

Gen. Inv. 8th Ser. 12

126 A10940

S. 6A10 3/12/82

12.00 DE

First Amendment to Declaration

412 LIBERTY HILL CONDOMINIUM

DECLARATION OF CONDOMINIUM OWNERSHIP

I hereby certify that copies of the within First Amendment to Declaration, together with the drawings and By-Laws attached as Exhibits thereto; have been filed in the office of the County Auditor of Hamilton County, Ohio, for the 412 Liberty Hill Condominium.

DATE: MARCH 10, 1982

Hamilton County Auditor

BY: Sam Goodman

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TRANSFER NOT NECESSARY

JOS. L. DE COURCY, JR.  
COUNTY AUDITOR

PREPARED BY:

Terrance R. Monnie  
Meckstroth, Schwierling & Monnie Co., L.P.A.  
Attorneys at Law  
8 West 9th Street  
Cincinnati, Ohio 45202  
(513)241-5556

DEED 4281 PC 1122

PO 233 p. 67

FIRST AMENDMENT TO DECLARATION  
OF  
412 LIBERTY HILL CONDOMINIUM

This amendment, entered into this 30th day of September, 1980, by the following parties, being all of the owners of the individual condominium units of the 412 Liberty Hill Condominium, the Declaration and By-Laws of which condominiums are recorded in Deed Book 4178, page 346, of the deed records of Hamilton County, Ohio, and the drawings of which (Exhibit C) are recorded in Plat Book 221, page 54-60, of the Plat Records of Hamilton County, Ohio:

<u>UNIT NO.</u>	<u>UNIT OWNER</u>
1A	Linda M. Budai, unmarried
1B	Robert E. Rackel, unmarried
1C	Gerald V. Weigle, Jr., unmarried
1D	Richard B. Wellinghoff, unmarried
2A	William M. Freedman, unmarried
2B	Prospect Hill Community Urban Redevelopment, Inc., an Ohio Corporation not for profit
2C	Julius Ernest Nachod, unmarried
2D	Wynne McCarthy Curry & Joseph B. Curry, husband and wife
3A	Katherine Dupee, & David Dupee, husband and wife
3B	Ellen D. Graf, unmarried
3C	David M. Cowan and Jane Cowan, husband and wife
3D	Richard P. Robinson & Wilma Robinson, husband and wife
4A	Prospect Hill Community Urban Redevelopment, Inc., an Ohio Corporation not for profit
4B	Gregory L. Adams, unmarried
4C	M. Vicky Mary, unmarried
4D	Prospect Hill Community Urban Redevelopment, Inc., an Ohio Corporation not for profit
4E	Dwight R. Kulwin, unmarried

Whereas, the parties enumerated hereinabove, are desirous of amending the Drawings attached to said Declaration and By-Laws and recorded in Plat Book 221, page 54-60, of the plat records of Hamilton County as aforesaid; and

Whereas, it is the intention of the parties hereto to resubmit said Drawings as amended to be re-recorded to reflect the assignment of certain garage units as limited common areas and facilities assigned to individual units, as that phase is defined in the Declaration, and further to reflect a correction in the original metes and bounds description which was attached to the Declaration as Exhibit A and a variance therefrom in the Drawings attached as Exhibit C.

With the exception of the amendments set forth hereinabove, no other changes or revisions are effected in the Declaration, By-Laws, or Drawings, and said Declaration, By-Laws and Drawings are reaffirmed by the incorporation herein by reference of each and every page thereof.

IN WITNESS WHEREOF, the parties hereto have executed this amendment

DEED BOOK 4231 PG 1123

AFFIDAVIT

STATE OF OHIO )  
 ) SS:  
COUNTY OF HAMILTON )

Now comes DWIGHT R. KULWIN, Affiant, who resides at  
412 Liberty Hill Condominiums, Unit , Cincinnati, Ohio 45210,  
being duly cautioned and sworn, and states the following:

1. That Affiant is the duly elected President of the 412 Liberty Hill Condominium Unit Owners' Association, Inc.;
2. That, as President of said Association, he has caused to be mailed, a copy of the First Amendment to which this Affidavit is attached, to all mortgagees having bona fide claims of record, pursuant to Article XII of the Declaration of Condominium of the 412 Liberty Hill Condominium.
3. Further, Affiant sayeth naught.

Dwight R. Kulwin

Sworn to before me and subscribed in my presence this 1<sup>st</sup>  
day of ~~February~~, 1982.  
March

Bertha L. Dean  
NOTARY PUBLIC

BERTHA L. DEAN  
Notary Public, State of Ohio  
My Commission Expires March 6, 1986

8552 4231pc 1129

Exhibit A

Parcel I: Situate in the City of Cincinnati, Hamilton County, Ohio, to-wit: Beginning on the easterly side of Broadway at the southwesterly corner of Lot No. 4 of W.R. Morris' Subdivision as recorded in Deed Book 44, page 512, Hamilton County Recorder's Office; thence north on Broadway 21 feet and 6 inches; thence east at right angles with Broadway, 90 feet; thence South parallel with Broadway on the south line of Lot No. 4, 90 feet to Broadway, the place of beginning. Also a strip 3 feet in depth and 21 1/2 feet in length, in the rear of the above described property.

Parcel II: Situated in the City of Cincinnati, Hamilton County, Ohio, being all that certain lot of land on the eastern side of Broadway as laid down by William R. Morris on a plat as recorded in Deed Book No. 44, page 512 of the records of Hamilton County; commencing at a point 21 feet and 6 inches from the southwestern corner of Lot No. 4 and on the north line of a lot sold by Eden B. Reeder and Jane E. Reeder to Thomas Munnohan; thence running north on Broadway 21 feet and 6 inches thence at right angles with Broadway in an easterly direction 93 feet; thence south on a line parallel with Broadway 21 feet and 6 inches; thence west on a line at right angles with Broadway 93 feet to the place of beginning.

Parcel III: Situate in the County of Hamilton, State of Ohio and beginning at the northwest corner of East Liberty Street and Catlin Alley; thence northwardly along the west line of said Alley 208.68 feet; thence westwardly parallel with the south line of Milton Street, 100.61 feet; thence southwardly parallel with the west line of Catlin Alley 208.28 feet to the north line of East Liberty Street; thence eastwardly along the said north line of East Liberty Street to the place of beginning.

Parcel IV: Situate in the City of Cincinnati, County of Hamilton, and State of Ohio, and being part of Block #1, E.E. Slack and R. Boal's Subdivision and being more particularly described as follows: Beginning at a point in the west line of Cumber Street, said point being South 2°30' West, a distance of 236.00 feet from the southwest corner of Milton Street and Cumber Street; thence South 2°30' West along said west line of Cumber Street a distance of 14.00 feet to a point in the S.E. corner of Block #1, thence North 87°26' West along the south line of Block #1, a distance of 81 feet to a point in the east line of Catlin Alley, said point being the southwest corner of said Block #1; thence N. 2°30' East along the east line of Catlin Alley, a distance of 97.34 feet to a point; thence South 86°07' east a distance of 47.01 feet to a point; thence South 2°30' west, a distance of 71.40 feet to a point; thence South 49°40' East a distance of 17.73 feet to a point; thence South 87°26' east, a distance of 20.00 feet to a point in the west line of Cumber Street, the place of beginning.

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HAMILTON COUNTY, OHIO  
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DEED 4231 pc 1130