

## STATE OF NORTH CAROLINA

SECOND AMENDMENT TO DECLARATION OF UNIVERSITY  
EAST PROFESSIONAL CENTER CONDOMINIUM #1

## COUNTY OF MECKLENBURG

THIS SECOND AMENDMENT TO DECLARATION is made and executed this 7<sup>th</sup> day of March, 2000, by UNIVERSITY EAST, 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 University East Professional Center Condominium #1 by Declaration dated March 23, 1999, and filed for record in Book 10340 at Page 559 in the Mecklenburg County Public Registry (herein called the "Declaration"); and

WHEREAS, the Articles of Incorporation of the University East Professional Center Condominium #1 Association, Inc. (the "Association") were filed with the Secretary of State of North Carolina on February 12, 1999; and

WHEREAS, the Declaration provided in Article II, Section 2.4 thereof that certain Units described therein may be subdivided in accordance with Section 47C-2.113 of the Act and Article II, Section 2.9. thereof reserves certain rights to the Declarant, including the right to subdivide units; and

WHEREAS, Declarant and Association did subdivide Condominium Unit 2B into two Condominium Units known as 1C and 2B by Amendment recorded in Book 10538, Page 708, Mecklenburg County Public Registry (the "First Amendment"); and

WHEREAS, Declarant desires to subdivide Unit 2B as described in the First Amendment into two Condominium Units known as 1E and 2B; and

WHEREAS, Declarant desires to subdivide Unit 2A as described in the First Amendment into two Condominium Units known as 1B and 2A.

NOW, THEREFORE, the Declarant and the Association do hereby publish and declare that Condominium Unit 2B described in the First Amendment is hereby subdivided into Condominium Units 1E and 2B and does further publish and declare that Condominium Unit 2A described in the First Amendment is hereby subdivided into Units 1B and 2A. The Declaration and the First Amendment are specifically incorporated herein by reference.

Supplemental plans for Units 2A and 2B showing floor and ceiling elevations, prepared by Overcash Demmitt Architects, and consisting of 2 sheets, are incorporated herein by reference and have been filed and appear in the Unit Ownership File No. 491, Pages 7 and 8 in the

FILE COPY	
FILED FOR REGISTRATION	DOC #
3-13-00	TIME 10:22
1141	PAGE 532
	REC FEE:

779368.01  
LIB:

Mecklenburg County Public Registry. The shaded portion of Unit 2A shall be designated as 1D and the unshaded portion as 2A. The shaded portion of 2B shall be designated as 1E and the unshaded portion as 2B.

Upon the recordation of this 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 Number</u>	<u>Square Footage of Unit</u>	<u>Percentage in Common Elements and Common Expenses</u>
Unit 1A	842	.14
Unit 1B	743	.12
Unit 1C	744	.13
Unit 1D	750	.13
Unit 1E	1,500	.25
Unit 2A	638	.11
Unit 2B	729	.12

IN WITNESS WHEREOF, the Declarant has caused this Amendment to Declaration to be signed and sealed by its duly authorized officers, as its act and deed, the day and year first above written.

UNIVERSITY EAST, LLC, a North Carolina limited liability company [SEAL]

ATTEST:

[Signature]  
ASST. Secretary

[CORPORATE SEAL]

By: The Crosland Group, Inc., Manager

By: [Signature]  
vice President

UNIVERSITY EAST PROFESSIONAL CENTER CONDOMINIUM #1 ASSOCIATION, INC., a North Carolina corporation

ATTEST:

[Signature]  
ASST. Secretary

[CORPORATE SEAL]

By: [Signature]  
President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

This 16 day of February, 2000, personally came before me, James E. Merrifield, who being by me duly sworn, says that he is a Vice President of The Crosland Group, Inc., a North Carolina corporation, Manager of University East, LLC, a North Carolina limited liability company; and that said writing was signed and sealed by him, acting as Vice President of The Crosland Group, Inc., a North Carolina corporation, by authority duly given. And the said Vice President acknowledged the said writing to be the act and deed of said corporation, acting as Manager of University East, LLC, a North Carolina limited liability company.

[Signature]  
Notary Public

My commission expires:

April 15, 2004

[NOTARIAL SEAL]

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

This 21 day of February, 2000, personally came before me, James E. Merrifield, who being by me duly sworn, says that he is Vice President of University East Professional Center Condominium #1 Association, Inc., a North Carolina Corporation, that the seal affixed to the foregoing instrument in writing is the corporate seal of said University East Professional Center Condominium #1 Association, Inc.; and that said writing was signed and sealed by him on behalf of said corporation by authority duly given. And the said Vice President acknowledged the said writing to be the act and deed of said corporation.

[Signature]  
Notary Public

My commission expires:

4-15-04

[NOTARIAL SEAL]