

SECOND AMENDMENT TO DECLARATION CREATING AND ESTABLISHING A CONDOMINIUM REGIME FOR THE SAINT CHARLES GARDENS CONDOMINIUMS	* * * * * * * *	UNITED STATES OF AMERICA STATE OF LOUISIANA PARISH OF ORLEANS CITY OF NEW ORLEANS
--	--------------------------------------	--

NOTARIAL RECORDS
 PARISH OF ORLEANS
 2005-28097-1

BE IT KNOWN, that on the 27th day of May, 2005,

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the State and Parish hereinabove set forth, and in the presence of the undersigned competent witnesses, personally came and appeared:

SAGUARO PROPERTIES, L.L.C., a Louisiana limited liability company, organized pursuant to Articles of Organization executed April 1, 2002, filed with the office of the Louisiana Secretary of State on April 2, 2002, as amended per instrument dated September 8, 2004, filed with the office of the Louisiana Secretary of State on September 9, 2004, represented herein by its Manager, William P. Mains, duly authorized pursuant to the Certificate of Authority executed October 19, 2004, filed as N.A. Instrument #2004-53459, CIN 294043, records of Orleans Parish, Louisiana;

Mailing Address: 760 Magazine Street, #201
New Orleans, Louisiana 70130

Taxpayer I.D. No.: 68-0498965

(hereinafter referred to as "Declarant")

who declared unto me, Notary, that:

WHEREAS, Declarant filed a Declaration Creating and Establishing a Condominium Regime for The Saint Charles Gardens Condominiums, dated October 19, 2004, recorded on October 22, 2004, Notarial Archives No. 2004-53768, Conveyance Instrument No. 294178 and a First Amendment to Declaration, dated December 17, 2004, filed as Notarial Archives No. 2004-63583, Conveyance Instrument No. 297795, of the conveyance records of Orleans Parish, Louisiana (the "Declaration"); and

WHEREAS, under Article XIV, Amendment, Declarant is authorized and desires to correct and revise Sheet 1 of 2 of the Building Plan, Exhibit E, to the Declaration to reflect the revised parking plan and Special Limited Common Elements to cover all ninety-two (92) parking spaces.

NOW THEREFORE, pursuant to the authority granted Declarant in Article XIV of the Condominium Declaration, Declarant hereby amends the Condominium Declaration by correcting and revising Exhibit E, Building Plan, to revise the parking plan to reflect the ninety-two (92) parking spaces designated as Special Limited Common Elements and attaches hereto the corrected and revised Sheet 1 of 2 of Exhibit E to the Declaration. Declarant further affirms that there are no changes in any of the Special Limited Common Elements previously transferred.

In all other respects the Declaration remains unchanged and in full force and effect except as amended, modified and restated herein.

THUS DONE AND PASSED in my office in the City of New Orleans, State of Louisiana, on the date hereinabove set forth, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

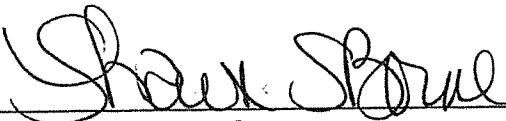
SAGUARO PROPERTIES, L.L.C.



Print Name: Darlene H. Walsh

By: _____


William P. Mains - Manager



Print Name:

Shawn S. Borne



RANDY OPOTOWSKY (Bar No. 10222)
NOTARY PUBLIC

SQ. NO. 419, BOULIGNY
SIXTH DISTRICT

ORLEANS PARISH
NEW ORLEANS, LA

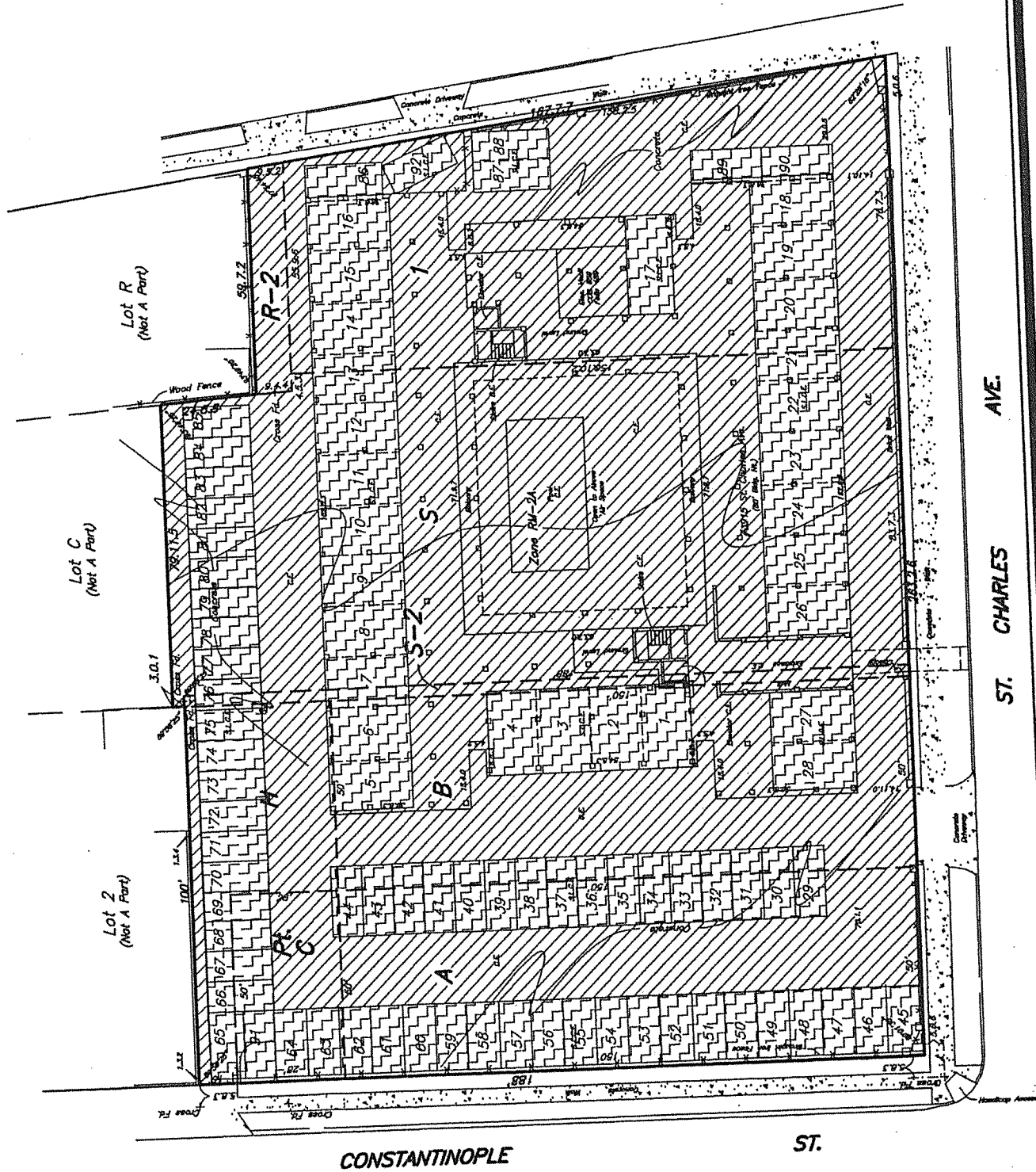
ST.



GEN. TAYLOR

ST. SIDE

CARONDELET



ST. CHARLES AVE.

CONSTANTINOPLE

ST.

May 20, 2005 Revised S.L.C.E. - Special Limited Common Element

THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE "B"

All lot angles as per plan.

Date: October 12, 2004

Scale: 1" = 40'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 25 for a Class "B" survey.
Made at the request of William P. Mains

Gilbert, Kelly & Couturie, Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121