

STATE OF NORTH CAROLINA

SECOND SUPPLEMENTAL DECLARATION
TO DECLARATION OF PARK PLACE

CONDOMINIUMS NOV 16 2:03 PM '84

COUNTY OF NEW HANOVER

THIS SECOND SUPPLEMENTAL DECLARATION, made this 16th day of November, 1984, by PARK PLACE ASSOCIATES, a North Carolina Joint Venture, with its principal office and place of business in New Hanover County, State of North Carolina, hereinafter referred to as "DECLARANT";

KNOW ALL MEN BY THESE PRESENTS:

55 THAT, WHEREAS, the Declarant is the owner of that certain real property in the County of New Hanover, State of North Carolina, which is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Declarant is the owner of certain multi-unit buildings and other improvements heretofore constructed upon a certain portion of the aforesaid property, described on Exhibit "A" hereto attached, said portion as herein referred to being more particularly described on Exhibit "B", which is attached hereto and incorporated herein by reference; and

WHEREAS, it is the desire and the intention of the Declarant to market, sell and convey interest in the property and the improvements thereon as a condominium project pursuant to the provisions of Chapter 47A of the North Carolina General Statutes, entitled "Unit Ownership Act"; and

WHEREAS, said real property is located at Wilmington, North Carolina, and is also a portion of the real property which is described in Exhibit "A" of the Declaration of Park Place Condominiums, Phase I, which establishes Park Place Condominiums, Phase I, said Declaration being recorded in Book 1262 at Page 614 of the Registry of New Hanover County, State of North Carolina. The site plan for the said Phase I is attached to the Declaration as Exhibit "C", and is also recorded in Condominium Plat Book 6 at Pages 191 through 196, inclusive, of the said New Hanover County Registry. In Section 26 of the said Declaration, the Declarant reserved the right and option to add and subject to the provisions of said Declaration the property described in Exhibit "A" thereof; and

WHEREAS, Declarant did, by that certain First Supplemental Declaration to Declaration of Park Place Condominiums, same being recorded in Book 1266 at Page 1294 of said Registry, submit additional real property to the provisions of said Declaration, which real property is more particularly described on Exhibit "B" to the aforesaid Second Supplemental Declaration to Declaration of Park Place Condominiums; and

WHEREAS, the aforesaid Declaration of Park Place Condominiums, Phase I, and the aforesaid First Supplemental Declaration to Declaration of Park Place Condominiums, were amended by instrument dated September 27, 1984, and recorded in Book 1267 at Page 623 of said Registry; and

WHEREAS, it is the desire and intention of the Declarant in the recordation of this Second Supplemental Declaration in the Office of the Register of Deeds of New Hanover County, North Carolina, to submit all of the real property and improvements thereto described on Exhibit "B" attached hereto and incorporated herein by reference to the provisions of the said Chapter 47A, and specifically to the provisions of the above referenced and previously recorded Declaration of Park Place Condominiums (as amended);

NOW, THEREFORE, THE DECLARANT DOES HEREBY DECLARE THAT ALL OF THE REAL PROPERTY DESCRIBED ABOVE, AS WELL AS ALL OF THE IMPROVEMENTS CONSTRUCTED THEREON, IS HELD AND SHALL BE HELD, CONVEYED, HYPOTHECATED, ENCUMBERED, USED, OCCUPIED, AND IMPROVED SUBJECT TO THE

FOLLOWING COVENANTS, CONDITIONS, RESTRICTIONS, USES, LIMITATIONS AND OBLIGATIONS, ALL OF WHICH ARE DECLARED TO BE IN FURTHERANCE OF A PLAN FOR THE IMPROVEMENT OF SAID PROPERTY AND THE DIVISION THEREOF INTO CONDOMINIUM UNITS AND SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE A BURDEN AND A BENEFIT TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS, AND ANY PERSON OR ENTITY ACQUIRING OR OWNING AN INTEREST IN THE REAL PROPERTY AND IMPROVEMENTS, OR ANY SUBDIVISION THEREOF, THEIR GRANTEEES, SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES AND ASSIGNS.

1. ESTABLISHMENT OF CONDOMINIUM. Phase II is the third condominium phase of a series of up to five (5) condominium phases which the Declarant proposes to create, each of which, if developed, will be located within (but not necessarily encompassing all) the real property described in Exhibit "A" attached hereto and incorporated herein by reference. All of these condominiums are being developed under a Common Plan which includes this Declaration, the features of which include common recreation facilities and the providing of maintenance and other services through a common administration. Each parcel or tract of land, with the improvements thereon or to be placed thereon, which may be submitted to the condominium form of ownership pursuant to this Common Plan shall constitute an addition to the original Condominium and shall be designated as "PARK PLACE, PHASE I", "PARK PLACE, PHASE I-A", "PARK PLACE, PHASE II", and such similar designation for each phase through Phase V. In addition, in order to facilitate the operation and administration of all phases of the condominium under the Common Plan, there shall be formed the non-profit corporation known as PARK PLACE HOMEOWNERS ASSOCIATION, INC., which shall have the general authority and responsibility for the operation and administration of the condominium. The authority and responsibility of PARK PLACE HOMEOWNERS ASSOCIATION, INC. shall be as described in this Declaration, and its Articles of Incorporation and By-Laws.

Declarant does hereby submit the property, more particularly described on Exhibit "B" attached hereto and incorporated herein by reference, and the improvements located thereon to condominium ownership under the provisions of Chapter 47A of the General Statutes of North Carolina (Unit Ownership Act), and hereby declares the same to be a condominium to be known and identified as PARK PLACE, PHASE II, which shall contain a maximum of 40 living units and their supporting facilities and other appurtenant improvements. The buildings are constructed of stucco, wood and wood siding upon concrete foundations. Ground floors are of concrete. Patios are of wood. The roof contains asphalt shingles, and there are no basements. Additional information as to the materials, style, construction, and finishes of the buildings are shown on the plans of the building, recorded in Condominium Plat Book 6, Pages 191 through 196, inclusive, Pages 232 through 235, inclusive, and Condominium Plat Book 6, Pages 279 through 285, inclusive. The property contains sufficient parking space to accommodate at least one automobile for each Condominium Unit. Each Unit Owner has the right to the use, for at least one automobile, of such space. If additional phases are built, amendments and/or supplements to this Declaration shall be made to bring said phases under this Declaration and into the PARK PLACE HOMEOWNERS ASSOCIATION, INC.

2. SURVEY AND DESCRIPTION OF IMPROVEMENTS: Filed simultaneously herewith and expressly made a part hereof as Exhibit "C", consisting of eleven (11) pages, is a Survey of the land and graphic descriptions and plans of the improvements constituting the Condominium, identifying the Condominium Units and Common Areas and Facilities, as said terms are hereinafter defined, and their respective locations and approximate dimensions. Each Condominium Unit is identified by specific numerical designation on Exhibit "C", and no Condominium Unit bears the same designation as any other Condominium Unit. If and when this Declaration is amended and/or supplemented to add additional phases, additional surveys and description of improvements will be filed as a part of said amendment.

1271 1248

A. Condominium Units as defined herein shall comprise the separate numerically identified Dwelling Units which are designated in said Exhibit "C", excluding all spaces and improvements lying:

- (1) Beneath the subflooring material of all floors;
- (2) Beneath the interior surfacing material of all perimeter walls, interior bearing walls and/or bearing partitions;
- (3) Above the interior surfacing material of the ceilings;

and further excluding all pipes, ducts, wires, conduits and other facilities for the furnishing of utilities and other services to Condominium Units and Common Areas and Facilities up to and including the point of entry of such pipes, ducts, wires, and conduits through the interior surfacing material for walls and ceilings and subflooring surfacing material for floors. All pipes, ducts, wires, conduits and other such facilities within the interior surfacing materials shall be a part of the respective Condominium Unit. The decoration and painting of the exterior surface of doors and window frames shall be the responsibility of the Association, as hereinafter defined.

B. Common Areas and Facilities (herein "Common Property") shall comprise all of the real property, improvements and facilities of the Condominium other than the Condominium Units and all personal property held and maintained for the use and enjoyment of all the Owners of Condominium Units.

C. Certain portions of the Common Areas and Facilities are reserved for the use of a particular Condominium Unit to the exclusion of other Units and are designated as "Limited Common Areas and Facilities." Limited Common Areas and Facilities and the Condominium Units to which they are reserved are as follows:

Patio and storage shed adjoining each unit as shown on plans and surveys of dwelling units.

The terms "Association of Unit Owners", "Building", "Common Areas and Facilities", "Common Expenses", "Common Profit", "Condominium", "Declaration", "Majority" or "Majority of Unit Owners", "Person", "Property", "Recordation", "Unit" or "Condominium Unit", "Unit Designation", and "Unit Owner", unless it is plainly evident from the context of this Declaration that a different meaning is intended, shall have the meaning set out in Section 3 of Chapter 47A of the General Statutes of North Carolina. The terms "75% of the members" or "75% of the membership", (or "3/4" in lieu of "75%") when used in the context of membership voting rights, shall mean the owners of at least 75% of the aggregate interest in the Common Areas and Facilities.

3. OWNERSHIP OF CONDOMINIUM UNITS AND APPURTENANT INTEREST IN COMMON PROPERTY: Each Condominium Unit shall be conveyed and treated as an individual property capable of independent use and fee simple ownership, and the Owner of each Unit shall also own, as an appurtenance to the ownership of each said Condominium Unit, an undivided interest in the Common Property. The undivided interest appurtenant to each Condominium Unit in Phase II shall be as set out in Exhibit "D" attached hereto and made a part hereof. The proportional interest in the Common Property that is appurtenant to each Condominium Unit has been determined by a ratio formulated upon the approximate relation that the fair market value of each Unit at the date of the Declaration bears to the then aggregate fair market value of all of the Units having an interest in the Common Property. The fair market value of each Unit and the aggregate fair market value of all the Units have been determined by the Declarant, and are binding upon all Unit Owners.

The Declarant has caused the Buildings to be constructed upon the Real Property, as well as the Common Areas and Facilities. The Units, together with their privileges and appurtenances, shall be offered for sale by the Declarant as Condominium Units, pursuant to the provisions of Chapter 47A of the North Carolina General Statutes, subject to the covenants, conditions, restrictions, and obligations of the

1271 1249

Declaration (as supplemented and/or amended), the Articles of Incorporation of the Association, and the duly adopted By-Laws of the Association, and the rules and regulations adopted by the Association.

The Declarant, by this Declaration, submits only the real property described on Exhibit "B" attached hereto, together with the improvements thereon, to the Act, and hereafter this submission shall be referred to as PARK PLACE, PHASE II. Nevertheless, the Declarant hereby reserves to itself the the exclusive right and option, but not the obligation, to add to or expand the property subject to this Declaration by the addition of all or any portion or portions of the real property described on Exhibit "A" attached hereto and made a part hereof by reference, in one or more additional phases of PARK PLACE, upon the following terms and in the following manner:

A. Any addition of real property subject to this Declaration, if any, shall occur only by the registration in the office of the Register of Deeds of New Hanover County, North Carolina, of one or more supplements to this Declaration, which shall be executed only by the Declarant. The addition to or expansion of the real property subject to this Declaration shall be at the sole discretion of the Declarant, without consultation with or consent of any Unit Owner. Every Unit Owner in PARK PLACE, all phases, by accepting a deed for a Unit therein, shall be deemed to have agreed for himself, his heirs, devisees, successors, and assigns to such addition or expansion of the property subject to this Declaration in accordance with the provisions of this paragraph 3; and

B. The right and option as hereinabove described shall terminate on the 1st day of January, 1989; and

C. In the event the Declarant adds to the real property subject to this Declaration all of the real property described in Exhibit "A" attached hereto, the Declarant covenants and agrees that no more than sixty-four (64) units will be added to the twenty-four (24) units in PARK PLACE, PHASE I, and the sixteen (16) units in PARK PLACE, PHASE I-A, and the forty (40) units in this PARK PLACE, PHASE II, for a total of one hundred forty-four (144) Units; and

D. The Declarant covenants and agrees that all Buildings containing Units built upon the real property which may be subjected to this Declaration under this paragraph 3 shall be not more than two stories in height above ground level and shall be constructed with materials like or substantially similar to those used in PARK PLACE, PHASE I and this, PARK PLACE, PHASE I-A, and this PARK PLACE, PHASE II; and

E. It is understood and declared that the undivided fractional or percentage interests owned by each Unit Owner in PARK PLACE, PHASE II, is as stated on Exhibit "D" hereto. However, it is further declared that in the event the Declarant, pursuant to the provisions of this paragraph 3, shall add to or expand the property and therefore the number of Units, Unit Owners, and Common Areas and Facilities subject to this Declaration and the jurisdiction of the Association, then consequently the fractional or percentage interest owned by each Unit Owner of Units in PARK PLACE, all phases, in the expanded Common Areas and Facilities of PARK PLACE, all phases, shall necessarily have to change from that as established in Exhibit "D" hereto. It is further understood that the Act provides that the fractional or percentage undivided interest of each Unit Owner in the Common Areas and Facilities as expressed in any Declaration shall have a permanent character and shall not be altered except with the unanimous consent of all Unit Owners expressed in an amended declaration duly recorded. Therefore, in the event the Declarant adds to or expands the property subject to this Declaration, pursuant to paragraph 3, every Unit Owner of Units in PARK PLACE, any phase, by the acceptance of the deed for his Unit, shall be deemed to specifically have agreed for himself, his heirs, devisees, successors, and/or assigns that the Declarant shall have the right and power, as attorney-in-fact for every Unit Owner, to establish the undivided fractional or percentage interest of each such Unit Owner in the expanded Common Areas and Facilities of PARK PLACE, all phases, as well as the right and power to establish undivided fractional or percentage interests in the expanded Common Areas and

1271 1250

Facilities of PARK PLACE, all phases, to be appurtenant to additional Units of PARK PLACE, and therefore, (1) the liability of each Unit Owner for Common Expenses, not specifically assessed, (2) the interest of each Unit Owner in any Common Surplus, and (3) the voting rights in the Association of each Unit Owner, which such undivided fractional or percentage interests shall be stated in any supplement to this Declaration required to be executed and recorded in the Office of the Register of Deeds of New Hanover County, North Carolina, in order to expand or add to the property subject to this Declaration as is provided for hereinabove. It is hereby declared and agreed that the Declarant shall establish said undivided interests without prior consultation with or consent of any Unit Owner of any Unit in PARK PLACE, any phase; and, that the Declarant covenant and agree to establish such undivided fractional or percentage interests for all Units at such times as may be necessary pursuant to this paragraph 3 in the proportions that the then fair market value of each Unit, new and existing, as shall be determined solely by the Declarant, bears to the then aggregate fair market value of all Units on the date of the supplemental declaration or declarations. In determining such fair market value for any additional Unit added to or made subject to this Declaration, Declarant may use the offering or purchase price of such Unit or the fair market value as established by an independent appraiser. In determining the fair market value of Units previously subjected to this Declaration, the Declarant may use the value as then established for ad valorem tax purposes by the appropriate authorities or the value established by an independent appraiser.

F. Nothing herein shall be deemed to limit or alter the Declarant's right, hereby reserved, to vary the internal layout, size, or configurations of any Units hereafter constructed, so long as the Declarant substantially conforms with the provisions of this paragraph 3.

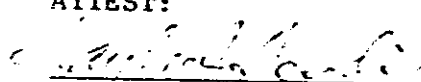
4. INCORPORATION: The terms and provisions of Sections 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30, and Exhibits "E" and "F" of the Declaration of Park Place Condominiums, Phase I, recorded in Book 1262 at Page 614 of the Registry of New Hanover County, North Carolina, the terms and provisions of all sections of the First Supplemental Declaration to Declaration of Park Place Condominiums hereinabove referred to not inconsistent herewith, and the terms and provisions of the Amendment hereinabove referred to, are hereby adopted in their entirety and incorporated herein by reference.

IN WITNESS WHEREOF, the Declarant, PARK PLACE ASSOCIATES, has caused these presents to be executed in its name by NESCO DEVELOPMENT CORP., a member of the Joint Venture, this 16th day of November, 1984, at Wilmington, New Hanover County, North Carolina.

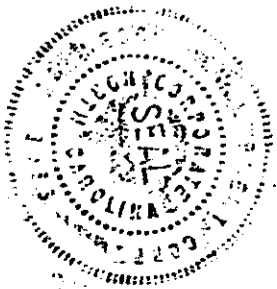
PARK PLACE ASSOCIATES, a Joint Venture,
By NESCO DEVELOPMENT CORP.

By: 
Alfon Y. Lennon, Vice President

ATTEST:


Assistant Secretary

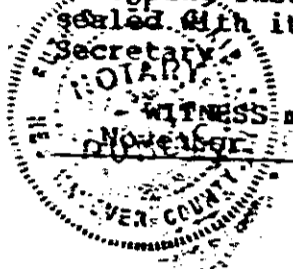
(SEAL)



STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Paul R. St. Clair, a Notary Public in and for said county and state, do hereby certify that HAYDEE J. HENDRIX personally appeared before me this day and acknowledged that she is Assistant Secretary of NESCO DEVELOPMENT CORP., a North Carolina corporation and member of PARK PLACE ASSOCIATES, a Joint Venture, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal, and attested by herself as Assistant Secretary.



WITNESS my hand and official seal, this the 16th day of November, 1984.

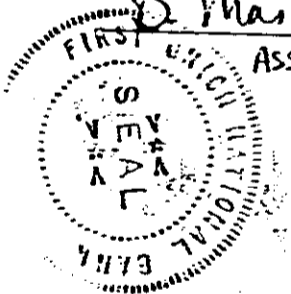
Paul R. St. Clair
Notary Public

My Commission Expires: 7-7-86

FIRST UNION NATIONAL BANK, as holder of a promissory note secured by a deed of trust on the property described in Exhibit "A" hereof, and NORMAN B. OSBORN, as Trustee under said deed of trust, join in the execution hereof for the purpose of subjecting the aforesaid deed of trust to the terms and provisions of this Declaration of Condominium.

FIRST UNION NATIONAL BANK
By: [Signature]
Vice President

ATTEST:
[Signature]
Asst. Secretary

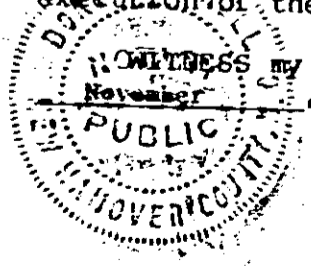


[Signature] (SEAL)
NORMAN B. OSBORN, TRUSTEE

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Doris Horrell, a notary public of said county and state, do hereby certify that NORMAN B. OSBORN, acting as Trustee, personally came before me this day and acknowledged the execution of the foregoing instrument.



WITNESS my hand and notarial seal this 13th day of November, 1984.

Doris Horrell
Notary Public

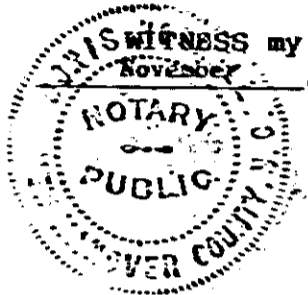
My Commission Expires: 10-9-88

1271 1252

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Doris Horrell, a notary public in and for said county and state, do hereby certify that B. Mason Hawfield, Jr. personally came before me this day and acknowledged that he is Assistant Secretary of the FIRST UNION NATIONAL BANK, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by himself as its Assistant Secretary.

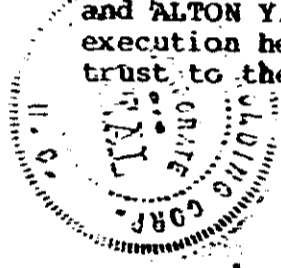


WITNESS my hand and official seal, this the 13th day of November, 1984.

Doris Horrell
Notary Public

My Commission Expires: 10-9-88

WILMINGTON HOLDING CORP., as holder of a promissory note secured by a deed of trust on the property described in Exhibit "A" hereof, and ALTON Y. LENNON, as Trustee under said deed of trust, join in the execution hereof for the purpose of subjecting the aforesaid deed of trust to the terms and provisions of this Declaration of Condominium.



WILMINGTON HOLDING CORP.

By: [Signature]
Vice President

ATTEST:
[Signature]
Assistant Secretary

(SEAL)

[Signature]
ALTON Y. LENNON, TRUSTEE

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Paul R. St. Clair, a notary public in and for said county and state, do hereby certify that HAYDEE J. HENDRIX personally came before me this day and acknowledged that she is Assistant Secretary of WILMINGTON HOLDING CORP., 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 Vice President, sealed with its corporate seal and attested by herself as its Assistant Secretary.



WITNESS my hand and official seal, this the 16th day of November, 1984.

Paul R. St. Clair
Notary Public

My Commission Expires: 7-7-86

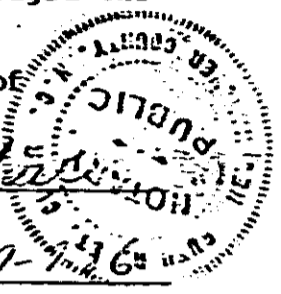
STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Ruth R. St. Clair, a notary public of said county and state, do hereby certify that ALTON Y. LENNON, acting as Trustee, personally came before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal this 16th day of November, 1984.

Ruth R. St. Clair
Notary Public



My Commission Expires: 7-7-86

DRAWN BY: STEVENS, MCGHEE, MORGAN, LENNON & O'QUINN

STATE OF NORTH CAROLINA, New Hanover County

The Foregoing Certificate(s) of Doris Horrell and Ruth R. St. Clair,
Notaries Public

This 16th day of November, A.D. 19 84 _____ (is/are) certified to be correct.

Rebecca P. Tucker, Register of Deeds
By Ernest N. Halpern
Deputy

Beginning at the point of intersection of the western line of Floral Parkway (110 foot right-of-way) with the northern line of Park Avenue (151 foot right-of-way) the same being shown on the map of Garden City subdivision recorded in Map Book 3 at Page 39 of the New Hanover County Registry, said beginning point being marked by an old granite stone; running thence, from the point of beginning, North 58 degrees 00 minutes West, with the northern line of Park Avenue, 810.98 feet to an old granite stone at the southeast corner of Virginia Pearson Emple Park, owned by the City of Wilmington; thence, North 31 degrees 58 minutes 49 seconds East, with the eastern line of " Emple Park ", 458.34 feet to an old granite stone in the southern line of the Highwood Park tract; thence, South 84 degrees 06 minutes 43 seconds East, with the southern line of the Highwood Park tract, 537.79 feet to an old granite stone in the western line of the Garden City tract; thence, South 06 degrees 48 minutes 06 seconds West 43.06 feet to an old granite stone; thence, South 57 degrees 23 minutes East 29.91 feet to an old granite stone at the northwest corner of Lot 31 of Garden City; thence, South 32 degrees 04 minutes 13 seconds West 209.58 feet to an old iron pipe at the southwest corner of said Lot 31; thence, South 57 degrees 57 minutes 48 seconds East 70.07 feet to an old granite stone at the southeast corner of said Lot 31 in the western line of a 10 foot wide alley; thence, South 31 degrees 57 minutes 26 seconds West, along the western edge of said alley, 246.12 feet to a point at the southern end of said alley; thence, South 58 degrees 00 minutes East 10.00 feet to a point in the eastern line of said alley, said point being the southwest corner of Lot 29 of Garden City; thence, North 32 degrees 00 minutes East, with the eastern line of said alley, 70.00 feet to the northwest corner of said Lot 29; thence, South 58 degrees 00 minutes East, with the northern line of said Lot 29, 200.00 feet to a point in the western line of Floral Parkway; thence, South 32 degrees 00 minutes West, with the western line of Floral Parkway, 270.00 feet to the point of beginning, containing 9.1282 acres, the same being those tracts of land conveyed to Wilmington Holding Corporation by deed recorded in Book 1133 at Page 456 of the New Hanover County Registry.

1271 1255

Beginning at a point in the northern line of Phase 1-A, Park Place that is South 58 degrees 00 minutes East 59.46 feet from the northwestern corner of Phase 1-A, Park Place, said point being shown on the map of Phase 1-A, Park Place recorded in Condominium Plat Book 6 at Pages 232 thru 235 of the New Hanover County Registry; running thence, from the point of beginning, North 32 degrees 00 minutes East 59.95 feet to a point at the beginning of a curve to the West; thence, Northwestwardly, with the arc of said curve having a radius of 114.00 feet, to a point that is North 24 degrees 03 minutes 32 seconds West 189.15 feet from the preceding point; thence, North 32 degrees 00 minutes East 207.75 feet to a point in the southern line of the Highwood Park tract; thence, South 84 degrees 06 minutes 43 seconds East, with the southern line of said Highwood Park tract, 244.65 feet to an old granite stone; thence, South 6 degrees 48 minutes 06 seconds West 43.06 feet to an old granite stone in the southern right-of-way line of Garden Avenue; thence, South 57 degrees 29 minutes 11 seconds East, with the southern line of Garden Avenue, 29.99 feet to an old granite stone at the northwest corner of Lot 31, Garden City, the same being shown on the map of Garden City recorded in Map Book 3 at Page 39 of the New Hanover County Registry; thence, South 32 degrees 00 minutes West, with the western line of said Lot 31, 210.00 feet to the southwest corner of said Lot 31; thence, South 58 degrees 00 minutes East, with the southern line of said Lot 31, 70.00 feet to a point in the western line of a 10.00 foot wide alley; thence, south 32 degrees 00 minutes West, with the western line of said alley, 231.70 feet to a point in the northern line of Phase 1, Park Place, the same being shown on the map of Phase 1, Park Place recorded in Condominium Plot Book 6 at Pages 197 thru 201 of the New Hanover County Registry; thence, North 58 degrees 00 minutes West, with the northern lines of Phase 1 and Phase 1-A, Park Place, 181.00 feet to the point of beginning, containing 2.4644 acres.

1271 1256

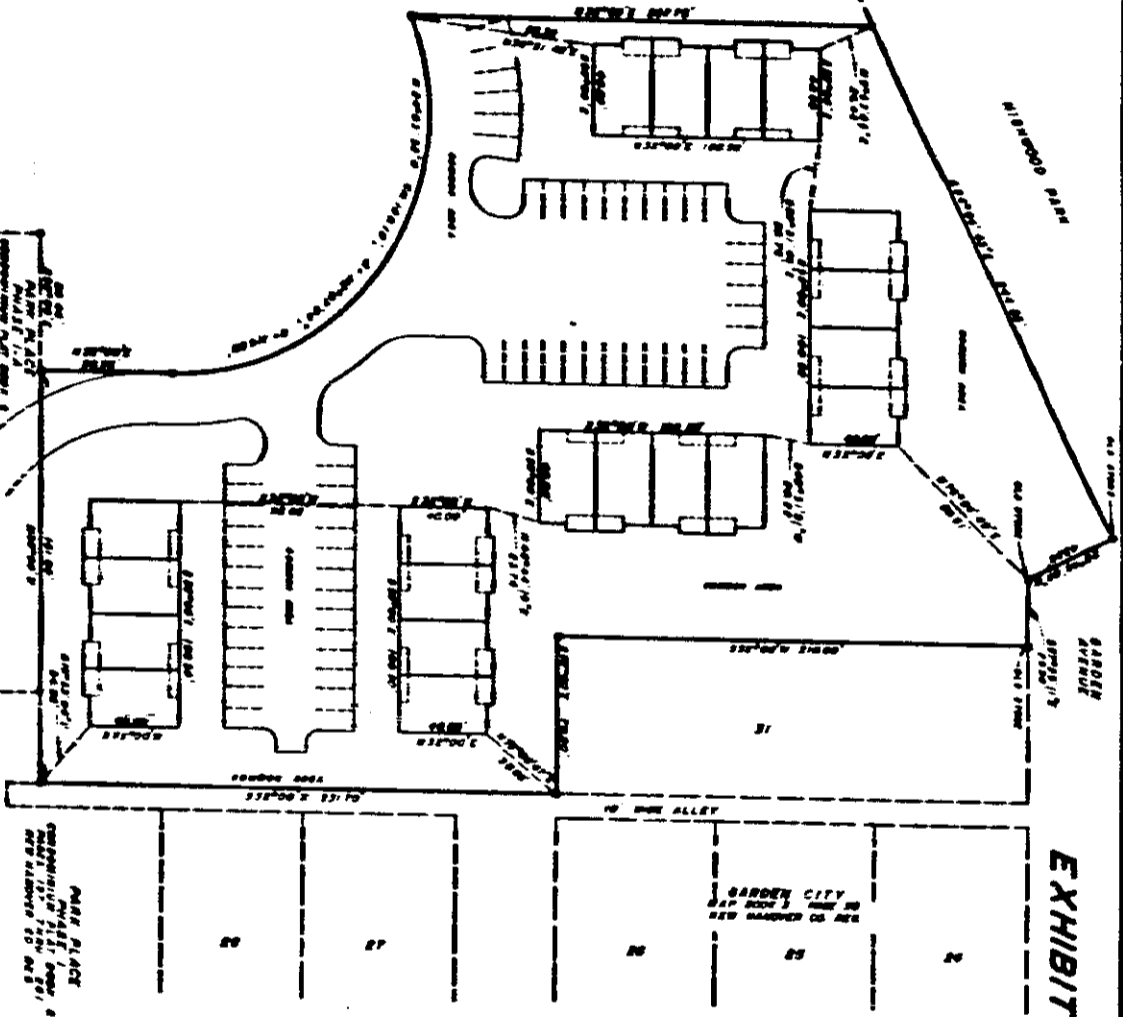
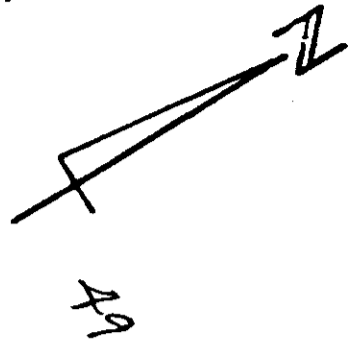


EXHIBIT 'C'

THE UNDERSIGNED ARCHITECT, HEREBY CERTIFIES THAT THE ARCHITECTURE OF THE CONDOMINIUMS SHOWN ON THIS PLAN IS THE WORK OF HIS FIRM AND THAT HE IS A LICENSED ARCHITECT IN THE STATE OF NORTH CAROLINA.

DATE: NOVEMBER 1988

BY: [Signature]

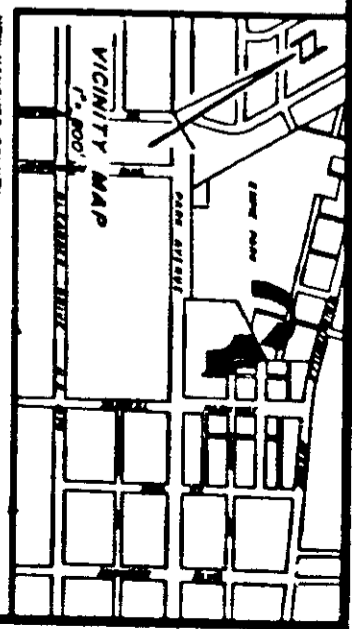
PHASE II
PARK PLACE
CONDOMINIUMS

OWNED BY
PARK PLACE ASSOCIATES
110 SOUTH FORD STREET
WILMINGTON, NORTH CAROLINA 28401

WILMINGTON TOWNSHIP
NORTH CAROLINA
SCALE 1" = 40'
SCALE OF SITE
NOVEMBER 1988

DATE: NOVEMBER 1988

BY: [Signature]



NEW HANOVER COUNTY
NORTH CAROLINA

I, [Name], a person in charge of the project, hereby certify that the information provided on this plan is true and correct to the best of my knowledge and belief.

DATE: NOVEMBER 1988

BY: [Signature]



NEW HANOVER COUNTY
NORTH CAROLINA

I, [Name], a person in charge of the project, hereby certify that the information provided on this plan is true and correct to the best of my knowledge and belief.

DATE: NOVEMBER 1988

BY: [Signature]

NEW HANOVER COUNTY
NORTH CAROLINA

I, [Name], a person in charge of the project, hereby certify that the information provided on this plan is true and correct to the best of my knowledge and belief.

DATE: NOVEMBER 1988

BY: [Signature]

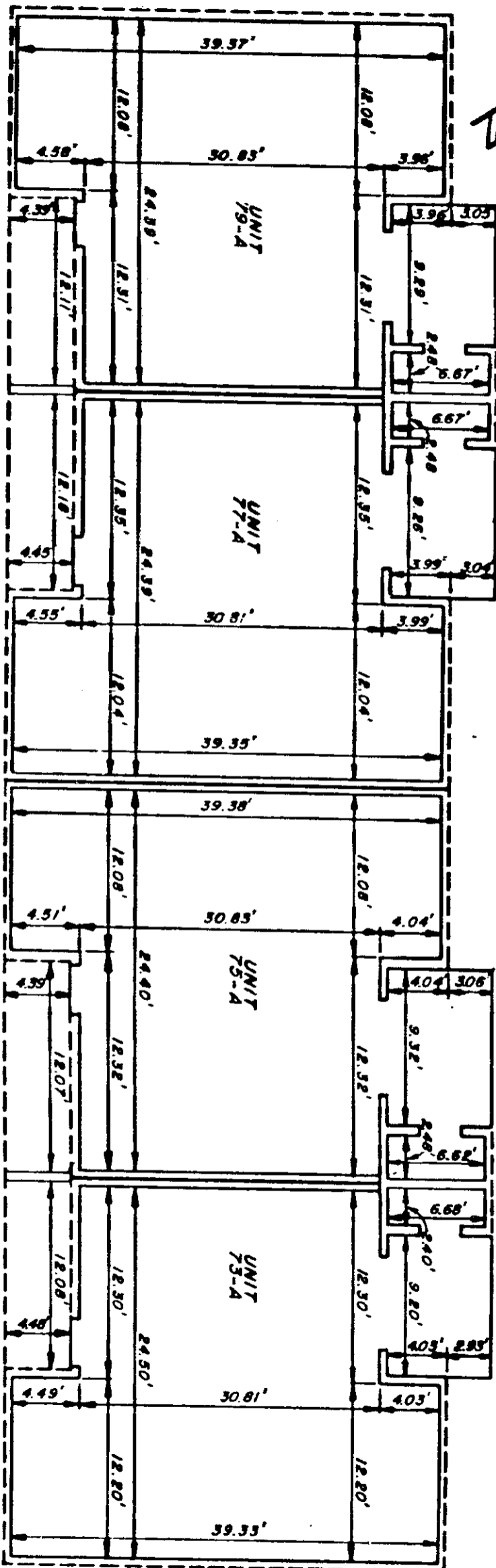
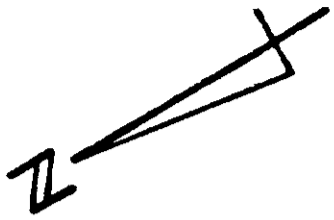


ARCHITECT'S CERTIFICATION FOR PHASE II

THE UNDERSIGNED ARCHITECT, HEREBY CERTIFIES THAT THE ARCHITECTURE OF THE CONDOMINIUMS SHOWN ON THIS PLAN IS THE WORK OF HIS FIRM AND THAT HE IS A LICENSED ARCHITECT IN THE STATE OF NORTH CAROLINA.

DATE: NOVEMBER 1988

BY: [Signature]



FIRST FLOOR PLAN BUILDING CONTAINING UNITS 79-A, 77-A, 75-A, 73-A

INDICATES BOUNDARY LINE OF UNITS
 INDICATES COMMON AREAS & STRUCTURAL BOUNDARIES
 INDICATES LIMITED COMMON AREAS & FACILITIES
 UNIT INDICATES CONDOMINIUM
 FINISH FLOOR ELEVATION----- 40.91
 CEILING ELEVATION----- 48.91

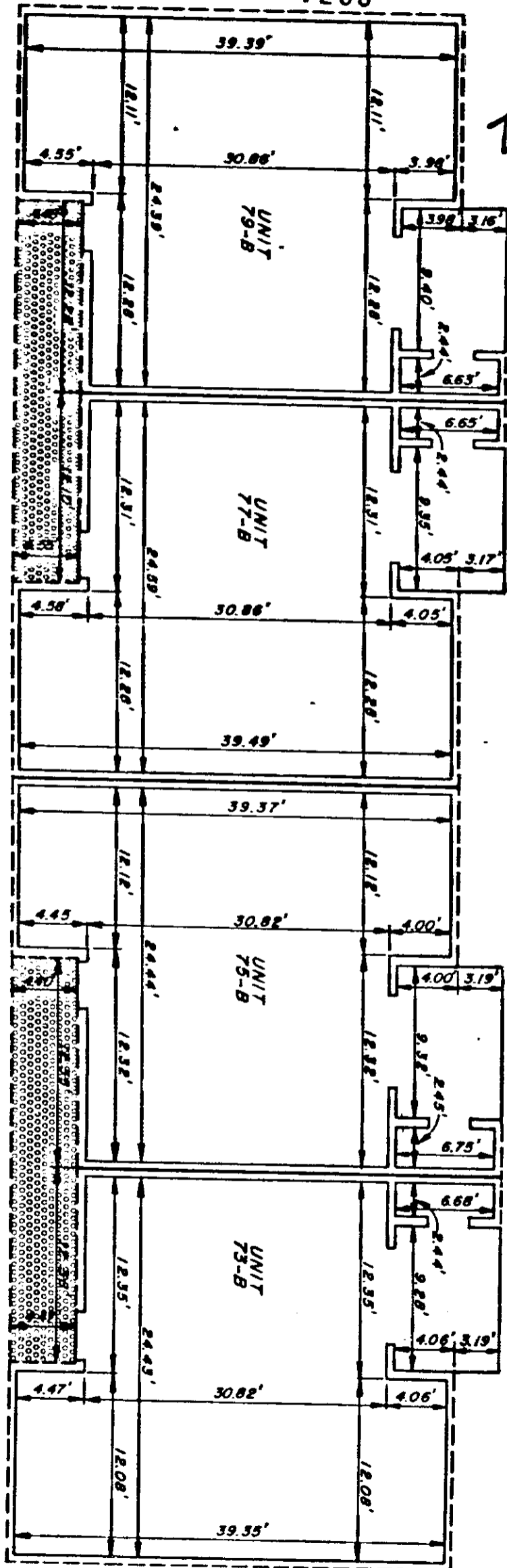
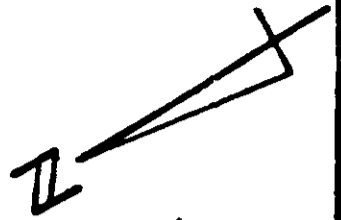
**PARK PLACE
CONDOMINIUMS**

WILMINGTON, NORTH CAROLINA
SCALE 1" = 8'

DENNIS A LENNERT, AIA
NC REGISTRATION # 3494



DRAWN BY DIANA S. CHAMBERS



SECOND FLOOR PLAN

BUILDING CONTAINING UNITS 79-B, 77-B, 75-B, 73-B

- INDICATES BOUNDARY LINE OF UNITS
- INDICATES COMMON AREAS & STRUCTURAL BOUNDARIES
- INDICATES LIMITED COMMON AREAS & FACILITIES
- INDICATES CONDOMINIUM UNIT
- FINISH FLOOR ELEVATION - - - - 50.35
- CEILING ELEVATION - - - - - 58.35

PARK PLACE CONDOMINIUMS

WILMINGTON, NORTH CAROLINA
SCALE 1" = 8'

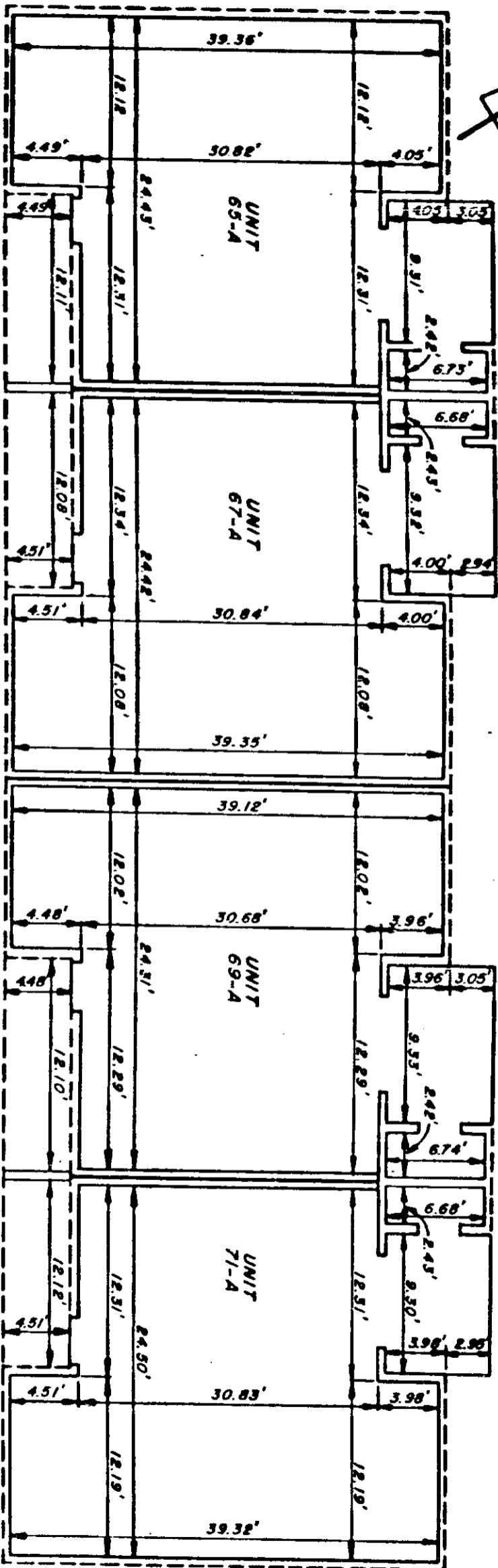
DENNIS A. LENNERT, AIA.
N.C. REGISTRATION # 3494

DRAWN BY DIANA V. CRAWFORD



EXHIBIT "C"

EXHIBIT "C"



FIRST FLOOR PLAN

BUILDING CONTAINING UNITS 65-A, 67-A, 69-A, 71-A

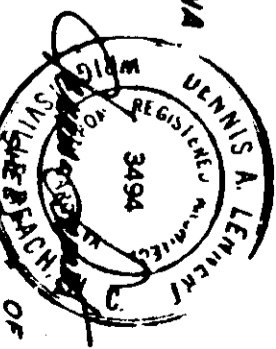
- INDICATES BOUNDARY LINE OF UNITS
- INDICATES COMMON AREAS & STRUCTURAL BOUNDARIES
- INDICATES LIMITED COMMON AREAS & FACILITIES
- UNIT
- INDICATES CONDOMINIUM
- FINISH FLOOR ELEVATION ----- 40.95
- CEILING ELEVATION ----- 48.95

PARK PLACE CONDOMINIUMS

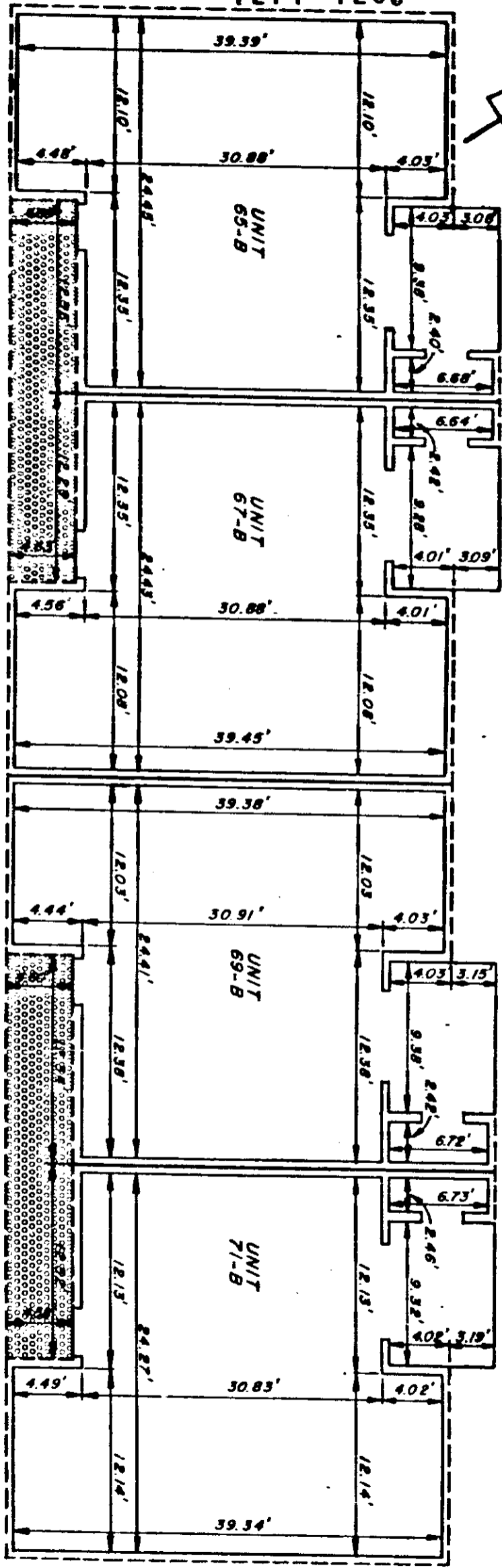
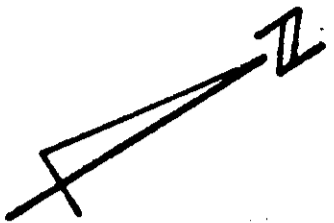
WILMINGTON, NORTH CAROLINA

SCALE 1" = 8'






DENNIS A LENNERT, AIA
NC REGISTRATION # 3494



DRAWN BY DIANA L CHAMFORD



SECOND FLOOR PLAN BUILDING CONTAINING UNITS 65-48B, 67-48B, 69-48B, 71-48B

-  INDICATES BOUNDARY LINE OF UNITS
-  INDICATES COMMON AREAS & STRUCTURAL BOUNDARIES
-  INDICATES LIMITED COMMON AREAS & FACILITIES
-  UNIT FINISH FLOOR ELEVATION
-  CEILING ELEVATION

PARK PLACE
CONDOMINIUMS
 WILMINGTON, NORTH CAROLINA
 SCALE 1" = 8'

DENNIS A. LENNERT, AIA
 N.C. REGISTRATION # 3494



DRAWN BY: DIANA V. CRAWFORD

EXHIBIT "C"