

Document Prepared By:

Pearce Law Firm, LLC
Attn: Ryan T. Patterson
1476 Ben Sawyer Boulevard, Suite 1
Mt. Pleasant, SC 29464

AMENDMENT TO MASTER DEED
OF IVY HALL BUSINESS CENTER HORIZONTAL PROPERTY REGIME

(Cross Reference: Book K-547, Page 062)

THIS AMENDMENT TO MASTER DEED OF IVY HALL BUSINESS CENTER HORIZONTAL PROPERTY REGIME (the "Amendment") is made as of the ____ day of _____, 2017, by **G & D, LLC a/k/a G and D, LLC**, and is joined by **Ivy Hall Business Center Property Owners Association, Inc.**, a South Carolina non-profit corporation (the "Association"), and the other Unit Owners of the Ivy Hall Business Center Horizontal Property Regime (as defined herein).

RECITALS

WHEREAS, that certain Master Deed of Ivy Hall Business Center Horizontal Property Regime, dated July 30, 2005, was recorded in the RMC Office for Charleston County on August, 1, 2005 in Book K-547 at Page 062 (the "Master Deed"); and

WHEREAS, **G & D, LLC a/k/a G and D, LLC** is the Owner of Unit 100, Building One, in the Ivy Hall Business Center Horizontal Property Regime created by the Master Deed (the "Regime"), and the Association is the council of Co-Owners of the Regime pursuant to the Master Deed and in accordance with the South Carolina Horizontal Property Act, S.C. Code, Ann. Sec. 27-31-10, et. seq.; and

WHEREAS, pursuant to and in accordance with Section 3.3 of the Master Deed, **G & D, LLC a/k/a G and D, LLC** wishes to modify and reconstitute Unit 100, Building One, Ivy Hall Business Center Horizontal Property Regime, by subdividing the same so as to create (2) separate Units therefrom, to be designated as "Unit 102, Building One" (containing approximately 2504 square feet based on the attached Exhibit "A"), and "Unit 103, Building One" (containing approximately 2904 square feet based on the attached Exhibit "A"), Ivy Hall Business Center Horizontal Property Regime, without otherwise changing the configuration of any other Units in Ivy Hall Business Center Horizontal Property Regime, or without change to any Common Areas or any Limited Common Areas of Ivy Hall Business Center Horizontal Property Regime; and

NOW THEREFORE, in consideration of the promises contained herein, **G & D, LLC a/k/a G and D, LLC**, in its capacity as the Owner of Unit 100, Building One, in the Ivy Hall Business Center Horizontal Property Regime, pursuant to and in accordance with Section 3.3 of

the Master Deed, and with the written consent of the Association and the other Unit Owners of the Ivy Hall Business Center Horizontal Property Regime, hereby amends the Master Deed as follows:

(1) Exhibit "C" to the Master Deed is hereby amended by deleting the fourth paragraph of the "Narrative Description of Units" contained therein (i.e., the fourth paragraph of Book K-547, Page 110 as recorded in the RMC Office for Charleston County, South Carolina), which contained the narrative description of Unit 100, Building One, and replacing it with the following two paragraphs:

Unit 102, Building One: Unit 102, Building One is entered from the parking area through two (2) exterior doors on the front of the unit and two (2) exterior doors on the rear of the Unit. The Unit contains approximately 2904 square feet, all of which is located on the first floor. Unit 102, Building One is sometimes referred to in the exhibits to this Master Deed as "Office 102" or "Tenant 2A".

Unit 103, Building One: Unit 103, Building One is entered from the parking area through one (1) exterior door on the front of the unit and two (2) exterior doors on the rear of the Unit. The unit contains approximately 2504 square feet, all of which is located on the first floor. Unit 103, Building One is sometimes referred to in the exhibits to this Master Deed as "Office 103" or "Tenant 2B".

(2) Attached as **Exhibit A** to this Amendment is an architect's rendering prepared by GJS Architecture, LLC, a registered architect for the State of South Carolina, License Number 03051, which rendering is dated August 31, 2017, and which depicts the change, modification, subdivision, and reconfiguration of Unit 100, Building One, by this Amendment (the "Units 102 and 103 Plans"). The floorplan of Unit 100, Building One in Exhibit "C" to the Master Deed is hereby amended to the extent of the descriptions and depictions of Unit 102, Building One and Unit 103, Building One, as shown on the Units 102 and 103 Plans. However, except as to and only to the extent of the graphic depiction of Unit 102, Building One and Unit 103, Building One as shown on the Units 102 and 103 Plans, Exhibit "C" attached to the Master Deed shall remain unchanged.

(3) Exhibit "D" of the Master Deed is hereby amended by deleting therefrom the Assigned Value and Percentage Interest allocated to Unit 100, Building One, contained therein and replacing it with:

Unit/Building	Value	Interest Stated In Percentage
Unit 102, Building One	\$ 581,034.00	22.59 %
Unit 103, Building One	\$ 500,966.00	19.48 %

For avoidance of doubt, the change, modification, subdivision, and reconfiguration of Unit 100, Building One by allocating the Assigned Value and Percentage set forth in Exhibit "D" of the Master Deed between Unit 102, Building One and Unit 103, Building One, by virtue of this

Amendment does not change the aggregate Assigned Value and Percentage Interest of Both Units combined (i.e., their Aggregate Assigned Value totals \$1,082,000.00 and their Aggregate Percentage Interest totals 42.07%, which equals the original Assigned Value and Percentage Interest of Unit 100, Building One in Exhibit "D" of the Master Deed prior to this Amendment; provided this Aggregate Assigned Value shall not in any way be definitive of current fair market value). The Assigned Value and Percentage Interest of the other Units (besides Unit 102, Building One and Unit 103, Building One), as set forth in Exhibit "D" of the Master Deed are not affected hereby.

(4) The Association joins in this Amendment to evidence its consent hereto.

(5) Except as expressly amended hereby, each and every condition, provision, term, and warranty of the Master Deed shall remain in full force and effect, and are incorporated herein by reference. The Master Deed and this Amendment shall be construed and read as one singular instrument, all of which are hereby approved, confirmed, and ratified by the undersigned parties. In the event of any conflict between this Amendment and the Master Deed, the provisions of this Amendment shall control. This Amendment may be executed in multiple counterparts, each of which shall be deemed as an original but all of which, when taken together shall constitute the same instrument.

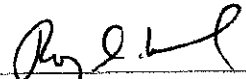
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[SIGNATURE PAGES TO FOLLOW]

WITNESS the undersigned Hand and Seal this 16TH day of ^{August}~~July~~, 2017, in the year of our Lord Two Thousand Seventeen, and in the Two Hundred and Forty-Second year of the Sovereignty and Independence of the United States of America.

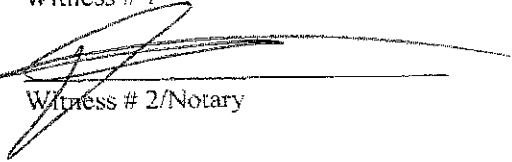
SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

Ivy Hall Business Center Property
Owners Association, Inc., a South
Carolina non-profit corporation



Witness # 1

By: Thomas R. Wietes MD
Its: PRESIDENT

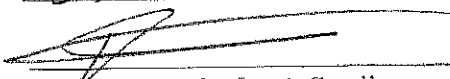


Witness # 2/Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Ivy Hall Business Center Property Owners Association, Inc., a South Carolina non-profit corporation, by Dr. Tom Wietes its BOD President, this 16th day of Aug, 2017.



(Notary Signature and Seal)
Notary Public for South Carolina
My Commission Expires: _____

**My Commission Expires
July 13, 2020**

WITNESS the undersigned Hand and Seal this 22 day of July, 2017, in the year of our Lord Two Thousand Seventeen, and in the Two Hundred and Forty-Second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

G & D, LLC a/k/a
G and D, LLC

Chris Crade
Witness # 1

Lon R. Doles
By: Lon R. Doles
Its: President/Member

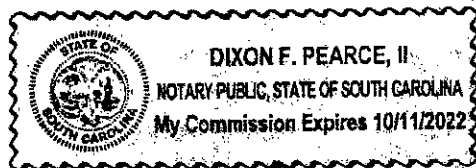
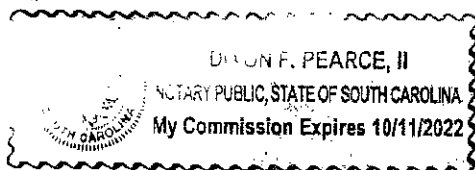
Mary A. Eustace
Witness # 2/Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by G and D, LLC, by Lon R. Doles, its President/Member, this 22nd day of July, 2017.

Dixon Pearce II (Notary Signature and Seal)
Notary Public for South Carolina
My Commission Expires: 10/11/22



WITNESS the undersigned Hand and Seal this 16th day of ~~July~~^{Aug}, 2017, in the year of our Lord Two Thousand Seventeen, and in the Two Hundred and Forty-Second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness # 1

[Signature]
Owner of Unit 101, Building One

[Signature]
Witness # 2/Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Dr. Judy Villanji,
owner of Unit 101, Building One, this 16th day of ~~July~~^{Aug}, 2017.

[Signature] (Notary Signature and Seal)

Notary Public for South Carolina

My Commission Expires: _____

**My Commission Expires
July 13, 2020**

WITNESS the undersigned Hand and Seal this 22 day of ~~July~~^{August} 2017, in the year of our Lord Two Thousand Seventeen, and in the Two Hundred and Forty-Second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness # 1

[Signature]
Witness # 2/Notary

[Signature]

Owner of Unit 200, Building Two
and Tract A

SID Brantley

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Debra Lineberry
owner of Unit 200, Building Two and Tract A, this 22nd day of July, 2017.

[Signature] (Notary Signature and Seal)
Notary Public for South Carolina
My Commission Expires: 8/27/2023

WITNESS the undersigned Hand and Seal this 16th day of ^{Aug}~~July~~, 2017, in the year of our Lord Two Thousand Seventeen, and in the Two Hundred and Forty-Second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness # 1

[Signature]
Owner of Unit 201, Building Two

[Signature]
Witness # 2/Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Emily Curry,
owner of Unit 201, Building Two, this 16th day of ^{Aug}~~July~~, 2017.

[Signature] (Notary Signature and Seal)

Notary Public for South Carolina
My Commission Expires: **My Commission Expires**
July 13, 2020

WITNESS the undersigned Hand and Seal this 16TH day of ~~July~~^{AUG.} 2017, in the year of our Lord Two Thousand Seventeen, and in the Two Hundred and Forty-Second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness # 1

Thomas R. Winters, MD

Owner of Unit 202, Building Two

[Signature]
Witness # 2/Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Dr. Tom Winters, owner of Unit 202, Building Two, this 16th day of ~~July~~^{AUG.}, 2017.

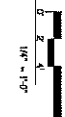
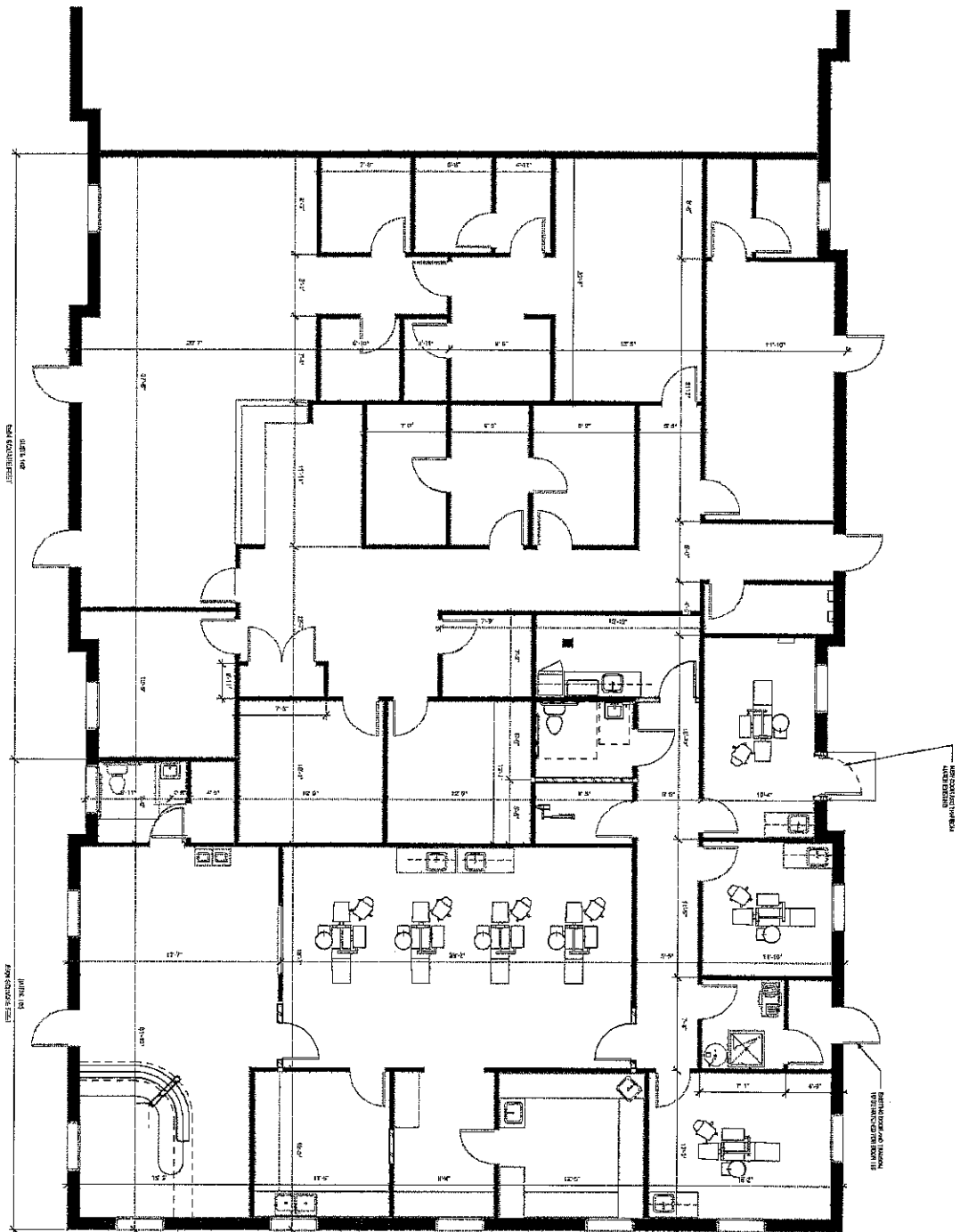
[Signature] (Notary Signature and Seal)
Notary Public for South Carolina

My Commission Expires:
**My Commission Expires
July 13, 2020**

EXHIBIT A
Units 102 and 103 Floorplans

(SEE ATTACHED)

② MASTER DEED FLOOR PLAN
 7/14/17
 NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF G1S ARCHITECTURE, LLC.



DATE: 7/14/17
 PROJECT: 3070 HIGHWAY 17 NORTH SUITES 102 & 103
 DRAWN BY: [Signature]

DATE: 7/14/17	PROJECT: 3070 HIGHWAY 17 NORTH SUITES 102 & 103
DRAWN BY: [Signature]	CHECKED BY: [Signature]
DESIGNED BY: [Signature]	APPROVED BY: [Signature]
PROJECT: 3070 HIGHWAY 17 NORTH SUITES 102 & 103	DATE: 7/14/17
FLOOR PLAN	
A101	
MASTER DEED	

3070 HIGHWAY 17 NORTH
 SUITES 102 & 103
 MOUNT PLEASANT, SC

G1S ARCHITECTURE
 1111 W. 10TH ST.
 MOUNT PLEASANT, SC 29526
 (803) 792-1111
 www.g1sarch.com

