

FOR REGISTRATION J. DAVID GRANBERRY  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2010 JUN 14 04:29:31 PM  
BK: 25688 PG: 863-867 FEE: \$23.00

INSTRUMENT # 2010068307



2010068307

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

SECOND AMENDMENT TO DECLARATION  
OF  
BLAKENEY PROFESSIONAL CONDOMINIUM XVII

THIS SECOND AMENDMENT TO DECLARATION BLAKENEY PROFESSIONAL CONDOMINIUM XVII (the "Second Amendment") is made and entered into this 14 day of June, 2010, 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, as amended in Book 24692 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. 910, Page 1 – 5 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 103 in Blakeney Professional Condominium XVII; and

WHEREAS, Declarant desires to subdivide and convert Unit 103 into Units 103, 105 and 107 as set forth herein.

NOW, THEREFORE, the Declarant and the Association do hereby publish and declare that Unit 103 is hereby subdivided and converted into Units 103, 105 and 107 as shown on the Revised Map, as described herein.

DRAWN BY AND MAIL TO:

Susan K. Irvin  
P.O. Box 2376  
Davidson, NC 28036

4

TB

The Declaration is specifically incorporated herein by reference.

Supplemental plans for Units 103, 105 and 107 showing floor and ceiling elevations are incorporated herein by reference and have been filed and appear in the Unit Ownership File No. 910, Pages 7 in the Mecklenburg County Public Registry (the "Revised Map").

Upon the recordation of this Second 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	951	.026
105	1,324	.037
107	1,703	.047
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 Second 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 Second 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 Manager, LLC, a North Carolina limited liability company, its Manager

By: [Signature]  
Name: James E. Merrifield  
Title: Vice President

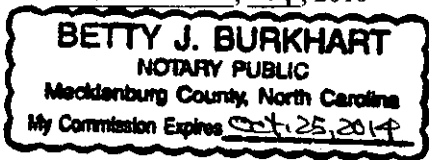
State of North Carolina

County of Mecklenburg

I, Betty J. Burkhart, a Notary Public of the County and State aforesaid, certify that, on this 14<sup>th</sup> day of June, 2010, James E. Merrifield personally came before me and acknowledged that he is Vice President of Crosland Manager, 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 Manager, 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.

June, 14, 2010



STAMP/SEAL

[Signature]  
(Official Signature of Notary)

Notary's printed name: Betty J. Burkhart  
Notary Public

My commission expires: October 25, 2014

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE]

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

By: *James E. Manfield*  
President

STATE OF NORTH CAROLINA

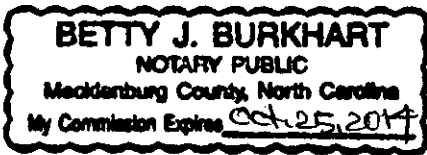
COUNTY OF MECKLENBURG

I, Betty J. Burkhart a Notary Public of the County and State aforesaid, certify that, on this 14<sup>th</sup> day of June, 2010, James E. Manfield personally came before me and acknowledged that he is — 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.

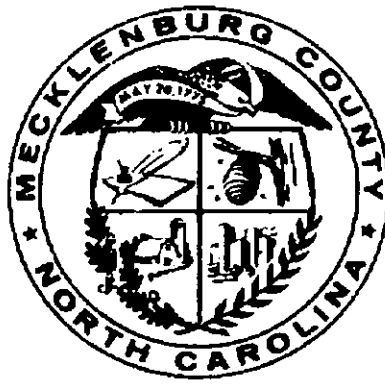
I certify that James E. Manfield personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

June, 14, 2010

*Betty J. Burkhart*  
(Official Signature of Notary)



Notary's printed name: Betty J. Burkhart  
Notary Public



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:** 06/14/2010 04:29:31 PM

**Book:** RE 25688 Page: 863-867

**Document No.:** 2010068307

DEC/U 5 PGS \$23.00

**Recorder:** TERESITA BYRUM



2010068307