

BK 6826PG0286

PRESENTED
FOR
REGISTRATION

Prepared by and Hold for:

000520

Warren, Perry, Anthony and Cook
Office Box 1100
Wake Forest, NC 27588-1187

86 JAN 26 PM 4:34

KENNETH C. WILKINS
REGISTER OF DEEDS
WAKE COUNTY

NORTH CAROLINA

WAKE COUNTY

ANNEXATION TO DEED OF
COVENANTS, CONDITIONS AND
RESTRICTIONS

This Annexation to Declaration of Covenants, Conditions and Restrictions made this 25 day of Jan, 1996 by GEMN, INC., a North Carolina corporation, hereinafter referred to as DECLARANT.

W I T N E S S E T H

Declarant is the developer of Wake Forest Business Park which is subject to Declaration of Covenants, Conditions and Restrictions as recorded in Book 3431, Page 226, Wake County Registry. As set out in Article 7 of the Declaration of Covenants, Conditions and Restrictions, additional property can be annexed to the existing Declaration of Covenants, Conditions and Restrictions.

Declarant is the developer of Phase II of Wake Forest Business Park as shown on plat entitled "Survey for GEMN, INCORPORATED". A copy of which is recorded in Book of Maps 1986, Page 1672, Wake County Registry. Declarant desires to subject Phase II as shown on that plat recorded in Book of Maps 1986, Page 1672, and the buildings thereon, to the Declaration of Covenants, Conditions and Restrictions recorded in Book 3431, Page 226, Wake County Registry.

NOW, THEREFORE, Declarant hereby declares that all land and all buildings shown on Phase II as set out in plat recorded in Book of Maps 1986, Page 1672, Wake County Registry shall be subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 3431, Page 226, Wake County Registry, less and except that real property conveyed by Declarant to McDonalds, Inc., by Deed recorded in Book 5414, Page 744, Wake County Registry. Furthermore, this Declaration is subject to those easement agreements executed by Declarant, recorded in Book 5350, Page 273 and Book 5414, Page 751, Wake County Registry, which, among other matters, revised the western access to the above-referenced tract.

Declarant hereby certifies that this Annexation is made in

BK 6826PG0287

accordance with the provisions of Article VII, Section I, of the Declaration of Covenants, Conditions and Restrictions dated February 15, 1985 and recorded in Book 3431, page 226, Wake County Registry.

IN TESTIMONY WHEREOF, GEMN, INC. has caused this instrument to be signed in its corporate name by its duly authorized officers and its sealed to be hereunto affixed by authority of the Board of Directors the day and year set out above.



GEMN, INC.

SECRETARY: John G. Mills
Secretary

By: [Signature]
President

NORTH CAROLINA - Wake COUNTY

I, a Notary Public of the County and State aforesaid, certify that John G. Mills personally came before me this day and acknowledged that he is Secretary of GEMN, 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 [Signature] President, sealed with its corporate seal and attested by him as its Secretary.

Witness my hand and official stamp or seal, this 25 day of Jan, 1996.

Laura C. Jarmann
NOTARY PUBLIC:

11-26-2000
COMMISSION EXPIRES:



NORTH CAROLINA — WAKE COUNTY

The foregoing certificate of Laura C. Jarmann Notary Public is

(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.

KENNETH E. WEHMS, Register of Deeds
By: Kelana C. Simmons
Asst. Clerk Register of Deeds

Winn & Perry

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BK7849PG0924

NORTH CAROLINA

WAKE COUNTY

MODIFICATION OF DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

000113

97

20013

THIS MODIFICATION OF DECLARATION OF COVENANTS, ~~CONDITIONS AND RESTRICTIONS~~
RESTRICTION made and entered into this 19 day of August,
1997 by GEMN, Inc., a North Carolina corporation, now or formerly
being the owner of all of the premises described in Schedule A,
attached hereto and incorporated by reference as if fully set forth
herein, and hereinafter referred to as "Declarant";

000244

W I T N E S S E T H :

WHEREAS, Declarant established a common plan of covenants and
restrictions, dated February 15, 1985 and recorded on February 15,
1985 at 4:47 o'clock p.m. in Book 3431, Page 226, Wake County
Registry; and

WHEREAS, Declarant has sold lots subdivided from the premises
subject to the above-referenced common plan of covenants and
restrictions; and

WHEREAS, the following named individuals or entities are now
owners of said lots: Stephen C. Gould and wife, Judith Gould;
Kevin Bell and wife, Melanie Bell; Robert Sawyer, ^{and wife} Bernice Gould;
George H. Moore, Jr. and wife, Lynne P. Moore; Martin Nassif and
wife, Ruth K. Nassif; and the Maria R. Rabinowitz Living Trust; and

WHEREAS, the Declaration of Covenants, Conditions and
Restrictions requires ninety percent (90%) of the lot owners to
sign any amendment to said document during the first twenty years
following its recordation;

NOW THEREFORE, Declarant hereby declares that all of the
property described in Schedule A shall hereinafter be held, sold
and conveyed subject to the following modified covenants,
conditions, restrictions, uses, limitations and obligations in
furtherance of the modified plan to use the property for townhouse
purposes and shall be deemed to run with the land and be binding
upon all parties having any title, right or interest in the land or
any part thereof, their heirs, successors and assigns.

Article IV, Section 6 of the Declaration of Covenants,
Conditions and Restrictions, dated February 15, 1985 shall be

This Modification of Declaration of Covenants, Conditions and Restrictions
is being rerecorded to add the signature of Horsecreek Associates, Inc. the
present owner of the property. I am the attorney who prepared the document.

Kathryn S. Drake
Kathryn S. Drake, Attorney

RECORDED
INDEXED
98
AUG 20 1997
WAKE COUNTY REGISTRY

Handwritten initials and date: *15/90*

amended to read as follows:

UNIFORM RATE OF ASSESSMENT

Both annual and special assessments shall be assessed based upon the first floor square footage. It shall be the responsibility of the association to determine the amount of first floor area in all buildings on all lots, and each member shall pay the pro-rata share of assessment as is his pro-rata share of his ground floor square footage to the total ground floor square footage in all lots. Both annual and special assessments shall be assessed on any floors above the first floor at a rate of 1/3rd of the base rate as hereinbefore set forth.

PROVIDED that the assessment for lots owned by Declarant which are not under a completed roof, may be a lesser amount as fixed by the Board of Directors of the Association, but shall not be less than fifty percent (50%) of the regular assessments for other lots.

This Modified Declaration of Covenants, Conditions and Restrictions is not intended to substitute for and replace the Declaration dated February 15, 1985 and recorded in Book 3431, Page 226, Wake County Registry, but is intended to be used in addition to said recorded Declaration and to replace only Article IV, Section 6 of said recorded Declaration.

IN WITNESS WHEREOF, Declarant has executed this instrument on this the day first hereinabove written.

GEMN, INC.



(CORPORATE SEAL)
ATTEST

[Signature]
Secretary

By: [Signature]
President

[Signature] (SEAL)
Stephen C. Gould

[Signature] (SEAL)
Judith Gould

[Signature] (SEAL)
Kevin Bell

[Signature] (SEAL)
Melanie Bell

[Signature] (SEAL)
Robert M. Sawyer, Jr.

[Signature] (SEAL)
Cynthia B. Sawyer

George H. Moore, Jr. (SEAL)
George H. Moore, Jr.

Lynne P. Moore (SEAL)
Lynne P. Moore

Martin Nassif (SEAL)
Martin Nassif

Ruth K. Nassif (SEAL)
Ruth K. Nassif

Trustee of the Maria R. Rabinowitz Living Trust (SEAL)
Trustee of the Maria R. Rabinowitz Living Trust

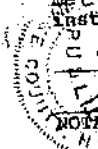
Bernice Gould (SEAL)
BERNICE GOULD
HORSECREAK ASSOCIATES, INC.

BY: [Signature]
BY: [Signature]

NORTH CAROLINA - WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Stephen C. Gould and Judith Gould personally appeared before me on this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 16 day of October, 1997.



Stephen C. Gorman
NOTARY PUBLIC:

11-26-2000
COMMISSION EXPIRES:

NORTH CAROLINA - WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Kevin Bell and Melanie Bell personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 16th day of September, 1997.



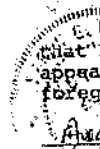
Stephen C. Gorman
NOTARY PUBLIC:

9-9-99
COMMISSION EXPIRES:

NORTH CAROLINA - WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Robert M. Sawyer, Jr. and wife, Cynthia B. Sawyer, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19th day of August, 1997.



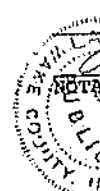
Robert M. Sawyer, Jr.
NOTARY PUBLIC:

6-7-2000
COMMISSION EXPIRES:

NORTH CAROLINA - WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that George H. Moore, Jr. and wife, Lynne P. Moore, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 16 day of October, 1997.



Stephen C. Gorman
NOTARY PUBLIC:

11-26-2000
COMMISSION EXPIRES:

NORTH CAROLINA - WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Martin Nassif and wife, Ruth K. Nassif, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

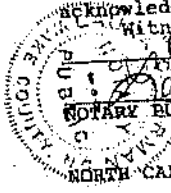


Witness my hand and official stamp or seal, this 16 day of October, 1997.

Anna C. Jarman
NOTARY PUBLIC: COMMISSION EXPIRES: 11-26-2000

NORTH CAROLINA - WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Bernice Gould personally appeared before me this day and acknowledged the execution of the foregoing instrument.

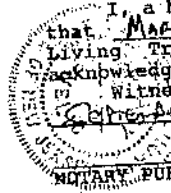


Witness my hand and official stamp or seal, this 16 day of October, 1997.

Anna C. Jarman
NOTARY PUBLIC: COMMISSION EXPIRES: 11-26-2000

NORTH CAROLINA - WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Maria Rabinowitz, Trustee of the Maria R. Rabinowitz Living Trust, personally appeared before me this day and acknowledged the execution of the foregoing instrument.



Witness my hand and official stamp or seal, this 9 day of September, 1997.

Wayne D. Schorpp
NOTARY PUBLIC: COMMISSION EXPIRES: 11-17-2000

WAYNE D. SCHORPP
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES NOV. 17, 2000

NORTH CAROLINA
Wake COUNTY

I, Notary Public of the County and State aforesaid, certify that John A. Mills, personally came before me this day and acknowledged 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 its (Asst.) Secretary. Witness my hand and official stamp or seal, this 16 day of October, 1997.



My commission expires: 11-17-2000
James S. Warren
NOTARY PUBLIC

NORTH CAROLINA - WAKE COUNTY

The foregoing certificate of Laura M. Riddick
Laura M. Riddick
Laura M. Riddick Notary (s) Public

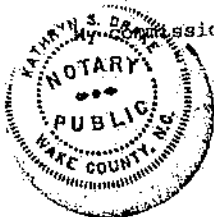
is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the last page hereof.

LAURA M. RIDDICK, Register of Deeds
By Laura M. Riddick
Asst. Deputy Register of Deeds

BK7849PG0928

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Kathryn S. Drake personally came before me this day and acknowledged that (s)he is (Asst.) Secretary of HORSECREEK ASSOCIATES, 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 (Vice) President, sealed with its corporate seal and attested by him/her as its (Asst.) Secretary. Witness my hand and official stamp or seal, this 17th day of February, 1998.



My commission expires: 2/2/2002

Kathryn S. Drake
NOTARY PUBLIC

NORTH CAROLINA — WAKE COUNTY

The foregoing certificate ___ of ___
Kathryn S. Drake
Notary (or) Public

is (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.

LAURA M. HODDICK, Register of Deeds

By Laura M. Hoddick
Asst./Deputy Register of Deeds

SCHEDULE ATRACT 1

BEGINNING at an iron pipe in the southern right of way line of N.C. Highway 98, said iron pipe having N.C. Grid Coordinates N = 811,692.446 and E = 2,137,196.978; thence along the line of Bruce Keith South 08 deg. 13' 58" East 196.99 feet to an iron pipe; thence South 81 deg. 43' 31" West 209.96 feet to an iron pipe; thence North 8 deg. 13' 58" West 192.93 feet to an iron pipe in the southern right of way line of N.C. Highway 98; thence along the southern right of way line of N.C. Highway 98 North 80 deg. 37' 02" East 210.00 feet to the BEGINNING, containing 0.94 acre and being 40,932.58 square feet according to a survey by Triangle Engineering Services, Inc., entitled "Survey for GEMN, Incorporate", and dated 5 February 1985.

TRACT 2

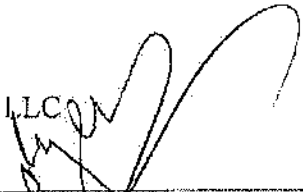
BEGINNING at a point in the southern right of way line of N.C. Highway 98, said point being South 80 deg. 37' 02" West 210.00 feet from an iron pipe having N.C. Grid Coordinates N=811,687.50 and E=2,137,197.69; thence along the western line of Phase I South 08 deg. 13' 58" East 187.93 feet to a point; thence South 81 deg. 46' 02" West 183.09 feet to a point; thence North 42 deg. 11' 29" West 158.60 feet to a point; thence North 09 deg. 33' 14" West 45.42 feet to a point in the southern right of way line of N.C. Highway 98; thence with the southern right of way line of N.C. Highway 98 North 80 deg. 37' 02" East 272.78 feet to the BEGINNING, containing 43,387.26 square feet and being Phase II of that plat entitled "Survey for GEMN, Incorporation", as drawn by Triangle Engineering Services, Inc. and dated 18 February 1985, revised 30 August 1985.

TRACT 3

BEGINNING at a point in the western line of Bruce Keith, said point being the south eastern corner of Phase I containing 0.916 acres as shown on plat recorded in Book of Maps 1986, Page 1672, Wake County Registry; thence along the western line of Keith, South 08 deg. 14' 25" East 241.65 feet to a point; thence South 89 deg. 50' 13" West 274.91 feet to a point; thence North 08 deg. 14' 25" West 208.33 feet to a point; thence along the southern line of Phase II, North 81 deg. 45' 35" East 62.22 feet to a point; thence along the western line of Phase I, South 08 deg. 14' 25" East 5.46 feet to a point; thence along the southern line of Phase I, North 81 deg. 43' 04" East 209.96 feet to the beginning, being all of Phase III, containing 1.396 acres according to a survey by Thompson & Associates, P.A. entitled "Survey for GEMN, Inc.", dated April 10, 1997.

(Lot 1, Map Book 2007, Page 24)

G3 Tech, LLC

By: 

Name: PAUL (PARAG) GHOSH

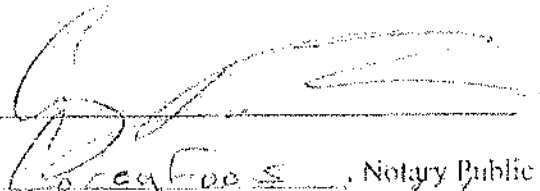
Title: MANAGING MEMBER

STATE OF NC

COUNTY OF Wake

I, the undersigned, a Notary Public for said County and State, do hereby certify that Paul Parag Ghosh, the Managing Member of G3 Tech, LLC, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 22nd day of May 2019.



Corey Foss, Notary Public
 (print or type name above)
 My Commission Expires: 02/10/2021

[NOTARY SEAL]

(Lot 2, Map Book 2007, Page 24)

Horse Creek Associates, Inc.

By: *Stephen C. Gould*
Name: Stephen C. Gould
Title: Vice-President

STATE OF North Carolina

COUNTY OF Wake

I, the undersigned, a Notary Public for said County and State, do hereby certify that Stephen C. Gould, the Vice President of Horse Creek Associates, Inc., either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 11th day of April, 2019.

Sandra S. Thomas

Sandra S. Thomas, Notary Public
(print or type name above)
My Commission Expires: 09-21-20

[NOTARY SEAL]



(Units 100 and 102, Condo Map Book 2008, Page 175 A1)

Brewer Real Estate Holdings, LLC

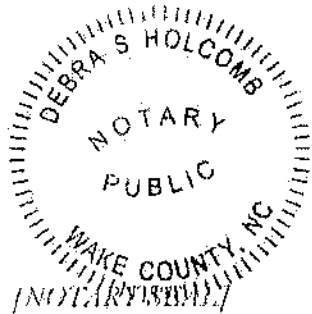
By: Richard M. Brewer
Name: _____
Title: Member Mgr.

STATE OF NC

COUNTY OF Wake

I, the undersigned, a Notary Public for said County and State, do hereby certify that Richard M. Brewer, the Member Mgr. of Brewer Real Estate Holdings, LLC., either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 23 day of April 2019.



Debra S. Holcomb

Debra S. Holcomb Notary Public
(print or type name above)
My Commission Expires: 9/26/2021

(Units 201 and 202 Condo Map Book 2008, Page 472 A1)

McGarrahan & Mulvey, LLC

By: John B. Bales
Name: John B. Bales
Title: COO

STATE OF NC

COUNTY OF Wake

I, the undersigned, a Notary Public for said County and State, do hereby certify that John B. Bales, the COO of McGarrahan & Mulvey, LLC, LLC., either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 28th day of May 2019.

Sandra S. Thomas

Sandra S. Thomas, Notary Public

(print or type name above)

My Commission Expires: 09-24-2020

[NOTARY SEAL]



(Units 101 and 102 Condo Map Book 2008, Page 472 A1)

La Scala Associates, LLC

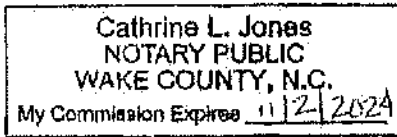
By: [Signature]
Name: EKATERINA CADY
Title: MEMBER MANAGER

STATE OF NC

COUNTY OF Wake

I, the undersigned, a Notary Public for said County and State, do hereby certify that EKATERINA CADY, the Member Manager of La Scala Associates, LLC, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 18 day of April 2019.



[Signature]
Cathrine L. Jones, Notary Public
(print or type name above)
My Commission Expires: 11/2/2024

[NOTARY SEAL]

(Unit/Lot 3, Bid. G, Phase II, Map Book 1986, Page 1672)

853 LLC

By: [Signature]
Name: Daniel Shawn Ayers
Title: President

STATE OF NC
COUNTY OF WAKE

I, the undersigned, a Notary Public for said County and State, do hereby certify that Daniel Shawn Ayers, the president of 853 LLC, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 25th day of July 2019.

[Signature]
Stanley A. Morse, Notary Public
(print or type name above)
My Commission Expires: 8-26-2019

[NOTARY SEAL]



(Units A and D Map Book 1997, Page 1714)

HH& D, LLC

By: Lucretia K. Dickinson
Name: Lucretia K. Dickinson
Title: Owner

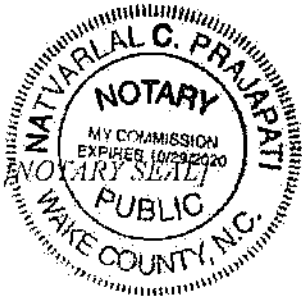
STATE OF NC
COUNTY OF Wake

I, the undersigned, a Notary Public for said County and State, do hereby certify that LUCRETIA K. DICKINSON the OWNER of HH& D, LLC, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 23rd day of July 2019.

Natvarlal C. Prajapati

NATVARLAL C. PRAJAPATI, Notary Public
(print or type name above)
My Commission Expires: Oct-29, 2020



(Lot 1, Map Book 1985, Page 297 and Unit C, Map Book 1997, Page 1714)

Gould Property Group, LLC

By: *Stephen C. Gould*
Name: Stephen C. Gould
Title: manager

STATE OF North Carolina

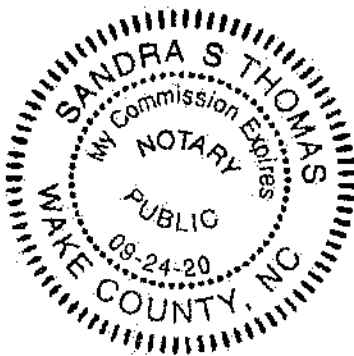
COUNTY OF Wake

I, the undersigned, a Notary Public for said County and State, do hereby certify that Stephen C. Gould the manager of Gould Property Group, LLC, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 11th day of April 2019.

Sandra S. Thomas
Sandra S. Thomas, Notary Public
(print or type name above)
My Commission Expires: 09-24-2020

[NOTARY SEAL]



(Unit/Lot 2 Map Book 1986, Page 1672)

Robert M. Sawyer
Robert M. Sawyer

Cynthia B. Sawyer
Cynthia B. Sawyer

STATE OF NC

COUNTY OF Wake

I, the undersigned, a Notary Public for said County and State, do hereby certify that Robert M. Sawyer and Cynthia B. Sawyer, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 15 day of April 2019.



[NOTARY SEAL]

Kenneth Mickle
Kenneth Mickle, Notary Public
(print or type name above)
My Commission Expires: 01/09/2021

(Lots 3 and 4, Map Book 2007, Page 24)

MPA Imaging Associates, LLC.

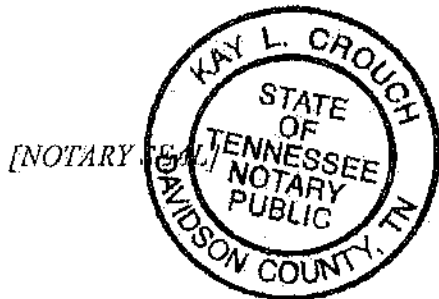
By: [Signature]
Name: Andrew Graham
Title: V.P.

STATE OF Tennessee
COUNTY OF Davidson


I, the undersigned, a Notary Public for said County and State, do hereby certify that Andrew Graham, the Vice President of MPA Imaging Associates, LLC., either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

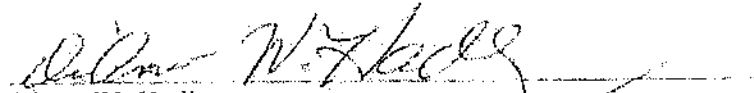
WITNESS my hand and notarial seal, this 22nd day of April 2019.

Kay L. Crouch
Kay Crouch, Notary Public
(print or type name above)
My Commission Expires: 5.5.20



(Unit/Lot 1 Map Book 1986, Page 1672)

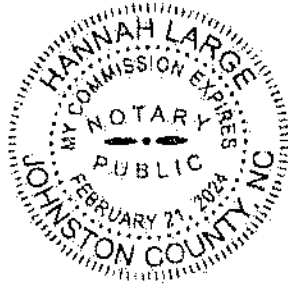

Howard F. Hadley


Diane W. Hadley

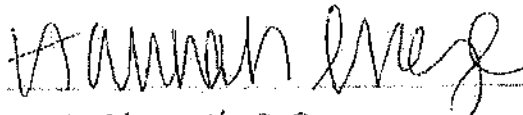
STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, the undersigned, a Notary Public for said County and State, do hereby certify that Howard F. Hadley and Diane W. Hadley, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 21 day of MAY 2019



[NOTARY SEAL]


Hannah Large, Notary Public
(print or type name above)
My Commission Expires: 2/21/24

DRAWN BY AND MAIL TO:

ZBE.

Horack Talley Pharr & Lowndes, P.A.
301 South College Street, Suite 2600
Charlotte, NC 28202-6038

STATE OF NORTH CAROLINA

COUNTY OF WAKE

**ANNEXATION/AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WAKE FOREST BUSINESS PARK**

This Annexation to and Amendment of the Declaration of Covenants, Conditions and Restrictions recorded February 15, 1985 in Book 3431 at Page 226 of the Wake County Register of Deeds (the "Declaration") is made to ratify the defacto annexation of Phase 4 of the Wake Forest Business Park to same. This Annexation is made pursuant to Article VII, Section 1 of the Declaration and the undersigned constitute 67% of the Class A membership as defined in the Declaration.

WHEREAS, the Declaration was recorded on February 15, 1985 in Book 3431 at Page 226 of the Wake County Register of Deeds;

WHEREAS, Phase 5 and 6 of Wake Forest Business Park as shown in Book of Maps 2000, Page 353 were annexed to the Declaration by document recorded on November 17, 2000 in Book 8735 at Page 513 of the Wake County Register of Deeds (the "2000 Annexation");

WHEREAS, the 2000 Annexation should have included Phase 4 of Wake Forest Business Park as shown in Book of Maps 2000, Page 353;

WHEREAS, since the recording of the 2000 Annexation all parties have conducted themselves as if Phase 4 had been annexed;

WHEREAS, pursuant to the Declaration of Condominium for Durham Road Professional Center Condominiums recorded on May 24, 2005 in Book 11375, Page 1096 (the "Durham Road Declaration") the following property (and all improvements located thereon) was submitted to the provisions of the North Carolina Condominium Act:

Located in the Town of Wake Forest, Wake County, North Carolina and Being all of Lot G, Phase 4, Wake Forest Business Park shown on that map recorded in Book of Maps 2000 Page 353, Wake County Registry

(the "Property");

WHEREAS, the Property contains a single building containing five (5) separate units;

WHEREAS, paragraph F, page 3 of the Durham Road Declaration, provides that "[t]he Property is located in the Wake Forest Business Park and is subject to Covenants Conditions and Restrictions recorded in Book 3431 Page 226, Page 5414 Page 747, Book 7849 Page 924, and Book 8735 Page 513 Wake County Registry";

WHEREAS, in order to clarify the status of Phase 4 and the Property and their annexation and submission to the Declaration the undersigned hereby consent to and ratify the submission and annexation of Phase 4 (which includes the Property) to the Declaration;

NOW, THEREFORE, the undersigned hereby:

Ratify the defacto annexation of Phase 4 and to the extent necessary affirmatively annex Phase 4 to the Declaration and declare that Phase 4 (which includes the Property) is subject to and benefitted by the Covenants Conditions and Restrictions recorded in Book 3431 Page 226, Page 5414 Page 747, Book 7849 Page 924, and Book 8735 Page 513 Wake County Registry;

(Signature pages to follow)

(Unit B Map Book 1997, Page 1714)

Elizabeth W. Anderson
Elizabeth W. Anderson, by her Attorney in Fact, Neal
Anthony Anderson

STATE OF North Carolina

COUNTY OF Alamance

I, the undersigned, a Notary Public for said County and State, do hereby certify that Neal Anthony Anderson, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 9 day of May 2019.

Scott E. King
Scott E. King, Notary Public
(print or type name above)

SCOTT E KING
Notary Public, North Carolina
Alamance County
My Commission Expires
March 11, 2024

My Commission Expires: March 11, 2024

[NOTARY SEAL]