

FOR REGISTRATION J. DAVID GRANBERRY
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2009 APR 30 08:55:54 AM
BK:24692 PG:1-5 FEE:\$23.00

INSTRUMENT # 2009059491



STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

FIRST AMENDMENT TO DECLARATION
OF
BLAKENEY PROFESSIONAL CONDOMINIUM XVII

THIS FIRST AMENDMENT TO DECLARATION BLAKENEY PROFESSIONAL
CONDOMINIUM XVII (the "First Amendment") is made and entered into this 30th day of
April, 2009, by **BLAKENEY OFFICE III, LLC**, a North Carolina limited liability company
("Declarant").

WHEREAS, Declarant is the Declarant under that certain Declaration of Blakeney Professional
Condominium XVII, recorded in Book 23773 at Page 39 of the Mecklenburg County Public Registry (the
"Declaration"); and

WHEREAS, the plans of the Condominium (the "Map") were recorded in Unit Ownership File
No. 910, Page 1 – 3 of the Mecklenburg County Public Registry; and

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

WHEREAS, Declarant is the owner of Unit 300 in Blakeney Professional Condominium XVII;
and

WHEREAS, Declarant desires to subdivide and convert Unit 300 into Units 300, 301 and 302 and
additional Common Elements as set forth herein.

NOW, THEREFORE, the Declarant and the Association do hereby publish and declare that Unit
300 is hereby subdivided and converted into Units 300, 301 and 302 and additional Common Elements as
shown on the Revised Map. In addition, the maximum number of Units which the Declarant reserves the
right to create in the Condominium is 18. Section 2.9 is hereby amended to provide that each Unit in the
Condominium shall be assigned a number.

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

TB

The Declaration is specifically incorporated herein by reference.

Supplemental plans for Units 300, 301 and 302 showing floor and ceiling elevations and the additional Common Elements are incorporated herein by reference and have been filed and appear in the Unit Ownership File No. 910, Pages 5 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>UNIT</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST</u>
100	2,614	.07
101	1,840	.05
102	3,578	.1
103	3,976	.11
200	2,939	.08
201	2,498	.07
202	3,453	.1
203	1,500	.04
205	1,618	.05
300	3,233	.09
301	6,262	.17
302	2,510	.07

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 and the Association have caused this First Amendment to be executed by its duly authorized representative, as of the day, month and year first above written.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

BLAKENEY OFFICE III, LLC, a North Carolina limited liability company

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

By: [Signature]
Name: STEPHANIE REPAK
Title: VICE PRESIDENT

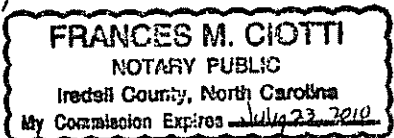
State of North Carolina
County of Mecklenburg

I, Frances M. Ciotti, a Notary Public of the County and State aforesaid, certify that, on this 27 day of April, 2009, Stephanie Repak personally came before me and acknowledged that he is Vice President of Crosland, LLC, a North Carolina limited liability company, Manager of BLAKENEY OFFICE III, LLC, a North Carolina limited liability company, and that he, as Vice President, being authorized to do so, executed the foregoing instrument on behalf of Crosland, LLC, acting as Manager of BLAKENEY OFFICE III, LLC.

I do hereby certify that Stephanie Repak personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

April 27, 2009

Frances M. Ciotti
(Official Signature of Notary)



STAMP/SEAL

Notary's printed name: Frances M. Ciotti
Notary Public

My commission expires: July 23, 2010

[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]

BLAKENEY PROFESSIONAL
CONDOMINIUM XVII ASSOCIATION, INC.,
a North Carolina non-profit corporation

By: *Stephen Repak*
Vice President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

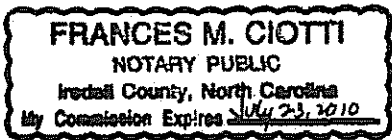
I, *Frances M. Ciotti* a Notary Public of the ^{*State*} County and State aforesaid, certify that, on this *28* day of *April*, 2009, *Stephen Repak*, personally came before me and acknowledged that he is *Vice* President of BLAKENEY PROFESSIONAL CONDOMINIUM XVII ASSOCIATION, INC., a North Carolina non-profit corporation, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

I certify that *Stephen Repak* personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

April, *28*, 2009

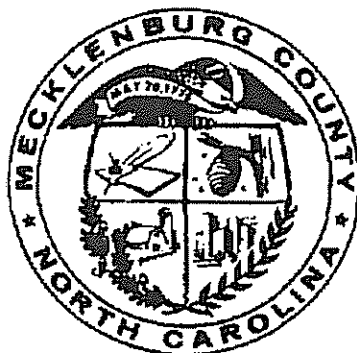
Frances M. Ciotti

(Official Signature of Notary)



Notary's printed name: *FRANCES M. CIOTTI*
Notary Public

[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]



J. DAVID GRANBERRY
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording
and/or cancellation.

Filed For Registration: 04/30/2009 08:55:54 AM

Book: RE 24692 Page: 1-5

Document No.: 2009059491

DEC/U 5 PGS \$23.00

Recorder: TERESITA BYRUM



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