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Prepared by/Return to: H. Terry Hutchens  
P. O. Box 2505  
Fayetteville, NC 28302

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SIXTH AMENDMENT TO DECLARATION OF BREZEWOOD PLACE  
CONDOMINIUM TO SUBDIVIDE UNIT 202 INTO 4 UNITS

GEORGE E. TATUM  
REGISTER OF DEEDS  
CUMBERLAND COUNTY, N.C.

GEORGE E. TATUM  
REGISTER OF DEEDS  
CUMBERLAND COUNTY, N.C.

Breezewood Associates, LLC, a North Carolina Limited Liability Company, and Purdue Commons, Inc., as Declarant and Co-Declarant under the terms of the Amended Declaration of Condominium of Breezewood Condominium does hereby amend the Declaration of Condominium of Breezewood Place Condominium recorded in Book 4574, Page 0404, as previously amended at Book 4794, Page 425; Book 4795, Page 674; Book 4846, Page 21; Book 4849, Page 0619 and Book 5047, Page 0877, Cumberland County Registry, as provided for by the Declaration of Condominium as follows:

1. The Declaration of Breezewood Place Condominium as amended in the Fifth Amendment to Declaration of Breezewood Place Condominium provided that the Declarant could, at Declarant's option and in Declarant's sole discretion, subdivide Phase Four Breezewood Place Condominiums into no more than nine (9) Units (See Paragraph 1, Fifth Amendment to Declaration of Breezewood Place Condominium to add Phase Four Breezewood Place Condominium, recorded at Book 5047, Page 0877 and Plats recorded at Condominium Plat Book 5, Pages 111-116, Cumberland County Registry).
2. The three (3) additional Units hereby created from the subdivision of Unit 202 at Phase Four, Breezewood Place Condominiums, shall be and are hereby subject to the terms of the Declaration of Condominium of Breezewood Place Condominium, as amended. Phase Four, Breezewood Place Condominiums, including the three (3) additional Units created by the subdivision of Unit 202 consists of approximately .594 acres of land located in Cross Creek Township, Cumberland County, North Carolina, together with what is now a nine (9) Unit office condominium building. The real property is more specifically described on Exhibit A which is attached hereto and incorporated hereby reference.
3. The individual condominium Units, the common area and the limited common area are more specifically described in Exhibit "B", attached hereto and incorporated herein by reference (See Condominium Plat Book 5, at Pages 179 through 180, Cumberland County Registry, North Carolina).
4. Exhibit "C" to the Declaration, entitled "Percentage Interest of Common Area, Common Expenses and Votes in Breezewood Place Condominium Association, Inc. Phase One", is amended by substituting for the previously recorded Exhibit "C" a new Exhibit "C" which is attached hereto and incorporated herein by reference.
5. The "Site Plan and Plans" as those terms are defined by statute are

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incorporated hereby by reference in Exhibit "B" and are recorded at Condominium Plat Book 5, Pages 179 through 180, Cumberland County Registry.

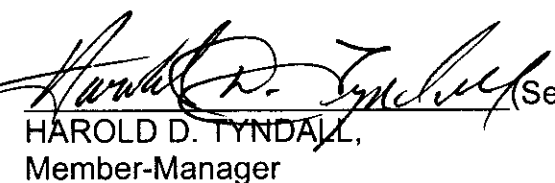
6. Except as specifically amended, all terms and conditions of the Declaration, as amended, remain in full force and effect and are incorporated herein by reference to this Amendment to Declaration.

IN WITNESS WHEREOF, Breezewood Associates, LLC and Purdue Commons, Inc. have caused this Amendment to Declaration to be executed by the appropriate officers, agents, members and sealed this 8 day of December, 2000.


BREEZEWOOD ASSOCIATES, LLC

By:  (Seal)  
D. RALPH HUFF, Member-Manager

By:  (Seal)  
W. LYNDG TIPPETT, Member-Manager

By:  (Seal)  
HAROLD D. TYNDALL,  
Member-Manager

PURDUE COMMONS, INC.

By:  (Seal)  
D. RALPH HUFF, President

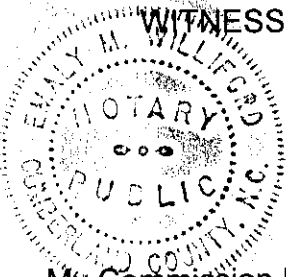
ATTEST:

  
WILLIAM L. SENTER, Ass't Secretary

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, Emaly M. Williford a Notary Public, do hereby certify that D. RALPH HUFF, Member-Manager of Breezewood Associates, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal, this 8 day of December, 2000.



Emaly M. Williford  
Notary Public

My Commission Expires: 12-14-00

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STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, Emaly M. Williford a Notary Public, do hereby certify that W. LYNDO TIPPETT, Member-Manager of Breezewood Associates, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal, this 8 day of December, 2000.



Emaly M. Williford  
Notary Public

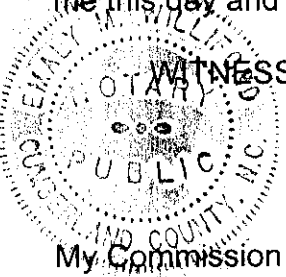
My Commission Expires: 12-14-00

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STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, Emaly M. Williford a Notary Public, do hereby certify that HAROLD D. TYNDALL, Member-Manager of Breezewood Associates, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal, this 8 day of December, 2000.



Emaly M. Williford  
Notary Public

My Commission Expires: 12-14-00

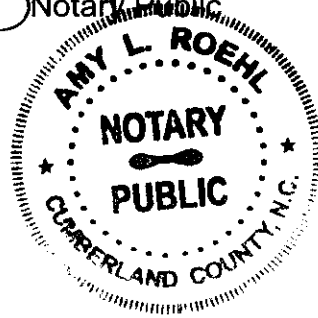
STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, Amy L. Roehl, a Notary Public, do hereby certify that WILLIAM L. SENTER personally appeared before me this day and acknowledged that he is Ass't Secretary of Purdue Commons, Inc., a 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 to by himself as Ass't Secretary.

WITNESS my hand and seal, this 11<sup>th</sup> day of December, 2000.

Amy L. Roehl  
Notary Public

My Commission Expires: 7/21/2002



JOINDER AND CONSENT OF TRUSTEE  
AND BENEFICIARY/MORTGAGEE

BRANCH BANKING & TRUST COMPANY and DAVID J. LITTLE, as Trustee, join in the execution of this "AMENDMENT TO DECLARATION OF CONDOMINIUM OF BREEZEWOOD PLACE CONDOMINIUM" for the sole purpose of subjecting, submitting and subordinating any and all right, title and interest in the property known as BREEZEWOOD PLACE CONDOMINIUM, as recorded at Book 4574, Page 404 and as Amended at Book 4794, Page 425; Book 4795, Page 674; Book 4846, Page 21; Book 4849, Page 0619 and Book 5047, Page 0877, Cumberland County Registry, North Carolina, that they have, or either of them has, or may have, by virtue of that Deed of Trust recorded in Book 4914, Page 315 and re-recorded in Book 4973, Page 743, Cumberland County Registry, to said DECLARATION OF CONDOMINIUM OF BREEZEWOOD PLACE CONDOMINIUM and this Amendment and every provision hereof.

IN WITNESS WHEREOF, BRANCH BANKING & TRUST COMPANY has caused this JOINDER AND CONSENT to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, this 8th day of December, 2000; and DAVID J. LITTLE, as Trustee, has hereunto set his hand and seal, this 8th day of December, 2000.

  
\_\_\_\_\_  
DAVID J. LITTLE, TRUSTEE (SEAL)

BRANCH BANKING & TRUST COMPANY

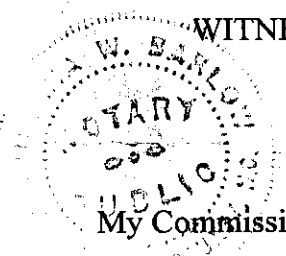
BY:   
\_\_\_\_\_  
FRANK K. BARRAGAN, Vice President (SEAL)

NORTH CAROLINA

CUMBERLAND COUNTY

I, Juliana W. Barlow, a Notary Public of said County and State do hereby certify that DAVID J. LITTLE, TRUSTEE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal this 8th day of December, 2000.



Juliana W. Barlow  
Notary Public

My Commission Expires: August 28, 2002

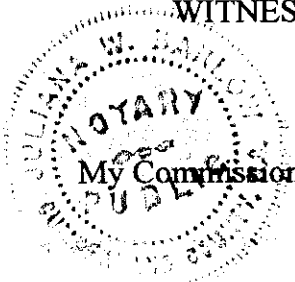
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NORTH CAROLINA

CUMBERLAND COUNTY

I, Juliana W. Barlow, a Notary Public of said County and State do hereby certify that Frank K. Barragan, a Vice President of Branch Banking & Trust Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the corporation.

WITNESS my hand and official stamp or seal this 8th day of December, 2000.



Juliana W. Barlow  
NOTARY PUBLIC

My Commission Expires: August 28, 2002

The foregoing Certificate(s) of Emily M. Williford, Amy L. Roehl, Juliana W. Barlow

are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By George E. Tatum REGISTER OF DEEDS FOR CUMBERLAND COUNTY,  
Stephanie A. Stewart Deputy/Assistant - Register of Deeds

## EXHIBIT "A"

## Description

BEGINNING at an iron in the new right-of-way margin of Raeford Road in the eastern property line of the Frangakis property (Deed Book 3064, Page 083 of the Cumberland County, North Carolina Registry), said right-of-way margin being 1.50 feet south of the old right-of-way and running with said new right-of-way North 81 degrees 42 minutes 04 seconds East, 51.70 feet to an iron; thence continuing with said new right-of-way margin North 81 degrees 43 minutes 25 seconds East, 50.08 feet to an iron; thence leaving said right-of-way margin and running with the Quick 10 Lot, South 08 degrees 17 minutes 35 seconds East, 1799.69 feet to an iron; thence continuing with Quick 10 Lot North 81 degrees 39 minutes 21 seconds East, 19.69 feet to a point; thence leaving Quick 10 Lot and running with the western line of Phase Three of Breezewood Place Condominiums as recorded in Condo Book 5, Page 90-95 of the Cumberland County, North Carolina Registry, South 08 degrees 15 minutes 00 seconds East, 67.90 feet to a point; thence running with the northern line of Phase Two Breezewood Place Condominiums as recorded in Condo Book 5, Page 50-55 of the Cumberland County, North Carolina Registry the following courses and distances: South 81 degrees 45 minutes 00 seconds West, 20.00 feet to a point; South 08 degrees 15 minutes 00 seconds East, 5.00 feet to a point; South 81 degrees 45 minutes 00 seconds West, 49.02 feet to a point; North 08 degrees 28 minutes 53 seconds West, 20.65 feet to a point; South 81 degrees 33 minutes 21 seconds West, 51.69 feet to an iron; thence with the Penland and Frangakis line North 08 degrees 26 minutes 56 seconds West, 232.02 feet to the beginning.

Containing 0.594 acres, more or less. And being subject to a 20 foot storm drainage easement to the City of Fayetteville and other easements of record.

EXHIBIT "B"

SIXTH AMENDMENT TO DECLARATION OF BREEZEWOOD PLACE  
CONDOMINIUM TO ADD THREE (3) ADDITIONAL UNITS CREATED  
FROM THE SUBDIVISION OF UNIT 202, PHASE FOUR, BREEZEWOOD  
PLACE CONDOMINIUM

SEE PARAGRAPH 1, FIFTH AMENDMENT TO DECLARATION OF BREEZEWOOD  
PLACE CONDOMINIUM TO ADD PHASE FOUR BREEZEWOOD PLACE  
CONDOMINIUM, RECORDED AT BOOK 5047, PAGE 0877 AND PLATS RECORDED  
AT CONDOMINIUM PLAT BOOK 5, PAGES 111-116, CUMBERLAND COUNTY  
REGISTRY, NORTH CAROLINA.

SEE CONDOMINIUM PLAT BOOK 5, AT PAGES 179 THROUGH 180,  
CUMBERLAND COUNTY REGISTRY, NORTH CAROLINA.

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AMENDMENT TO DECLARATION OF CONDOMINIUM FOR BREEZEWOOD PLACE  
CONDOMINIUM AND FOR BREEZEWOOD PLACE CONDOMINIUM ASSOCIATION, INC.PERCENTAGE INTEREST OF COMMON AREA, COMMON EXPENSES AND VOTES  
IN BREEZEWOOD PLACE CONDOMINIUM ASSOCIATION, INC.

## PHASE ONE

Unit No.	Fair Market Value	Percent Interest
100	\$225,000	.050
101	90,000	.020
200	165,000	.036
201	150,000	.033

## PHASE TWO

Unit No.	Fair Market Value	Percent Interest
101	\$258,875	.057
102	238,875	.053
201	183,225	.040
202	55,650	.012
203	238,875	.053

## PHASE FIVE

Unit No.	Fair Market Value	Percent Interest
100	\$327,000	.072
200	313,000	.069
101	227,500	.050
201	234,000	.051

## PHASE THREE

Unit No.	Fair Market Value	Percent Interest
101	\$161,175	.036
102	104,160	.023
201	172,620	.038
202	92,715	.020

## PHASE FOUR

Unit No.	Fair Market Value	Percent Interest
100	\$ 91,250	.020
101	183,750	.040
103	312,500	.069
104	62,500	.014
201	125,000	.028
202	150,000	.033
203	157,000	.035
204	178,000	.040
205	40,000	.008

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