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PRESENTED FOR REGISTRATION  
AUG 18 10 59 AM '87

CHARLES C. BROWDER  
REGISTERED DEEDS  
MECKLENBURG CO. NC

FIRST AMENDMENT TO DECLARATION OF EASTOVER MEDICAL PARK II CONDOMINIUM

AMENDMENT is made and entered into as of this 17<sup>th</sup> day of August, 1987 by ELIZABETH SQUARE ASSOCIATES ("Declarant").

WITNESSETH:

WHEREAS, Declarant has created Eastover Medical Park II Condominium (the "Condominium") under the terms of that certain Declaration of Eastover Medical Park II Condominium recorded in Book 5422, Page 884 of the Mecklenburg County Public Registry, as described and designated in the plans thereof recorded in Unit Ownership File 341 (the "Declaration");

WHEREAS, Declarant desires to add the real estate described on Exhibit A attached hereto and made a part hereof ("Phase II"), together with the Units, Common Elements and Limited Common Elements located thereon to the Condominium by appropriate amendment to the Declaration;

NOW, THEREFORE, in accordance with Article 6 of the Declaration and in accordance with the provisions of Chapter 47C of the General Statutes of North Carolina, Declarant hereby amends the Declaration as follows:

1. Phase II, and the Units, Common Elements, and Limited Common Elements located thereon as the same are shown and described on the Plats and Plans recorded contemporaneously herewith in Unit Ownership File No. 341 are hereby added to the Condominium and are hereby made subject to all of the terms, conditions and restrictions of the Declaration.

2. The Units hereby added to the Condominium shall be designated as Unit 2755-A and Unit 2755-B, as shown and described on the Plats and Plans recorded contemporaneously herewith in Unit Ownership File No. 341.

3. Upon the addition of Phase II and the Units, Common Elements and Limited Common Elements located thereon to the Condominium, the Allocated Interests of each Unit in the Condominium shall be as set forth on Exhibit B attached hereto.

4. Except as hereby amended, the Declaration shall remain in full force and effect. Capitalized terms used in this Amendment shall have the same meaning as set forth in the Declaration.

FEE 11.00  
<> 11.00  
CASH 11.00

7131 03369 000  
08/18/87

DRAWN BY AND MAIL TO:  
PETREE STOCKTON & ROBINSON  
217 NORTH TRYON STREET  
CHARLOTTE, NC 28232

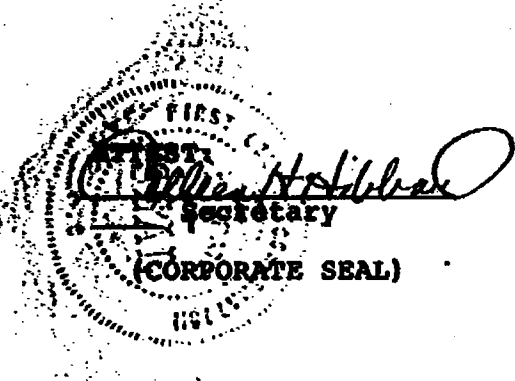
IN WITNESS WHEREOF, this Amendment has been duly executed with an effective date as set forth above.

Elizabeth Square Associates

By: *[Signature]* (SEAL)  
E. Allen Brown, Jr.,  
general partner

By: First Colony Corporation,  
general partner

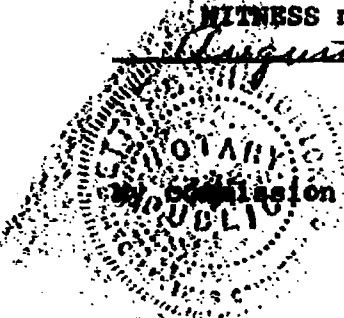
By: *[Signature]*  
President



STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Betty B. Hendricks, a Notary Public for said County and State, do hereby certify that E. Allen Brown, Jr. as general partner of Elizabeth Square Associates, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

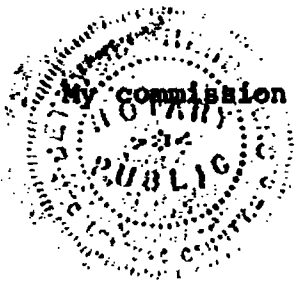
WITNESS my hand and notarial seal this 17<sup>th</sup> day of August, 1987.



Betty B. Hendricks  
Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

This 17<sup>th</sup> day of August, 1987 personally appeared before me E. Allen Brown who, being by me duly sworn, says that he is the President of First Colony Corporation which is a general partner of Elizabeth Square Associates, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Corporation and that said writing was signed and sealed by him, in behalf of said Corporation, by its authority duly given. And the said President acknowledged the said writing to be the act and deed of said Corporation.



Betty B. Hendricks  
Notary Public

My commission expires: 4-29-90

## EXHIBIT A

## PHASE II OF EASTOVER MEDICAL PARK II CONDOMINIUM

Lying and being in Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at a point in the southerly margin of the right-of-way of East Seventh Street, said point being a corner of the property of Eastover Manor, Ltd. (now or formerly) as described in Deed recorded in Book 5115, Page 58 of the Mecklenburg Public Registry, and running thence with a northerly boundary of said Eastover Manor, Ltd. property South 36-52-00 West 740.86 feet to a corner of said Eastover Manor, Ltd. property; thence with a boundary of said Eastover Manor, Ltd. property North 33-25-00 West 211.71 feet to a point, a common corner of said Eastover Manor, Ltd. property and the property of B&W (now or formerly) as described in Deed recorded in Book 4281, Page 406 of the Mecklenburg Public Registry; thence with the southeasterly boundary of said B&W property North 14-47-00 East 164.5 feet to a point; thence South 75-13 East 177.0 feet to a point; thence North 38-37-30 East 298.85 feet to a point in the southerly boundary of Phase I of Eastover Medical Park II Condominium; thence with the southerly boundary of said Phase I South 75-13 East 35.0 feet to a point, a corner of said Phase I; thence with the southeasterly boundary of said Phase I North 36-52-00 East 138.31 feet to a point in the southerly margin of the right-of-way of East Seventh Street; thence running with the southerly margin of the right-of-way of East Seventh Street in a southeasterly direction following the arc of a circular curve to the left said arc having a radius of 777.71 feet an arc distance of 55.54 feet to the point and place of beginning, as shown on a survey prepared by Robert E. Rembert, Registered Surveyor dated August 14, 1987.

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## EXHIBIT B

## TABLE OF INTERESTS

<u>Unit No.</u>	<u>Floor Area</u>	<u>Share of Common Elements</u>	<u>Share of Common Expenses</u>	<u>Vote in the Association</u>
2600	15,750	15,750/35,159	15,750/35,159	15,750/35,159
2608	8,255	8,255/35,159	8,255/35,159	8,255/35,159
2613-A	1,364	1,364/35,159	1,364/35,159	1,364/35,159
2614-B	6,490	6,490/35,159	6,490/35,159	6,490/35,159
2755-A	1,785	1,785/35,159	1,785/35,159	1,785/35,159
2755-B	1,515	1,515/35,159	1,515/35,159	1,515/35,159

State of North Carolina, County of Mecklenburg

The foregoing certificate(s) of Betty B. Hendricks,

a Notar(y) (ies) Public (is) (are) certified to be correct.

This 18th day of August 19 87.

Charles E. Crowder, Register of Deeds

By: Wanda B. Allen Deputy