

This instrument prepared by and to
be returned to:

LEONARD E. ZEDECK, Esq.
8870 W. Oakland Park Blvd., Suite 101
SUNRISE, FL 33351

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
NOB HILL BUSINESS CENTER CONDOMINIUM (the "Amendment")

B & B BUSINESS CENTER, LLC, a Florida limited liability company ("Developer"), pursuant to the provisions of the Declaration of the Condominium recorded on May 2, 2006, in Official Records Book 41935, Page 177, of the Public Records of Broward County, Florida, as amended by Amendment to Declaration of Condominium recorded on February 7, 2008 in Official Records Book 45076, Page 1341 (collectively referred to as the "Declaration") hereby amends the Declaration as follows:

WHEREAS, the Developer desires to reconfigure certain Developer owned units in the property more particularly described as:

Condominium Unit Nos. 5349, 5351, 5353, 5355, 5357, 5359, 5361, 5363, 5365, 5367, 5369, 5371, 5373, 5375, 5377, 5379, 5381, 5383, 5385, 5387, 5389, 5391, 5393, 5395, 5397 and 5399, NOB HILL BUSINESS CENTER CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in O.R. Book 41935, Page 177, of the Public Records of Broward County, Florida, together with an undivided share in the common elements appurtenant thereto (hereinafter referred to as the "Condominium Unit" of "Property"),

also known as Nob Hill Business Center Condominium (hereinafter the "Condominium Complex").

WHEREAS, the Developer has determined that it is in the best interest of the Condominium Complex to complete the reconfiguration of Units 5391, 5393, 5395 and 5397 ("Units"); and

WHEREAS, the recording of this Amendment is intended to correct the dimensions of the Units and each Unit's percentage interest in the common elements; and

WHEREAS, the provisions of this Amendment are consistent with the rights of the Developer pursuant to the Declaration;

NOW, THEREFORE,

1. The total square footage of Unit 5391 is 3,382.64 square feet;
2. The total title square footage of Unit 5393 is 926.17 square feet;
3. The total title square footage of Unit 5395 is 541.44 square feet;
4. The total square footage of Unit 5397 is 1,794.47 square feet; and
5. The graphic description of the Improvements located at the Condominium Complex attached to the Declaration as a part of Exhibit B thereto is hereby deleted in its entirety

and replaced with Exhibit "B" attached hereto and made a part hereof which shows the revised square footage of the Units.

INWITNESS WHEREOF, executed as of the date and time first above written.

Signed, sealed and delivered
in the presence of:

Sign: *Tonianna Darab*
Print: Tonianna Darab

Sign: *Cameron Cardelli*
Print: Cameron Cardelli

DEVELOPER:

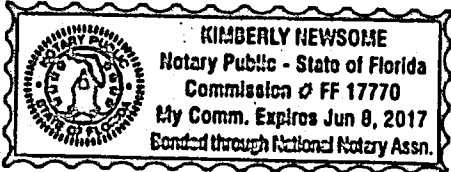
B & B Business Center, LLC, a Florida
limited liability company

By: *Andrew Behm*
ANDREW BEHM, Operating Manager

STATE OF FLORIDA)
) SS.
COUNTY OF BROWARD)

The foregoing Instrument was acknowledged before me this 8 day of December, 2016, by ANDREW BEHM, Operating Manager of B & B Business Center, LLC, a Florida Limited Liability Company. He is [] personally known to me or [] has produced a driver's license as identification.

NOTARY PUBLIC:
Kimberly Newsome
Name: KIMBERLY NEWSOME
State of Florida at Large
(SEAL)



JOINDER OF UNIT OWNER OF 5397

SUSIE'S SCRUMPTIOUS SWEETS, INC., a Florida corporation, hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of this Amendment to the Declaration of Condominium and Exhibits attached hereto.

IN WITNESS WHEREOF, SUSIE'S SCRUMPTIOUS SWEETS, INC. has caused these presents to be signed by its officers and its corporate seal attached hereto, on this 8 day of DECEMBER, 2016.

Signed in the presence of:

SUSIE'S SCRUMPTIOUS SWEETS, INC., a Florida corporation

Print name: STEVE BERGER

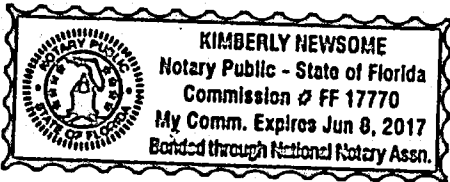
Print name: PHILIP ROSE

[SEAL]

By: Susie A. Stallings
Susie A. Stallings, President

STATE OF FLORIDA)
) SS.
COUNTY OF BROWARD)

The foregoing Instrument was acknowledged before me this 8 day of DECEMBER, 2016, by Susie A. Stallings, President of Susie's Scrumptious Sweets, Inc., a Florida corporation. She is [] personally known to me or [] has produced a driver's license as identification.



NOTARY PUBLIC:
Kimberly Newsome
Name: KIMBERLY NEWSOME
State of Florida at Large
(SEAL)

JOINDER OF LENDER

WHEREAS, TRANSCAPITAL BANK, a Florida banking corporation (hereinafter called. "Mortgagee," is the owner and holder of that certain Mortgage and Security Agreement ("Mortgage"), dated August 23, 2005, and recorded September 28; 2005, in Official Records Book 40600, at Page 1119, of the Public Records of Broward County, Florida; and

WHEREAS, the Mortgage encumbers all, except as heretofore been released by Mortgagee, of the Property being encumbered by the Amendment to the Declaration of Condominium for NOB HILL BUSINESS CENTER.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and value consideration received. the Mortgagee hereby consents to the Amendment of the Declaration as provided herein.

Signed in the presence of:

Pamela S. Wideman
Print name: Pamela S. Wideman

Frances Solomon
Print name: FRANCES SOLOMON

TRANSCAPITAL BANK, a Florida banking corporation

By: William E Himes Pres.
Name: William E Himes
Title: President

[SEAL]

STATE OF FLORIDA)
) SS.
COUNTY OF BROWARD)

The foregoing Instrument was acknowledged before me this 3rd day of December, 2016, by William E Himes, President of TRANSCAPITAL BANK, a Florida banking corporation. ~~He~~she is [] personally known to me or [] has produced a driver's license as identification.

NOTARY PUBLIC:

Pamela S. Wideman
Name: Pamela S. Wideman
State of Florida at Large
(SEAL)

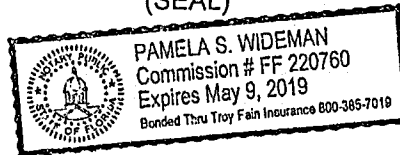
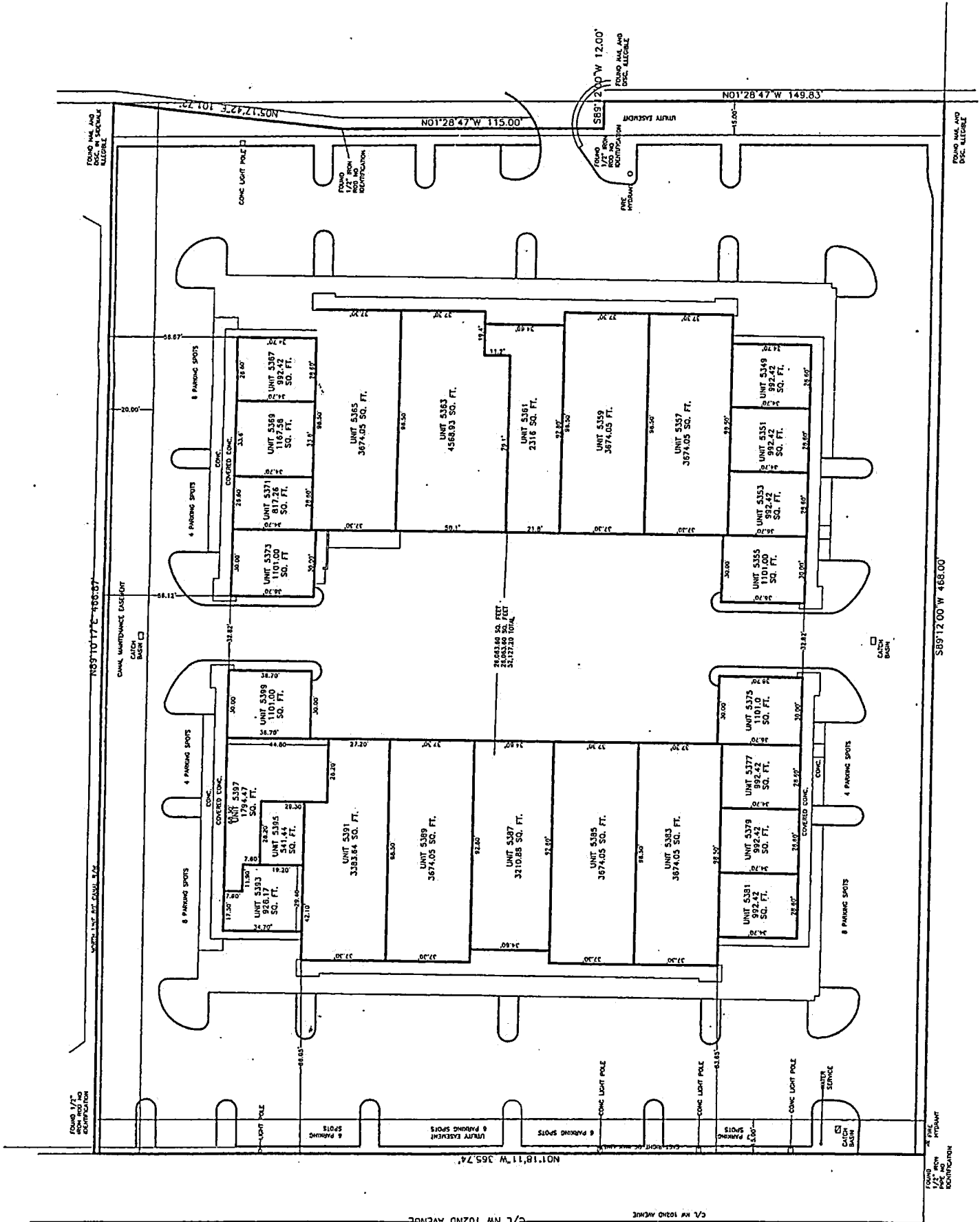


EXHIBIT "B"



*This replaces Exhibit "B" attached to original condo docs.