

44613
00232

BK 44613 PG 0232

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

05 SEP 27 AM 9:32
TOM LAWLER, CLERK

310112 - 16

After recording return to:

David A. Weissmann, Esq.
3490 Piedmont Road
Suite 650
Atlanta, Georgia 30305

Cross Reference: Declaration of Condominium for
Steve Reynolds Commons
Condominium dated December 8,
2004 recorded in Deed Book 40937,
Page 69, Gwinnett County, Georgia
records, as amended

After recording return to:
Calloway Title & Escrow, LLC
Attn: David Dudley 2-175 04
4800 Ashford Dunwoody Rd. Ste. 240
Atlanta, Georgia 30338

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR STEVE REYNOLDS
COMMONS CONDOMINIUM

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM FOR STEVE
REYNOLDS COMMONS CONDOMINIUM, made as of this 1st day of September, 2005 by
STEVE REYNOLDS PARTNERSHIP, LLC, a Georgia limited liability company ("Declarant").

WITNESSETH THAT:

WHEREAS, on December 14, 2004, that certain Declaration of Condominium for Steve
Reynolds Commons Condominium dated December 8, 2004 was recorded in Deed Book 40937,
page 69, Gwinnett County, Georgia records (the "Declaration"; capitalized terms used herein which
are not otherwise defined shall have the meanings set forth in the Declaration); and

WHEREAS, the plat of Survey for the Condominium is filed in Condominium Plat Book 3,
page 205 and 206, Gwinnett County, Georgia records;

WHEREAS, the Floor Plans for the Condominium are filed in Condominium File Cabinet
no. 3241-3245, Gwinnett County, Georgia records; and

WHEREAS, at the time of creation of the Condominium, the Survey revealed that Buildings
C, D, E and F were not yet begun; and

AMENDMENT TO DECLARATION

160674

BK 4 6 1 3 P 6 0 2 3 3

WHEREAS, Buildings B, C, D, E and F have been completed and simultaneously herewith Declarant has filed amendments to the Survey and the Floor Plans to include Buildings B, C, D, E and F;

WHEREAS, the Floor Plans for Buildings B, C, D, E and F are filed as Condominium Floor Plan Numbers 3949 through 3973, Gwinnett County, Georgia records; and

WHEREAS, the revised Plat of the Condominium showing Buildings A, B, C, D, E and F is recorded in Condominium Plat Book CD3, page 297-298, Gwinnett County, Georgia records;

WHEREAS, Declarant desires to amend the Declaration to reflect the changes in percentage of undivided interests in and to the Common Elements and voting percentages attributable to each Unit resulting from the completion of Buildings C, D, E and F, and to allocate parking spaces to such buildings, as well as other matters set forth herein.

WHEREAS, Buildings G, H and I are also contemplated by the Declaration as potentially being constructed on the Property, and Declarant desires to allocate undivided interests to the Common Elements and voting percentages to such buildings and anticipate allocation of parking if and when such buildings are completed, as well as other matters set forth herein.

NOW, THEREFORE, for subject to the provisions of O.C.G.A. Section 44-3-93, and Section 25 of the Declaration, and in accordance with those provisions, Declarant hereby amends the Declaration as follows:

1. Exhibit "B" attached to the Declaration is hereby deleted and Exhibit "B" attached hereto is substituted in lieu thereof. At such time as completion of Buildings G, H and I, evidenced by recordation of amended or superseding Floor Plans and Plats for such Buildings, Exhibit "B-1" attached hereto shall be substituted for, and replace in its entirety, Exhibit "B" hereto.

2. Exhibit "E" attached to the Declaration is hereby deleted and Exhibit "E" attached hereto is substituted in lieu thereof. Declarant shall have the right, without the consent of any other Owner or Eligible Mortgagee, to allocate parking spaces to Buildings G, H and I at the time of completion of such buildings.

3. Declarant acknowledges that its name was wrongly described in the Declaration and that the name of Declarant as reflected in the current records of the Secretary of State of Georgia is as stated herein, and Declarant, as hereby named, hereby ratifies and confirms the Declaration for all purposes.

4. The Declaration is further amended so that notwithstanding anything contained in the Declaration to the contrary, and to the extent permitted by the Act, during any period of time that Declarant has the right to add Additional Property to the Condominium, or during the period in which the Declarant has the right to appoint the Directors and officers of the Association under the

AMENDMENT TO DECLARATION

Bylaws, Declarant may amend the Declaration in any respect required to accommodate the addition of Buildings to the Condominium, including without limitation, amendments required to reallocate percentages of ownership of Common Elements upon completion of Buildings G, H and I, or other Buildings which may hereafter be located on the Additional Property, following completion of construction thereof based on actual square footage, without the consent of any Owner or any Mortgagee. The foregoing provision is intended to cover circumstances involved in constructing new improvements on property to be submitted to a condominium, when submission to the Act is required or desirable prior to completion of construction of the improvements and when obtaining consents of numerous owners or mortgagees would be difficult, and therefore, consent to amendments required in such circumstances is hereby deemed to have been given in advance with full knowledge.

5. Section 8 of the Declaration is hereby modified and amended so that during the period of Declarant's control of the Board of Directors of the Association, as set forth therein, the Board of Directors shall have not less than one and not more than three members.

6. Except as amended hereby, the Declaration shall continue in full force and effect. As amended hereby, the Declaration is hereby ratified and confirmed.

[Executions on following page]

AMENDMENT TO DECLARATION

BK44613PG0235

IN WITNESS WHEREOF, Declarant has affixed its hand and seal by its duly authorized representatives as of the date and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness

STEVE REYNOLDS PARTNERSHIP, LLC, a
Georgia limited liability company

By  (SEAL)
Charles G. Sechler, Manager


Notary Public

My Commission Expires



Notary Public, Cobb County, Georgia
My Commission Expires July 1, 2007
[AFFIX NOTARIAL SEAL]

[Executors continue on following page]

AMENDMENT TO DECLARATION

BK44613PG0236

CONSENT OF PROPERTY OWNER AND MORTGAGEE

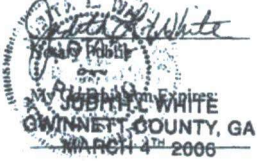
The undersigned property owner(s) of Building A of the Condominium hereby consents to the foregoing Amendment to Declaration and agree that their property shall henceforth be encumbered by the Declaration as amended by the foregoing Amendment to Declaration.

Signed, sealed and delivered
in the presence of:

Ashley Marsh
Unofficial Witness

S PAB, LLC, a Georgia limited liability company

By: *Patricia Day* (SEAL)
Title: *Sec/Treas*


JOHN C. WHITE
GWINNETT COUNTY, GA
MARCH 4TH 2006

[AFFIX NOTARIAL SEAL]

~~The undersigned Mortgagee of the owner(s) of Building A of the Condominium pursuant to Security Deed recorded in Deed Book 41105, page 106, Gwinnett County, Georgia, hereby consents to the foregoing Amendment to Declaration and agree that their property shall henceforth be encumbered by the Declaration as amended by the foregoing Amendment to Declaration.~~

~~Signed, sealed and delivered
in the presence of:~~

~~Unofficial Witness~~

~~Notary Public~~

~~My Commission Expires:~~

~~[AFFIX NOTARIAL SEAL]~~

~~_____~~

~~By: _____
Title: _____~~

~~[AFFIX CORPORATE SEAL]~~

AMENDMENT TO DECLARATION

BK 44613 PG 0237

Exhibit E

Parking - Steve Reynolds Commons Condominium

The following contains a list of the designated parking spaces for each building in Steve Reynolds Commons as shown on the Condominium Plat recorded in Plat Book CD3, Page 205, Gwinnett County, Georgia records, as re-recorded:

<u>Building:</u>	<u>Assigned Spaces:</u>	<u>Total Number of Spaces:</u>
Building A	Spaces 1-5; 16-20	10
Building B	Spaces 6-15; 75-71	15
Building C	Spaces 21-28; 66-70	13
Building D	Spaces 53-65	13
Building E	Spaces 29-36; +4 (see Note 1)	8
Building F	Spaces 38-53; +2 (see Note 2)	16

Note 1:

- 4 additional parking spaces are to be constructed and assigned to Building E after the date hereof.

Note 2:

- 2 additional parking spaces are to be constructed and assigned to Building F after the date hereof.

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BK 44613PG0232

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FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

05 SEP 27 AM 9:32

TOM LAWLER, CLERK

310112 - 10

ANDERSEN, TATE, MAHAFFEY & MCCARTHY, P.C.
8660 SUGARLOAF PARKWAY, SUITE #800
DULUTH, GA 30087-4915

KBG19R
1062 P334

Cross Reference: Declaration of Condominium for
Steve Reynolds Commons
Condominium dated December 8,
2004 recorded in Deed Book 40937,
Page 69, Gwinnett County, Georgia
records, as amended

NOV - 7
PM 2:00
TOM LAWLER, CLERK
GWINNETT COUNTY, GA.

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR STEVE REYNOLDS
COMMONS CONDOMINIUM

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REYNOLDS COMMONS CONDOMINIUM, made as of this 1st day of September, 2005 by
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WHEREAS, the plat of Survey for the Condominium is filed in Condominium Plat Book 3,
page 205 and 206, Gwinnett County, Georgia records;

WHEREAS, the Floor Plans for the Condominium are filed in Condominium File Cabinet
no. 3241-3245, Gwinnett County, Georgia records; and

WHEREAS, at the time of creation of the Condominium, the Survey revealed that Buildings
C, D, E and F were not yet begun; and

Amendment to the
THIS DECLARATION IS BEING RE-RECORDED
TO ADD EXHIBITS "B" and "B-1" THAT
WERE LEFT OFF THE ORIGINAL FILING.

AMENDMENT TO DECLARATION

160674

186622

12
20

8K44613PG0233

8K45180PG0071

WHEREAS, Buildings B, C, D, E and F have been completed and simultaneously herewith Declarant has filed amendments to the Survey and the Floor Plans to include Buildings B, C, D, E and F;

WHEREAS, the Floor Plans for Buildings B, C, D, E and F are filed as Condominium Floor Plan Numbers 3949 through 3973, Gwinnett County, Georgia records; and

WHEREAS, the revised Plat of the Condominium showing Buildings A, B, C, D, E and F is recorded in Condominium Plat Book CDJ, page 297-298, Gwinnett County, Georgia records;

WHEREAS, Declarant desires to amend the Declaration to reflect the changes in percentage of undivided interests in and to the Common Elements and voting percentages attributable to each Unit resulting from the completion of Buildings C, D, E and F, and to allocate parking spaces to such buildings, as well as other matters set forth herein.

WHEREAS, Buildings G, H and I are also contemplated by the Declaration as potentially being constructed on the Property, and Declarant desires to allocate undivided interests to the Common Elements and voting percentages to such buildings and anticipate allocation of parking if and when such buildings are completed, as well as other matters set forth herein.

NOW, THEREFORE, for subject to the provisions of O.C.G.A. Section 44-3-93, and Section 25 of the Declaration, and in accordance with those provisions, Declarant hereby amends the Declaration as follows:

1. Exhibit "B" attached to the Declaration is hereby deleted and Exhibit "B" attached hereto is substituted in lieu thereof. At such time as completion of Buildings G, H and I, evidenced by recordation of amended or superseding Floor Plans and Plats for such Buildings, Exhibit "B-1" attached hereto shall be substituted for, and replace in its entirety, Exhibit "B" hereto.

2. Exhibit "E" attached to the Declaration is hereby deleted and Exhibit "E" attached hereto is substituted in lieu thereof. Declarant shall have the right, without the consent of any other Owner or Eligible Mortgagee, to allocate parking spaces to Buildings G, H and I at the time of completion of such buildings.

3. Declarant acknowledges that its name was wrongly described in the Declaration and that the name of Declarant as reflected in the current records of the Secretary of State of Georgia is as stated herein, and Declarant, as hereby named, hereby ratifies and confirms the Declaration for all purposes.

4. The Declaration is further amended so that notwithstanding anything contained in the Declaration to the contrary, and to the extent permitted by the Act, during any period of time that Declarant has the right to add Additional Property to the Condominium, or during the period in which the Declarant has the right to appoint the Directors and officers of the Association under the

AMENDMENT TO DECLARATION

BK 45180PG0072

BK 44613PG0234

Bylaws, Declarant may amend the Declaration in any respect required to accommodate the addition of Buildings to the Condominium, including without limitation, amendments required to reallocate percentages of ownership of Common Elements upon completion of Buildings G, H and I, or other Buildings which may hereafter be located on the Additional Property, following completion of construction thereof based on actual square footage, without the consent of any Owner or any Mortgagee. The foregoing provision is intended to cover circumstances involved in constructing new improvements on property to be submitted to a condominium, when submission to the Act is required or desirable prior to completion of construction of the improvements and when obtaining consents of numerous owners or mortgagees would be difficult, and therefore, consent to amendments required in such circumstances is hereby deemed to have been given in advance with full knowledge.

5. Section 8 of the Declaration is hereby modified and amended so that during the period of Declarant's control of the Board of Directors of the Association, as set forth therein, the Board of Directors shall have not less than one and not more than three members.

6. Except as amended hereby, the Declaration shall continue in full force and effect. As amended hereby, the Declaration is hereby ratified and confirmed.

[Executions on following page]

AMENDMENT TO DECLARATION

BK44613PG0235

BK45180PG0073

IN WITNESS WHEREOF, Declarant has affixed its hand and seal by its duly authorized representatives as of the date and year first above written.

Signed, sealed and delivered
in the presence of:

STEVE REYNOLDS PARTNERSHIP, LLC, a
Georgia limited liability company



Notary Public

By:  (SEAL)
Charles G. Sechler, Manager



Notary Public
My Commission Expires: _____



Notary P.C., Inc. Cobb County, Georgia
My Commission Expires July 1, 2007
[AFFIX NOTARIAL SEAL]

[Executions continue on following page]

BK45180PG0074

BK44613PG0236

CONSENT OF PROPERTY OWNER AND MORTGAGEE

The undersigned property owner(s) of Building A of the Condominium hereby consents to the foregoing Amendment to Declaration and agree that their property shall henceforth be encumbered by the Declaration as amended by the foregoing Amendment to Declaration.

Signed, sealed and delivered
in the presence of:

Ashley Marsh
Unofficial Witness

S PAB, LLC, a Georgia limited liability company

By: Patricia A. Lay (SEAL)
Title: Sec/Treas

Joseph White
Notary Public
My Commission Expires
GWINNETT COUNTY, GA
MARCH 4TH 2008

[AFFIX NOTARIAL SEAL]

~~The undersigned Mortgage of the owner(s) of Building A of the Condominium pursuant to Security Deed recorded in Deed Book 41105, page 106, Gwinnett County, Georgia records, hereby consents to the foregoing Amendment to Declaration and agree that their property shall henceforth be encumbered by the Declaration as amended by the foregoing Amendment to Declaration.~~

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]

~~_____~~

By: ~~_____~~

Title: ~~_____~~

~~[AFFIX CORPORATE SEAL]~~

EXHIBIT "B"

Percentages of Common Elements

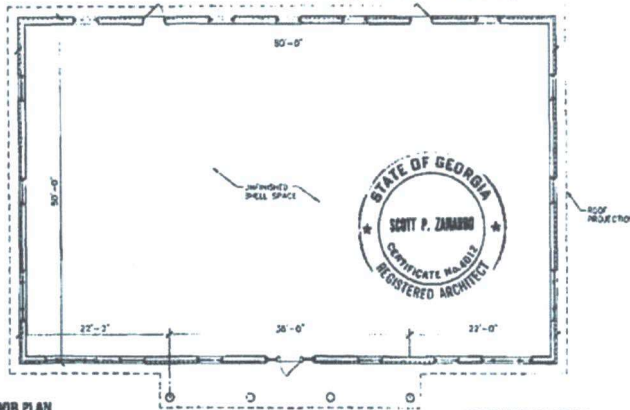
	<u>Square Footage</u>	<u>Percentage</u>
Office A	2,417	12.16%
Office B	4,024	20.23%
Office C	3,514	17.67%
Office D	3,212	16.15%
Office E	3,507	17.63%
Office F	3,216	16.17%
Total:	19,890	100.00%

45180
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EXHIBIT B-1

BK45180PG0076

After recording return to:
Cabrera, Tom & Eamon, LLC
Attn: David Dudley's 3rd
4805 Atlanta-Fulton
Atlanta, Georgia 30338



CONDOMINIUM FLOOR PLAN
NO. 374
RECORDED 9:27:05 9:30A

STEVE REYNOLDS COMMONS CONDOMINIUM
BUILDING B
FLOOR PLAN

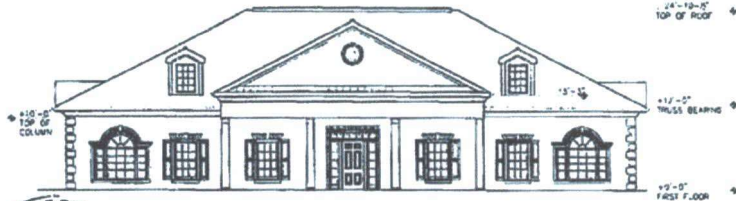
THE UNDERSIGNED, A REGISTERED ARCHITECT OF GEORGIA HAS VISITED THE SITE KNOWN AS STEVE REYNOLDS COMMONS CONDOMINIUM, AND BEING THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF, (1) THE FOUNDATION, STRUCTURAL MEMBER, EXTERIOR WALLS, AND ROOF OF EACH UNIT STRUCTURE ARE COMPLETE AND IN PLACE AS SHOWN ON THE PLANS, (2) THE WALLS, PARTITIONS, FLOORS, AND CEILING, TO THE EXTENT SHOWN ON THE PLANS, AS CONSTRUCTED OR CONSTRUCTING WITH THE VERTICAL AND HORIZONTAL DIMENSIONS OF EACH UNIT, INCLUDING COMMONIBLE SPACES, SHALL EACH UNIT STRUCTURE, ARE SUBSTANTIALLY CORRECT, AND IN PLACE TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF EACH UNIT AND THAT SUCH PHYSICAL BOUNDARIES ARE AS SHOWN ON THE PLANS, AND (3) EACH SUCH STRUCTURE, TO THE EXTENT OF ITS SHARE OF COMPLETION OF THAT TIME IS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH SUCH PLANS.

SCOTT P. ZARNOU, ARCHITECT, P.C.

IF ANY UNIT OR COMMON AREA IS NOT SHOWN ON THESE PLANS, THE ARCHITECT ASSUMES NO LIABILITY FOR THE DESIGN, CONSTRUCTION, OR MAINTENANCE OF SUCH UNIT OR COMMON AREA. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE UNIT OR COMMON AREA AS SHOWN ON THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE UNIT OR COMMON AREA AS SHOWN ON THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE UNIT OR COMMON AREA AS SHOWN ON THESE PLANS.

Georgia, Gwinnett County
This is to certify this is a true and correct copy
of Floor Plan as the same appears of record
in Gwinnett County Superior Court.
Given under my official signature and seal of
the Court this 11 day of Oct 2005
Ann Winstanley
Deputy Clerk Superior Court, Gwinnett County, Georgia
CDFP 3949-3973

BK45180PG0077



STEVE REYNOLDS COMMONS CONDOMINIUM
BUILDING B
FRONT ELEVATION

CONDOMINIUM FLOOR PLAN
NO. 3450
RECORDED 4-27-05 9:30A

THE UNDERSIGNED, A REGISTERED ARCHITECT OR ENGINEER HAS VISITED THE SITE KNOWN AS STEVE REYNOLDS COMMONS CONDOMINIUM AND VIEWED THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF: (1) THE FOUNDATION, STRUCTURAL MEMBERS, EXTERIOR WALLS AND ROOF OF EACH SUCH STRUCTURE ARE COMPLETE AND IN PLACE AS SHOWN ON THE PLANS; (2) THE WALLS, PARTITIONS, FLOORS AND CEILING, TO THE EXTENT SHOWN ON THE PLANS, AS CONSTRUCTED OR CONSTRUCTION HAS BEEN COMPLETED; AND (3) EACH SUCH STRUCTURE, TO THE EXTENT OF ITS STAGE OF COMPLETION AT THAT TIME, IS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH SUCH PLANS.

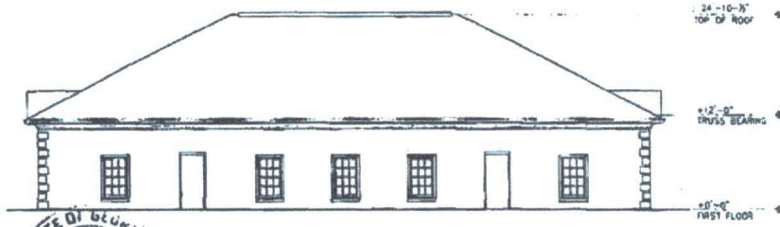
MEASUREMENTS OF THE FIELD CONDITIONS MEASURED WITH HAND HELD LEVEL MEASUREMENTS ARE NOT GUARANTEED OR WARRANTED OR SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL SYSTEMS.

THE FLOOR PLAN AND THE DIMENSIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT DIMENSIONS SHOWN SHOULD BE CONSIDERED AS APPROXIMATE. ANY DISCREPANCY REGARDING THIS FLOOR PLAN SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT. MEASUREMENTS AND SOLID FOOTING OF THE UNIT.

THE CONDOMINIUM REGULATION FOR STEVE REYNOLDS COMMONS CONDOMINIUM IS RECORDED IN DEED BOOK FIRST, PAGE 481 OF THE SUPERIOR COURT OF CHATTAHOOCY COUNTY, GEORGIA RECORDS.

[Signature]
NAME: S. P. ZARBAS, ARCH.
REGISTERED ARCHITECT, P.E.

BK45180PG0079



STEVE REYNOLDS COMMONS CONDOMINIUM
 BUILDING B
 REAR ELEVATION

CONDOMINIUM FLOOR PLAN
 NO. 2452
 RECORDER 9-27-05 G.S.P.A.

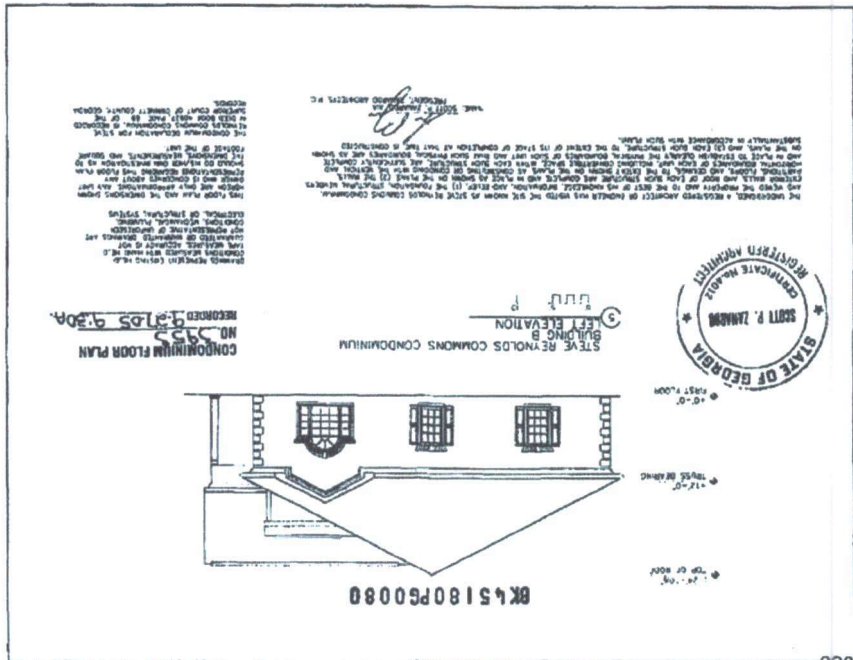
THE UNDERSIGNED, A REGISTERED ARCHITECT OR ENGINEER HAS VISITED THE SITE KNOWN AS STEVE REYNOLDS COMMONS CONDOMINIUM, AND VIEWED THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF, (1) THE FOUNDATION, STRUCTURAL MEMBERS, EXTERIOR WALLS, AND ROOF OF EACH SUCH STRUCTURE ARE COMPLETE AND IN PLACE AS SHOWN ON THE PLANS; (2) THE WALLS, PARTITIONS, FLOORS, AND CEILING, TO THE EXTENT SHOWN ON THE PLANS, AS CONSTITUTING OR CONSISTING WITH THE VERTICAL AND HORIZONTAL DIMENSIONS OF EACH UNIT, INCLUDING CONVEYABLE SPACE, WITHIN EACH SUCH STRUCTURE, ARE SUFFICIENTLY COMPLETE AND IN PLACE TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF SUCH UNIT AND THAT SUCH PHYSICAL BOUNDARIES ARE AS SHOWN ON THE PLANS; AND (3) EACH SUCH STRUCTURE, TO THE EXTENT OF ITS STAGE OF COMPLETION AT THAT TIME, IS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH SUCH PLANS.

DRAWING REPRESENTS EXISTING FIELD DIMENSIONS MEASURED WITH HAND HELD TAPE MEASURES. ACCURACY IS NOT GUARANTEED OR WARRANTED. DRAWINGS ARE NOT REPRESENTATIVE OF UNFINISHED CONDITIONS, MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL SYSTEMS.

THIS FLOOR PLAN AND THE DIMENSIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT DIMENSIONS ARE CONSIDERED SUBJECT TO REPRESENTATIONS REGARDING THIS FLOOR PLAN SHOULD BE HELD BY AN INVESTIGATOR AS TO THE SURVEYOR, MEASUREMENTS, AND SQUARE FOOTAGE OF THE UNIT.

THE CONDOMINIUM DECLARATION FOR STEVE REYNOLDS COMMONS CONDOMINIUM IS RECORDED IN DEED BOOK 8432, PAGE 89 OF THE SUPERIOR COURT OF CHMNETT COUNTY, GEORGIA RECORDS.

Scott P. Zamargo
 NAME: SCOTT P. ZAMARGO, AIA
 PRESIDENT, ZAMARGO ARCHITECTS, P.C.



BK45180P60082

STEVE REYNOLDS COMMONS CONDOMINIUM
BUILDING C
FRONT ELEVATION

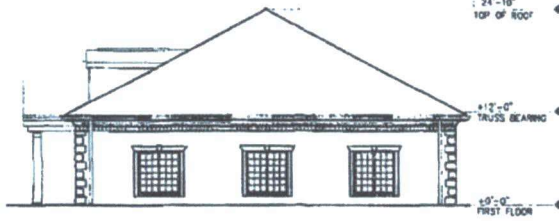
CONDOMINIUM FLOOR PLAN
NO. 282
RECORDED 9-27-05 9:30A.

STATE OF ILLINOIS
REGISTERED ARCHITECT
SCOTT P. LAMHO

THE ARCHITECT HAS REVIEWED THE DRAWINGS AND FINDS THAT THEY COMPLY WITH THE REQUIREMENTS OF THE ILLINOIS ARCHITECTURAL ACT AND THE ILLINOIS CONDOMINIUM ACT. HE HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROJECT OR THE SITE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE ARCHITECTURAL DRAWINGS. HE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT OR THE RESULTS OF ANY SURVEYING OR ENGINEERING WORK PERFORMED BY OTHERS. HE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT OR THE RESULTS OF ANY SURVEYING OR ENGINEERING WORK PERFORMED BY OTHERS. HE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT OR THE RESULTS OF ANY SURVEYING OR ENGINEERING WORK PERFORMED BY OTHERS.

AND STATE OF ILLINOIS, ALL RIGHTS RESERVED. ALL RIGHTS RESERVED. ALL RIGHTS RESERVED.

BK45180PG0084



STEVE REYNOLDS COMMONS CONDOMINIUM
BUILDING C
RIGHT ELEVATION

CONDOMINIUM FLOOR PLAN
NO. 2957
RECORDED 9/2/95 G.D.A.

DIMENSIONS REPRESENT EXISTING FIELD CONDITIONS MEASURED WITH TYPICAL FIELD TAPE MEASURES. ACCURACY IS NOT GUARANTEED OR WARRANTED. DRAWINGS ARE NOT REPRESENTATIVE OF MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL SYSTEMS.

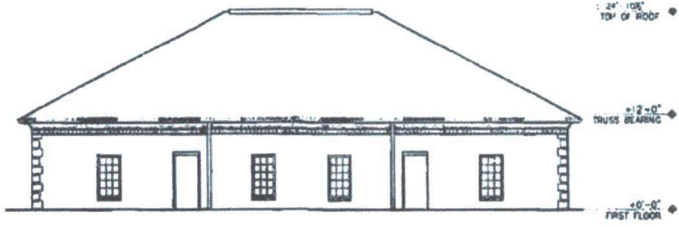
THE UNDERSIGNED, A REGISTERED ARCHITECT OR ENGINEER HAS VISITED THE SITE KNOWN AS STEVE REYNOLDS COMMONS CONDOMINIUM, AND VIEWED THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF, (1) THE FOUNDATION, STRUCTURAL MEMBERS, EXTERIOR WALLS, AND ROOF OF EACH SUCH STRUCTURE ARE COMPLETE AND IN PLACE AS SHOWN ON HIS PLANS, (2) THE WALLS, PARTITION, FLOORING, AND CEILING, TO THE EXTENT SHOWN ON THE PLANS, AS CONSTRUCTED OR TO BE CONSTRUCTED, WITH THE VERTICAL AND HORIZONTAL BOUNDARIES OF EACH UNIT, BEING CORRECTLY SHOWN, AND (3) EACH SUCH STRUCTURE, AS REPRESENTED COMPLETE AND IN PLACE TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF EACH UNIT AND THAT SUCH PHYSICAL BOUNDARIES ARE AS SHOWN ON THE PLANS, AND (4) EACH SUCH STRUCTURE, TO THE EXTENT OF ITS STAGE OF COMPLETION AT THAT TIME, IS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH SUCH PLANS.

THIS FLOOR PLAN AND THE DIMENSIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT OWNER WHO IS CONSIDERING BUYING ANY REPRESENTATIONS REGARDING THIS FLOOR PLAN SHOULD DO THEIR OWN INVESTIGATION AS TO THE DIMENSIONS, MEASUREMENTS, AND SQUARE FOOTAGE OF THE UNIT.

THE CONDOMINIUM DECLARATION FOR STEVE REYNOLDS COMMONS CONDOMINIUM, IS RECORDED IN DEED BOOK 4033, PAGE 18, OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA RECORDS.

NAME: SCOTT P. ZAMANI, AIA
REGISTERED ARCHITECT, P.C.

BK45180PG0085



STEVE REYNOLDS COMMONS CONDOMINIUM
 BUILDING C
 REAR ELEVATION

CONDOMINIUM FLOOR PLAN
 NO. 255
 RECORDED 1-21-85 9:30A.

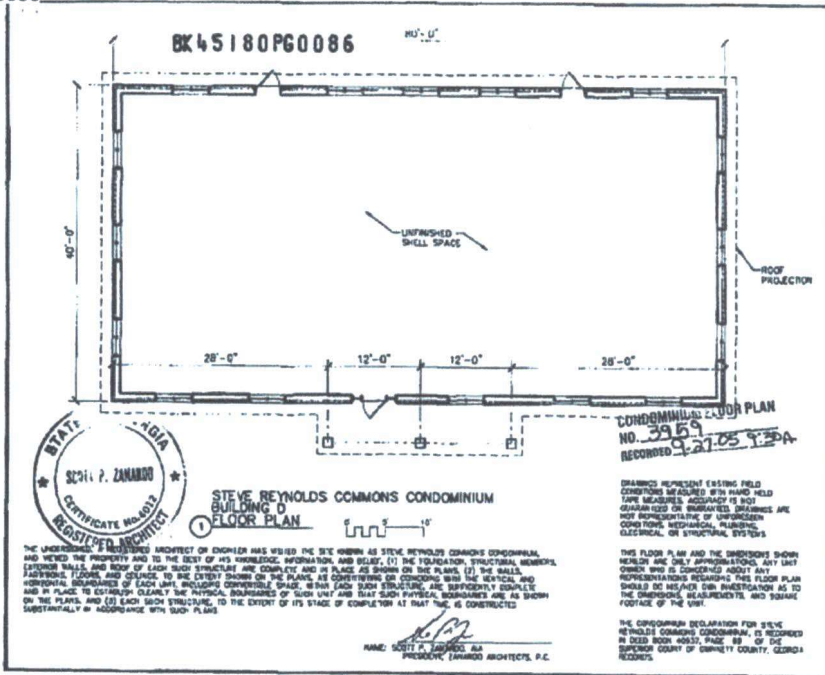
THE UNDERSIGNED A REGISTERED ARCHITECT OF GEORGIA HAS VIEWED THE SITE SHOWN AS STEVE REYNOLDS COMMONS CONDOMINIUM, AND VIEWED THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF, (1) THE FOUNDATION, STRUCTURAL MEMBERS, EXTERIOR WALLS, AND ROOF OF EACH SUCH STRUCTURE ARE COMPLETE AND IN PLACE AS SHOWN ON THE PLANS, (2) THE WALLS, PARTITIONS, FLOORS, AND CEILING TO THE EXENT SHOWN ON THE PLANS, AS CONTRIBUTING TO COMING UP WITH THE VERTICAL AND HORIZONTAL BOUNDARIES OF EACH UNIT, INCLUDING AVAILABLE SPACE, WITHIN EACH SUCH STRUCTURE, ARE SUFFICIENTLY COMPLETE AND IN PLACE TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF EACH UNIT AND THAT SUCH PHYSICAL BOUNDARIES ARE AS SHOWN ON THE PLANS, AND (3) EACH SUCH STRUCTURE, TO THE EXTENT OF ITS STAGE OF COMPLETION AT THAT TIME, IS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH SUCH PLANS.

DRAWN'S REPRESENT EXISTING FIELD CONDITIONS MEASURED WITH HAND FIELD TAPE MEASURES. ACCURACY IS NOT GUARANTEED OR WARRANTED. DRAWINGS ARE NOT RESPONSIBLE FOR UNDESIGNED CONDITIONAL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL SYSTEMS.

THIS FLOOR PLAN AND THE DIMENSIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT OWNER WHO IS CONCERNED ABOUT ANY REPRESENTATIVE MEASUREMENT, THIS FLOOR PLAN SHOULD DO HIS/HER OWN INVESTIGATION AS TO THE DIMENSIONS, MEASUREMENTS, AND SQUARE FOOTAGE OF THE UNIT.

DATE: 1/21/85
 BY: SCOTT P. ZANARDO, AIA
 FREDERIC ZANARDO ARCHITECTS, P.C.

THE CONDOMINIUM DECLARATION FOR STEVE REYNOLDS COMMONS CONDOMINIUM IS RECORDED BY DEED BOOK 45187, PAGE 49 OF THE PUBLIC CLERK OF GEORGIA COUNTY, GEORGIA RECORDS.



STATE OF GEORGIA
 SCOTT P. ZAMARDO
 REGISTERED ARCHITECT
 CERTIFICATE NO. 4032

STEVE REYNOLDS COMMONS CONDOMINIUM
 BUILDING D
 FLOOR PLAN

CONDOMINIUM LAYOUT PLAN
 NO. 3969
 RECORDED 9-27-05 9:30A

DIMENSIONS REPRESENT EXISTING FIELD CONDITIONS MEASURED WITH HAND HELD TAPE MEASURES. REGARDLESS IF NOT GUARANTEED OR IMPROVED DIMENSIONS ARE NOT REPRESENTATIVE OF UNFINISHED CONDITIONS MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL SYSTEMS.

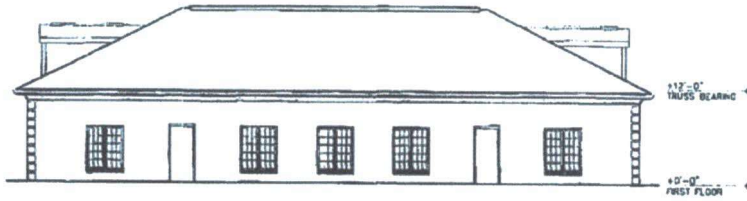
THE UNDERSIGNED, A REGISTERED ARCHITECT OR ENGINEER HAS REVIEWED THE SET SHOWN AS STEVE REYNOLDS COMMONS CONDOMINIUM, AND VERIFIED THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF: (1) THE FOUNDATION, STRUCTURAL MEMBERS, EXTERIOR WALLS, AND ROOF OF EACH SUCH STRUCTURE ARE COMPLETE AND IN PLACE AS SHOWN ON THE PLANS; (2) THE HALLS, PASSENGER, ELEVATOR, AND STAIRS, TO THE EXTENT SHOWN ON THE PLANS, AS CONTINUING OR CONCORDING WITH THE VERTICAL AND HORIZONTAL BOUNDARIES OF EACH UNIT, INCLUDING COMMONIBLE SPACE, WITHIN EACH SUCH STRUCTURE, ARE REPRESENTED COMPLETE, AND IN PLACE TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF SUCH UNIT AND THAT SUCH PHYSICAL BOUNDARIES ARE AS SHOWN ON THE PLANS; AND (3) EACH SUCH STRUCTURE, TO THE EXTENT OF ITS STAGE OF COMPLETION AT THAT TIME, IS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH SUCH PLANS.

THIS FLOOR PLAN AND THE DIMENSIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT OWNER WHO IS CONCERNED ABOUT ANY REPRESENTATIONS REGARDING THIS FLOOR PLAN SHOULD SO BEWARE FOR INVESTIGATION AS TO THE DIMENSIONS, MEASUREMENTS, AND SQUARE FOOTAGE OF THE UNIT.

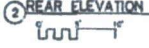
THE CONDOMINIUM DECLARATION FOR STEVE REYNOLDS COMMONS CONDOMINIUM, IS RECORDED IN DEED BOOK 4833, PAGE 89 OF THE SUPERIOR COURT OF DUNWOODY COUNTY, GEORGIA RECORDS.

SCOTT P. ZAMARDO, R.A.
 PRESIDENT, ZAMARDO ARCHITECTS, P.C.

BK45180PG0090



STEVE REYNOLDS COMMONS CONDOMINIUM
BUILDING D
REAR ELEVATION



CONDOMINIUM FLOOR PLAN
NO. 3763
RECORDED 4-21-05 9:30A

THE UNDERSIGNED, A REGISTERED ARCHITECT OR ENGINEER HAS METED BY THE KNOWN AS STEVE REYNOLDS COMMONS CONDOMINIUM, AND VIEWED THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF: (1) THE FOUNDATION, STRUCTURAL MEMBERS, EXTERIOR WALLS, AND ROOF OF EACH SUCH STRUCTURE ARE COMPLETE AND IN PLACE AS SHOWN ON THE PLANS; (2) THE WALLS, PARTITIONS, FLOORS, AND CEILING, TO THE EXTENT SHOWN ON THE PLANS, AS CONSTRUCTED OR CONSTRUCTING WITH THE VERTICAL AND HORIZONTAL DIMENSIONS OF EACH UNIT, INCLUDING CONVERTIBLE SPACE, WITHIN EACH SUCH STRUCTURE, ARE SUFFICIENTLY COMPLETE AND IN PLACE TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF EACH UNIT AND THAT SUCH PHYSICAL BOUNDARIES ARE AS SHOWN ON THE PLANS; AND (3) EACH SUCH STRUCTURE, TO THE EXTENT OF ITS STAGE OF COMPLETION AT THAT TIME, IS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH SUCH PLANS.

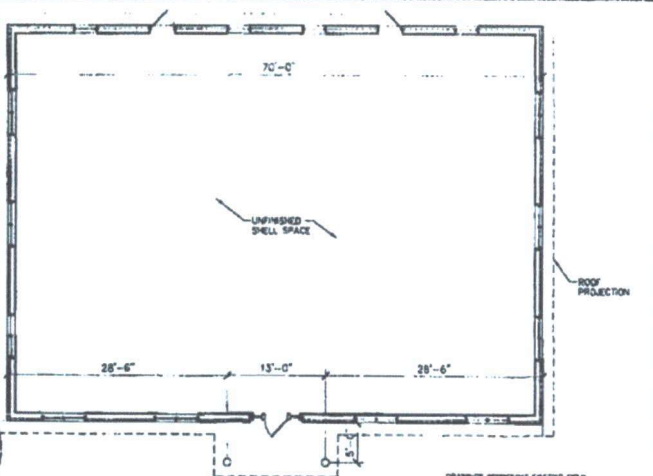
DRAWINGS REPRESENT FIELD MEASUREMENTS AND FIELD CONDITIONS MEASURED WITH HAND HELD TAPES. MEASUREMENT ACCURACY IS NOT GUARANTEED OR WARRANTED. DRAWINGS ARE NOT REPRESENTATIVE OF IMPROVEMENTS, MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL SYSTEMS.

THIS FLOOR PLAN AND THE DIMENSIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY OTHER WORK IS CONSIDERED ABOUT ANY REPRESENTATIONS REGARDING THIS FLOOR PLAN SHOULD GO UNHEARD AND REVERSED AS TO THE DIMENSIONS, NEIGHBORHOODS, AND SQUARE FOOTAGE OF THE UNIT.

THE CONDOMINIUM DECLARATION FOR STEVE REYNOLDS COMMONS CONDOMINIUM IS RECORDED IN DEED BOOK 10817 PAGE 106 OF THE SUPERIOR COURT OF DUNWOODY COUNTY, GEORGIA RECORDS.

NAME: SCOTT P. ZANAK, R.A.
FRESHWATER ARCHITECTS, P.C.

CONDOMINIUM FLOOR PLAN
NO. 576
RECORDED
BOOK 18705
PAGE 32A



STEVE REYNOLDS COMMONS CONDOMINIUM
BUILDING C
FLOOR PLAN

THE UNDERSIGNED, A REGISTERED ARCHITECT OF GEORGIA HAS REVIEWED THE DIC KNOWN AS STEVE REYNOLDS COMMONS CONDOMINIUM, AND HEREBY THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, (1) THE FOUNDATION, STRUCTURAL MEMBERS, EXTERIOR WALLS, AND ROOF OF EACH SUCH STRUCTURE ARE COMPLETE AND IN PLACE AS SHOWN ON THE PLANS, (2) THE WALLS, PARTITIONS, FLOORS, AND CEILING, TO THE EXTENT SHOWN ON THE PLANS, AS CONSTRUCTIVE OR CONSISTENT WITH THE MECHANICAL AND HORIZONTAL DIMENSIONS OF EACH UNIT, INCLUDING CONCRETE SLABS, BEING EACH SUCH STRUCTURE, ARE SUBSTANTIALLY COMPLETE, AND IN PLACE TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF SUCH UNIT AND THAT SUCH PHYSICAL BOUNDARIES ARE AS SHOWN ON THE PLANS, AND (3) EACH SUCH STRUCTURE, TO THE EXTENT OF ITS STAGE OF COMPLETION AT THAT TIME, IS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH SUCH PLANS.

DRAWINGS REPRESENT EXISTING FIELD CONDITIONS MEASURED WITH HAND HELD TAPES MEASURED ACCURACIES ARE NOT GUARANTEED OR WARRANTED. DRAWINGS ARE NOT REPRESENTATIVE OF INSPECTION CONCRETE, MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL SYSTEMS.

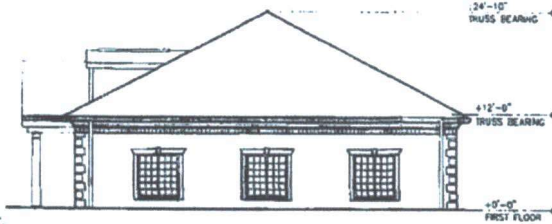
THIS FLOOR PLAN AND THE DIMENSIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT OWNER AND IS CONSIDERED AS NOT ANY REPRESENTATIONS REGARDING THIS FLOOR PLAN SHOULD BE MADE FOR INVESTIGATION AS TO THE DIMENSIONS, MEASUREMENTS, AND SQUARE FOOTAGE OF THE UNIT.

THE CONDOMINIUM DECLARATION FOR STEVE REYNOLDS COMMONS CONDOMINIUM, IS RECORDED IN DEED BOOK 18705, PAGE 39, OF THE SUPERIOR COURT OF EMMETT COUNTY, GEORGIA RECORDS.

SCOTT P. ZAMBO, A.A.
PRESIDENT, ZAMBO ARCHITECTS, P.C.

0K45180PG0094

CONDOMINIUM FLOOR PLAN
NO. 167
RECORDED 2/20/05 9:30 AM



STEVE REYNOLDS COMMONS CONDOMINIUM
BUILDING E
RIGHT ELEVATION

THE UNDERSIGNED, A REGISTERED ARCHITECT OR ENGINEER HAS VIEWED THE SITE KNOWN AS STEVE REYNOLDS COMMONS CONDOMINIUM AND VIEWED THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF, (1) THE FOUNDATION, STRUCTURAL MEMBERS, EXTERIOR WALLS, AND ROOF OF EACH STORY STRUCTURE ARE COMPLETE AND IN PLACE AS SHOWN ON THE PLANS, (2) THE WALLS, PARTITION FLOORS, AND CEILING TO THE EXTENT SHOWN ON THE PLANS AS CONSTRUCTED OR CONFORMING WITH THE VERTICAL AND HORIZONTAL DIMENSIONS OF EACH UNIT INCLUDING CORNER-TIE BRACKETS, BEING EACH SUCH STRUCTURE, ARE SUFFICIENTLY COMPLETE AND IN PLACE TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF EACH UNIT AND THAT SUCH PHYSICAL BOUNDARIES ARE AS SHOWN ON THE PLANS, AND (3) EACH SUCH STRUCTURE, TO THE EXTENT OF ITS STAGE OF COMPLETION AT THAT TIME, IS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH SUCH PLANS.

DRAWINGS REPRESENT EXISTING FIELD CONDITIONS MEASURED WITH PHOTO FIELD TAPE MEASURES. ACCURACY IS NOT GUARANTEED. DIMENSIONED DRAWINGS ARE NOT REPRESENTATIVE OF MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL SYSTEMS.

THIS FLOOR PLAN AND THE DIMENSIONS SHOWN THEREON ARE ONLY APPROXIMATIONS. ANY UNIT OWNER WHO IS CONCERNED ABOUT ANY REPRESENTATIONS REGARDING THIS FLOOR PLAN SHOULD DO HIS/HER OWN INVESTIGATION AS TO THE DIMENSIONS, REQUIREMENTS, AND SQUARE FOOTAGE OF THE UNIT.

THE CONDOMINIUM DECLARATION FOR STEVE REYNOLDS COMMONS CONDOMINIUM, IS RECORDED IN BOOK 4031, PAGE 83 OF THE SUPERIOR COURT OF SPANETT COUNTY, GEORGIA RECORDS.

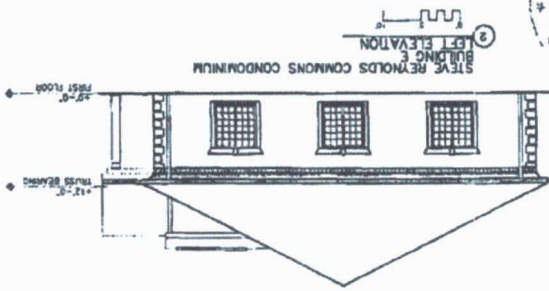
SCOTT P. ZANARDO, R.A.
PRESIDENT, ZANARDO ARCHITECT, P.C.

THESE PLANS AND THE ENGINEER'S SIGNATURE AND SEAL ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

THESE PLANS AND THE ENGINEER'S SIGNATURE AND SEAL ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

STATE OF GEORGIA
 REGISTERED ARCHITECT
 KEVIN P. JAMARO

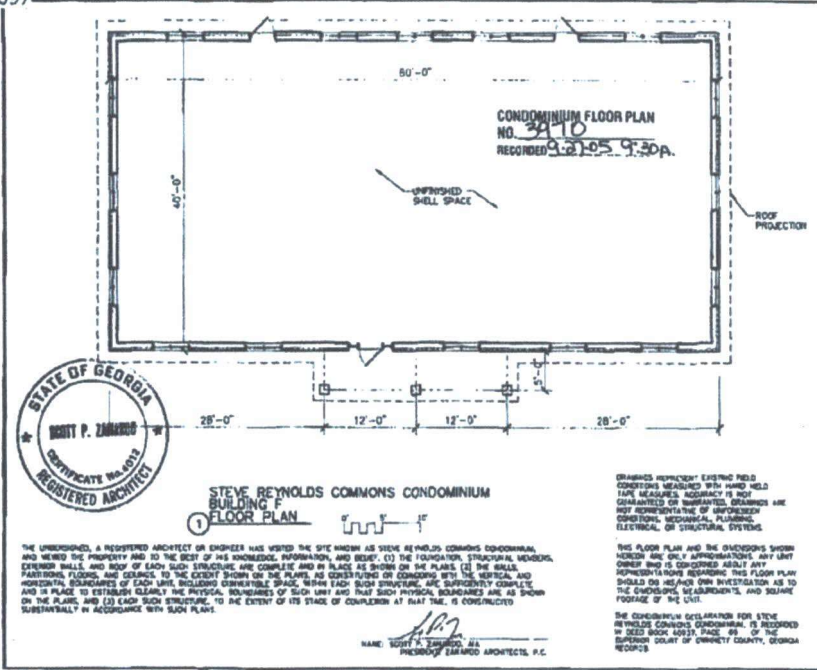
THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



NO. 2910
 RECORDED
 04/15/2004

8K45180P6095

BR 45180PC0097



**STEVE REYNOLDS COMMONS CONDOMINIUM
BUILDING F
FLOOR PLAN**

THE UNDERSIGNED, A REGISTERED ARCHITECT OR ENGINEER HAS VISITED THE SITE KNOWN AS STEVE REYNOLDS COMMONS CONDOMINIUM AND HEREIN THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, (1) THE FOUNDATION, STRUCTURAL MEMBERS, EXTERIOR WALLS AND ROOF OF EACH SUCH STRUCTURE ARE COMPLETE AND IN PLACE AS SHOWN ON THE PLANS; (2) THE WALLS, PARTITIONS, FLOORING, AND CEILING, TO THE EXTENT SHOWN ON THE PLANS, AS CONSTRUCTED OR COMING WITH THE VERTICAL AND HORIZONTAL COORDINATES OF EACH UNIT INCLUDING OVERHANGING SHADE, TERRACE, BAY, BUSH STRUCTURE, ARE SUBSTANTIALLY COMPLETE, AND IS IN PLACE TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF SUCH UNIT AND THAT SUCH PHYSICAL BOUNDARIES ARE AS SHOWN ON THE PLANS; AND (3) EACH SUCH STRUCTURE, TO THE EXTENT OF ITS STAGE OF COMPLETION AT THAT TIME, IS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH SUCH PLANS.

DRAWINGS REPRESENT EXISTING FIELD CONDITIONS MEASURED WITH HAND HELD TAPE MEASURES. ACCURACY IS NOT GUARANTEED OR WARRANTED. DRAWINGS ARE NOT REPRESENTATIVE OF IMPROVED CONDITIONS, MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL SYSTEMS.

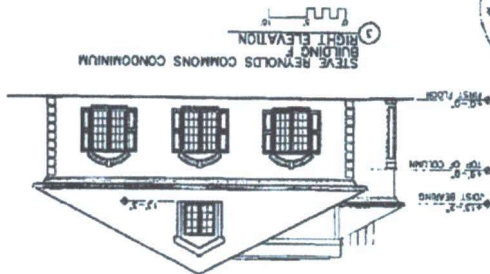
THIS FLOOR PLAN AND THE DIMENSIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT OWNER WHO IS CONSIDERING ACQUIRING ANY REPRESENTATIVE REGARDING THIS FLOOR PLAN SHOULD DO HIS/HER OWN INVESTIGATION AS TO THE DIMENSIONS, MEASUREMENTS, AND SQUARE FOOTAGE OF THE UNIT.

THE CONDOMINIUM DECLARATION FOR STEVE REYNOLDS COMMONS CONDOMINIUM IS RECORDED IN DEED BOOK 45180, PAGE 98 OF THE SUPERIOR COURT OF DUNWOODY COUNTY, GEORGIA RECORDS.

NAME: SCOTT P. ZAMUDIO, AIA
REGISTERED ARCHITECT, P.C.

8K45180F60099

RECORDED
NO. 2918
9304



3
RIGHT ELEVATION
STEVE REYNOLDS COMMONS CONDOMINIUM



THE ARCHITECT'S REGISTERED ADDRESS HAS BEEN VERIFIED BY THE STATE ARCHITECTS BOARD. THE ARCHITECT'S REGISTERED ADDRESS IS: 1000 N. W. 10TH AVENUE, SUITE 1000, ATLANTA, GEORGIA 30309. THE ARCHITECT'S REGISTERED ADDRESS IS: 1000 N. W. 10TH AVENUE, SUITE 1000, ATLANTA, GEORGIA 30309. THE ARCHITECT'S REGISTERED ADDRESS IS: 1000 N. W. 10TH AVENUE, SUITE 1000, ATLANTA, GEORGIA 30309.

THE ARCHITECT'S REGISTERED ADDRESS HAS BEEN VERIFIED BY THE STATE ARCHITECTS BOARD. THE ARCHITECT'S REGISTERED ADDRESS IS: 1000 N. W. 10TH AVENUE, SUITE 1000, ATLANTA, GEORGIA 30309. THE ARCHITECT'S REGISTERED ADDRESS IS: 1000 N. W. 10TH AVENUE, SUITE 1000, ATLANTA, GEORGIA 30309. THE ARCHITECT'S REGISTERED ADDRESS IS: 1000 N. W. 10TH AVENUE, SUITE 1000, ATLANTA, GEORGIA 30309.

Exhibit E
Parking - Steve Reynolds Commons Condominium

The following contains a list of the designated parking spaces for each building in Steve Reynolds Commons as shown on the Condominium Plat recorded in Plat Book CD3, Page 205, Gwinnett County, Georgia records, as re-recorded:

<u>Building:</u>	<u>Assigned Spaces:</u>	<u>Total Number of Spaces:</u>
Building A	Spaces 1-5; 16-20	10
Building B	Spaces 6-15; 75-71	15
Building C	Spaces 21-28; 66-70	13
Building D	Spaces 53-65	13
Building E	Spaces 29-36; +4 (see Note 1)	8
Building F	Spaces 38-53; +2 (see Note 2)	16

Note 1:

- 4 additional parking spaces are to be constructed and assigned to Building E after the date hereof.

Note 2:

- 2 additional parking spaces are to be constructed and assigned to Building F after the date hereof.

8K47936PG0750

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

07 MAY 31 AM 9:36

TOM LAWLER, CLERK

304301

After recording return to:
Calloway Title & Escrow, LLC
Attn: David W. Dudley 2-19921
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

After recording return to:
David A. Weissmann, Esq.
3490 Piedmont Blvd, Suite 650
Atlanta, Georgia 30305

Cross Reference:
Declaration of Condominium for Steve Reynolds
Commons Condominium dated December 8, 2004
recorded in Deed Book 40937, Page 69, Gwinnett
County, Georgia records, as amended

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
STEVE REYNOLDS COMMONS CONDOMINIUM

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR STEVE
REYNOLDS COMMONS CONDOMINIUM, made as of this 15 day of May, 2007 by STEVE
REYNOLDS PARTNERSHIP, LLC, a Georgia limited liability company ("Declarant").

WITNESSETH THAT:

WHEREAS, on December 14, 2004, that certain Declaration of Condominium for Steve
Reynolds Commons Condominium dated December 8, 2004 was recorded in Deed Book 40937,
page 69, Gwinnett County, Georgia records, as amended by that certain Amendment to Declaration
of Condominium for Steve Reynolds Commons Condominium dated as of September 1, 2005,
recorded in Deed Book 45180, page 70, aforesaid records (the "Declaration"; capitalized terms used
herein which are not otherwise defined shall have the meanings set forth in the Declaration); and

WHEREAS, the Declarant desires to amend the Declaration to correct the percentage
interests in Common Elements and liabilities for Common Expenses as described on Exhibit "B"
attached to the Declaration; and

WHEREAS, a Building is its own Unit unless subdivided into not more than 4 Units and the
Declarant desires to numerically designate each subdivided Unit with a suite number; and

WHEREAS, the plat of survey for the Condominium, prepared by Haynes, James &
Associates was filed in Condominium Plat Book CD3, page 205, *et. seq.*, Gwinnett County, Georgia
records; and

0079167

BK 4 7 9 3 6 P G 0 7 5 1

WHEREAS, the Floor Plans for the Condominium, prepared by Zanardo Architects, P.C., were filed in Condominium File Cabinet nos. 3241-3245 and 3949-3973, Gwinnett County, Georgia records; and

WHEREAS, each undersigned Owner desires to consent to this Amendment and by execution hereof, has given his/her/its written consent to this Amendment.

NOW, THEREFORE, for subject to the provisions of O.C.G.A. Section 44-3-93, and Section 25 of the Declaration, and in accordance with those provisions, Declarant hereby amends the Declaration as follows:

1. Declarant hereby reallocates the undivided percentage interest in the Common Elements and liabilities for Common Expenses among the all Units by deleting Exhibit B to the Declaration in its entirety and replacing it with Exhibit "B" attached hereto and incorporated herein by this reference.

2. Declarant hereby designates any and all subdivided Buildings with a Suite number togetherwith the Building designation so that a subdivided Building would be identified by the Building letter and suite number, i.e. Building A, Suite 1; and

3. Each of the undersigned Owner hereby consents to the percentage interests in Common Elements and liabilities for Common Expenses for their respective Unit as described on Exhibit "B" attached hereto.

4. Except as amended hereby, the Declaration shall continue in full force and effect. As amended hereby, the Declaration is hereby ratified and confirmed.

5. This Amendment may be executed in multiple counterparts, each of which shall constitute an original and all when taken together shall constitute one and the same document.

[Executions on following page]

BK 47936PG0752

IN WITNESS WHEREOF, Declarant has affixed its hand and seal by its duly authorized representatives as of the date and year first above written.

Signed, sealed and delivered
in the presence of:

Cassie Hood
Unofficial Witness

Gracie Bishop
Notary Public

STEVE REYNOLDS PARTNERSHIP, LLC, a
Georgia limited liability company

By: *CS* (SEAL)
Charles G. Sechler, Manager

My Commission Expires

[AFFIX SEAL]



[Executions continue on following page]

BK47936PG0753

Consented to and Approved by:

OWNER (Unit A):
RAY ENGINEERING, INC.

Signed, sealed and delivered in the
presence of:

Lambert Coleman
Witness

Nancy E. Cooper
Notary Public

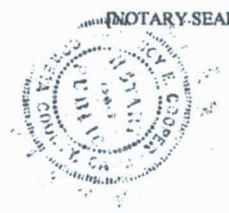
My Commission Expires: 9/26/09

By: *Stallley*
Name: STEW W. STALLY
Title: PRESIDENT

[CORPORATE SEAL]



[NOTARY SEAL]



BK47936PG0754

Consented to and Approved by:

OWNER (Unit B):

Signed, sealed and delivered in the
presence of:

Maby
Witness

Jessica Lane (SEAL)
Jessica Lane

Austina Sergio
Notary Public

My Commission Expires: 4/18/09

[NOTARY SEAL]



47936
00755

BK 47936PG0755

Consented to and Approved by:

OWNER (Unit C):

Signed, sealed and delivered in the presence of:

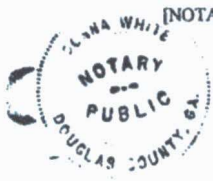
[Signature]
Witness

[Signature] (SEAL)
Ravi Chander

Donna White
Notary Public

My Commission Expires: 05/10/2011

[NOTARY SEAL]



BK 47936PG0756

Consented to and Approved by:

OWNER (Unit D):



(SEAL)

Signed, sealed and delivered in the presence of:



Witness



Notary Public

My Commission Expires:

[NOTARY SEAL]



Jules Junker



Consented to and Approved by:

OWNER (Unit E):
ROSEMONT LAND GROUP, LLC

Signed, sealed and delivered in the
presence of:

[Signature]
Witness
[Signature]
Notary Public

By: Lisa Nash (SEAL)
Name: Lisa Nash
Title: Manager

My Commission Expires: 03-02-2008

[NOTARY SEAL]



BK 47936 PG 0758

Consented to and Approved by:

OWNER (Unit F):
ADL SOLUTIONS, LLC

Signed, sealed and delivered in the
presence of:

Ad E Zitz
Witness

John Dain
Notary Public

By: *John Dain* (SEAL)
Name: JOHNNY DAIN
Title: PARSON

My Commission Expires: _____

[NOTARY SEAL]

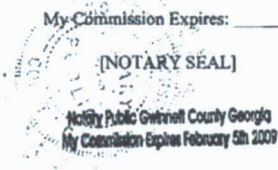


EXHIBIT "B"

(Undivided Percentage Interest in Common Elements
and Liabilities for Common Expenses)

<u>Building</u>	<u>Square Footage</u>	<u>Percentage</u>
Office A	2,410	3.78%
Office B	4,000	6.27%
Office C	3,500	5.48%
Office D	3,200	5.01%
Office E	3,500	5.48%
Office F	3,200	5.01%
Office G	3,500	5.48%
Office H	2,410	3.78%
Office I	4,000	6.27%
Office J	5,000	7.83%
Office K	5,000	7.83%
Office L	5,000	7.83%
Office M	5,000	7.83%
Office N	2,410	3.78%
Office O	4,800	7.52%
Office P	4,500	7.05%
Office Q	2,410	3.78%
TOTAL:	63,840	100.00%

BK47936PG0759

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

07 MAY 31 AM 9:36

TOM LAWLER, CLERK

304302

After recording return to:
Calloway Title & Escrow, LLC
Attn: David W. Dudley
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

After recording return to:
David A. Wejsmann, Esq.
3490 Piedmont Road, Suite 650
Atlanta, Georgia 30305

Cross Reference:
Declaration of Condominium for Steve Reynolds
Commons Condominium dated December 8, 2004
recorded in Deed Book 40937, Page 69, Gwinnett
County, Georgia records, as amended

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
STEVE REYNOLDS COMMONS CONDOMINIUM

THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR STEVE
REYNOLDS COMMONS CONDOMINIUM, made as of this 25 day of May, 2007 by STEVE
REYNOLDS PARTNERSHIP, LLC, a Georgia limited liability company ("Declarant").

WITNESSETH THAT:

WHEREAS, on December 14, 2004, that certain Declaration of Condominium for Steve
Reynolds Commons Condominium dated December 8, 2004 was recorded in Deed Book 40937,
page 69, Gwinnett County, Georgia records, as amended by that certain Amendment to Declaration
of Condominium for Steve Reynolds Commons Condominium dated as of September 1, 2005,
recorded in Deed Book 45180, page 70, aforesaid records, as further amended by that certain Second
Amendment to Declaration of Condominium for Steve Reynolds Commons Condominium dated
May 15, 2007, to be recorded in aforesaid records (the "Declaration"; capitalized terms used herein
which are not otherwise defined shall have the meanings set forth in the Declaration); and

WHEREAS, the Declarant desires to subject to the Declaration the Additional Property
described on Exhibit "D" to the Declaration, which property to be submitted is described on Exhibit
"A" attached hereto and incorporated herein by this reference (the "Additional Property"); and

WHEREAS, the plat of survey for the Condominium, prepared by Haynes, James &
Associates was filed in Condominium Plat Book CD3, page 205, *et. seq.*, Gwinnett County, Georgia
records; and the plat of survey for the Additional Property was filed in Condominium Plat Book
CD4, page 281, *et. seq.*, aforesaid records, and re-recorded in Condominium Plat Book CD 4, page
276-277, *et. seq.*, aforesaid records, and

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WHEREAS, the Floor Plans for the Condominium, prepared by Zanardo Architects, P.C., were filed in Condominium File Cabinet nos. 3241-3245 and 3949-3973, Gwinnett County, Georgia records; and the Floor Plans for the Additional Property were filed in Condominium File Cabinet no. 4812-4816; and

WHEREAS, pursuant to the Declaration, this Amendment does not require any approvals or consents of Owners or Mortgagees.

NOW, THEREFORE, for subject to the provisions of O.C.G.A. Section 44-3-93, and Section 25 of the Declaration and in accordance with those provisions, Declarant hereby amends the Declaration as follows:

1. Declarant hereby amends the Section 4 of the Declaration by deleting the first paragraph in its entirety and substituting the following in lieu thereof:

"The Condominium is divided into seventeen (17) buildings (a "Building"), each of which Building shall constitute its own Unit unless subdivided as provided in Section 16(a)(iii) below, with Limited Common Elements and Common Elements. Each Unit shall be conveyed as a separately designated and legally described freehold estate subject to the Act and the Condominium Instruments. The Units are depicted on the Survey and the Floor Plans. Each Unit includes that part of the structure, which lies within the following boundaries:"

2. Declarant hereby amends Section 7(a) of the Declaration to designate balconies and/or patios as a Limited Common Element by adding subsection (vi) as follows:

"(vi) any, balcony, patio and fencing attached to and serving only one (1) Unit is assigned as a Limited Common Element to the Unit so served."

3. From and after the date hereof, the Additional Property shall be subject to the form of ownership set forth in the Georgia Condominium Act, O.C.G.A. Section 44-3-70, *et seq.*, (the Georgia Condominium Act") and to the provisions of the Declaration. The Additional Property shall hereafter be held, sold, transferred, conveyed, used, occupied and mortgaged or otherwise encumbered subject to the provisions of the Georgia Condominium Act and all covenants, conditions, restrictions, easements, assessments and liens set forth in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with the title to, the Additional Property, and which shall be binding upon all persons or entities having any right, title or interest in the Additional Property, their respective heirs, legal representatives, successors, successors-in-title and assigns, for the benefit of all owners of property subject to the Declaration.

4. Except as amended hereby, the Declaration shall continue in full force and effect. As amended hereby, the Declaration is hereby ratified and confirmed.

[Executions on following page]

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IN WITNESS WHEREOF, Dec. arant has affixed its hand and seal by its duly authorized representatives as of the date and year first above written.

Signed, sealed and delivered
in the presence of:

STEVE REYNOLDS PARTNERSHIP, LLC, a
Georgia limited liability company

[Signature]

Official Witness

[Signature]

By _____ (SEAL)
Charles G. Sechler, Manager

[Signature]

Notary Public



My Commission Expires: _____

Notary Public, Cobb County, Georgia
My Commission Expires July 1, 2007

[AFFIX NOTARIAL SEAL]

BK 47936 PG 0762

EXHIBIT "A"

STEVE REYNOLDS COMMONS
ADDITIONAL PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 202 OF THE 6th LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL BOULEVARD (HAVING A 60 FOOT WIDE RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STEVE REYNOLDS BOULEVARD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) IF THE RIGHT-OF-WAY LINES WERE EXTENDED TO FORM A POINT OF INTERSECTION RATHER THAN A MITER; THENCE ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STEVE REYNOLDS BOULEVARD THE FOLLOWING SEVEN COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3149.67 FEET, AN ARC LENGTH OF 36.36 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 37 MINUTES 36 SECONDS EAST AND A CHORD DISTANCE OF 36.36 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,149.67 FEET, AN ARC LENGTH OF 449.25 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 55 DEGREES 12 MINUTES 35 SECONDS EAST AND A CHORD DISTANCE OF 448.87 FEET TO A POINT; THENCE NORTH 51 DEGREES 07 MINUTES 24 SECONDS EAST A DISTANCE OF 213.26 FEET TO AN IRON PIN FOUND (ONE INCH METAL ROD); THENCE NORTH 51 DEGREES 07 MINUTES 24 SECONDS EAST A DISTANCE OF 64.91 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 21 DEGREES 47 MINUTES 20 SECONDS EAST A DISTANCE OF 25.23 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 50 DEGREES 50 MINUTES 19 SECONDS EAST A DISTANCE OF 180.84 FEET TO A POINT; THENCE NORTH 58 DEGREES 49 MINUTES 09 SECONDS EAST A DISTANCE OF 12.49 FEET TO A IRON PIN SET (ONE HALF INCH REBAR) AT THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND DEPARTING THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STEVE REYNOLDS BOULEVARD NORTH 38 DEGREES 52 MINUTES 36 SECONDS WEST A DISTANCE OF 493.22 FEET TO A POINT IN THE CENTERLINE OF A BRANCH; THENCE ALONG THE SAID CENTERLINE OF A BRANCH THE FOLLOWING SIX COURSES AND DISTANCES: NORTH 64 DEGREES 33 MINUTES 01 SECONDS EAST A DISTANCE OF 25.54 FEET TO A POINT; THENCE NORTH 42 DEGREES 27 MINUTES 08 SECONDS EAST A DISTANCE OF 20.96 FEET TO A POINT; THENCE NORTH 31 DEGREES 19 MINUTES 15 SECONDS EAST A DISTANCE OF 29.67 FEET TO A POINT; THENCE NORTH 50 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 74.80 FEET TO A POINT; THENCE NORTH 54 DEGREES 36 MINUTES 12 SECONDS EAST A DISTANCE OF 42.59 FEET TO A POINT; THENCE NORTH 57 DEGREES 11 MINUTES 12 SECONDS EAST A DISTANCE OF 28.20 FEET TO A POINT; THENCE DEPARTING THE SAID CENTERLINE OF A BRANCH AND ALONG THE OLD RUN OF THE CENTERLINE OF BRANCH NORTH 40 DEGREES 53 MINUTES 07 SECONDS EAST A DISTANCE OF 97.54 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID OLD RUN OF CENTERLINE OF BRANCH SOUTH 38 DEGREES 52 MINUTES 36 SECONDS EAST A DISTANCE OF 524.18 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR) ON THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STEVE REYNOLDS BOULEVARD; THENCE ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STEVE REYNOLDS BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 51 DEGREES 07 MINUTES 24 SECONDS WEST A DISTANCE OF 229.26 FEET TO A POINT; THENCE SOUTH 58 DEGREES 49 MINUTES 09 SECONDS WEST A DISTANCE OF 86.52 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 3.683 ACRES (BEING 160,371 SQUARE FEET), INCLUDING ALL EASEMENTS.
