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SPECIAL AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

LIBERTY POINTE CONDOMINIUM

REMINDERVILLE, OHIO

REMOVAL OF PROPERTY
FROM THE ADDITIONAL PROPERTY

This will certify a copy of this Special Amendment to Declaration of Condominium Ownership for Liberty Pointe Condominium ("Special Amendment") has been filed in the County of Summit Fiscal Office.

County of Summit Fiscal Officer

JOHN A. DONOFRIO

By: _____
County of Summit Fiscal Officer

Date: 7/13, 2006

THIS INSTRUMENT PREPARED BY:

RICHARD A. ROSNER, ATTORNEY AT LAW
KAHN KLEINMAN, A Legal Professional Association
2600 ERIEVIEW TOWER
1301 EAST NINTH STREET
REMINDERVILLE, OHIO 44114-1824
(216) 696-3311

APPROVED
Jeff M. Mallison
JEFFERY M. MALLISON, P.S., GISP

{JMVAK0597215.1}



John A Donofrio, Summit Fiscal Officer

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CONDO 72.00

SPECIAL AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

LIBERTY POINTE CONDOMINIUM

REMINDERVILLE, OHIO

REMOVAL OF PROPERTY
FROM THE ADDITIONAL PROPERTY

WHEREAS, GLEN POINTE LLC, an Ohio limited liability company, hereinafter referred to as "Declarant", filed for record the Declaration of Condominium Ownership for Liberty Pointe Condominium, Reminderville, Ohio ("**Declaration**") with the Bylaws of Liberty Pointe Condominium Association, Inc. ("**Bylaws**") attached thereto, and Drawings incorporated by reference therein, on May 2, 2006, with the Summit County Recorder, the Declaration, Bylaws and the Drawings being recorded as Reception No. 55317109, Summit County Records, and thereby submitted Phase No. I of Liberty Pointe Condominium to the provisions of Chapter 5311 of the Ohio Revised Code (the "**Act**"); and

WHEREAS, the parcel of real property being approximately 2.4089 acres described in "Exhibit A", attached hereto and made a part hereof and being referred to herein as the "**Removed Parcel**", is part of the Additional Property referred to in Article X of the Declaration and was described as being part of Exhibit "2" of the Declaration; and

WHEREAS, pursuant to Article X(F) of the Declaration, nine (9) Units were projected to be constructed on the Removed Parcel at the rate of 3.7 Units per acre; and

WHEREAS, the Declarant desires to delete the Removed Parcel from the Additional Property pursuant to Article X(K) and to reduce by nine (9) Units the maximum number of Units that may be constructed and/or converted within the Development (including the Additional Property) as set forth in Article X(F) of the Declaration from two hundred fifty-four (254) Units to two hundred forty-five (245) Units.

NOW, THEREFORE, Declarant, pursuant to the authority of Articles X and XI of the Declaration, hereby declares that the Declaration be and hereby is amended as follows (unless otherwise expressly provided herein, the capitalized terms used herein shall have the same meaning as defined in the Declaration).

- 1. The legal description of the portion of the Additional Property set forth in Exhibit "2" of the Declaration is amended by the deletion therefrom of the Removed Parcel described in the attached "Exhibit A".

{JMVK0553648.1}


John A Donofrio, Summit Fiscal Officer

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3. Pursuant to Article X(K) of the Declaration, the Removed Parcel is deleted from the Additional Property, and pursuant to Article X(F) of the Declaration, the maximum number of Units that may be constructed within the Development (including the Additional Property) is reduced from Two Hundred Fifty-Four (254) Units to Two Hundred Forty-Five (245) Units.

4. The Removed Parcel is also being deleted by separate document from the Easement Agreement referenced in Article III(A)(1) of the Declaration and recorded as Reception No. 55317108 of Summit County Records.

5. Except as amended herein, the Declaration thereto shall remain in full force and effect.

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CONDO 72.00
John A Donofrio, Summit Fiscal Officer

The said Glen Pointe LLC, an Ohio limited liability company, as Declarant, as aforesaid, has caused its name to be signed to these presents as of this 6th day of September, 2006.

GLEN POINTE LLC
an Ohio limited liability company

By: Mario DiPadova
Mario DiPadova, its Member

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Glen Pointe LLC, an Ohio limited liability company, by Mario DiPadova, its Member, who acknowledged that he executed the within instrument and further acknowledged that he did examine and read the same, that such execution was his free act and deed both individually and as such member of limited liability company.

IN TESTIMONY WHEREOF, I have herein set my hand and notarial seal this 6th day of September, 2006.

Fred N. Carmen

Notary Public

My Commission Expires: FRED N. CARMEN, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Section 147.03 R.C.

THIS INSTRUMENT PREPARED BY:
RICHARD A. ROSNER, ATTORNEY AT LAW
KAHN KLEINMAN, A Legal Professional Association
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CONDO 72.00
John A Donofrio, Summit Fiscal Officer

"EXHIBIT A"

**TO SPECIAL AMENDMENT TO DECLARATION OF CONDOMINIUM
OWNERSHIP FOR LIBERTY POINTE CONDOMINIUM**

LEGAL DESCRIPTION OF PARCEL
BEING REMOVED FROM THE ADDITIONAL PROPERTY



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CONDO 72.00

John A Donofrio, Summit Fiscal Officer

{JMV\K0553648.1}



DONALD G. BOHNING & ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING

7979 HUB PARKWAY • VALLEY VIEW, OHIO 44126 • (216) 642-1130
FAX • (216) 642-1132

Part of Parcel C-3
to be Released from
Easement Agreement
DGB #3728

June, 2006

LEGAL DESCRIPTION

Situated in the Village of Reminderville, County of Summit, and State of Ohio, and known as being part of Parcel "C-3" in a Lot Split Plat of part of Original Twinsburg Township Lot 8 recorded as Reception Number 55305957 of Summit County Records, and bounded and described as follows:

Beginning at an iron monument in the centerline of Glenwood Boulevard, 60 feet wide, at its intersection with the centerline of Liberty Road, 60 feet wide and variable;

Thence South 88 degrees 51 minutes 52 seconds East along the centerline of Glenwood Boulevard, 909.69 feet to its intersection with the easterly line of Parcel "A" as shown by the Lot Split/Consolidation Plat recorded as Reception Number 55275891 of Summit County Records, and the principal place of beginning of the parcel herein described;

Thence South 88 degrees 51 minutes 52 seconds East along the centerline of Glenwood Boulevard, 286.31 feet to a nail set;

Thence South 1 degree 08 minutes 08 seconds West, 30.00 feet to an iron pin set in the southerly line of Glenwood Boulevard, at its intersection with the westerly line of Parcel "B" as shown by said plat recorded as Reception Number 55275891 of Summit County Records;

Thence southeasterly along the curved westerly line of said Parcel "B", being the arc of a curve deflecting to the right, 47.12 feet to an iron pin set at a point of tangency, said arc having a radius of 30.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, and a chord which bears South 43 degrees 51 minutes 52 seconds East, 42.43 feet;

Thence South 1 degree 08 minutes 08 seconds West along the westerly line of said Parcel "B" and its southerly prolongation, 106.52 feet to a point of curvature;



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CONDO 72.00

John A Donofrio, Summit Fiscal Officer

U S Title Agency, Inc.
400 Park Plaza
1111 Chester Avenue
Cleveland, Ohio 44114

SPECIAL AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP

LIBERTY POINTE CONDOMINIUM

REMINDERVILLE, OHIO

REMOVAL OF PROPERTY
FROM THE ADDITIONAL PROPERTY

This will certify a copy of this Special Amendment No. 2 to Declaration of Condominium Ownership for Liberty Pointe Condominium ("Special Amendment No. 2") has been filed in the County of Summit Fiscal Office.

T.M.N.

County of Summit Fiscal Officer

By: **JOHN A. DONOFRIO**
County of Summit Fiscal Officer

Date: 3-14-07, 2007

R. TURNBAUGH

THIS INSTRUMENT PREPARED BY:

RICHARD A. ROSNER, ATTORNEY AT LAW
KAHN KLEINMAN, A Legal Professional Association
2600 ERIEVIEW TOWER
1301 EAST NINTH STREET
REMINDERVILLE, OHIO 44114-1824
(216) 696-3311

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CONDO 68.00

John A Donofrio, Summit Fiscal Officer

AC 603

3-14-07
TRANSFER NOT NECESSARY
John A. Donofrio, Fiscal Officer

SPECIAL AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP

LIBERTY POINTE CONDOMINIUM

REMINDERVILLE, OHIO

REMOVAL OF PROPERTY
FROM THE ADDITIONAL PROPERTY

WHEREAS, GLEN POINTE LLC, an Ohio limited liability company, hereinafter referred to as "Declarant", filed for record the Declaration of Condominium Ownership for Liberty Pointe Condominium, Reminderville, Ohio ("Declaration") with the Bylaws of Liberty Pointe Condominium Association, Inc. ("Bylaws") attached thereto; and Drawings incorporated by reference therein, on May 2, 2006, with the Summit County Recorder, the Declaration, Bylaws and the Drawings being recorded as Reception No. 55317109, Summit County Records, and thereby submitted Phase No. I of Liberty Pointe Condominium to the provisions of Chapter 5311 of the Ohio Revised Code (the "Act"); and

WHEREAS, by Special Amendment to the Declaration recorded September 13, 2006 as Reception No. 55367034 of Summit County Records Declarant deleted a 2.4089 acre parcel from Parcel C-3 of the Additional Property; and

WHEREAS, a parcel of real property being approximately 41.2133 acres described in "Exhibit A", attached hereto and made a part hereof and being referred to herein as the "Second Removed Parcel", is part of the Additional Property referred to in Article X of the Declaration and was described as being part of Parcel C-3 described in *Exhibit "2"* of the Declaration; and

WHEREAS, the Declarant desires to delete the Second Removed Parcel from the Additional Property pursuant to Article X(K) and to reduce the maximum number of Units that may be constructed and/or converted within the Additional Property as set forth in Article X(F) of the Declaration to one hundred eighty-four (184) Units.

NOW, THEREFORE, Declarant, pursuant to the authority of Articles X and XI of the Declaration, hereby declares that the Declaration be and hereby is amended as follows (unless otherwise expressly provided herein, the capitalized terms used herein shall have the same meaning as defined in the Declaration).

1. The legal description of the portion of the Additional Property set forth in Exhibit "2" of the Declaration is amended by the deletion therefrom of the Second Removed Parcel described in the attached "Exhibit A".

2. Pursuant to Article X(K) of the Declaration, the Second Removed Parcel is deleted from the Additional Property, and pursuant to Article X(F) of the Declaration, the maximum number of Units that may be constructed or converted within the Additional Property is one-hundred eighty-four (184) Units.



3. The Second Removed Parcel is also being deleted by separate document from the Easement Agreement (as amended) referenced in Article III(A)(1) of the Declaration and recorded as Reception Nos. 55317108 and 55367033 of Summit County Records.

4. Except as amended herein and as previously amended, the Declaration thereto shall remain in full force and effect.

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John A Donofrio, Summit Fiscal Officer

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CONDO 58.00

The said Glen Pointe LLC, an Ohio limited liability company, as Declarant, as aforesaid, has caused its name to be signed to these presents as of this 6th day of Mar, 2007.

GLEN POINTE LLC
an Ohio limited liability company

By: Mario DiPadova
Mario DiPadova, its Member

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Glen Pointe LLC, an Ohio limited liability company, by Mario DiPadova, its Member, who acknowledged that he executed the within instrument and further acknowledged that he did examine and read the same, that such execution was his free act and deed both individually and as such member of limited liability company.

IN TESTIMONY WHEREOF, I have herein set my hand and notarial seal this 6th day of Mar, 2007.

Fred N. Carmen
Notary Public
My Commission Expires **FRED N. CARMEN, Attorney**
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Section 147.03 R.O.

THIS INSTRUMENT PREPARED BY:
RICHARD A. ROSNER, ATTORNEY AT LAW
KAHN KLEINMAN, A Legal Professional Association
2600 ERIEVIEW TOWER
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CONDO 68.00
John A Donofrio, Summit Fiscal Officer

EXHIBIT "A"

Glenwood Pointe Apartments
Portion of Parcel "C-3" to Release
DGB 1861-15

February, 2007

LEGAL DESCRIPTION

Situated in the Village of Reminderville, County of Summit, and State of Ohio, and known as being part of Parcel C-3 in a Lot Split & Consolidation of part of Original Twinsburg Township Lot 8, recorded as Reception Number 55305957 of Summit County Records, and bounded and described as follows:

Beginning at an iron monument in the centerline of Glenwood Boulevard, 60 feet wide, at its intersection with the centerline of Liberty Road, 60 feet wide and variable;

Thence South 88 degrees 51 minutes 52 seconds East along the centerline of Glenwood Boulevard, 1196.00 feet to a point;

Thence South 1 degree 08 minutes 08 seconds West, 30.00 feet to a point in the southerly line of Glenwood Boulevard;

Thence southeasterly along the arc of a curve deflecting to the right, 47.12 feet to a point of tangency, said arc having a radius of 30.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, and a chord which bears South 43 degrees 51 minutes 52 seconds East, 42.43 feet;

Thence South 1 degree 08 minutes 08 seconds West, 104.46 feet to a point, and the principal place of beginning of the parcel herein described;

Thence South 88 degrees 51 minutes 52 seconds East, 98.50 feet to a point;

Thence easterly along the arc of a curve deflecting to the left, 29.49 feet to a point, said arc having a radius of 180.00 feet, a central angle of 9 degrees 23 minutes 12 seconds, and a chord which bears North 79 degrees 46 minutes 10 seconds East, 29.46 feet;

Thence South 3 degrees 20 minutes 37 seconds East, 96.93 feet to a point;

Thence North 86 degrees 39 minutes 23 seconds East, 58.71 feet to a point;

Thence South 78 degrees 34 minutes 39 seconds East, 46.73 feet to a point;

Thence South 54 degrees 30 minutes 11 seconds East, 289.73 feet to a point;

Thence North 80 degrees 59 minutes 19 seconds East, 57.39 feet to a point;



John A Donofrio, Summit Fiscal Officer

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Thence North 63 degrees 01 minute 41 seconds East, 60.70 feet to a point;
Thence North 10 degrees 41 minutes 42 seconds West, 64.22 feet to a point;
Thence North 58 degrees 27 minutes 25 seconds East, 144.58 feet to a point;
Thence South 85 degrees 53 minutes 37 seconds East, 48.29 feet to a point;
Thence North 73 degrees 51 minutes 12 seconds East, 96.56 feet to a point;
Thence South 81 degrees 50 minutes 10 seconds East, 48.19 feet to a point;
Thence South 88 degrees 51 minutes 52 seconds East, 148.83 feet to a point;
Thence South 28 degrees 13 minutes 49 seconds East, 42.55 feet to a point;
Thence South 09 degrees 43 minutes 28 seconds East, 343.06 feet to a point;
Thence South 35 degrees 51 minutes 52 seconds East, 300.29 feet to a point;
Thence South 43 degrees 10 minutes 35 seconds East, 316.16 feet to a point;
Thence South 01 degree 08 minutes 08 seconds West, 179.00 feet to a point;
Thence South 77 degrees 06 minutes 33 seconds East, 586.17 feet to a point in the easterly line of said Original Lot 8;
Thence South 0 degrees 58 minutes 58 seconds West along the easterly line of said Original Lot 8, 218.12 feet to a point at its intersection with the northerly line of a parcel of land conveyed to Liberty Park, LLC by deed recorded as Reception Number 54186198 of Summit County Records;
Thence North 88 degrees 51 minutes 33 seconds West along the northerly line of said land conveyed to Liberty Park, LLC, and the northerly line of a parcel of land conveyed to H. Richard Sheller, Trustee, by deed recorded in Volume 1471, Page 541 of the Official Records of Summit County, 3333.11 feet to its intersection with the centerline of Liberty Road;
Thence North 1 degree 34 minutes 19 seconds East along the centerline of Liberty Road, 15.00 feet to its intersection with the southerly line of a parcel of land conveyed to Basil B. & Earleen A. Blanchard by deed recorded in Volume 5416, Page 20 of Summit County Records;



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John A Donofrio, Summit Fiscal Officer

Thence South 88 degrees 51 minutes 33 seconds East along the southerly line of said land conveyed to Basil B. & Earleen A. Blanchard, and the southerly line of a parcel of land conveyed to Liberty Park, LLC by deed recorded as Reception Number 54520848 of Summit County Records, 1657.90 feet to its intersection with the easterly line of said land so conveyed;

Thence North 1 degree 34 minutes 19 seconds East along the easterly line of said land conveyed to Liberty Park, LLC, 774.19 feet to its intersection with the northerly line of said land so conveyed;

Thence North 88 degrees 51 minutes 33 seconds West along the northerly line of said land conveyed to Liberty Park, LLC, 1080.48 feet to a point;

Thence North 46 degrees 08 minutes 08 seconds East, 570.00 feet to a point;

Thence North 66 degrees 08 minutes 08 seconds East, 292.24 feet to a point;

Thence northwesterly along the arc of a curve deflecting to the right, 98.11 feet to a point of tangency, said arc having a radius of 340.00 feet, a central angle of 16 degrees 31 minutes 57 seconds and a chord which bears North 07 degrees 07 minutes 51 seconds West, 97.77 feet;

Thence North 01 degree 08 minutes 08 seconds East, 2.06 feet to the principal place of beginning and containing 41.2133 acres of land, as described by Donald G. Bohning & Associates, inc. dated February, 2007.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.

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John A Donofrio, Summit Fiscal Officer