condominium Ownership Book 129, Pages 73 and 74 in the Office aforesaid; as amended by the site plan and set of floor plans of Building #3--901 Lily Creek Rd. dated January 17, 2012 and of record in Condominium Ownership Book 129 pages 90 and 91 in the Office aforesaid; as amended by the site plan and set of floor plans of Buildings #1--800 Lily Creek Rd., #5--905 Lily Creek Rd & #7--906 Lily Creek Rd. dated September 17, 2012 and of record in Condominium Ownership Book 130, Pages 30 through 33 in the Office aforesaid; as amended by the site plan and set of floor plans of Buildings #8--908 Lily Creek Rd. and #10--909 Lily Creek Rd. dated December 4, 2012 and recorded in Condominium Ownership Book 130, Pages 55 through 57 in the Office aforesaid; as amended by the site plan and set of floor plans of Building #11--911 Lily Creek Rd. dated July 9, 2013 and recorded in Condominium Ownership Book 131, Pages 1 and 2 in the Office aforesaid; as amended by the site plan and set of floor plans of Building #15--1001 Jenna Brooks Way dated October 9, 2013 and recorded in Condominium Ownership Book 131, Pages 16 and 17 in the Office aforesaid; as amended by the site plan and set of floor plans of Building #12 - 913 Lily Creek Road and Building #14 - 917 Lily Creek Road, dated June 30, 2014 and filed simultaneously with the recording hereof pursuant to KRS 381.9141 and KRS 381.9143 and of record in Condominium Ownership Book ~~131~~, Pages ~~75~~ through ~~77~~ in the Office aforesaid, and by reference thereto are made a part of this Declaration.

2. The second literary paragraph of Section 2 shall be amended to read as follows:

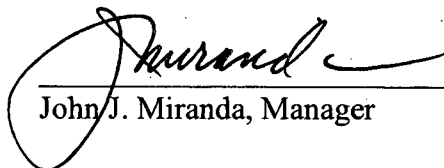
The Condominium Project shall be developed incrementally so that it may eventually consist of up to 120,000 square feet of condominium office space in up to twenty (20) buildings, with a maximum of up to 80 units total, now totaling twelve (12) buildings as shown on the set of floor plans filed simultaneous with the recording hereof and will be followed by

other buildings which will be created, added and subjected to this Condominium Project by addendums to this Declaration upon the filing of plans together with the common elements appurtenant thereto. Notwithstanding anything else said or implied in this Declaration, Declarant specifically reserves the right for all of the real estate described in Section 1 hereof, from time to time, until all of the buildings and all of the square footage are completed, but not later than January 1, 2035, to amend this Declaration to the extent of adding additional buildings, units and common area, and, once added by addendum described below, shall have the same rights and privileges as provided herein.

3. Pursuant to Section 3 of the Declaration, Declarant hereby makes certain adjustments in the percentages of ownership in the common elements as set forth on **Revised Exhibit A** to the Declaration as attached to this Amendment.

IN WITNESS WHEREOF, the Declarant has caused this Seventh Amendment to Declaration of Condominium Project for Blankenbaker Centre Office Park Condominiums to be executed on this 1 day of July 2014.

PINNACLE PROPERTIES OF LOUISVILLE, LLC
A Kentucky limited liability company



John J. Miranda, Manager

STATE OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

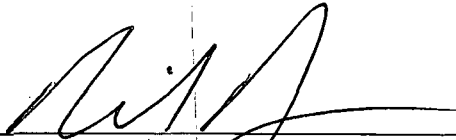
The foregoing instrument was acknowledged before me this 1st day of July, 2014, by John J. Miranda, as Manager of Pinnacle Properties of Louisville, LLC a Kentucky limited liability company, on behalf of the company.

My Commission expires: 10/21/2017



Notary Public, State-at-Large, Kentucky

THIS INSTRUMENT PREPARED BY:



BARDENWERPER, TALBOTT & ROBERTS, PLLC
1000 N. Hurstbourne Pkwy, Ste. 200
Louisville, Kentucky 40223
(502) 426-6688

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**REVISED EXHIBIT A
BLANKENBAKER CENTRE OFFICE PARK CONDOMINIUMS
UNIT AREA CALCULATIONS**

<u>BLDG-UNIT</u>	<u>SQUARE FEET</u>	<u>PERCENTAGE</u>
BLDG 1 - 800 LILY CREEK RD		
UNIT 101	3931	5.21%
UNIT 201	3931	5.21%
BLDG 2 - 802 LILY CREEK RD		
UNIT 101	2656	3.52%
UNIT 201	2656	3.52%
BLDG 3 - 901 LILY CREEK RD		
UNIT 101	1767	2.34%
UNIT 102	1762	2.34%
UNIT 201	1763	2.34%
UNIT 202	1763	2.34%
BLDG 5 - 905 LILY CREEK RD		
UNIT 101	4385	5.81%
UNIT 201	4385	5.81%
BLDG 6 - 904 LILY CREEK RD		
UNIT 101	2580	3.42%
UNIT 201	1290	1.71%
UNIT 202	1277	1.69%
BLDG 7 - 906 LILY CREEK RD		
UNIT 101	1108	1.47%
UNIT 102	1432	1.90%
UNIT 201	2571	3.41%
BLDG 8 - 908 LILY CREEK RD		
UNIT 101	3980	5.28%
UNIT 201	3980	5.28%
BLDG 10 - 909 LILY CREEK RD		
UNIT 101	2584	3.43%
UNIT 201	2584	3.43%
BLDG 11 - 911 LILY CREEK RD		
UNIT 101	2567	3.40%
UNIT 201	2567	3.40%
BLDG 12 - 913 LILY CREEK RD		
UNIT 101	2569	3.41%
UNIT 201	2569	3.41%
BLDG 14 - 917 LILY CREEK RD		
UNIT 001	2482	3.29%
UNIT 101	2571	3.41%
UNIT 201	2571	3.41%
BLDG 15 - 1001 JENNA BROOKE WAY		
UNIT 101	2569	3.41%
UNIT 201	2569	3.41%
TOTALS	75419	100.00%

Document No.: DN2014078589
 Lodged By: BARDENWERPER TALBOTT
 Recorded On: 07/01/2014 02:27:11
 Total Fees: 19.00
 Transfer Tax: .00
 County Clerk: ROBBIE HOLSCLOW-JEFF CO KY
 Deputy Clerk: EVMAY

Recorded In Condo Book

No. 131 Page 75-77

Part No. 2946

END OF DOCUMENT