

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

03 MAY 29 AM 9:54

TOM LAWLER, CLERK

Upon recording return to:
Lisa A. Crawford
Dorough & Dorough, LLC
Two Decatur TownCenter, Suite 520
125 Clairemont Avenue
Decatur, Georgia 30030
(404) 687-9977

Cross Reference: Deed Book 26759
Page 77

SUPPLEMENTARY DECLARATION OF CONDOMINIUM
FOR GEORGE TOWNE CREEK, A CONDOMINIUM

This Supplementary Declaration to the Declaration of Condominium for George Towne Creek, a Condominium (herein called the "Supplementary Declaration") is made this ____ day of May, 2003, by **GRAND CENTRAL C & D, INC.**, a Georgia corporation, as Declarant, for the purposes of submitting additional property to the Declaration of Condominium for George Towne Creek, a Condominium and the Georgia Condominium Act, O.C.G.A. § 44-3-70, et seq. (herein called the "Act");

WITNESSETH

WHEREAS, certain property was submitted to the Georgia Condominium Act and to the Declaration of Condominium for George Towne Creek, a Condominium by that certain Declaration of Condominium for George Towne Creek, a Condominium recorded on March 19, 2002, in Book 26759, page 77, *et seq.*, in the Gwinnett County, Georgia records (herein as supplemented and amended from time to time called the "Declaration"); and

WHEREAS, condominium plans for George Towne Creek are filed in Index to Condominium Floor Plans, Pages 2361 through 2372, and Pages 2502 through 2507, aforesaid records; and

WHEREAS, a condominium plat for George Towne Creek, a Condominium is recorded in Condominium Plat Book CD-2, Pages 187, and 288, aforesaid records; and

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BK 32798 PG 0258

WHEREAS, the Declaration provides that the Declarant, acting alone, may submit certain additional property described on Exhibit "C" to the Declaration (herein called the "Additional Property"), to the Act and to the Declaration; and

WHEREAS, the Declarant is the owner in fee simple of the Additional Property described on Exhibit "A", attached hereto and by this reference incorporated herein; and

WHEREAS, the Declarant desires to submit the Additional Property described on Exhibit "A" hereof to the Act and to the Declaration; and

WHEREAS, plans for the Units located on the Additional Property for George Towne Creek are filed contemporaneously herewith in Index to Condominium Floor Plans, Pages 2664-2670, aforesaid records and a revised condominium plat for George Towne Creek, a Condominium is recorded contemporaneously herewith in Condominium Plat Book CD3, Page 89, aforesaid records; and

NOW THEREFORE, Grand Central C & D, Inc., as Declarant, pursuant to the Declaration and to the Act, hereby submits the property described on Exhibit "A" attached hereto and by this reference incorporated herein, together with all of the improvements located thereon, to the provisions of the Act and to the provisions of the Declaration. From and after the date on which this Supplementary Declaration is recorded with the Clerk of the Superior Court of Gwinnett County, Georgia, the property described on Exhibit "A" hereof, and all of the improvements located thereon, shall be owned, held, transferred, sold, conveyed, used, occupied, mortgaged or otherwise encumbered, subject to all of the terms, provisions and restrictions of the Declaration, as amended hereby, and of the Act.

In connection with the expansion of the Condominium, the Declaration is hereby amended as follows:

1.

Exhibit "C" of the Declaration is amended by striking Exhibit "C" in its entirety and substituting therefore the Exhibit "C" attached hereto and by this reference incorporated herein.

2.

Except as supplemented and modified hereby, the Declaration shall remain in full force and effect.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grand Central C & D, Inc., as the Declarant, hereby executes this Supplementary Declaration, under seal, by and through its authorized representative on the date and year first above written.

DECLARANT: GRAND CENTRAL C & D, INC., a
Georgia corporation

By: 
Jeffrey J. Abraham

Title: CFO

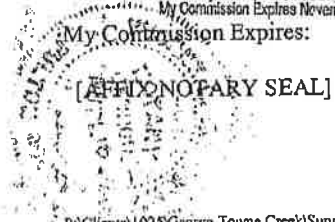
[AFFIX CORPORATE SEAL]

Signed, sealed, and delivered
in the presence of:


WITNESS


NOTARY PUBLIC
Notary Public, Fulton County, Georgia
My Commission Expires November 15, 2003

My Commission Expires:



[AFFIX NOTARY SEAL]

CONSENT OF LIEN HOLDER

Colonial Bank, an Alabama banking corporation ("Lender"), as holder of that certain Security Deed, recorded on February 6, 2001, Deed Book 22189, Page 147, *et seq.*, Gwinnett County, Georgia, Records ("Security Deed"), encumbering the property described in Exhibit "A" to this SUPPLEMENTARY DECLARATION OF CONDOMINIUM FOR GEORGE TOWNE CREEK, A CONDOMINIUM, hereby consents to the subjection of such property to the condominium form of ownership and to the Declaration of Condominium for George Towne Creek, a Condominium, recorded in Deed Book 26759, page 77, *et seq.*, Gwinnett County, Georgia records (the "Declaration") and agrees that any foreclosure of the security title and interest under the Security Deed or any other instrument that Lender holds shall be subject to the Declaration with respect to the property described in Exhibit "A" hereto.

This 27 of May, 2003.

COLONIAL BANK, an Alabama
banking corporation

By:
Name:
Title:

[Signature]
Lawrence J. Hawkins
S.V.P.

[AFFIX SEAL]



Signed, sealed, and delivered
in the presence of:

[Signature: Charles Anderson Wood]
WITNESS

[Signature: Tina G. Ross]
NOTARY PUBLIC

My Commission Expires: October 30, 2005



EXHIBIT "A"
Property Description

All that tract or parcel of land lying and being in Land Lot 244 of the 7th District, City of Duluth, Gwinnett County, Georgia, previously identified as "Additional Property" and containing approximately 0.25 acres as shown on that certain Condominium Plat for George Towne Creek, an Office Condominium, prepared by Diversified Technical Group, L.L.C., and containing the seal of C. Fred Cannington, Georgia Registered Land Surveyor No. 1433, dated March 13, 2002, recorded on October 25, 2002, Condominium Plat Book CD-2, Page 187, and being shown as Building #2800 on that certain Condominium Plat for George Towne Creek, recorded contemporaneously herewith in Condominium Plat Book _____, Page _____, aforesaid records and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at a point located on the southerly right-of-way line of Peachtree Industrial Boulevard (R/W varies), said point being located 2030.20 feet as measured along said right-of-way line in a generally westerly direction from its intersection with the right-of-way line of Rogers Bridge Road (80' R/W); thence leaving said right-of-way of Peachtree Industrial Boulevard south 56 degrees 16 minutes 53 seconds west a distance of 298.49 feet to a point, said point being the TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING thence south 03 degrees 08 minutes 00 seconds east a distance of 195.85 feet to a point; thence south 86 degrees 41 minutes 10 seconds a distance of 54.86 feet to a point; thence north 03 degrees 08 minutes 00 seconds west a distance of 195.85 feet to a point; thence north 86 degrees 41 minutes 10 seconds east a distance of 54.86 feet to a point and the TRUE POINT OF BEGINNING.

EXHIBIT "C"
Undivided Interest in Common Elements

<u>Building/Unit Number</u>	<u>Square Footage</u>	<u>Undivided Interest</u>
#2750, A	1,176	3.60%
#2750, B	1,176	3.60%
#2750, C	1,176	3.60%
#2750, D	1,176	3.60%
#2750, E	1,086	3.33%
#2750, F	1,344	4.12%
#2760, A	1,176	3.60%
#2760, B	1,176	3.60%
#2760, C	1,086	3.33%
#2760, D	1,176	3.60%
#2760, E	1,176	3.60%
#2780	3,710	11.36%
#2800, A	1,176	3.60%
#2800, B	1,176	3.60%
#2800, C	1,086	3.33%
#2800, D	1,344	4.12%
#2800, E	1,086	3.33%
#2800, F	1,344	4.12%
#2800, G	1,344	4.12%
#2810, A	1,176	3.60%
#2810, B	1,176	3.60%
#2810, C	1,086	3.33%
#2810, D	1,344	4.12%
#2810, E	1,344	4.12%
#2810, F	<u>1,344</u>	<u>4.12%</u>
TOTAL	32,660	100.00%