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Granville County, NC
Kathryn Crews Averett Reg of Deeds
BK 1215 PG 321-323

Prepared by/mail to:
Harold Law Firm, PLLC
3323 Alamance Drive
Raleigh, NC 27609

NORTH CAROLINA
GRANVILLE COUNTY

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR WASHINGTON SQUARE BUSINESS
CONDOMINIUMS

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR WASHINGTON SQUARE BUSINESS CONDOMINIUMS ("Second Amendment"), made this 14th day of June, 2007, by Highway 56 Granville Associates, LLC ("Declarant");

WITNESSETH:

WHEREAS, Declarant is the owner of certain property located at 2550, 2552, 2556, 2559 and 2561 Capitol Drive, Creedmoor, North Carolina 27522, said tracts being known as Lots 3 and 4, Washington Square Subdivision, as shown on a map recorded in Plat Book 23, Page 81, Granville County Registry, and as shown on Condominium maps recorded in Condominium Plat Book A, Pages 12, 13 and 14, Granville County Registry (the "Property"), which Property is subject to that certain Declaration of Condominium for Washington Square Business Condominiums recorded in Book 1064, Page 677, Granville County Registry, as amended by First Amendment recorded in Book 1400, Page 793, Granville County Registry, and as further amended (together, the "Declaration"); and

WHEREAS, Declarant is the owner of all of the condominium Units (a/k/a "Suites") and has the right to further amend the Declaration; and

WHEREAS, Declarant desires to establish that the Units (a/k/a "Suites") shown on the maps recorded in Condominium Plat Book A, Pages 12, 13 and 14, Granville County Registry are subject to the Declaration; and

WHEREAS, Declarant desires to set forth the Allocated Interests for the Units shown in Condominium Plat Book A, Page 14, Granville County Registry; and

WHEREAS, Declarant desires to release Lot 3, Washington Square, containing 1.8175 acres, from the operation of the Declaration so that Lot 3 will no longer be a part of the condominium association;

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NOW, THEREFORE, Declarant does hereby amend the Declaration as follows:

1. The Units (a/k/a "Suites") shown on the maps recorded in Condominium Map Book A, Pages 12, 13 and 14, Granville County Registry are subject to the Declaration. For further reference, see the map recorded in Map Book 32, Page 24, Granville County Registry.

2. The total Allocated Interest as defined in the Declaration for the Units shown on the map recorded in Condominium Plat Book A, Page 14, Granville County Registry is 33.334%. These Units are located in Building 3 of the Washington Square Business Center Condominiums, which building has the address of 2556 Capitol Drive, Creedmoor, North Carolina. The individual Allocated Interests for the Units in this Building 3 are as follows:

<u>Unit</u>	<u>Area</u>	<u>Allocated Interest</u>
Suite 101	1,250 square feet	7.577%
Suite 102	1,000 square feet	6.06%
Suite 103	1,000 square feet	6.06%
Suite 104	1,000 square feet	6.06%
Suite 105	1,250 square feet	7.577%

3. Lot 3, Washington Square, containing 1.8175 acres, as shown on a map recorded in Plat Book 23, Page 81, Granville County Registry, is hereby released from the operation of the Declaration and is no longer a part of the Washington Square Business Center Condominiums.

(Remainder of page intentionally left blank.)

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IN WITNESS WHEREOF, Declarant has executed this document the day and year first above noted.

Highway ⁵⁶ ~~64~~ Granville Associates, LLC

By: MPS Investments, LLC, Member Manager

By: [Signature]
Mark P. Schweibinz, Member Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following person personally appeared before me this day and acknowledged the execution of the foregoing instrument: Mark P. Schweibinz

Witness my hand and Notarial Stamp/Seal this the 14th day of June, 2007.

M. Bradley Harrold
Notary Public

My Commission Expires: 6/16/08

Stamp/Seal

M. BRADLEY HARROLD
NOTARY PUBLIC
WAKE COUNTY, NC