

**SEVENTH AMENDMENT TO MASTER DEED OF  
EASTGATE PROFESSIONAL PARK OFFICE CONDOMINIUMS**

This Seventh Amendment to Master Deed for Eastgate Professional Park Office Condominiums ("Amendment") is made at the direction of and caused to be recorded by **PINNACLE PROPERTIES OF LOUISVILLE, LLC**, a Kentucky limited liability company (successor to and surviving entity of Pinnacle Properties Inc. pursuant to Articles of Merger of Pinnacle Properties, Inc. into Pinnacle Properties of Louisville, LLC of record in Corporation Book 535, Page 233 in the Office of the Clerk of Jefferson County, Kentucky) (the "Declarant"), whose address is P.O. Box 43957, Louisville, Kentucky 40253-0957, as a supplement to the Master Deed establishing Eastgate Professional Park Office Condominiums dated February 18, 1999.

**WITNESSETH:**

**WHEREAS**, Declarant has made and declared a Master Deed Establishing Eastgate Professional Park Office Condominiums dated February 18, 1999, which is recorded in Deed Book 7190, Page 337, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed Establishing Eastgate Professional Park Office Condominiums dated April 19, 1999, of record in Deed Book 7229, Page 397, in the Office of the Clerk aforesaid; as amended by Second Amendment to Master Deed Establishing Eastgate Professional Park Office Condominiums dated August 12, 1999, of record in Deed Book 7299, Page 837, in the Office of the Clerk aforesaid; as amended by Third Amendment to Master Deed Establishing Eastgate Professional Park Office Condominiums dated October 22, 1999, of record in Deed Book 7343, Page 9, in the Office of the Clerk aforesaid; as amended by Declaration of Annexation and Fourth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated November 15, 2002, of record in Deed Book 8004, Page 611, in the Office of the Clerk aforesaid; as amended by Fifth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated November 15, 2002, of record in Deed Book 8004, Page 617, in the Office of the Clerk aforesaid; and as further amended by Sixth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated September 16, 2003, of record in Deed Book 8249, Page 65, in the Office of the Clerk aforesaid (the "Master Deed"); and

**WHEREAS**, this Amendment is necessary and desirable to add nine (9) additional units, subdivide other existing, unsold units, and combine two existing, unsold units to Eastgate Professional Park Office Condominiums pursuant to Paragraph 2 of the Master Deed;

**NOW, THEREFORE**, in accordance with the foregoing preambles, which are hereby incorporated herein, Declarant hereby declares that the real property ("Property"), more fully described in the Master Deed as amended by the Declaration of Annexation and Fourth Amendment referenced hereinabove and made a part hereof, 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 Master Deed.

1. The Master Deed shall cover nine (9) additional units in three (3) additional buildings as situated on said real estate as fully described on the site plan filed simultaneously with the recording hereof pursuant to KRS 381.835 and, by reference thereto, are hereby made a part of the Master Deed.

2. Eastgate Professional Park Office Condominiums now consists of twenty-nine (29) units in twelve (12) buildings. Plans for two (2) units in Building #1 are of record in

Condominium and Apartment Ownership Book 70, Pages 38 and 39, in the Office of the County Court Clerk of Jefferson County, Kentucky; Plans for two (2) units in Building #2 are of record in Condominium and Apartment Ownership Book 71, Pages 20 and 21, in the Office aforesaid; Plans for four (4) units in Buildings #3 and #4 are of record in Condominium and Apartment Ownership Book 73, Pages 9 and 10, in the Office aforesaid; and Plans for two (2) units in Building #5 are of record in Condominium and Apartment Ownership Book 74, Pages 30 and 31, in the Office aforesaid; plans for six (6) units in Building F and Building G are of record in Condominium and Apartment Ownership Book 91, Pages 46, 47, 48, 49, 50 and 51 as amended by the plans recorded with this Amendment; plans for five (5) units in Building H and Building I, are of record in Condominium and Apartment Ownership Book 98, Pages 5, 6 and 7; and plans for ten (10) units in Building J, Building N and Building O, filed simultaneously herewith, along with the subdivision and combination of units in buildings F and G as noted above, are of record in Condominium and Apartment Ownership Book 100, Pages 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, and 107.

3. Pursuant to the Master Deed, Declarant hereby makes certain adjustments in the percentages of ownership in the common elements and percentage common expense allocations as set forth on Revised Exhibit A attached hereto.

IN WITNESS WHEREOF, the Declarant has caused this Seventh Amendment to the Master Deed of Eastgate Professional Park Office Condominiums to be executed on this 11th day of February 2004.

**PINNACLE PROPERTIES OF LOUISVILLE, LLC**  
a Kentucky limited liability company

By: John J. Miranda

John J. Miranda, Member/Manager

COMMONWEALTH OF KENTUCKY )  
COUNTY OF JEFFERSON )

SS

The foregoing Master Deed was acknowledged before me on February 11th, 2004, by John J. Miranda as a Member/Manager of Pinnacle Properties of Louisville, LLC, a Kentucky limited liability company, and on behalf of said company.

My Commission Expires: March 8, 2004

Cliff  
Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:

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WBBNov2002/Pinnacle/EastgateProfPark-Am7

**Recorded In Condo Book**

No. 100 Page 97-107

Part No. 1750

Document No.: DN2004030047  
Lodged By: bardenwerper law firm  
Recorded On: 02/24/2004 09:47:22  
Total Fees: 14.00  
Transfer Tax: .00  
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY  
Deputy Clerk: EVENAY

EASTGATE PROFESSIONAL PARK  
PERCENTAGE INTEREST IN COMMON ELEMENTS

Building No	Unit No	Unit Area in Sq. Ft.	Percentage Interest	Total Unit Area Fully Finished	Total Unit Area with Basement Storage
1	1A	2845.53	4.07%		
1	1B	2845.53	4.07%		
2	2A	3568.43	5.10%		
2	2B	3568.43	5.10%		
3	3A	2847.17	4.07%		
3	3B	2847.17	4.07%		
4	4A	2839.39	4.06%		
4	4B	2839.39	4.06%		
5	5A	3556.72	5.08%		
5	5B	3556.72	5.08%		
F	100	2350	3.36%		
F	200	1170	1.67%		
F	201	1170	1.67%		
F	B-00	2306	3.30%	2306	
G	100	2595	3.71%		
G	200	2590	3.70%		
H	100	2594	3.71%		
H	200	1288	1.84%		
H	201	1299	1.86%		
I	100	2599	3.71%		
I	200	2597	3.71%		
J	100	1293	1.85%		
J	101	1290	1.84%		
J	200	1292	1.85%		
J	201	1292	1.85%		
N	100	2745	3.92%		
N	B-00	2730	3.90%	2730	
O	100	1417	2.03%		
O	101	1318	1.88%		
O	B-00	1403	2.01%	1403	
O	B-01	1316	1.88%	1316	
		69968.48	100.00%		

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END OF DOCUMENT

REVISED EXHIBIT A