

INSTRUMENT # 2008173785



2008173785

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

**FIRST AMENDMENT TO DECLARATION  
OF  
BLAKENEY PROFESSIONAL CONDOMINIUM XVIII**

**THIS FIRST AMENDMENT TO DECLARATION BLAKENEY PROFESSIONAL CONDOMINIUM XVIII** (the "First Amendment") is made and entered into this 29<sup>th</sup> day of October, 2008, 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 XVIII, recorded in Book 23491 at Page 1 of the Mecklenburg County Public Registry (the "Declaration"); and

WHEREAS, the plans of the Condominium (the "Map") were recorded in Unit Ownership File No. 896, Page 1 – 3 of the Mecklenburg County Public Registry; and

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

WHEREAS, Declarant is the owner of Units 200 and 201 in Blakeney Professional Condominium XVIII; and

WHEREAS, Declarant desires to subdivide Unit 200 into Units 200 and 202 and to subdivide Unit 201 into Units 201 and 203 as set forth herein.

NOW, THEREFORE, the Declarant and the Association do hereby publish and declare that Unit 200 is hereby subdivided into Units 200 and 202 and do further publish and declare that Unit 201 is hereby subdivided into Units 201 and 203 as shown on the Revised Map.

The Declaration is specifically incorporated herein by reference.

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

Supplemental plans for Units 200, 201, 202 and 203 showing floor and ceiling elevations are incorporated herein by reference and have been filed and appear in the Unit Ownership File No. 896, 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	6,862	19.1%
101	2,225	6.2%
102	2,921	8.1%
200	2,940	8.1%
201	3,501	9.7%
202	3,444	9.6%
203	2,123	5.9%
300	2,501	6.9%
301	3,155	8.8%
302	6,346	17.6%

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

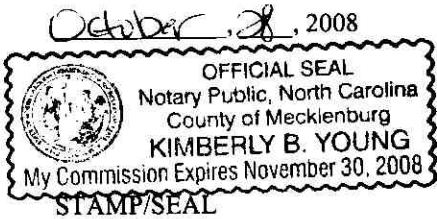
BY: Crosland, LLC, a North Carolina limited liability company, its Manager

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

State of North Carolina  
County of Mecklenburg

I, Kimberly B. Young, a Notary Public of the County and State aforesaid, certify that, on this 28 day of October, 2008, James E. Merrifield 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 James E. Merrifield 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.



Kimberly B. Young  
(Official Signature of Notary)

Notary's printed name: Kimberly B. Young  
Notary Public

My commission expires: 11/30/08

[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]

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

By: James E. Merrifield  
President

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

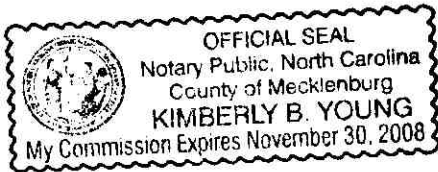
I, Kimberly Byung a Notary Public of the County and State aforesaid, certify that, on this 28 day of October, 2008, James E. Merrifield, personally came before me and acknowledged that he is \_\_\_\_\_ President of BLAKENEY PROFESSIONAL CONDOMINIUM XVIII ASSOCIATION, INC., a North Carolina non-profit corporation, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

I certify that James E. Merrifield 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.

October, 28, 2008

Kimberly Byung

(Official Signature of Notary)



Notary's printed name: Kimberly Byung  
Notary Public

[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGES]

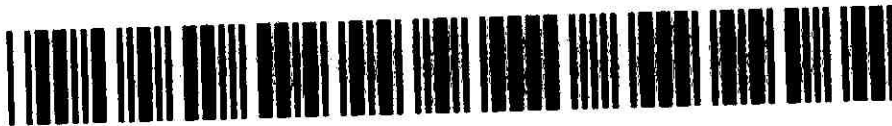


JUDITH A. GIBSON  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

**PLEASE RETAIN YELLOW TRAILER PAGE**

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

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