

PREPARED BY AND TO BE RETURNED TO:
Linda C. McGurn, Esquire
P.O. Box 2900
Gainesville, FL 32602-2900

**AMENDMENT OF
DECLARATION OF CONDOMINIUM
FOR
UNION STREET STATION CONDOMINIUM**

McGurn Investment Company, a Florida corporation, and Developer of UNION STREET STATION CONDOMINIUM pursuant to that Declaration of Condominium, recorded in O.R. Book 2315, Page 2626 of the Public Records of Alachua County, Florida, does hereby amend said Declaration as contained herein.

1. The Developer desires change the number, size and external boundaries of certain Developer-owned Commercial Units in the 2nd floor of the Building; specifically Unit 207 being divided into Unit 207 and Unit 209.
2. The Developer has the right to amend the Declaration and Condominium Drawings to change the number, size and external boundaries of Developer-owned Commercial Units in the 2nd floor of the Building pursuant to Section 10 below:

Section 10. Additions, Alterations or Improvements by Developer. The restrictions of Section 9 shall not apply to Developer-owned Units. The Developer shall have the additional right, without the approval of the Board of Directors or other Unit Owners, to make alterations, additions or improvements, structural and non-structural, interior and exterior, ordinary and extraordinary, in, to and on any Unit owned by it, and Limited Common Elements appurtenant thereto. Any amendments to this Declaration or the Condominium Drawings required by actions taken pursuant to this Section may be effected by the Developer alone without the consent of any other person; provided, however, if any such amendment shall change the external boundaries) or size of any Unit in any material fashion, materially alter the appurtenances to the Unit, or change the percentage by which the Unit Owner shares the Common Expenses and the Common Surplus, the such amendment must be joined in by the record owners of the Unit, all record owners of liens on the affected Unit, and at least a majority of the total voting interests in the Association; except that the Developer may change the number, size and external boundaries of Developer-owned Commercial Units in the 2nd floor of the Building as long as the total percentage interest by which the Developer as Unit Owner shares in the Common Expenses and Common Surplus is merely reallocated between said Commercial Units and not increased or decreased in total, without requiring the consent of at least a majority of the total voting interests in the Association. The provisions of this Section may not be added to, amended or deleted unless by, or with the prior written consent of, the Developer. (emphasis supplied)

3. First Union National Bank now known as Wachovia Bank, National Association, as the holder of a lien on the Units, joins in this Amendment with Developer, who is record owner of the Units.

4. The specific amendments are:

A. Section 1.1 Revise the first sentence to increase the number of Commercial Units from 18 to 19.

Section 1.1 Identification of Units. The Condominium shall contain 19 Commercial Units and 51 Residential Units.

B. Exhibit No. 5 is amended to reflect the division of Unit 207 into Unit 207 and Unit 209. A copy of the revised Exhibit 5 is attached hereto.

C. The Second Floor Plan Drawing contained in Exhibit No. 1 is amended to reflect the division of Unit 207 into Unit 207 and Unit 209. A copy of the revised Second Floor Plan Drawing is attached hereto. The original of said drawing shall be recorded in Condominium Book 3, Page 74, of the Public Records of Alachua County, Florida.

IN WITNESS WHEREOF, the Developer has caused this Amendment to Declaration to be duly executed and its corporate seal to be affixed this 11 day of October, 2002.

WITNESSES:

McGurn Investment Company, a Florida corporation


Print Name: Linda C. McGurn

By: 
Kenneth R. McGurn, President


Print Name: Debra Donahue

(Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 11 day of October, 2002, by Kenneth R. McGurn, as President of McGurn Investment Company, a Florida corporation, on behalf of said entity, as the Developer of Union Street Station Condominium. He is personally known to me.



NOTARY PUBLIC - STATE OF FLORIDA
MARY ANN KELLY
COMMISSION # CC824488
EXPIRES 9/11/2008
BONDED THRU ASA 1-638-NOTARY1

CONSENT

The undersigned, on behalf of **WACHOVIA BANK, National Association f/k/a FIRST UNION NATIONAL BANK**, who holds an interest in the property subject to the Declaration of Condominium of Union Street Station Condominium as recorded in O.R. Book 2315, Page 2626 of the Public Records of Alachua County, Florida, pursuant to the **Mortgage dated November 24, 1998, and recorded November 25, 1998, in Official Records Book 2203, at page 2157; as modified by the Mortgage Modification and Consent Agreement dated March 29, 1999, recorded April 8, 1999, in Official Records Book 2225, at page 1334, all recorded in the Public Records of Alachua County, Florida**, hereby consents to the **Amendment of Declaration** to which this instrument is attached encumbering the mortgaged property, wherein Unit 207 is divided into Unit 207 and Unit 209.

Dated this 11th day of October, 2002.

WITNESSES:

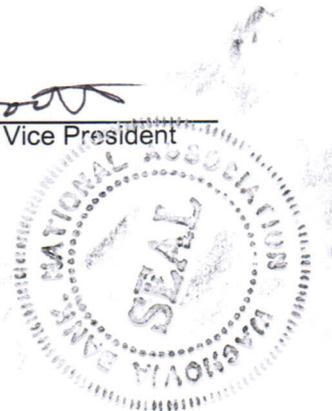
Name: Diana Neel
Print Name: DIANA NEEL

Name: Debra Donahue
Print Name: Debra Donahue

WACHOVIA BANK, National Association f/k/a FIRST UNION NATIONAL BANK

By: Sam H. Goforth
Sam H. Goforth, Senior Vice President

(Seal)

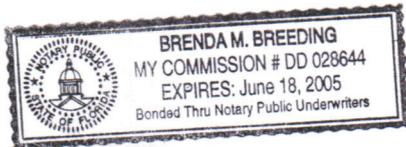


STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 11 day of October, 2002, by Sam H. Goforth, as Senior Vice-President of WACHOVIA BANK, National Association f/k/a FIRST UNION NATIONAL BANK. He either is personally known to me or has produced _____ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)



Brenda Breeding
(Signature)
Name: Brenda Breeding
(Legibly Printed or Typed)
Notary Public, State of Florida

(Commission Number, if any)

