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NANCY ABBOTT
MEDINA COUNTY RECORDER
MEDINA, OH
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MEDINA COUNTY RECORDER

NANCY L. ABBOTT

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SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR STORAGE WORLD CONDOMINIUM

This Sixth Amendment to Declaration of Condominium Ownership for Storage World Condominium ("Sixth Amendment") is entered into as of this 17 day of NOV, 2006 by Storage World Condominium Association, an Ohio not for profit corporation (the "Association")

RECITALS:

A STORAGE WORLD, INC, an Ohio corporation ("Declarant"), filed for record with the Medina County, Ohio Recorder on February 16, 1989 a certain "Declaration of Condominium Ownership for Storage World Condominiums" for the real property described on **Exhibit A** attached hereto and incorporated herein (the "Declaration") with the Bylaws of Storage World Condominiums ("Bylaws") attached as Exhibit B thereto, and Drawings incorporated by reference therein, the Declaration being recorded in Volume 477, Pages 62 et seq. of Medina County Records and the Drawings being recorded in Plat Volume 22, Pages 179 et seq.; of Medina County Records, thereby submitting the Storage World Condominium (the "Condominium") to the provisions of Chapter 5311 of the Ohio Revised Code and creating units (each, a "Unit") A-1 through A-50 of the Condominium.

B Pursuant to Article 23 of the Declaration, the Declarant reserved the right to submit a part or parts of the expansion area to the Declaration, and to add additional Units, to the Condominium, and that *"The units and the common areas and facilities upon that part or parts of the expansion area which would be added to this Declaration would be subject to the same uses, purposes, covenants and restrictions as the units and common areas and facilities herein described, all being subject as one single Condominium, to the provisions of this Declaration"* Declarant also reserved under Article 23 of the Declaration the right to perform and do such other acts and things as are necessary to carry out the intent and purposes of Article 23.

C On January 30, 1992, Declarant filed for record with the Medina County, Ohio Recorder a certain *"Declaration of Condominium Ownership for Storage World Condominiums Phase II Building # Two"* for the real property described on **Exhibit B** attached hereto and incorporated herein (the "First Amendment") with Bylaws attached thereto, and Drawings incorporated by reference therein, the First Amendment being recorded in Volume 668, Page 87 et seq. of Medina County Records and the Drawings being recorded in Plat Volume 24, Pages 123 et seq. of Medina County Records, and thereby submitting Phase No 2 of the Storage World Condominium to the provisions of Chapter 5311 of the Ohio Revised Code, and creating Units B-1 through B-50 of the Condominium expanding to One Hundred (100) the total number of Units in the Condominium.

D On July 21, 1994, Declarant filed for record a certain *"Declaration of Condominium Ownership for Storage World Condominiums Phase III Building # Three"* for the real property described on **Exhibit C** attached hereto and incorporated herein (the "Second Amendment") with the Bylaws attached thereto, and Drawings incorporated by reference therein,

the Second Amendment being recorded in Volume 957, Page 362 et. seq. of Medina County Records and the Drawings being recorded in Plat Volume 26, Pages 46 et. seq. of Medina County Records, and thereby submitting Phase No. 3 of the Storage World Condominium to the provisions of Chapter 5311 of the Ohio Revised Code, and creating Units C-1 through C-60 of the Condominium expanding to One Hundred Sixty (160) the total number of Units in the Condominium.

E. On May 31, 1996, Declarant filed for record a certain "Declaration of Condominium Ownership for Storage World Condominiums Phase IV Building # Four" for the real property described on **Exhibit D** attached hereto and incorporated herein (the "Third Amendment") with the Bylaws attached thereto, and Drawings incorporated by reference therein, the Third Amendment being recorded as Document Number 674390 in Volume 1182, Page 173 et seq. of Medina County Records and the Drawings being recorded in Plat Volume 27, Pages 170 et. seq. of Medina County Records, and thereby submitting Phase No. 4 of the Storage World Condominium to the provisions of Chapter 5311 of the Ohio Revised Code, and creating Units D-1 through D-60 of the Condominium expanding to Two Hundred Twenty (220) the total number of Units in the Condominium.

F On May 13, 1998, Declarant filed for record a certain "Declaration of Condominium Ownership for Storage World Condominiums Phase V Building # Five (Expandable)" for the real property described on **Exhibit E** attached hereto and incorporated herein (the "Fourth Amendment") with the Bylaws attached thereto, and Drawings incorporated by reference therein, the Fourth Amendment being recorded in Document Number 744032 in Volume 1318, Page 792 et. seq. of Medina County Records and the Drawings being recorded in Plat Volume 28, Pages 242 et. seq. of Medina County Records, and thereby submitting Phase No. 5 of the Storage World Condominium to the provisions of Chapter 5311 of the Ohio Revised Code, and creating Units E-1 through E-60 of the Condominium expanding to Two Hundred Eighty (280) the total number of Units in the Condominium.

G. On April 21, 1999, the Declarant filed with the office of the Ohio Secretary of State certain Articles of Incorporation for Storage World Condominium Association, an Ohio not for profit corporation (the "Association") thereby officially forming the entity charged, pursuant to Article 14 of the Declaration and the Amendments, with the administration and operation of the Condominium.

H. On November 30, 2004, Declarant filed for record a certain "Declaration of Condominium Ownership for Medina Storage Condominium Association Building # F Phase #6 Expandable" for the real property described on **Exhibit F** attached hereto and incorporated herein (the "Fifth Amendment") with the Bylaws attached thereto, and Drawings incorporated by reference therein, the Fifth Amendment being recorded as Document Number 2004OR046223 of Medina County Records and the Drawings being recorded in Plat Volume ___, Pages ___ et. seq. of Medina County Records, and thereby submitting Phase No 6 of the Storage World Condominium to the provisions of Chapter 5311 of the Ohio Revised Code, and creating Units F-1 through F-60 of the Condominium expanding to Three Hundred Forty (340) the total number of Units in the Condominium.

I The First Amendment, Second Amendment, Third Amendment, Fourth Amendment, and Fifth Amendment are collectively referred to herein as the "Amendments"

J. Pursuant to Section 14(A) of the Declaration and the Amendments, upon acquisition of title to a Unit, each Unit owner automatically becomes a member of the Association.

K. Pursuant to Section 14(B) of the Declaration and the Amendments, a board ("Board") (and officers thereof) of the Association elected from among the Unit owners as provided in the Condominium Bylaws shall exercise the powers, discharge the duties and be vested with the rights conferred by operation of law in operating and administering the Association and the Condominium.

L. On December 6, 2005 the Association held its annual meeting at which time the Board was elected from among the Unit owners (the "Board").

M. The Amendments contain ambiguities and the Board wishes to clarify the intent of the Declarant in filing the Amendments and to amend the Declaration and the Amendments in order to correct clerical or typographical errors or obvious factual errors therein.

N O.R.C. Section 5311.05(E)(1)(c) and (d) provide that a Board of Directors of a condominium association may, without a vote of the unit owners, amend the condominium's declaration in any manner necessary for the purpose of bringing the declaration into compliance with Chapter 5311 of the Revised Code, or of correcting clerical or typographical errors or obvious factual errors in the declaration or an exhibit to the declaration, or both.

NOW THEREFORE, the Board, pursuant to the authority granted by O.R.C Section 5311 05(E)(1), hereby declares that the Amendments be deemed, for all intents and purposes, to be amendments to the Declaration and not separate declarations of condominium ownership, and that the Declaration and the Amendments be, and hereby are, amended as follows (unless otherwise expressly provided herein, the terms used herein shall have the same meaning as defined in the Declaration)

1. Article 5 of the Declaration shall be amended such that the total number of Units in the Condominium shall be deemed to be 340.

2. Article 5 of the Declaration shall be amended such that the percentage interest of each Unit in the Common Areas and Facilities shall be $1/340^{\text{th}}$ or 0.2941%

3 The Fifth Amendment and any Exhibits and attachments thereto, shall be amended such that all references to "Medina Storage Condominium Association" shall read "Storage World Condominium," or "Storage World Condominium Association," as the context of the amended portion of such document(s) would suggest.

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

IN WITNESS WHEREOF, the Board of Directors of the Storage World Condominium Association have executed this Sixth Amendment as of the date first set forth above.

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38459-4

"ASSOCIATION"

STORAGE WORLD CONDOMINIUM ASSOCIATION,
an Ohio not for profit corporation

By: *[Signature]*
William Schoenstein, President

By: *[Signature]*
Thomas Clarkson, Treasurer

By: *[Signature]*
Lawrence Yarchek, Secretary

By: *[Signature]*
First Realty Property Management, Receiver/
Managing Agent

STATE OF OHIO)
) ss
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public, in and for the said County and State, personally appeared *William Schoenstein*, who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20 day of November, 2006

[Signature]
Notary Public

MARY ANN PISCIONERI
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Comm Expires 12/09/08

STATE OF OHIO)
) SS
MEDINA COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named STORAGE WORLD CONDOMINIUM ASSOCIATION, an Ohio not for profit corporation, by William Schoenstein, President and Member of its Board of Directors, who acknowledged that he executed the within instrument and further acknowledged that he did examine and read the same, that such execution was the free act and deed of said corporation and was his free act and deed both individually and in his capacity as such officer

IN TESTIMONY WHEREOF, I have herein set my hand and notarial seal this 17th
day of November, 2006.

Cheryl A. White
Notary Public

STATE OF OHIO)
) SS
MEDINA COUNTY)

Cheryl A. White
Notary Public, State of Ohio
My Commission Expires 12/9/08

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named STORAGE WORLD CONDOMINIUM ASSOCIATION, an Ohio not for profit corporation, by Thomas Clarkson, Treasurer and Member of its Board of Directors, who acknowledged that he executed the within instrument and further acknowledged that he did examine and read the same, that such execution was the free act and deed of said corporation and was his free act and deed both individually and in his capacity as such officer.

IN TESTIMONY WHEREOF, I have herein set my hand and notarial seal this 17
day of November 2006

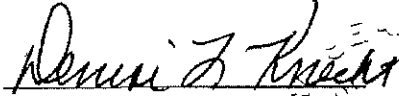
Mary Ann Piscioneri
Notary Public

MARY ANN PISCIONERI
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Comm. Expires 12/09/08

STATE OF OHIO)
) SS
MEDINA COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named STORAGE WORLD CONDOMINIUM ASSOCIATION, an Ohio not for profit corporation, by Lawrence Yarchek, Secretary and Member of its Board of Directors, who acknowledged that he executed the within instrument and further acknowledged that he did examine and read the same, that such execution was the free act and deed of said corporation and was his free act and deed both individually and in his capacity as such officer

IN TESTIMONY WHEREOF, I have herein set my hand and notarial seal this 17th
day of November, 2006


Notary Public

Denise Knecht
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 03/05/11

THIS INSTRUMENT PREPARED BY
JODI RICH, ESQ
Ulmer & Berne LLP
1660 West 2nd Street, Suite 1100
Cleveland, Ohio 44113-1448
(216) 583-7000

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EXHIBIT A
LEGAL DESCRIPTION FOR LAND DESCRIBED IN DECLARATION

Situated in the State of Ohio, County of Medina and being a part of Lot 7 in Sharon Township, bounded and described as follows

Beginning at a point at the northwest corner of land owned by Carol A. Weimer (O R Vol. 324, Pg. 765), said point being South 88° 30' 00" East a distance of 2995.25 feet from the northwest corner of Township Lot 6, said point being on the north line of Township Lot 7 and on the centerline of the eastbound lanes of State Route 18 Akron Medina Road;

Thence along said Weimer west property line and passing through a 3/4" iron bar found 29.75 feet from said centerline South 01° 18' 22" West a distance of 500.00 feet to an iron pin set;

Thence north 88° 30' 00" West a distance of 200.00 feet to a point;

Thence North 01° 18' 22" East a distance of 500.00 feet to a point on said lot line and centerline, passing through an iron pin set 30.00 feet from said point;

Thence along said centerline and lot line South 88° 30' 00" East a distance of 200.00 feet to the place of beginning and containing within said bounds 2.2957 Acres, be the same, more or less, but subject to all legal highways and easements of record as surveyed by James R. Bock, Registered Surveyor No. 6051 of Bock & Clark in November, 1998.

Units 1-16 of the Storage World Condominium known as parcels 033-12B-02-013 to 033-12B-02-028 and Units and Units 17-50 of the Storage World Condominium known as parcels 033-12B-07-004 to 033-12B-07-037

EXHIBIT B
LEGAL DESCRIPTION FOR PHASE II

Situated in the state of Ohio, County of Medina and being part of Lot Nos. 6 and 7 in Sharon Township, bounded and described as follows:

Beginning on the centerline of Akron-Medina Road (State Route 18) (said centerline being the centerline of the eastbound lanes and the north line of said Lot No. 7) at the northwest corner of Storage World Condominium Phase I as shown by the plat recorded in Volume 22, Page 179 of Medina County Records Said northwest corner being South 88° 30' 00" East 2795.25 feet, as measured along the north line of said Lot Nos 6 and 7, from the northwest corner of said Lot No. 6;

Thence South 1° 18' 22" West, along the west line of said Storage World Condominium Phase I and its southerly prolongation and passing through an iron pin set on the south line of Akron-Medina Road, 545.00 feet to a drill hole and cross set in a concrete drive.

Thence North 88° 30' 00" West, along a line that is parallel with the north line of said Lot Nos. 6 and 7 and said centerline of Akron-Medina Road, 165.00 feet to a drill hole and cross set in the aforementioned concrete drive;

Thence North 1° 18' 22" West, along a line that is parallel with the west line of the aforementioned Storage World Condominium Phase I and passing through an iron pin set on the south line of Akron-Medina Road, 545.00 feet to the north line of said Lot No. 6 and the centerline of Akron-Medina Road;

Thence South 88° 30' 00" East, along said centerline and the north line of said Lot Nos 6 and 7, 165.00 feet to the place of beginning and containing 2.0644 Acres of land, more or less (1 0194 Acres being in Lot No. 6 and 1.0450 Acres being in Lot No 7), according to a survey prepared by James R Bock, Registered Professional Surveyor No. 6051, for and in behalf of Bock & Clark, under Project No. 88014 dated January 9, 1992 and subject to all legal highways and easements.

The bearings used in this description are referred to an assumed meridian and are used to denote angles only

All iron pins referred to as "set" in this description are 5/8" diameter by 36" length re-bar with a plastic cap with the name Bock & Clark stamped on the top

This description describes part of the land that was conveyed to Storage World, Inc. by deed recorded in Medina County Official Record Volume 475, Page 239.

Units 1-16 of Phase II of the Storage World Condominium known as parcel numbers 033-12B-02-030 to 033-12B-02-045 and Units 17-50 of Phase II of the Storage World Condominium known as parcel numbers 033-12B-07-038 to 033-12B-07-071

EXHIBIT C
LEGAL DESCRIPTION FOR PHASE III

Situated in the State of Ohio, County of Medina and being a part of Lot 7 in Sharon Township, bounded and described as follows:

Commencing at a point at the Northwest corner of land owned by Carol A. Weiner (O.R. Vol. 324, Page 765), said point also known as the Northeast corner of land owned by Storage World, Inc. (Volume 475, Page 239) both of the Medina County Records, said point being S 88° 30' 00" E, a distance of 2995.25 feet from the Northwest corner of Township Lot 6, said point being on the North line of Township Lot 7 and on the centerline of the eastbound lanes of State Route 18 Akron Medina Road; thence along said Weiner West property line and East line of Storage World, Inc property line (passing through a 3/4" iron bar found 29.75 feet from said centerline) S 01° 18' 22" W, a distance of 570.00 feet to an iron pin at the true place of beginning for the parcel of land herein described,

Thence from the true place of beginning continuing along said property lines S 01° 18' 22" W, a distance of 538.00 feet to a 5/8" I.P. set therein;

Thence N 87° 57' 44" W, a distance of 208.00 feet to a 5/8" I P set;

Thence N 01° 18' 22" E, a distance of 539 68 feet to a 5/8" I.P. set on the South line of a drive easement (Volume OR 668, Page 176 of the Medina County Records);

Thence along said drive easement S 88° 30' 00" E, a distance of 208.00 feet to the place of beginning and containing within said bounds 2.5729 acres, be the same more or less, but subject to all legal highways and easements of record as surveyed by Gaskill & Associates, Inc , June 1994.

Units 1-60 of Phase III of the Storage World Condominium known as parcel numbers 033-12B-07-078 to 033-12B-07-137

EXHIBIT D
LEGAL DESCRIPTION FOR PHASE IV

Situated in the State of Ohio, County of Medina and being part of Lot 6 and Lot 7 in Sharon Township and further bounded and described as follows,

Commencing at the northwest corner of Lot 6 of said township and a point in the centerline of the east bound lane of S R 18, Akron-Medina Road; land now or formerly owned by Carol A. Weiner as recorded in OR 324 Page 765 of the Medina County Recorder's Office, said point being

Thence South $88^{\circ} 30' 00''$ East, along the North line of Lot 6 and Lot 7 and the centerline of the east bound lane of S R 18, Akron-Medina Road, 2995.25 feet to the northwest corner of land now or formerly owned by Carol A. Weiner as recorded in OR 324 Page 765 of the Medina County Recorder's Office,

Thence South $01^{\circ} 18' 22''$ West along the west line of the aforesaid Weiner parcel, 570.00 feet to the northeast corner of Phase 3 of Storage World Condominiums as recorded in OR 957 Page 449 of the Medina County Recorder's Office;

Thence North $88^{\circ} 30' 00''$ West, 208 00 feet to the northwest corner of the aforesaid Phase 3 of Storage World Condominiums and the "TRUE PLACE OF BEGINNING" of the parcel herein described;

Thence South $01^{\circ} 18' 22''$ West, 539.68 feet to the southwest corner of the aforesaid Phase 3 of Storage World Condominiums,

Thence North $88^{\circ} 57' 44''$, 153.00 feet to a point,

Thence North $01^{\circ} 18' 22''$, East, 540.91 feet to a point in the south line of a drive easement as recorded in OR 668 Page 176 of the Medina County Recorder's Office;

Thence South $88^{\circ} 30' 00''$ East, along the south line of the aforesaid Drive Easement, 153.00 feet to the "TRUE PLACE OF BEGINNING" and containing 1.8977 acres of land, more or less, as calculated by the above courses by Steven W. Clutter, Ohio Registered Surveyor No. S-7655, for and on behalf of Bock & Clark under Project No. 96093, subject to all legal highways and easements of record.

Units 1-60 in Phase IV of the Storage World Condominium known as parcel numbers 033-12B-07-146 to 033-12B-07-205

EXHIBIT E
LEGAL DESCRIPTION FOR PHASE V

Storage World, Inc.
Phase 5
1.9010 Acre Parcel

Situated in the State of Ohio, County of Medina, Township of Sharon, being a part of Original Sharon Township Lot 6, being part of a parcel of land, now or formerly in the name of Storage World, Inc. as recorded in Volume 475, Page 239 of the Official Records of Medina County, and more fully described as follows.

Commencing for Reference at a point on the centerline of the east bound lane of State Route 18 (Akron-Medina Road)(Variable right-of-way) at the northwest corner of said Township Lot 6;

Thence, South 88°-30'-00" East, along said centerline and the northerly line of Lots 6 and 7, a distance of 2995.25 feet to the northwesterly corner of a parcel of land, now or formerly in the name of Carol A. Weiner as recorded in Official Records Volume 324, Page 755;

Thence, South 01°-18'-22" West, along the westerly line of said Weiner parcel, passing over a ¾ inch pipe found at 29.76 feet, a distance of 570.00 feet to the northeasterly corner of Phase 3 of Storage World Condominiums as recorded in Official Records Volume 957, Page 449;

Thence, North 88°-30'-00" West, along the northerly line of Phase 3 and the northerly line of Phase 4 of Storage World Condominiums as recorded in Plat Volume 27, Page 170, passing over a drill Hole in concrete found at 208.00 feet, a distance of 351.00 feet to a drill hole in concrete found at the TRUE PLACE of BEGINNING of the parcel herein to be described;

Thence, South 01°-18'-22" West, along the westerly line of Phase 4, a distance of 540.91 feet to an iron pin with ID cap "Bock & Clark" found;

Thence, North 88°-57'-44" West, a distance of 154.31 feet to an iron pin set;

Thence, North 01°-38'-05" East, a distance of 842.15 feet to a drill hole in concrete set;

Thence, South 88°-30'-00" East, a distance of 151.82 feet to the place of beginning and containing 1.9010 Acre of land, more or less as surveyed in April of 1998 by Robert A. Dornier, Registered Professional Surveyor Number S-6943, for and on behalf of Bock & Clark under Project Number 98109, and is subject to all legal highways and easements of record

Dimensions in this description are expressed in feet and decimal parts thereof unless otherwise noted. The Basis of Bearings for this description is South 88°-30'-00" East as the northerly line of Lots 6 and 7, as evidenced by monuments found, and is the same bearing as shown on a map of survey dated April 23, 1998, by Bock & Clark under Project No. 98093.

Note. All iron pins referred to as being set in this description are 5/8 inch diameter x 30 inches in length rebar with a plastic cap bearing the name of the company that prepared this description

Units 1-60 of Phase V of the Storage World Condominium known as parcels 033-12B07-206 to 033-12B-07-265

EXHIBIT F
LEGAL DESCRIPTION FOR PHASE VI

Situated in the State of Ohio, County of Medina, Township of Sharon, being a part of Original Sharon Township Lot 6, being part of a parcel of land, now or formerly in the name of Storage World, Inc as recorded in Volume 475, Page 239 of the Official Records of Medina County, and more fully described as follows

Commencing for Reference at a point on the centerline of the east bound lane of State Route 18 (Akron-Medina Road) (Variable right-of-way) at the northwest corner of said Township Lot 6,

Thence, South 88°-30'-00" East, along said centerline and the northerly line of Lots 6 and 7, a distance of 2995.25 feet to the northwesterly corner of a parcel of land, now or formerly in the name of Carol A. Weiner as recorded on 8/27/86 in Official Records, Volume 324, Page 765,

Thence, South 01°-18'-22" West, along the westerly line of said Weiner parcel, passing over a ¼ inch pipe found at 29.75 feet, a distance of 570.00 feet to the northeasterly corner of Phase 3 of Storage World Condominiums as recorded in Official Records Volume 957, Page 449,

Thence, North 88°-30'-00" West, along the northerly line of Phase 3, the northerly line of Phase 4, as recorded in Plat Volume 27, Page 170, and the northerly line of Phase 5, as recorded in Plate Volume 28, Page 242, passing over drill holes in concrete found at 208.00 feet and 361.00 feet, a distance of 512.52 feet to a drill hole in concrete found at the northwesterly corner of Phase 5 and the TRUE PLACE OF BEGINNING of the parcel herein to be described;

Thence, South 01°-36'-05" West, along the westerly line of Phase 5, a distance of 542.15 feet to an iron pin set (iron pins with ID caps "Bock 7 Clark were found South 88°-57'-44" East at 154.31 feet and 307.31 feet)

Thence North 88°-57'-44" West, a distance of 153.93 feet to an iron pin set,

Thence, North 01°-36'-05" East, a distance of 543.40 feet to a drill hole in concrete set on the southerly line of a driveway easement,

Thence, South 88°-30'-00" East, along said southerly line, a distance of 183.92 feet to the place of beginning and containing 1.9179 Acres of land, more or less as surveyed in May of 2000 by Robert A. Dorner, Registered Professional Surveyor Number S-6943, for and on behalf of Bock & Clark, Ltd., under Project Number A-00055, and is subject to all legal highways and easements of record

Dimensions in this description are expressed in feet and decimal parts thereof unless otherwise noted. The Basis of Bearings for this description is South 88°-30'-00" East as the northerly line of Lots 6 and 7, as evidenced by monuments found, and is the same bearing as shown on a map of survey dated April 23, 1996, by Bock & Clark under Project No. 96093

Note: All iron pins referred to as being set in this description are 5/8 inch diameter x 30 inches in length rebar with a plastic cap bearing the name of the company that prepared this description

Units 1-60 of Phase VI of Storage World Condominium known as parcel numbers 033-12B-07-268 to 033-12B-07-327

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