

For Registration
Fredrick Smith
Register of Deeds
Mecklenburg County, NC
Electronically Recorded
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Book: 39343 Page: 465 - 471 Fee: \$ 26.00
Instrument Number: 2025006989

Fredrick Smith

Prepared by and return to:
Regent Law (RWF-04310)
3430 Toringdon Way, Ste 101
Charlotte, NC 28277

Cross Reference:
Book 16523, Page 198
Book 17332, Page 867
UOF No. 668

STATE OF NORTH CAROLINA

**SECOND AMENDMENT TO
DECLARATION OF BLAKENEY
PROFESSIONAL CONDOMINIUM I**

COUNTY OF MECKLENBURG

THIS SECOND AMENDMENT TO DECLARATION OF BLAKENEY PROFESSIONAL CONDOMINIUM I ("Second Amendment") is made and entered into as of the 24th day of January 2024, by AAIR Holdings, LLC, a North Carolina limited liability company ("AAIR"), Socratic Properties, LLC, a North Carolina limited liability company ("Socratic"), and Herbert W. McLeod and wife, Patricia K. McLeod ("McLeod") (hereinafter each a "Unit Owner" and collectively, the "Unit Owners"), and is consented to by Blakeney Professional Office Condominium #1 Association, Inc., a North Carolina non-profit corporation (hereinafter the "Association").

RECITALS:

A. Per Chapter 47A of the North Carolina General Statutes, Blakeney Office, LLC, a North Carolina limited liability company ("Declarant"), submitted certain real property to the provisions of the North Carolina Condominium Act as outlined in said Chapter 47A by filing a Declaration of Blakeney Professional Condominium I recorded in **Book 16523 at Page 198**, as amended by that First Amendment to Declaration recorded in **Book 17332 at Page 867** (hereinafter, as amended, the "Declaration"), all of the Mecklenburg County Registry.

submitted electronically by "Regent Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

B. The Plans for the Condominium are recorded in **Unit Ownership File No. 668** of the Mecklenburg County Registry.

B. AAIR owns Unit A, as shown in the Plans, and is commonly known as 8810 Blakeney Professional Dr., Ste 100, Charlotte, NC 28277, Tax Parcel No. 22940306 (hereinafter "**Unit A**"). AAIR acquired title to Unit A by a deed recorded in Book 34143 at Page 408 of the Mecklenburg County Public Registry.

C. Socratic owns Unit B, as shown in the Plans, and is commonly known as 8810 Blakeney Professional Dr., Ste 200, Charlotte, NC 28277, Tax Parcel No. 22940307 (hereinafter "**Unit B**"). Socratic acquired title to Unit B by a deed recorded in Book 17370 at Page 652 of the Mecklenburg County Public Registry.

D. McLeod owns Unit C, as shown in the Plans, and is commonly known as 8810 Blakeney Professional Dr., Ste 120, Charlotte, NC 28277, Tax Parcel No. 22940376 (hereinafter "**Unit C**"). McLeod acquired title to Unit C by a deed recorded in Book 17368 at Page 682 of the Mecklenburg County Public Registry.

D. AAIR desires to subdivide an 894 SF portion of Unit A and sell that subdivided portion to Socratic. Socratic then desires to recombine that subdivided portion of Unit A with Unit B through the recordation of this Second Amendment to the Declaration and supplemental Plans for Units A and B, including a survey map recorded in **Unit Ownership File No. 668, Page 5**.

E. The Association and Unit Owners, as required by NCGS § 47C-2-113 and the Declaration as amended, join in the execution of this instrument.

NOW, THEREFORE, for and in consideration of the Recitals set forth above and other good and valuable consideration, the receipt of which is hereby acknowledged, Unit Owners with the consent of the Association, do hereby amend the Declaration and Plans as follows:

1. Contemporaneously, an amended plan for said units shall be filed in Unit Ownership File No. 668 in the Mecklenburg County Public Registry, which correctly shows the location of the party walls dividing said units.

2. Upon the recordation of this Second Amendment, the Percentage Interest of each Unit Owner shall be and remain as follows, and Exhibit B to the Declaration shall be modified as follows:

<u>Unit Number</u>	<u>Square Footage of Unit</u>	<u>Percentage in Common Elements and Common Expenses</u>
Unit A	3,608	44.67%
Unit B	1,994	24.68%
Unit C	2,476	30.65%
TOTAL	8,078	100%

4. The Association, by and through its duly authorized officer, is signing hereunder to indicate its due participation and approval of the process of this Unit subdivision, as required by NCGS § 47C-2-113 and the Declaration and by this amendment shall cause the Association's records for the Condominium to be updated to reflect these changes.

IN WITNESS WHEREOF, the Unit Owners, and the Association have hereunto set their hand and seal, the day and year first above written.

[Signature pages follow]

UNIT OWNERS:

AAIR Holdings, LLC

By: 

Name: Maevie E. O'Connor


Title: Manager

STATE OF North Carolina

COUNTY OF Mecklenburg
(Place of Acknowledgement)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above: Maevie E. O'Connor

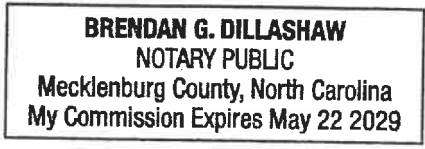
Date: 1-22-2029


Official Signature of Notary

Brendan Dillashaw
Notary's printed or typed name

My commission expires: 5-22-2029

(Official Seal)



Socratic Properties, LLC

By: Atul Garg

Name: Atul Garg

Title: Member-Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG
(Place of Acknowledgement)

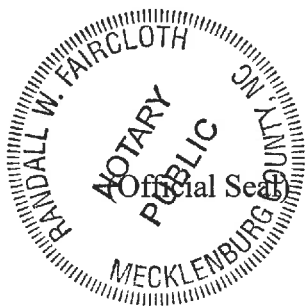
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above: Atul Garg, Member-Manager of Socratic Properties, LLC.

Date: January 24, 2025

Randall W. Faircloth
Official Signature of Notary

Randall W. Faircloth
Notary's printed or typed name

My commission expires: November 7, 2026



Herbert W. McLeod
Herbert W. McLeod

Patricia K. McLeod
Patricia K. McLeod

STATE OF North Carolina

COUNTY OF Mecklenburg
(Place of Acknowledgement)

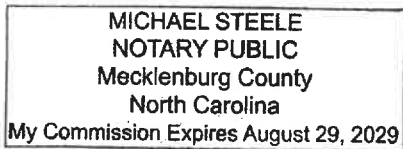
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above: Herbert W. McLeod and wife, Patricia K. McLeod.

Date: 1/17/25

Michael Steele
Official Signature of Notary

Michael Steele
Notary's printed or typed name

My commission expires: 08/29/2029



(Official Seal)

ASSOCIATION:

Blakeney Professional Office Condominium #1
Association, Inc.

By: Sheila Proctor

Name: Sheila Proctor

Title: Senior Association Manager

STATE OF North Carolina

COUNTY OF Mecklenburg
(Place of Acknowledgement)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above: Sheila Proctor

Date: January 15, 2025

Kimberly B Young
Official Signature of Notary

Kimberly B Young
Notary's printed or typed name

My commission expires: 12/01/2028

(Official Seal)

Kimberly B Young
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires 12/01/2028