

**BK: R 8024**  
**PG: 522 - 529**  
RECORDED:  
02/27/2018  
11:07:21 AM  
BY: MARY BROWN  
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NC FEE \$26.00

2018009541  
**GUILFORD COUNTY, NC**  
JEFF L. THIGPEN  
REGISTER OF DEEDS

NORTH CAROLINA  
GUILFORD COUNTY

AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
FOR  
328 EAST MARKET STREET CONDOMINIUM

*Mail To And*  
Prepared by: Marc L. Isaacson, Esq. , *804 Green Valley Rd. #200*  
*Greensboro, NC 27408*

WHEREAS, The Declaration of Condominium for 328 East Market Street Condominium was recorded at Book 6920, Page 1767, in the Office of the Register of Deeds of Guilford County, North Carolina ("Declaration") (any defined terms used herein shall have the same meanings as set forth in the Declaration unless otherwise defined herein); and

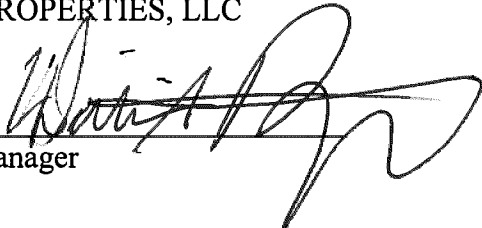
WHEREAS, The Unit Owners and the boundary lines of the Units have changed, and the Unit Owners now desire to record this Amendment to reflect the updated and accurate boundary lines of the Units and the accurate Allocated Interests. Accordingly, updated Exhibit B is attached to this Amendment for the purpose of attaching correct and updated Table of Allocated Interests to the Declaration after revision of the Plats and Plans (attached hereto as Exhibit C); and

WHEREAS, the Unit Owners have the right to amend the Declaration in accordance with Section 2.1 and Section 13.1 of the Declaration to reflect correct and updated boundaries of the Units and to record updated and correct Plats and Plans;

NOW, THEREFORE, in accordance with Section 2.1 and Section 13.1 of the Declaration, the Unit Owners hereby delete Exhibits B and C of the Declaration and substitute in lieu thereof the Exhibits B and C as attached to this Amendment to Declaration for the sole purpose of updating and correcting Exhibits B and C that were attached to the Declaration.

Unit Owners:

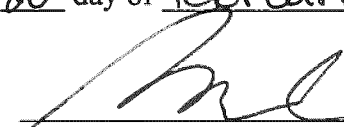
MITRE PROPERTIES, LLC

BY:   
Manager

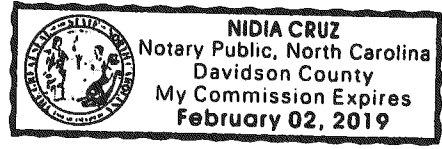
NORTH CAROLINA  
GUILFORD COUNTY

I, Nidia Cruz, a Notary Public, in and for said County and State, do hereby certify that before me personally appeared William G. Ragsdale IV, with whom I am personally acquainted, who being by me duly sworn, says that he/she is the Manager of Mitre Properties, LLC and that the said Manager subscribed his/her name to the foregoing instrument on behalf of said Limited Liability Company.

Witness my hand and notarial seal, this the 20 day of February, 2018.

  
Notary Public

My Commission Expires: February 02, 2019



WOP GREENSBORO HOLDINGS,  
LLC

BY: [Signature]  
Manager

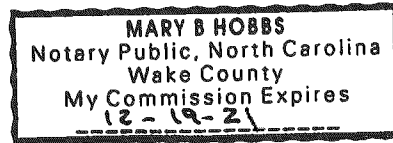
NORTH CAROLINA  
~~Wake~~ ~~GUILFORD~~ COUNTY

I, Mary B. Hobbs, a Notary Public, in and for said County and State, do hereby certify that before me personally appeared Michael Womble, with whom I am personally acquainted, who being by me duly sworn, says that he/she is the Manager of WOP Greensboro Holdings, LLC and that the said Manager subscribed his/her name to the foregoing instrument on behalf of said Limited Liability Company.

Witness my hand and notarial seal, this the 12<sup>th</sup> day of February, 2018.

[Signature]  
Notary Public

My Commission Expires: 12-19-2021



GATE CITY PROPERTY GROUP,  
LLC

BY:   
Manager

NORTH CAROLINA  
GUILFORD COUNTY

I, Nidia Cruz, a Notary Public, in and for said County and State, do hereby certify that before me personally appeared Joseph Vartanian, with whom I am personally acquainted, who being by me duly sworn, says that he/she is the Manager of Gate City Property Group, LLC and that the said Manager subscribed his/her name to the foregoing instrument on behalf of said Limited Liability Company.

Witness my hand and notarial seal, this the 20 day of February, 2018.

  
Notary Public

My Commission Expires: February 02, 2019

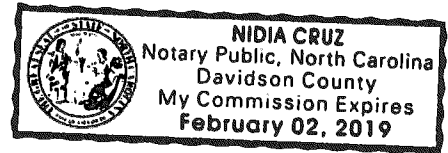
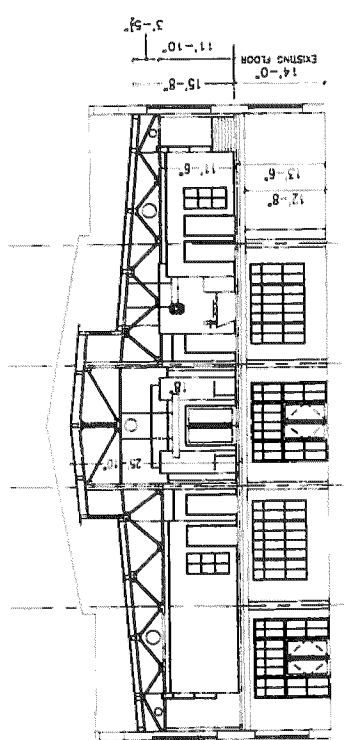


EXHIBIT BTABLE OF INTERESTS

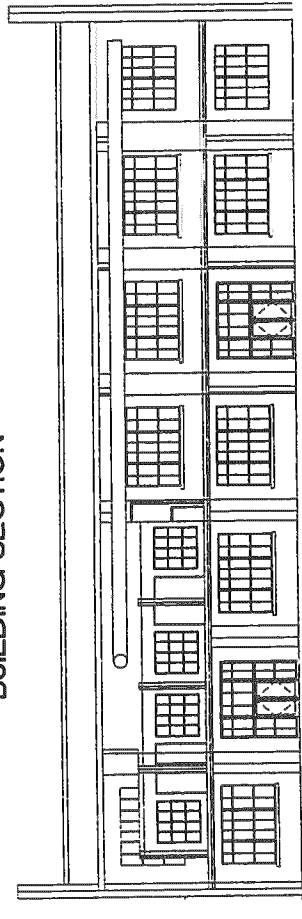
<u>Unit Number</u>	<u>Percentage Share of Common Elements</u>	<u>Percentage Share of Common Expenses</u>	<u>Vote in the Affairs of the Association</u>
100	16.57%	16.57%	16
110	11.81%	11.81%	12
120	11.54%	11.54%	12
200	60.08%	60.08%	60



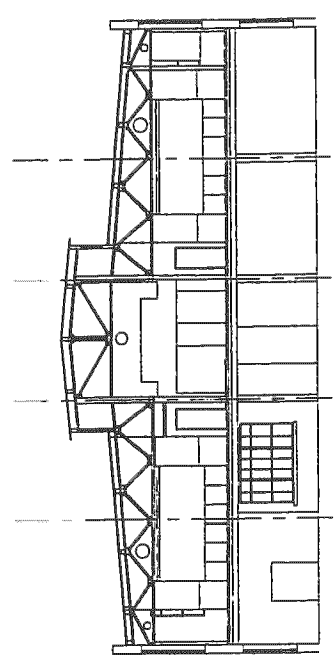




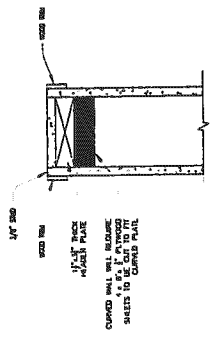
BUILDING SECTION



SECTION THRU OFFICES



BUILDING SECTION



SECTION THRU CURVED WALL

OWNER/ADDRESS  
 UNIT 200  
 MITTE: PROPERTIES LLC  
 328 EAST MARKET STREET - SUITE 200  
 GREENSBORO, NORTH CAROLINA 27401

UNIT 110  
 GAITE CITY PROPERTY GROUP LLC  
 328 EAST MARKET STREET - SUITE 110  
 GREENSBORO, NORTH CAROLINA 27401

UNIT 100 & 120  
 WOP GREENSBORO HOLDINGS LLC  
 328 EAST MARKET STREET - SUITE 120  
 GREENSBORO, NORTH CAROLINA 27401

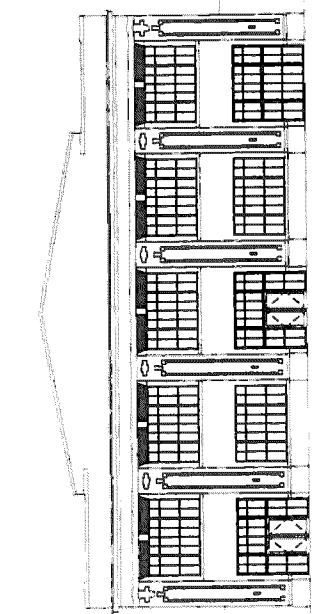
COMMON ELEMENTS  
 328 EAST MARKET STREET CONDOMINIUM  
 ASSOCIATION, INC  
 328 EAST MARKET STREET  
 GREENSBORO, NORTH CAROLINA 27401

THIS MAP IS A RE-RECORDING OF CONDO PLAT BOOK 13 PAGE 117 THRU 119. THE PURPOSE OF RE-RECORDING THIS MAP IS TO SHOW THE AS-BUILT DIMENSIONS OF UNITS 100, 110 & 120

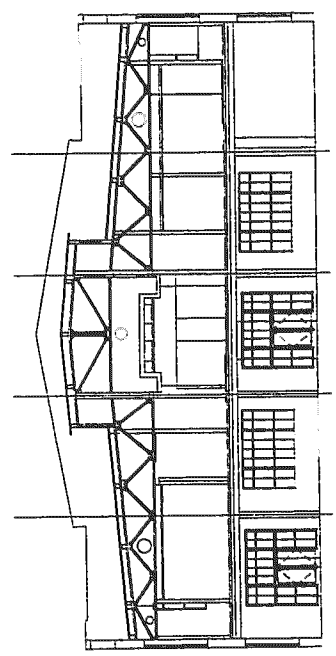
SHEET 3 OF 3  
 FINAL PLAT  
 FOR

328 EAST MARKET STREET CONDOMINIUM  
 GILMER TOWNSHIP - GUILFORD COUNTY  
 GREENSBORO, NORTH CAROLINA

DATE: JULY 07, 2016  
 REVISED: AUGUST 2, 2016  
 NO. SCALE



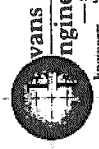
FRONT - NORTH ELEVATION



BUILDING SECTION



PK C-18  
 PU 16,20  
 DL 22,2016  
 GUILFORD COUNTY, NC  
 STATE OF NORTH CAROLINA  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 14,124



Since 1974  
 Engineers Surveyors Planners

4609 Dundas Drive  
 Greensboro, NC 27407  
 Phone 336-854-8877  
 Fax 336-854-8876

DRAWN BY: M.C. PROJECT: 328 EAST MARKET DRG. DRAWINGS: 328 E. MARKET REV. 03.06.2016 ENG.

In accordance with NCGS 47-30(n) this map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations, and has not been reviewed for compliance with recording requirements for plats.