

DECEMBER 00012 00/02/00

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM

FOR SARATOGA OFFICE CENTER, A CONDOMINIUM

THIS AMENDMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 1988, by Saratoga Properties, a Pennsylvania general partnership (the "Declarant"), as owner of all of the units in Saratoga Office Center, A Condominium (the "Condominium").

Recitals:

The background to this Amendment is as follows:

A. By Declaration and Declaration Plans of the Condominium dated June 15, 1988, recorded June 16, 1988, in Dauphin County Record Book 1130, Page 20, and Plan Book P, Volume 4, Page 51, respectively, the Declarant submitted certain premises owned by it and located in Susquehanna Township, Dauphin County, Pennsylvania to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S. §§3101, et seq., thereby creating a flexible condominium known as "Saratoga Office Center, A Condominium."

B. Subsequent to the recordation of the Declaration, Declarant came to realize that the Percentage Common Interests as set forth in Exhibit C to the Declaration were inaccurate.

C. Declarant desires to file this Amendment in order to cure the aforesaid inaccuracies in the Percentage Common Interests as set forth in the Declaration.

NOW, THEREFORE, in consideration of the Premises, and for other good and valuable consideration, the Declarant, INTENDING TO BE LEGALLY BOUND, hereby amends the Declaration as follows:

1. The Recitals set forth above are incorporated herein by reference.

2. Exhibit C to the Declaration, which sets forth the Percentage Common Interests of the unit owners of the Condominium, is hereby amended so that, except as may be otherwise provided or allowed in the Declaration, the Percentage Common Interests of the unit owners of the Condominium shall be as more fully set forth in Exhibit A, attached hereto and incorporated herein by reference.

3. Sheet 2 of 10 and the Amendment to Sheet 2 of 10 as set forth in Exhibit B to the Declaration are hereby deleted in their entireties, and Exhibit A-1, attached hereto and incorporated herein by reference, is substituted therefor.

4. Section 4.2(c) is deleted from the Declaration.

5. Except as amended herein, the Declaration shall remain in full force and effect and is hereby ratified and confirmed.

IN WITNESS WHEREOF, the partners of Saratoga Properties have executed this Amendment on the day and year first above written.

WITNESS:

          *Pamela G. Smeltzer*            
*as to all.*

DECLARANT:

Saratoga Properties

By: 

          Thomas J. Flynn, Partner          

By: 

          Thomas J. Flynn, Attorney-in-  
Fact for Richard M. Magill,  
M.D., Partner          

By: 

          Thomas J. Flynn, Attorney-in-  
Fact for Alvin Firestone,  
Partner

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Dauphin : SS.:  
:

On this, the 31 day of August, 1988, before me, a Notary Public, the undersigned officer, personally appeared Thomas J. Flynn, who acknowledged himself to be a general partner of Saratoga Properties, a Pennsylvania general partnership, and that he, as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership himself as general partner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Maria A. Henry  
Notary Public  
My Commission Expires (SEAL) MARIA A. HENRY, NOTARY PUBLIC  
My Commission Expires October 28, 1989  
Harrisburg, PA Dauphin County

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Dauphin : SS.:  
:

On this, the 31 day of August, 1988, before me, a Notary Public, the undersigned officer, personally appeared Thomas J. Flynn, who acknowledged himself to be Attorney-in-Fact for Richard M. Magill, M.D. and Alvin Firestone, general partners of Saratoga Properties, a Pennsylvania general partnership, and that he, as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of such partners as Attorney-in-Fact.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Maria A. Henry  
Notary Public  
My Commission Expires (SEAL) MARIA A. HENRY, NOTARY PUBLIC  
My Commission Expires October 28, 1989  
Harrisburg, PA Dauphin County

EXHIBIT A

Revised Exhibit C to Declaration of Condominium

for Saratoga Office Center, A Condominium

Percentage Common Interests

<u>Unit Number</u>	<u>Percentage Interest</u>
100	7.35%
110	3.41%
110A	3.82%
120	4.66%
130	2.01%
140	2.72%
150	3.34%
160	10.84%
170	5.27%
180	6.21%
200	5.43%
210	6.06%
210A	5.88%
220	6.55%
300	26.45%

The Percentage Interest for each unit was computed by dividing the floor area (in square feet) of each unit (measured at the floor) by the sum of the floor area (in square feet) of all units in the Condominium (measured at the floor). The floor area for each unit shall mean the total number of square feet contained within a unit as measured to the Title Lines adjacent to all Perimeter Walls and Party Walls. All linear measurements have a tolerance of ± two (2%) percent.

Please note that these measurements do not take into account the presence of interior partitions, columns, pipe runs, ducts and the like.

The Percentage Interest may be changed by Declarant without joinder of unit owners upon conversion of Convertible Real Estate.