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RECORDED: 07/12/2018 3:00:22 PM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

CONDOMINIUM ("Amendment") is made by AWB Holdings LLC ("Declarant") as of
June 14, 2018

AMENDMENT NO. 18 TO DECLARATION AND PLANS OF AWB CONDOMINIUM

WITNESSETH:

WHEREAS, Declarant is developer of AWB Condominium, having recorded Declaration of Condominium Ownership, By-Laws, Plans and Covenants in the office of the Recorder of Allen County, Indiana as Document Number 2012022148 and Plat Cabinet G, Page 38, as subsequently amended ("AWB Condominium Declarations"). The AWB Condominium Declarations and Amendments 1 – 16 thereto are incorporated herein by this reference; and

WHEREAS, the areas of Condominium Units 104, 105, 107, and 702 as set out in prior amendments to the AWB Condominium Declarations have been revised and, pursuant to the Indiana Condominium Act, the AWB Condominium Declarations must be amended to show the location, layout, and dimensions of said Condominium Units "as-built"; and

WHEREAS, the Usable Square Feet of the Building has been changed due to the incorporation of formerly common areas adjacent to Units 104 and 107 into those units and a revision of Unit 702.

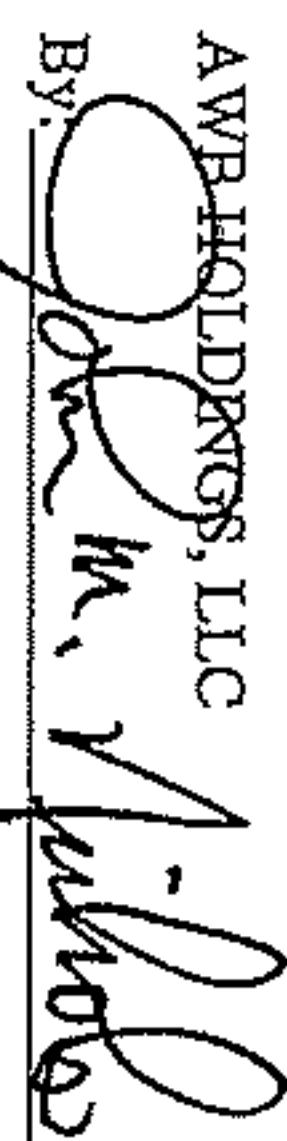
NOW, THEREFORE, the AWB Condominium Declaration is amended as follows:

1. Declarant affirms that former Unit 105 has been subsumed into Unit 104, as has the common area between them. A restroom common area of 71 sq. ft. adjacent to Unit 107 has been subsumed into Unit 107. The amended site plan attached as Exhibit A accurately shows the location, layout and dimensions of Condominium Units 101, 104, and 107 as certified in the Architect's Verified Statement for Amendment No. 17 to AWB Condominium attached as Exhibit C to this Amendment and incorporated into and made a part of the Declaration. Note that the area of Unit 101 has not changed from prior amendments.
2. Declarant affirms that former Unit 702 has been divided into Units 702A and 702B. The amended site plan attached as Exhibit B accurately shows the location, layout and dimensions of Condominium Units 702A and 702B, as certified in the Architect's Verified Statement for Amendment No. 17 to AWB Condominium attached as Exhibit C to this Amendment and incorporated into and made a part of the Declaration. Note that the areas of Units 701, 704, 705, 706, and 707 have not changed from prior amendments.
3. Declarant affirms that the total Usable Square Footage of the Building is deemed to be 93,084 square feet, as set out per floor on Exhibit D to this Amendment and incorporated into and made a part of the AWB Condominium Declarations. For purposes of calculating the Percentage Interest (as defined in the Declaration) of each

Unit 104 is deemed to be 8,346 square feet; (ii) Unit 107 is deemed to be 3,387 square feet; (iii) Unit 702A is deemed to be 642 square feet; and (iv) Unit 702B is deemed to be 220 square feet.

In all other respects, the AWB Condominium Declarations remain unchanged.

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be executed the day and year first above written.

AWB HOLDINGS, LLC
By: 

Printed Name: John M. Nichols

Title: Manager

"Declarant"

July 12, 2010



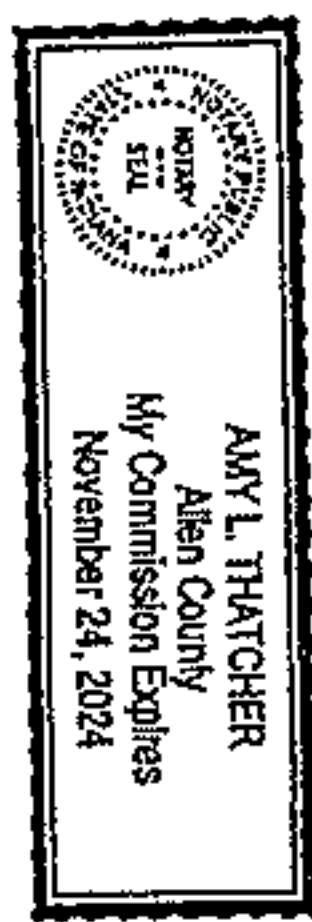
STATE OF INDIANA)
)
COUNTY OF ALLEN) SS:

Before me, a Notary Public in and for said County and State, personally appeared John M. Nichols, as the Manager of A WB Holdings, LLC, an Indiana limited liability company, and who acknowledged the execution of the foregoing "Amendment No. 17 to Declaration and Plans of A WB Condominium", on behalf of said limited liability company.

Witness my hand and Notarial Seal this 14th day of June, 2018.

My Commission Expires: 11/24/24 Amy L. Thatcher, Notary Public

My County of Residence: Allen

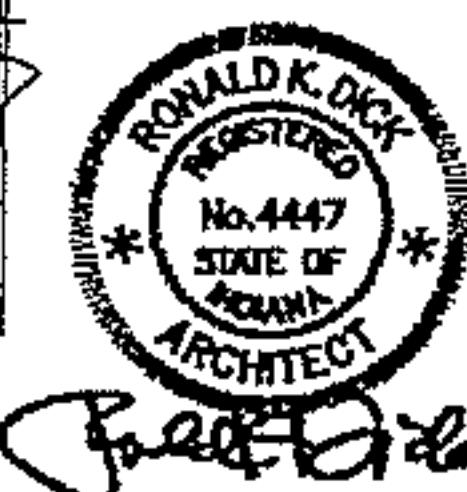
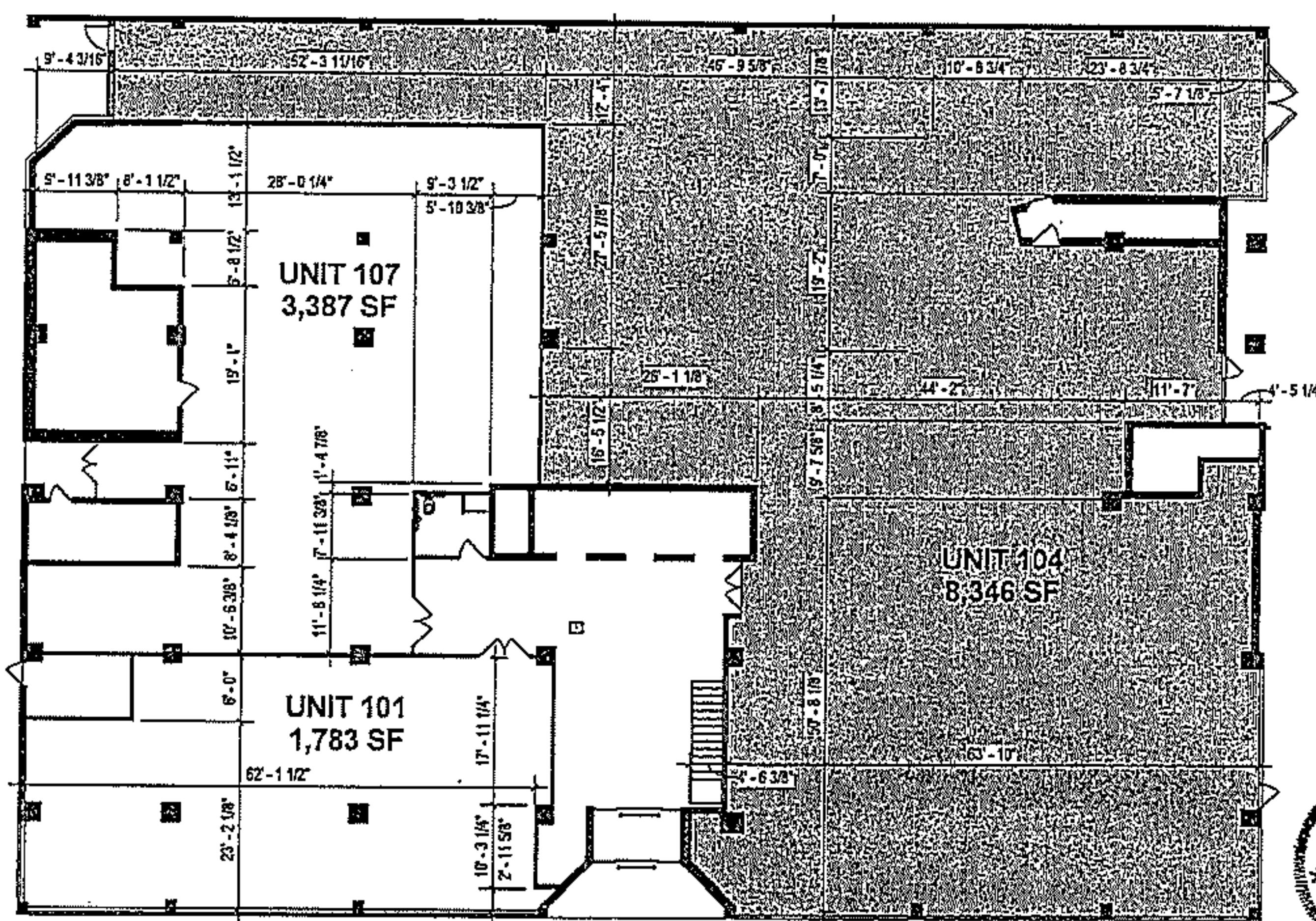


This instrument was prepared by Paul O. Sauersteig, Attorney at Law, Snow & Sauersteig, 203 E. Berry St., Suite 1100, Fort Wayne Indiana 46802. Attorney No. 1581-02

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

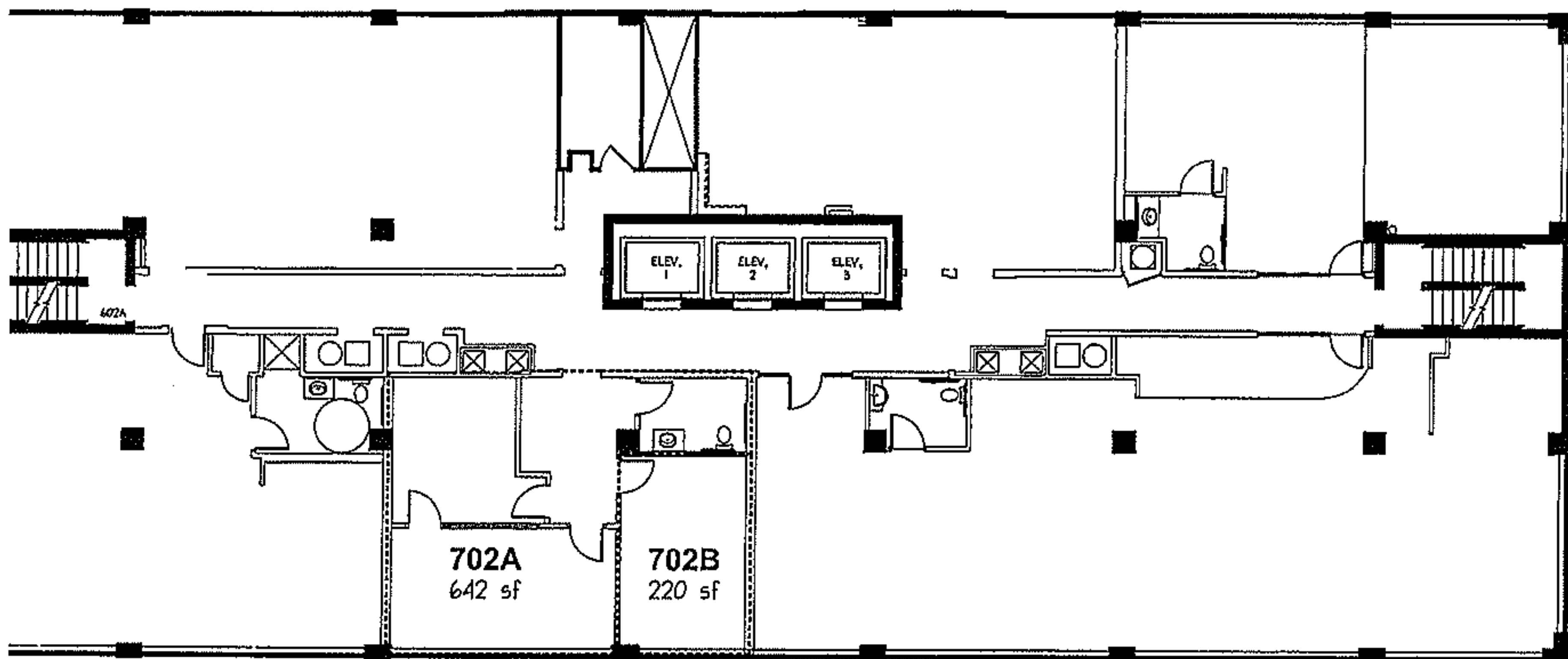
Paul O. Sauersteig
Paul O. Sauersteig

Exhibit "A"
Revised
1st Floor
Site Plan

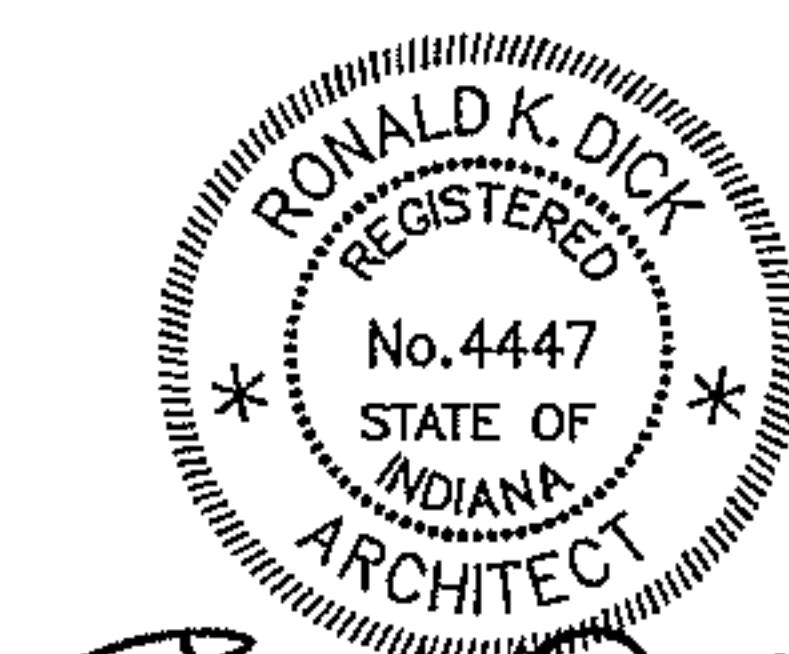


Amendment 17
March 28, 2018
Exhibit A

Exhibit "B"
Revised Plan of Units 702A and 702B



7th Floor
SCALE: 1/16" = 1'-0"
RTH



Amendment 17
March 28, 2018
Exhibit B

EXHIBIT C

ARCHITECT'S VERIFIED STATEMENT FOR AMENDMENT NO. 17
TO DECLARATION AND PLANS OF AWB CONDOMINIUM

Ronald K. Dick

Owner at Design Collaborative, Inc. and is registered in accordance with the laws of the State of Indiana (Registration No. 4447), and has personal knowledge of the facts and matters set forth in this verified statement.

The plans attached to this Amendment No. 17 to the Declaration and Plans of AWB Condominium accurately depict this location, layout and dimensions of Condominium Units 101, 104, 107, 702A, 702B.

The plans attached to the Declaration of AWB Condominium are an accurate representation of the plans of the buildings as filed with and approved by the State of Indiana Division of Fire and Building Safety, the Allen County Building Department and the City of Fort Wayne.

VERIFIED:

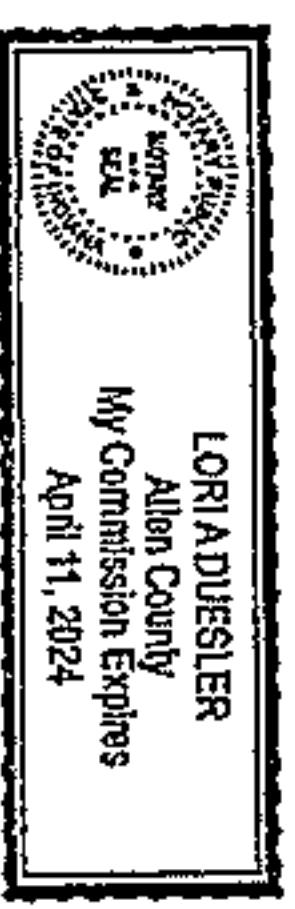
Ronald Dick
3/28/2018

Ronald Dick
Signature
Printed Name

Acknowledged:

SUBSCRIBED AND SWORN before me the Notary Public, in and for said County and State, this 28th
Day of March, 2018.

Lori A. Duesler



Lori A. Duesler
Notary Public Printed Name

A Resident of Allen County, Indiana

My Commission Expires April 11, 2024

Exhibit D

Anthony Wayne Building
Usable Square Footage

Floor	Usable Square Footage
Basement	6,800
Floor 1	13,516
Floor 2	0
Floor 6	8,014
Floor 7	7,078
Floor 8	7,098
Floor 9	7,074
Floor 10	7,098
Floor 11	8,014
Floor 12	7,098
Floor 13	7,098
Floor 14	7,098
Floor 15	7,098
TOTAL	93,084

