

MTG BOOK NOTED

Book 1065 pg 203
BOOK 1065 OF 203

Mail to
Croasdaile, Inc.
2726 Croasdaile Dr
Durham, N.C.
27705

THIRD AMENDMENT

TO

DECLARATION OF UNIT OWNERSHIP

OF

CROASDAILE OFFICE PARK CONDOMINIUM

THIS THIRD AMENDMENT, to the Declaration of Unit Ownership (under Chapter 47A of the General Statutes of North Carolina) of CROASDAILE OFFICE PARK CONDOMINIUM, is made and entered into by all of the unit owners of Croasdaile Office Park Condominium, Croasdaile Office Park Association, Inc., and Croasdaile, Inc., the original Declarant in the said Declaration of Unit Ownership, on this 7th day of July, 1981, for the purposes hereinafter stated.

WITNESSETH:

WHEREAS, the Declaration of Unit Ownership for Croasdaile Office Park Condominium was duly recorded in Book 976 at Page 652, on July 7, 1978, in the Office of the Register of Deeds of Durham County, North Carolina; and

WHEREAS, the First Amendment to the Declaration of Unit Ownership for Croasdaile Office Park Condominium deleted the then table of contents and substituted a different table of contents, which amendment was recorded in Book 992, at Page 386, on January 19, 1979, in the Office of the Register of Deeds of Durham County, North Carolina; and

WHEREAS, the Second Amendment to the Declaration of Unit Ownership for Croasdaile Office Park Condominium increased the number of units subject to the said Declaration, to include Unit Nos. 410, 420, 430, 510, 520, 530, 610, 620 and 630, which units were constructed in Building Nos. 4, 5 and 6, respectively, on land contiguous to that on which the original condominium units were constructed, and being Phase 2 of the Croasdaile Office Park

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Condominium, as shown in Plat Book 96, Page 75, in the Office of the Register of Deeds of Durham County, North Carolina; and

WHEREAS, the said Second Amendment to the Declaration of Unit Ownership for Croasdaile Office Park Condominium was duly recorded in Book 1016, at Page 520, on October 28, 1979, in the Office of the Register of Deeds of Durham County, North Carolina; and

WHEREAS, Croasdaile, Inc., the original Declarant in the Declaration of Unit Ownership, now desires to subject the land it owns contiguous to Phase 2, to the Declaration of Unit Ownership of Croasdaile Office Park Condominium, said land containing 2.66 acres, more or less, and being denominated Phase 3 of the Croasdaile Office Park Condominium as shown in Plat Book 99, Page 112, recorded on July 7, 1981, in the Office of the Register of Deeds of Durham County, North Carolina; and

WHEREAS, all of the unit owners and Croasdaile Office Park Association, Inc., have agreed in this Third Amendment to the Declaration of Unit Ownership, to join with Croasdaile, Inc., in subjecting the land referred to above to the Declaration of Unit Ownership, which land will have Unit Nos. 710, 720, 730, 740, 750, 760, 810, 820, 830, 840, 910, 920 and 930 constructed upon it in three separate buildings denominated Building No. 7, No. 8 and No. 9, respectively; and

WHEREAS, pursuant to Paragraph 22 of the Declaration of Unit Ownership for Croasdaile Office Park Condominium and the North Carolina Unit Ownership Act, Chapter 47A of the General Statutes, all of the unit owners and Croasdaile Office Park Association, Inc., now desire to amend the said Declaration of Unit Ownership to increase the number of units subject to the said Declaration, and to redetermine each unit owner's percentage interest in the common areas and facilities as shown in Exhibit "D" to said amended Declaration; and

WHEREAS, pursuant to the authority granted them in Paragraph 22 of the Declaration of Unit Ownership for Croasdaile Office

Park Condominium and the North Carolina Unit Ownership Act, Chapter 47A of the General Statutes, all of the unit owners and Croasdaile Office Park Association, Inc., hereby amend the said Declaration to include Unit Nos. 710, 720, 730, 740, 750, 760, 810, 820, 830, 840, 910, 920 and 930, which units will be constructed in three separate buildings denominated as Building No. 7, No. 8 and No. 9, respectively, on land contiguous to that on which the present condominium units are constructed, and being Phase 3 of the Croasdaile Office Park Condominium, as shown in Plat Book 99, Page 112, in the Office of the Register of Deeds of Durham County, North Carolina; and

WHEREAS, all the unit owners of Croasdaile Office Park Condominium and Croasdaile Office Park Association, Inc., now desire to amend the Declaration of Unit Ownership, as amended, to increase the number of units subject to the said Declaration, and to redetermine each unit owner's percentage interest in the common areas and facilities as shown in Exhibit "D" to said amended Declaration; and

WHEREAS, all the unit owners and Croasdaile Office Park Association, Inc., desire to amend the said Declaration of Unit Ownership to create a limited common area in that space directly over each unit, said limited common area to be used solely as a storage area by the unit owner whose unit is directly beneath it; and

WHEREAS, all the unit owners and Croasdaile Office Park Association, Inc., desire to restate their mutual and separate responsibilities with regard to providing fire and casualty insurance coverage for the buildings, common areas and elements, improvements and interior of each unit; and

WHEREAS, all the unit owners in Croasdaile Office Park Condominium, Croasdaile Office Park Association, Inc., and Croasdaile, Inc., have evidenced their consent to the amendments set forth herein by affixing their signatures hereto;

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WYRICK & FROM, P. A.
ATTORNEYS AT LAW
THE BERNARD HOUSE
1407 HILLSBOROUGH ST.
RALEIGH, N. C. 27609
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NOW, THEREFORE, the undersigned unit owners, being all of the unit owners of Croasdaile Office Park Condominium, Croasdaile Office Park Association, Inc., and Croasdaile, Inc., hereby publish and declare that all of the property described herein and the multi-unit buildings located or to be located thereon, and all other improvements thereon, shall be held, conveyed, hypothecated, owned, encumbered, used, occupied and improved subject to the provisions of the North Carolina Unit Ownership Act, Chapter 47A, of the North Carolina General Statutes, and the Covenants, By-Laws, Conditions, Restrictions, Limitations, Uses, Obligations and Provisions of the Declaration of Unit Ownership of Croasdaile Office Park Condominium, all of whose terms conditions and Exhibits are hereby incorporated by reference.

1. DESCRIPTION:

(A) The additional property which all the unit owners, Croasdaile Office Park Association, Inc., and Croasdaile, Inc., now submit and declare to be subject to the provisions of the North Carolina Unit Ownership Act, Chapter 47A of the General Statutes, and the Declaration of Unit Ownership of Croasdaile Office Park Condominium consists of Phase 3 of the Croasdaile Office Park Condominium, as shown in Plat Book 99, Page 112, of the Register of Deeds of Durham County, North Carolina, containing Unit Nos. 710, 720, 730, 740, 750, 760, 810, 820, 830, 840, 910, 920 and 930, in three separate buildings denominated as Building No. 7, No. 8 and No. 9, respectively, all of which units and improvements thereon shall be held under the said Declaration of Unit Ownership together with the twenty (20) units previously declared subject to said Declaration in Phase 1 and Phase 2 of the Croasdaile Office Park Condominium. The additional real property which all the unit owners and other parties now submit and declare to be subject to the provisions of said Declaration is more particularly described as follows:

Beginning at an iron stake on the east side of Front Street, said stake being located at the northwest corner of Phase 2 of Croasdaile Office Park Condominium, in Durham County,

North Carolina, as shown on the Plat hereinafter referred to, and running thence along and with the curve of the road on the east side of Front Street, having a radius of 1325.81 feet a distance of 121.21 feet to a concrete monument; then continuing along a curve in the east side of Front Street, said curve having a radius of 1031.77 feet a distance of 276.42 feet to a concrete monument; then continuing along and with the east side of Front Street N 13° 26' 00" W a distance of 313.07 feet to a stake on the east side of Front Street and being the northwest corner of Phase 3 of the Croasdaile Office Park Condominium; then N 88° 56' 28" E a distance of 242.74 feet to a stake, and being the northwest corner of the property of Croasdaile, Inc., as shown on the Plat hereinafter referred to; then S 01° 28' 00" W a distance of 707.62 feet to a stake on the western property line of Croasdaile Shopping Center, the same being a control corner; then N 88° 32' 00" W a distance of 133.84 feet to a stake on the east side of Front Street, the point and place of beginning, and being Phase 3 of Croasdaile Office Park Condominium, containing 2.66 acres, more or less, as shown on the Plat prepared by Credle Engineering Company, Inc., dated June 26, 1981, and recorded in Plat Book 99, Page 112, in the Office of the Register of Deeds of Durham County, North Carolina.

This land is contiguous to Phase 2 of the Croasdaile Office Park Condominium.

(B) The buildings constructed or to be constructed upon the land described above are to be used for business or office purposes only. The units are substantially equivalent in unit value and construction to the units previously constructed in Phase 1 and Phase 2 of Croasdaile Office Park Condominium. The multi-unit buildings in Phase 3 are more particularly described in the plans and specifications of said buildings, a copy of which plans are an exhibit to the Declaration of Unit Ownership, as amended, and marked Exhibit "B" and Exhibit "C". The unit designation of each condominium unit added by this Third Amendment to the Declaration of Unit Ownership shall be as set forth in Exhibits "B" and "C". The ratios of undivided interest of each unit owner for the entire group of 33 units shall be as amended and set forth in Paragraph 3, below.

2. LIMITED COMMON AREAS:

(A) That space directly above each unit up to the interior face of the roof sheathing is hereby designated as a limited common area to be used solely as storage space by the unit owner immediately beneath the said limited common area.

Except as otherwise expressly stated herein, limited common areas are, and shall continue to be, subject to all the same rules, uses and restrictions that apply to the common areas and facilities generally. The sole purpose of this paragraph is to grant each unit owner the exclusive right to use the space directly above his unit for storage. This provision shall apply to the unit owners in Phase 1, Phase 2 and Phase 3.

(B) The Croasdaile Office Park Association, Inc., shall be responsible for insuring all common areas and facilities, including the limited common areas. Provided, however, that each unit owner shall be responsible for insuring any betterments or improvements he makes in a limited common area as well as insuring any property he may store in a limited common area.

3. AMENDED RATIOS:

All unit owners of the thirty-three (33) units comprising Phase 1, Phase 2 and Phase 3 of the Croasdaile Office Park Condominium shall have an undivided interest in the common areas and facilities as shown in Exhibit "D" attached hereto and shall be subject to all the provisions of said Declaration of Unit Ownership, as amended, and the By-Laws of the Croasdaile Office Park Association, Inc. The original Exhibit "D" to the Declaration of Unit Ownership and the amended Exhibit "D" set forth in the Second Amendment to the Declaration of Unit Ownership, which set forth the percentage ownership of each unit owner in the common elements in Phase 1 and Phase 2 of Croasdaile Office Park Condominium are hereby deleted in their entirety and replaced by the new Exhibit "D" which is attached hereto and made a part of this Third Amendment to the Declaration of Unit Ownership.

4. IRREVOCABLE POWER OF ATTORNEY:

(A) Each owner of a condominium unit in Croasdaile Office Park Condominium and the Croasdaile Office Park Association, Inc., consents to this amendment to the Declaration of Unit Ownership for the purpose of including such additional

land and units hereunder and grants to Croasdaile, Inc., an Irrevocable Power of Attorney, coupled with an interest: (1) to submit that certain tract of land containing 2.66 acres, more or less, which is contiguous to Phase 2 of the Croasdaile Office Park Condominium, to the Declaration of Unit Ownership, as amended, of Croasdaile Office Park, which tract of land is depicted as Phase 3 of the Croasdaile Office Park Condominium in Plat Book 99, Page 112, in the Office of the Register of Deeds of Durham County, North Carolina, said land being presently owned by Croasdaile, Inc., in fee simple; (2) to build the thirteen (13) additional units referred to herein and denominated as Phase 3 of the Croasdaile Office Park Condominium and to subject the said land and buildings to construction and permanent mortgages, and (3) to sell, convey, mortgage or lease the said thirteen new units subject to all the terms and conditions of the Declaration of Unit Ownership, as amended, and the By-Laws of the Croasdaile Office Park Association, Inc., and said unit owners also agree to execute any further papers and instruments, if any, as may be necessary or desirable, from time to time, to accomplish the purposes of this Third Amendment. All proceeds from the sale, lease or financing of the said thirteen units and other improvements in and to Phase 3 shall be and remain the sole and exclusive property of Croasdaile, Inc.

(B) All the unit owners and the Croasdaile Office Park Association, Inc., agree that Croasdaile, Inc., shall have the exclusive right to make such use of the unsold condominium units in Phase 3, together with the common areas and facilities in Phase 3 of the Condominium Project as are necessary or desirable for its sales program. Such use, however, shall not unreasonably interfere with the enjoyment of said property by the condominium unit owners. In addition, Croasdaile, Inc., shall not be subject to assessments of any kind by the Croasdaile Office Park Association, Inc., or the unit owners while it holds any unsold units in Phase 3.

5. INSURANCE:

Paragraph 16B which begins on Page 12 of the original Declaration of Unit Ownership is deleted in its entirety and the following new paragraph 16B substituted in its place:

B. Coverage: All buildings and improvements upon the land and all personal property included in the common elements shall be insured in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs, or by 90% co-insurance blanket coverage or by such other form of policy as the Board of Directors annually determines will most reasonably provide the funds necessary to repair or reconstruct the insured improvements. Such coverage shall afford protection against (1) loss or damage by fire and other hazards covered by a standard extended coverage endorsement, and (2) such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location and use as the buildings on the land, including, but not limited to vandalism and malicious mischief. It is expressly understood that the Croasdaile Office Park Association, Inc., and the unit owners each have an insurable interest in the interior horizontal and vertical boundaries of each unit including the interior walls, ceilings and floors, as well as all plumbing and electrical fixtures. The Association shall be responsible under its master policy for insuring all the common areas, as well as the interior horizontal and vertical boundaries of each unit and the interior walls, ceilings and floors, and all plumbing and electrical fixtures. The unit owners shall be named as additional insureds on the Association's master policy. Each unit owner shall be responsible for providing other insurance, including but not limited to, contents

coverage for personal property located in the unit or limited common area as well as insuring any betterments or improvements the unit owner may make within these areas.

6. RATIFICATION AND EFFECT OF AMENDMENT:

Except as herein expressly modified, the Declaration of Unit Ownership of Croasdaile Office Park Condominium, as amended, including all Covenants, Exhibits, Rules and Regulations, Restrictions and By-Laws which are a part of said Declaration, are hereby ratified and reaffirmed in all respects. It is the express intention of all of the parties hereto to combine the thirteen (13) new units in Phase 3 provided for by this amendment and the land herein described, with those twenty (20) units heretofore constructed and which make up Phase 1 and Phase 2 of the Croasdaile Office Park Condominium, and subject all of Phase 1, Phase 2 and Phase 3 to the said Declaration of Unit Ownership as a single condominium consisting of thirty-three (33) units.

IN WITNESS WHEREOF, the parties have affixed their hands and seals the day and year first above written.

UNIT OWNERS:

UNIT NO. 110

Phyllis S. Carswell (SEAL)
PHYLLIS S. CARSWELL

UNIT NO. 120

Charles E. Potter (SEAL)
CHARLES E. POTTER

UNIT NO. 130

Thomas J. Stevens (SEAL)
THOMAS J. STEVENS

UNIT NOS. 210, 220 and 230

HMEH&D, A NORTH CAROLINA GENERAL PARTNERSHIP

BY: William G. Harriss (SEAL)
WILLIAM G. HARRISS, One of
Five General Partners

BY: Michael J. Molligan (SEAL)
MICHAEL J. MOLLIGAN, One of
Five General Partners

BY: Kenneth R. Embree (SEAL)
KENNETH R. EMBREE, One of Five
General Partners

BY: Gordon B. Herbert (SEAL)
GORDON B. HERBERT, One of Five
General Partners

BY: Daily J. Derr (SEAL)
DAILY J. DERR, One of Five
General Partners

UNIT NO. 240

W. Kimball Griffin, Jr. (SEAL)
W. KIMBALL GRIFFIN, JR.

UNIT NO. 250

Sidney H. Allen (SEAL)
SIDNEY H. ALLEN

Anne P. Allen (SEAL)
ANNE P. ALLEN

UNIT NOS. 310, 320 and 330

John B. Reckless (SEAL)
JOHN B. RECKLESS

UNIT NOS. 410, 420 and 430

Paul V. Disantis (SEAL)
PAUL V. DISANTIS

Vicki C. Disantis (SEAL)
VICKI C. DISANTIS

UNIT NO. 510

R. Kennon Taylor, Jr. (SEAL)
R. KENNON TAYLOR, JR.

James R. Schreiber (SEAL)
JAMES R. SCHREIBER

UNIT NO. 520

Emilie B. Stevens (SEAL)
EMILIE B. STEVENS

UNIT NO. 530

William H. Gordon (SEAL)
WILLIAM H. GORDON

UNIT NOS. 610, 620 and 630

MRW ASSOCIATES, A NORTH CAROLINA
GENERAL PARTNERSHIP

BY: Steven F. Maier (SEAL)
STEVEN F. MAIER, One of Three
General Partners

BY: David W. Robinson (SEAL)
DAVID W. ROBINSON, One of
Three General Partners

BY: James H. VanderWeide (SEAL)
JAMES H. VANDER WEIDE, One of
Three General Partners

SKVARLA • BOLES
WYRICK & FROM, P.A.
ATTORNEYS AT LAW

THE BERNARD HOUSE
1407 HILLSBOROUGH ST.
RALEIGH, N. C. 27605
TELEPHONE 919-821-1000

CROASDAILE OFFICE PARK
ASSOCIATION, INC.

BY: Thomas J. Thomas (SEAL)
PRESIDENT

ATTEST: Paul V. DiAntonio
Secretary

CROASDAILE, INC.

BY: [Signature] (SEAL)
PRESIDENT

ATTEST: James Hill Fox
Secretary

SEVARLA - BOLES
WYRICK & FROM, P.A.
ATTORNEYS AT LAW
THE BERNARD HOUSE
1407 HILLSBOROUGH ST.
RALEIGH, N. C. 27609
TELEPHONE 919-833-1000

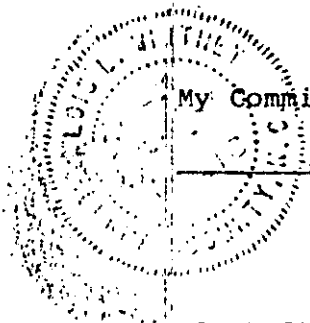
NORTH CAROLINA
COUNTY OF Durham

BOOK 1065 PAGE 215
page 215

I, the undersigned Notary Public, do hereby certify that
PHYLLIS S. CARSWELL, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 30th day of
July, 1981.

J. J. Whitman, Jr.
NOTARY PUBLIC



My Commission Expires:

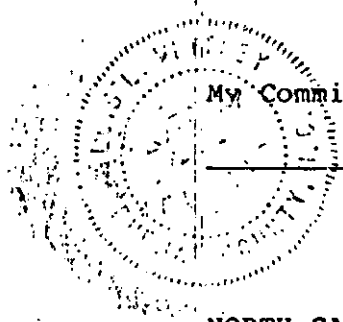
8/28/83

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, do hereby certify that
CHARLES E. POTTER, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 11th day of
August, 1981.

J. J. Whitman, Jr.
NOTARY PUBLIC



My Commission Expires:

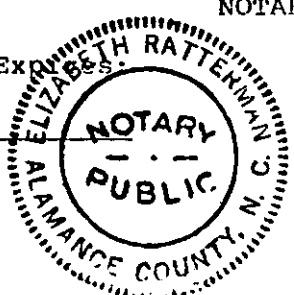
8/28/83

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, do hereby certify that
THOMAS J. STEVENS, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 7th day of
August, 1981.

Elizabeth Ratterman
NOTARY PUBLIC



My Commission Expires:

10-23-84

SKVARLA - BOLES
WYRICK & FROM, P.A.
ATTORNEYS AT LAW
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1407 HILLSBOROUGH ST.
RALEIGH, N. C. 27605
TELEPHONE 919-821-1000

NORTH CAROLINA
COUNTY OF Durham BOOK 1065 PAGE 216

I, the undersigned Notary Public, hereby certify that WILLIAM G. HARRISS, a general partner in HMEH&D, a general partnership under the laws of North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said partnership.

Witness my hand and notarial seal, this 4th day of August, 1981.

[Signature]
NOTARY PUBLIC

My Commission Expires:

8/28/83

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, hereby certify that MICHAEL J. MULLIGAN, a general partner in HMEH&D, a general partnership under the laws of North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said partnership.

Witness my hand and notarial seal, this 10th day of August, 1981.

[Signature]
NOTARY PUBLIC

My Commission Expires:

8/28/83

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, hereby certify that KENNETH R. EMBREE, a general partner in HMEH&D, a general partnership under the laws of North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said partnership.

Witness my hand and notarial seal, this 4th day of August, 1981.

[Signature]
NOTARY PUBLIC

My Commission Expires:

8/28/83

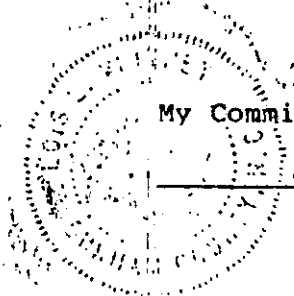
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WYRICK & FROM, P.A.
ATTORNEYS AT LAW
THE BERNARD HOUSE
1817 HILLSBOROUGH ST.
RALEIGH, N. C. 27605
TELEPHONE 919-82-1000

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, hereby certify that GORDON B. HERBERT, a general partner in HMEH&D, a general partnership under the laws of North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said partnership.

Witness my hand and notarial seal, this 4th day of August, 1981.

Lois Whitton Jolley
NOTARY PUBLIC



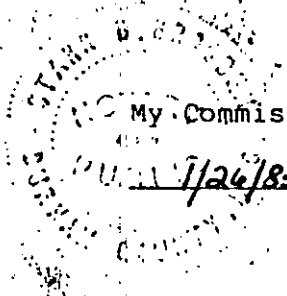
My Commission Expires:
8/28/83

NORTH CAROLINA
COUNTY OF DURHAM

I, the undersigned Notary Public, hereby certify that DAILEY J. DERR, a general partner in HMEH&D, a general partnership under the laws of North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said partnership.

Witness my hand and notarial seal, this 3rd day of August, 1981.

Starr B. Bragdon
NOTARY PUBLIC



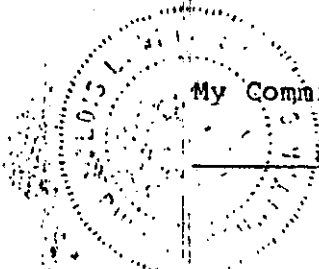
My Commission Expires:
7/26/83

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, do hereby certify that W. KIMBALL GRIFFIN, JR., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 6th day of August, 1981.

Lois Whitton Jolley
NOTARY PUBLIC



My Commission Expires:
8/28/83

SKVARLA · BOLES
WYRICK & FROM, P.A.
ATTORNEYS AT LAW
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NORTH CAROLINA
COUNTY OF Durham

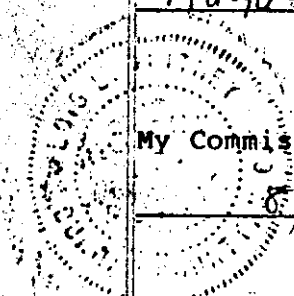
I, the undersigned Notary Public, do hereby certify that
SIDNEY H. ALLEN, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 6th day of
August, 1981.

J. J. Whitson, Jr.
NOTARY PUBLIC

My Commission Expires:

8/28/83



NORTH CAROLINA
COUNTY OF Durham

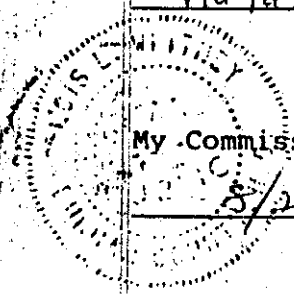
I, the undersigned Notary Public, do hereby certify that
ANNE P. ALLEN, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 6th day of
August, 1981.

J. J. Whitson, Jr.
NOTARY PUBLIC

My Commission Expires:

8/28/83



NORTH CAROLINA
COUNTY OF Durham

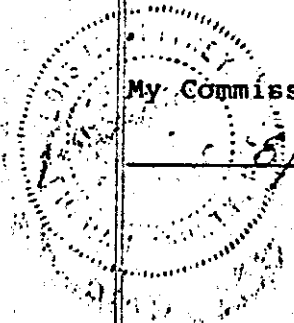
I, the undersigned Notary Public, do hereby certify that
JOHN B. RECKLESS, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 10th day of
August, 1981.

J. J. Whitson, Jr.
NOTARY PUBLIC

My Commission Expires:

8/25/83



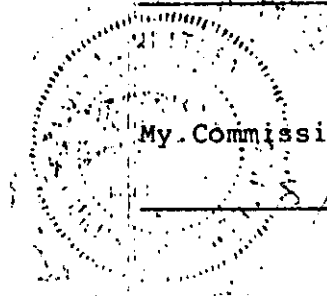
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WYTRICK & FROM, P.A.
ATTORNEYS AT LAW

THE BERMAID HOUSE
1407 HILLSBOROUGH ST.
RALEIGH, N. C. 27605
TELEPHONE 379-88-1088

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, do hereby certify that PAUL V. DiSANTIS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 5th day of August, 1981.



[Signature]
NOTARY PUBLIC

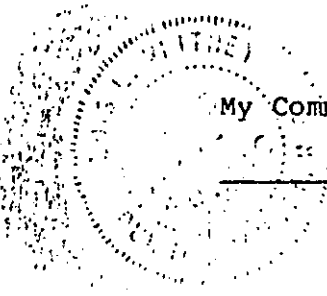
My Commission Expires:

8/18/83

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, do hereby certify that VICKI C. DiSANTIS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 10th day of August, 1981.



[Signature]
NOTARY PUBLIC

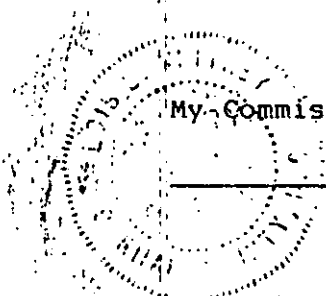
My Commission Expires:

8/20/83

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, do hereby certify that R. KENNON TAYLOR, JR., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 4th day of August, 1981.



[Signature]
NOTARY PUBLIC

My Commission Expires:

8/18/83

SKVARLA · BOLES
WYRICK & FROM, P.A.
ATTORNEYS AT LAW

THE BERNARD HOUSE
1407 HILLSBOROUGH ST.
RALEIGH, N. C. 27605
TELEPHONE 919-821-1000

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, do hereby certify that
JAMES R. SCHREIBER, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 6th day of
August, 1981.

L. J. Whitton, Jr.
NOTARY PUBLIC

My Commission Expires:

8/28/83

NORTH CAROLINA
COUNTY OF Durham

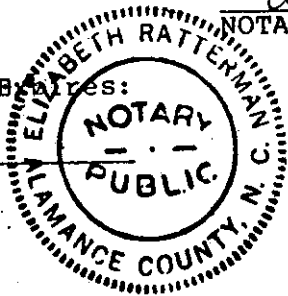
I, the undersigned Notary Public, do hereby certify that
EMILIE B. STEVENS, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 7th day of
August, 1981.

Elizabeth Ratterman
NOTARY PUBLIC

My Commission Expires:

10-23-84



NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, do hereby certify that
WILLIAM H. GORDON, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 4th day of
August, 1981.

L. J. Whitton, Jr.
NOTARY PUBLIC

My Commission Expires:

8/28/83

SKVARLA-BOLES
WYRICK & FROM, P.A.
ATTORNEYS AT LAW

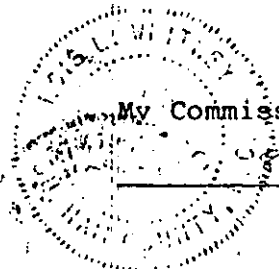
THE BERNARD HOUSE
1407 HILLSBOROUGH ST.
RALEIGH, N. C. 27603
TELEPHONE 919-821-0800

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, hereby certify that STEVEN F. MAIER, a general partner in MRVW ASSOCIATES, a general partnership under the laws of North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said partnership.

Witness my hand and notarial seal, this 5th day of August, 1981.

Lois L. Witney
NOTARY PUBLIC



My Commission Expires:

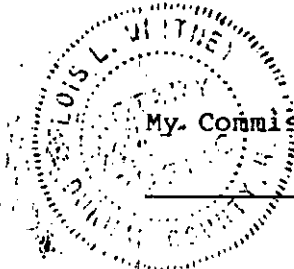
8/24/83

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, hereby certify that DAVID W. ROBINSON, a general partner in MRVW ASSOCIATES, a general partnership under the laws of North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said partnership.

Witness my hand and notarial seal, this 4th day of August, 1981.

Lois L. Witney
NOTARY PUBLIC



My Commission Expires:

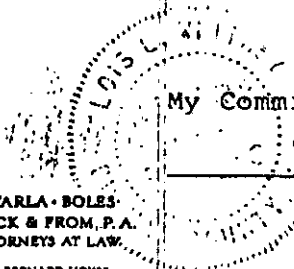
8/29/83

NORTH CAROLINA
COUNTY OF Durham

I, the undersigned Notary Public, hereby certify that JAMES H. VANDER WEIDE, a general partner in MRVW ASSOCIATES, a general partnership under the laws of North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said partnership.

Witness my hand and notarial seal, this 5th day of August, 1981.

Lois L. Witney
NOTARY PUBLIC



My Commission Expires:

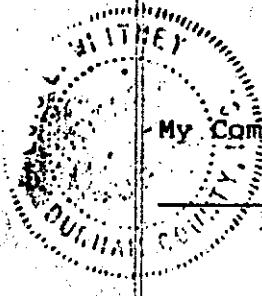
8/28/83

SKVARLA · BOLES ·
WYRICK & FROM, P.A.
ATTORNEYS AT LAW
THE BERNARD HOUSE
1407 HILLSBOROUGH ST.
RALEIGH, N. C. 27605
TELEPHONE 919-821-1000

NORTH CAROLINA
COUNTY OF Durham

I, a Notary Public of the County and State aforesaid, certify that Paul V. DiSanti, personally came before me this day and acknowledged that he is Secretary of CROADSAILE OFFICE PARK ASSOCIATION, INC., a North Carolina corporation, 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 _____ Secretary.

Witness my hand and official seal, this 10th day of August, 1981.



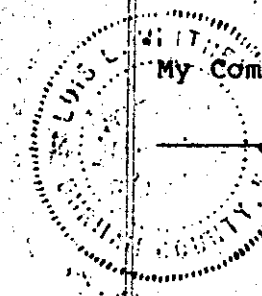
Lois R. Whitney
NOTARY PUBLIC

My Commission Expires:
8/18/83

NORTH CAROLINA
COUNTY OF Durham

I, a Notary Public of the County and State aforesaid, certify that Frances Hill Fox, personally came before me this day and acknowledged that she is Secretary of CROADSAILE, INC., a North Carolina corporation, 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 herself as its _____ Secretary.

Witness my hand and official seal, this 19th day of August, 1981.



Lois R. Whitney
NOTARY PUBLIC

My Commission Expires:
8/18/83

State of North Carolina - Durham County

The foregoing certificate (s) of Lois R. Whitney

Elizabeth Batterman Starr B. Brooker
A Notary (Notaries) Public of designated Governmental units is (are) certified to be correct.

FILED
BOOK 1065 PAGE 222
AUG 21 9 01 AM '81
RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, N.C.

This 21 day of Aug 1981

Ruth C. Garrett
Register of Deeds
By: Joannie S. Brubaker
Ass't, Deputy Register of Deeds

EXHIBIT "B"

CROASDAILE OFFICE PARK

PHASE 3

Phase 3 consists of three (3) one story buildings without basements numbering thirteen (13) units. The buildings are principally constructed of a concrete slab supporting wood stud framework faced by exterior horizontal and vertical wood siding and interior sheetrock walls with a roof of asphalt shingles on wood trusses.

The units in Phase 3 are consecutively numbered as follows: 710, 720, 730, 740, 750, 760, 810, 820, 830, 840, 910, 920 and 930 with units 710, 720, 730, 740, 750 and 760 being Building Number Seven; units 810, 820, 830 and 840 being Building Number Eight; and units 910, 920 and 930 being Building Number Nine. Each unit consists of approximately One Thousand (1000) square feet and the units are subdivided into the number of rooms as shown on the plans filed with the Durham County Register of Deeds and being Exhibit "C" to the Croasdaile Office Park Condominium Declaration, as amended. All units have direct access to covered walkways leading to adjacent parking areas. Each unit has a limited common area, for storage, in that space directly above the unit up to the roof sheathing.

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RALEIGH, N. C. 27605
TELEPHONE 919-821-1000

EXHIBIT "D"
CROASDALE OFFICE PARK
PHASE 1, 2 AND 3

The common areas and facilities consist of all parts of the property described in Plat Book 99, Page 112, of the Durham County Register of Deeds, and being Phase 1, Phase 2 and Phase 3 of the Croasdale Office Park Condominium, other than the individual units therein described, and consisting of covered walkways, parking lots and landscaped grass, shrubbery and trees. All areas of the described property not within any units shall be common areas; and all portions of any building or other improvement not included within a unit shall be a common facility. The common facilities shall include all installations, items and equipment for utility service to more than one unit and shall also include tangible personal property required for the maintenance and operation of the condominium even though owned by the Association.

Each unit shall have a one thirty-third (1/33) undivided interest in the common areas and facilities as follows:

Building Number One:

Unit 110 - one thirty-third (1/33)
Unit 120 - one thirty-third (1/33)
Unit 130 - one thirty-third (1/33)

Building Number Two:

Unit 210 - one thirty-third (1/33)
Unit 220 - one thirty-third (1/33)
Unit 230 - one thirty-third (1/33)
Unit 240 - one thirty-third (1/33)
Unit 250 - one thirty-third (1/33)

Building Number Three:

Unit 310 - one thirty-third (1/33)
Unit 320 - one thirty-third (1/33)
Unit 330 - one thirty-third (1/33)

Building Number Four:

Unit 410 - one thirty-third (1/33)
Unit 420 - one thirty-third (1/33)
Unit 430 - one thirty-third (1/33)

Building Number Five:

Unit 510 - one thirty-third (1/33)
Unit 520 - one thirty-third (1/33)
Unit 530 - one thirty-third (1/33)

Building Number Six:

Unit 610 - one thirty-third (1/33)
Unit 620 - one thirty-third (1/33)
Unit 630 - one thirty-third (1/33)

EXHIBIT "D" (Continued)
CROASDALE OFFICE PARK
PHASES 1, 2 AND 3

Building Number Seven:

Unit 710 - one thirty-third (1/33)
Unit 720 - one thirty-third (1/33)
Unit 730 - one thirty-third (1/33)
Unit 740 - one thirty-third (1/33)
Unit 750 - one thirty-third (1/33)
Unit 760 - one thirty-third (1/33)

Building Number Eight:

Unit 810 - one thirty-third (1/33)
Unit 820 - one thirty-third (1/33)
Unit 830 - one thirty-third (1/33)
Unit 840 - one thirty-third (1/33)

Building Number Nine:

Unit 910 - one thirty-third (1/33)
Unit 920 - one thirty-third (1/33)
Unit 930 - one thirty-third (1/33)

In addition, that space directly above each unit up to the roof sheathing is designated as a limited common area to be used for storage solely by the unit owner directly beneath the limited common area. Except as otherwise expressly stated in the Declaration of Unit Ownership, as amended, the limited common areas are subject to all the same rules, conditions and uses that apply to the common areas and facilities generally.

SKVARLA - BOLES
WYRICK & FROM, P.A.
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