

O'NEILL & ASSOCIATES, INC.
P.O. Box 1058
Carolina Beach, NC 28428

1251 0913

SPECIFICATIONS OF MATERIALS

EXCAVATION: BASEMENT None
FOOTING SIZE (8"x18' Pilings) .. (6"x14' Pilings)
WATERPROOFING
FOOTING DRAIN
FOUNDATION: FOUNDATION WALL
THICKNESS
PIERS & PILASTERS
SILLS: MATERIAL Treated Yellow Pine Where Required
JOISTS: MATERIAL SYP
SIZE: Pre-Engineered Trusses
BRIDGING: TYPE SPACING
SUB FLOOR: 3/4" T&G
BUILDERS PAPER
LEDGER 2x2 SYP
JOIST HANGERS Galvanized per Code
TERMITE PROTECTION Soil Treatment
CHIMNEYS: MATERIAL LINING
FIREPLACE LINING
DAMPER MANTLE
HEARTH & JAMBS
EXTERIOR WALLS: STUDS 2x4 West Coast SPACED (12" OC)(16" OC)
LINTELS Per Code BRACING Metal Cut-In Corner
SOLE PLATE 2x4 SYP
RAFTER PLATE 2-2x4 SYP CORNER POSTS 4-2x4 W Coast
SHEATHING 1/2" Gypson Board
BUILDERS PAPER
PARTITIONS: SIDING 3/8" Rough Sawn Fir .. BRICK VENEER
STUDS 2x4 West Coast
SPACED 16" LINTELS Per Code
CORNER POSTS 3-2x4 West Coast
BRACING 1 x 4 Cut-In Diagonal
CEILING FRAMING: JOISTS: MATERIAL Pre-Engineered Trusses
SIZE 2x6 SPACED 24" OC
BRIDGING
ROOF FRAMING: RAFTERS: SIZE Trusses SPACED 24" OC
RIDGE
BRACING As Needed COLLAR BEAMS
TRUSSES Pre-Engineered SPACED 24" OC
SHEATHING 1/2 CD Plywood w/ Plyclips
BUILDERS PAPER 15M Felt
ROOFING: MATERIAL Asphalt Shingles
WEIGHT 230M
RIDGE .. Asphalt Shingle Cap ... VALLEYS None
FLASHING Aluminum
OUTTERS & DOWNSPOUTS None
FOONSPOTS DRAINAGE None

1251 0914

WINDOWS: TYPE ... Aluminum Sliders ... MAKE ... Keller or Equivalent ...
 HEADERS 2-2x10
 WEATHERSTRIPPING Factory Applied
 SCREENS Yes
 STORM SASH No
 SPECIAL WINDOWS
 DOORS: OUTSIDE DOORS TYPE Flush THICKNESS .. 1 3/4" ..
 MATERIAL ... Insulated Metal
 TYPE Sliding THICKNESS 1"
 MATERIAL .. Aluminum
 SCREEN DOORS On All Sliding Glass Doors
 STORM DOORS None
 INSIDE DOORS: TYPE 6 Panel THICKNESS .. 1 3/8" ..
 MATERIAL Composition
 SPECIAL DOORS Bi-Fold Door on Laundry Room
 DOOR TRIM Ranch
 WINDOW TRIM Ranch
 BASEROARD ... 3" Clam Shell .. CEILING MOULD ... None
 OTHER I.S. TRIM None
 INTERIOR FINISH: WALLS: MATERIAL ... Sheetrock
 THICKNESS . 5/8" Fire Rated FINISH ... Trowel
 CEILING: MATERIAL Sheetrock
 THICKNESS . 5/8" Fire Rated. FINISH ... Spray
 CABINETS: PANELLING None
 KITCHEN Per Plan
 BATH Per Plan
 COUNTER TOPS .. Plastic Laminent
 BACKSPLASH Per Plan
 MED. CABINETS OR MIRRORS Mirrors
 F DRING: LIVING ROOM ... Carpet
 BEDROOMS Carpet
 KITCHEN Inlay BATHS Inlay
 FAMILY ROOM OTHER Deck Carpet
 WAINSCOT: BATH None
 OTHER None
 STAIRWAYS: TREAD ... Treated SYP RISERS
 RAILS ... Treated SYP PICKETS ... Treated SYP
 STRINGERS Treated SYP
 FOLDING STWY None
 INSULATION: ATTIC FLOORING None
 FLOOR ... R-19 WALLS ... R-11
 CEILING ... R-30
 PLUMBING: FIXTURES: MANUFACTURER Eljer or Equivalent
 COLOR White
 SINK ... 3322 SS LAVATORIES ... Ceramic
 WATER CLOSETS ... Eljer or Equivalent
 WATER HEATER ... 40 Gal Rheem or Equivalent
 SHOWER ... Fiberglass or Owens Corning Tub Unit
 PLUMB. FOR WASHER Yes
 TUB OR SHOWER ENCLOSURES None
 WATER SUPPLY ... City SEWAGE ... City
 ELECTRIC: PIPING .. Copper Water Line, PVC & Caste Iron Waste Lines
 SERVICE ... Per Code ... AMPS PANEL .. Bryant or Equiv
 NO. OF CIRCUITS Per Code
 MATERIAL Per Code
 FIXTURE ALLOWANCE None CHIMES ... None
 ATTIC FAN No OTHER 2 Bath Fan

1251 0915

PAINTING: INSIDE ... Flat Latex (Semi-Gloss Trim) ... H COATS ... 2
 OUTSIDE ... Stained ... H COATS ... 1

HEATING: WALLPAPER ... Bath and Kitchen
 TYPE ... Central System ... FUEL ... Electric
 FURNACE ... Electric ... DUCTWORK ... Metal Duct
 STORAGE TANK ... None

AIR CONDITIONING: SPECIAL EQUIPMENT ... Included

PORCHES: FOUNDATION ... Per Code ... FLOOR ... Pine Treated
 COLUMNS ... 4"x6" SYP Treated ... CLG ... 3/8" Plywood
 ROOF ... SCREENING ... None

OUTSIDE STEPS: OTHER ... Wood Decks Per Plan
 ... Wood SYP Treated

GARAGE: TYPE ... Parking under Structure
 FLOOR ... Concrete ... WALLS ... None
 ROOF ... CLG ... Fire Code Sheetrock
 COLS ... DOORS

WALKS & DRIVES: WALK: MATERIAL ... Concrete
 LENGTH ... Per Plan ... WIDTH ... Per Plan
 DRIVE: MATERIAL ... Concrete
 LENGTH ... Per Plan ... WIDTH ... Per Plan

HARDWARE: FINISH ... Antique Brass

APPLIANCES: DISHWASHER GE GSD400 Equip ... DISPOSAL ... Yes
 RANGE GE JMS 27 Equip ... OTHER Range Hood & Refrigerator

LANDSCAPING: SEEDING: FRONT ... Natural ... SIDES ... Natural
 REAR ... Natural
 SHRUBS ... Per Landscaping Plan
 TOTAL ALLOWANCE
 ELEVATOR ... Elevette or Equivalent

LOCATION:

Property located on ... Carolina Beach, North Carolina ...
 the ... North Carolina ...
 All ...

EXHIBIT "G"

SHARES OF COMMON ELEMENTS
REEFS, PHASE I and PHASE II

<u>UNIT NUMBER</u>	<u>PHASE NUMBER</u>	<u>SHARE OF COMMON ELEMENTS</u>	
1-A	II	1/18	(5.55558)
2-A	II	1/18	(5.55558)
3-A	II	1/18	(5.55558)
1-B	II	1/18	(5.55558)
2-B	II	1/18	(5.55558)
3-B	II	1/18	(5.55558)
1-C	II	1/18	(5.55558)
2-C	II	1/18	(5.55558)
3-C	II	1/18	(5.55558)
1-D	II	1/18	(5.55558)
2-D	II	1/18	(5.55558)
3-D	II	1/18	(5.55558)
1-E	I	1/18	(5.55558)
2-E	I	1/18	(5.55558)
3-E	I	1/18	(5.55558)
1-F	I	1/18	(5.55558)
2-F	I	1/18	(5.55558)
3-F	I	1/18	(5.55558)

Formerly Exhibit "C" to Article IV of Paragraph B attached to the DECLARATION OF CONDOMINIUM Recorded in Book 1238, Page 1429, as amended by this SUPPLEMENTAL DECLARATION.

Prepared by and Return TO:

Fred A. Rogers, III
Attorney at Law
Clark & Rogers
509 Princess Street -- Wilmington, N.C. 28401

BOOK PAGE

1251 0948

STATE OF NORTH CAROLINA

SUPPLEMENTAL DECLARATION TO
REEFS,
PHASE III

COUNTY OF NEW HANOVER

THIS SUPPLEMENTAL DECLARATION made this 18th day of
April, 1984, by T & O INVESTMENTS, a North
Carolina General Partnership, hereinafter referred to as
DECLARANT;

RECORDED AND VERIFIED
GENERAL P. JUCKER
REGISTER OF DEEDS
NEW HANOVER CO. NC
APR 19 10 57 AM '84

WITNESS

28

WHEREAS, the Declarant is the owner of that certain real property in the Town of Carolina Beach, County of New Hanover, State of North Carolina, which is more particularly described on Exhibit "H" attached hereto and made a part hereof by reference; and

WHEREAS, the Declarant is the owner of a three (3) story multi-unit building, and certain other improvements, to be or heretofore constructed upon the aforesaid property; 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 Owners Act"; and

WHEREAS, said real property is located on Carolina Beach Avenue North, northeastwardly of its intersection with First Avenue North and is in the vicinity of the real property known and described as REEFS, PHASE I and PHASE II, a condominium project established by the Declarant by that DECLARATION OF CONDOMINIUM (hereinafter referred to as "Declaration"), which is recorded in Book 1238, Page 1430, et. seq., in the Register of Deeds of New Hanover County, North Carolina; the site plan and building plans of PHASE I, having been recorded with said Declaration and in Condominium Plat Book 4, Page 70, and Supplemental Declaration PHASE II recorded in Book 1251, Page 900, and in Condominium Book 6, Page 108-110; and

WHEREAS, the real property described in Exhibit "H" attached hereto, is Lot 4, Block 215 of that real property described in Article IV, Paragraph F of said Declaration, hereinabove referred to, in which Declarant reserved the right and option to add and subject to the provisions of said recorded Declaration said property as set forth in Article IV, Paragraph F; and

WHEREAS, it is the desire and the intention of the Declarant in the recordation of this Supplemental Declaration in the Register of Deeds of New Hanover County, North Carolina, to submit all of the real property and the improvements described in Exhibit "H" attached hereto and by reference incorporated herein,

to the provisions of Chapter 47A, and specifically to the provisions of the above referenced recorded Declaration;

NOW, THEREFORE, the Declarant does hereby declare that all of the real property described in Exhibit "H", attached hereto and incorporated by reference herein, as well as all of the improvements constructed thereon, is held and shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved subject to the following articles of covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared to be in furtherance of a plan for the improvement of said property and the division thereof into condominium units and shall be deemed to run with the land and shall be a burden and a benefit to the Declarant, its successors and assigns, and any person or entity acquiring or owning an interest in the real property and improvements, or any subdivision thereof, their grantees, successors, heirs, executors, administrators, devisees and assigns.

ARTICLE I.

Submission of Property

A. Pursuant to the provisions of Chapter 47A of the North Carolina General Statutes, Section 47A-2, the Declarant does hereby submit all of the real property described in Exhibit "H", attached hereto and made a part hereof by reference, together with all improvements thereon and described herein, to the provisions of the "Unit Owner Act" of the State of North Carolina.

B. In furtherance thereof, Declarant declares and affirms that the real property described in Exhibit "H", attached hereto, is Lot 4, Block 215 of the real property described in Article IV, Paragraph F of said Declaration recorded in Book 1238, Page 1430, in the Register of Deeds of New Hanover County, North Carolina, and Declarant further declares that all of the real property described in Exhibit "H", attached hereto and by reference incorporated herein, as well as all improvements constructed thereon is submitted and subjected to each and every provision of said Declaration referred to above, except as those provisions are necessarily altered or changed for this submission as set forth below.

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

ARTICLE II.

Definitions

The definitions for the terms used in this Supplemental

1251 0950

Declaration shall be the same as used in the Declaration recorded in Book 1238, Page 1430, as they are applicable to this Submission of real property, and are incorporated herein by reference, except as follows:

1. The term "Unit" or "Condominium Unit" contained in Paragraph 3 of Article II of the Declaration recorded in Book 1238, Page 1430, shall mean and include, in addition to those Units described therein and described in the Supplemental Declaration to REEF, PHASE II, recorded in Book 1251, Page 900, Unit Numbers 1-G, 2-G, 3-G, 1-H, 2-H, and 3-H contained in the three story multi-unit building which the Declarant has constructed upon the real property described in Exhibit "H", which are subject to private ownership. Each additional unit includes an enclosed space as defined in the Act, for residential purposes, together with accessory spaces as described in Exhibit "I" and Attachments, which consist of a full and exact copy of the Plans and Specifications of the building as well as a survey of the real property, showing the location of the building thereon, said Exhibits and Attachments, being incorporated by reference herein.

Each unit has a direct entrance and/or exit to a thoroughfare or to a given common space leading to a thoroughfare as described in Exhibit "I". Attached hereto as Exhibit "I", Attachment 1 are the PLANS AND SPECIFICATIONS of said six (6) units wholly contained within one of the three levels or stories of said building, and Exhibit "I", Attachment 2 is the Specifications of Materials, used in construction, said Exhibits being incorporated by reference herein. All six (6) units are alike, except for their exact physical location within the building.

2. The term Declaration shall mean and refer to that Declaration of Condominium which is recorded in Book 1238, Page 1430, in the office of Register of Deeds of New Hanover County, by reference incorporated herein.

3. The term Supplemental Declaration shall mean and refer to this instrument except when otherwise specified.

ARTICLE III.

Plan of Development and Scope of Declaration

The name by which the entire condominium project is known is REEFS. The Declarant has caused to be constructed upon the real property described in Exhibit "H" the three (3) story multi-unit building containing six (6) units as well as the common areas and facilities of both the building and the real property as defined hereinabove and as shown upon the plans and specifications contained in Exhibit "I" and Attachments, attached hereto and incorporated by reference. The Units of the building, together with their privileges and appurtenances, shall be

offered for sale to the public by the Declarant as condominium units pursuant to the provisions of Chapter 47A of the General Statutes of the State of North Carolina, subject to the covenants, conditions, restrictions, and obligations stated in the Articles of this Supplemental Declaration, the Articles of the Declaration recorded in Book 1238, Page 1430, the Articles of Incorporation of the Association, its duly adopted By-Laws and its Rules and Regulations. The units and their owners shall be subject to the jurisdiction of the Association of which each unit owner shall be a member and which shall manage the upkeep and maintenance of the entire condominium project, all phases as envisioned and provided for in the Declaration.

Whenever a reference is made in the Declaration to "Unit" or "Condominium Unit" it shall mean and include all units described in REEFS, PHASE I, REEFS, PHASE II, and REEFS, PHASE III, as hereinabove defined in Article II.

The Declarant, by this Supplemental Declaration, submits the real property described in Exhibit "H", attached hereto, together with the improvements thereon, to the Act and hereinafter this submission shall be referred to as REEFS, PHASE III.

IV.

Shares in Common Elements

A. Each unit shall be conveyed and treated as individual real property capable of independent use and fee simple ownership, and the owner of each unit shall also own, as an appurtenance to the ownership of each said unit, an undivided interest in the common areas and facilities of REEFS, PHASE I and REEFS, PHASE II, and REEFS, PHASE III.

B. Pursuant to the provisions of Paragraph F of Article IV, et. seq. of the Declaration recorded in Book 1238, Page 1430, Declarant does hereby establish 1/24th or 4.1667% as the undivided fractional or percentage interest belonging to each unit owner of units in REEFS, PHASE I, REEFS, PHASE II, and REEFS, PHASE III, which said interest is appurtenant to each of the twenty four (24) units of REEFS, all phases. Declarant covenants with all unit owners of REEFS, all phases and all future owners of Units in either Phase I, Phase II or PHASE III of REEFS, that the undivided fractional or percentage interest in the total common areas and facilities of REEFS, all phases, as stated above, was determined in a manner consistent both with the provisions of Paragraph F of Article IV of the Declaration and with the Act.

C. The provisions of Paragraph B of Article IV of the Declaration are incorporated herein by reference, changing the reference in Paragraph B from Exhibit "G" (formerly Exhibit "C" - See Supplemental Declaration REEFS, PHASE II, recorded in Book 1251, Page 900) to Exhibit "J"

captioned Shares of Common Elements, which is attached hereto and by reference incorporated herein.

v.

Incorporation by Reference

The terms and provisions of Articles III, IV, except as amended, V, VI, VII, and VIII of the Declaration are hereby adopted in their entirety and incorporated herein by reference.

CAMERON-BROWN COMPANY, as the holder of a Promissory Note secured by a Deed of Trust on the property described herein, and O. B. HAWKINS, JR., as Trustee under said Deed of Trust, which is recorded in Book 1238 at Page 306 in the New Hanover County Registry, join in the execution hereof for the purpose of subjecting, submitting and subordinating, the aforesaid Deed of Trust to the terms and provisions of this Supplemental Declaration of Condominium.

IN WITNESS WHEREOF, the undersigned, have executed this Supplemental Declaration of Condominium under seal this 16th day of April, 1984.

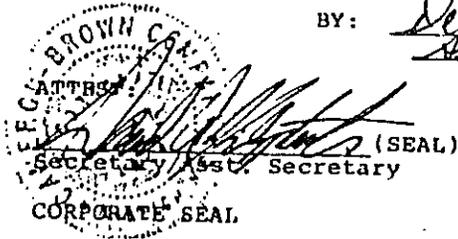
T & O INVESTMENTS (A North Carolina Partnership)

BY: [Signature] (SEAL)
Robert O'Neill - General Partner

BY: [Signature] (SEAL) ✓
Ted E. Tinsley - General Partner

CAMERON-BROWN COMPANY

BY: [Signature] (SEAL) ✓
Deborah M. Wilkinson
Asst. Vice President



[Signature] (SEAL)
Secretary / Asst. Secretary

BY: [Signature] (SEAL) ✓
O. B. Hawkins, Jr.
Trustee

TED E. TINSLEY and wife, RAINELLE D. TINSLEY, as the holder of a Promissory Note secured by a Deed of Trust on the property described herein, and FRED A. ROGERS, III., as Trustee under said Deed of Trust, which is recorded in Book 1238 at Page 310 of the New Hanover County Registry, join in the execution hereof for the purpose of subjecting, submitting and subordinating, the aforesaid Deed of Trust to the terms and provisions of this Supplemental Declaration of Condominium.

Ted E. Tinsley (SEAL)
TED E. TINSLEY

Rainelle D. Tinsley (SEAL)
RAINELLE D. TINSLEY

Fred A. Rogers, III. (SEAL)
FRED A. ROGERS, III., TRUSTEE

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Suzanne R. McLaughlin, a Notary Public for said state and County, do hereby certify that TED E. TINSLEY and wife, RAINELLE D. TINSLEY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 13th day of April,



Suzanne R. McLaughlin
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-11-84

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Kathy Jamison, a Notary Public for said state and county, do hereby certify that FRED A. ROGERS, III., TRUSTEE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 13th day of April, 1984.



Kathy Jamison
NOTARY PUBLIC
My Commission Expires: 12/6/84

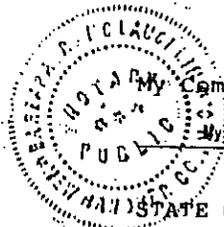
STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Barbara R. M. Laughlin, Notary Public for said state and county, do hereby certify that Robert O'Neill and Ted E. Tinsley, General partners of T&O Investments, personally came before me this day and acknowledged the due execution of the foregoing instrument in writing on behalf of the partnership for the purposes therein expressed.

Witness my hand and official seal this the 16 day of April, 1984.

Barbara R. M. Laughlin
Notary Public



My Commission Expires:

My Commission Expires 7-11-84

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

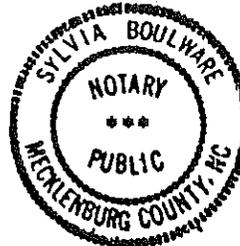
I, Sylvia Boulware, Notary Public for said state and county, do hereby certify that David A. Kilpatrick personally came before me this day and acknowledged that he is Assistant Secretary of Cameron-Brown Company and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Assistant Vice President, sealed with its corporate seal, and attested by himself as its Assistant Secretary.

Witness my hand and official seal this the 16th day of April, 1984.

Sylvia Boulware
Notary Public

My Commission Expires:

October 24, 1987



1251 0955

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

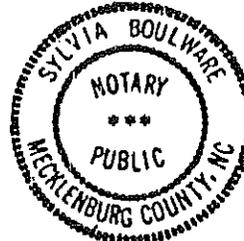
I, Sylvia Boulware, a Notary Public for said state and county, do hereby certify that O.B. HAWKINS, JR. TRUSTEE, personally came before me this day and acknowledged the due execution of the foregoing instrument in writing for the purposes therein expressed.

Witness my hand and notarial seal this 16th day of April, 1984.

Sylvia Boulware
Notary Public

My Commission Expires:

October 24, 1987



STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

The foregoing certificates of _____
are certified to be correct.

This the _____ day of _____, 1984.

REBECCA P. TUCKER

NEW HANOVER COUNTY
REGISTER OF DEEDS

STATE OF NORTH CAROLINA, New Hanover County

The Foregoing Certificate(s) of Rebecca P. McLaughlin, Kay V. Jamison, & Sylvia Boulware, notaries public

This 19 day of April, A.D., 19 84.

(s) certified to be correct.
Rebecca P. Tucker, Register of Deeds
By Linda P. Alotta
Deputy

1251 0956

EXHIBIT "H"

All that certain lot or parcel of land situated in the Town of Carolina Beach, Federal Point Township, New Hanover County, North Carolina and more particularly described as follows:

BEING all of Lot 4, Block 215 according to a map of the Northern Section of Carolina Beach recorded in Map Book 3 at Page 67 of the New Hanover County Registry, said map being incorporated herein for a more particular description thereof and all improvements located thereon.

1251 0957

Contractor to be retained by the Engineer to construct the works of art shown on the plan of the proposed Reefs, Phase III, and to provide the necessary materials and labor for the same. The Contractor shall be responsible for the design, construction, and maintenance of the works of art, and shall be required to provide a bond in the amount of \$100,000.00 to guarantee the proper completion of the works of art. The Contractor shall also be responsible for the removal of the works of art at the expiration of the term of the contract, and shall be required to provide a bond in the amount of \$100,000.00 to guarantee the proper removal of the works of art.

Completion of ground of 100 to 1000 feet and installation of concrete, steel, and other works of art, including the necessary materials and labor for the same, shall be completed by the Contractor by the date of the expiration of the term of the contract, and shall be subject to the approval of the Engineer. The Contractor shall also be responsible for the removal of the works of art at the expiration of the term of the contract, and shall be required to provide a bond in the amount of \$100,000.00 to guarantee the proper removal of the works of art.

Contractor to be retained by the Engineer to construct the works of art shown on the plan of the proposed Reefs, Phase III, and to provide the necessary materials and labor for the same. The Contractor shall be responsible for the design, construction, and maintenance of the works of art, and shall be required to provide a bond in the amount of \$100,000.00 to guarantee the proper completion of the works of art. The Contractor shall also be responsible for the removal of the works of art at the expiration of the term of the contract, and shall be required to provide a bond in the amount of \$100,000.00 to guarantee the proper removal of the works of art.

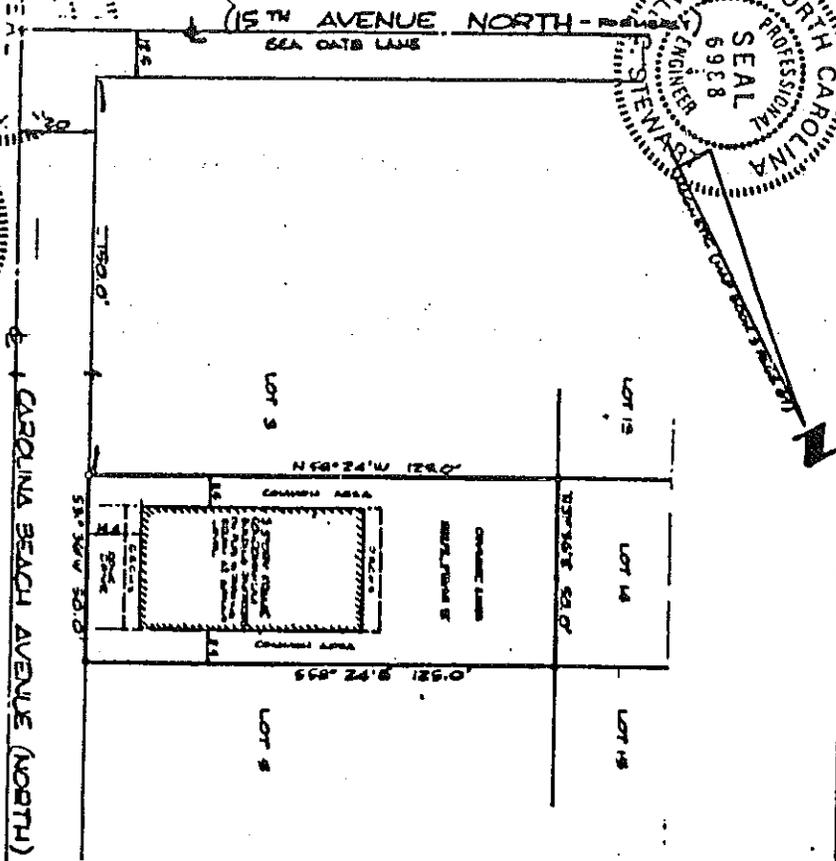
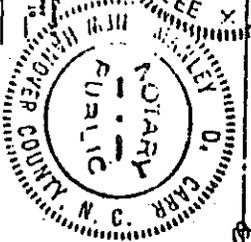
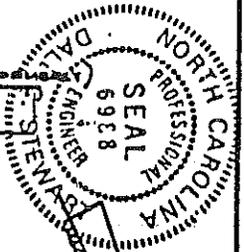
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SURVEY REF:
 LOT 5 BLOCK 274
 CAROLINA BEACH
 MAP BOOK 5 PAGE 67

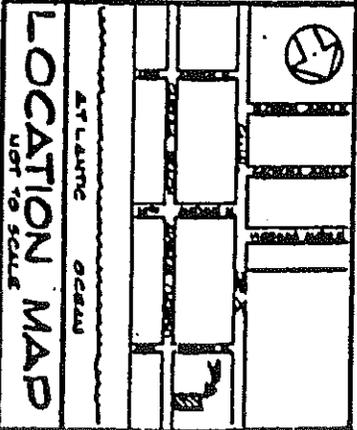
Filed for registration on the _____ day of _____, 19____, at _____, N.C.
 _____, Surveyor of _____, N.C.

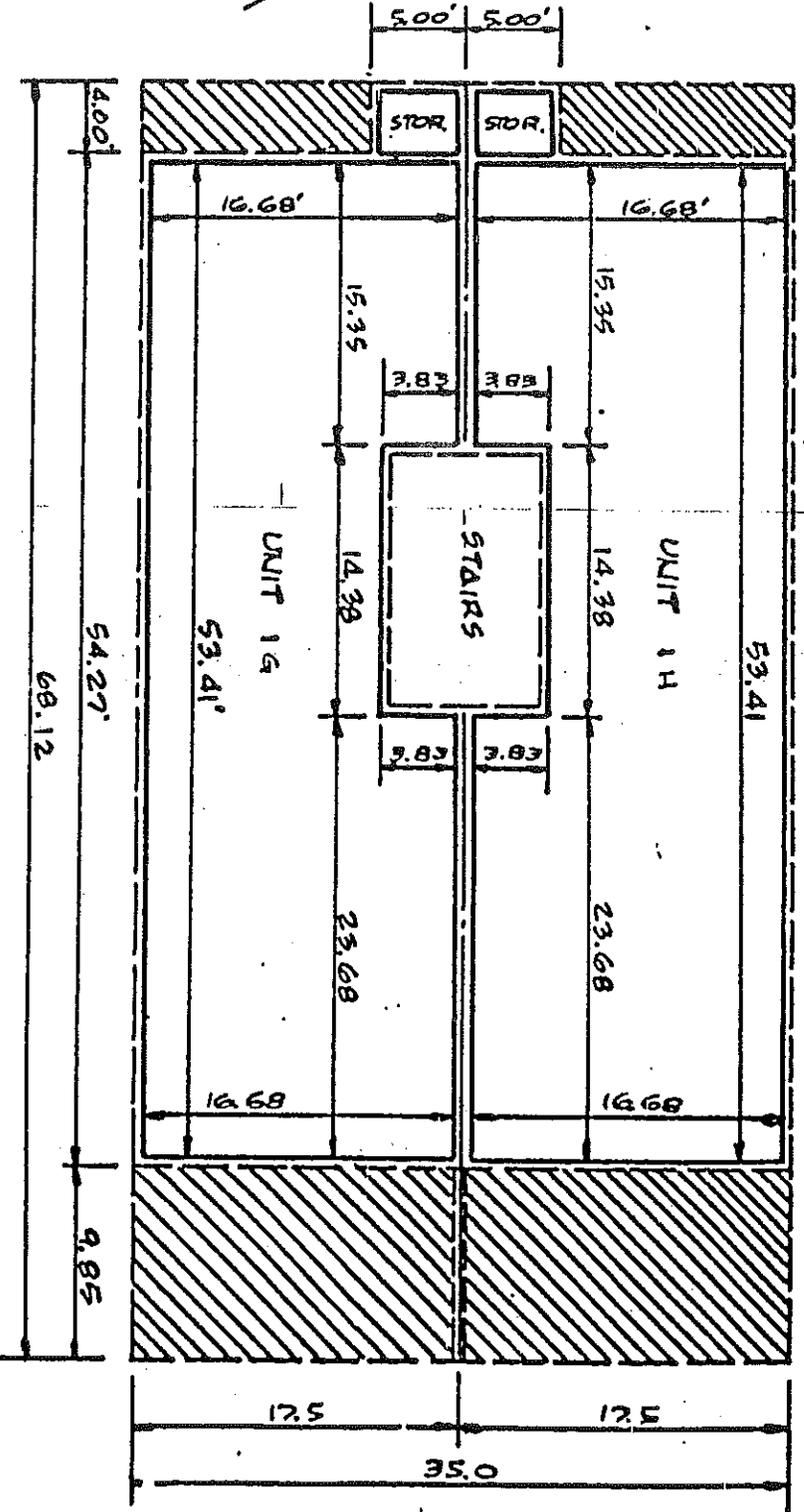
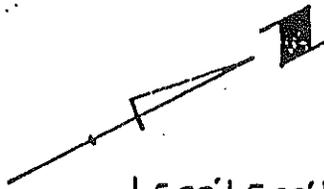


REEFS, PHASE III
 FEDERAL POINT TOWNSHIP NEW HAVEN COUNTY NORTH CAROLINA
 SCALE 1" = 20'
 SCALE IN FEET

CONCEPT & DESIGN BY
 LAND SURVEYORS AND ENGINEERS
 WILMINGTON, N.C.

EXHIBIT "I"
 SHEET 1 OF 4





1ST FLOOR PLAN

INDICATES BOUNDARY LINE OF UNITS
 INDICATES COMMON AREAS & STRUCTURAL BOUNDARIES
 INDICATES BALCONIES, DECKS, OR PATIOS

UNIT INDICATES CONDOMINIUM
 FINISH FLOOR ELEVATION = 14.94' M.S.L.
 CEILING ELEVATION = 28.05' M.S.L.

BUILDING NAME: REEFS, PHASE III

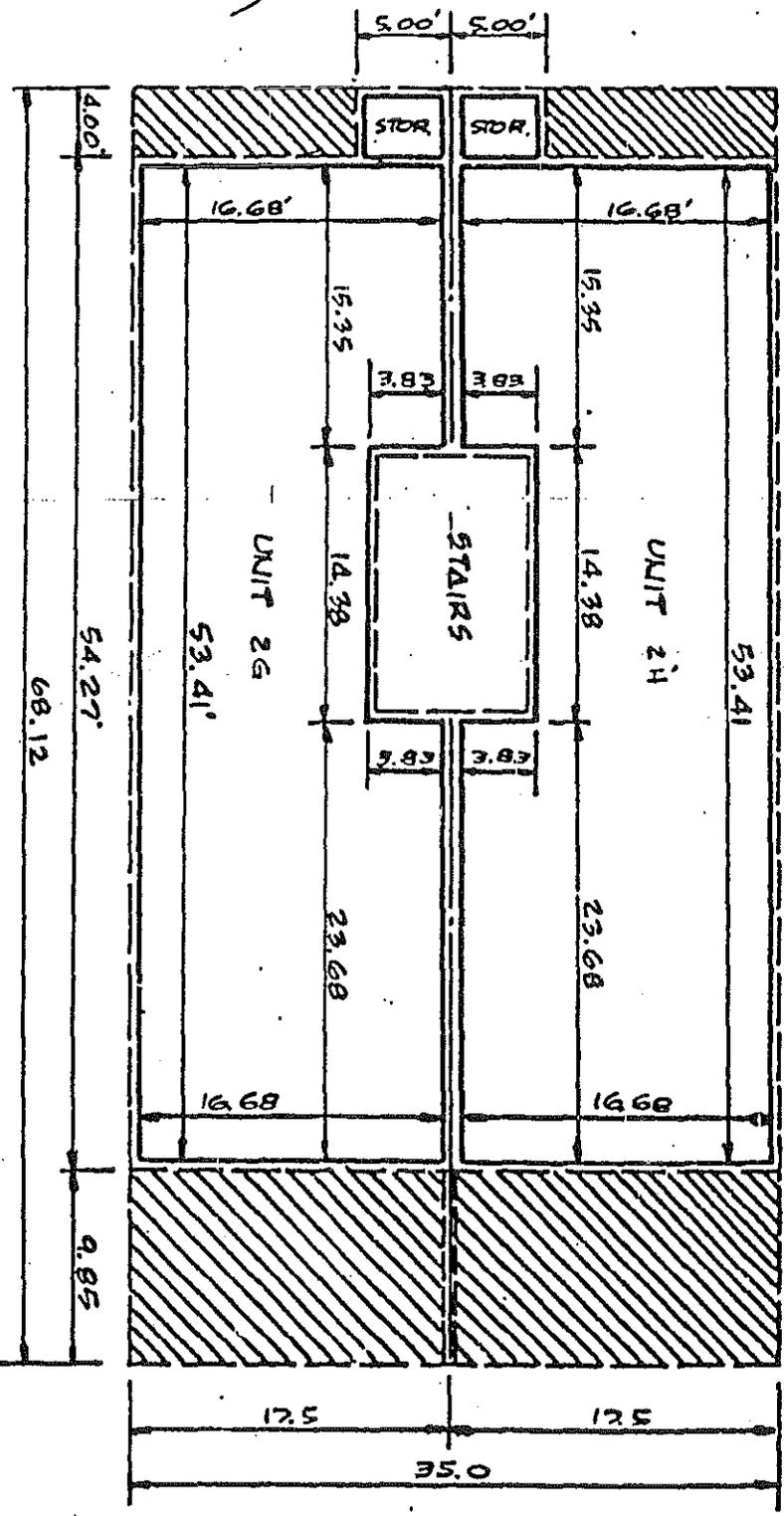
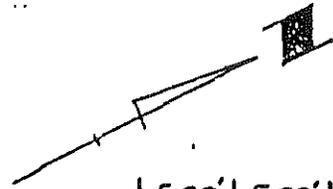
REEFS, PHASE III

CAROLINA BEACH, NORTH CAROLINA
 SCALE 1" = 8'

DALE C STEWART, P.E.
 N.C. REGISTRATION # 6988

EXHIBIT "I"
 SHEET 2 OF 4

CAROLINA BEACH AVENUE (NORTH)



2nd FLOOR PLAN
 INDICATES BOUNDARY LINE OF UNITS
 INDICATES COMMON AREAS & STRUCTURAL BOUNDARIES
 INDICATES BALCONIES, DECKS, OR PATIOS
 UNIT INDICATES CONDOMINIUM
 FINISH FLOOR ELEVATION = 29.33 M.S.L.
 CEILING ELEVATION = 37.43 M.S.L.
 BUILDING NAME: REEFS, PHASE III

REEFS, PHASE III

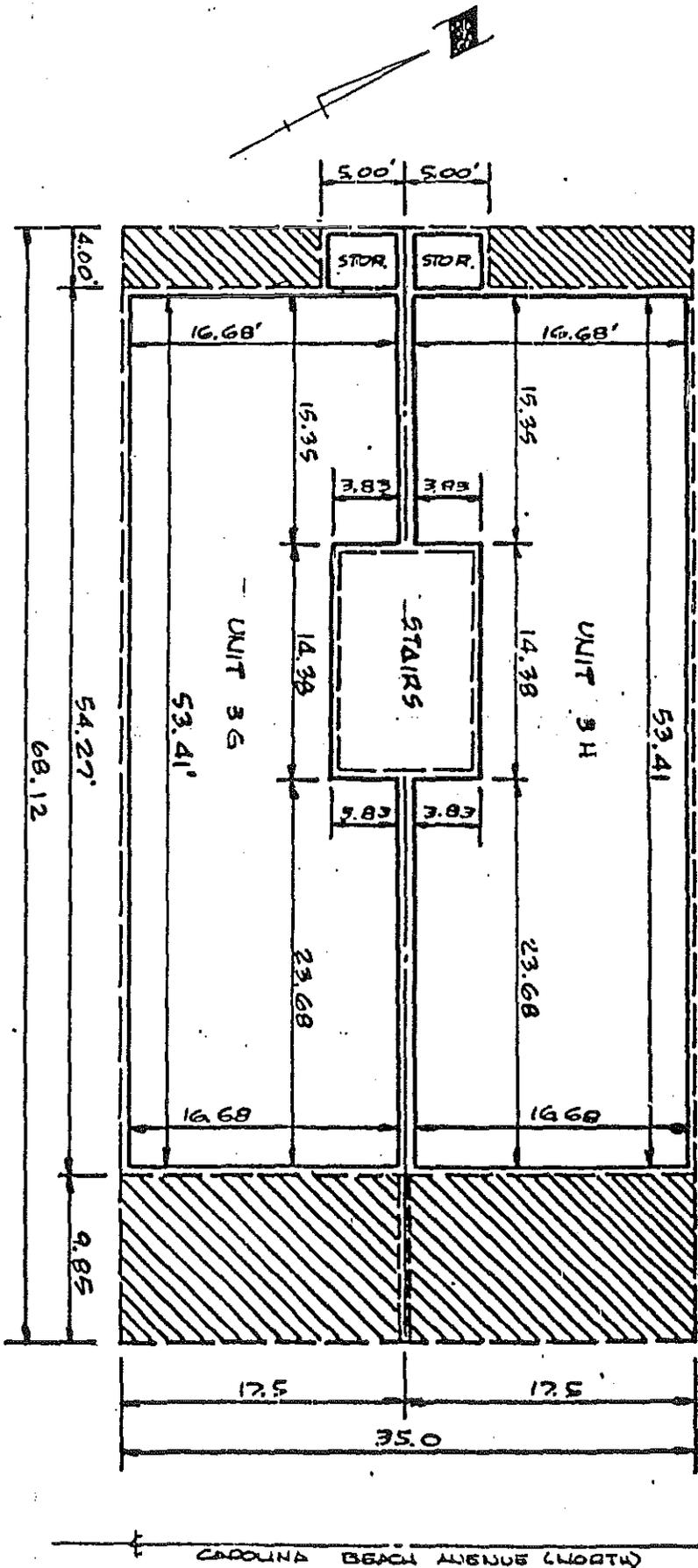
CAROLINA BEACH, NORTH CAROLINA
 SCALE 1" = 8'

DALE C. STEWART, P.E.
 U.C. REGISTRATION # 6988

EXHIBIT "I"
 SHEET 5 OF 8

CAROLINA BEACH AVENUE (NORTH)

3RD FLOOR PLAN
 INDICATES BOUNDARY LINE OF UNITS
 INDICATES COMMON AREAS & STRUCTURAL BOUNDARIES
 INDICATES BALCONIES, DECKS, OR PATIOS
 INDICATES CONDOMINIUM
 UNIT FINISH FLOOR ELEVATION = 38.73, M.S.L.
 CEILING ELEVATION = 46.83 M.S.L.
 BUILDING NAME: REEFS, PHASE III



REEFS, PHASE III

CAROLINA BEACH, NORTH CAROLINA
SCALE 1" = 8'

DALE C. STEWART, P.E.
N.C. REGISTRATION # 6489

EXHIBIT "I"
SHEET 1 OF 4

EXHIBIT "I"

ATTACHMENT 1

PLANS AND SPECIFICATIONS

The building constituting the six (6) unit condominium in REEPS, PHASE III, is a three (3) story structure with no basement, constructed on pilings, containing six (6) separate numbered units, constructed of the following primary materials:

Wood

Other materials shown in the Plans and Specifications.

Each unit has access to immediate common areas consisting of the stairways as shown in the Plans.

The general common area and facility consists of the grounds, parking spaces and stairways leading to the entranceways of the individual units.

Units 1-G and 1-H are located from left to right facing the structure from Carolina Beach Avenue, North, consecutively, on the first floor; Units 2-G and 2-H are located from left to right facing the structure from Carolina Beach Avenue, North, consecutively, on the second floor; and Units 3-G and 3-H are located from left to right facing the structure from Carolina Beach Avenue, North, consecutively, on the top, or third floor. Each unit has approximately 891 square feet of heated area as shown on the Plans and each unit has a front deck and a rear deck and a storage area.

SPECIFICATIONS OF MATERIALS

EXCAVATION: BASEMENT None
FOOTING SIZE (8"x10' Pilings) .. (6"x14' Pilings)
WATERPROOFING
FOOTING DRAIN
FOUNDATION: FOUNDATION WALL
THICKNESS
PIERS & PILASTERS
SILLS: MATERIAL Treated Yellow Pine Where Required
JOISTS: MATERIAL SYP
SIZE: Pre-Engineered Trusses
BRIDGING: TYPE SPACING
SUB FLOOR: 3/4" TAG
BUILDERS PAPER
LEDGER 2x2 SYP
JOIST HANGERS Galvanized per Code
TERMITE PROTECTION Soil Treatment
CHIMNEYS: MATERIAL LINING
FIREPLACE LINING
DAMPER MANTLE
HEARTH & JAMB
EXTERIOR WALLS: STUDS 2x4 West Coast .. SPACED .. (12" OC)(16" OC)
LINTELS ... Per Code BRACING .. Metal Cut-In Corner..
SOLE PLATE 2x4 SYP
RAFTER PLATE .. 2-2x4 SYP ... CORNER POSTS ... 4-2x4 W Coast..
SHEATHING 1/2" Gypson Board
BUILDERS PAPER
PARTITIONS: SIDING 5/8" Rough Sawn Fir .. BRICK VENEER
STUDS 2x4 West Coast
SPACED 16" LINTELS ... Per Code
CORNER POSTS 3-2x4 West Coast
BRACING 1 x 4 Cut-In Diagonal
CEILING FRAMING: JOISTS: MATERIAL Pre-Engineered Trusses
SIZE 2x6 SPACED ... 24" OC
BRIDGING
ROOF FRAMING: RAFTERS: SIZE Trusses SPACED ... 24" OC
RIDGE
BRACING As Needed COLLAR BEAMS
TRUSSES Pre-Engineered SPACED ... 24" OC ..
SHEATHING 1/2 CD Plywood w/ Plyclips
BUILDERS PAPER 15# Felt
ROOFING: MATERIAL .. Asphalt Shingles
WEIGHT 230#
RIDGE .. Asphalt Shingle Cap ... VALLEYS None
FLASHING Aluminum
GUTTERS & DOWNSPOUTS None
DOWNSPOUTS DRAINAGE None

WINDOWS:

BOOK PAGE
 TYPE ... Aluminum Sliders ... MA... Kellier or Equivalent ...
 HEADERS 2-2x10
 WEATHERSTRIPPING Factory Applied 1251-0963
 SCREENS Yes
 STORM SASH No
 SPECIAL WINDOWS

DOORS:

OUTSIDE DOORS TYPE Flush THICKNESS.. 1 3/4"
 MATERIAL Insulated Metal
 TYPE Sliding THICKNESS ... 1"
 MATERIAL .. Aluminum
 SCREEN DOORS On All Sliding Glass Doors
 STORM DOORS None

INSIDE TRIM:

INSIDE DOORS: TYPE 6 Panel THICKNESS .. 1 3/8"
 MATERIAL Composition
 SPECIAL DOORS RI-Fold Door on Laundry Room
 DOOR TRIM Ranch
 WINDOW TRIM Ranch
 BASEBOARD ... 3" Clam Shell .. CEILING MOULD ... None
 OTHER I.S. TRIM None

INTERIOR FINISH:

WALLS: MATERIAL ... Sheetrock
 THICKNESS .. 5/8" Fire Rated FINISH ... Trowel
 CEILING: MATERIAL Sheetrock
 THICKNESS .. 5/8" Fire Rated. FINISH ... Spray

CABINETS:

PANELLING None
 KITCHEN Per Plan
 BATH Per Plan
 COUNTER TOPS .. Plastic Laminent.....
 BACKSPLASH Per Plan
 MED. CABINETS OR MIRRORS Mirrors

FLOORING:

LIVING ROOM ... Carpet
 BEDROOMS Carpet
 KITCHEN Inlay BATHS Inlay
 FAMILY ROOM OTHER Deck Carpet

WAINSCOT:

BATH None
 OTHER None

STAIRWAYS:

TREAD ... Treated SYP RISERS
 RAILS ... Treated SYP PICKETS ... Treated SYP
 STRINGERS Treated SYP
 FOLDING STWY None
 ATTIC FLOORING None

INSULATION:

FLOOR ... R-19 WALLS R-11.....
 CEILING .. R-30

PLUMBING:

FIXTURES: MANUFACTURER Eljer or Equivalent
 COLOR White
 SINK ... 3322 SS LAVATORIES ... Ceramic
 WATER CLOSETS ... Eljer or Equivalent
 WATER HEATER ... 40 Gal Rheem or Equivalent.....
 SHOWER .. Fiberglass or Owens Corning Tub Unit
 PLUMB. FOR WASHER Yes
 TUB OR SHOWER ENCLOSURES None

ELECTRIC:

WATER SUPPLY City SEWAGE ... City
 PIPING .. Copper Water Line, PVC & Caste Iron Waste Lines
 SERVICE ... Per Code ... AMPS..... PANEL .. Bryant or Equ'v ..
 NO. OF CIRCUITS Per Code
 MATERIAL Per Code
 FIXTURE ALLOWANCE None CHIMES ... None
 ATTIC FAN No OTHER 2 Bath Fan

PAINTING:

INSIDE Flat Latex (Semi-Gloss) 0.964 COATS 2
OUTSIDE Stained H. COATS 1

HEATING:

WALLPAPER Bath and Kitchen
TYPE Central System FUEL Electric
FURNACE Electric DUCTWORK Metal Duct
STORAGE TANK None

AIR CONDITIONING

SPECIAL EQUIPMENT Included

PORCHES:

FOUNDATION Per Code FLOOR Pine Treated
COLUMNS 4"x6" SYP Treated CLG 3/8" Plywood
ROOF SCREENING None

OUTSIDE STEPS:

OTHER Wood Decks Per Plan
Wood SYP Treated

GARAGE:

TYPE Parking under Structure
FLOOR Concrete WALLS None
ROOF CLG Fire Code Sheetrock
COLS DOORS

WALKS & DRIVES:

WALK: MATERIAL Concrete
LENGTH Per Plan WIDTH Per Plan
DRIVE: MATERIAL Concrete
LENGTH Per Plan WIDTH Per Plan

HARDWARE:

FINISH Antique Brass

APPLIANCES:

DISHWASHER GE GSD400 Equiv DISPOSAL Yes
RANGE GE JMS 27 Equiv OTHER Range Hood & Refrigerator

LANDSCAPING:

SEEDING: FRONT Natural SIDES Natural
REAR Natural

SHRUBS Per Landscaping Plan

TOTAL ALLOWANCE

ELEVATOR Elevette or Equivalent

LOCATION:

Carolina Beach,
North Carolina

EXHIBIT "J"

1251 0965

SHARES OF COMMON ELEMENTS
REEFS, PHASE I, PHASE II AND PHASE III

<u>UNIT NUMBER</u>	<u>PHASE NUMBER</u>	<u>SHARE OF COMMON ELEMENTS</u>	
1-A	II	1/24	(4.1666%)
2-A	II	1/24	(4.1666%)
3-A	II	1/24	(4.1666%)
1-B	II	1/24	(4.1666%)
2-B	II	1/24	(4.1666%)
3-B	II	1/24	(4.1666%)
1-C	II	1/24	(4.1666%)
2-C	II	1/24	(4.1666%)
3-C	II	1/24	(4.1666%)
1-D	II	1/24	(4.1666%)
2-D	II	1/24	(4.1666%)
3-D	II	1/24	(4.1666%)
1-E	I	1/24	(4.1666%)
2-E	I	1/24	(4.1666%)
3-E	I	1/24	(4.1666%)
1-F	I	1/24	(4.1666%)
2-F	I	1/24	(4.1666%)
3-F	I	1/24	(4.1666%)
1-G	III	1/24	(4.1666%)
2-G	III	1/24	(4.1666%)
3-G	III	1/24	(4.1666%)
1-H	III	1/24	(4.1666%)
2-H	III	1/24	(4.1666%)
3-H	III	1/24	(4.1666%)

Formerly Exhibit "G" to Article IV of Paragraph B
attached to the SUPPLEMENTAL DECLARATION for REEFS,
PHASE II recorded in Book 1251 Page 900 as
amended by this SUPPLEMENTAL DECLARATION for REEFS,
PHASE III.