

100002175

PG0073 MAR 25 2010

**FIRST AMENDMENT
DECLARATION
OF
ROLLA MILL BUSINESS & MEDICAL CENTER CONDOMINIUMS
FOR PHASE TWO**

LAKE FRONT PROPERTIES, LLC, a Virginia limited liability company, (the "Declarant") Grantor and Grantee, makes this First Amendment to the Declaration of Rolla Mill Business & Medical Center Condominiums for Phase Two on this 8th day of March 2010.

Recitals:

1. Declarant filed a Declaration of Rolla Mill Business & Medical Center Condominiums dated October 29, 2009, and recorded in the Clerk's Office of the Circuit Court of Augusta County, Virginia, as Instrument No. 090011219 and in Plat Book 1, Pages 7671 and 7672. (the "Declaration")

2. Declarant desires to expand the Condominium to include an additional 9 units and subject these additional units to the terms of the original condominium documents.

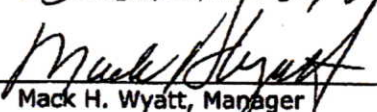
Now Therefore Declarant does hereby amend the Declaration of Rolla Mill Business & Medical Center Condominiums in the following respects:

1. The additional land more fully described on Exhibit A containing 3.520 acres is hereby submitted, added and made subject to the terms of the Declaration.
2. The common element interest table is attached as Exhibit B. Each Unit Owner has an ownership interest in the common elements as set forth in Exhibit B.
3. Attached hereto as Exhibit C is plat entitled "Condominium Survey of Rolla Mill Business & Medical Center, Phase 2, Beverley Manor District, County of Augusta, Virginia," dated February 9, 2010 and revised February 24, 2010, made by Howard L. Vance, Land Surveyor with Balzer and Associates, Inc. describing the common elements and the Units hereby created and added that are made subject to the Declaration.

Witness the following signatures and seals.

Lake Front Properties, LLC

By:  (SEAL)
P.J. Wright, Jr., Manager

By:  (SEAL)
Mack H. Wyatt, Manager

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STATE OF VIRGINIA
CITY OF STAUNTON, to wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 24th day of March 2010, by P. J. Wright, Jr. and Mack H. Wyatt, Managers of Lake Front Properties, LLC on behalf of said limited liability company.

[Signature]

Notary Public

Registration No. 107863

My commission expires: March 31, 2013



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EXHIBIT A

SUBMITTED LAND
ROLLA MILL BUSINESS & MEDICAL CENTER CONDOMINIUMS
PHASE TWO

All that parcel of land situate in Beverley Manor District, Augusta County, Virginia containing 3.520 acre as shown on plat entitled "Condominium Survey of Rolla Mill Business & Medical Center, Phase 2, Beverley Manor District, County of Augusta, Virginia," dated February 9, 2010 and revised February 24, 2010, made by Howard L. Vance, Land Surveyor with Balzer and Associates, Inc. and more fully described as follows: Beginning at POB shown on the Plat being a point in the line of John Burkhill & Associates, Inc. a corner with Rolla Mill Business & Medical Center Condominiums, Phase One; thence with the line of John Burkhill & Associates, Inc. S 32° 00' 22" W 101.65 feet to a corner with Theodore Shuey, Jr. and with three of his lines S 25° 37' 40" W 159.94 feet; S 63° 16' 35" 26.16 feet; S 46° 20' 36" W 150.79 feet to a corner with TGS Holdings, LLC and with two of its lines S 70° 45' 20" W 197.45 feet; S 12° 21' 31" W 95.52 feet to a corner with Theodore G. Shuey, Jr. and with his line N 81° 20' 11" W 98.10 feet to a corner with J. R. Ridenour and with his line N 85° 45' 55" W 208.33 feet to a point corner with Lot 49, Block 2, Rolla Mill Unit 7 and with the rear of lots 49 through 55, Block 2 Rolla Mill Unit 7 N 51° 38' 02" E 302.40 feet; S 77° 46' 35" E 31.32 feet; N 28° 55' 20" E 450.54 feet to a point in the line of Lot 55, Block 2, Rolla Mill, Unit 7, a corner with Phase One of Rolla Mill Business & Medical Center Condominiums and running with the lines of Phase One S 61° 04' 40" E 70 feet; S 28° 58' 16" W 20.60 feet; S 60° 37' 51" E 48.02 feet; N 28° 55' 20" E 95.95 feet; S 61° 04' 40" E 136.30 feet to a point in the line of John Burkhill & Associates, Inc. to the beginning. Containing 3.520 acres.

This Submitted Land is a portion of that certain lot or parcel of land, with all improvements thereon and appurtenances thereto belonging, situate in Beverley Manor District, Augusta County, Virginia, acquired by Lake Front Properties, LLC by deed of record in the Clerk's Office of the Circuit Court of Augusta County, Virginia, as Instrument No. 060014918.

Exhibit B

Common Element Interest Table
Rolla Mill Business & Medical Center Condominiums

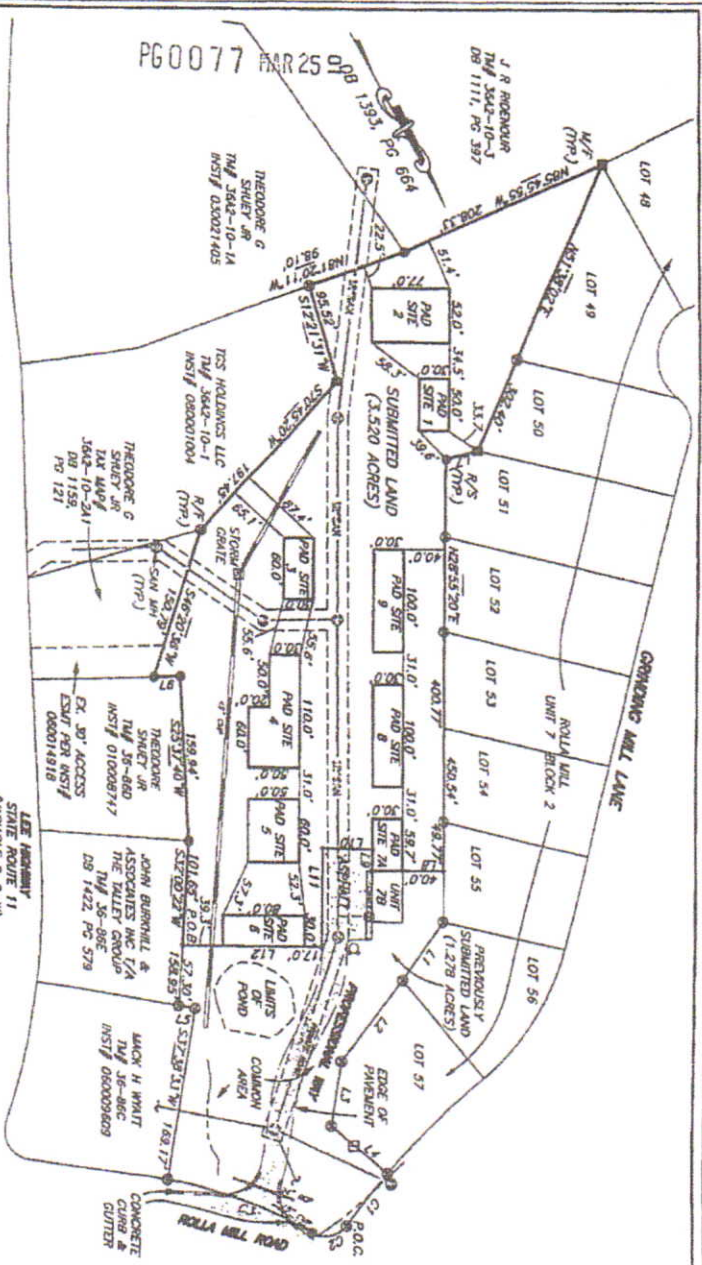
<u>Unit Number</u>	<u>Square Footage</u>	<u>Per Cent Interest</u>
Unit 1	1,500	5.6593
Unit 2	4,004	15.1066
Unit 3	1,800	6.7912
Unit 4	4,500	16.9780
Unit 5	3,000	11.3186
Unit 6	2,400	9.0549
Unit 7A	1,791	6.7572
(Unit 7 B - in Phase 1)	1,510	5.6970
Unit 8	3,000	11.3186
Unit 9	<u>3,000</u>	<u>11.3186</u>
	26,505	100.0000

NOTES TO COMMON ELEMENT INTEREST TABLE

1. The Identifying number for each Condominium Unit is the Building Pad Site, as set forth above on this Exhibit B and as shown on the Plat on Exhibit C. The identifying number is a sufficient legal description of the Condominium Unit for all purposes when set forth together with the name of the Condominium, the name of the jurisdiction in which the Condominium is situated and the instrument number where the first page of the Declaration is recorded, instrument number and date of recordation of the Declaration and the instrument number of the first page of the First Amendment is recorded.

2. The listed Common Element Interest for each Unit is based upon the formula set forth above. The square footage shown in the above table represents the actual square footage of Unit 7B and the estimated square footage of the structures to be constructed on the other pad sites. The Declarant has the right to expand/reduce the pad sites on the bases of a change in the square footage of the "as built" structure on each pad site. Such change shall be first approved by the Declarant if made within five (5) years of the date of recording this Declaration or by the Unit Owners Association if made thereafter. At the time of issuance of a certificate of occupancy after construction/replacement of a structure on a pad site, the owner of that Unit shall record an amendment to the Declaration executed by the owner of the Unit and the Declarant if within five years or the Unit Owners Association thereafter, in the event the size of the structure is more/less than 5% of the square footage set forth in the above table. Any such change shall automatically change the fractional interest appurtenant to each Unit for votes and Common Expense liability. The Common Element Interest shown for each Unit is subject to change if the Declarant or the Board of Directors at the request of any Unit Owner changes the "Condominium Survey of Rolla Mill Business & Medical Center, Phase 2, Beverley Manor District, County of Augusta, Virginia," dated February 9, 2010 and revised February 24, 2010, made by Howard L. Vance, Land Surveyor with Balzer and Associates, Inc. Common Element Interest allocated to a Unit pursuant to the procedures set forth in this Exhibit.

3. The Common Element Interest is the fraction appurtenant to each Unit for votes and Common Expense liability.



- NOTES:**
- 1) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
 - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
 - 3) PROPERTY IS LOCATED IN FEMA DESIGNATED ZONE "X" (COMMUNITY FLOOD ROL. 31013003000) EFFECTIVE DATE: SEPTEMBER 28, 2007
 - 4) THIS SURVEY IS MEANT ONLY TO SHOW THE PROPOSED PAD SITES. NONE OF THESE SITES HAVE BEEN BUILT ON AT THE TIME OF THE SURVEY.
 - 5) THE ADDRESS OF THIS CONDOMINIUM SHALL BE #25 PROFESSIONAL HWY.
 - 6) OWNER: ROLLA MILL PROPERTIES LLC
TAX MAP 36-48
INST# 080014918
4.250 ACRES
- CONDOMINIUM NOTES:**
- 1) THE INTENTION OF THIS PLAT IS TO CREATE THE PAD SITES AND THE OPEN SPACE FOR PHASE 2. THE PAD SITES SHOWN ARE PROPOSED AREAS FOR THE BUILDINGS ONLY. CONSTRUCTION HAS NOT COMMENCED ON ANY OF THE AREAS LABELED AS "PAD SITES" AS OF THE TIME OF THE SURVEY.
 - 2) PAD SITE AREAS:
 UNIT 1: 1,500 SQ. FT.
 UNIT 2: 4,000 SQ. FT.
 UNIT 3: 1,000 SQ. FT.
 UNIT 4: 4,500 SQ. FT.
 UNIT 5: 2,500 SQ. FT.
 UNIT 6: 1,200 SQ. FT.
 UNIT 7: 1,000 SQ. FT.
 UNIT 8: 3,000 SQ. FT.

THE UNDERSIGNED, A LICENSED VIRGINIA LAND SURVEYOR, CERTIFIES THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE REQUIREMENTS OF VA CODE AND SUBORDINATES 55-79.504, 55-79.508 AND 55-79.509 AND THAT, UNLESS OTHERWISE NOTED, ALL UNITS DERIVED HEREON ARE SUBSTANTIALLY COMPLETE.

REV: 02-24-2010
DATE: 02-09-2010
SCALE: 1" = 100'
JOB NO: S0600043
DRAWN BY: DEH
SHEET 1 OF 1



CONDOMINIUM SURVEY OF ROLLA MILL BUSINESS & MEDICAL CENTER PHASE 2

BETTERLY MANOR DISTRICT
COUNTY OF AUGUSTA, VIRGINIA
PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS
ROANOKE • RICHMOND • NEW RIVER VALLEY • SHENANDOAH VALLEY
1561 Commerce Road • Suite 401 • Verona, Virginia 24482 • Phone (840) 248-3220 • Fax (840) 248-3221

CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	CHORD	DELTA
C1	64.52'	845.98'	32.27	N66°53'43"E	64.50'	4°32'10"	
C2	36.54'	25.00'	22.41	S73°24'58"E	33.37'	83°44'00"	
C3	151.48'	426.14'	78.35	S41°43'49"E	150.69'	20°22'02"	

LINE	BEARING	LENGTH
L1	N63°53'35"E	68.00
L2	N66°03'25"E	98.13
L3	N37°04'31"E	64.52
L4	N20°55'10"W	71.74
L5	S52°13'00"E	16.23
L6	S67°16'35"E	26.16
L7	S77°46'35"E	31.32
L8	S61°04'40"E	70.00
L9	S28°58'16"W	20.60
L10	S60°37'51"E	48.02
L11	N28°55'20"E	95.95
L12	S61°04'40"E	136.30

- LEGEND**
- M/F MONUMENT FOUND
 - R/F ROD FOUND
 - R/S ROD SET



PG0078 MAR25 2

INSTRUMENT #100002175
RECORDED IN THE CLERK'S OFFICE OF
AUGUSTA COUNTY ON
MARCH 25, 2010 AT 10:14AM

JOHN B. DAVIS, CLERK
RECORDED BY: JWD