THIRTEENTH AMENDMENT TO MASTER DEED OF EASTGATE PROFESSIONAL PARK OFFICE CONDOMINIUMS

This Thirteenth 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; and as amended by the Twelvth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated May 24, 2005, of record in Deed Book 8631, Page 436 in the Office of Clerk aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary to add six (6) additional units in two (2) 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. The Master Deed shall cover six (6) additional units in two (2) 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 sixtyseven (67) units in twenty-four (24) 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) additional units in Ownership Book 108, Pages 45, 46, 47 & 48; and plans for six (6) units in Buildings T and X are filed simultaneously with this Amendment in Condominium and Apartment Ownership Book 112, Pages 1, 2, $_$, 5 and 10.
- 3. Section 2 of the Master Deed and Section 2 of the Declaration of Annexation and Fourth Amendment to Master Deed of Eastgate Professional Park Office Condominiums shall be amended to reflect that Eastgate Professional Park Office Condominiums as built now consists of Sixty-Seven (67) units in Twenty-Four (24)

buildings. All of the units in Eastgate Professional Park Office Condominiums have been built, and the condominium will not consist of any additional units contained in any additional buildings.

4. 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 Thirteenth Amendment

to the Master Deed of Eastgate Profon this 13 day of January 2006.	essional Park Office Condominiums to be executed
	PINNACLE PROPERTIES OF LOUISVILLE, LLC a Kentucky limited liability company By: Name: Chapte Knope Title: Mombane Knope Title: Mombane Knope Chapte Knope Chapte Chapte Chapte Chapte Chapte Chapte Chapte Chap
COMMONWEALTH OF KENTUCKY COUNTY OF JEFFERSON)) SS)
Jan 13 m 2006, by C	Deed was acknowledged before me on beistopher knope as a Member/Manager of LC, a Kentucky limited liability company, and on
My Commission Expires: O	<u>d 22, 2008</u>

Notary Public, State at Large, Kentucky

THIS INSTRUMENT/PREPARED BY:

BARDENWERPER, TALBOTT & ROBERTS, PLLC

8311 Shelbyville Road

Louisville, Kentucky 40222

(502) 426-6688

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EASTGATE PROFESSIONAL PARK PERCENTAGE INTEREST IN COMMON ELEMENTS

Total Unit Area with Basement Storage														2306																									2716		
Total Unit Area Fully Finished	2845.53	2845.53				2847.17	2839.39	2839,39	3556.72	3556.72		1170	1170		2595	2590	2594	1288	1299		2597		1290	1292	1292	2745	2730	1417	1318	1403	1316	2574		1313	1346	1327	1404	2731		1311	1332
Percentage Interest	1.97%	1.97%	2.48%	2.48%	1.98%	1.98%	1.97%	1.97%	2.47%	2.47%	1.63%	0.81%	0.81%	1.60%	1.80%	1.80%	1.80%	%68'0	0.90%	1.80%	1.80%	0.90%	%68'0	%06:0	%06:0	1.90%	1.89%	0.98%	0.91%	%26.0	0.91%	1.79%	1.79%	0.91%	0.93%	0.92%	%26.0	1.89%	1.88%	0.91%	0.92%
Unit Area in Sq. Ft.	2845.53	2845.53	3568.43	3568.43	2847.17	2847.17	2839.39	2839.39	3556.72	3556.72	2350	1170	1170	2306	2595	2590	2594	1288	1299	2599	2597	1293	1290	1292	1292	2745	2730	1417	1318	1403	1316	2574	2576	1313	1346	1327	1404	2731	2716	1311	1332
Unit No	1A	1B	2A	2B	3A	38	4A	4B	5A	5B	100	200	201	B-00	100	200	100	200	201	100	200	100	101	200	201	100	B-00	100	101	B-00	B-01	100	200	B-00	B-01	100	101	100	B-00	B-00	B-01
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REVSIED EXHIBIT A

EASTGATE PROFESSIONAL PARK PERCENTAGE INTEREST IN COMMON ELEMENTS

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Recorded in Condo Book

Document No.: DM2006006975
Lodged By: BARDENWERPER
Recorded On: 01/13/2006 12:56:38
Total Fees: 16.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: TERHIG