

Deed Doc: AGEE
 Recorded 07/08/2004 03:40:41PM
 Georgia Intangible Tax Paid: \$0.00
 Penalty: \$0.00 Interest: \$0.00
 BEVERLY LOGAN
 CLERK SUPERIOR COURT, ATHENS-CLARKE COUNTY
 Ek 02667 Pg 0546-0550

Graham Law Firm
PO Box 300
Danville Ga 30633

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 Begnaud & Marshall, LLP
 Post Office Box 8085
 Athens, Georgia 30603

Clerk: Index out of Richard Siegesmund and Brigitta Hangartner as Grantor and Grantee, out of The Bottleworks on Prince Condominium Association, Inc. as Grantor and out of 297 Prince, L.L.C as Grantor.
 Clerk: Cross Reference to Declaration of Condominium of The Bottleworks on Prince, a Condominium, recorded in Deed Book 2072, page 001 in the office of the Clerk of the Superior Court of Athens-Clarke County, Georgia.

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE BOTTLEWORKS ON PRINCE, A CONDOMINIUM ("CONDOMINIUM"), A CONDOMINIUM IN ATHENS-CLARKE COUNTY, GEORGIA, RECORDED IN DEED BOOK 2072, PAGE 001 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF ATHENS-CLARKE COUNTY, GEORGIA AND THE PLAT OF SUCH CONDOMINIUM ENTITLED THE BOTTLEWORKS ON PRINCE, A CONDOMINIUM, DATED JUNE 1, 2001 BY BEN MCLEROY & ASSOCIATES, INC., ENGINEERS AND SURVEYORS RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGES 18-26, REVISED BY PLAT DATED DECEMBER 20, 2001 BY BEN MCLEROY & ASSOCIATES, INC. DATED DECEMBER 20, 2001 RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 36 IN SAID CLERK'S OFFICE AND THE PLANS OF SUCH CONDOMINIUM FILED ON AUGUST 24, 2001 IN SAID CLERK'S OFFICE IN FLOOR PLAN FILE 191

1.

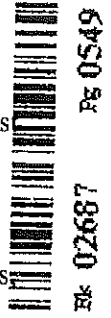
This Amendment involves Units 357A and 357B (also known as Unit D, Building G and Unit E, Building G, respectively) of the Condominium and the boundaries of such units are being relocated by agreement by the sole unit owners thereof, Richard Siegesmund and Brigitta Hangartner as to Unit 357A (Unit D, Building G) and Brigitta Hangartner as to Unit 357B (Unit E, Building G).

2.

The boundaries of said units are relocated as set forth in this First Amendment and on the plat and plans described in paragraph 3. The following reallocations shall apply to the units with the relocation of the boundaries as set forth herein and in the plat and plans set forth in paragraph 3:

(1)

- (a) 357A: undivided interest in the common elements, 4.45%; 357B: undivided interest in the common elements, 2.39%;
- (b) 357A: votes in the Association: 1; 357B: votes in the Association: 1;
- (c) 357A liabilities for common expenses, 4.45%; 357B liabilities for common expenses 2.39%.



3.

A plat and plans necessary to show the altered boundaries between the units involved, together with the other boundaries, have been prepared and the units depicted thereon bear their identifying numbers. The plat and plans indicate the new dimensions of the units involved. The plat and plans have been certified as to their accuracy in compliance with O.C.G.A. § 44-3-91(d) by a registered land surveyor in the case of the plat and by a registered architect in the case of the plans. Such plat has been made by Ben McLeroy, Ben McLeroy & Associates, Inc. and has been recorded in Condominium Plat Book F, page 366D in the Office of the Clerk of the Superior Court of Athens-Clarke County, Georgia and said plans have been made by L. Ben Dooley and have been recorded in Floor Plan File G-2 page 96 in said Clerk's Office.

4.

Pursuant to O.C.G.A. § 44-3-91(b), no vote of the unit owners is necessary for this First Amendment to be executed by The Bottleworks on Prince Condominium Association, Inc. ("Association").

5.

Pursuant to O.C.G.A. § 44-3-91(e) upon recordation of this First Amendment and said plat and plans, such instruments shall effectuate conveyancing by and between the unit owners of the units involved regardless of whether the said instruments contain or provide for the use of conveyance language.

6.

Richard Siegesmund and Brigitta Hangartner, as the sole owners of 357A and Brigitta Hangartner, as the sole owner of 357B, the units involved in the relocation of the boundaries as described herein, and Taylor, Bean & Whitaker Mortgage Corporation, the sole mortgage holder on Unit 357A, (and there being no other mortgage holders on Unit 357A and no mortgage holders on Unit

357B), the Association and 297 Prince, L.L.C., as the Declarant, have executed and delivered this First Amendment as of the 22 day of January, 2003. *psv*

Signed, sealed and delivered in the presence of:

Mark W. Mayr
Witness

Charlene K. Stamps
Notary Public

THE BOTTLEWORKS ON PRINCE, CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
President

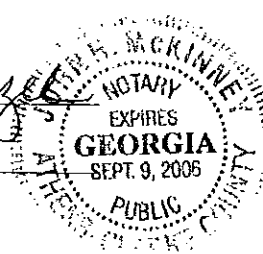
Attest: [Signature]
Secretary

(Corporate Seal Affixed)

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public



[Signature] (SEAL)
Richard Siegesmund

[Signature] (SEAL)
Brigitta Hangartner

Signed, sealed and delivered in the presence of:

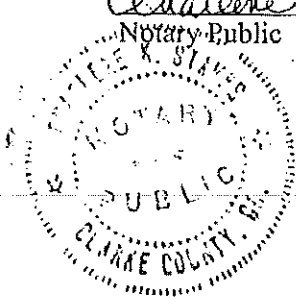
Mark W. Mayr
Witness

Charlene K. Stamps
Notary Public

297 PRINCE, L.L.C.

By: [Signature] (SEAL)
Smith M. Wilson, IV, Member

By: [Signature] (SEAL)
Pamela S. NeSmith, Member





Deed Doc: CNDO

Recorded 03/24/2008 03:27PM

Beverly Logan

Clerk Superior Court, Athens-Clarke County, Ga.

Bk 03474 Pg 0300-0304

PLW

Return to: Darrel Begnaud
Begnaud & Marshall, LLP
Post Office Box 8085
Athens, Georgia 30603

Clerk: Index out of 297 Prince, L.L.C., as Grantor and Grantee, and out of The Bottleworks on Prince Condominium Association, Inc. as Grantor and out of AFB&T, as Grantor and out of Athens First Bank & Trust Company, as Grantor.

Clerk: Cross Reference to Declaration of Condominium for The Bottleworks on Prince, a Condominium recorded in Deed Book 2072, page 001 in the Office of the Clerk of the Superior Court of Athens-Clarke County, Georgia.

Clerk: Cross Reference to First Amendment to Declaration of Condominium of The Bottleworks on Prince, A Condominium, recorded in Deed Book 02687, page 0548 in said Clerk's Office, First Amendment to Declaration of Condominium of The Bottleworks on Prince, a Condominium, recorded in Deed Book 02688, pages 001-003 in said Clerk's Office, Consent by Members of 297 Prince, LLC recorded in Deed Book 02688, page 004 in said Clerk's Office and Unanimous Written Consent of Board of Directors of Bottleworks on Prince Condominium Association, Inc. recorded in Deed Book 02688, page 0005 in said Clerk's Office, and Application recorded in Deed Book 02688, page 0006 in said Clerk's Office, Corrective Application of Richard Siegesmund and Brigitta Hangartner to Relocate Boundaries Between Units 357A and 357B of The Bottleworks on Prince, a Condominium in Athens-Clarke County, Georgia dated December 16, 2006, effective as of March 3, 2004, recorded in Deed Book 03251, page 0086 in said Clerk's Office, Corrective First Amendment to Declaration of Condominium of The Bottleworks on Prince, a Condominium ("Condominium") in Athens-Clarke County, Georgia recorded in Deed Book 3251, page 88 in said Clerk's Office and the plat of such Condominium entitled The Bottleworks on Prince, a Condominium dated June 1, 2001 by Ben McLeroy and Associates, Inc., Engineers and Surveyors, recorded in Condominium Plat Book 2, pages 18-26, revised by Plat dated December 20, 2001 by Ben McLeroy and Associates, Inc. dated December 20, 2001 recorded in Condominium Plat Book 2, page 36 in said Clerk's Office and the Plans of such Condominium filed on August 24, 2001 in said Clerk's Office in Floor Plan File 191 dated December 16, 2006, effective as of March 3, 2004.



Clerk: Cross Reference to Security Deed recorded in Deed Book 1901, page 268 as modified in Deed Book 1939, page 165 and Deed Book 2069, page 128, Assignment of Leases and Rents recorded in Deed Book 1901, page 281, Uniform Commercial Code Financing Statement recorded in Deed Book 1905, page 117 and Deed Book 2069, page 130, Security Deed recorded in Deed Book 3044, page 422 and Security Deed in Deed Book 3044, page 432, all in the Office of the Clerk of the Superior Court of Athens-Clarke County, Georgia.

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE BOTTLEWORKS ON PRINCE, A CONDOMINIUM ("CONDOMINIUM"), A CONDOMINIUM IN ATHENS-CLARKE COUNTY, GEORGIA, RECORDED IN DEED BOOK 2072, PAGE 001 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF ATHENS-CLARKE COUNTY, GEORGIA AND THE PLAT OF SUCH CONDOMINIUM ENTITLED THE BOTTLEWORKS ON PRINCE, A CONDOMINIUM, DATED JUNE 1, 2001 BY BEN MCLEROY & ASSOCIATES, INC., ENGINEERS AND SURVEYORS RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGES 18-26, REVISED BY PLAT DATED DECEMBER 20, 2001 BY BEN MCLEROY & ASSOCIATES, INC. DATED DECEMBER 20, 2001 RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 36 IN SAID CLERK'S OFFICE AND THE PLANS OF SUCH CONDOMINIUM FILED ON AUGUST 24, 2001 IN SAID CLERK'S OFFICE IN FLOOR PLAN FILE 191, CORRECTIVE APPLICATION OF RICHARD SIEGESMUND AND BRIGITTA HANGARTNER TO RELOCATE BOUNDARIES BETWEEN UNITS 357A AND 357B OF THE BOTTLEWORKS ON PRINCE, A CONDOMINIUM IN ATHENS-CLARKE COUNTY, GEORGIA DATED DECEMBER 16, 2006, EFFECTIVE AS OF MARCH 3, 2004, RECORDED IN DEED BOOK 03251, PAGE 0086 IN SAID CLERK'S OFFICE, CORRECTIVE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE BOTTLEWORKS ON PRINCE, A CONDOMINIUM ("CONDOMINIUM") IN ATHENS-CLARKE COUNTY, GEORGIA RECORDED IN DEED BOOK 03251, PAGE 0088 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF ATHENS-CLARKE COUNTY, GEORGIA AND THE PLAT OF SUCH CONDOMINIUM ENTITLED THE BOTTLEWORKS ON PRINCE, A CONDOMINIUM DATED JUNE 1, 2001 BY BEN MCLEROY AND ASSOCIATES, INC., ENGINEERS AND SURVEYORS, RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGES 18-26, REVISED BY PLAT DATED DECEMBER 20, 2001 BY BEN MCLEROY AND ASSOCIATES, INC. DATED DECEMBER 20, 2001 RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 36 IN SAID CLERK'S OFFICE AND THE PLANS OF SUCH CONDOMINIUM FILED ON AUGUST 24, 2001 IN SAID CLERK'S OFFICE IN FLOOR PLAN FILE 191 DATED DECEMBER 16, 2006, EFFECTIVE AS OF MARCH 3, 2004



1.

This Amendment involves a Commercial Unit known as Building F ("Unit") of the Condominium and the Unit is being subdivided by the sole owner of the Unit, 297 Prince, L.L.C.

2.

The subdivision of the Unit is as set forth in this Second Amendment and on the plat and plans described in paragraph 3. The following reallocations shall apply to the new units after the subdivision of the Unit as set forth herein and in the plat and plans set forth in paragraph 3 ("New Units"):

(a) 367-1: undivided interest in the common elements, 2.95%; votes in The Bottleworks on Prince Condominium Association, Inc. ("Association"): 1; liabilities for common expenses 3.25%

(b) 367-2: undivided interest in the common elements, 2.62%; votes in the Association: 1; liabilities for common expenses 2.88%

(c) 367-3 undivided interest in the common elements, 4.09%; votes in the Association: 1; liabilities for common expenses 4.50%

(d) 367-4: undivided interest in the common elements, 3.88%; votes in the Association: 1; liabilities for common expenses 4.27%

3.

A plat and plans necessary to show the subdivisions of the Unit into the New Units have been prepared and the New Units depicted thereon bear their identifying numbers, boundaries and the new dimensions of the New Units. The plat and plans have been certified as to their accuracy and compliance with O.C.G.A § 44-3-92(d) by a registered land surveyor in the case of the plat and by registered architects in the case of the plans. Such plat has been made by Ben McLeroy, Ben McLeroy & Associates, Inc. and has been recorded in Condominium Plat Book 9, page 1085 in the Office of the Clerk of the Superior Court of Athens-Clarke County, Georgia and said plans have been made by L. Ben Dooley and Randy Pimsler and have been recorded in Floor Plan Files 290, 291, in 292, said Clerk's Office. 293

4.

Pursuant to O.C.G.A. § 44-3-92, no vote of the unit owners is necessary for this Second Amendment to be executed by the Association.



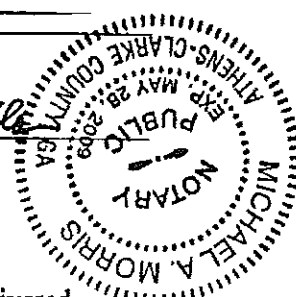
5.

297 Prince, L.L.C., as the sole owner of the Unit and as the Declarant, and AFB&T, formerly known as Athens First Bank and Trust Company, the sole mortgage holder on the Unit, and who consents to said subdivision of the Unit, and the Association have executed and delivered this Second Amendment as of the 14th day of March, 2008.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public



297 PRINCE, L.L.C., a Georgia limited liability company, Sole Owner and Declarant

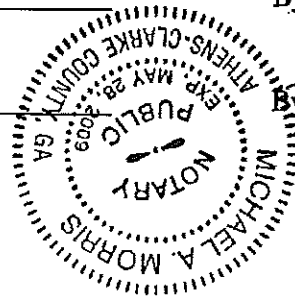
By:
(SEAL)

Smith M. Wilson, IV, Member
By:
(SEAL)
Pamela S. NeSmith, Member

Signed, sealed and delivered
in the presence of:

Witness

Notary Public



THE BOTTLEWORKS ON PRINCE,
CONDOMINIUM ASSOCIATION, INC.

By:
(SEAL)
President

By:
(SEAL)
Secretary

(Corporate Seal)

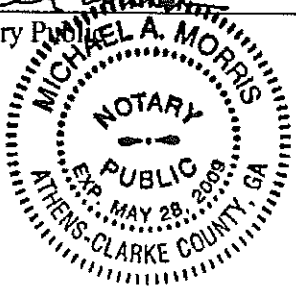
[Signatures continued on next page]



Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



AFB&T, formerly known as ATHENS FIRST
BANK AND TRUST

By: [Signature]
President

Attest: [Signature]
Secretary

(Bank Seal Attached)

