

FOR REGISTRATION JUDITH A. GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2006 DEC 21 02:08 PM  
BK: 21541 PG: 872-876 FEE: \$23.00  
INSTRUMENT # 2006265253



Prepared by and mail to: Susan K. Irvin, Esq.  
P.O. Box 2376  
Davidson, North Carolina 28036

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

FIRST AMENDMENT TO DECLARATION  
OF 2225 EAST W.T. HARRIS CONDOMINIUM

THIS FIRST AMENDMENT TO DECLARATION OF 2225 EAST W.T. HARRIS  
CONDOMINIUM (the "First Amendment") is made and executed this 21<sup>st</sup> day of  
December, 2006, by ABF ACQUISITION, LLC, a North Carolina limited  
liability company, hereinafter called the "Declarant," for itself, its successors, grantees, and  
assigns, pursuant to the provisions of the North Carolina Condominium Act ("The Act"),  
Chapter 47C, North Carolina General Statutes.

WITNESSETH:

WHEREAS, the Declarant created the 2225 East W.T. Harris Condominium by  
Declaration filed for record in Book 20901 at Page 638 in the Mecklenburg County Public  
Registry (herein called the "Declaration"); and

WHEREAS, the Articles of Incorporation of the 2225 East W.T. Harris Condominium  
Association, Inc. (the "Association") were filed with the Secretary of State of North Carolina;  
and

WHEREAS, Declarant desires to subdivide Unit B as shown on the Plans into two (2)  
Units known as B and C as set forth herein;

NOW, THEREFORE, the Declarant and the Association do hereby publish and declare that Unit B as shown on the Plans is hereby subdivided into Units B and C. The Declaration is specifically incorporated herein by reference.

Supplemental plans for Units B and C showing floor and ceiling elevations, prepared by Geoscience Group, Inc., and consisting of 1 sheet, are incorporated herein by reference and have been filed and appear in the Unit Ownership File No. 799, Page 3 in the Mecklenburg County Public Registry.

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

**Exhibit B**

Percentage of Undivided Interest in the Common Elements

<u>Unit</u>	<u>Percentage Interest</u>	<u>Square Footage</u>
Unit A	36.5%	2,558
Unit B	38.5%	2,692
Unit C	25%	1,751

IN WITNESS WHEREOF, the Declarant and Association have caused this First Amendment to be signed by their duly authorized officers, as their act and deed, the day and year first above written.

ABF ACQUISITION, LLC, a North Carolina limited liability company

By: Ian H. Bruce  
\_\_\_\_\_, its Manager

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, Valarie Faulkenbury, a Notary Public of the County and State aforesaid, certify that Ian Bruce personally came before me this day, and acknowledged, that he is Manager of ABF ACQUISITION, LLC, a North Carolina limited liability company (the "Limited Liability Company"), and that he as Manager being authorized to do so, executed the foregoing on behalf of the 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: Ian Bruce.

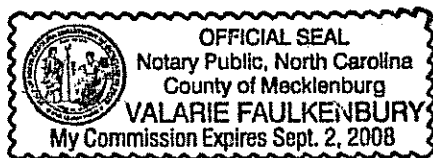
December 20, 2006

Valarie Faulkenbury  
(Official Signature of Notary)

Notary's printed name: Valarie Faulkenbury  
Notary Public

STAMP/SEAL

My commission expires: 09-02-2008



2225 EAST W. T. HARRIS CONDOMINIUM  
ASSOCIATION, INC., a North Carolina  
corporation

By: Tan H. Bruce  
Vice President

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, Valarie Faulkenbury a Notary Public of the County and State aforesaid, certify that Tan Bruce personally came before me this day and acknowledged that s/he is Vice President of 2225 East W. T. Harris Condominium Association, Inc., a North Carolina Corporation, and that he/she, as Vice President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

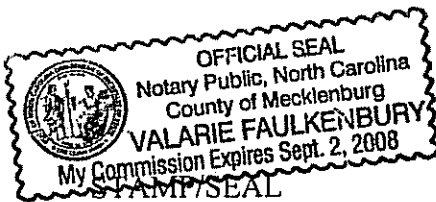
I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Tan Bruce.

December 20, 2006

Valarie Faulkenbury  
(Official Signature of Notary)

Notary's printed name: Valarie Faulkenbury  
Notary Public

My commission expires: 09-02-2008





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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DECL 5 PGS \$23.00  
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