

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

This Twelvth 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; and as amended by the Ninth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated October 12, 2004, of record in Deed Book 8503, Page 580 in the Office of the Clerk aforesaid; and as amended by the Tenth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated January 5, 2005, of record in Deed Book 8552, Page 805 in the Office of the Clerk aforesaid; and as amended by the Eleventh Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated February 25, 2005, of record in Deed Book 8577, Page 399 in the Office of the Clerk aforesaid (the "Master Deed"); and

**WHEREAS**, this Amendment is necessary to add three (3) additional units in one (1) building 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. The Master Deed shall cover three (3) additional units in one (1) additional building 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 sixty-one (61) units in twenty-two (22) 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) units in Buildings P, Q, and W are filed in Apartment Ownership Book 104, Pages 73-77; and plans for five (5) units in Building V are filed in Condominium and Apartment Ownership Book 106, Pages 45, 46, 47 & 48; and plans for five (5) additional units in Buildings R and S are filed in Apartment Ownership Book 107, Pages 20, 21 and 22; and plans for three (3) units in Building U are filed simultaneously with this Amendment in Condominium and Apartment Ownership Book ~~100~~, Pages 45, 46, 47 and 48

3. 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 Twelvth Amendment to the Master Deed of Eastgate Professional Park Office Condominiums to be executed on this 1<sup>st</sup> day of June 2005.

**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 June 1 2005, 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: Oct 22, 2008

Anna Muller  
Notary Public, State at Large, Kentucky

**THIS INSTRUMENT PREPARED BY:**

William B. Bardenwerper  
**WILLIAM B. BARDENWERPER, TALBOTT & ROBERTS, 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	2.17%	2845.53	
1	1B	2845.53	2.17%	2845.53	
2	2A	3568.43	2.72%	3568.43	
2	2B	3568.43	2.72%	3568.43	
3	3A	2847.17	2.17%	2847.17	
3	3B	2847.17	2.17%	2847.17	
4	4A	2839.39	2.16%	2839.39	
4	4B	2839.39	2.16%	2839.39	
5	5A	3556.72	2.71%	3556.72	
5	5B	3556.72	2.71%	3556.72	
F	100	2350	1.79%	2350	
F	200	1170	0.89%	1170	
F	201	1170	0.89%	1170	
F	B-00	2306	1.76%		2306
G	100	2595	1.98%	2595	
G	200	2590	1.97%	2590	
H	100	2594	1.98%	2594	
H	200	1288	0.98%	1288	
H	201	1299	0.99%	1299	
I	100	2599	1.98%	2599	
I	200	2597	1.98%	2597	
J	100	1293	0.99%	1293	
J	101	1290	0.98%	1290	
J	200	1292	0.98%	1292	
J	201	1292	0.98%	1292	
N	100	2745	2.09%	2745	
N	B-00	2730	2.08%	2730	
O	100	1417	1.08%	1417	
O	101	1318	1.00%	1318	
O	B-00	1403	1.07%	1403	
O	B-01	1316	1.00%	1316	
K	100	2574	1.96%	2574	
K	200	2576	1.96%	2576	
L	B-00	1313	1.00%	1313	
L	B-01	1346	1.03%	1346	
L	100	1327	1.01%	1327	
L	101	1404	1.07%	1404	
M	100	2731	2.08%	2731	
M	B-00	2716	2.07%		2716
P	B-00	1311	1.00%	1311	
P	B-01	1332	1.02%	1332	

EASTGATE PROFESSIONAL PARK  
PERCENTAGE INTEREST IN COMMON ELEMENTS

P	100	2659	2.03%	2659	2659	
P	101	1399	1.07%	1399	1399	
Q	B-00	1400	1.07%	1400	1400	
Q	B-01	1315	1.00%	1315	1315	
Q	100	1410	1.07%	1410	1410	
R	100	2757	2.10%	2757	2757	
R	B-00	1326	1.01%	1326	1326	
R	B-01	1399	1.07%	1399	1399	
S	100	2847	2.17%	2847	2847	
S	B-00	2925	2.23%	2925	2925	
U	B-00	2585	1.97%	2585	2585	
U	100	2594	1.98%	2594	2594	
U	200	2612	1.99%	2612	2612	
V	B-00	1622	1.24%	1622	1622	
V	B-01	1645	1.25%	1645	1645	
V	100	1598	1.22%	1598	1598	
V	101	1668	1.27%	1668	1668	
V	200	3352	2.56%	3352	3352	
W	100	2737	2.09%	2737	2737	
W	200	2730	2.08%	2730	2730	
		131178.48	100.00%	120611.48	10567	

Document No.: DN2005086397  
 Lodged By: bardenwerper law office  
 Recorded On: 05/01/2005 11:34:12  
 Total Fees: 16.00  
 Transfer Tax: .00  
 County Clerk: BOBBIE HOLSCAW-JEFF CO KY  
 Deputy Clerk: CARHAR

OF DOCUMENT

Recorded In Condo Book  
 No. 108 Page 45-49  
 Part No. 2023

REVISED EXHIBIT A