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COUNTY RECORDER

SIXTH AMENDMENT TO "DECLARATION OF CONDOMINIUM
PURSUANT TO THE CONDOMINIUM PROPERTY ACT
EAGLE TRACE CONDOMINIUMS"

This Declaration is made on May 18, 1999, by T-C Bldg. Corp., a Delaware corporation authorized to do business in the State of Illinois, having its principal offices in Quincy, Illinois, hereinafter referred to as "Developer".

WHEREAS, by Declaration of Condominium of Eagle Trace Condominium (the "Declaration") recorded in the Office of the Recorder of Deeds of Adams County, Illinois on August 28, 1992 as Document No.99609, the Developer submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, all terms used herein shall have the same meaning as defined in the original Declaration.

WHEREAS, the Declaration reserves to the Developer the right to amend the original Plat to show measurements, elevations, locations and other data in connection with Units constructed after the recording of the original Plat; and

WHEREAS, the Declaration reserves to the Developer the right to annex a portion of the additional land described in Exhibit E in the Declaration to become a part of the Parcel and thereby add additional land to the Condominium created by the Declaration; and

WHEREAS, the Developer now desires

- a) to update the Plat to show the measurements, elevations, locations and other data in connection with Units constructed after recording of the original Plat, First Amendment, Second Amendment, Third Amendment, Fourth Amendment and Fifth Amendment; and
- b) to annex to said Parcel and to submit to the provisions of the Act and the Declaration certain real estate (the

SCHOLZ, LOOS, PALMER
SIEBERS, & DUESTERHAUS

"Additional Property") described in Exhibit A-1 attached hereto, which Additional Property is a portion of the additional land described in the Declaration.

NOW, THEREFORE, the Developer does hereby amend the Declaration as follows:

1. The Plat as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment and Fifth Amendment is amended to set forth the measurements, elevations, locations and other data required in connection with Unit 701, Unit 703, and Unit 705 as set forth in the amended Plat of Survey and Unit Descriptions recorded in Book 15 of Plats, at page 1187 which by reference is made a part hereof.
2. The additional land set forth on Exhibit A-1 attached hereto which by reference is made a part hereof is hereby annexed to the Parcel as defined in the Declaration, and is hereby submitted to the provisions of the Act as part of the Condominium in accordance with and shall be deemed to be governed in all other respects by, the terms and provisions of the Declaration.
3. The additional land shall be subject to all easements reserved in a Plat of Survey dated August, 1992, prepared by Klingner & Associates and recorded on August 28, 1992 in Book 13 of Right of Ways, at page 885.
4. Exhibit A of the Declaration is hereby amended by deleting said Exhibit A and substituting therefore the Exhibit A which is attached hereto and by reference made a part hereof.
5. Exhibit B of the Declaration is hereby amended by substituting therefore the Exhibit B which is attached hereto. The percentage of ownership in the Common Elements appurtenant to each Unit is hereby changed to the percentages set forth in the Exhibit B which is attached hereto and by reference made a part hereof.
6. Exhibit D of the Declaration is hereby amended by substituting therefore the Exhibit D which is attached hereto and by reference made a part hereof.
7. Exhibit E of the Declaration is hereby amended by substitution of Exhibit E which is attached hereto and by reference made a part hereof.
8. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all units, including the grantees of the units heretofore

conveyed, all as set forth in the Declaration.

9. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

EXHIBIT A
DECLARATION OF CONDOMINIUM
EAGLE TRACE CONDOMINIUM

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 14 in Township 1 South of the Base Line and in Range 9 West of the Fourth Principal Meridian, Adams County, Illinois, being a part of a 12.47-acre tract recorded in Book 513 of Deeds at Page 2159 in the Office of the Adams County Recorder of Deeds, and being more particularly bounded and described as follows, to wit:

Beginning at the northwest corner of said 12.47-acre tract, said point being a point on the west line of the Southeast quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, thence South 68° 50' 35" East along the north line of said 12.47-acre tract a distance of 186.66 feet, thence North 83° 43' 50" East along said north line 460.00 feet, thence South 00° 20' 34" East 160.15 feet, thence South 81° 43' 10" West 308.99 feet, thence South 02° 22' 52" West 111.99 feet, thence South 17° 03' 09" East 90.00 feet to a point 20.00 feet from the south line of said 12.47-acre tract, thence North 72° 56' 51" East parallel with said south line a distance of 78.08 feet, thence South 89° 32' 20" East parallel with said south line a distance of 211.23 feet, thence continuing South 89° 32' 20" East parallel with said south line a distance of 302.03 feet, thence North 00° 28' 13" West 142.00 feet, thence North 28° 51' 53" West 77.67 feet, thence North 87° 03' 06" West 139.27 feet, thence North 02° 56' 54" East 168.35 feet to a point on the north line of said 12.47-acre tract, thence South 88° 41' 09" East along said north line a distance of 556.00 feet to the northeast corner of said tract, thence South 24° 58' 13" West along the east line of said tract a distance of 384.56 feet, thence South 45° 52' 04" West along said east line a distance of 65.16 feet to the southeast corner of said tract, thence North 89° 32' 20" West along the south line of said tract a distance of 688.00 feet, thence South 72° 56' 51" West along said south line 294.69 feet, thence South 13° 50' 18" West along said south line a distance of 320.00 feet, thence North 89° 32' 20" West along said south line a distance of 86.00 feet to the southwest corner of said 12.47-acre tract and a point on the west line of said Southeast quarter, thence North 01° 17' 59" East along the west line of said Southeast quarter and the west line of said 12.47-acre tract a distance of 813.52 feet to the point of beginning, containing 9.10 acres.

Subject to easements reserved in a plat of survey dated August, 1992 prepared by Klingner & Associates and recorded on August 28, 1992 in Book 13 of Right-of-Ways, at page 885.

TOGETHER with an easement over real estate hereafter described which easement shall be for purposes of ingress and egress over the private street designated as "Eagle Avenue" reserved as a street

• easement by T-C Bldg. Corp. in a Plat of Survey dated August, 1992 prepared by Klingner & Associates and recorded in Book 13 of Right-of-Ways, at page 885. The grantee of this easement and its successors and assigns of the easement hereby assumes the obligation to maintain any streets located on said easement and all landscaping improvements located thereon. T-C Bldg. Corp. for itself and its successors and assigns reserves the right to dedicate said easement as a public street. The real estate over which the easement is granted is described as follows:

Beginning at a point on the West line of the Southeast Quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, said point also being the Southwest corner of Spring Lake Estates Second Addition, a Subdivision of said Southeast Quarter, thence South 68° 50' 35" East along the South line of said Spring Lake Estates Second Addition, a distance of 186.66 feet, thence North 83° 43' 50" East along said South line 460.00 feet, thence North 89° 23' 02" East along said South line 135.73 feet, thence South 88° 41' 09" East along said South line 556.00 feet, thence South 24° 58' 13" West 384.56 feet, thence South 45° 52' 04" West 65.16 feet, thence North 89° 32' 20" West parallel with the North line of the Franklin Brenner Property a distance of 688.00 feet, said North line formerly described as being 1112.13 feet North of the Southeast corner of said Southeast Quarter and 1086.23 feet North of the Southwest corner of said Southeast Quarter, thence South 72° 56' 51" West 294.69 feet, thence South 13° 50' 18" West 320.00 feet to a point on the North line of said Franklin Brenner Property, thence North 89° 32' 20" West along said North line a distance of 86.00 feet to a point on the West line of said Southeast Quarter, thence North 01° 17' 59" East along said West line a distance of 813.52 feet to the point of beginning, containing 12.47 acres, except the following described tract:

Beginning at the northwest corner of said 12.47-acre tract, said point being a point on the west line of the Southeast quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, thence South 68° 50' 35" East along the north line of said 12.47-acre tract a distance of 186.66 feet, thence North 83° 43' 50" East along said north line 460.00 feet, thence South 00° 20' 34" East 160.15 feet, thence South 81° 43' 10" West 308.99 feet, thence South 02° 22' 52" West 111.99 feet, thence South 17° 03' 09" East 90.00 feet to a point 20.00 feet from the south line of said 12.47-acre tract, thence North 72° 56' 51" East parallel with said south line a distance of 78.08 feet, thence South 89° 32' 20" East parallel with said south line a distance of 211.23 feet, thence continuing South 89° 32' 20" East parallel with said south line a distance of 302.03 feet, thence North 00° 28' 13" West 142.00 feet, thence North 28° 51' 53" West 77.67 feet, thence North 87° 03' 06" West 139.27 feet, thence North 02° 56' 54" East 168.35 feet to a point on the north line of said 12.47-acre tract, thence South 88° 41' 09" East along said north line a distance of 556.00 feet to the northeast corner of said tract, thence South 24° 58' 13" West along the east line of said tract a

distance of 384.56 feet, thence South 45° 52' 04" West along said east line a distance of 65.16 feet to the southeast corner of said tract, thence North 89 ° 32' 20" West along the south line of said tract a distance of 688.00 feet, thence South 72° 56' 51 " West along said south line 294.69 feet, thence South 13° 50' 18" West along said south line a distance of 320.00 feet, thence North 89° 32' 20" West along said south line a distance of 86.00 feet to the southwest corner of said 12.47-acre tract and a point on the west line of said Southeast quarter, thence North 01° 17' 59" East along the west line of said Southeast quarter and the west line of said 12.47-acre tract a distance of 813.52 feet to the point of beginning, containing 9.10 acres.

EXHIBIT A-1

A part of the Southeast Quarter of Section 14 in Township 1 South of the Base Line and in Range 9 West of the Fourth Principal Meridian, Adams County, Illinois, being a part of a 12.47-acre tract recorded in Book 513 of Deeds at Page 2159 in the Office of the Adams County Recorder of Deeds, and being more particularly bounded and described as follows, to wit:

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Commencing at the northwest corner of said 12.47-acre tract, said point being a point on the west line of the Southeast quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, thence South 68° 50' 35" East along the north line of said 12.47-acre tract a distance of 186.66 feet, thence North 83° 43' 50" East along said north line 310.00 feet to the true point of beginning, thence from said true point of beginning continuing North 83° 43' 50" East along said north line a distance of 150.00 feet, thence South 00° 20' 34" East 160.15 feet, thence South 81° 43' 10" West 127.78 feet, thence North 08° 16' 50" West 163.91 feet to the true point of beginning, containing 0.51 acres.

EXHIBIT B

TO DECLARATION OF CONDOMINIUM
EAGLE TRACE CONDOMINIUMS

COMMON OWNERSHIP PERCENTAGES

<u>Unit</u>	<u>Percentage</u> <u>(Expressed as fraction)</u>
600 Eagle Trace	1/30
601 Eagle Trace	1/30
602 Eagle Trace	1/30
603 Eagle Trace	1/30
604 Eagle Trace	1/30
605 Eagle Trace	1/30
607 Eagle Trace	1/30
609 Eagle Trace	1/30
610 Eagle Trace	1/30
612 Eagle Trace	1/30
614 Eagle Trace	1/30
616 Eagle Trace	1/30
619 Eagle Trace	1/30
621 Eagle Trace	1/30
623 Eagle Trace	1/30
701 Eagle Trace	1/30
703 Eagle Trace	1/30
705 Eagle Trace	1/30
721 Eagle Trace	1/30
723 Eagle Trace	1/30
725 Eagle Trace	1/30
800 Eagle Trace	1/30
801 Eagle Trace	1/30
802 Eagle Trace	1/30
803 Eagle Trace	1/30
804 Eagle Trace	1/30
805 Eagle Trace	1/30
806 Eagle Trace	1/30
807 Eagle Trace	1/30
808 Eagle Trace	1/30

The column shows the percentage of ownership for each Unit upon completion of the fourth stage of development(that is, for land added by the Sixth Amendment).

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EXHIBIT D

TO DECLARATION OF CONDOMINIUM
EAGLE TRACE CONDOMINIUMS

UNIT DESCRIPTIONS

Plat of Survey prepared by Klingner & Associates recorded in
Book 15 of Plats at page 1187 on May 18, 1999, in the
Recorder's Office of Adams County, Illinois.

EXHIBIT E
TO DECLARATION OF CONDOMINIUM
EAGLE TRACE CONDOMINIUMS

LEGAL DESCRIPTION
OF ADDITIONAL LANDS

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A part of the Southeast Quarter of Section 14 in Township 1 South of the Base Line and in Range 9 West of the Fourth Principal Meridian, Adams County, Illinois, being more particularly bounded and described as follows, to-wit: Beginning at a point on the West line of the Southeast Quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, said point also being the Southwest corner of Spring Lake Estates Second Addition, a Subdivision of said Southeast Quarter, thence South 68° 50' 35" East along the South line of said Spring Lake Estates Second Addition, a distance of 186.66 feet, thence North 83° 43' 50" East along said South line 460.00 feet, thence North 89° 23' 02" East along said South line 135.73 feet, thence South 88° 41' 09" East along said South line 556.00 feet, thence South 24° 58' 13" West 384.56 feet, thence South 45° 52' 04" West 65.16 feet, thence North 89° 32' 20" West parallel with the North line of the Franklin Brenner Property a distance of 688.00 feet, said North line formerly described as being 1112.13 feet North of the Southeast corner of said Southeast Quarter and 1086.23 feet North of the Southwest Quarter of said Southeast Quarter, thence South 72° 56' 51" West 294.69 feet, thence South 13° 50' 18" West 320.00 feet to a point on the North line of said Franklin Brenner Property, thence North 89° 32' 20" West along said North line a distance of 86.00 feet to a point on the West line of said Southeast Quarter, thence North 01° 17' 59" East along said West line a distance of 813.52 feet to the point of beginning, containing 12.47 acres, all situated in Adams County, Illinois.

Excepting therefrom 5 tracts described as follows:

Tract 1:

Beginning at a point on the West line of the Southeast Quarter of said Section 14 South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, said point also being the Southwest corner of Spring Lake Estates Second Addition, a Subdivision of said Southeast Quarter, thence South 68° 50' 35" East along the South line of said Spring Lake Estates Second Addition a distance of 186.66 feet, thence North 83° 43' 50" East along said South line 110.00 feet, thence South 14° 30' 51" East 171.94 feet, thence South 02° 22' 52" West 111.99 feet, thence South 17° 03' 09" East 110.00 feet, thence South 72° 56' 51" West 219.69 feet, thence South 13° 50' 18" West 320.00 feet to a point on the North line of the Franklin Brenner property, thence North 89° 32' 20" West along said North line 86.00 feet to a point on the West line of said

Southeast Quarter, thence North 01° 17' 59" East along said West line of said Southeast Quarter a distance of 813.52 feet to the point of beginning, containing 4.18 acres, as shown on the Plat of Survey prepared by Klingner & Associates and recorded in Book 14 of Plats, at page 1279;

Tract 2:

Commencing at the Northwest corner of said 12.47 acre tract, said corner also being the Northwest corner of Eagle Trace Condominium, said point being a point on the West line of the Southeast Quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, thence South 68° 50' 35" East along the North lines of said 12.47-acre tract and said Eagle Trace Condominium a distance of 186.66 feet, thence North 83° 43' 50" East along said north lines 110.00 feet, thence South 14° 30' 51" East along the East line of said Eagle Trace Condominium a distance of 171.94 feet, thence South 02° 22' 52" West along said East line a distance of 111.99 feet, thence South 17° 03' 09" East along said East line a distance of 90.00 feet to a point 20.00 feet from the South line of said 12.47-acre tract, said point being the true point of beginning, thence from said true point of beginning North 72° 56' 51" East parallel with the South line of the aforesaid 12.47-acre tract a distance of 78.08 feet, thence South 89° 32' 20" East parallel with said South line a distance of 211.23 feet, thence continuing South 89° 32' 20" East parallel with said south line a distance of 302.03 feet, thence North 00° 28' 13" West 142.00 feet, thence South 84° 58' 19" East 25.12 feet, thence North 32° 21' 57" East 82.99 feet, thence North 00° 28' 13" West 150.00 feet, thence North 00° 33' 55" West 20.01 feet to a point on the North line of said 12.47-acre tract, said point also being the Southwest corner of Lot 114 in Spring Lake Estates Second Addition, thence South 88° 41' 09" East along said North line a distance of 320.00 feet to the Northeast corner of said tract, thence South 24° 58' 13" West along the East line of said tract a distance of 384.56 feet, thence South 45° 52' 04" West along said East line a distance of 65.16 feet to the Southeast corner of said tract, thence North 89° 32' 20" West along the South line of said tract a distance of 688.00 feet, thence South 72° 56' 51" West along said South line 75.00 feet to the Southeast corner of the aforesaid Eagle Trace Condominium, thence North 17° 03' 09" West along the East line of said Eagle Trace Condominium a distance of 20 feet to the true point of beginning, containing 2.63 acres.

Tract 3:

A part of the Southeast Quarter of Section 14 in Township 1 South of the Base Line and in Range 9 West of the Fourth Principal Meridian, Adams County, Illinois, being a part of a 12.47-acre tract recorded in Book 513 of Deeds at Page 2159 in the Office of the Adams County Recorder of Deeds, and being more particularly bounded and described as follows, to wit:

Beginning at the northwest corner of said 12.47-acre tract, said point being a point on the west line of the Southeast quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, thence South 68° 50' 35" East along the north line of said 12.47-acre tract a distance of 186.66 feet, thence North 83° 43' 50" East along said north line 110.00 feet to the true point of beginning, thence from said true point of beginning continuing North 83° 43' 50" East 200.00 feet, thence South 08° 16' 50" East 163.91 feet, thence South 81° 43' 10" West 181.21 feet, thence North 14° 30' 51" West 171.94 feet to the true point of beginning, containing 0.73 acres;

Tract 4:

A part of the Southeast Quarter of Section 14 in Township 1 South of the Base Line and in Range 9 West of the Fourth Principal Meridian, Adams County, Illinois, being a part of a 12.47-acre tract recorded in Book 513 of Deeds at Page 2159 in the Office of the Adams County Recorder of Deeds, and being more particularly bounded and described as follows, to wit:

Beginning at the northwest corner of said 12.47-acre tract, said point being a point on the west line of the Southeast quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, thence South 68° 50' 35" East along the north line of said 12.47-acre tract a distance of 186.66 feet, thence North 83° 43' 50" East along said north line 460.00 feet, thence North 89° 23' 02" East along said north line 135.73 feet to a point 556.00 feet from the northeast corner of said 12.47-acre tract and the true point of beginning, thence from said true point of beginning South 88° 41' 09" East along said north line 236.00 feet to the southwest corner of Lot 114 of Spring Lake Estates Second Addition, thence South 00° 33' 55" East 20.01 feet, thence South 00° 28' 13" East 150.00 feet, thence South 32° 21' 57" West 82.99 feet, thence North 84° 58' 19" West 25.12 feet, thence North 28° 51' 53" West 77.67 feet, thence North 87° 03' 06" West 139.27 feet, thence North 02° 56' 54" East 168.35 feet to the true point of beginning, containing 1.05 acres.

Tract 5

A part of the Southeast Quarter of Section 14 in Township 1 South of the Base Line and in Range 9 West of the Fourth Principal Meridian, Adams County, Illinois, being a part of a 12.47-acre tract recorded in Book 513 of Deeds at Page 2159 in the Office of the Adams County Recorder of Deeds, and being more particularly bounded and described as follows, to wit:

Commencing at the northwest corner of said 12.47-acre tract, said point being a point on the west line of the Southeast quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, thence South 68°

50' 35" East along the north line of said 12.47-acre tract a distance of 186.66 feet, thence North 83° 43' 50" East along said north line 310.00 feet to the true point of beginning, thence from said true point of beginning continuing North 83° 43' 50" East along said north line a distance of 150.00 feet, thence South 00° 20' 34" East 160.15 feet, thence South 81° 43' 10" West 127.78 feet, thence North 08° 16' 50" West 163.91 feet to the true point of beginning, containing 0.51 acres.