

FOR REGISTRATION JUDITH A. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2007 JUN 28 02:52 PM
BK:22445 PG:903-912 FEE:\$38.00
INSTRUMENT # 2007133054



2007133054

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

FIRST AMENDMENT TO DECLARATION
OF
ARBORS PROFESSIONAL CENTER CONDOMINIUM I

THIS FIRST AMENDMENT TO DECLARATION OF ARBORS PROFESSIONAL CENTER CONDOMINIUM I (this "First Amendment") is made and entered into this 27th day of June, 2007, by ARBORS DEVELOPMENT GROUP, LLC, a North Carolina limited liability company ("Declarant").

WHEREAS, Declarant is the Declarant under that certain Declaration of Arbors Professional Center Condominium I, recorded in Book 21973 at page 737 of the Mecklenburg County Public Registry, as amended and supplemented from time to time (the "Declaration"); and

WHEREAS, the Condominium Plat for the Arbors Professional Center Condominium I (the "Plat") was recorded in Unit File 826 at pages 1 through 4 of the Mecklenburg County Public Registry; and

WHEREAS, the Articles of Incorporation of the Arbors Professional Center Condominium I Association, Inc. (the "Association") were filed with the Secretary of State of North Carolina; and

WHEREAS, Declarant is the owner of Units 105 and 200 in Arbors Professional Center Condominium I; and

WHEREAS, Declarant desires to subdivide Unit 200 as set forth herein; and

WHEREAS, the boundaries of Units 105 and 200 were incorrect as shown on the Plat and Declarant desires to correct the Plat to reflect the correct boundaries of Units 105, 200 and 210 as shown on the Revised Map, as hereinafter defined, and to correctly allocate the interests of the Unit Owners in the Common Elements as a result of such correction; and

DRAWN BY AND MAIL TO:
Susan K. Irvin
P.O. Box 2376
Davidson, NC 28036

WHEREAS, the Unit Owners of all of the Units in the Condominium have consented to the revisions of the boundaries of Units 105, 200 and 210, the resulting revisions to the Common Elements and the Percentage Interests of the Unit Owners in the Common Elements and the provisions of this First Amendment as set forth herein.

NOW, THEREFORE, Declarant and the Association and do hereby publish and declare that Unit 200 is hereby subdivided into Units 200 and 210 as shown on the Revised Map and do further consent to the revised boundaries of Units 105, 200 and 210 as shown on the Revised Map.

The undersigned Unit Owners by their signatures below do hereby consent to the provisions of this First Amendment.

The Declaration is specifically incorporated herein by reference.

Supplemental plans for Units 105, 200 and 210 showing floor and ceiling elevations and the revisions described herein are incorporated herein by reference and have been filed and appear in the Unit Ownership File No. 826, Pages _____ in the Mecklenburg County Public Registry (the "Revised Map").

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

<u>Square Footage</u>	<u>Percentage Interest</u>	<u>Unit</u>
Unit 100	.1556%	4590
Unit 105	.1274%	3757
Unit 115	.074%	2181
Unit 120	.0495%	1460
Unit 125	.0336%	992
Unit 130	.0392%	1157
Unit 200	.2643%	7795
Unit 210	.045%	1320
Unit 220	.081%	2386
Unit 225	.0664%	1960
Unit 230	.064%	1885

All capitalized terms not otherwise defined in this First Amendment shall have the same meanings as in the Declaration. The Declaration shall remain in full force and effect, as amended hereby.

IN WITNESS WHEREOF, Declarant, the Association and the undersigned Unit Owners have caused this First Amendment to be executed by its duly authorized representative, all the day, month and year first above written.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

ARBORS DEVELOPMENT GROUP, LLC, a North Carolina limited liability company

By: [Signature], its Manager

STATE OF NORTH CAROLINA

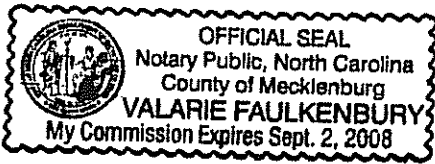
COUNTY OF MECKLENBURG

I, Valarie Faulkenbury a Notary Public of the County and State aforesaid, certify that Ken Andujar personally came before me this day and acknowledged that he is Manager of Arbors Development Group, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing instrument on behalf of such limited liability company.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ken Andujar.

June 27, 2007

Valarie Faulkenbury
(Official Signature of Notary)



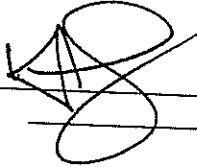
Notary's printed name: Valarie Faulkenbury
Notary Public

STAMP/SEAL

My commission expires: 09-02-2008

[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]

ARBORS PROFESSIONAL CENTER
CONDOMINIUM I ASSOCIATION, INC., a
North Carolina non-profit corporation

By:  President

STATE OF NORTH CAROLINA

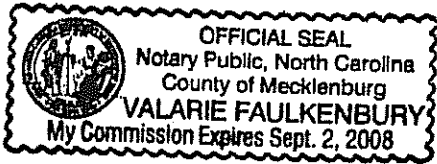
COUNTY OF MECKLENBURG

I, Valarie Faulkenbury, a Notary Public of the County and State aforesaid, certify that Ken Andujar personally came before me this day and acknowledged that he is _____ President of ARBORS PROFESSIONAL CENTER CONDOMINIUM I ASSOCIATION, INC., a North Carolina non-profit corporation, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ken Andujar.

June 26, 2007

Valarie Faulkenbury
(Official Signature of Notary)



Notary's printed name: Valarie Faulkenbury
Notary Public

[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]

UNIVERSITY EQUIPMENT COMPANY,
LLC, a North Carolina limited liability company

By: P. N. Tolmie
Name: Paul N. Tolmie
Title: Partner

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Annette B. Revens a Notary Public of the County and State aforesaid, certify that Paul N. Tolmie personally came before me this day and acknowledged that he is Manager of UNIVERSITY EQUIPMENT COMPANY, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing instrument on behalf of such limited liability company.

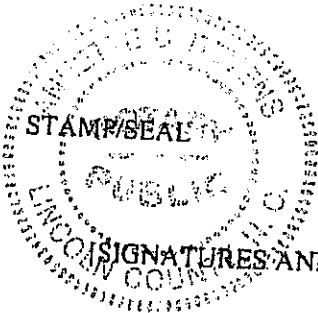
I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: June 12 Paul N. Tolmie.

June 12, 2007

Annette B. Revens
(Official Signature of Notary)

Notary's printed name: Annette B. Revens
Notary Public

My commission expires: 9-21-08



[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]

x *John S. Selden*
JOHN S. SELDEN

x *KyMBERLY F. Selden*
KYMBERLY F. SELDEN

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, *Sharda Abernathy* a Notary Public of the County and State aforesaid, certify that JOHN S. SELDEN and wife, KYMBERLY F. SELDEN, personally came before me this day and acknowledged the due execution of the foregoing instrument.

I certify that the following persons personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *John S. Selden and KyMBERLY F. Selden*

June 14, 2007

Sharda Abernathy
(Official Signature of Notary)

Notary's printed name: *SHARDA ABERNATHY*
Notary Public

STAMP/SEAL

My commission expires: *8/2/09*

[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]

PRO FIT REHAB, LLC,
a North Carolina limited liability company

By: STEVEN ASHENFARB, member
Name: STEVEN ASHENFARB member
Title: OWNER

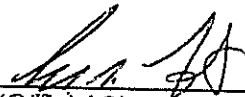
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

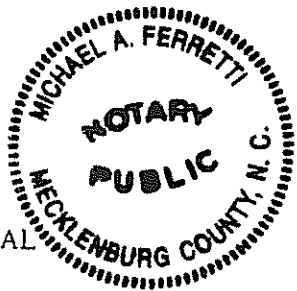
Michael A Ferretti
I, ~~STEVEN ASHENFARB~~ a Notary Public of the County and State aforesaid, certify that STEVEN ASHENFARB personally came before me this day and acknowledged that he is Manager of PRO FIT REHAB, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing instrument on behalf of such limited liability company.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Steven Ashenfarb.

June 12, 2007



(Official Signature of Notary)



STAMP/SEAL

Notary's printed name: Michael A Ferretti
Notary Public

My commission expires: 9-6-2009

[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]

Samaira Ahmad

SAMAIRA N. AHMAD

STATE OF NORTH CAROLINA

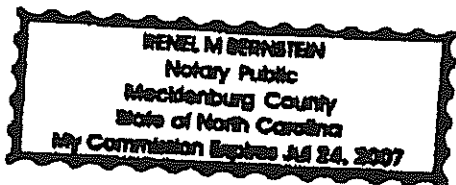
COUNTY OF MECKLENBURG

I, Renel M Bernstein a Notary Public of the County and State aforesaid, certify that SAMAIRA N. AHMAD personally came before me this day and acknowledged the due execution of the foregoing instrument.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: owner Samaira N. Ahmad.

14 June, 2007

Renel M Bernstein
(Official Signature of Notary)



Notary's printed name: Renel M Bernstein
Notary Public

STAMP/SEAL

My commission expires: 07-24-07

[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]

05/30/2007 00:02 FAX 704 323 6140

MERRIFIELD PARTNERS

004

SANDPIPER ONE, LLC, A North Carolina limited liability company

By: [Signature]
Name: Kyle W. Taylor
Title: member-manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Annette B. Revens a Notary Public of the County and State aforesaid, certify that Kyle W. Taylor personally came before me this day and acknowledged that he is Manager of SANDPIPER ONE, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing instrument on behalf of such limited liability company.

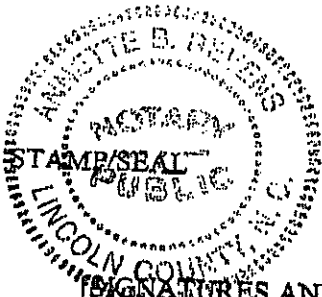
I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kyle W. Taylor

6-27, 2007

Annette B. Revens
(Official Signature of Notary)

Notary's printed name: Annette B. Revens
Notary Public

My commission expires: 9-21-08



[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]

THE VILLAGE ACADEMY, LLC, A North Carolina limited liability company

By: Lawanna Starks
Name: Lawanna Starks
Title: owner

STATE OF NORTH CAROLINA

COUNTY OF ~~MECKLENBURG~~ CABARRUS

I, Jo Ann Kirkland a Notary Public of the County and State aforesaid, certify that ~~LAWANNA STARKS~~ personally came before me this day and acknowledged that he is Manager of THE VILLAGE ACADEMY, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing instrument on behalf of such limited liability company.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: owner Lawanna Starks

6/25, 2007

Jo Ann Kirkland
(Official Signature of Notary)



STAMP/SEAL

Notary's printed name: Jo Ann Kirkland
Notary Public

My commission expires: 3/20/09

[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]

Jerry L. Bennett
JERRY L. BENNETT

Carol C. Bennett
CAROL C. BENNETT

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Sandy D. Steele a Notary Public of the County and State aforesaid, certify that JERRY L. BENNETT and wife, CAROL C. BENNETT personally came before me this day and acknowledged the due execution of the foregoing instrument.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: owner Jerry L. Bennett and Carol C. Bennett.

6-11, 2007

Sandy D. Steele
(Official Signature of Notary)

Notary's printed name: Sandy D. Steele
Notary Public

STAMP/SEAL

My commission expires: 12-12-2007