

2009014751

RESTRICTION
RECORDING FEES

\$12.00

PRESENTED & RECORDED:

11-12-2009 03:31 PM

JOHN LANE

REGISTER OF DEEDS
LANCASTER COUNTY, SC

By: CANDICE KIRKLEY DEPUTY

BK:DEED 540

PG:116-121

Drawn by and Mail to:
Susan K. Irvin
P.O. Box 2376
Davidson, NC 28036

STATE OF SOUTH CAROLINA

SECOND SUPPLEMENTARY
DECLARATION OF PROTECTIVE
COVENANTS FOR 521 CORPORATE CENTER
(521 Corporate Center, Book 158, Page 230)

COUNTY OF LANCASTER

THIS SECOND SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS FOR 521 CORPORATE CENTER (the "Supplement") is made this 12th day of November, 2009, by 521 CORPORATE CENTER, LLC, a Limited Liability Company organized and existing under the laws of the State of North Carolina, hereinafter referred to as "Declarant".

WITNESSETH

WHEREAS, the Declaration of Protective Covenants for 521 Corporate Center was recorded in the Lancaster County Public Registry in Book 158, at Page 230, as supplemented in Book 261, Page 291 in the Lancaster County Public Registry (the "Declaration"); and

WHEREAS, pursuant to the terms of Article II, Section 2 of the Declaration, Declarant may submit additional real estate contiguous or adjacent to the Property described in the Declaration to the terms of the Declaration; and

WHEREAS, the property described in Exhibit A (the "Additional Property"), which is attached hereto and incorporated herein for all purposes, is contiguous and adjacent to the Property; and

WHEREAS, Six Mile Meadow Investment Associates, LLC and Lancaster Real Estate Group, LLC are the owners of the Additional Property, and do join in this Supplement for purposes of submitting the Additional Property to the terms of the Declaration.

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant hereby subjects the Additional Property to the provisions of the Declaration, as amended and supplemented, which shall hereafter apply to the Additional Property. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of the Declaration, as amended and supplemented, which shall run with the title to the Additional Property and shall be binding upon all persons having any right, title or interest in the Additional Property, their respective heirs, legal representatives, successors and assigns.

Declarant hereby acknowledges and agrees that in all other respects the Declaration shall remain unchanged and in full force and effect and the Declaration, as supplemented herein, is hereby ratified, affirmed and approved.

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed by authority duly given, the day and year first above written.

[SIGNATURES AND ACKNOWLEDGEMENTS APPEAR ON
THE FOLLOWING PAGE]

521 CORPORATE CENTER, LLC, a North Carolina Limited Liability Company

By: Crosland 521, LLC, a North Carolina Limited Liability Company, its Manager

By: Crosland Manager, LLC, a North Carolina limited liability company, its Manager

By: James E. Merrifield
Name: James E. Merrifield
Title: Vice President

Signed, Sealed and Delivered in the Presence of:

James M. Cuda
[Witness]

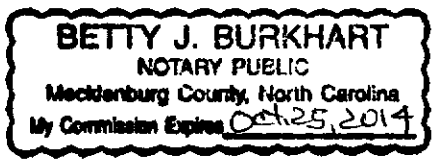
Ruthie B. Jones
[Witness]

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me this 10th day of November, 2009 by James E. Merrifield, as Vice President of Crosland Manager, LLC, a North Carolina limited liability company, Manager of Crosland 521, LLC, a North Carolina limited liability company, Manager of 521 Corporate Center, LLC, a North Carolina limited liability company, on behalf of the limited liability company.

NOTARY PUBLIC Betty J. Burkhart
My Commission Expires: October 25, 2014

[NOTARIAL SEAL]



SIX MILE MEADOW INVESTMENT ASSOCIATES, LLC, a North Carolina limited liability company

By: Six Mile Fieldstone, LLC, a North Carolina limited liability company, Manager

By: Merrifield Partners, LLC, a North Carolina limited liability company, Manager

By: James E. Merrifield
Name: James E. Merrifield
Title: Manager

Date executed: November, 10, 2009

Signed, Sealed and Delivered in the Presence of:

Janet M. Smith

[Witness]

Kimberly Byrnes

[Witness]

STATE OF North Carolina
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me this 10th day of November, 2009 by James E. Merrifield as Manager of Merrifield Partners, LLC, a North Carolina limited liability company, Manager of Six Mile Fieldstone, LLC, a North Carolina limited liability company, Manager of Six Mile Meadow Investment Associates, LLC, a North Carolina limited liability company, on behalf of the limited liability company.

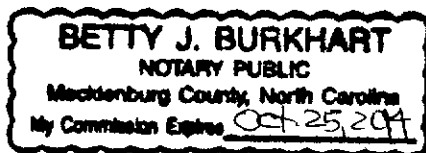
NOTARY PUBLIC

Betty J. Burkhart

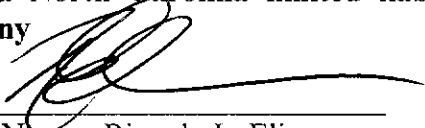
My Commission Expires:

October 25, 2014

[NOTARIAL SEAL]

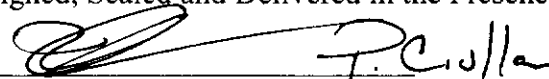


LANCASTER REAL ESTATE GROUP,
LLC, a North Carolina limited liability
company

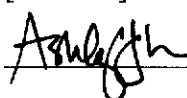
By: 
Name: Ricardo L. Elias
Title: Manager

Date executed: November ____, 2009

Signed, Sealed and Delivered in the Presence of:


T. C. Culla

[Witness]

 A. Jones

[Witness]

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me this 4th day of November, 2009 by Ricardo L. Elias, Manager of Lancaster Real Estate Group, LLC, a North Carolina limited liability company, on behalf of the limited liability company.


NOTARY PUBLIC

My Commission Expires: March 30, 2014

[NOTARIAL SEAL]

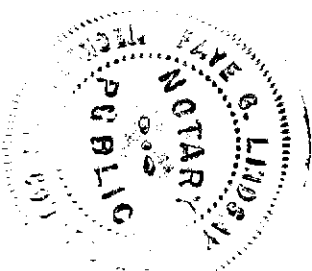


Exhibit A

Legal Description of Additional Property

LYING AND BEING in Indian Land Township, Lancaster County, South Carolina and being more particularly described as follows:

To locate the point and place of BEGINNING, commence at a 5/8" iron found in the easterly margin of the right-of-way of Highway 521 (a 172-foot Public Right-of-Way), said iron also being located in the southwesterly corner of property of Andrew H. and Carol Ann Dietz-Rimar as recorded in Deed Book B-9, Page 48, Lancaster County Register of Deeds; thence continuing along the southerly boundary of the Dietz-Rimar property, N 85-46-50 E 697.54 feet to a 5/8" iron found, located at the southwestern corner of property of Bank of America, N.A., as recorded in Deed Book 062, Page 032, Lancaster County Register of Deeds; thence continuing along the southerly boundary of Bank of America, N.A. property, N 85-45-06 E 329.00 feet to a point, which is the point and PLACE OF BEGINNING, thence continuing along the southerly boundary of the Bank of America, N.A. property, N 85-45-06 E 946.85 feet to a 1" pipe found, located in the westerly boundary of property of Mecklenburg County, as recorded in Deed Book 4917, Page 338, Mecklenburg County Register of Deeds; thence continuing along the westerly boundary of Mecklenburg County property, the following two (2) courses and distances: (1) S 35-03-24 E 736.03 feet to a 1/2" pipe found; and (2) S 36-05-08 E 445.18 feet to a 1" pipe found, located at the northerly corner of property of James Barnette Potts, as recorded in Deed Book Y-11, Page 36, Lancaster County Register of Deeds; thence along the westerly boundary of Potts' property, N 32-32-33 E 528.03 feet to a concrete monument found, located in the northeasterly corner of property of Robert L. Barr; thence along the northerly boundary of Barr's property, S 76-48-10 E 860.52 feet to an iron set, located in the northeasterly corner of property of James Barnette Potts, as recorded in Deed Book 056, Page 047, thence along the northerly boundary of Potts' property, S 76-47-01 E 778.41 feet to an iron set; thence along a new line, the following two courses and distances: (1) S 03-46-06 E 493.83 feet to a point; and (2) N 31-02-13 E 548.61 feet to the POINT AND PLACE OF BEGINNING.

The above-described property contains 42.634 acres and is all of Tract 2 as shown on a survey prepared by Yarbrough-Williams & Associates, Inc., entitled "Record Plat" dated September 19, 2000, and recorded in Book 2000, Page 581, Office of the Clerk of Court of Lancaster County, South Carolina, reference to which is made for a more particular description.

SAVE AND EXCEPT, that portion of the above described property described in the following deeds: 1) Deed from Six Mile Meadow Investment Associates, LLC to Sharonview Federal Credit Union, recorded in Book 261, Page 275, Office of the Clerk of Court of Lancaster County, South Carolina; 2) Deed from Six Mile Meadow Investment Associates, LLC to Wal-Mart Stores East, LP, recorded in Book 301, Page 309, Office of the Clerk of Court of Lancaster County, South Carolina.