

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

This Ninth 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; and as amended by Seventh Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated February 11, 2004, of record in Deed Book 8360, Page 624 in the Office of the Clerk aforesaid; and as amended by the Eighth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated March 31, 2004, of record in Deed Book 8382, Page 520 in the Office of the Clerk aforesaid (the "Master Deed"); and

**WHEREAS**, this Amendment is necessary to correct a typographical error in the Fifth Amendment and Seventh Amendment to Master Deed of Eastgate Professional Park Office Condominiums and to add 9 units in 3 buildings to the Regime;

**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. Paragraph three of the Seventh Amendment shall be amended to read as follows:

**WHEREAS**, this Amendment is necessary and desirable to add ten (10) 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;

2. Paragraph numbered 1. of the Seventh Amendment shall be amended to read as follows:

The Master Deed shall cover ten (10) 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.

3. Paragraph three of the Fifth Amendment shall be amended to read as follows:

**WHEREAS**, this Amendment is necessary and desirable to add six (6) additional units to Eastgate Professional Park Office Condominiums pursuant to Paragraph 2 of the Master Deed;

4. Eastgate Professional Park Office Condominiums now consists of thirty-one (31) 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, of record in Condominium and Apartment Ownership Book 100, Pages 97-107; and plans for eight (8) units in Building K, Building L and Building M are of record, and are of record in Condominium and Apartment Ownership Book 101, Pages 58-62.

5. 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.

6. Eastgate Professional Park Office Condominiums now consists of forty-six (46) units in eighteen (18) 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, of record in Condominium and Apartment Ownership Book 100, Pages 97-107; and plans for eight (8) units in Building K, Building L and Building M are filed in Condominium and Apartment Ownership Book 101, Pages 58, 59, 60, 61 and 62; and plans for nine (9) additional units in Buildings P, Q, and W are filed simultaneously with this Amendment in Condominium and Apartment Ownership Book 104, Pages 13 through 17.

Pursuant to the Master Deed, Declarant hereby restates 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 Ninth Amendment to the Master Deed of Eastgate Professional Park Office Condominiums to be executed on this 12 day of OCTOBER 2004.

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

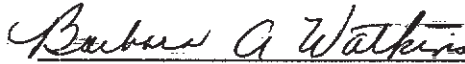
By: John Miranda  
John Miranda, Member/Manager

COMMONWEALTH OF KENTUCKY )

) SS

COUNTY OF JEFFERSON )

The foregoing Master Deed was acknowledged before me on October 12, 2004, by John 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: 8-8-06

Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:

  
William B. Bardenwerper**BARDENWERPER & TALBOTT, PLLC**

8311 Shelbyville Road

Louisville, Kentucky 40222

(502) 426-6688

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	2.78%	2845.53	
1	1B	2845.53	2.78%	2845.53	
2	2A	3568.43	3.49%	3568.43	
2	2B	3568.43	3.49%	3568.43	
3	3A	2847.17	2.78%	2847.17	
3	3B	2847.17	2.78%	2847.17	
4	4A	2839.39	2.78%	2839.39	
4	4B	2839.39	2.78%	2839.39	
5	5A	3556.72	3.48%	3556.72	
5	5B	3556.72	3.48%	3556.72	
F	100	2350	2.30%	2350	
F	200	1170	1.14%	1170	
F	201	1170	1.14%	1170	
F	B-00	2306	2.26%		2306
G	100	2595	2.54%	2595	
G	200	2590	2.53%	2590	
H	100	2594	2.54%	2594	
H	200	1288	1.26%	1288	
H	201	1299	1.27%	1299	
I	100	2599	2.54%	2599	
I	200	2597	2.54%	2597	
J	100	1293	1.26%	1293	
J	101	1290	1.26%	1290	
J	200	1292	1.26%	1292	
J	201	1292	1.26%	1292	
N	100	2745	2.68%	2745	
N	B-00	2730	2.67%	2730	
O	100	1417	1.39%	1417	
O	101	1318	1.29%	1318	
O	B-00	1403	1.37%	1403	
O	B-01	1316	1.29%	1316	
K	100	2574	2.52%	2574	
K	200	2576	2.52%	2576	
L	B-00	1313	1.28%	1313	
L	B-01	1346	1.32%	1346	
L	100	1327	1.30%	1327	
L	101	1404	1.37%	1404	
M	100	2731	2.67%	2731	
M	B-00	2716	2.66%		2716
P	B-00	1311	1.28%	1311	
P	B-01	1332	1.30%	1332	

EASTGATE PROFESSIONAL PARK  
PERCENTAGE INTEREST IN COMMON ELEMENTS

P	100	2659	2.60%	2659	
P	101	1399	1.37%	1399	
Q	B-00	1400	1.37%	1400	
Q	B-01	1315	1.29%		1315
Q	100	1410	1.38%	1410	
W	100	2737	2.68%	2737	
W	200	2730	2.67%	2730	
		102248.48	100.00%	95911.48	6337

REVISIED EXHIBIT A

**Recorded in Condo Book**

No. 104 Page 73-77  
Part No. 1883

Document No.: DM2004175034  
Lodged By: bardenwerper law firm  
Recorded On: 10/12/2004 02:56:03  
Total Fees: 18.00  
Transfer Tax: .00  
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY  
Deputy Clerk: YOLLO62

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