

Prepared by & return to Petree Stockton
P.O. Box 300004, Raleigh NC 27622

BOOK 2174 PAGE 758

BOOK 2174 PAGE 758-763

AMENDMENT TO DECLARATION 086 MAR 19 PM 4 17
UNIVERSITY COMMONS, a Condominium

RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, N.C.

This Amendment to Declarations of University Commons, a Condominium is made and entered into as of the 14th day of March, 1996, by SUNBURST PROPERTIES LIMITED PARTNERSHIP, a North Carolina limited partnership ("Declarant").

WITNESSETH:

THAT WHEREAS, Declarant has filed Declarations of University Commons, a Condominium recorded in Book 2025, Pages 248-314, Durham County Registry (the "Declarations") which are incorporated herein by reference; and

WHEREAS, pursuant to Article 13.8 of the Declarations, Declarant is entitled to amend the Declarations to create Unit 3713 by declaring that the property associated therewith is a part of the condominium property.

NOW, THEREFORE, Declarant hereby declares, notwithstanding anything to the contrary in the Declarations, that the Declarations are hereby amended as follows:

1. Exhibit A attached hereto and incorporated herein by reference (the "First Revised Exhibit A") is hereby substituted for the Exhibit A attached to the Declarations and the First Revised Exhibit A shall hereafter represent the "Condominium" and is otherwise incorporated into the Declarations.
2. Exhibit B attached hereto and incorporated herein by reference (the "First Revised Exhibit B") is hereby substituted for the Exhibit B "Table of Interest" attached to the Declarations and hereafter the First Revised Exhibit B shall serve as the Exhibit B to the Declarations including the revised percentage share of common elements, percentage share of common expenses and percentage vote in the affairs of the Association.
3. Exhibit C attached hereto and incorporated herein by reference (the "First Revised Exhibit C") is hereby substituted for the Exhibit C attached to the Declarations and said First Revised Exhibit C shall hereafter be incorporated into the Declarations.
4. The term "Plats and Plans" as defined in the Declarations shall be supplemented by and shall include the documents recorded in Condominium Plat Book 5, Pages 105-109, Durham County Registry which are hereby incorporated into the Declarations.
5. The areas indicated as "Common Elements" or "Limited Common Elements" on the "Plats and Plans" recorded in the above referenced condominium file are hereby Common Elements or Limited Common Elements applicable to the areas shown on the Plats and Plans as otherwise described in the Declarations.

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6. Except as specifically amended hereby, the Declarations are unamended and remain in full force and effect.

7. The undersigned lender and trustee hereby release the property described in Exhibit A attached hereto and incorporated herein by reference from the effect of the Deed of Trust recorded in Book see*, Page , Durham County Registry and Declarant hereby grants, gives and conveys unto the said trustee Units 3713-A, 3713-B, 3713-C and 3713-D as shown in the Plats and Plans together with the percentage share of undivided interest as provided in Exhibit B attached hereto and incorporated herein attributable to each of the units, it being the intent of the parties that the foregoing enumerated Units are hereby substituted in lieu of the property described in Exhibit A under the Deed of Trust. However, except as amended herein, the Deed of Trust shall remain in full force and effect and shall otherwise include the property described in Exhibit C attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of the date and year first above written.

DECLARANT:

SUNBURST PROPERTIES LIMITED PARTNERSHIP,
a North Carolina limited partnership (SEAL)

BY: GHI Group, Ltd., General Partner of
Sunburst Properties Limited Partnership
(SEAL)

By: *Richard D. Hault*

President

ATTEST:

J. P. [Signature]
Secretary

(CORPORATE SEAL)

* Book 1874, page 182
re-recorded Book 1901, page 235
Book 1937, page 285
Book 2040, page 584
Book 2076, page 276

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LENDER:

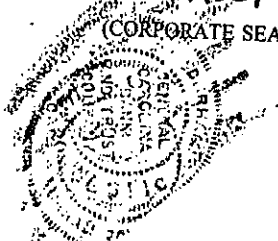
CENTRAL CAROLINA BANK

By: [Signature]
VICE President

ATTEST:

[Signature]
ASST Secretary

(CORPORATE SEAL)



TRUSTEE:

SOUTHLAND ASSOCIATES, INC.

[Signature] (SEAL)
VICE President

ATTEST:

[Signature]
ASST Secretary

(CORPORATE SEAL)



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STATE OF NORTH CAROLINA

COUNTY OF Durham

I, Mylo C. Little, a notary public for the aforesaid County and State do hereby certify that Eric C. Scott personally came before me, who, being by me duly sworn, says that he knows the common seal of CENTRAL CAROLINA BANK and is acquainted with Steve Anderson who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 15 day of March, 1996.

Mylo C. Little
Notary Public

My Commission Expires: 9-22-98

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Helen B. Jordan, a notary public for the aforesaid County and State do hereby certify that Louis P. Gonzalez personally came before me, who, being by me duly sworn, says that he knows the common seal of BHI Group, Ltd., General Partner of Sunburst Properties Limited Partnership, and is acquainted with Christopher R. Hewlett who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 14 day of March, 1996.
My Commission Expires: 11/23/99

Helen B. Jordan
Notary Public for the State of North Carolina
The foregoing certification of
Helen B. Jordan
A Notary (Notarial) Public for the designated Government with
of which (are) entitled to be sworn.
This the 14 day of March, A.D. 1996
Ruth C. Garrett
Register of Deeds
By Assistant, Deputy
Register of Deeds

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, Mylo C. Little, a notary public for the aforesaid County and State do hereby certify that Robin R. Wimberley personally came before me, who, being by me duly sworn, says that he knows the common seal of SOUTHLAND ASSOCIATES, INC., Trustee, and is acquainted with John R. Hench II who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 15 day of March, 1996.

Mylo C. Little
Notary Public

My Commission Expires: 9-22-98

BOOK 2174 PAGE 762

EXHIBIT A

DESCRIPTION OF LAND AND RECORDED EASEMENTS
AND LICENSES APPURTENANT THERETO

A tract or parcel of land lying in the City of Durham, Durham County, North Carolina, and more particularly described as follows:

BEGINNING at an existing iron pin in the southern right of way of University Drive, said point being the northwest corner of Tract A as shown in the Plat referred to below and being the northeast corner of property now or formerly owned by First Venture Group per Deed Book 1266, Page 219, Durham County Registry; thence with the southern right of way of University Drive North 81° 08' 37" East 254.97 feet to an existing iron pipe; thence leaving the right of way of University Drive North 08° 52' 41" West 72.29 feet to an existing iron pipe; thence South 81° 07' 19" West 8.76 feet to an existing iron pipe; thence South 08° 52' 41" East 3.18 feet to an existing iron pipe; thence South 08° 52' 41" East 82.07 feet to an existing iron pipe; thence South 08° 52' 41" East 4.75 feet to an existing iron pipe; thence North 81° 07' 19" East 8.67 feet to an existing iron pipe; thence South 08° 52' 41" East 67.00 feet to an existing iron pipe; thence South 81° 07' 19" West 22.00 feet to an existing iron pipe; thence North 08° 52' 41" East 42.00 feet to an existing iron pipe; thence North 81° 07' 19" East 22.00 feet to an existing iron pipe; thence South 08° 52' 41" East 29.00 feet to an existing iron pipe; thence with the northern property line of property now or formerly owned by NationsBank per Deed Book 1363, Page 743, Durham County Registry; thence South 81° 12' 08" West 257.52 feet to an existing iron pipe; thence with the Western property line of property now or formerly owned by Durham Associates North 08° 40' 58" West 60.54 feet to an existing iron pipe; thence North 08° 18' 59" West 239.48 feet to an existing iron pipe in the southern right of way of University Drive, the point and place of BEGINNING and being Tract A as shown in map of survey entitled "Final Plat for University Commons Condominium Addition of Unit #3713" dated February 20, 1996 by Ronald D. Carpenter, R.L.S., recorded in Condominium Plat Book 5, Pages 105-109, Durham County Registry (the "Plat").

The foregoing property is subject to the following easements and licenses:

1. Recorded easements and licenses appurtenant thereto.
2. All easements and other matters shown on the Plats and Plans defined in the foregoing Declarations.
3. The lien of all taxes for the year 1996 and thereafter which are not yet due and payable.
4. The Declaration of Protective Covenants, Conditions and Restrictions recorded in Book 2025, Page 248, Durham County Registry.

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EXHIBIT B

TABLE OF INTERESTS

<u>Unit No.</u>	<u>Percentage Share of Common Elements</u>	<u>Percentage Share of Common Expenses</u>	<u>Percentage Vote in the Affairs of the Association</u>
3719-A	8.28%	8.28%	8.28%
3719-B	8.28%	8.28%	8.28%
3721-A	6.96%	6.96%	6.96%
3721-B	9.54%	9.54%	9.54%
3721-C	5.85%	5.85%	5.85%
3721-D	21.25%	21.25%	21.25%
3713-A	4.78%	4.78%	4.78%
3713-B	19.99%	19.99%	19.99%
3713-C	12.11%	12.11%	12.11%
3713-D	2.96%	2.96%	2.96%
Total	100.00	100.00	100.00

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EXHIBIT C

DESCRIPTION OF REAL ESTATE SUBJECT TO DEVELOPMENT RIGHTS

A tract or parcel of land lying in the City of Durham, Durham County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron pin in the southern right of way of University Drive, said point being the northeast corner of Tract B as shown in the plat referred to below and being the northwest corner of property now or formerly owned by Kindercare Learning Center described in Deed Book 1453, Page 355, Durham County Registry; thence with the western boundary of Kindercare Learning Center South 08° 15' 29" East 300.34 feet to an existing iron pipe; thence with the northern property line of property now or formerly owned by NationsBank South 81° 07' 42" West 222.46 feet to an existing iron pipe; thence with the eastern line of Tract A as shown in said recorded tract North 08° 52' 41" West 29.00 feet to an existing iron pipe; thence South 81° 07' 19" West 22.00 feet to an existing iron pipe; thence North 08° 52' 41" West 42.00 feet to an existing iron pipe; thence North 81° 07' 19" East 22.00 feet to an existing iron pipe; thence North 08° 52' 41" West 67.00 feet to an existing iron pipe; thence South 81° 07' 19" West 8.67 feet to an existing iron pipe; thence North 08° 52' 41" West 4.75 feet to an existing iron pipe; thence North 08° 52' 41" West 82.07 feet to an existing iron pipe; thence North 08° 52' 41" West 3.18 feet to an existing iron pipe; thence North 81° 07' 19" East 8.67 feet to an existing iron pipe; thence North 08° 52' 41" West 72.27 feet to an existing iron pipe in the southern right of way of University Drive; thence with the southern right of way of University Drive North 81° 06' 52" East 225.71 feet to an existing iron pipe, the point and place of BEGINNING and being all of Tract B as shown on survey entitled "Final Plat for University Commons Condominium Addition of Unit #3713" dated February 20, 1996 by Ronald D. Carpenter, R.L.S. which is recorded in Condominium Plat Book 5, Pages 105-109, Durham County Registry (the "Plat")

Prepared by and mail to:
Petree Stockton LLP
c/o Gary Joyner
4101 Lake Boone Trail
Raleigh, North Carolina 27607

BOOK 2185 PAGE 939

FILED
BOOK 2185 PAGE 939-945
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SECOND AMENDMENT TO DECLARATION OF
UNIVERSITY COMMONS, a Condominium
RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, N.C.

This Second Amendment to Declarations of University Commons, a Condominium is made and entered into as of the 22nd day of April, 1996, by SUNBURST PROPERTIES LIMITED PARTNERSHIP, a North Carolina limited partnership ("Declarant").

WITNESSETH:

THAT WHEREAS, Declarant has filed Declarations of University Commons, a Condominium recorded in Book 2025, Pages 248-314 as amended in Book 2174, Page 758, Durham County Registry (the "Declarations") which are incorporated herein by reference; and

WHEREAS, pursuant to Article 13.8 of the Declarations, Declarant is entitled to amend the Declarations to create Units 3711-A, 3711-B, 3715-A, 3717-A and 3717-B by declaring that the property associated therewith is a part of the condominium property.

NOW, THEREFORE, Declarant hereby declares, notwithstanding anything to the contrary in the Declarations, that the Declarations are hereby amended as follows:

1. Exhibit A attached hereto and incorporated herein by reference (the "Second Revised Exhibit A") is hereby substituted for the First Revised Exhibit A attached to the Declarations and the Second Revised Exhibit A shall hereafter represent the "Condominium" and is otherwise incorporated into the Declarations.
2. Exhibit B attached hereto and incorporated herein by reference (the "Second Revised Exhibit B") is hereby substituted for the First Revised Exhibit B "Table of Interest" attached to the Declarations and hereafter the Second Revised Exhibit B shall serve as the Exhibit B to the Declarations including the revised percentage share of common elements, percentage share of common expenses and percentage vote in the affairs of the Association.
3. Exhibit C attached hereto and incorporated herein by reference (the "Second Revised Exhibit C") is hereby substituted for the First Revised Exhibit C attached to the Declarations and said Second Revised Exhibit C shall hereafter be incorporated into the Declarations.
4. The term "Plats and Plans" as defined in the Declarations shall be supplemented by and shall include the documents recorded in Condominium Plat Book 5, Pages 110-119, Durham County Registry which are hereby incorporated into the Declarations.

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5. The areas indicated as "Common Elements" or "Limited Common Elements" on the "Plats and Plans" recorded in the above referenced condominium file are hereby Common Elements or Limited Common Elements applicable to the areas shown on the Plats and Plans as otherwise described in the Declarations.

6. Except as specifically amended hereby, the Declarations are unamended and remain in full force and effect.

7. The undersigned lender and trustee hereby release the property described in Exhibit A attached hereto and incorporated herein by reference from the effect of the Deeds of Trust recorded in Book 1874, Page 182 as rerecorded in Book 1901, Page 235, Book 1937, Page 285, Book 2040, Page 584 and Book 2076, Page 276, Durham County Registry and Declarant hereby grants, gives and conveys unto the said trustee Units 3711-A, 3711-B, 3715-A, 3717-A and 3717-B as shown in the Plats and Plans together with the percentage share of undivided interest as provided in the Second Revised Exhibit B attached hereto and incorporated herein attributable to each of the Units, it being the intent of the parties that the foregoing enumerated Units are hereby substituted in lieu of the property described in Second Revised Exhibit A under the Deeds of Trust. However, except as amended herein, the Deeds of Trust shall remain in full force and effect and shall otherwise include the property described in Exhibit C attached hereto and incorporated herein by reference.

8. Notwithstanding anything to the contrary, the Declarant hereby reserves for the benefit of itself and the owner of the property described on Exhibit C non-exclusive easements for ingress, egress and regress across the driveways on the Common Elements of the property described in Exhibit A attached hereto. Declarant further hereby reserves a non-exclusive easement for all utility easements, including water, sewer, gas, cable and telephone over, under and through the property described on Exhibit A for the benefit of the Property described in Exhibit C attached hereto and incorporated herein by reference it being the intent of the Declarant that the property described in Exhibit C shall have access to utilities as well as ingress and egress across the Common Elements of the property described in Exhibit A unless and until the property described in Exhibit C is made subject to the Declarations by authority granted by the Declarations.

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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of the date and year first above written.

DECLARANT:

SUNBURST PROPERTIES LIMITED PARTNERSHIP,
a North Carolina limited partnership (SEAL)

BY: GHI Group, Ltd., General Partner of
Sunburst Properties Limited Partnership
(SEAL)

By: [Signature]
President

ATTEST:

[Signature]
Secretary

(CORPORATE SEAL)

LENDER:

CENTRAL CAROLINA BANK

By: [Signature]
VICE President

ATTEST:

[Signature]
Secretary

(CORPORATE SEAL)

TRUSTEE:

SOUTHLAND ASSOCIATES, INC.

RL Brady, Jr. V.P. (SEAL)

ATTEST:

[Signature]
Secretary

(CORPORATE SEAL)

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STATE OF NORTH CAROLINA

COUNTY OF Durham

I, Myle C. Little, a notary public for the aforesaid County and State do hereby certify that Eric C. Scott personally came before me, who, being by me duly sworn, says that he knows the common seal of CENTRAL CAROLINA BANK and is acquainted with Steve Andersen who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 23 day of April, 1996.

Myle C. Little
Notary Public

My Commission Expires: 9-22-98

STATE OF NORTH CAROLINA

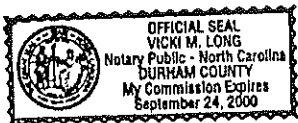
COUNTY OF _____

I, Vicki M. Long, a notary public for the aforesaid County and State do hereby certify that Louis P. Gonzalez personally came before me, who, being by me duly sworn, says that he knows the common seal of BHI Group, Ltd., General Partner of Sunburst Properties Limited Partnership, and is acquainted with CHRISTOPHER R. HOWETT who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 22 day of April, 1996.

Vicki M. Long
Notary Public

My Commission Expires:



STATE OF NORTH CAROLINA

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COUNTY OF Durham

I, Mylo C. Little, a notary public for the aforesaid County and State do hereby certify that A. L. Bass III personally came before me, who, being by me duly sworn, says that he knows the common seal of SOUTHLAND ASSOCIATES, INC., Trustee, and is acquainted with R. L. Brady, Jr. who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 23 day of April, 1996.



Mylo C. Little
Notary Public

State of North Carolina-Durham County
The foregoing certificate(s) of Mylo C. Little
Wickie McBratney
A Notary (Notaries) Public for the Designated Government(s)
unit(s) is (are) certified to be correct.

This the 24 day of April, A.D. 1996
Ruth C. Garrett, Sarah Ann Brady
Register of Deeds By Assistant, Deputy
Register of Deeds

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EXHIBIT A

**DESCRIPTION OF LAND AND RECORDED EASEMENTS
AND LICENSES APPURTENANT THERETO**

A tract or parcel of land lying in the City of Durham, Durham County, North Carolina, and more particularly described as follows:

BEGINNING at an existing iron pin in the southern right of way of University Drive, said point being the northwest corner of Tract A as shown in the Plat referred to below and being the northeast corner of property now or formerly owned by First Venture Group per Deed Book 1266, Page 219, Durham County Registry; thence with the southern right of way of University Drive North 81° 08' 37" East 254.97 feet to an existing iron pipe; thence North 81° 06' 52" East 225.71 feet to an existing iron pin; thence leaving the right of way of University Drive and running with the western boundary of property now or formerly owed by Kindercare South 08° 15' 29" East 66.96 feet to an existing iron pin; thence South 82° 49' 50" West 73.65 feet to an existing iron pin; thence South 07° 47' 46" East 99.43 feet to an existing iron pin; thence North 82° 49' 50" East 74.45 feet to an existing iron pin; thence South 08° 15' 29" East 125.94 feet to an existing iron pin; thence South 81° 07' 42" West 222.46 feet to an existing iron pin; thence South 81° 12' 08" West 257.52 feet to an existing iron pipe; thence with the Western property line of property now or formerly owned by Durham Associates North 08° 40' 58" West 60.54 feet to an existing iron pipe; thence North 08° 18' 59" West 239.48 feet to an existing iron pipe in the southern right of way of University Drive, the point and place of BEGINNING and being the property as shown in map of survey entitled "Final Plat for University Commons Condominium Addition of Units 3711, 3715 and 3717" dated March 19, 1996 by Ronald D. Carpenter, R.L.S., recorded in Condominium Plat Book 5, Pages 110-119, Durham County Registry (the "Plat").

The foregoing property is subject to the following easements and licenses:

1. Recorded easements and licenses appurtenant thereto.
2. All easements and other matters shown on the Plats and Plans defined in the foregoing Declarations.
3. The lien of all taxes for the year 1996 and thereafter which are not yet due and payable.
4. The Declaration of Protective Covenants, Conditions and Restrictions recorded in Book 2025, Page 248, Durham County Registry.
5. Easements for ingress, egress and regress and easements for water, sewer, gas and telephone in favor of property described on Exhibit "C" attached hereto.

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EXHIBIT B

TABLE OF INTERESTS

<u>Unit No.</u>	<u>Percentage Share of Common Elements</u>	<u>Percentage Share of Common Expenses</u>	<u>Percentage Vote in the Affairs of the Association</u>
3711-A	4.21%	4.21%	4.21%
3711-B	17.76%	17.76%	17.76%
3713-A	2.63%	2.63%	2.63%
3713-B	11.02%	11.02%	11.02%
3713-C	6.67%	6.67%	6.67%
3713-D	1.63%	1.63%	1.63%
3715	11.60%	11.60%	11.60%
3717-A	2.83%	2.83%	2.83%
3717-B	8.50%	8.50%	8.50%
3719-A	4.56%	4.56%	4.56%
3719-B	4.56%	4.56%	4.56%
3721-A	3.84%	3.84%	3.84%
3721-B	5.26%	5.26%	5.26%
3721-C	3.22%	3.22%	3.22%
3721-D	11.71%	11.71%	11.71%
Total	100.00	100.00	100.00

EXHIBIT C

DESCRIPTION OF REAL ESTATE SUBJECT TO DEVELOPMENT RIGHTS

A tract or parcel of land lying in the City of Durham, Durham County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron pin in the southern right of way of University Drive (80-foot public right of way) in the northeast corner of the property shown on the Plat referred below; thence South 08° 15' 29" East 66.96 feet to the POINT AND PLACE OF BEGINNING; thence South 08° 15' 29" East 99.45 feet to an existing iron pin; thence South 82° 49' 50" West 74.45 feet to an existing iron pin; thence North 07° 47' 46" West 99.43 feet to an existing iron pin; thence North 82° 49' 50" East 73.65 feet to the POINT AND PLACE OF BEGINNING and being "Future Building" (Phase VIII) as shown in Map of Survey entitled "Final Plat of University Commons Addition of Units 3711, 3715 and 3717" dated March 19, 1996 by Ronald D. Carpenter, R.L.S. which is recorded in Condominium Plat Book 5, Pages 110-119, Durham County Registry (the "Plat").

Mailed to - Louis P. Gonzalez
Sunburst Properties
800 Eastowne Dr.
St. Joe
Chapel Hill, NC 27514

BOOK 2227 PAGE 601

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BOOK 2227 PAGE 601
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THIRD AMENDMENT TO DECLARATION OF
UNIVERSITY COMMONS, a Condominium

RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, N.C.

This Third Amendment to Declarations of University Commons, a Condominium is made and entered into as of the 19th day of August, 1996, by SUNBURST PROPERTIES LIMITED PARTNERSHIP, a North Carolina limited partnership ("Declarant" or "Owner") and UNIVERSITY COMMONS OWNERS' ASSOCIATION, INC. (the "Association").

WITNESSETH:

THAT WHEREAS, Declarant has filed Declarations of University Commons, a Condominium recorded in Book 2025, Pages 248-314 as amended in Book 2174, Page 758 and in Book 2185, Page 939, Durham County Registry (the "Declarations") which are incorporated herein by reference; and

WHEREAS, Owner is the owner of Unit 3717-B of the condominiums as defined in the Declarations and desires to divide Unit 3717-B into Unit 3717-B and Unit 3717-C; and

WHEREAS, the Association, pursuant to Article 12 of the Declarations has consented to the amendment to the Declarations and the parties desire to execute and record a third amendment to Declarations evidencing an amendment to the Declarations to subdivide Unit 3717-B into Unit 3717-B and Unit 3717-C.

NOW, THEREFORE, Declarant and Association hereby declare, notwithstanding anything to the contrary in the Declarations, that the Declarations are hereby amended as follows:

1. Third Revised Exhibit B attached hereto and incorporated herein by reference (the "Third Revised Exhibit B") is hereby substituted for the Second Revised Exhibit B "Table of Interest" attached to the Declarations and hereafter the Third Revised Exhibit B shall serve as the Exhibit B to the Declarations including the revised percentage share of common elements, percentage share of common expenses and percentage vote in the affairs of the Association.
2. The term "Plats and Plans" as defined in the Declarations shall be supplemented by and shall include the documents recorded in Condominium Plat Book 5, Page 120, Durham County Registry which is hereby incorporated into the Declarations.
3. The Association and Owner, pursuant to Article 12 of the Declarations, hereby approve the reallocation and subdivision of Unit 3717-B into Unit 3717-B and Unit 3717-C as shown in the Plats and Plans. It is intended that other than amended by the supplemental Plat and Plan recorded in the Condominium Plat Book and Page referenced in paragraph 2 above, the existing plats and plans relative to Unit 3717 shall apply to both Units 3717-A, 3717-B and 3717-

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BOOK 2227 PAGE 602

C. The Association hereby executes this document for the purpose of consenting to this amendment.

4. The Owner hereby declares that Unit 3717-B is subdivided into Unit 3717-B and Unit 3717-C as shown in the Plats and Plans indicated in paragraph 2 above and that the percentage interest for Unit 3717-B shall be allocated to Unit 3717-B and Unit 3717-C as shown in the Third Revised Exhibit B.

5. The areas indicated as "Common Elements" or "Limited Common Elements" on the "Plats and Plans" recorded in the above referenced condominium file are hereby Common Elements or Limited Common Elements applicable to the areas shown on the Plats and Plans as otherwise described in the Declarations.

6. Except as specifically amended hereby, the Declarations are unamended and remain in full force and effect.

7. The undersigned lender hereby consents to the subdivision of Unit 3717-B into Unit 3717-B and Unit 3717-C.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of the date and year first above written.

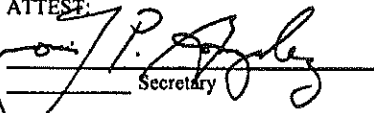
DECLARANT:

SUNBURST PROPERTIES LIMITED PARTNERSHIP,
a North Carolina limited partnership (SEAL)

BY: GHI Group, Ltd., General Partner of
Sunburst Properties Limited Partnership
(SEAL)

By: 
President

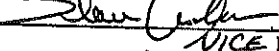
ATTEST:


Secretary
(CORPORATE SEAL)

BOOK 2227 PAGE 603

LENDER:

CENTRAL CAROLINA BANK

By:  VICE President


ATTEST: 
Secretary

(CORPORATE SEAL)

ASSOCIATION:

UNIVERSITY COMMONS OWNERS' ASSOCIATION,
INC.

By:  (SEAL)
Christopher R. Howlett, President

ATTEST: 
Louis P. Gonzalez, Secretary

(CORPORATE SEAL)

BOOK 2227 PAGE 604

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, CAROLE W. TERREY, a notary public for the aforesaid County and State do hereby certify that ERIC C. SCOTT personally came before me, who, being by me duly sworn, says that he knows the common seal of CENTRAL CAROLINA BANK and is acquainted with STEVE ANDERSON who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 11 day of August, 1996.

My Commission Expires:

May 12, 1998

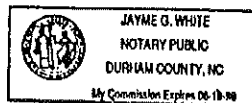
STATE OF NORTH CAROLINA

COUNTY OF Durham

I, JAYME G. WHITE, a notary public for the aforesaid County and State do hereby certify that LOUIS F. GONZALEZ personally came before me, who, being by me duly sworn, says that he knows the common seal of CHH Group, Ltd., General Partner of Sunburst Properties Limited Partnership, and is acquainted with CHRISTOPHER R. HOWES who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 11th day of August, 1996.

My Commission Expires:



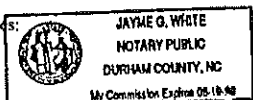
STATE OF NORTH CAROLINA

COUNTY OF Durham

I, JAYME G. WHITE, a notary public for the aforesaid County and State do hereby certify that LOUIS F. GONZALEZ personally came before me, who, being by me duly sworn, says that he knows the common seal of UNIVERSITY COMMONS OWNERS' ASSOCIATION, INC., and is acquainted with CHRISTOPHER R. HOWES who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 11th day of August, 1996.

My Commission Expires:



State of North Carolina-Durham County
The foregoing certificate(s) of Carole W. Terrey
Jayme G. White
A Notary (Notaries) Public for the Designated Governmental
units is (are) certified to be correct.
This is the 11th day of Aug 1996
Ruth C. Garrett
Register of Deeds
By Andrew J. Spivey
Deputy
Register of Deeds

BOOK 2227 PAGE 605

THIRD REVISED
EXHIBIT B

TABLE OF INTERESTS

<u>Unit No.</u>	<u>Percentage Share of Common Elements</u>	<u>Percentage Share of Common Expenses</u>	<u>Percentage Vote in the Affairs of the Association</u>
3711-A	4.21%	4.21%	4.21%
3711-B	17.76%	17.76%	17.76%
3713-A	2.63%	2.63%	2.63%
3713-B	11.02%	11.02%	11.02%
3713-C	6.67%	6.67%	6.67%
3713-D	1.63%	1.63%	1.63%
3715	11.60%	11.60%	11.60%
3717-A	2.83%	2.83%	2.83%
3717-B	4.54%	4.54%	4.54%
3717-C	3.96%	3.96%	3.96%
3719-A	4.56%	4.56%	4.56%
3719-B	4.56%	4.56%	4.56%
3721-A	3.84%	3.84%	3.84%
3721-B	5.26%	5.26%	5.26%
3721-C	3.22%	3.22%	3.22%
3721-D	11.71%	11.71%	11.71%
Total	100.00	100.00	100.00

BOOK 2297 PAGE 513

RETURN TO: LOUIS P. GUNZLER
SUNBURST PROPERTIES
800 EASTOWLE DR.
SUITE 200
CHAPEL HILL, N.C. 27514

**FOURTH AMENDMENT TO DECLARATION OF
UNIVERSITY COMMONS, a Condominium**

This Fourth Amendment to Declarations of University Commons, a Condominium is made and entered into as of the 15th day of April, 1997, by SUNBURST PROPERTIES LIMITED PARTNERSHIP, a North Carolina limited partnership ("Declarant" or "Owner") and UNIVERSITY COMMONS OWNERS' ASSOCIATION, INC. (the "Association").

WITNESSETH:

THAT WHEREAS, Declarant has filed Declarations of University Commons, a Condominium recorded in Book 2025, Pages 248-314 as amended in Book 2174, Page 758 and in Book 2185, Page 939, and book 2227, Page 601 Durham County Registry (the "Declarations") which are incorporated herein by reference; and

WHEREAS, Owner is the owner of Unit 3711-B of the condominiums as defined in the Declarations and desires to divide Unit 3711-B into Unit 3711-B, and Unit 3711-C and Unit 3711-D;

WHEREAS, the Association, pursuant to Article 12 of the Declarations has consented to the amendment to the Declarations and the parties desire to execute and record a fourth amendment to Declarations evidencing an amendment to the Declarations to subdivide Unit 3711-B into Unit 3711-B and Unit 3711-C and Unit 3711-D.

NOW, THEREFORE, Declarant and Association hereby declare, notwithstanding anything to the contrary in the Declarations, that the Declarations are hereby amended as follows:

1. Fourth Revised Exhibit B attached hereto and incorporated herein by reference (the "Fourth Revised Exhibit B") is hereby substituted for the Third Revised Exhibit B "Table of Interest" attached to the Declarations and hereafter the Fourth Revised Exhibit B shall serve as the Exhibit B to the Declarations including the revised percentage share of common elements, percentage share of common expenses and percentage vote in the affairs of the Association.

2. The term "Plats and Plans" as defined in the Declarations shall be supplemented by and shall include the documents recorded in Condominium Plat Book 5, Page 132, Durham County Registry which is hereby incorporated into the Declarations.

3. The Association and Owner, pursuant to Article 12 of the Declarations, hereby approve the reallocation and subdivision of Unit 3711-B into Unit 3711-B and Unit 3711-C and Unit 3711-D as shown in the Plats and Plans. It is intended that other than amended by the supplemental Plat and Plan recorded in the Condominium Plat Book and Page referenced in paragraph 2 above, the existing plats and plans relative to Unit 3711 shall apply to Units 3711-A, 3711-B, 3711-C & 3711-D. The Association hereby executes this document for the purpose of consenting to this amendment.

4. The Owner hereby declares that Unit 3711-B is subdivided into Unit 3711-B and Unit 3711-C and Unit 3711-D as shown in the Plats and Plans indicated in paragraph 2 above and that the percentage interest for Unit 3711-B shall be allocated to Unit 3711-B and Unit 3711-C and Unit 3711-D as shown in the Fourth Revised Exhibit B.

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BOOK 2297 PAGE 514

5. The areas indicated as "Common Elements" or "Limited Common Elements" on the "Plats and Plans" recorded in the above referenced condominium file are hereby Common Elements or Limited Common Elements applicable to the areas shown on the Plats and Plans as otherwise described in the Declarations.

6. Except as specifically amended hereby, the Declarations are unamended and remain in full force and effect.

7. The undersigned lender hereby consents to the subdivision of Unit 3711-B into Unit 3711-B and Unit 3711-C and Unit 3711-D.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of the date and year first above written.

DECLARANT:

SUNBURST PROPERTIES LIMITED PARTNERSHIP,
a North Carolina limited partnership (SEAL)

BY: GHI Group, Ltd., General Partner of
Sunburst Properties Limited Partnership (SEAL)

By: [Signature]
President

ATTEST:

[Signature]
Secretary
(CORPORATE SEAL)



LENDER:

CENTRAL CAROLINA BANK

By: [Signature]
VICE President

ATTEST:

[Signature]
Secretary
(CORPORATE SEAL)



ASSOCIATION:

UNIVERSITY COMMONS OWNERS' ASSOCIATION,
INC.

By: [Signature] (SEAL)
Christopher R. Howlett, President

ATTEST:

[Signature]
Louis P. Gonzalez, Secretary
(CORPORATE SEAL)



BOOK 2297 PAGE 515

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, Betty M. Stone, a notary public for the aforesaid County and State do hereby certify that JOAN HUTCHINS personally came before me, who, being by me duly sworn, says that he knows the common seal of CENTRAL CAROLINA BANK and is acquainted with STEVE ANDERSON who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 28 day of March, 1997.

My Commission Expires: 6/29/99

Notary Public

STATE OF NORTH CAROLINA

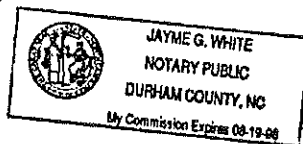
COUNTY OF Durham

I, Jayne D. White, a notary public for the aforesaid County and State do hereby certify that LOUIS P. GONZALEZ personally came before me, who, being by me duly sworn, says that he knows the common seal of GHI Group, Ltd., General Partner of Sunburst Properties Limited Partnership, and is acquainted with CHRISTOPHER R. HOWERT who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 31 day of March, 1997.

My Commission Expires: 8.19.98

Notary Public



STATE OF NORTH CAROLINA

COUNTY OF _____

BOOK 2297 PAGE 516

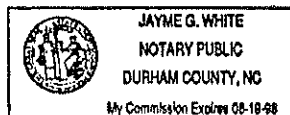
I, Jayme G. White, a notary public for the aforesaid County and State do hereby certify that Louis P. Gonzalez personally came before me, who, being by me duly sworn, says that he knows the common seal of UNIVERSITY COMMONS OWNERS' ASSOCIATION, INC., and is acquainted with CHRISTOPHER R. HOWE, who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 31 day of March, 1997.

Jayme G. White
Notary Public

My Commission Expires: 8-19-98

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BOOK 2297 PAGE 513-517

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WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, N.C.

State of North Carolina - Durham County

The foregoing or annexed certificate(s) of
Betty M. Stone & Jayme G. White
A Notary(Notaries) Public for the Designated Governmental
units is(are) certified to be correct.

This the 1 day of April A.D. 1997
WILLIE L. COVINGTON Gay J. Covington
Register of Deeds By: Assistant / Deputy
Register of Deeds

BOOK 2297 PAGE 517

FOURTH REVISED
EXHIBIT B

TABLE OF INTERESTS

<u>Unit No.</u>	<u>Percentage Share of Common Elements</u>	<u>Percentage Share of Common Expenses</u>	<u>Percentage Vote in the Affairs of the Association</u>
3711-A	4.21%	4.21%	4.21%
3711-B	9.10%	9.10%	9.10%
3711-C	5.81%	5.81%	5.81%
3711-D	2.85%	2.85%	2.85%
3713-A	2.63%	2.63%	2.63%
3713-B	11.02%	11.02%	11.02%
3713-C	6.67%	6.67%	6.67%
3713-D	1.63%	1.63%	1.63%
3715	11.60%	11.60%	11.60%
3717-A	2.83%	2.83%	2.83%
3717-B	4.54%	4.54%	4.54%
3717-C	3.96%	3.96%	3.96%
3719-A	4.56%	4.56%	4.56%
3719-B	4.56%	4.56%	4.56%
3721-A	3.84%	3.84%	3.84%
3721-B	5.26%	5.26%	5.26%
3721-C	3.22%	3.22%	3.22%
3721-D	11.71%	11.71%	11.71%
TOTAL	100.00	100.00	100.00

Prop by: James J. Edmiston BOOK 2399 PAGE 592 ED
Return to: Louis P. Donagale BOOK 2399 PAGE 593
Sunburst Properties
800 Eastowne Dr Suite 202
Chapel Hill NC 27514 '97 DEC 16 AM 10 58
FIFTH AMENDMENT TO DECLARATION OF
UNIVERSITY COMMONS, a Condominium WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, N.C.

This Fifth Amendment to Declarations of University Commons, a Condominium is made and entered into as of the 12TH day of DECEMBER, 1997, by SUNBURST PROPERTIES LIMITED PARTNERSHIP, a North Carolina limited partnership ("Declarant" or "Owner") and UNIVERSITY COMMONS OWNERS' ASSOCIATION, INC. (the "Association").

WITNESSETH:

THAT WHEREAS, Declarant has filed Declarations of University Commons, a Condominium recorded in Book 2025, Pages 248-314 as amended in Book 2174, Page 758 and in Book 2185, Page 939, and in Book 2227, Page 601, and in Book 2297, Page 513, Durham County Registry (the "Declarations") which are incorporated herein by reference; and

WHEREAS, pursuant to Article 13.8 of the Declarations, Declarant is entitled to amend the Declarations to create Units 3709-A, 3709-D and 3709-E by declaring that the property associated therewith is a part of the condominium property.

NOW, THEREFORE, Declarant and Association hereby declare, notwithstanding anything to the contrary in the Declarations, that the Declarations are hereby amended as follows:

1. Exhibit A attached hereto and incorporated herein by reference (the "Third Revised Exhibit A") is hereby substituted for the Second Revised Exhibit A attached to the Declarations and hereafter the Third Revised Exhibit A shall serve as the Exhibit A to the Declarations and shall represent "the Condominium" and is otherwise incorporated into the Declarations.

2. Exhibit B attached hereto and incorporated herein by reference (the "Fifth Revised Exhibit B") is hereby substituted for the Fourth Revised Exhibit B attached to the declarations and hereafter the Fifth Revised Exhibit B shall serve as the Exhibit B to the Declarations including the revised percentage share of common elements, percentage share of common expenses and percentage vote in the affairs of the Association.

3. Exhibit C is hereby deleted from the Declarations.

4. The term "Plats and Plans" as defined in the Declarations shall be supplemented by and shall include the documents recorded in Condominium Plat Book 5, Pages 193-196, Durham County Registry which is hereby incorporated into the Declarations.

5. The areas indicated as "Common Elements" or "Limited Common Elements" on the "Plats and Plans" recorded in the above referenced condominium file are hereby Common Elements

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BOOK 2399 PAGE 594

or Limited Common Elements applicable to the areas shown on the Plats and Plans as otherwise described in the Declarations.

6. The undersigned lender and trustee hereby release the property described in Exhibit A attached hereto and incorporated herein by reference from the effect of the Deeds of Trust recorded in Book 1874, Page 182 as rerecorded in Book 1901, Page 235, Book 1937, Page 285, Book 2040, Page 584, and Book 2076, Page 276, Durham County Registry and Declarant hereby grants, gives and conveys unto the said trustee Units 3709-A, 3709-D and 3709-E as shown in the Plats and Plans together with the percentage share of undivided interest as provided in the Second Revised Exhibit B attached hereto and incorporated herein attributable to each of the Units, it being the intent of the parties that the foregoing enumerated units are hereby substituted in lieu of the property described in Exhibit A under the Deeds of Trust. However, except as amended herein, the Deeds of Trust shall remain in full force and effect and shall otherwise include all other property otherwise secured by said Deed of Trust.

7. Except as specifically amended hereby, the Declarations are unamended and remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of the date and year first above written.

DECLARANT:

SUNBURST PROPERTIES LIMITED PARTNERSHIP,
a North Carolina limited partnership (SEAL)

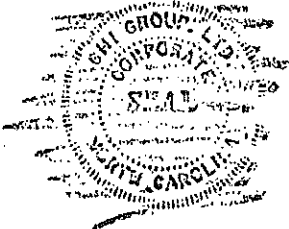
BY: GHI Group, Ltd., General Partner of
Sunburst Properties Limited Partnership
(SEAL)

By: [Signature]
President

ATTEST

[Signature]
Secretary

(CORPORATE SEAL)



BOOK 2399 PAGE 595

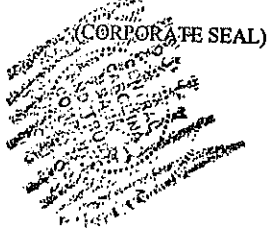
LENDER:

CENTRAL CAROLINA BANK

By: [Signature]
VICE President

ATTEST:

Anne P. Pope
Asst. Secretary



TRUSTEE:

SOUTHLAND ASSOCIATES, INC

By: [Signature] (SEAL)
V.P.

ATTEST:

R. L. Brady Jr.
A. Secretary



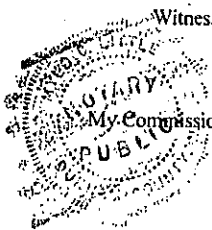
BOOK 2399 PAGE 596

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, Mylo C. Little, a notary public for the aforesaid County and State do hereby certify that Anne P. Pepe personally came before me, who, being by me duly sworn, says that he knows the common seal of CENTRAL CAROLINA BANK and is acquainted with Steve Anderson who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 12 day of December, 1997.



Mylo C. Little
Notary Public

STATE OF NORTH CAROLINA

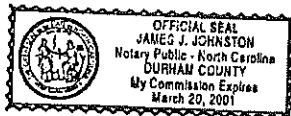
COUNTY OF DURHAM

I, JAMES J. JOHNSTON, a notary public for the aforesaid County and State do hereby certify that Louis P. Gonzalez personally came before me, who, being by me duly sworn, says that he knows the common seal of GHI Group, Ltd., General Partner of Sunburst Properties Limited Partnership, and is acquainted with CHRISTOPHER R. HOWRIFF who is the President of said Corporation, and that he, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 10 day of December, 1997.

James J. Johnston
Notary Public

My Commission Expires:



BOOK 2399 PAGE 597

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, Mylo C. Little, a notary public for the aforesaid County and State do hereby certify that R.L. Brady Jr personally came before me, who, being by me duly sworn, says that he knows the common seal of SOUTHLAND ASSOCIATES, INC., Trustee and is acquainted with W. Craig George who is the President of said Corporation, and that he, is Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and official stamp or seal this 12 day of December, 1997.

Mylo C. Little
Notary Public

My Commission Expires: 9-22-98

State of North Carolina - Durham County

The foregoing or annexed certificate(s) of Mylo C. Little
A Notary Public for the Designated Governmental
units is(are) certified to be correct.

This the 16 day of Dec, A.D. 1997
WILLIE L. COVINGTON James J. Brady
Register of Deeds By: Assistant / Deputy
Register of Deeds

BOOK 2399 PAGE 598

THIRD REVISED EXHIBIT A

**DESCRIPTION OF LAND AND RECORDED EASEMENTS
AND LICENSES APPURTENANT THERETO**

A tract or parcel of land lying in the City of Durham, Durham County, North Carolina, and more particularly described as follows:

BEGINNING at an existing iron pin in the southern right of way of University Drive, said point being the northwest corner of Tract A as shown in the Plat referred to below and being the northeast corner of property now or formerly owned by First Venture Group per Deed Book 1266, Page 219, Durham County Registry; thence with the southern right of way of University Drive North 81° 08' 37" East 254.97 feet to an existing iron pipe; thence North 81° 06' 52" East 225.71 feet to an existing iron pin; thence leaving the right of way of University Drive and running with the western boundary of property now or formerly owed by Kindercare Learning Center South 08° 15' 29" East 300.34 feet to an existing iron pin; thence leaving the western boundary of Kindercare Learning Center and running South 81° 07' 42" West 222.46 feet to an existing iron pin; thence South 81° 12' 08" West 257.52 feet to an existing iron pipe; thence with the Western property line of property now or formerly owned by Durham Associates North 08° 40' 58" West 60.54 feet to a set iron pipe; thence North 08° 18' 59" West 239.48 feet to an exiting iron pipe in the southern right of way of University Drive, the point and place of BEGINNING and being the property as shown in map of survey entitled "Final Plat for University Commons Condominium" dated October 27, 1997 by Ronald D. Carpenter, R.L.S., recorded in Condominium Plat Book 5, Pages 143-144, Durham County Registry (the "Plat").

The foregoing property is subject to the following easements and licenses:

1. Recorded easements and licenses appurtenant thereto.
2. All easements and other matters shown on the Plats and Plans defined in the foregoing Declarations.
3. The lien of all taxes for the year 1997 and thereafter which are not yet due and payable.
4. The Declaration of Protective Covenants, Conditions and Restrictions recorded in Book 2025, Page 248, Durham County Registry.

BOOK 2399 PAGE 599

FIFTH REVISED
EXHIBIT B

TABLE OF INTERESTS

<u>Unit No.</u>	<u>Percentage Share of Common Elements</u>	<u>Percentage Share of Common Expenses</u>	<u>Percentage Vote in the Affairs of the Association</u>
3709-A	7.97%	7.97%	7.97%
3709-D	5.01%	5.01%	5.01%
3709-E	1.90%	1.90%	1.90%
3711-A	3.58%	3.58%	3.58%
3711-B	7.74%	7.74%	7.74%
3711-C	4.95%	4.95%	4.95%
3711-D	2.43%	2.43%	2.43%
3713-A	2.24%	2.24%	2.24%
3713-B	9.38%	9.38%	9.38%
3713-C	5.68%	5.68%	5.68%
3713-D	1.40%	1.40%	1.40%
3715	9.87%	9.87%	9.87%
3717-A	2.41%	2.41%	2.41%
3717-B	3.86%	3.86%	3.86%
3717-C	3.38%	3.38%	3.38%
3719-A	3.88%	3.88%	3.88%
3719-B	3.88%	3.88%	3.88%
3721-A	3.26%	3.26%	3.26%
3721-B	4.47%	4.47%	4.47%
3721-C	2.74%	2.74%	2.74%
3721-D	9.97%	9.97%	9.97%
TOTAL	100.00	100.00	100.00