

2506

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

SUPPLEMENTAL DECLARATION TO DECLARATION
OF CONDOMINIUM, BIRCH CREEK II CONDOMINIUM
RECORDED IN BOOK 1462 AT PAGE 159
OF THE NEW HANOVER COUNTY REGISTRY
BIRCH CREEK II CONDOMINIUMS, PHASE 2

THIS SUPPLEMENTAL DECLARATION, made this 19th day of March, 1990, by
BIRCH CREEK PARTNERSHIP, a Limited Partnership doing business in the State of
North Carolina, hereinafter referred to as "DECLARANT";

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W I T N E S S E T H:

THAT, WHEREAS, the Declarant is the owner of a certain or parcel of land located in New Hanover County, State of North Carolina, and particularly described in Exhibit "A" attached hereto and incorporated herein fully by reference, the same also being described on a plat or map of Phase 2 of the Condominium which is filed of record in Condominium Plat Book 42 at Pages 1-5 in the office of the Register of Deeds of New Hanover County; and

WHEREAS, the Declarant has heretofore recorded a certain document entitled DECLARATION OF CONDOMINIUM, BIRCH CREEK II CONDOMINIUMS (hereinafter referred to as the "DECLARATION") in Book 1462 at Page 159 of the New Hanover County Registry wherein Declarant reserved unto itself the right to add a portion or all of the property described in Exhibit "B" to that DECLARATION to the Birch Creek II Condominium development; and

WHEREAS, the real estate described in Exhibit "A", attached hereto, is a portion of the real property described in Exhibit "B" attached to the DECLARATION; and

WHEREAS, the Declarant has constructed two duplex type buildings upon the property described in Exhibit "A" and intends to divide the real property described in Exhibit "A" and the improvements thereon into four condominium units as defined in the provisions of the North Carolina Condominium Act, N.C.G.S. §47C (herein referred to as the "Act") and to sell and convey those units to purchasers subject to the covenants, conditions, restrictions, limitations and obligations contained in the DECLARATION and to be kept and performed in the manner provided by not inconsistent with the Act; and

WHEREAS, it is the desire and the intention of the Declarant by the recordation of this SUPPLEMENTAL DECLARATION in the office of the Register of Deeds of New Hanover County, North Carolina, to submit all of the real property and improvements thereto, described in Exhibit "A" attached hereto, and shown upon the survey attached hereto as Exhibit "B" (2 pages) to the provisions of the Act and specifically to the provisions of the above-referenced DECLARATION, and to designate that property as BIRCH CREEK II CONDOMINIUMS, PHASE 2; and

NOW, THEREFORE, THE DECLARANT DOES HEREBY DECLARE THAT ALL OF THE REAL PROPERTY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, AS WELL AS ALL OF THE IMPROVEMENTS CONSTRUCTED THEREON, IS HELD AND SHALL BE HELD, CONVEYED, HYPOTHECATED, ENCUMBERED, USED, OCCUPIED, AND IMPROVED SUBJECT TO THE FOLLOWING ARTICLES OF COVENANTS, CONDITIONS, RESTRICTIONS, USES, LIMITATIONS AND OBLIGATIONS, ALL OF WHICH ARE DECLARED TO BE IN FURTHERANCE OF A PLAN FOR THE IMPROVEMENT OF SAID PROPERTY AND THE DIVISION THEREOF INTO CONDOMINIUM UNITS AND SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE A BURDEN AND A BENEFIT TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS, AND ANY PERSON OR ENTITY ACQUIRING OR OWNING AN INTEREST IN THE REAL PROPERTY AND THE IMPROVEMENTS, OR ANY SUBDIVISION THEREOF, THEIR GRANTEEES, SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES AND ASSIGNS.

ARTICLE I.

Submission of Property

A. Pursuant to the provisions of Chapter 47C of the North Carolina General Statutes, the Declarant does hereby submit all of the real property

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ROUNTREE & SEAGLE
WILMINGTON, NORTH CAROLINA 28402-1409

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described in Exhibit "A", attached hereto and made a part hereof by reference, together with all improvements thereon and described herein, to the provisions of the North Carolina Condominium Act, which is codified as Chapter 47C of the General Statutes of the State of North Carolina. Said property also being shown on Exhibit "B" (2 pages) attached hereto and incorporated herein by reference.

B. In furtherance thereof, Declarant declares and affirms that the real property described in Exhibit "A", attached hereto, is a portion of the real property described in Exhibit "B" attached to the DECLARATION OF CONDOMINIUM, BIRCH CREEK II CONDOMINIUMS, which is recorded in Book 1462, beginning at Page 159, in the Office of the Register of Deeds of New Hanover County, North Carolina, and, therefore, by virtue of the exclusive right and option belonging to the Declarant, as reserved to it in Article 3. of said Declaration, the Declarant further declares that all of the real property described in Exhibit "A" attached hereto and made a part hereof by reference, as well as all of the improvements constructed thereon, is hereby subjected to and henceforth shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to each and every provision of those Articles of Covenants, Conditions, Restrictions, Uses, Limitations and Obligations which are set forth in that recorded Declaration referred to hereinabove, except as those provisions are necessarily altered or changed for this submission as set forth hereinbelow.

Hereinbelow, Declarant has set forth those provisions of said recorded Declaration which of necessity must change for this submission, and has incorporated by reference those provisions which do not.

ARTICLE II.

DEFINITIONS

The definitions for the terms used in this Supplemental Declaration and used in the Articles of the said recorded Declaration (recorded in Book 1462, beginning at Page 159), as they are applicable to this Submission of real property by incorporation herein shall be as follows:

1. The terms Act, Assessment, Association, Board of Directors, By-Laws, Common Areas and Facilities, Common Expenses, Condominium Documents, Declarant, Declaration, Development Rights, Limited Common Area and Facilities, Mortgagee, Person, Special Declarant Rights, and Unit Owner or Owners, are defined in Article 1. of the Declaration recorded in Book 1462 at page 159, referred to hereinabove, and said definitions are incorporated herein by reference.

2. The term "Building" or "Buildings" shall mean and refer to the two duplex style buildings which the Declarant has constructed upon the real property described in Exhibit "A", to be used for residential purposes, as hereinafter provided. Typically and in general, the buildings have two stories and is built on a concrete slab. The first floor is constructed of concrete block covered by stucco or brick and the second floor is wood frame with wooden siding. All interior walls are supported by wood or steel studs with wallboard facing with stripped seams and painted. The roof is of approved asphalt shingles. The building has an attached finished garage on each end.

The buildings have been subdivided into two (2) units, as well as the limited common areas and facilities of the building.

3. The term "Plans" shall include Exhibit "C", Sheets 1 through 6, attached hereto which consist of the plans and specifications of the Condominiums as prepared by Robert H. Goslee, R.L.S. and Robert W. Sawyer, Registered Architect and which are also recorded under the name of the Condominiums in the Condominium Plat Book in the New Hanover County Registry, in Condominium Plat Book 10, Pages 1-5.

4. The term Supplemental Declaration shall mean and refer to this instrument.

5. The term "property" means and includes the land described in Exhibit "A" attached hereto and incorporated herein by reference, together with any building and improvements located thereon.

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6. The term Unit or Condominium Unit shall mean and refer to any one of those four (4) subdivisions of enclosed space within the buildings, together with any additional areas or spaces accompanying the same as defined hereinbelow, and which are intended to or will be sold as dwelling units pursuant to the Act and this Supplemental Declaration. The deed for any particular unit shall convey such unit by its unit and Phase designation and the same shall be deemed to include all that is defined as a part of that unit as stated specifically in this definition, as well as the privileges and appurtenances accompanying any such unit and subject to the covenants, conditions, restrictions, and obligations applicable to unit owners as all are more generally stated and described throughout this Supplemental Declaration.

The four (4) units of the building are and will be identified by their unit designations, which are Units 29, 30, 31, and 32, Phase 2. These units and their designations are shown upon the plans of the buildings attached hereto in Exhibit "B" which also shows graphically all particulars of the buildings and their four (4) units, including, but not limited to, the layout, location, ceiling and floor elevations, dimensions of the units, and the area and location of the common areas and facilities and limited common areas and facilities. Reference is hereby made to said plans for the purposes of identifying and locating each unit within the buildings, as well as identifying their dimensions and approximate areas. No unit bears the same designation as any other. Any conflict between said plans and this definition shall be resolved by reference to the said plans, which shall control.

All units, as well as the additional areas defined as part of each unit hereinbelow, are bounded both as to horizontal and vertical boundaries by the interior finished surface of the units' perimeter walls, ceilings and floors, of the interior surface of the perimeter walls, ceilings, and floors of the additional areas conveyed as part of each unit as defined hereinbelow, subject to the easement reserved hereinbelow for such encroachments as are contained in the building whether the same now exist or may be caused or created by existing construction, settlement, or movement of the building, or by permissible repairs, construction, or alteration.

7. The term Unit Designation shall mean and refer to the number which designates a unit within the condominium as the same is shown upon the plans of the building in Exhibit "B" attached hereto.

8. The Limited Common Areas in this phase are further defined to mean and refer to, in addition to paragraph 6 of the original Declaration (recorded in Book 1462, beginning at Page 159), the following: all decks, porches, entry ways and patios immediately adjacent or contiguous to each unit to which such limited common areas are appurtenant. "Limited Common Area and Facilities" is further defined by reference to Exhibits "B" & "C" attached hereto and incorporated herein by reference.

ARTICLE III.

Plan of Development and Scope of Declaration

The name by which the entire condominium project is known is BIRCH CREEK II CONDOMINIUMS. The Declarant has caused to be constructed upon the real property described in Exhibit "A" the two duplex style buildings, containing two (2) units each as hereinbefore described, as well as the limited common areas and facilities of both the buildings and the real property, all as defined hereinabove and as shown upon the plans contained in Exhibit "B" attached hereto and made a part hereof by reference. The units of the buildings, together with their privileges and appurtenances, shall be offered for sale to the public by the Declarant as condominium units pursuant to the provisions of the Act, subject to the covenants, conditions, restrictions, and obligations stated in this Supplemental Declaration, the Articles of the Declaration recorded in Book 1462, beginning at Page 159, of the New Hanover County Registry, referred to hereinabove, which has been incorporated herein by reference, the Articles of Incorporation of the Association, its duly adopted By-Laws and its Rules and Regulations. The units and their owners shall be subject to the jurisdiction of the Association of which each unit owner shall be a member and which shall manage the upkeep and maintenance of the entire condominium project, PHASE 1 and PHASE 2, of BIRCH CREEK II CONDOMINIUMS

together with any future phases thereof, as a whole, as envisioned and provided for in its Articles of Incorporation and the Declaration.

The Declarant, by this Supplemental Declaration, submits only the real property described in Exhibit "A", attached hereto, together with the improvements thereon, to the Act and hereinafter this submission shall be referred to as BIRCH CREEK II CONDOMINIUMS, PHASE 2. Nevertheless, the Declarant hereby reserves to itself the exclusive right and option, but not the obligation, to add to or expand the property subject to the Declaration recorded in Book 1462, at Page 159, referred to hereinabove, by the addition of all or any portion or portions of the remainder of the real property described in Exhibit "B" to said Declaration in one or more phases of BIRCH CREEK II CONDOMINIUMS upon the terms and in the manner set forth in the Declaration of Condominium, Birch Creek II Condominiums, recorded in Book 1462 at Page 149 of the New Hanover County Registry, which is incorporated herein by reference.

ARTICLE IV.

The Nature and Incidents of Unit Ownership

Each unit shall be conveyed and treated as an individual real property capable of independent use and fee simple ownership, and the owner of each unit shall also own, as an appurtenance to the ownership of each said unit, an undivided interest in the common areas and facilities of BIRCH CREEK II CONDOMINIUMS, PHASE 1 and PHASE 2 and future phases, if any.

Pursuant to the provisions of Paragraph F of Article 3. of the Declaration recorded in Book 1462, beginning at Page 159, of the New Hanover County Registry, the Declarant does hereby establish the undivided fractional or percentage interest belonging to each unit owner of units in BIRCH CREEK II CONDOMINIUMS, PHASE 1 and PHASE 2 as set forth in Exhibit "D" attached hereto and incorporated herein fully by reference. Declarant covenants with all unit owners of Units in PHASE 1 and PHASE 2, of BIRCH CREEK II CONDOMINIUMS and all future unit owners of Units in either PHASE 1 or PHASE 2, of BIRCH CREEK II CONDOMINIUMS that the undivided fractional or percentage interest in the total common areas and facilities of BIRCH CREEK II CONDOMINIUMS, PHASE 1 and PHASE 2, was determined in a manner consistent both with the provisions of Paragraph F of Article 3. of the Declaration and with the Act.

ARTICLE V.

Basement

In addition to the submission of property described in Article I hereof, Declarant does hereby bargain, grant, sell and convey unto the current and future owners of condominium units in Birch Creek II Condominiums, Phases 1 and 2, an easement of access for ingress, egress, and regress, over, across and upon all those roadways, streets and alleys shown on the condominium plat of Birch Creek Condominiums, which said plats are referenced hereinbelow and incorporated herein fully by reference:

Condominium Plat Book 3 at Pages	11 through	14
Condominium Plat Book 3 at Pages	51 through	52
Condominium Plat Book 3 at Pages	77 through	79
Condominium Plat Book 3 at Pages	94 through	95
Condominium Plat Book 4 at Pages	3 through	4
Condominium Plat Book 4 at Pages	5 through	6
Condominium Plat Book 4 at Pages	74 through	76
Condominium Plat Book 4 at Pages	77 through	79
Condominium Plat Book 5 at Pages	13 through	15
Condominium Plat Book 5 at Pages	16 through	18
Condominium Plat Book 5 at Pages	19 through	21
Condominium Plat Book 6 at Pages	75 through	77
Condominium Plat Book 6 at Pages	78 through	80
Condominium Plat Book 6 at Pages	216 through	219
Condominium Plat Book 6 at Pages	244 through	246
Condominium Plat Book 7 at Pages	63 through	65
Condominium Plat Book 7 at Pages	237 through	239
Condominium Plat Book 7 at Pages	306 through	308

RECORDED AND VERIFIED
 REBECCA P. TUCKER
 REGISTER OF DEEDS
 NEW HANOVER CO., NC
 MAR 19 12 17 PM '90

Condominium Plat Book 7 at Pages 309 through 311
Condominium Plat Book 8 at Pages 55 through 57
Condominium Plat Book 8 at Pages 58 through 60
Condominium Plat Book 8 at Page 71
Condominium Plat Book 8 at Pages 157 through 160
Condominium Plat Book 8 at Pages 161 through 164
Condominium Plat Book 9 at Pages 19 through 22
Condominium Plat Book 9 at Pages 31 through 34
Condominium Plat Book 9 at Pages 114 through 115
Condominium Plat Book 9 at Pages 116 through 117

and, also, Declarant does hereby convey unto the current and future owners of condominium units in Birch Creek II Condominiums, Phases 1 and 2, a non-exclusive easement in and to all utility easements, including but not limited to, water and sewer lines, in Birch Creek Condominiums as reserved by Declarant in the Declaration of Condominium, Birch Creek Condominiums, recorded in Book 1203 at Page 1317 of the New Hanover County Registry.

The easements described herein shall be appurtenant to each condominium unit and undivided interest in common areas of Birch Creek II Condominiums and shall run with the land.

To have and to hold the aforementioned easements, with all the rights, privileges and appurtenances thereunto belonging, to the current and subsequent owners of Birch Creek II Condominiums, all Phases, their heirs, successors and assigns, forever.

ARTICLE VI.

Maintenance

Paragraph 10(B) of the Declaration is hereby amended to provide that the cost of maintenance of any and all unenclosed limited common elements shown upon the plans of Birch Creek II Condominiums recorded in Condominium Plat Book 9 at Page 149-153 and Condominium Plat Book 10 at Pages 1-5 of the New Hanover County Registry, shall be a common expense, as defined in Paragraph 1(H) of the Declaration and borne by the Association.

ARTICLE VII.

Incorporation

Except as modified by this Supplemental Declaration, all provisions of the original Declaration are adopted in their entirety and incorporated herein by reference.

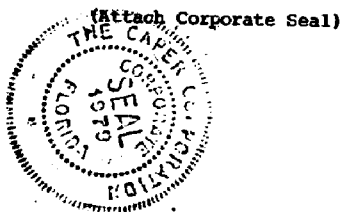
IN WITNESS WHEREOF, the Declarant, BIRCH CREEK PARTNERSHIP has caused this Supplemental Declaration to be executed by its General Partner the day and year first above written.

BIRCH CREEK PARTNERSHIP,
A LIMITED PARTNERSHIP,
Declarant

BY: THE CAPER CORPORATION,
ITS GENERAL PARTNER

BY: Walter Pancoe
WALTER PANCOE, PRESIDENT
THE CAPER CORPORATION

ATTEST:
George Dunlap
ASSISTANT SECRETARY



STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, JEFFREY PERRY KEETER, a Notary Public in and for the State and County aforesaid do hereby certify that George V. ... personally appeared before me this day and acknowledged that he is Assistant Secretary of THE CAPER CORPORATION, a corporation and general partner of BIRCH CREEK PARTNERSHIP, a Limited Partnership, and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by himself as its Assistant Secretary.

Witness my hand and notarial stamp or seal, this 19th day of March, 1990.

My Commission Expires:

6/21/92

Jeffrey Perry Keeter
NOTARY PUBLIC



STATE OF NORTH CAROLINA
New Hanover County
The Forgoing / Assessed Certificate(s) of
Jeffrey Perry Keeter
Notary (Notaries) Public (is) / are certified
to be correct.

This the 19 day of March 1990
Rebecca F. Tucker, Register of Deeds
John B. Bell
Deputy / Assistant

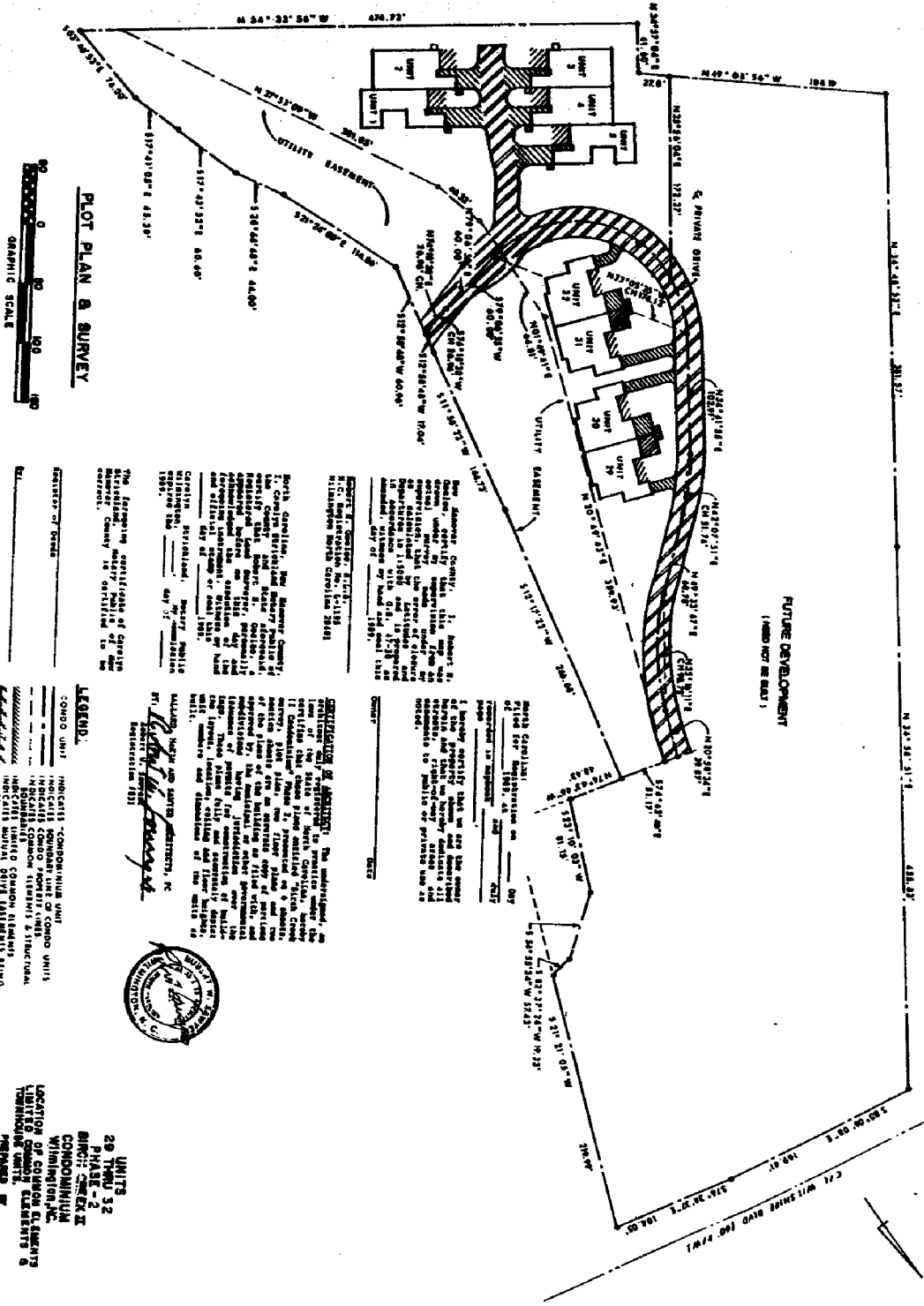
EXHIBIT "A"

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Birch Creek II Condominiums
Phase 2

BEGINNING at a point in the centerline of the access road for Birch Creek II Condominiums, Phase 2, said point being located the following calls and distances from a concrete monument on the centerline of the southern end of Jennings Drive as shown on a map of Devon Park, Section 3, recorded in Map Book 5 at Page 57 of the New Hanover County Registry; North 82 degrees 31 minutes 55 seconds West - 195.77'; South 21 degrees 21 minutes 05 seconds West - 352.77'; North 74 degrees 43 minutes 46 seconds West - 151.17'. Running thence from said point of beginning South 74 degrees 43 minutes 46 seconds East - 51.17' to a point; thence South 12 degrees 17 minutes 22 seconds West - 246.68' to a point; thence South 11 degrees 58 minutes 22 seconds West - 144.73' to a point; thence South 12 degrees 58 minutes 48 seconds West - 17.04' to a point on the centerline of the access road; thence with the centerline of said access road as it curves to the north to a point, said point being located South 74 degrees 18 minutes 38 seconds West - 29.96' chord distance from the preceding point; thence continuing with said centerline South 79 degrees 06 minutes 55 seconds West - 60.00' to a point, said point being the P.C. of a curve to the north; thence continuing with the centerline of said access road as it curves to the north to a point, said point being the P.T. of said curve and bears North 33 degrees 05 minutes 35 seconds West - 174.12' chord distance from the preceding point (curve data: delta = 135 degrees 35 minutes 00 seconds, tangent = 230.33', radius = 94.04'); thence continuing with the centerline of said access road North 34 degrees 41 minutes 55 seconds East - 102.91' to a point, said point being the P.C. of a curve to the east; thence continuing with said centerline as it curves to the east to a point, said point being the P.T. of said curve and bears North 42 degrees 07 minutes 51 seconds East - 51.74' chord distance from the preceding point (curve data: delta = 14 degrees 51 minutes 52 seconds, tangent = 26.09, radius = 200.00'); thence continuing with the centerline of said access road North 49 degrees 33 minutes 47 seconds East - 68.78' to a point, said point being the P.C. of a curve to the north; thence continuing with the centerline of said access road as it curves to the north to a point, said point being the P.T. of said curve and bears North 35 degrees 16 minutes 11 seconds East - 98.75' chord distance from the preceding point (curve data: delta = 28 degrees 35 minutes 13 seconds, tangent = 50.95', radius = 200.00'); thence continuing with the centerline of said access road north 20 degrees 58 minutes 34 seconds East - 39.87' to the point of beginning and containing 1.4337 Acres, more or less.

SUBJECT, HOWEVER, to that Utility Easement to the City of Wilmington, as shown upon the Map of Survey of Birch Creek II Condominiums, Phase 2, recorded in Condominium Plat Book 10, Pages 1 through 5, of the New Hanover County Registry.



PLOT PLAN & SURVEY
 GRAPHIC SCALE

The following description of certain land is a true and correct copy of the original survey as recorded in the public records of the County of Guilford, North Carolina.

LEGEND:
 CONDO UNIT
 INTERESTS IN CONDOMINIUM UNIT
 INTERESTS IN COMMON ELEMENTS
 INTERESTS IN COMMON ELEMENTS
 INTERESTS IN COMMON ELEMENTS
 INTERESTS IN COMMON ELEMENTS

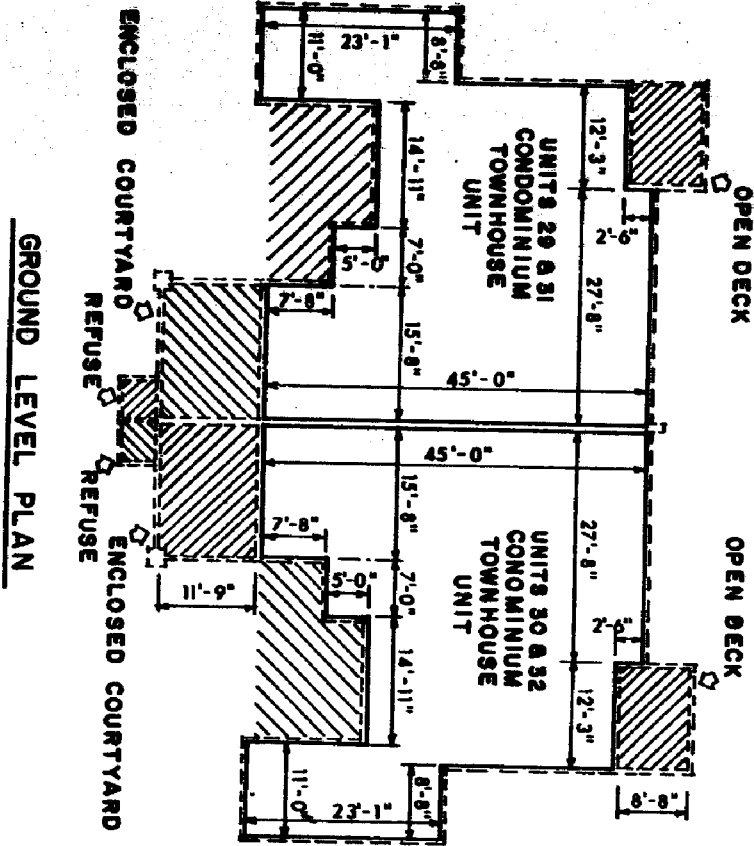
UNITS 29 THRU 32
 PHASE - 2
 BIRCH CREEK II
 CONDOMINIUM
 VINCENNES, INDIANA
 LOCATED BY GEORGE E. LEWIS
 RECORDED IN PUBLIC RECORDS
 OF VINCENNES, INDIANA
 BOOK 10, PAGE 100



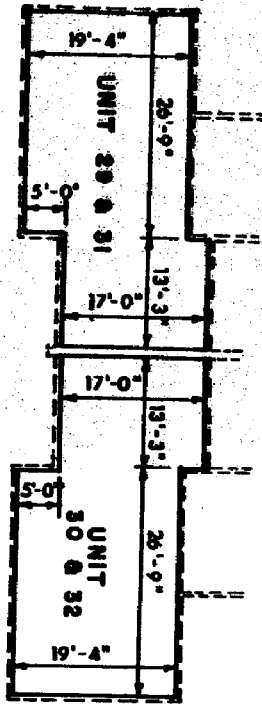
STATEMENT OF ACCURACY: The undersigned, a duly licensed and registered Professional Surveyor, hereby certifies that this plan and survey were prepared by me or under my direct supervision and that I am a duly licensed and registered Professional Surveyor in the State of North Carolina.

NOTICE TO CONTRACTORS: The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, rules, and regulations of the State of North Carolina and the County of Guilford, North Carolina.

NOTICE TO BUYERS: The buyer shall be responsible for obtaining all necessary permits and for complying with all applicable laws, rules, and regulations of the State of North Carolina and the County of Guilford, North Carolina.

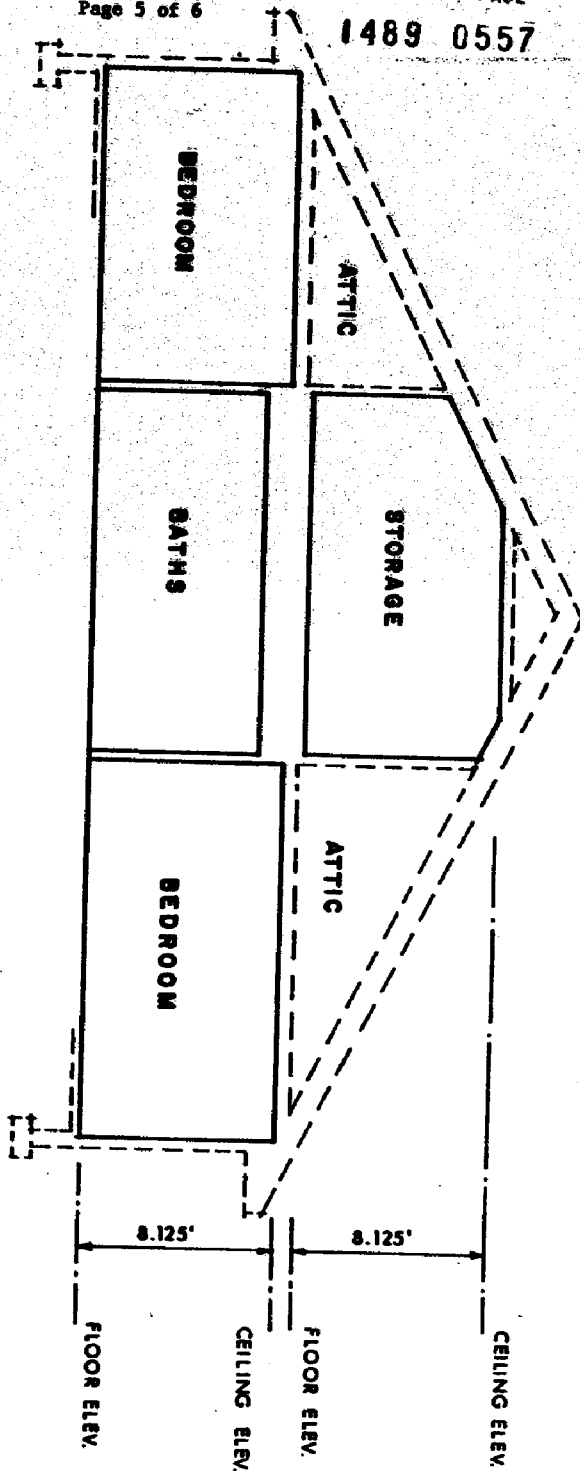


UNITS
29 THRU 32
PHASE - 2
BIRCH CREEK II
CONDOMINIUM
Wilmington, NC.
LOCATION OF COMMON ELEMENTS
LIMITED COMMON ELEMENTS &
TOWNHOUSE UNITS.
PREPARED BY
BALLARD, McMIN & SAWYER-ARCH.
WILMINGTON, N.C.



SECOND LEVEL PLAN

UNITS
29 THRU 32
PHASE - 2
BIRCH CREEK II
CONDOMINIUM
Wilmington, NC.
LOCATION OF COMMON ELEMENTS
LIMITED COMMON ELEMENTS &
TOWNHOUSE UNITS.
PREPARED BY
BALLARD, McKIM & SAWYER-ARCH.
WILMINGTON, N.C.



BUILDING SECTION

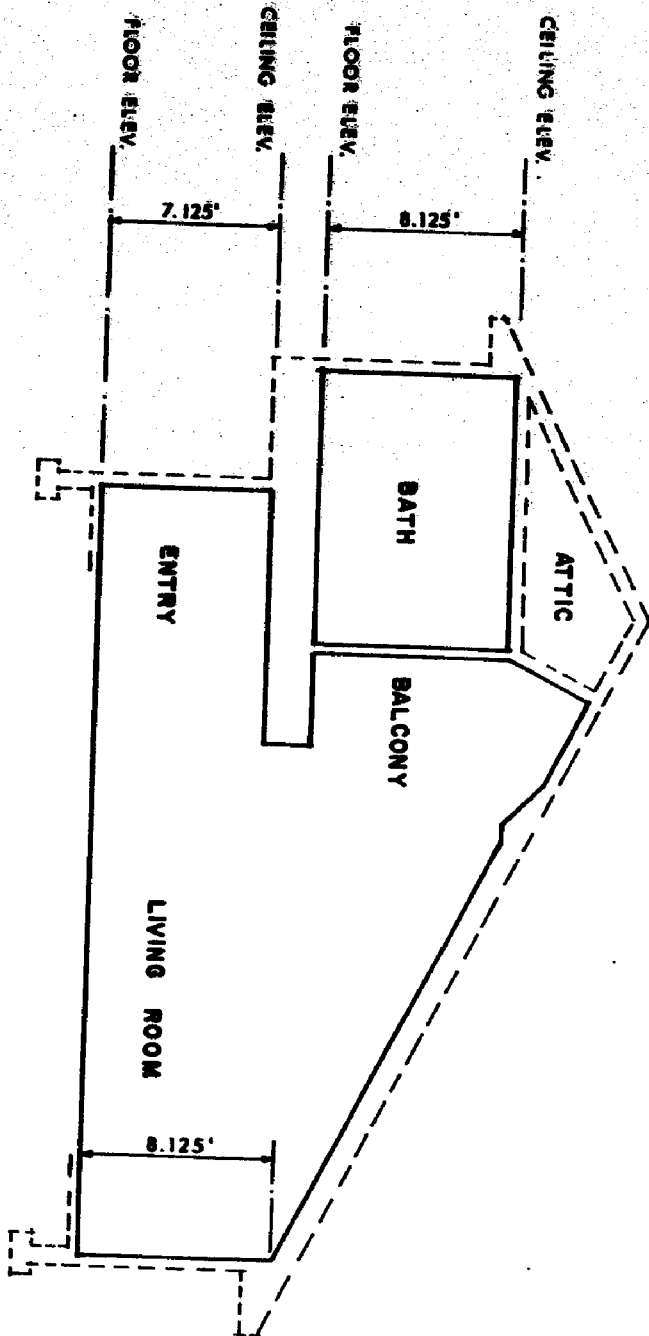
UNIT NO. 31 FIRST FLR. 39.14'
 and NO. 32 CEIL. 47.27'
 SECOND FLR. 48.26'
 CEIL. 56.38'

UNIT NO. 29 FIRST FLR. 39.10'
 and NO. 30 CEIL. 47.22'
 SECOND FLR. 48.22'
 CEIL. 56.34'

**UNITS
 29 THRU 32
 PHASE - 2
 BIRCH CREEK II
 CONDOMINIUM
 WILMINGTON, NC.**

LOCATION OF COMMON ELEMENTS
 LIMITED COMMON ELEMENTS &
 TOWNHOUSE UNITS.

PREPARED BY
 BALLARD, MORIM & SAWYER-ARCH.
 WILMINGTON, N.C.



BUILDING SECTION

UNIT NO. 31 FIRST FLR. 39.14'
 and NO. 32 CELL. 47.27'
 SECOND FLR. 48.26'
 CELL. 56.38'

UNIT NO. 29 FIRST FLR. 39.10'
 and NO. 30 CELL. 47.22'
 SECOND FLR. 48.22'
 CELL. 56.34'

UNITS
29 THRU 32
PHASE - 2
BIRCH CREEK II
CONDOMINIUM
 Wilmington, NC.

LOCATION OF COMMON ELEMENTS
 LIMITED COMMON ELEMENTS &
 TOWNHOUSE UNITS.

PREPARED BY
 BALLARD, MCKIN & SAWYER-ARCH.
 WILMINGTON, N.C.

EXHIBIT "D"

BIRCH CREEK II CONDOMINIUMS, PHASE 2

UNDIVIDED INTEREST OF EACH UNIT
IN COMMON AREAS AND FACILITIES

<u>Unit No:</u>	<u>Percentage Ownership:</u>	<u>Square Footage Per Unit</u>
Unit 1	7.64%	1454
Unit 2	12.58%	2391
Unit 3	12.58%	2391
Unit 4	7.64%	1454
Unit 5	7.64%	1454
Unit 29	12.98%	2467
Unit 30	12.98%	2467
Unit 31	12.98%	2467
Unit 32	12.98%	2467
TOTAL	100.00%	

* Unit square footage figures provided by the design architects of same. No independent verification has been made by Declarant or Declarant's attorney.