

AMENDMENT TO DECLARATION OF CONDOMINIUM
1880 SUPERFINE LANE

17928

This Amendment to Declaration of Condominium 1880 Superfine Lane (the "Amendment") is made as of the 20th day of September, 1985, by 1880 SUPERFINE LANE, INC., a Delaware corporation (the "Owner") and the Council of the 1880 Superfine Lane Owner's Association (the "Council"). The Owner of the Council are hereinafter collectively called the "Declarant".

WHEREAS, Owner did record that certain DECLARATION OF CONDOMINIUM 1880 SUPERFINE LANE (the "Declaration"), on September 20, 1985 in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, in Deed Book 283, Page 136;

WHEREAS, page 17 of the Declaration, containing Paragraphs 17, 18, 19 and 20, together with Exhibit "A", were inadvertently omitted from the recorded copy of the Declaration; and

WHEREAS, the Declarant desires to correct the above omissions.

NOW THEREFORE, pursuant to the provisions of Paragraph 11 of the Declaration, Declarant hereby amends the Declaration, effective as of September 20, 1985, as follows:

AMENDMENT

1. Pursuant to the provisions of Paragraph 11 of the Declaration, in order to cure any ambiguity caused by the aforesaid omissions and to supplement the provisions of the Declaration, the Declaration is hereby amended, effective as of September 20, 1985, by including Page "17" and Exhibit "A" attached hereto and incorporated herein by this reference.

2. The Declaration, as amended by this Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Amendment as of the day and year first above written.

1880 SUPERFINE LANE, INC.

By: Richard D. Chalfant
Richard D. Chalfant, President

Attest: Jean D. Chalfant
Jean D. Chalfant, Secretary

(Corporate Seal)



COUNCIL OF THE 1880 SUPERFINE LANE OWNER'S ASSOCIATION

By: Richard D. Chalfant (SEAL)
Richard D. Chalfant

By: Jean D. Chalfant (SEAL)
Jean D. Chalfant

STATE OF DELAWARE)
NEW CASTLE COUNTY) SS

This instrument was acknowledged before me on the 12th day of November, 1985, by Richard D. Chalfant as President of 1880 Superfine Lane, Inc.

Karen R. Kerson
Notary Public

My commission expires: 8-25-86

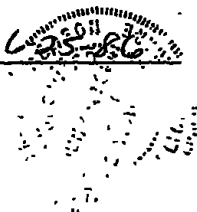
STATE OF DELAWARE)
) SS
COUNTY OF NEW CASTLE)

BOOK 303 PAGE 109

This instrument was acknowledged before me on the 12th day of November, 1985, by Richard D. Chalfant and Joan D. Chalfant on behalf of the Council of the 1880 Superfine Lane Owner's Association.

Karen R. Benson
Notary Public

My commission expires: 6-25-86



17. Payment of Common Expenses by Declarant.

The Declarant shall be responsible for all Common Expenses allocable to any Units unsold to a first purchaser; provided, however, that when a first purchaser shall take title to such Unit, the annual assessment shall be prorated between Declarant and the new Unit Owner as of the date of settlement for such Unit.

18. Interpretation.

The provisions of this Declaration shall be liberally construed in order to effectuate Declarant's desire to create a uniform plan for development and operation of a condominium project. The headings preceding the various paragraphs of this Declaration are intended solely for the convenience of readers hereof and shall not be deemed relevant in the construction of this Declaration.

19. Severability.

The provisions of this Declaration shall be deemed independent and severable, and the invalidity or unenforceability of any provision or portion thereof shall not affect the validity or enforceability of any other provision or portion thereof.

20. Effective Date.

This Declaration shall become effective when it, the Declaration Plan and the Code of Regulations have been recorded.

IN WITNESS WHEREOF, Declarant, intending to be legally bound hereby, has duly executed this Declaration, the day and year first above written.

1880 SUPERFINE LANE INC.

By: [Signature]
President

Attest: [Signature]
Secretary

ALL that certain lot, piece or parcel of land, with the buildings thereon erected, known as "1880 Superfine Lane", located on the Brandywine Creek southerly of Race Street, City of Wilmington, New Castle County, State of Delaware, as follows, to wit:

BEGINNING at the point of intersection of the southeasterly side-line of North Market Street (at 65 feet 6 inches wide) with the creek side of the old retaining wall along the northerly side of the Brandywine Creek; thence from said point of Beginning along said southeasterly side of North Market Street the two following described courses and distances: (1) North 17°-37'-00" East, 58.00 feet to a point; (2) North 30°-07'-00" East, 8.67 feet to a point; thence by new lines along other lands now or formerly of Buena Vista, Inc. (known as "Village Market") the five following courses and distances: (1) South 78°-20'-10" East, 185.37 feet to a point; (2) South 11°-39'-50" West, 19.54 feet to a point; (3) South 78°-20'-10" East, 147.42 feet to a point; (4) South 09°-15'-45" West, 25.70 feet to a point; (5) South 11°-58'-05" West, 47.07 feet to a point on the creek side of the old retaining wall along the northerly side of the Brandywine Creek; thence in a generally north-westerly direction the four following described courses and distances: (1) North 88°-22'-40" West, 5.07 feet to a point; (2) North 78°-01'-55" West, 108.75 feet to a point; (3) North 70°-30'-45" West, 86.80 feet to a point; (4) North 72°-23'-20" West, 143.41' to a point in the said southeasterly side-line of North Market Street and to the place of Beginning; containing 0.582 acres of land be the same more or less....

REC'D FOR RECORD NOV 12 1985 LEO J. DUGAN, Jr. Recorder