

EIGHTH AMENDMENT TO
 MASTER DEED AND DECLARATION OF
CONDOMINIUM PROPERTY REGIME
 FOR
THE GARDENS OF EASTERN PARKWAY, A CONDOMINIUM

THIS EIGHTH AMENDMENT TO MASTER DEED AND DECLARATION OF CONDOMINIUM PROPERTY REGIME for THE GARDENS OF EASTERN PARKWAY, A CONDOMINIUM, is made by COLSTON CORPORATION.

1. DEFINITIONS As used in this document, the following terms shall have the meaning shown:

1.1 "Developer" means Colston Corporation, a Kentucky corporation, the office of which is located at 41 Highwood Drive, Louisville, Kentucky, 40206.

1.2 "Master Deed" means the Master Deed and Declaration of Condominium Property Regime for The Gardens of Eastern Parkway, a Condominium Regime dated the 1st day of August, 1989, which Master Deed is recorded in Deed Book 5942, beginning at Page 103 in the County Clerk's Office of Jefferson County, Kentucky, and as amended by First Amendment thereto Dated September 10, 1990, of record in Deed Book 5992, Page 770, and as further amended by Second Amendment thereto dated October 15, 1990, recorded in Deed Book 6004, Page 538, and as further amended by Third Amendment dated the 19th day of November, 1990, recorded in Deed Book 6013, Page 867, and as further amended by Fourth Amendment thereto dated the 21st day of January, 1992, recorded in Deed Book 6139, Page 337, and as further amended by Fifth Amendment thereto dated the 4th day of February, 1992, recorded in Deed Book 6144, Page 209, and as further amended by Sixth Amendment thereto dated the 24th day of February, 1992, recorded in Deed Book 6150, Page 442, all in the office of the County Clerk aforesaid, as further amended by Seventh Amendment thereto dated the 9th day of February, 1993, recorded in Deed Book 6276, Page 829, in the County Clerk's Office aforesaid.

1.3 "Eighth Amendment" means this Eighth Amendment to the Master Deed.

1.4 "Regime" means the condominium regime known as The Gardens of Eastern Parkway, a Condominium, created by the Master Deed.

1.5 "Unit" means a unit in the Regime as Unit is defined in the Master Deed.

1.6 "Unit Owner" means the person(s), firm(s), corporation(s), partnership(s), association(s), trustee, or other legal entity holding a recorded Deed or other instrument conveying title to a Unit. Unit Owner has the further meaning as defined in the Master Deed.

2. PURPOSE OF EIGHTH AMENDMENT

2.1 Section 5 of the Master Deed provides for the expansion of the Regime in Phases. It is now the desire and intent of the Developer to expand the Regime by adding Phase 4 to the Regime, with Building "D" constructed on Phase 4, and by adding Phase 5 to the Regime, with Building "E" constructed on Phase 5.

3. PROVISIONS EFFECTING EXPANSION OF REGIME

3.1 The land comprising Phases 4 and 5 of the Regime is described as shown on plat attached hereto as Exhibit "A" and made part hereof. Said land is hereby added to the Regime as Phases 4 and 5. The land comprising Phases 4 and 5 is part of the property acquired by Developer by a deed dated the 1st day of June, 1989, of record in Deed Book 5882, Page 459, in the County Clerk's Office aforesaid.

3.2 The buildings known as Building "D", located on Phase 4, and Building "E" located on Phase 5, are shown and described on Exhibit "A".

3.3 The layout, location, unit numbers and dimensions of the Units which are constructed in Building "D" on Phase 4 and Building "E" on Phase 5 are more fully described on the Floor Plans filed simultaneously herewith and recorded in Apartment (Condominium) Ownership Book 51, Pages 19 through 29 in the County Clerk's Office aforesaid, and bearing said Clerk's file Number 745.

3.4 The total area of the land in Phase 4 is 66,498 square feet, and the total area of land on Phase 4 covered by Building "D" is 8,657 square feet. The total area of the land in Phase 5 is 21,268 square feet, and the total area of land on Phase 5 covered by Building "E" is 4,505 square feet.

3.5 Exhibit "B", attached hereto and made part hereof, sets forth the reallocation of the percentages of general common element ownership as a result of the expansion of the Regime by adding Phases 4 and 5 as effected by this Amendment.

4. AUTHORITY FOR THIS EIGHTH AMENDMENT

4.1 This Eighth Amendment is authorized pursuant to Section 5 ("Expansion of Regime") of the Master Deed and other relevant provisions of the Master Deed.

5. CONTINUATION OF MASTER DEED AS AMENDED HEREBY

5.1 The provisions of the Master Deed as amended hereby remain in full force and effect, and apply to Phases 4 and 5 in a manner consistent with this Eighth Amendment.

6. BINDING EFFECT

6.1 The provisions of this Eighth Amendment are binding upon each Unit Owner and their successors and assigns and also upon the successors and assigns of the Developer.

6.2 The Developer executes this Eighth Amendment on its own behalf and on behalf of all Unit Owners as their attorney-in-fact and pursuant to the powers contained in and granted by the Master Deed.

Dated this 19th day of January, 1995.

COLSTON CORPORATION

BY: Notice Colston
Notice Colston, Jr., President

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to, and acknowledged before me by Notice Colston, Jr., President of Colston Corporation, a Kentucky corporation, on behalf of the corporation, this 19th day of January, 1995.

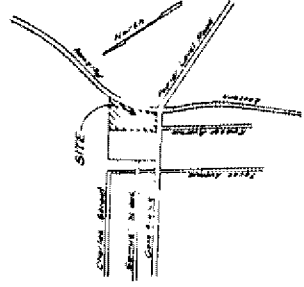
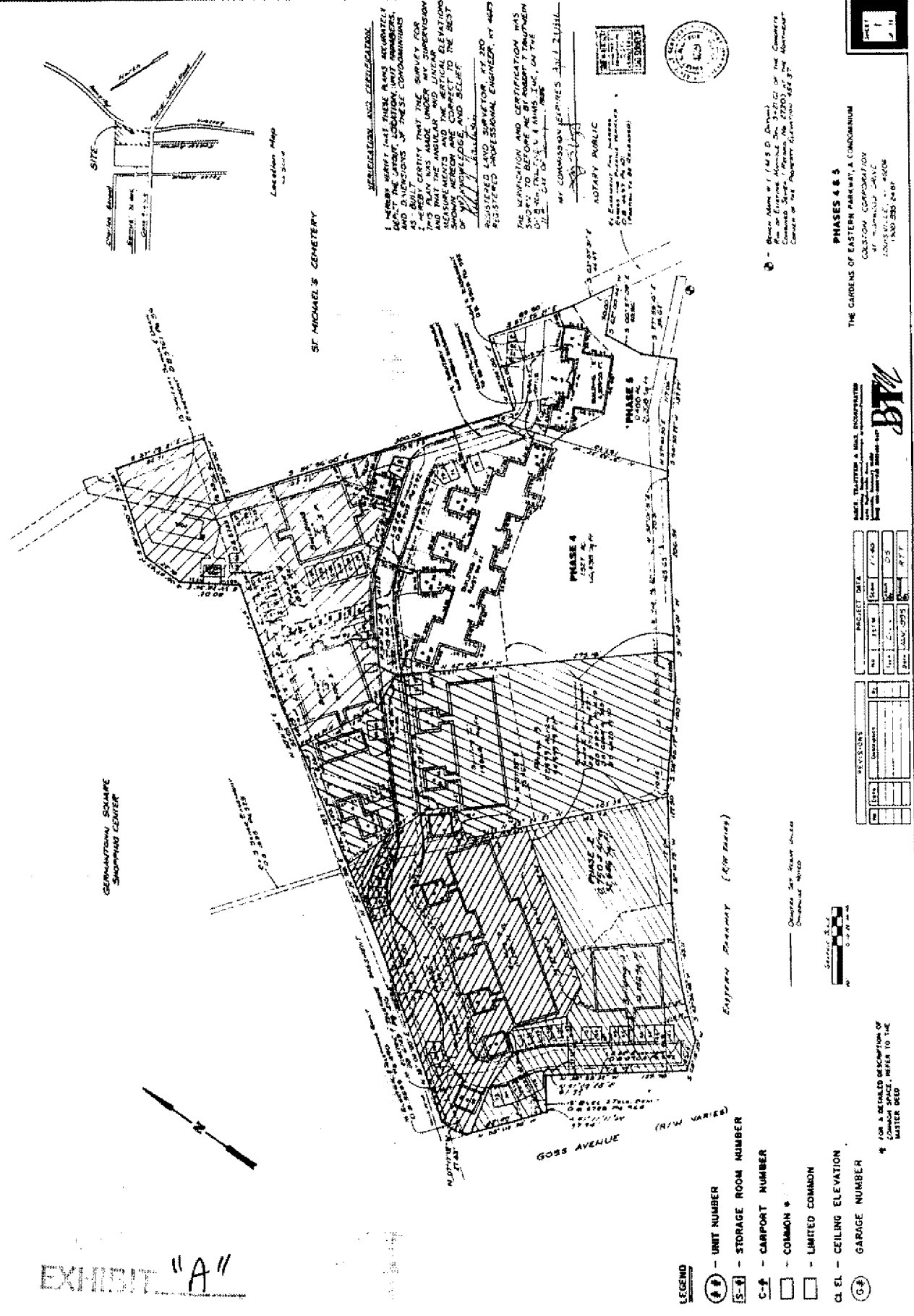
My commission expires: May 17, 1997.

Janal Goodman
NOTARY PUBLIC
STATE-AT-LARGE, KY

Prepared by: BOROWITZ & GOLDSMITH, PLC

BY: [Signature]
MORRIS B. BOROWITZ
1825 Meidinger Tower
Louisville, Kentucky 40202
(502)584-7371

EXHIBIT "A"



ST MICHAEL'S CEMETERY

COMMERCIAL SQUARE SHOPPING CENTER

- LEGEND**
- UNIT NUMBER
 - STORAGE ROOM NUMBER
 - CARPORT NUMBER
 - COMMON *
 - LIMITED COMMON
 - CL. EL. - CEILING ELEVATION
 - GARAGE NUMBER

Eastern Parkway (R/W VARIES)

GOSS AVENUE (R/W VARIES)

Quotations for room areas
in square feet



REVISIONS	
NO.	DATE
1	1/15/74
2	1/22/74
3	2/1/74
4	2/15/74
5	2/22/74
6	3/1/74
7	3/15/74
8	3/22/74
9	4/5/74
10	4/12/74
11	4/19/74
12	4/26/74
13	5/3/74
14	5/10/74
15	5/17/74
16	5/24/74
17	5/31/74
18	6/7/74
19	6/14/74
20	6/21/74
21	6/28/74
22	7/5/74
23	7/12/74
24	7/19/74
25	7/26/74
26	8/2/74
27	8/9/74
28	8/16/74
29	8/23/74
30	8/30/74
31	9/6/74
32	9/13/74
33	9/20/74
34	9/27/74
35	10/4/74
36	10/11/74
37	10/18/74
38	10/25/74
39	11/1/74
40	11/8/74
41	11/15/74
42	11/22/74
43	11/29/74
44	12/6/74
45	12/13/74
46	12/20/74
47	12/27/74
48	1/3/75
49	1/10/75
50	1/17/75
51	1/24/75
52	1/31/75
53	2/7/75
54	2/14/75
55	2/21/75
56	2/28/75
57	3/6/75
58	3/13/75
59	3/20/75
60	3/27/75
61	4/3/75
62	4/10/75
63	4/17/75
64	4/24/75
65	4/30/75
66	5/7/75
67	5/14/75
68	5/21/75
69	5/28/75
70	6/4/75
71	6/11/75
72	6/18/75
73	6/25/75
74	7/2/75
75	7/9/75
76	7/16/75
77	7/23/75
78	7/30/75
79	8/6/75
80	8/13/75
81	8/20/75
82	8/27/75
83	9/3/75
84	9/10/75
85	9/17/75
86	9/24/75
87	10/1/75
88	10/8/75
89	10/15/75
90	10/22/75
91	10/29/75
92	11/5/75
93	11/12/75
94	11/19/75
95	11/26/75
96	12/3/75
97	12/10/75
98	12/17/75
99	12/24/75
100	12/31/75

* FOR A DETAILED DESCRIPTION OF COMMON SPACES REFER TO THE MASTER DEED

VERIFICATION AND CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS ACCURATELY SHOW THE LAYOUT, LOCATION, UNIT NUMBERS, AND DIMENSIONS OF THESE CONDOMINIUMS.

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAN WAS MADE UNDER MY SUPERVISION AND THAT THE DIMENSIONS AND VERTICAL ELEVATIONS SHOWN HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR #1720
REGISTERED PROFESSIONAL ENGINEER #1467

THE MEASUREMENT AND CERTIFICATION WAS SWORN TO BEFORE ME AND I HAVE THEREON SUBSCRIBED MY OATH AND SIGNATURE ON THE 11th DAY OF JULY, 1975.

MY COMMISSION EXPIRES 31st JULY, 1978.

NOTARY PUBLIC
E. E. [Signature]
[Signature]
[Signature]



Owner: Adams & 1/4 S.D. [Signature]
Contractor: [Signature]
Contract No. [Signature]
Contract Date: [Signature]
Contract Price: \$2,700,000.00
Contractor's License No. [Signature]

PHASES 4 & 5

THE GARDENS OF EASTERN PARKWAY, A CONDOMINIUM
COLONY CORPORATION
100 EASTERN PARKWAY
JAMAICA, N.Y. 11435
TEL: (718) 552-2400

MRS. THURGOOD & MAIL INCORPORATED
100 EASTERN PARKWAY
JAMAICA, N.Y. 11435
TEL: (718) 552-2400



LIBER 06549 0232

The Gardens of Eastern Parkway, A Condominium

Unit Number	Square Feet	Percentage of Common Interest
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Building "A" - Phase 2

93	1013.70	1.55
94	1015.38	1.56
95	944.37	1.45
96	948.43	1.45
97	1012.27	1.55
98	1014.62	1.56
99	1018.39	1.56
100	1015.36	1.56
101	1015.35	1.56
102	1016.74	1.56

Building "B" - Phase 1

103	1520.04	2.33
104	1259.23	1.93
105	1254.78	1.92
106	1258.44	1.93
107	1250.13	1.92
108	1518.36	2.33
203	1519.57	2.33
204	1266.16	1.94
205	1268.07	1.95
206	1267.42	1.94
207	1264.12	1.94
208	1527.78	2.34

Building "C" - Phase 3

109	1515.59	2.33
110	1258.72	1.93
111	1257.78	1.93
112	1515.72	2.32
209	1529.80	2.35
210	1267.72	1.94
211	1266.51	1.94
212	1525.62	2.34

"B"

Building "F" - Phase 6

121	958.36	1.47
122	1020.07	1.56
123	956.45	1.47
124	1021.66	1.57
221	1016.83	1.56
222	1020.40	1.57
223	1015.84	1.56
224	1022.80	1.57

Building "G" - Phase 6

125	953.11	1.46
126	954.33	1.46
127	1015.02	1.56
128	1016.51	1.56
225	1012.36	1.55
226	1012.02	1.55
227	1014.51	1.56
228	1015.27	1.56

Building "D" - Phase 4

113	1628.17	2.50
114	1702.52	2.61
115	1628.18	2.50
116	1652.68	2.54
117	1621.54	2.49

Building "E" - Phase 5

118	1806.22	2.77
119	1799.10	2.76

Total	<u>65190.42</u>	<u>160.00</u>
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CONDOMINIUM
OR
APT. OWNERSHIP
BOOK 51 PAGE 19-29
FILE NO. 745

Document No: 1995008095 *8095*
Lodged By: BOROMITZ
Recorded On: Jan 24, 1995 11:26:12 A.M.
Total Fees: \$183.00
County Clerk: Rebecca Jackson
Deputy Clerk: TERI

EXHIBIT "B"

END OF DOCUMENT

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