22245

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

RECEIVED
DEC 07 2015
SC Court of Appeals

APPEAL FROM HORRY COUNTY
Court of Common Pleas

Clifton B. Newman, Circuit Court Judge

Case No.: 2010-CP-26-03901
Appellate Case No.: 2015-000248

Rivergate Homeowners' Association, Appellant,

v.

WW & LB Development Company, LLC, RWG, Inc., Aiello Associates, Daniels Engineering, Inc., Rivergate Homeowners' Association, Rivergate Homeowners' Association Board of Directors, Wayne Winderman, individually, Salvatrice Foran, individually, Gerald Foran, individually, Marcos Soares Construction,William C. DeSouza, individually, James Eason individually and d/b/a James Eason & Company, D&D Cleaning and Construction, Inc., Joel's Framing, Joe Freza, Aroldo Garcia, Joaquin Geraldo Zeferinao, individually and d/b/a Zeferino Framing, Leo Trombley, Judy Schultz, J&D Interior Design, Jose Dasmerces d/b/a J.P. Construction, Scott Chandler d/b/a Coastal Custom Windows & Doors, R&D Construction, Nicasio Ramirez Zunigo, Walchir Morais, Marco Trebbi, Blankenship Roofing, Inc., DLJ Construction, LLC, Dewayne Bates, The Bates Group, LLC, Bridges Construction Co., Brewer Construction, Inc., Speedy Concrete, REB-FEL, Inc., Mark Mychajluk, Eric Jazwinski, Southern Framing Corporation, AB Consulting Engineers, Inc., WWI Development Company, LLC, Michael Dawson Construction, Inc., Asphalt Paving & Maintenance Co., Inc. and Chuck's Construction Co., Inc., Right Way Group, Inc., Stevens Construction Co., Inc., Geometries, Inc., Eric Yazwinski, Law

Engineering, Inc., D & M Builders, Inc., Hill Construction Company, Bonnie Stone a/k/a Bonny Stone, DJL Construction Company, L.L.P., Adrian Mondragon, individually and d/b/a Mondragon Construction, Inc., and Glen Causey,

Defendants,

Of Whom Speedee Concrete, Inc. and Chuck's Construction, Inc. are the

Respondents.

Chuck's Construction Co., Inc., Third-Party Plaintiff,

v.

Vereen Concrete Co., Inc. and Asphalt Pavement Maintenance of Myrtle Beach, Inc.,

Third-Party Defendants,

Rivergate Homeowners' Association, Appellant,

v.

WW & LB Development Company, LLC; Speedy Concrete, AB Consulting Engineers, Inc., and Chuck's Construction Co., Inc.,

Defendants.

Of Whom AB Consulting Engineers, Inc. is the

Respondent.

SUPPLEMENTAL RECORD ON APPEAL

Stephanie H. Burton
Gibbes Burton, LLC
308 East Saint John Street
Spartanburg, South Carolina 29302
(864) 327-5000
Attorneys for Respondent AB Consulting Engineers, Inc.

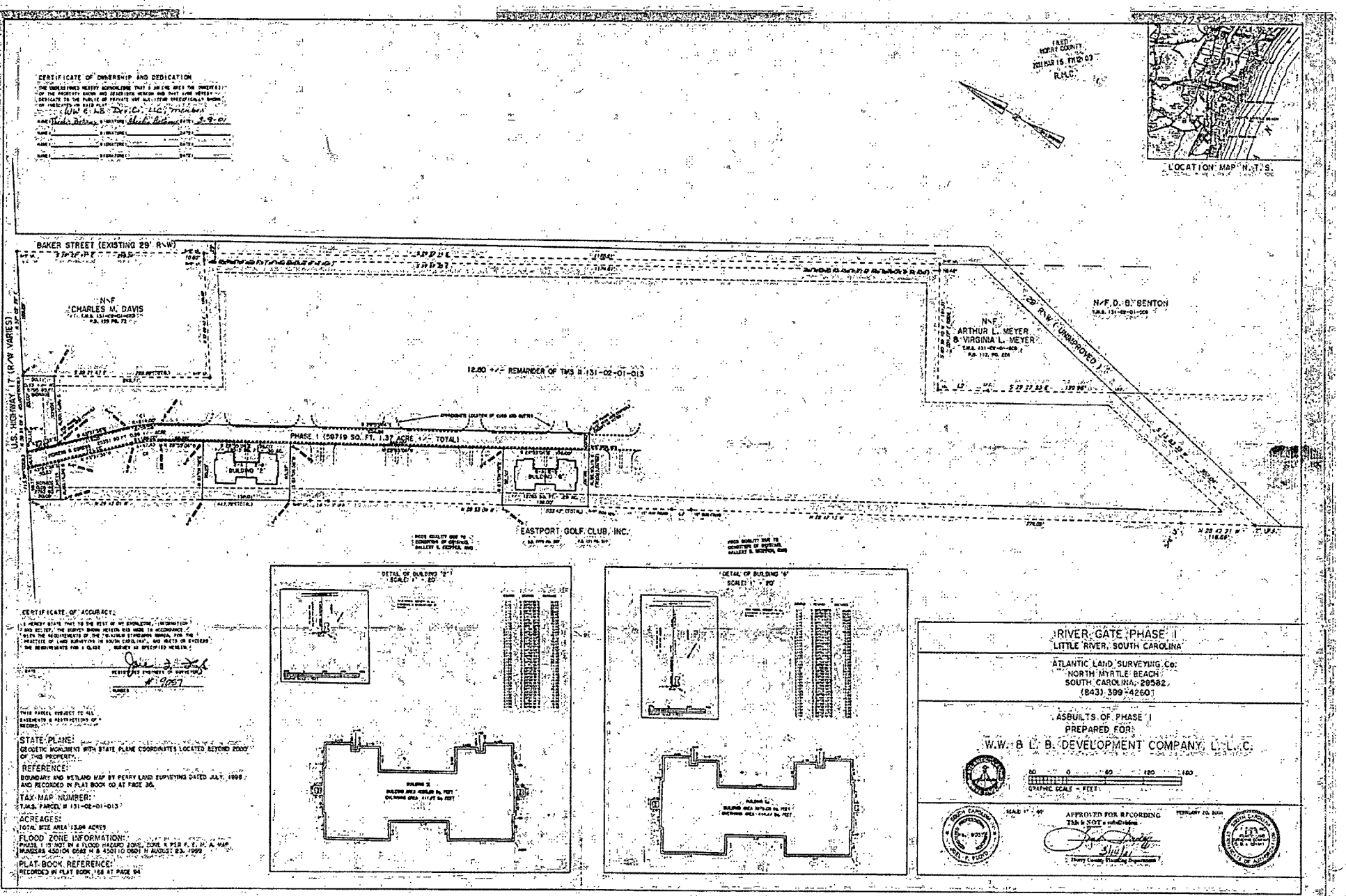
Mr. Stacy L. Stanley
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Attorneys for Appellant

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Attorneys for Speedee Concrete

Ms. Christina Bisset
Mr. J. Christopher Clark
McAngus Goudelock & Courie, LLC
P.O. Box 1349
Myrtle Beach, SC 29578
Attorneys for Chuck's Construction, Inc.

INDEX

Plat for the Master Deed and Amendments to Master Deed.....1


CERTIFICATE OF OWNERSHIP AND DEDICATION
FILED
HORRY COUNTY
2001 MAR 15 PM 2:03
R.H.C.
LOCATION MAP N.T.S.
BAKER STREET (EXISTING 29' R/W)
U.S. HIGHWAY 17 (R/W VARIES)
N/F
CHARLES W. DAVIS
N/F
ARTHUR L. MEYER
& VIRGINIA L. MEYER
N/F D. B. BENTON
29' R/W (UNIMPROVED)
12.00 +/- REMAINDER OF TMS # 131-02-01-013
PHASE I (26719 SQ. FT. 1.37 ACRE +/- TOTAL)
BUILDING "2"
BUILDING "4"
EASTPORT GOLF CLUB, INC.
DETAIL OF BUILDING "2"
SCALE 1" = 20'
DETAIL OF BUILDING "4"
SCALE 1" = 20'
CERTIFICATE OF ACCURACY
#9057
THIS PARCEL SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORD.
STATE PLANE:
GEODETIC MONUMENTS WITH STATE PLANE COORDINATES LOCATED BEYOND 2000' OF THIS PROPERTY.
REFERENCE:
BOUNDARY AND WETLAND MAP BY PERRY LAND SURVEYING DATED JULY, 1998 AND RECORDED IN PLAT BOOK 60 AT PAGE 36.
TAX MAP NUMBER:
T.M.S. PARCEL # 131-02-01-013
ACREAGES:
TOTAL SITE AREA 13.08 ACRES
FLOOD ZONE INFORMATION:
PHASE I IS NOT IN A FLOOD HAZARD ZONE, ZONE X PER F. I. R. M. MAP NUMBERS 45051H 0062 H & 45051C 0607 H AUGUST 03, 1999
PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 168 AT PAGE 94
RIVER GATE PHASE I
LITTLE RIVER, SOUTH CAROLINA
ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260
ASBUILTS OF PHASE I
PREPARED FOR:
W.W. B. L. B. DEVELOPMENT COMPANY, L. L. C.
50 0 50 100 150
GRAPHIC SCALE - FEET
SCALE 1" = 50'
APPROVED FOR RECORDING
This is NOT a subdivision
Horry County Planning Department
FEBRUARY 23, 2001

REL/Marcia/Rivergate 365490

FILED
HORRY COUNTY, S.C.

STATE OF SOUTH CAROLINA)
) FIRST AMENDMENT TO
COUNTY OF HORRY) MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 4 and 26, Phase II)

2001 JUN -5 PM 4:20
REGISTER OF DEEDS

This First Amendment to Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended ("Horizontal Property Act "of "Act") is made and executed in Horry County, South Carolina, this 5th day of June, 2001, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed"), in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina, and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina, and being more particularly described on Exhibit "A" attached hereto (said property being hereinafter referred to as the "Property").

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Deed and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The Property together with the buildings thereon shall be referred to as Buildings 4 and 26 of The Development.

2. Building. Building 4 contains Units A & B, with each having a square footage of 1430, and Building 26 contains Units A, B, C, and D, with each having a square footage of 1228. The floor plans of the Building which shows graphically the dimensions, area, and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Pages 16+17 in the Office of Register of Deeds for Horry County, South Carolina.

1

DEED
2377 0949

949

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this First Amendment to Master Deed on the date above written.

WITNESSED:

WW & LB DEVELOPMENT, LLC

BY: Wayne Winderman

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC, by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Sworn to and subscribed
Before me this 5th day
of June 2001.

(Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires 7-12-2005

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase II, Building 4 and Building 26, which Building 4 contains Units A & B, and Building 26, which contains Units A, B, C, and D, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated May 30, 2001, and recorded on the day of June 5, 2001, in the Office of the ROD for Horry County, South Carolina, in Plat Book 177 at Page 167, with said Building 4 containing 3940 sq. feet and Building 26 containing 6695 for a total of 10,635 sq. feet and designated as Phase II pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated as "Signage containing 0.13 acres, "Ingress & Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat). Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210, at Page 1239, and in Deed Book 2243, at Page 85, in the Office of the ROD for Horry County, South Carolina.

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-219 thru 224
SPLIT FROM 131-02-01-013
Map Blk Parcel
6-6-01 fg

EXHIBIT "B"
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
Buildings 2, 4, 6 and 26

Unit Type	Statutory Basic Value	Percentage of Ownership
2 bdr	$115	8.8462%
3 bdr	$140	10.7692%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner" unit to the value of all units in the project.

EXHIBIT "C"

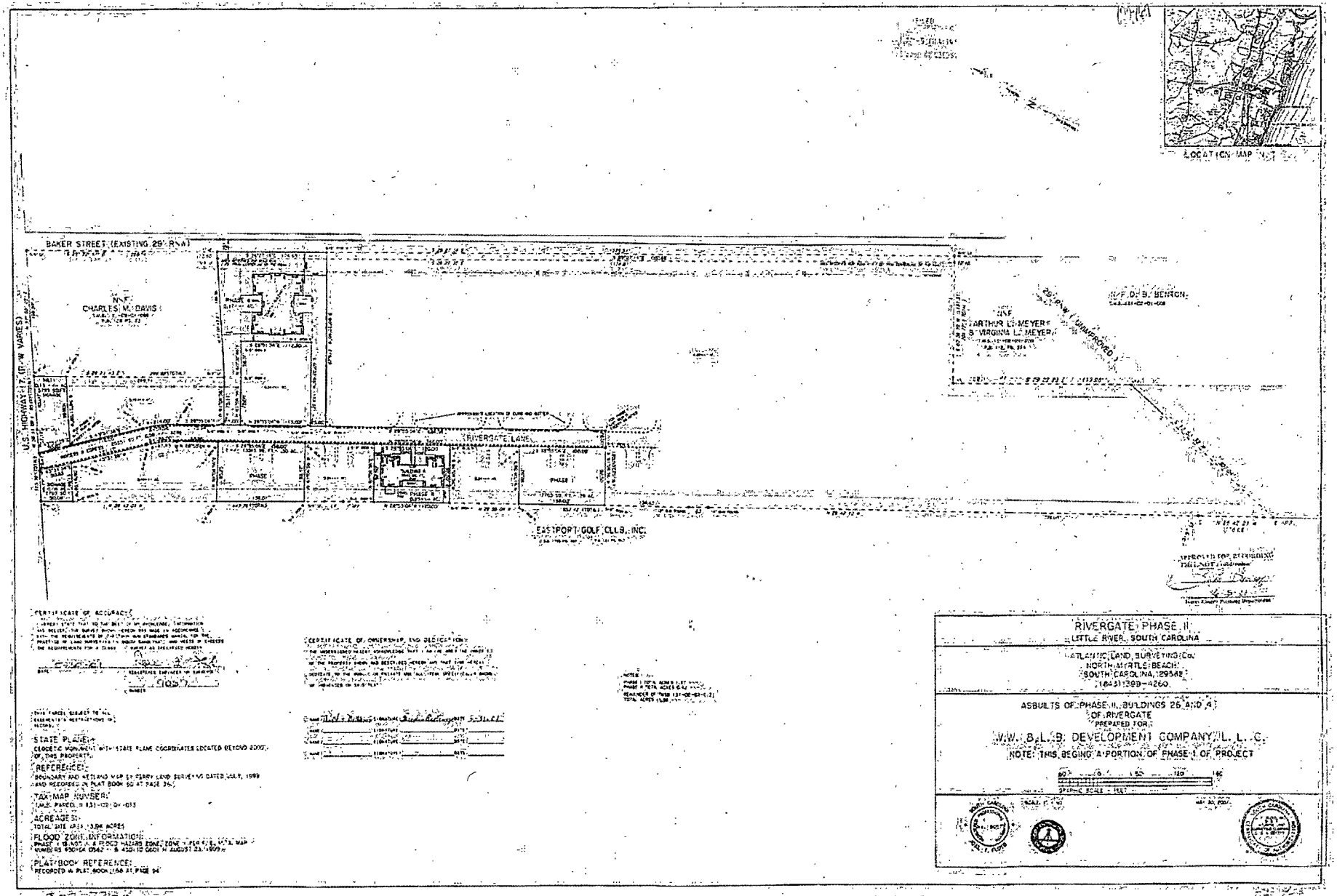
June 4, 2001

Mr. Richard E. Lester
Attorney at Law
1301- 48th Avenue North
Myrtle Beach, S.C.

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Buildings 26 and 4, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

H. Craig Daniel, P.E.

3015 OLD BRYAN DRIVE, UNIT 4-2, MYRTLE BEACH, SC 29577 • MOBILE: 843-222-4670 • PHONE/FAX: 843-445-7859


LOCATION MAP
BAKER STREET (EXISTING 29' R/W)
U.S. HIGHWAY 17 (R/W VARIES)
N/F
CHARLES M. DAVIS
RIVERGATE LANE
PHASE I
PHASE II
EASTPORT GOLF CLUB, INC.
N/F
ARTHUR L. MEYER
& VIRGINIA L. MEYER
N/F D. B. BENTON
29' R/W (UNIMPROVED)
CERTIFICATE OF ACCURACY
CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE PLANE:
REFERENCES:
TAX MAP NUMBER:
ACREAGE:
FLOOD ZONE INFORMATION:
PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 68 AT PAGE 94
RIVERGATE, PHASE II
LITTLE RIVER, SOUTH CAROLINA
ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH,
SOUTH CAROLINA, 29582
(843) 399-4260
ASBUILTS OF PHASE II, BUILDINGS 25 AND 4
OF RIVERGATE
PREPARED FOR:
W.W. & L.B. DEVELOPMENT COMPANY, L. L. C.
NOTE: THIS BEGINS A PORTION OF PHASE I OF PROJECT
GRAPHIC SCALE - FEET
308-7224

74/223

REL/RIVERGATE HPR/ZP

FILED
HORRY COUNTY
2001 NOV 28 PM 4:24
R.M.C.

STATE OF SOUTH CAROLINA)
) SECOND AMENDMENT TO
COUNTY OF HORRY) MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 3, Phase III)

This Second Amendment to Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended ("Horizontal Property Act "of "Act") is made and executed in Horry County, South Carolina, this 21st day of November, 2001, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed"), in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina, and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime; and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina, and being more particularly described on Exhibit "A" attached hereto (said property being hereinafter referred to as the "Property").

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Deed and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The Property together with the buildings thereon shall be referred to as Buildings 3 of The Development.

2. Building. Building 3 contains Units A & B, with each having a square footage of 1430. The floor plans of the Building which shows graphically the dimensions, area, and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Page 58 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

DEED
2429 0894

SW
894

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this 2nd Amendment to Master Deed on the date above written.

WITNESSED:

WITNESS MARY SHAW

NOTARY

W.W. & L.B. DEVELOPMENT, LLC

BY Wayne Underman

STATE OF PENNSYLVANIA)
COUNTY OF BUCKS)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named W.W. & L.B. DEVELOPMENT, LLC, by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

WITNESS MARY SHAW

Sworn to and subscribed
Before me this 20 day
of November, 2001.

(Seal)
NOTARY PUBLIC FOR PENNSYLVANIA
My Commission Expires 3-31-02

Notarial Seal
Nicole J. Croteau, Notary Public
Lower Makefield Twp., Bucks County
My Commission Expires Mar. 31, 2003
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase III, Building 3 contains Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated 11/8/2001, 2001, and recorded on the day of 11 28, 2001, in the Office of the ROD for Horry County, South Carolina, in Plat Book 180 at Page 196, with said Building 3 containing 10,232 99 feet± and designated as Phase III pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated as "Signage containing 0.13 acres, "Ingress & Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat). Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210, at Page 1239, and in Deed Book 2243, at Page 85, in the Office of the ROD for Horry County, South Carolina.

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-225 & 226
SPLIT FROM 131-02-01-013
Map Blk Parcel
11-29-01 pc

EXHIBIT B
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
after addition of Building 3

Unit Type	Statutory Basic Value	Percentage of Ownership
2bdr	$115	7.2785%
3bdr	$140	8.8608%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"



Nov. 14, 2001

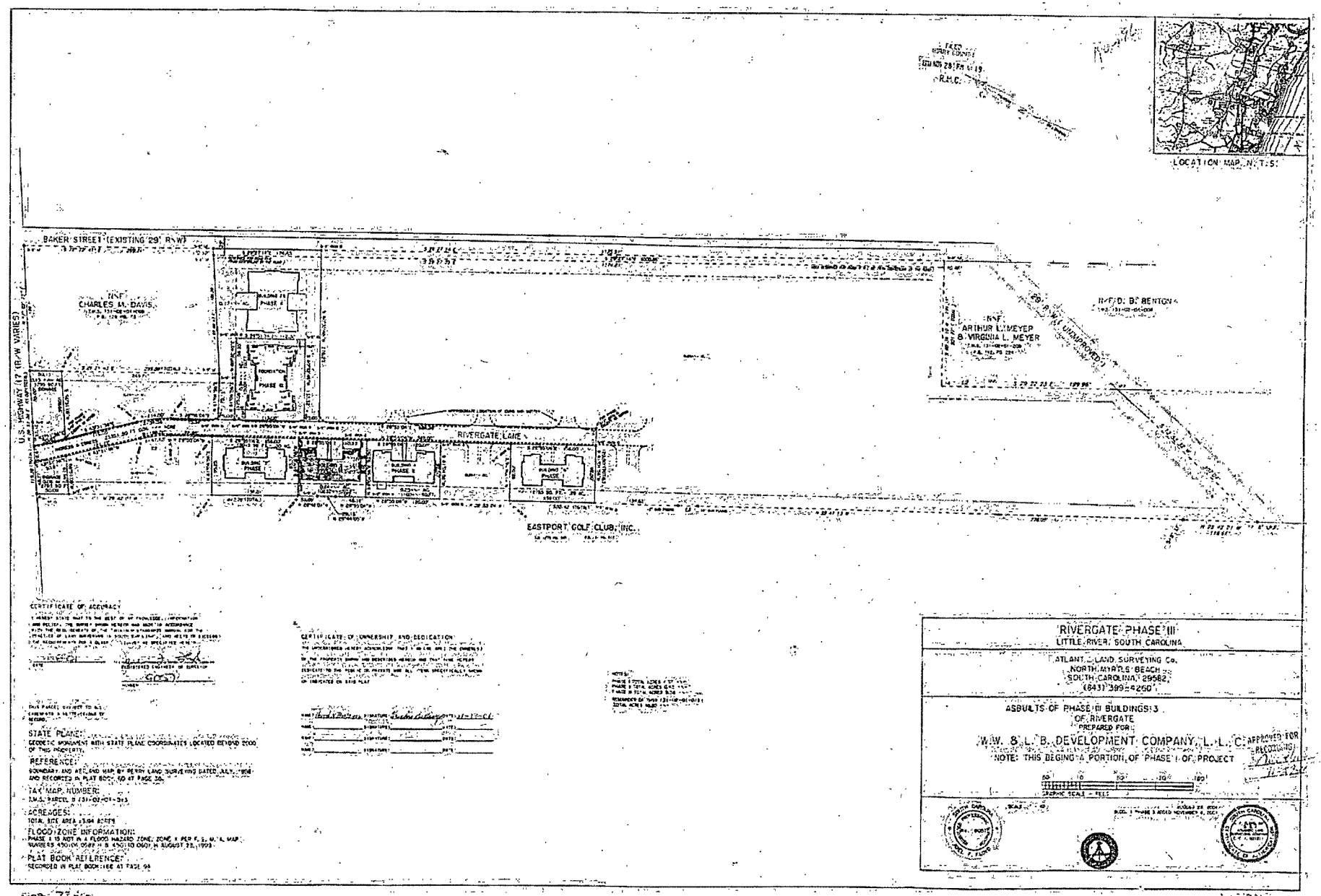
Mr. Richard E. Lester
Attorney at Law
1301- 48th Avenue North
Myrtle Beach, S.C.

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 3, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

H. Craig Daniel

H.Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670


LOCATION MAP, N.T.S.
BAKER STREET (EXISTING 29' R/W)
U.S. HIGHWAY 17 (R/W VARIES)
INF
CHARLES M. DAVIS
RIVERGATE LANE
EASTPORT GOLF CLUB, INC.
INF
ARTHUR L. MEYER
& VIRGINIA L. MEYER
R/F/D: B. BENTON
60' R/W (UNIMPROVED)
CERTIFICATE OF ACCURACY
CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE PLANE:
REFERENCE:
TAX MAP NUMBER:
ACREAGES:
FLOOD ZONE INFORMATION:
PLAT BOOK REFERENCE:
RIVERGATE PHASE III
LITTLE RIVER, SOUTH CAROLINA
ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260
ASBUILTS OF PHASE III BUILDINGS 13
OF RIVERGATE
PREPARED FOR:
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.
NOTE: THIS BEGINS A PORTION OF PHASE I OF PROJECT
APPROVED FOR RECORDING

13

751305

FILED
HORRY COUNTY, S.C.
2002 APR 18 PM 3:10
R.M.C.

STATE OF SOUTH CAROLINA)
) THIRD AMENDMENT TO
COUNTY OF HORRY) MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 25 and 27, Phase IV)

This Third Amendment to Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended ("Horizontal Property Act "of "Act") is made and executed in Horry County, South Carolina, this 17th day of April, 2002, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed"), in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina, and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina, and being more particularly described on Exhibit "A" attached hereto (said property being hereinafter referred to as the "Property").

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Deed and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The Property together with the buildings thereon shall be referred to as Buildings 25 and 27 of The Development.

2. Building. A. Building 25 contains Units A & B, with each having a square footage of 2277. The floor plans of the Building which shows graphically the dimensions, area, and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Page 85 in the Office of Register of Deeds for Horry County, South Carolina.

B. Building 27 contains Units A & B, with each having a square footage of 1816.90. The floor plans of the Building which shows graphically the dimensions, area, and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-227 thru 230
SPLIT FROM 131-02-01-013
Map Blk Parcel 4-19-02A

DEED
2472 0711

711 &

Page 86 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Third Amendment to Master Deed on the date above written.

WITNESSED:

Mary W. Becks

Marcia L. Williams

WW & LB DEVELOPMENT, LLC

BY: Wayne Windermann

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC, by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Mary W. Becks

Sworn to and subscribed
Before me this 17th day
of April, 2002.

Marcia L. Williams (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires 7/13/2005

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase IV, Building 25 contains Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated April 5, , 2002, and recorded on the day of 4-18 , 2002, in the Office of the ROD for Horry County, South Carolina, in Plat Book 183 at Page 16, with said Building 25 containing 2277 sq. feet± and designated as Phase IV pertaining to the Master Deed only, and Phase I as to the Rivergate Project, (said acreage includes parcels designated as "Signage containing 0.13 acres; "Ingress & Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat). Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210, at Page 1239, and in Deed Book 2243, at Page 85, in the Office of the ROD for Horry County, South Carolina.

ALL AND SINGULAR, that certain property as shown as Phase IV, Building 27 contains Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated April 5, , 2002, and recorded on the day of 4-18 , 2002, in the Office of the ROD for Horry County, South Carolina, in Plat Book 183 at Page 16, with said Building 27 containing 1816.90 sq. feet ± and designated as Phase IV pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated as "Signage containing 0.13 acres; "Ingress & Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat). Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210, at Page 1239, and in Deed Book 2243, at Page 85, in the Office of the ROD for Horry County, South Carolina.

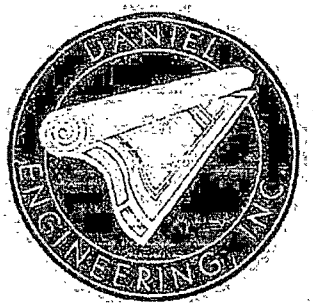
EXHIBIT "B"
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
after addition of Building 25 and 27

Unit Type	Statutory Basic Value	Percentage of Ownership
2bdr	$115	4.7521%
3bdr	$140	5.7851%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"



FILED
HORRY COUNTY, S.C.
2002 APR 18 PM 3:01
R.M.C.

April 4, 2001

Mr. Richard E. Lester
Attorney at Law
1301-48th Avenue North
Myrtle Beach, S.C.

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Buildings 27, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances as constructed.



H. Craig Daniel, PE

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-231+232
SPLIT FROM 131-02-01-013
Map Blk Parcel 7-18-02pa

Marcia/Rivergate/REL

HORRY COUNTY ASSESSOR
131-02-01-227+228
Map Blk Parcel 7-18-02pa

75 4366

FILED
HORRY COUNTY, S.C.
2002 JUL 17 AM 8:39
R.M.C.

STATE OF SOUTH CAROLINA)
) CORRECTION TO THIRD AMENDMENT
COUNTY OF HORRY) TO MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Buildings 25 and 27, Phase IV)

THIS CORRECTION TO THIRD AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME, made this 16 day of July, 2002, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

WHEREAS, Declarant recorded Third Amendment to Master Deed of Rivergate Horizontal Property Regime on April 18, 2002, in Deed Book 2472, at Page 0711 in the ROD's Office for Horry County, South Carolina, wherein said Amendment was recorded to bring in to the Regime Buildings 25 and 27; and

WHEREAS, there was a scrivener's error made in that Building 25 actually has Units A, B, C and D for a total of four units instead of just two units; and

WHEREAS, it is the desire of the Declarant to correct this error by filing this Correction to Third Amendment to Master Deed of Rivergate Horizontal Property Regime.

NOW, THEREFORE, for and in consideration of the foregoing, the Third Amendment to Master Deed of Rivergate Horizontal Property Regime is hereby amended as follows:

1. That Paragraph 2. Building is hereby amended to include Units A, B, C and D with each having a square footage of 2277.

2. That Paragraph 3. Percentage of Ownership is not to be changed as evidenced by the attached Exhibit "B" which was attached to the original recorded Master Deed as the percentages were reflected as Building 25 having four Units with a square foot each of 2277.

3. That the remaining Paragraphs of said Third Amendment to Master Deed shall remain in full force and effect.

WITNESSED:

WW & LB DEVELOPMENT, LLC

By: Wayne Windham

DEED
2500 0195

REGISTER OF DEEDS
1301 SECOND AVENUE
PO BOX 470
CONWAY, SC 29528

COURTESY NOTIFICATION

FROM THE INDEXING DEPARTMENT

TO WHOM IT MAY CONCERN:

Please be advised that the attached instrument was recorded with the discrepancies checked below.

( ) Two witnesses to the execution are required.
( ) The affidavit of the subscribing witness must conform to requirements.
( ) The acknowledgement section incorrect / incomplete.
(✓) The probate section incorrect / incomplete: Dee Other
( ) Probate / acknowledgement section not on document.
( ) An affidavit of consideration must be submitted.
( ) Not an original document.
( ) Not original signatures.
( ) Wrong county.
( ) Grantees/mortgagees address was omitted.
( ) Mortgage derivation needs to be on the document (book and page).
( ) Document must have a proper derivation clause (book and page).
( ) Assignment must refer to the original mortgage (book and page).
( ) Assignment has an incorrect book and page.
( ) Need the notaries date of commission.
( ) Property description was omitted.
(✓) Other: Wayne Winderman cannot witness his own signature.

Date: 7-17-02 Signature of clerk: Angela McKvian

Telephone #: (843) 915-5430

THIS INSTRUMENT SHOULD BE RE-RECORDED WITH THE PROPER CORRECTIONS. PLEASE RE-SUBMIT WITH THE PROPER FILING FEE.

BOOK 2500 PAGE 195 A

STATE OF ~~SOUTH CAROLINA~~ Pennsylvania)
) PROBATE
COUNTY OF ~~HORRY~~ Bucks)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC, by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment, and that s/he with the other subscribing witness witnessed the execution thereof.

Wayne Ulmer

Sworn to and subscribed
Before me this 11 day
of July, 2002.

Matthew D. Disanto (Seal)
NOTARY PUBLIC FOR ~~SOUTH CAROLINA~~ Pennsylvania
My Commission Expires 3/18/2006

Notarial Seal
Matthew D. Disanto, Notary Public
Lower Makefield Twp., Bucks County
My Commission Expires Mar. 18, 2006
Member, Pennsylvania Association Of Notaries

EXHIBIT "B"
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
after addition of Building 25 and 27

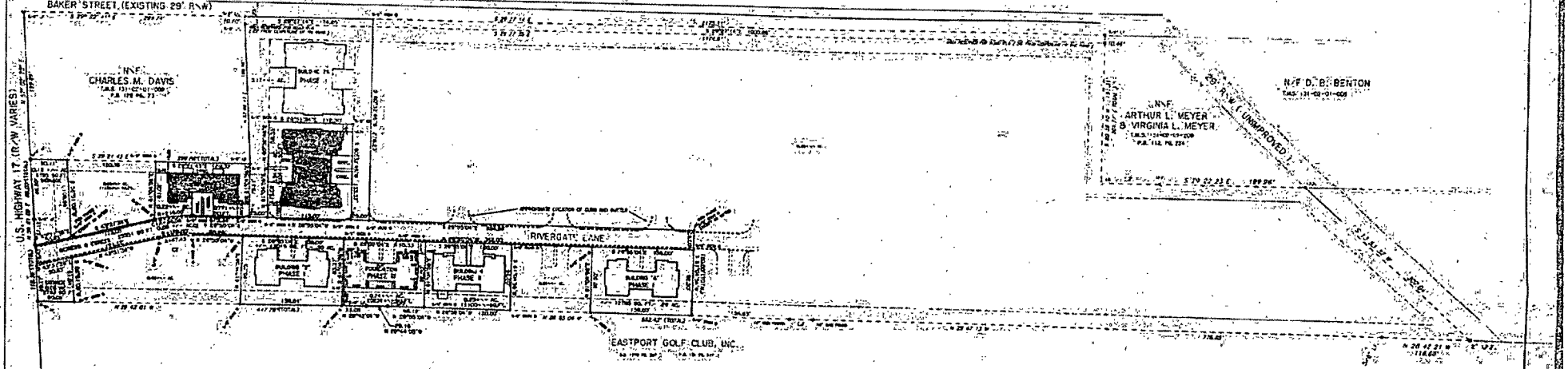
Unit Type	Statutory Basic Value	Percentage of Ownership
2bdr	$115	4.7521%
3bdr	$140	5.7851%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

183-16



LOCATION MAP N.T.S.



CERTIFICATE OF ACCURACY:

4-5-02

REGISTERED ENGINEER OR SURVEYOR

9057

NUMBER

THIS PARCEL PROJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORD.

STATE PLANE:

GEODETIC MONUMENT W 31 STATE PLANE COORDINATES LOCATED BEYOND 2000' OF THIS PROPERTY.

REFERENCE:

BOUNDARY AND WETLAND MAP BY PERRY LAND SURVEYING DATED [illegible], 1998 AND RECORDED IN PLAT BOOK 90 AT PAGE 35.

TAX MAP NUMBER:

T.M.S. PARCEL # 131-02-01-013

ACREAGES:

TOTAL SITE AREA 13.94 ACRES.

FLOOD ZONE INFORMATION:

PHASE I-IV IS NOT IN A FLOOD HAZARD ZONE. ZONE X PER F. E. M. A. MAP NUMBERS 450104 0562 H & 450101 0001 H AUGUST 03, 1993

PLAT BOOK REFERENCE:

RECORDED IN PLAT BOOK 106 AT PAGE 94

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I, WE OR WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY DEDICATE TO THE PUBLIC OR PRIVATE USE ALL ITEMS SHOWN AS SUCH ON THE FACE OF SAID PLAT.

Luther Rackley (OWNER) Owner Agent DATE 4/16/02

NAME SIGNATURE DATE

NAME SIGNATURE DATE

NOTES:

PHASE I TOTAL ACRES 3.27 +/-
PHASE II TOTAL ACRES 0.42 +/-
PHASE III TOTAL ACRES 0.56 +/-
PHASE IV TOTAL ACRES 0.56 +/-

REMAINDER OF TMS# 131-02-01-013 TOTAL ACRES 11.93 +/-

NOT WITHIN LIMITS OF A HORIZONTAL CONTROL STATION

RIVERGATE PHASE IV

LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4250

ASBUILTS OF PHASE IV BUILDINGS 25 AND 27 OF RIVERGATE

PREPARED FOR

W.W. & L. B. DEVELOPMENT COMPANY, L.L.C.

NOTE: THIS BEGINS A PORTION OF PHASE I OF PROJECT

60 0 60 120 180

GRAPHIC SCALE - FEET

SCALE 1" = 60'

APPROVED FOR RECORDING

This [illegible] day of [illegible], APRIL 5, 2002

[illegible] 4-12-02

Horry County Planning & Zoning Dept.

SOUTH CAROLINA REGISTERED SEAL OF LAND SURVEYOR

SOUTH CAROLINA REGISTERED SEAL OF ENGINEER

REL/Marcia/Rivergate

756074

FILED
HORRY COUNTY, S.C.

STATE OF SOUTH CAROLINA)
) **FOURTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME**
COUNTY OF HORRY) (Building 5, Phase V)

2002 AUG 13 P 4:14

R.M.C.

This Fourth Amendment to Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of" Act") is made and executed in Horry County, South Carolina, this 6th day of August 2002, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina, and being more particularly described on Exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Deed and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 5 of The Development.

2. Building. Building 5 contains Units A & B with each having a square footage of 1430. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book P beginning at Page 105 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976)

DEED
2508 1459

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Fourth Amendment to Master Deed on the date above written.

WITNESSED:

Nicole J. Coteau

William Kuchefski

WW & LB DEVELOPMENT, LLC

BY: Wayne Lindeman

STATE OF ~~SOUTH CAROLINA~~ Pennsylvania)
)
COUNTY OF ~~HORRY~~ Bucks)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC, by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Nicole J. Coteau

Sworn to and subscribed
Before me this 6th day
of August, 2002

(Seal)
NOTARY PUBLIC FOR ~~SOUTH CAROLINA~~ Pennsylvania
My Commission Expires Nov 7th 2005

Notarial Seal
William Kuchefski, Notary Public
Lower Makefield Twp., Bucks County
My Commission Expires Nov. 7, 2005
Member, Pennsylvania Association Of Notaries

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase V, Building 5 contains Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated July 25, , 2002, and recorded on the day of 8/13 , 2002, in the Office of the ROD for Horry County, South Carolina, in Plat Book 185 at Page 15 , with said Building 5 containing 1430 sq. feet± each unit and designated as Phase V pertaining to the Master Deed only and Phase I as to the Rivergate Project. (said acreage includes parcels designated as "Signage containing 0.13 acres; "Ingress & Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat). Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210, at Page 1239, and in Deed Book 2243, at Page 85, in the Office of the ROD for Horry County, South Carolina.

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-233 & 234
SPLIT FROM 131-02-01-013
Map Blk Parcel
8-14-02

EXHIBIT "B"
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
after addition of Building 5

Unit Type	Statutory Basic Value	Percentage of Ownership
2bdr	$115	4.2593%
3bdr	$140	5.1852%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

August 7, 2002

Mr. Richard E. Lester
Attorney at Law
1301-48th Avenue North
Myrtle Beach, S.C.

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 5, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General, of the Regime, as designed and within reasonable construction tolerances, as constructed.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 19639 H. CRAIG DANIEL

H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01C003

CERTIFICATE OF OCCUPANCY COPY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE ADULT COMM/BLDG 5

Building Address 4278/4284 RIVERGATE / RIVERGATE COMM, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load 00000 Sprinkler Provided NO Required NO

Applicable Code 1997 SBC Permit # 0000076595 Report # 0312351

Building Official

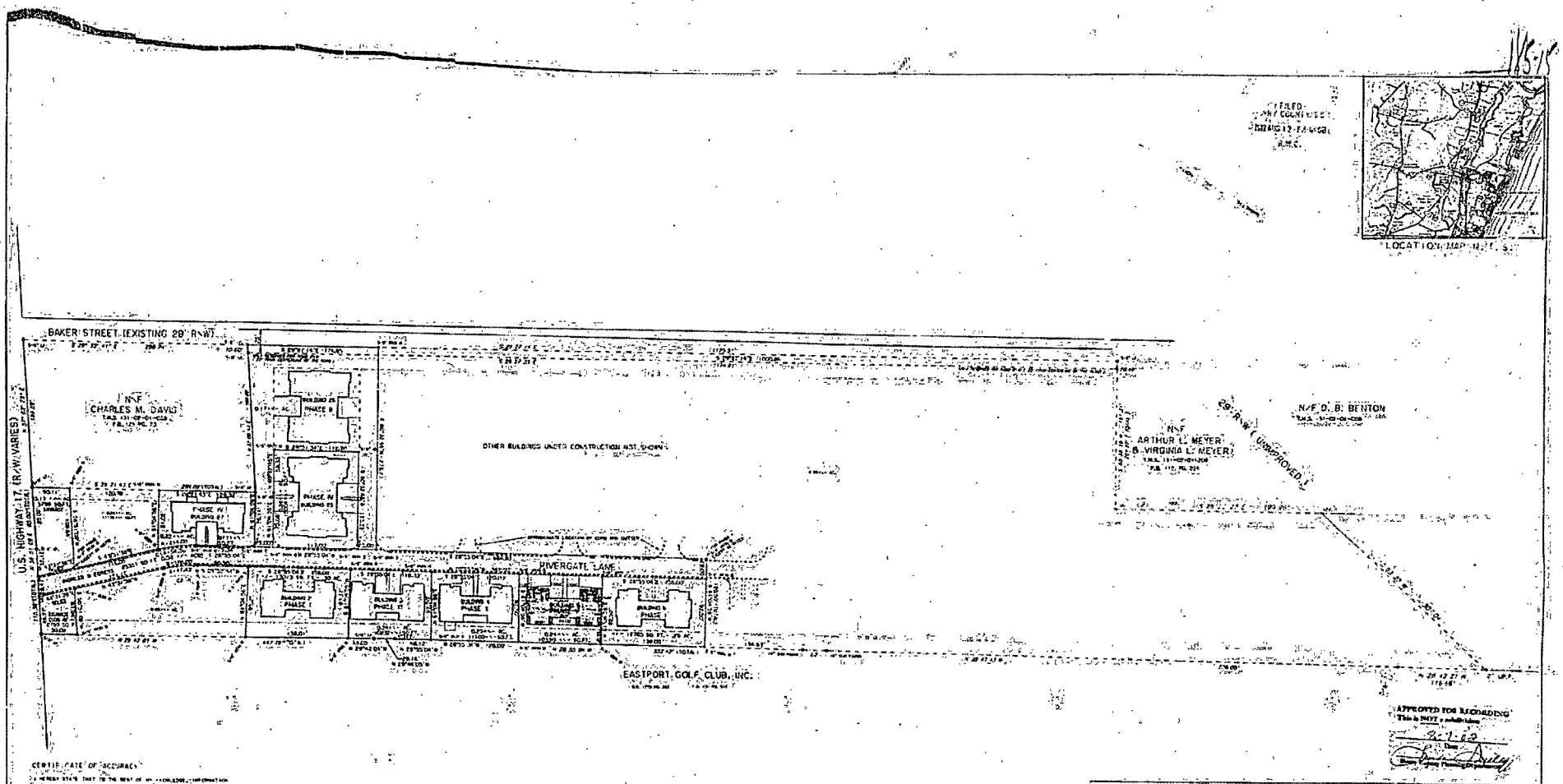
STEPHEN BUCK Stephen Buck CB
Inspector

August 06, 2002
Date

EXHIBIT "D"

29

10.31.11 Master Deed Documents from Plaintiff 000247



APPROVED FOR RECORDING
This is NOT a subdivision
9-1-09
Date
Director of Planning & Zoning

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "S MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED THEREIN.

7-20-09
DATE

9057
REGISTERED SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT IT IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT SAME HEREBY IS DEDICATED TO THE PUBLIC OR PRIVATE USE AS SPECIFICALLY SHOWN OR NOTED ON SAID PLAT.

NAME _____ SIGNATURE _____ DATE _____
NAME _____ SIGNATURE _____ DATE _____
NAME _____ SIGNATURE _____ DATE _____

NOTE:
PHASE I TOTAL ACRES 13.09
PHASE II TOTAL ACRES 8.42
PHASE III TOTAL ACRES 6.04
PHASE IV TOTAL ACRES 6.04

REMAINDER OF PARCEL 431-09-01-003
TOTAL ACRES 16.04

THIS PARCEL SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORD.

STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND 2000' OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND RE-PLAT MAP BY PERRY LAND SURVEYING DATED JULY, 1998 AND RECORDED IN PLAT BOOK 60 AT PAGE 36.

TAX MAP NUMBER:
T.M.S. PARCEL III 431-09-01-003

ACREAGES:
TOTAL SITE AREA 13.09 ACRES

FLOOD ZONE INFORMATION:
PHASE I IS NOT IN A FLOOD HAZARD ZONE. ZONE X PER F. I. R. M. S. MAP NUMBERS 45051C 0582 H & 45051C 0601 H AUGUST 23, 1999.

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 108 AT PAGE 94

NOT WITHIN 2000' OF A HORIZONTAL GEODETIC STATION

RIVERGATE, PHASE V
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260

ASBUILTS OF PHASE V, BUILDING 5
OF RIVERGATE
PREPARED FOR:
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.
NOTE: THIS BEGINS A PORTION OF PHASE I OF PROJECT.

60 0 60 120 180
GRAPHIC SCALE - FEET

SCALE 1" = 60' JULY 20, 2009

30

FILED
SEP 23 PM 3:56
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

FIFTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME
(Building 7, Phase VI)

This Fifth Amendment to Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of" Act") is made and executed in Horry County, South Carolina, this 23rd day of September, 2002, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina, and being more particularly described on Exhibit "A" attached hereto (said property being hereinafter referred to as the "Property").

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Deed and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 7 of The Development.

2. Building. Building 7 contains Units A & B with each having a square footage of 1430. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Page 113 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976)

DEED
2522 0324

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Fifth Amendment to Master Deed on the date above written.

WITNESSED:

Witness #1 Nicole J. Croteau

Notary as Witness #2 William Kuchefsky

WW & LB DEVELOPMENT, LLC

BY: Wayne Winderman

Wayne Winderman, Manager

STATE OF PENNSYLVANIA)
)
COUNTY OF Bucks) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC, by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Witness #1 Nicole J. Croteau

Sworn to and subscribed
Before me this 23rd day
of September, 2002

Notarial Seal
William Kuchefski, Notary Public
Lower Makefield Twp., Bucks County
My Commission Expires Nov. 7, 2005
Member, Pennsylvania Association Of Notaries

(Seal)

NOTARY PUBLIC FOR Pennsylvania
My Commission Expires Nov 7th 2005

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase VI, Building 7 contains Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated September, 2002, and recorded on the day of 9-23, 2002, in the Office of the ROD for Horry County, South Carolina, in Plat Book 185 at Page 189, with said Building 7 containing 1430 sq. feet± each unit and designated as Phase VI pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated as "Signage containing 0.13 acres, "Ingress & Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat). Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210, at Page 1239, and in Deed Book 2243, at Page 85, in the Office of the ROD for Horry County, South Carolina.

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-235 thru 236
SPLIT FROM 131-02-01-013
Map Blk Parcel
9-24-02 pg

EXHIBIT "B"
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
after addition of Building 7

Unit Type	Statutory Basic Value	Percentage of Ownership
2bdr	$115	3.8591%
3bdr	$140	4.6980%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

August 20, 2002

Mr. Richard E. Lester
Attorney at Law
1301-48th Avenue North
Myrtle Beach, S.C.

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 7, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime as designed and within reasonable construction tolerances, as constructed.

H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE BLDG #7

Building Address 4308/4318 RIVERGATE / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load 00000 Sprinkler Provided NO Required NO

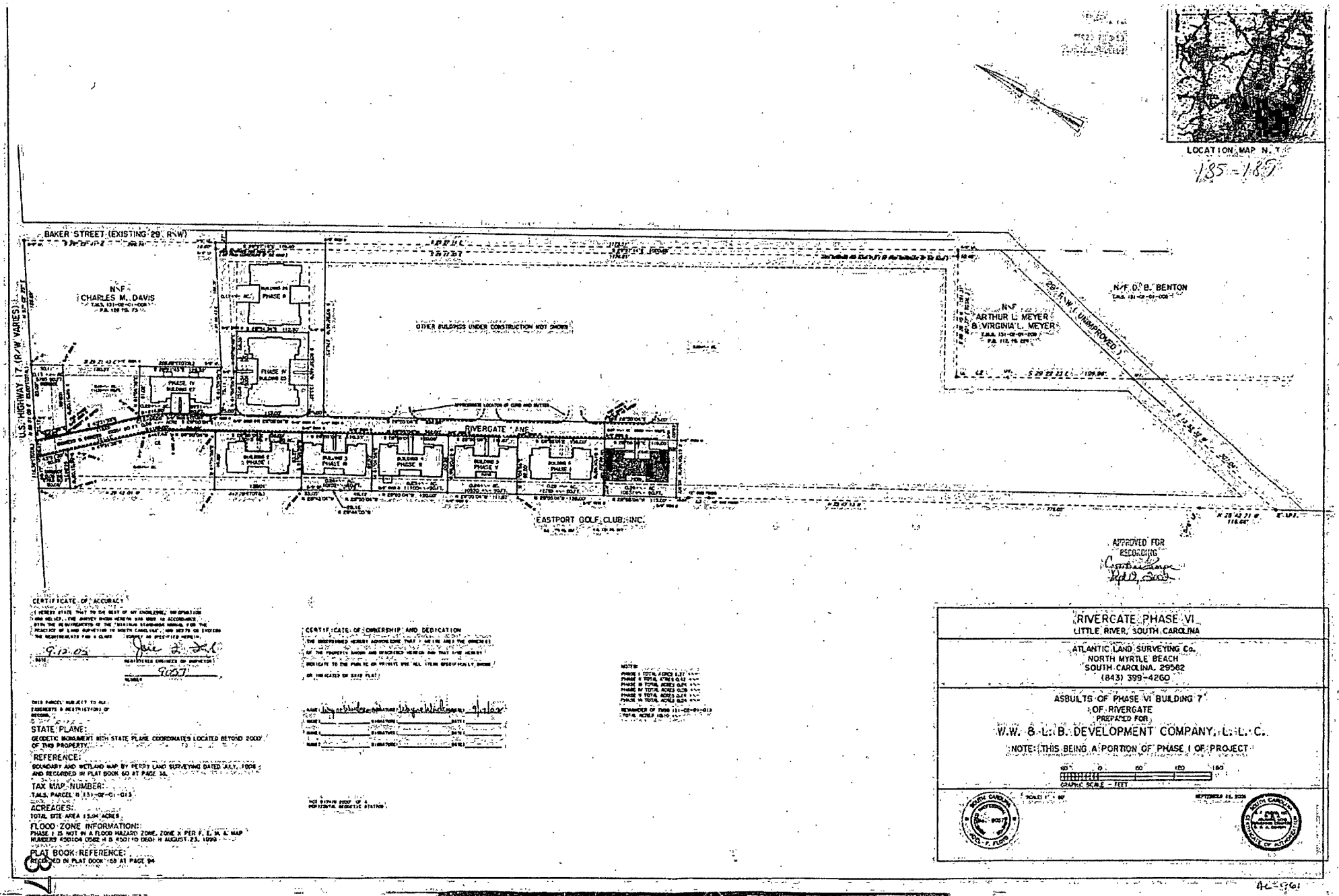
Applicable Code 97 SBC Permit # 0000083398 Report # 0316364

Building Official

STEPHEN BUCK Stephen Buck
Inspector

September 17, 2002
Date

EXHIBIT "D"


LOCATION MAP N. T. S.
185-189
BAKER STREET (EXISTING 29' R/W)
U.S. HIGHWAY 17 (R/W VARIES)
N/F
CHARLES M. DAVIS
T.M.S. 131-08-01-008
P.B. 108 PG. 73
OTHER BUILDINGS UNDER CONSTRUCTION NOT SHOWN
RIVERGATE
N/F
EASTPORT GOLF CLUB, INC.
N/F
ARTHUR L. MEYER
& VIRGINIA L. MEYER
T.M.S. 131-01-01-009
P.B. 112, PG. 029
N/F
D. B. BENTON
T.M.S. 131-01-01-008
20' R/W (UNIMPROVED)
APPROXIMATE LOCATION OF SEPTIC AND WATER
APPROVED FOR RECORDING
CERTIFICATE OF ACCURACY
CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND 2000' OF THIS PROPERTY.
REFERENCE:
BOUNDARY AND WETLAND MAP BY PEPPY LAND SURVEYING DATED JULY, 1998 AND RECORDED IN PLAT BOOK 60 AT PAGE 36.
TAX MAP NUMBER:
T.M.S. PARCEL 9 131-01-01-013
ACREAGES:
TOTAL SITE AREA 13.04 ACRES
FLOOD ZONE INFORMATION:
PHASE I IS NOT IN A FLOOD HAZARD ZONE, ZONE X PER F. I. R. M. MAP NUMBERS POSITION CODE # 0 450110 0001 H AUGUST 23, 1999
PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 159 AT PAGE 94
RIVERGATE PHASE VI
LITTLE RIVER, SOUTH CAROLINA
ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA. 29582
(843) 399-4260
ASBUILTS OF PHASE VI BUILDING 7
OF RIVERGATE
PREPARED FOR:
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.
NOTE: THIS BEING A PORTION OF PHASE I OF PROJECT
GRAPHIC SCALE - FEET
SCALE 1" = 60'
SEPTEMBER 15, 2005

820809 REL/Rivergate/MSW

FILED

OCT 17 AM 8:04

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

SIXTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME
(Building 24, Phase VII)

This Sixth Amendment to Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended ("Horizontal Property Act" or "Act") is made and executed in Horry County, South Carolina, this 9th day of October, 2002, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed"), in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina; and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina, and being more particularly described on Exhibit "A" attached hereto (said property being hereinafter referred to as the "Property");

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Deed and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The Property together with the buildings thereon shall be referred to as Building 24 of The Development.

2. Building. Building 24 contains Units A & B, with each having a square footage of 1353. The floor plans of the Building which shows graphically the dimensions, area, and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book 120 beginning at Page 121 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

1

DEED
2529 1397

A

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Sixth Amendment to Master Deed on the date above written.

WITNESSED:

Mary Shaw
MARY SHAW
Matthew D. DiSanto

WW & LB DEVELOPMENT, LLC

BY: Wayne Wunderman

STATE OF ~~SOUTH CAROLINA~~ Pennsylvania)
)
COUNTY OF ~~HORRY~~ Bucks)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC, by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Mary Shaw
MARY SHAW

Sworn to and subscribed
Before me this 9th day
of October, 2001.

Matthew D. DiSanto (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires 3/18/2006

Notarial Seal
Matthew D. Disanto, Notary Public
Lower Makefield Twp., Bucks County
My Commission Expires Mar. 18, 2006
Member, Pennsylvania Association Of Notaries

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase VII, Building 24 contains Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated October 9, 2002, and recorded on the day of Oct 17, 2002, in the Office of the ROD for Horry County, South Carolina, in Plat Book 186 at Page 39, with said Building 24 containing .22 acres 9610 sq. ft., more or less and designated as Phase VII pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated as "Signage containing 0.13 acres; "Ingress & Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat). Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210, at Page 1239, and in Deed Book 2243, at Page 85, in the Office of the ROD for Horry County, South Carolina.

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-237 & 238
SPLIT FROM 131-02-01-013
Map Div Parcel
10-17-02

EXHIBIT "B"
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
after addition of Building 24

Unit Type	Statutory Basic Value	Percentage of Ownership
2bdr	$115	3.5826%
3bdr	$140	4.3614%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

October 10, 2002

Mr. Richard E. Lester
Attorney at Law
1301- 48th Avenue North
Myrtle Beach, S.C.

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Buildings 24, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER HERBERT CRAIG DANIEL

No. 19539

H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

Monday, October 14, 2002 1:13 PM
10.31.11 Master Deed Documents from Plaintiff 000068

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE/BLDG 24-A & C

Building Address 4247 RIVERGATE LANE / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load 00000 Sprinkler Provided NO Required NO

Applicable Code 97 SBC Permit # 0000083955 Report # 0318395

Daniel A. Jacobs
Building Official

STEPHEN BUCK Stephen Buck CS
Inspector

October 09, 2002
Date

EXHIBIT "D"

43

760782

REL/Rivergate/MSW

FILED
IN Y. S.C.
2002 OCT 28 AM 8:28
R.M.C.

STATE OF SOUTH CAROLINA)
) CORRECTION TO SIXTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME (Building 24, Phase VII)
COUNTY OF HORRY)

THIS CORRECTION TO SIXTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME, made this 24 day of October, 2002, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

WHEREAS, Declarant recorded Sixth Amendment to Master Deed of Rivergate Horizontal Property Regime on October 17, 2002, in Deed Book 2529 at Page 1397 in the ROD's Office for Horry County, South Carolina, wherein said Amendment was recorded to bring in to the Regime Building 24; and

WHEREAS, there was a scrivener's error made in that Building 24 actually has Units A and C and not Units A and B, and

WHEREAS, it is the desire of the Declarant to correct this error by filing this Correction to Sixth Amendment to Master Deed of Rivergate Horizontal Property Regime.

NOW, Therefore, for an in consideration of the foregoing, the Sixth Amendment to Master Deed of Rivergate Horizontal Property Regime is hereby amended as follows:

1. That Paragraph 2. Building is hereby amended to include Units A and C having a square footage of 1353.

2. That Paragraph 3. Percentage of Ownership is not to be changed as evidenced by the attached Exhibit "B" which was attached to the original recorded master Deed as the percentages were reflected correctly.

3. That the remaining Paragraphs of said Sixth Amendment to Master Deed shall remain in full force and effect.

WITNESSED:

WW & LB DEVELOPMENT, LLC

By: Wayne Wiseman

HORRY COUNTY ASSESSOR

131-02-01-237 & 238

Map Blk Parcel
10-29-02 01

DEED
2533 0258

STATE OF PENNSYLVANIA)
) PROBATE
COUNTY OF BUCKS)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC, by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment, and that s/he with the other subscribing witness witnessed the execution thereof.

Nicole J. Liotard

Sworn to and subscribed
Before me this 24 day
of Oct, 2002

Matthew D. Disanto (Seal)
NOTARY PUBLIC FOR ~~SOUTH CAROLINA~~ Pennsylvania
My Commission Expires 3/18/2006

Notarial Seal
Matthew D. Disanto, Notary Public
Lower Makefield Twp., Bucks County
My Commission Expires Mar. 18, 2006
Member, Pennsylvania Association Of Notaries

EXHIBIT "B"
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
after addition of Building 24

Unit Type	Statutory Basic Value	Percentage of Ownership
2bdr	$115	3.5826%
3bdr	$140	4.3614%

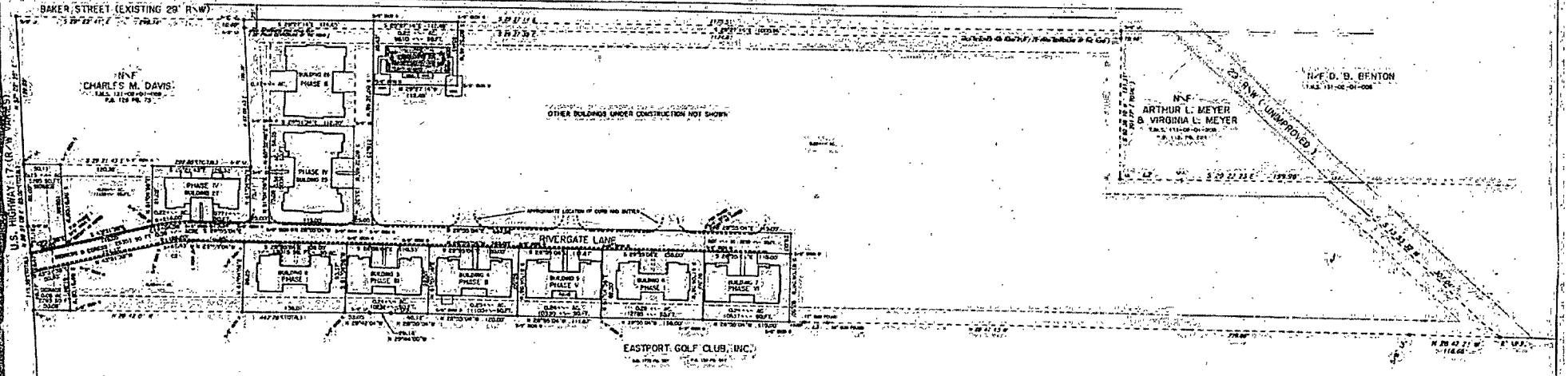
NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

186-39

186-39



LOCATION MAP N. T. S.



CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE CONDITION AND RELIEF... THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "DIVISION STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS ... SURVEY AS SPECIFIED HEREIN.

10/9/02 — REGISTERED LAND SURVEYOR OR ENGINEER — 9057 — NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I (OR WE) AM (OR ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (OR WE) HEREBY DEDICATE TO THE PUBLIC OR PRIVATE USE ALL ROAD SPACE SHOWN OR INDICATED ON SAID PLAT.

NAME — SIGNATURE — DATE

NOTE TO:
PHASE I TOTAL ACRES 1.37 +/-
PHASE II TOTAL ACRES 0.92 +/-
PHASE III TOTAL ACRES 0.92 +/-
PHASE IV TOTAL ACRES 0.74 +/-
PHASE V TOTAL ACRES 0.74 +/-
PHASE VI TOTAL ACRES 0.74 +/-
PHASE VII TOTAL ACRES 0.67 +/-

REMAINDER OF TMS# 131-00-01-013
TOTAL ACRES 10.06 +/-

APPROVED FOR RECORDING
IN A SUBDIVISION
Curtis Sharpe
11-15-2002
Horry County Planning Department

THIS PARCEL SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORD.

STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND 2000' OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND WETLAND MAP BY PERRY LAND SURVEYING DATED JULY, 1998 AND RECORDED IN PLAT BOOK 60 AT PAGE 36.

TAX MAP NUMBER:
T.M.S. PARCEL # 131-00-01-013

ACREAGES:
TOTAL SITE AREA 13.04 ACRES

FLOOD ZONE INFORMATION:
PHASE I IS NOT IN A FLOOD HAZARD ZONE, ZONE X PER F. I. R. M. A. MAP NUMBERS 450104 0062 H & 450110 0001 H AUGUST 23, 1999

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 168 AT PAGE 94.

NOT WITHIN 2000' OF A HORIZONTAL GEODETIC STATION

RIVERGATE PHASE VII
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4260

RESULTS OF PHASE VII BUILDING 24 OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.
NOTE: THIS BEING A PORTION OF PHASE I OF PROJECT

60 0 60 120 180
GRAPHIC SCALE - FEET

SCALE 1" = 60'

OCTOBER 9, 2002

SOUTH CAROLINA REGISTERED LAND SURVEYOR 9057 ALL IS FLOOD

SOUTH CAROLINA REGISTERED LAND SURVEYOR L. B. GRANT STATE OF SOUTH CAROLINA

Marcia/REL/Rivergate 822980

FILED
HORRY COUNTY, S.C.
02 DEC -9 PM 4:25
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

SEVENTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME
(Building 1, Phase VIII)

This SEVENTH Amendment to Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of" Act") is made and executed in Horry County, South Carolina, this 5th day of December 2002, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina, and being more particularly described on Exhibit "A" attached hereto (said property being hereinafter referred to as the "Property").

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Deed and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 1 of The Development.

2. Building. Building 1 contains Units A & B with each having a square footage of 1813. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book ____ beginning at Page ___ in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976)

DEED
2545 0776

1.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Seventh Amendment to Master Deed on the date above written.

WITNESSED:

WW & LB DEVELOPMENT, LLC

Mary Shaw
First Witness

BY: Wayne Wiedeman

Witness (Can be Notary)

STATE OF PENNSYLVANIA)
)
COUNTY OF BUCKS)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC, by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Mary Shaw
(Same First Witness as above)

Sworn to and subscribed
Before me this 5 day
of Dec. 2002

(Seal)
NOTARY PUBLIC FOR PA
My Commission Expires 3-31-03

Notarial Seal
Nicole J. Croteau, Notary Public
Lower Makefield Twp., Bucks County
My Commission Expires Mar. 31, 2003
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase VIII, Building 1 contains Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated November 20, 2002, and recorded on the day of _____, 2002, in the Office of the ROD for Horry County, South Carolina, in Plat Book _____ at Page _____, with said Building 1 containing 0.25 acres and designated as Phase VIII pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated as "Signage containing 0.13 acres, "Ingress & Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat). Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210, at Page 1239, and in Deed Book 2243, at Page 85, in the Office of the ROD for Horry County, South Carolina.

more or less and containing 10,880+ sq. feet

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-239 & 240
SPLIT FROM 131-02-01-013 & 218
Map Blk Parcel
12-10-02

EXHIBIT "B"
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
after addition of Building 1

Unit Type	Statutory Basic Value	Percentage of Ownership
2bdr	$115	3.2951%
3bdr	$140	4.0115%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

November 21, 2002

Mr. Richard E. Lester
Attorney at Law
1301-48th Avenue North
Myrtle Beach, S.C.

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 1, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE/BLDG 1

Building Address 4226/4228 RIVERGATE / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING "R-3"

Type of Construction FR Occupant Load 00000 Sprinkler Provided NO Required NO

Applicable Code 97 SBC Permit # 0000084952 Report # 0322778

Daniel H. Jacobs
Building Official

STEPHEN BUCK Stephen Buck CL
Inspector

December 03, 2002
Date

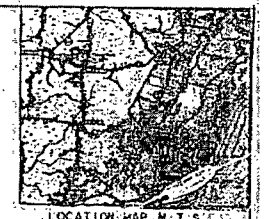
EXHIBIT "D"

53

10.31.11 Master Deed Documents from Plaintiff 000077

187-31

187-31



LOCATION MAP N.T.S.

BAKER STREET (EXISTING 29' R/W)

U.S. HIGHWAY 17 (R/W VARIES)

N/F
CHARLES M. DAVIS

OTHER BUILDINGS UNDER CONSTRUCTION NOT SHOWN

RIVERGATE LANE

EASTPORT GOLF CLUB, INC.

29' R/W (UNIMPROVED)

N/F
ARTHUR L. MEYER
& VIRGINIA L. MEYER

N/F D. B. BENTON

CERTIFICATE OF ACCURACY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE PLANE:
REFERENCE:
TAX MAP NUMBER:
ACREAGE:
FLOOD ZONE INFORMATION:
PLAT BOOK REFERENCE:

Approved for Recordation
This is not a Subdivision
Date
Horry County
Planning Department

RIVERGATE PHASE VIII
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260

RESULTS OF PHASE VIII BUILDING I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.

NOTE: THIS BEING A PORTION OF PHASE I OF PROJECT

60 0 60 120 180
ORIGINAL SCALE - FEET

SCALE 1" = 60'

REVISED 00, 2006

AL 941

767071

REL/Marcia/Rivergate

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

EIGHTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME
(Building 10, Phase IX)

This EIGHTH Amendment to Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of" Act") is made and executed in Horry County, South Carolina, this 21st day of January 2003, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina, and being more particularly described on Exhibit "A" attached hereto (said property being hereinafter referred to as the "Property").

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Deed and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 10 of The Development.

2. Building. Building 10 contains Units A & B with each having a square footage of 1430. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Page 143 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976)

DEED
2559 0188

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Eighth Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

BY: Wayne Wiederman

STATE OF PENNSYLVANIA)
) PROBATE
COUNTY OF BUCKS)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC, by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

(Same First Witness as above)

Sworn to and subscribed
Before me this 21st day
of Jan 2003.

(Seal)
NOTARY PUBLIC FOR
My Commission Expires

NOTARIAL SEAL
KHRISTINE A. DiPASQUALE, Notary Public
Falls Twp., Bucks County
My Commission Expires Dec. 19, 2005

COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase IX, Building 10 contains Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated November, 20 2003, and recorded on the day of Jan. 24, 2003, in the Office of the ROD for Horry County, South Carolina, in Plat Book 188 at Page 003, with said Building 10 containing 0.24 acres more or less and designated as Phase IX pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated as "Signage containing 0.13 acres, "Ingress & Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat). Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210, at Page 1239, and in Deed Book 2243, at Page 85, in the Office of the ROD for Horry County, South Carolina.

HORRY COUNTY ASSESSOR
MAP PARCEL 131-02-01-241 242
SPLIT FROM 131-02-01-013
Map Blk Parcel
1-27-03 PA

EXHIBIT "B"
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
after addition of Building 10

Unit Type	Statutory Basic Value	Percentage of Ownership
2bdr	$115	3.0504%
3bdr	$140	3.7135%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"



January 15, 2003

Mr. Richard E. Lester
Attorney at Law
1301- 48th Avenue North
Myrtle Beach, S.C.

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 10, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.



No. 19539
H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE BLDG 10 UNIT A/B

Building Address 4348/4350 RIVER GATE / RIVER GATE, LITTLE RIVER

Units 0002 Use 102 Use classification SINGLE-FAMILY HOUSE, ATTACHED "R-3"

Type of Construction FR Occupant Load 00000 Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000085844 Report# 0326586

Building Official

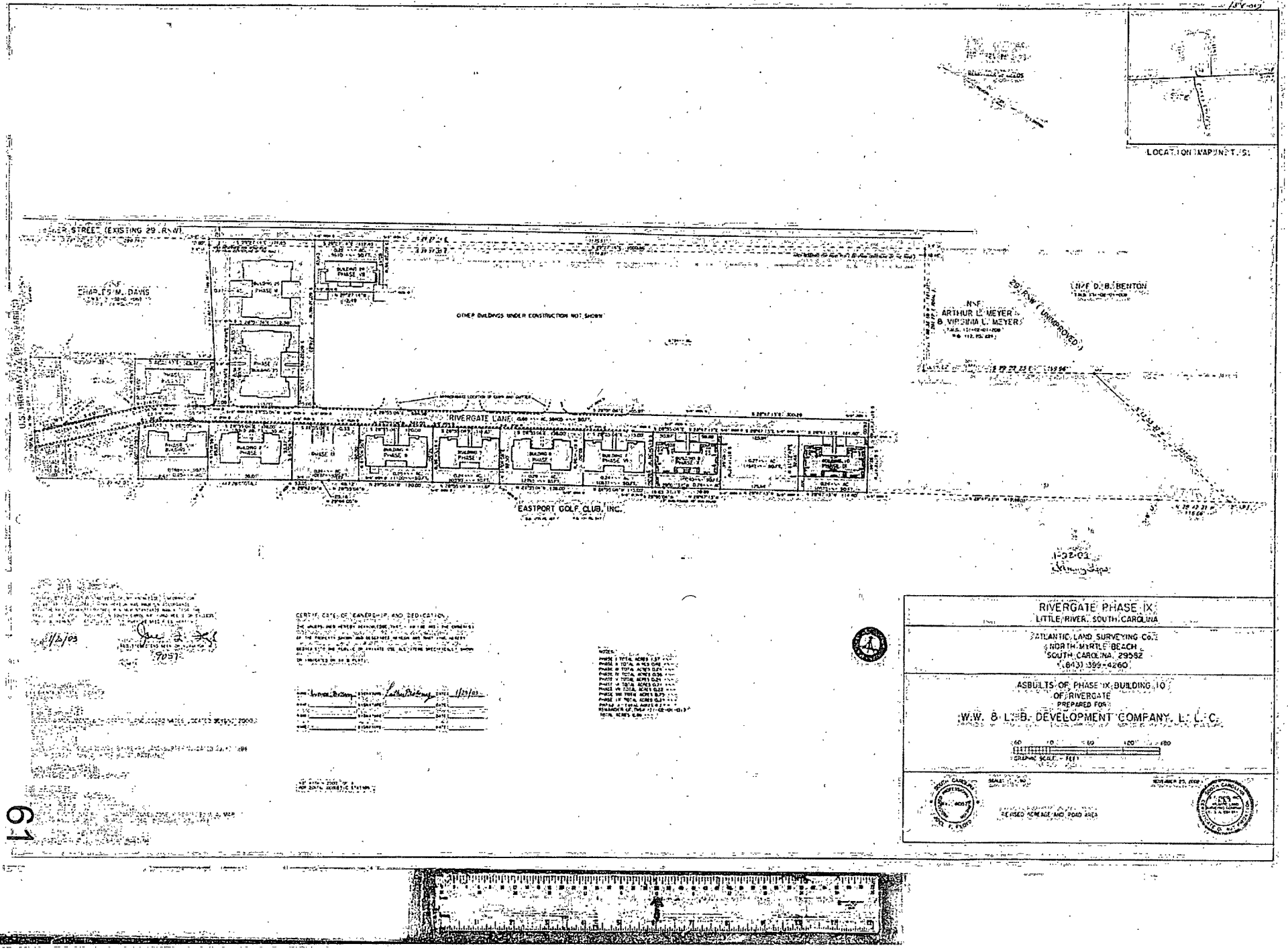
STEPHEN BUCK Stephen Buck CBO
Inspector

January 21, 2003
Date

EXHIBIT "D"

09

10.31.11 Master Deed Documents from Plaintiff 000083


LOCATION MAP (NOT TO SCALE)
CHARLES M. DAVIS
OTHER BUILDINGS UNDER CONSTRUCTION NOT SHOWN
RIVERGATE LANE
EASTPORT GOLF CLUB, INC.
N/F
ARTHUR L. MEYER
& VIRGINIA L. MEYER
20' R/W (UNIMPROVED)
LAND D.B. BENTON
RIVERGATE PHASE IX
LITTLE RIVER, SOUTH CAROLINA
ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4260
ASBUILTS OF PHASE IX BUILDING 10
OF RIVERGATE
PREPARED FOR:
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.
REVISED ACREAGE AND ROAD AREA

REL/Marcia/Rivergate 405411

FILED
HORRY COUNTY, S.C.

STATE OF SOUTH CAROLINA)
2003 FEB -7 PM 3:28
COUNTY OF HORRY)
BALL V. SINGLETON
REGISTRAR OF DEEDS

NINTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME
(Building 8, Phase X)

This NINTH Amendment to Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of" Act") is made and executed in Horry County, South Carolina, this 21st day of January 2003, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina, and being more particularly described on Exhibit "A" attached hereto (said property being hereinafter referred to as the "Property").

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Deed and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 8 of The Development.

2. Building. Building 8 contains Units A & B with each having a square footage of 1430. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book ___ beginning at Page ___ in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976)

DEED
2563 0599

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Ninth Amendment to Master Deed on the date above written.

WITNESSED:

WW & LB DEVELOPMENT, LLC

1st Witness BARRY WEIDNER

BY: Wayne Wunderman

2nd Witness PAUL PERREAULT

STATE OF PENNSYLVANIA)
) PROBATE
COUNTY OF BUCKS)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC, by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness BARRY WEIDNER

Sworn to and subscribed
Before me this 21 day
of January 2003.

(Seal)

NOTARY PUBLIC FOR _____
My Commission Expires _____

Notarial Seal
Paul E. Perreault, Notary Public
Yardley, Bucks County
My Commission Expires December 2, 2006

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase X, Building 8 contains Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated 11/20____, 2002, and recorded on the day of _____, 2003, in the Office of the ROD for Horry County, South Carolina, in Plat Book _____ at Page _____, with said Building 10 containing 0.24 acres, more or less, and designated as Phase IX pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated as "Signage containing 0.13 acres, "Ingress & Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat). Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210, at Page 1239, and in Deed Book 2243, at Page 85, in the Office of the ROD for Horry County, South Carolina .

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-243 thru 294
SPLIT FROM 131-02-01-013
Map Blk Parcel
2/10/03 pc

EXHIBIT B
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
after addition of Building 8

Unit Type	Statutory Basic Value	Percentage of Ownership
2bdr	$115	2.8395%
3bdr	$140	3.4568%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

January 15, 2003

Mr. Richard E. Lester
Attorney at Law
1301-48th Avenue North
Myrtle Beach, S.C.

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 8, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 19530
H. Craig Daniel, P.E.
HERBERT CRAIG DANIEL

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE BLG #8

Building Address 4318 RIVERGATE LANE / RIVER GATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING "R-3"

Type of Construction FR Occupant Load 00000 Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000086161 Report # 0328177

Building Official

STEPHEN BUCK
Inspector

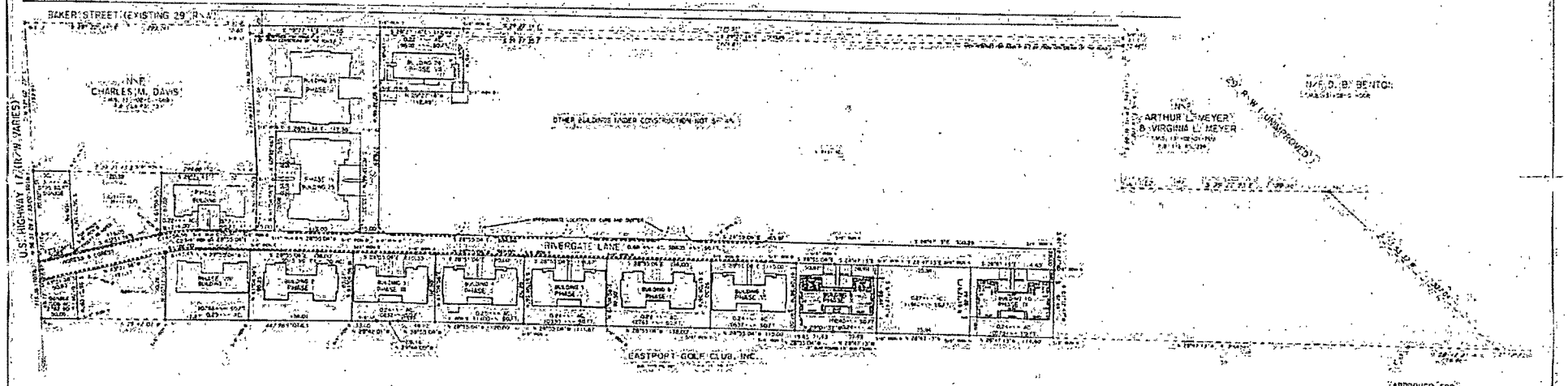
February 04, 2003
Date

EXHIBIT "D"

67

10.31.11 Master Deed Documents from Plaintiff 000089

158-48



APPROVED FOR RECORD

CERTIFICATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE PLANE:

REFERENCE:

TAX MAP NUMBER:

ZONE:

FLOOD ZONE DESIGNATION:

PLAT BOOK REFERENCES:

NOTES:

RIVERGATE PHASE IX
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4250

ASBUILTS OF PHASE IX BUILDING B
OF RIVERGATE
PREPARED FOR
W.W. & L. B. DEVELOPMENT COMPANY, L. L. C.

GRAPHIC SCALE - FEET

TRACT NO. 1A

TOTAL SQ. FEET

TOTAL ACREAGE AND ROAD AREA

98

$33100

FILED
HORRY COUNTY, S.C.

STATE OF SOUTH CAROLINA	)	TENTH AMENDMENT TO
	)	MASTER DEED OF RIVERGATE
COUNTY OF HORRY	)	HORIZONTAL PROPERTY REGIME
		(Building 9, Phase XI)

2003 JUN 11 P 4:02
GAIL FLOYD HOPPER
REGISTRAR OF DEEDS

This TENTH Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 4th day of June 2003, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed "; in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 9 of The Development.

2. Building. Building 9 contains Units A & B with each having a square footage of 1430 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Page 172 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2603 0589

589

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this TENTH Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1st Witness BY: Luther Bellamy
Luther Bellamy, Member

2nd Witness

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed Before
me this 9th day of June 2003.

(SEAL)
Notary Public for
My Commission Expires Feb. 13, 2012

EXHIBIT "A"

ALL AND SIGULAR, that certain property as shown as Phase XI, Building 9 containing Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated may 27, 2003, and recorded on June 4, 2003, in the Office of the ROD for Horry County, South Carolina, in Plat Book 190 at page 71, containing 0.27 acres, more or less, and designated as Phase XI pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 9-A; 131-02-01-_____

New Parcel: Building 9-B; 131-02-01-_____

Split From: 131-02-01-013

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-245 & 246
SPLIT FROM 131-02-01-013
Map Blk Parcel 6-5-03 PY

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule I
Percentage of Ownership
After addition of Building 9

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	2.6559 %
3 Bedroom	$140	3.2333 %

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

May 20, 2003

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 9, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

OICOD3

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE BLDG 9

Building Address 4332/4342 RIVER GATE / RIVER GATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING "R-3"

Type of Construction FR Occupant Load 00000 Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000088845 Report # 0340504

Building Official

STEPHEN BUCK
Inspector

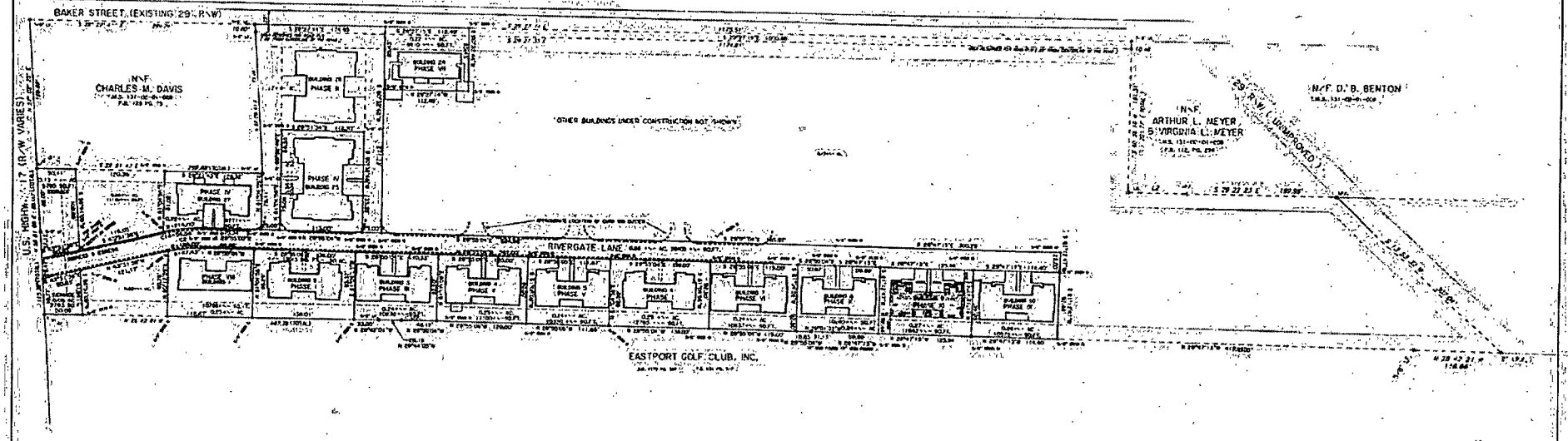
June 02, 2003
Date

EXHIBIT "D"

10-31-11 Master Deed Documents, Legal Documents

Book 190
page 71

LOCATION MAP N.T.S.



CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY

5/30/03

9057

APPROVED FOR RECORDING
6-3-03

STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND ZONE OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND WETLAND MAP BY REDDY LAND SURVEYING DATED JULY, 1998 AND RECORDED IN PLAT BOOK 60 AT PAGE 30.

TAX MAP NUMBER:
TMS, PARCEL # 131-02-01-011

ACREAGES:
TOTAL SITE AREA ±3.84 ACRES

FLOOD ZONE INFORMATION:
PHASE I IS NOT IN A FLOOD HAZARD ZONE / ZONE X PER F. I. R. M. A. MAP NUMBERS 450104 0016 H & 450110 0001 H AUGUST 23, 1995

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 168 AT PAGE 184

RIVERGATE PHASE XI
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4269

ASBUILTS OF PHASE XI BUILDING 9
OF RIVERGATE
PREPARED FOR
W.W. & L. B. DEVELOPMENT COMPANY, L. L. C.

GRAPHIC SCALE - FEET

REVISED ACREAGE AND ROAD AREA

MAY 27, 2003

SOUTH CAROLINA REGISTERED LAND SURVEYOR

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER

BOOK 57246

AL-979

75

835159

FILED
HORRY COUNTY, S.C.
2003 JUL -3 PM 2:28
BALLERY V. SHIPPY
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA	)	**ELEVENTH AMENDMENT TO**
	)	**MASTER DEED OF RIVERGATE**
COUNTY OF HORRY	)	**HORIZONTAL PROPERTY REGIME**
		(Building 28, Phase XII)

This ELEVENTH Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 3rd day of July 2003, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 28 of The Development.

2. Building. Building 28 contains Units A & B with each having a square footage of 1193.4 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Page 179 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2614 0900

V
900

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this ELEVENTH Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

Randall S Hart — BY: Luther Bellamy
1ST Witness Luther Bellamy, Member

Michele J Hartman
2nd Witness

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Randall S Hart
1st Witness

Sworn to and subscribed Before
me this 3rd day of July 2003.

Michele J. Hartman (SEAL)
Notary Public for
My Commission Expires

EXHIBIT "A"

ALL AND SIGULAR, that certain property as shown as Phase XII, Building 28 containing Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated June 12, 2003, and recorded on July 3, 2003, in the Office of the ROD for Horry County, South Carolina, in Plat Book 190 at page 199, containing 0.27 acres, more or less, and designated as Phase XI pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres; "Ingress and Egress" containing 0.58 acres; "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 9-A; 131-02-01-_____

New Parcel: Building 9-B; 131-02-01-_____

Split From: 131-02-01-013

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-247 & 248
SPLIT FROM 131-02-01-013
Map Blk Parcel
7-7-03 pa

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 28

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	2.4946 %
3 Bedroom	$140	3.0369 %

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

May 20, 2003

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 28, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

Craig Daniel

H.Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01COD3

905

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE BLDG 28

Building Address 4223 RIVERGATE LANE / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING "R-3"

Type of Construction FR Occupant Load 00000 Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000089338 Report # 0343182

Building Official

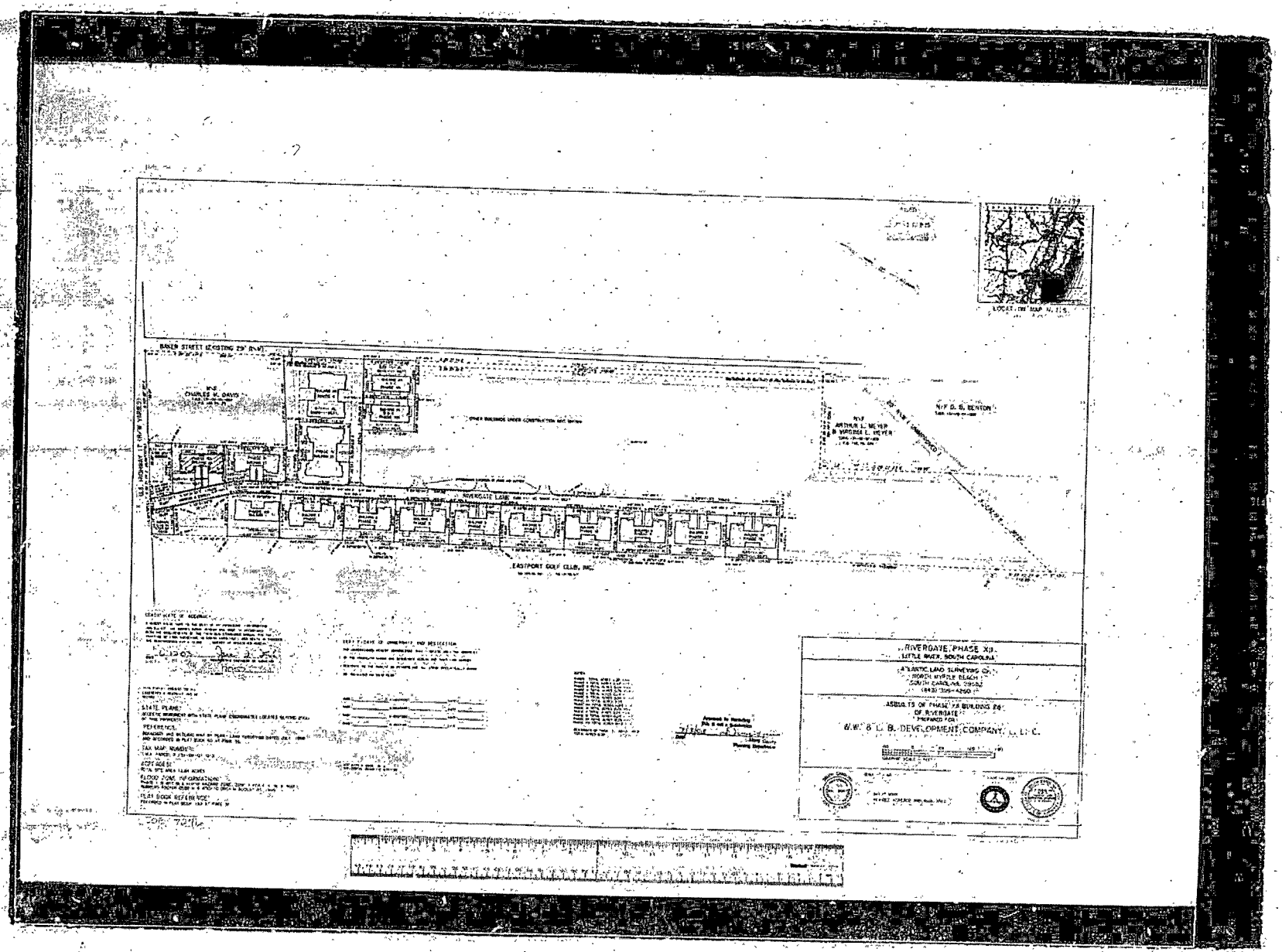
STEPHEN BUCK Stephen Buck CBO
Inspector

July 02, 2003
Date

Eff. 1.1.03

18

10.31.11 Master Deed Documents from Plaintiff 000101


RIVERDALE, PHASE XII
LITTLE RIVER, SOUTH CAROLINA
ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260
RESULTS OF PHASE XII BUILDING 89
OF RIVERDALE
PREPARED FOR:
W.W. & L. B. DEVELOPMENT COMPANY, L.L.C.
RIVERGATE LANE
EASTPORT GOLF CLUB, INC.
CHARLES W. DAVIS
N/F G. B. BENTON
N/F ARTHUR L. MEYER & VIRGINIA L. MEYER

782 007

FILED
2003 OCT 15 PM 3:35
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA)
) S C
COUNTY OF HORRY)

TWELFTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME (Building 24, Phase XIII)

This TWELFTH Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 15th day of October 2003, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 24 Units B & D of The Development.

2. Building. Building 24 Units B & D each having a square footage of 1353 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Page 202 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2654 0467

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this ELEVENTH Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1st Witness BY: Luther Bellamy
Luther Bellamy, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before
me this 15th day of October 2003.

(SEAL)
Notary Public for South Carolina
My Commission Expires 7-29-13

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SIGULAR, that certain property as shown as Phase XIII, Building 24 containing Units B & D, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated May 27, 2003, and recorded on October 15, 2003, in the Office of the ROD for Horry County, South Carolina, in Plat Book 192 at page 191, containing 0.18 acres, more or less, and designated as Phase XIII pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 24-B; 131-02-01-_____

New Parcel: Building 24-D; 131-02-01-_____

Split From: 131-02-01-013

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-249+250
SPLIT FROM 131-02-01-013
Parcel

10/16/03 pa

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 24

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	2.3517%
3 Bedroom	$140	2.8629%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

May 20, 2003

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 24, do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

S.C. 19839
H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE/BLDG 24 UNIT B&D

Building Address 4249/4257 RIVER GATE / RIVER GATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING "R-3"

Type of Construction FR Occupant Load 00000 Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000087830 Report # 0347236

Building Official

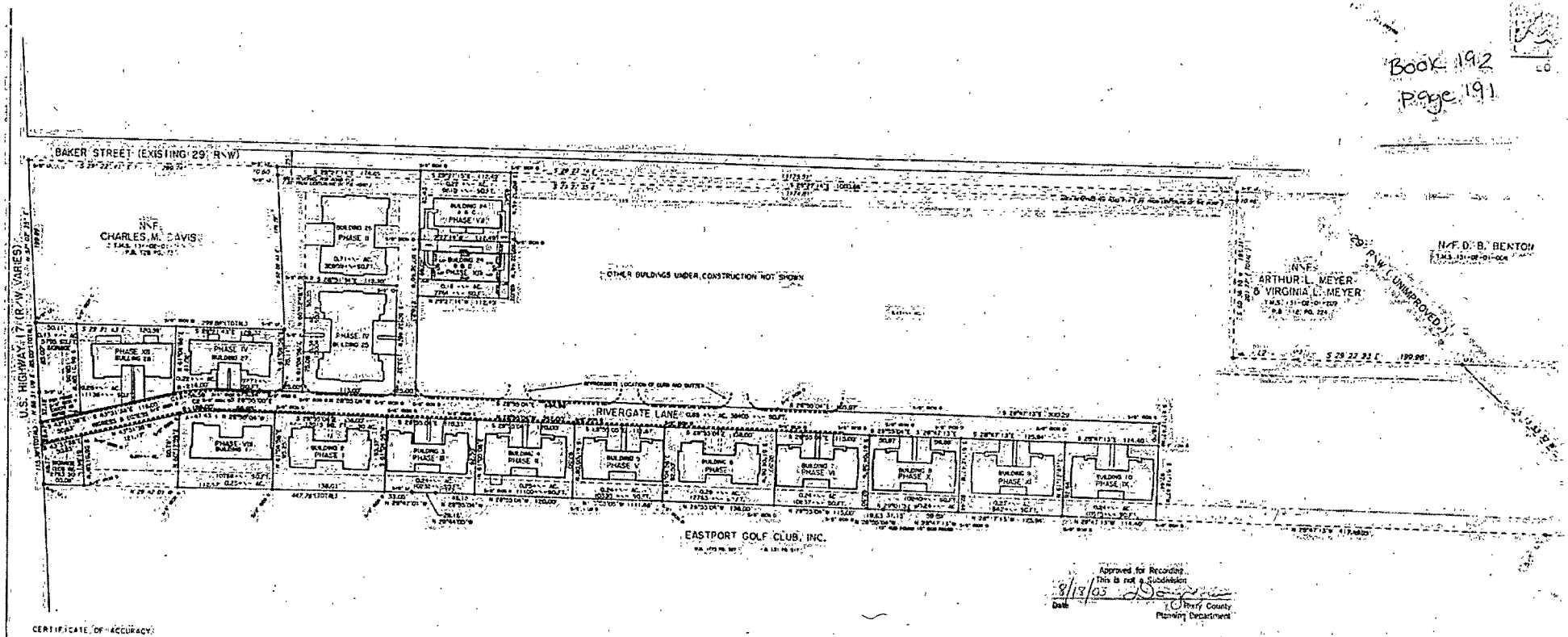
STEPHEN BUCK Stephen Buck (CS)
Inspector

August 04, 2003
Date

EXHIBIT "D"

472

BOOK 192
PAGE 191



Approved for Recording
This is not a Subdivision
8/18/05
Horry County
Planning Department

CERTIFICATE OF ACCURACY:

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED HEREIN

6.10.05
DATE

SIGNATURE & SEAL OF REGISTERED ENGINEER OR SURVEYOR

9007
NUMBER

THIS PARCEL IS SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORD.

STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND 2000' OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND WETLAND MAP BY PERRY LAND SURVEYING, DATED 10/31/2004 AND RECORDED IN PLAT BOOK 190 AT PAGE 16.

TAX MAP NUMBER:
T.M.S. PARCEL # 131-00-01-013

ACREAGES:
TOTAL SITE AREA: 3.68 ACRES ±

FLOOD ZONE INFORMATION:
PHASE I IS NOT IN A FLOOD HAZARD ZONE X PER F.I.R.M. MAP NUMBERS 450104 0082 H & 450104 0084 H, DATED AUGUST 23, 1999.

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 188 AT PAGE 94

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE TO THE PUBLIC OR PRIVATE USE AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

NAME & SIGNATURE DATE

NOTES:
PHASE I TOTAL ACRES 0.27 +/-
PHASE II TOTAL ACRES 0.40 +/-
PHASE III TOTAL ACRES 0.24 +/-
PHASE IV TOTAL ACRES 0.24 +/-
PHASE V TOTAL ACRES 0.24 +/-
PHASE VI TOTAL ACRES 0.24 +/-
PHASE VII TOTAL ACRES 0.33 +/-
PHASE VIII TOTAL ACRES 0.23 +/-
PHASE IX TOTAL ACRES 0.24 +/-
PHASE X TOTAL ACRES 0.24 +/-
PHASE XI TOTAL ACRES 0.27 +/-
PHASE XII TOTAL ACRES 0.28 +/-
PHASE XIII TOTAL ACRES 0.8 +/-

REMAINDER OF TMS # 131-00-01-013
TOTAL ACRES 0.58 +/-

NOT A FINAL SURVEY UNTIL NEW TOPOGRAPHIC SURVEY IS PERFORMED

RIVERGATE PHASE XIII
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260

ASBUILTS OF PHASE XIII BUILDING 24
OF RIVERGATE
PREPARED FOR
W.W. & L. B. DEVELOPMENT COMPANY

0 30 60 120
GRAPHIC SCALE - FEET

SCALE: 1" = 60'

SOUTH CAROLINA
REGISTERED
No. 9007
PAUL A. FLOYD

SHADED ACREAGE AND ROAD AREA

78931S

FILED
HORRY COUNTY, S.C.
2003 DEC 10 P 3: 35
BALL
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

THIRTEENTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME (Building 23, Phase XV)

This THIRTEENTH Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 10th day of December 2003, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-252
SPLIT FROM 131-02-01-013
Map Blk Parcel
12-11-03

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 23 Units A & C of The Development.

2. Building. Building 23, Units A & C, each having a square footage of 1353 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Page 233 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2674 0942

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1st Witness BY: Luther Bellamy
Luther Bellamy, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before
me this 10th day of December 2003.

(SEAL)
Notary Public for South Carolina
My Commission Expires 7-29-13

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SIGULAR, that certain property as shown as Phase XV, Building 23 containing Units A & C, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated May 27, 2003, and recorded on December 10, 2003, in the Office of the ROD for Horry County, South Carolina, in Plat Book 193 at page 244, containing 0.12 acres, more or less, and designated as Phase XV pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 26-A; 131-02-01-_____

New Parcel: Building 26-C; 131-02-01-_____

Split From: 131-02-01-013

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 23 A & C

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	2.22437 %
3 Bedroom	$140	2.70793 %

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

November 13, 2003

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 23, Units A and C do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

947

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE/BLDG 23 A & C

Building Address 4251/4255 RIVER GATE / RIVER GATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING "R-3"

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000093321 Report # 0360476

Building Official

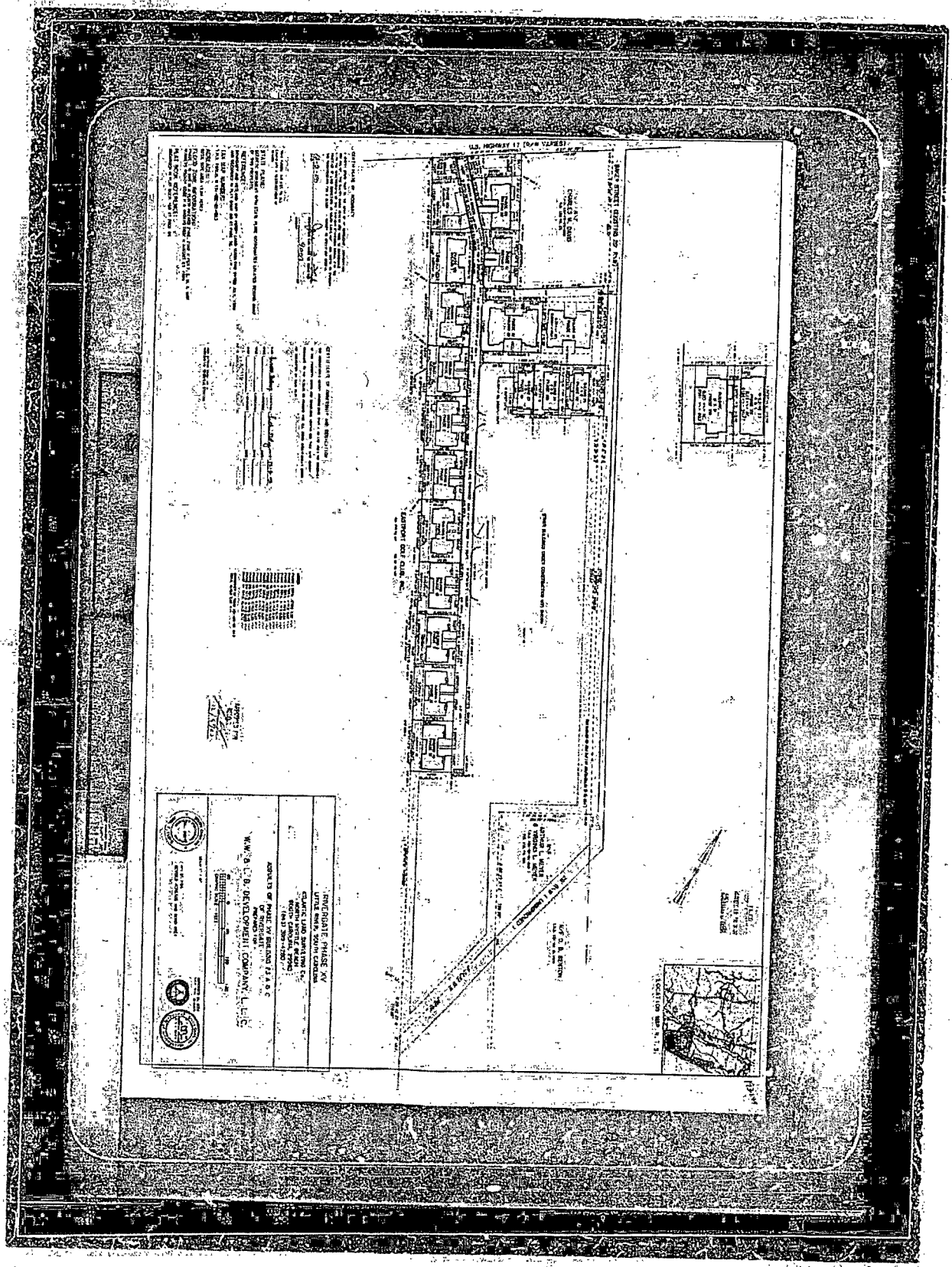
STEPHEN BUCK Stephen Buck
Inspector

December 05, 2003
Date

EXHIBIT "D"

C6 OF

10.31.11 Master Deed Documents from Plaintiff 000113


U.S. HIGHWAY 17 (Four LANES)
CONSERVATION EASEMENT
PROPOSED
PHASE IV
PHASE III
PHASE II
PHASE I
EXISTING
PHASE I
PHASE II
PHASE III
PHASE IV
PROPOSED
CONSERVATION EASEMENT
PROPOSED
CONSERVATION EASEMENT
EXISTING

789311

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

FOURTEENTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME (Building 23, Phase XVI)

FILED
HORRY COUNTY, S.C.
2003 DEC 10 PM 3:41
BALL

This FOURTEENTH Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 10th day of December 2003, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 23 Units B & D of The Development.

2. Building. Building 23, Units B & D, each having a square footage of 1568 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Page 224 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

HORRY COUNTY ASSESSOR
NEW PARCEL 13-02-01-253 #254
SPLIT FROM 13-02-01-013
Map 314 Parcel 13-11-03-0254

DEED
2674 0948

8 948

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

Michael J. Hartman BY: Luther Bellamy
1st Witness Luther Bellamy, Member

Randall L. Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Michael J. Hartman
1st Witness

Sworn to and subscribed before
me this 10th day of December 2003.

Randall L. Hartman (SEAL)
Notary Public for South Carolina
My Commission Expires 7-29-13

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SIGULAR, that certain property as shown as Phase XVI, Building 23 containing Units B & D, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated May 27, 2003, and recorded on December 10, 2003, in the Office of the ROD for Horry County, South Carolina, in Plat Book 193 at page 245, containing 0.12 acres, more or less, and designated as Phase XVI pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 26-B; 131-02-01-_____

New Parcel: Building 26-D; 131-02-01-_____

Split From: 131-02-01-013

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 23 B & D

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	2.11009 %
3 Bedroom	$140	2.56881 %

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

November 13, 2003

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 23, Units B and D do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances as constructed.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 19639 HERBERT CRAIG DANIEL

H. Craig Daniel, P.E.

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE BLDG 23

Building Address 4253 RIVERGATE LANE / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING "R-3"

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000092542 Report # 0360451

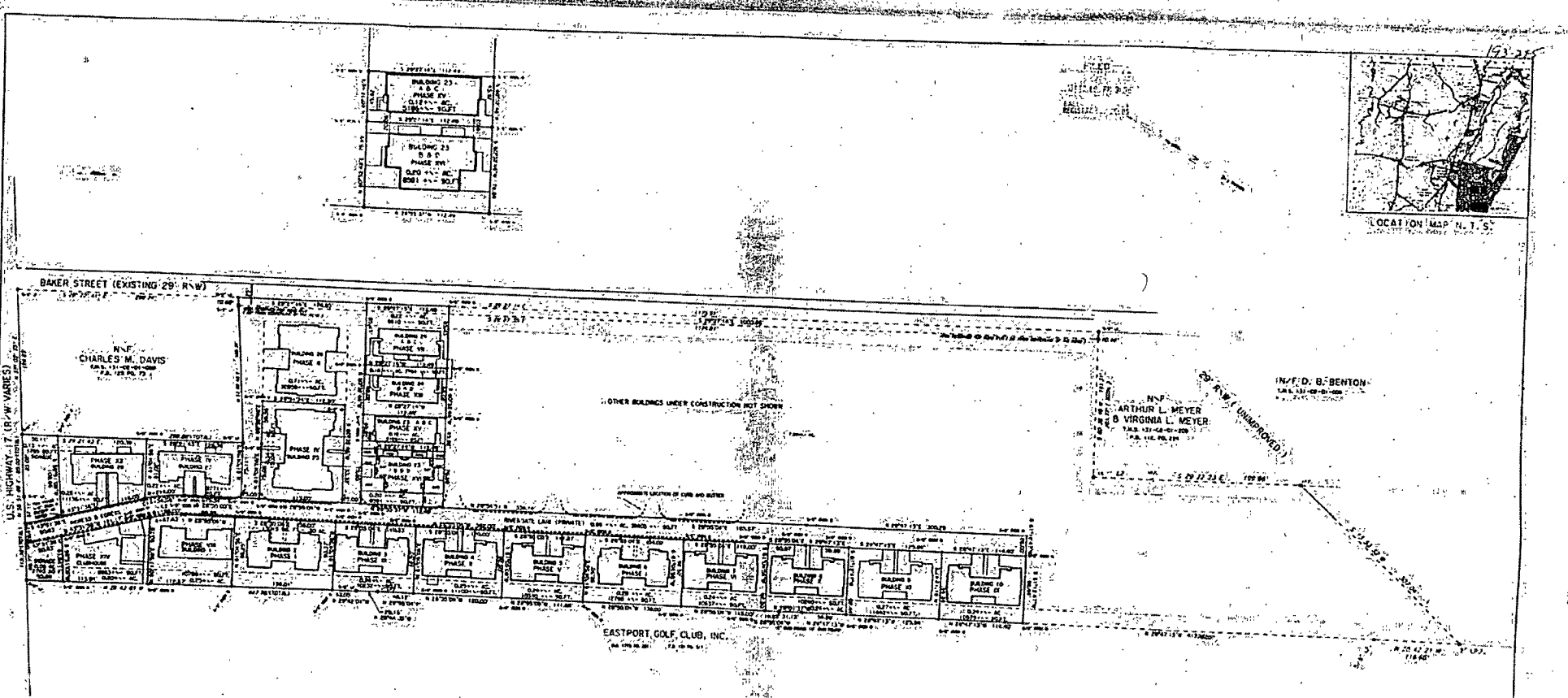
Building Official

STEPHEN BUCK
Inspector

December 02, 2003
Date

EXHIBIT "D"

10.31.11 Master Deed Documents from Plaintiff 000119



CERTIFICATE OF ACCURACY:

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND ZOOD OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND WETLAND MAP OF PERRY LAND SURVEYING DATED JULY, 1998 AND RECORDED IN PLAT BOOK 90 AT PAGE 36.

TAX MAP NUMBER:
TAX PARCEL N 131-00-01-013

ACREAGES:
GROSS SITE AREA 13.94 ACRES

FLOOD ZONE INFORMATION:
PHASE 1 IS NOT IN A FLOOD HAZARD ZONE; ZONE X PER F.I.R.M. MAP NUMBER 450104 0082 H & 450104 0081 H AUGUST 23, 1995

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 108 AT PAGE 94

APPROVED FOR RECORDING

RIVERGATE, PHASE XVI
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4260

ASBUILTS OF PHASE XVI BUILDING 23 B & D
OF RIVERGATE
PREPARED FOR
W.W. & L. B. DEVELOPMENT COMPANY, L. L. C.

GRAPHIC SCALE - FEET

SCALE: 1" = 60'

REVISED AS-BUILT SIDE AND ROAD AREA

963636

FILED
HORRY COUNTY S.C.
2004 FEB 27 PM 3:15
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA	)	FIFTHTEENTH AMENDMENT TO
	)	MASTER DEED OF RIVERGATE
COUNTY OF HORRY	)	HORIZONTAL PROPERTY REGIME
		(Building 21, Phase XVII)

This FIFTEENTH Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 27th day of February 2004, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 23 Units B & D of The Development.

2. Building. Building 21, Units B & D, each having a square footage of 1568 and two (2) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Page 239 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2702 0776

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

Wayne B Sliff
1ST Witness

BY: Luther Bellamy
Luther Bellamy, Member

Randall L Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Wayne B Sliff
1st Witness

Sworn to and subscribed before
me this 27th day of February 2004.

Randall L Hartman (SEAL)
Notary Public for South Carolina
My Commission Expires: 7-29-13

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SIGULAR, that certain property as shown as Phase XVII, Building 21 containing Units B & D, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated February 13, 2004, and recorded on February 27, 2004, in the Office of the ROD for Horry County, South Carolina, in Plat Book 195 at page 242, containing 0.19 acres, more or less, and designated as Phase XVII pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 21-B; 131-02-01-255

New Parcel: Building 21-D; 131-02-01-256

Split From: 131-02-01-013

HORRY COUNTY ASSESSOR
131-02-01-255 & 256
131-02-01-013
Map Blk Parcel
3:04 pm

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 21 B & D

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	2.00698 %
3 Bedroom	$140	2.44328 %

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

February 16, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 21, Units B and D do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, constructed.

H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE BLDG 21 UNIT B/D

Building Address 4269 RIVERGATE LN / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING "R-3"

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000094413 Report # 0369826

David L. Yates
Building Official

STEPHEN BUCK Stephen Buck (CS)
Inspector

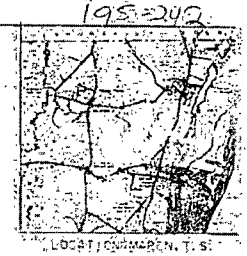
February 23, 2004
Date

EXHIBIT "D"

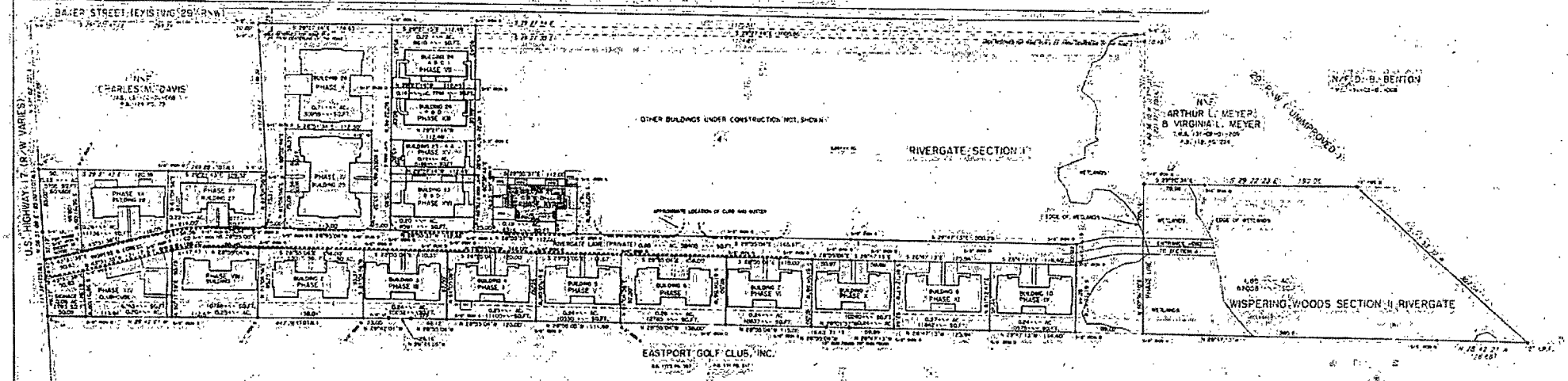
409

10.31.11 Master Deed Documents from Plaintiff 000125

195-249



LOCATION MAP N. T. S.



RIVERGATE PHASE XVII AS-BUILT BUILDING 2 I, B & D

LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-5260

SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.

963637

FILED
HORRY COUNTY S.C.
2004 FEB 27 PM 3:21
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA)
) SIXTEENTH AMENDMENT TO
COUNTY OF HORRY) MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 21, Phase XVIII)

This SIXTEENTH Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 27th day of February 2004, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 23 Units A & C of The Development.

2. Building. Building 21, Units A & C, each having a square footage of 1353 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book D beginning at Page 240 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2702 0794

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

Wayne B. Shiff BY: Luther Bellamy
1st Witness Luther Bellamy, Member

Randall L. Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Wayne B. Shiff
1st Witness

Sworn to and subscribed before
me this 27th day of February 2004.

Randall L. Hartman (SEAL)
Notary Public for South Carolina
My Commission Expires: 7-29-13

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SIGULAR, that certain property as shown as Phase XVIII, Building 21 containing Units A & C, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated February 16, 2004, and recorded on February 27, 2004, in the Office of the ROD for Horry County, South Carolina, in Plat Book 195 at page 243, containing 0.13 acres, more or less, and designated as Phase XVIII pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 21-A; 131-02-01-257

New Parcel: Building 21-C; 131-02-01-258

Split From: 131-02-01-013

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-257 & 258
SPLIT FROM 131-02-01-013
Map Blk Parcel
2-1-09

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 21 A & C

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.91348 %
3 Bedroom	$140	2.32945 %

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

February 16, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 21, Units A and C do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE BLDG 21 A/C

Building Address 4267 RIVERGATE LN / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING "R-3"

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000094411 Report # 0369843

Daniel L. Ignatius
Building Official

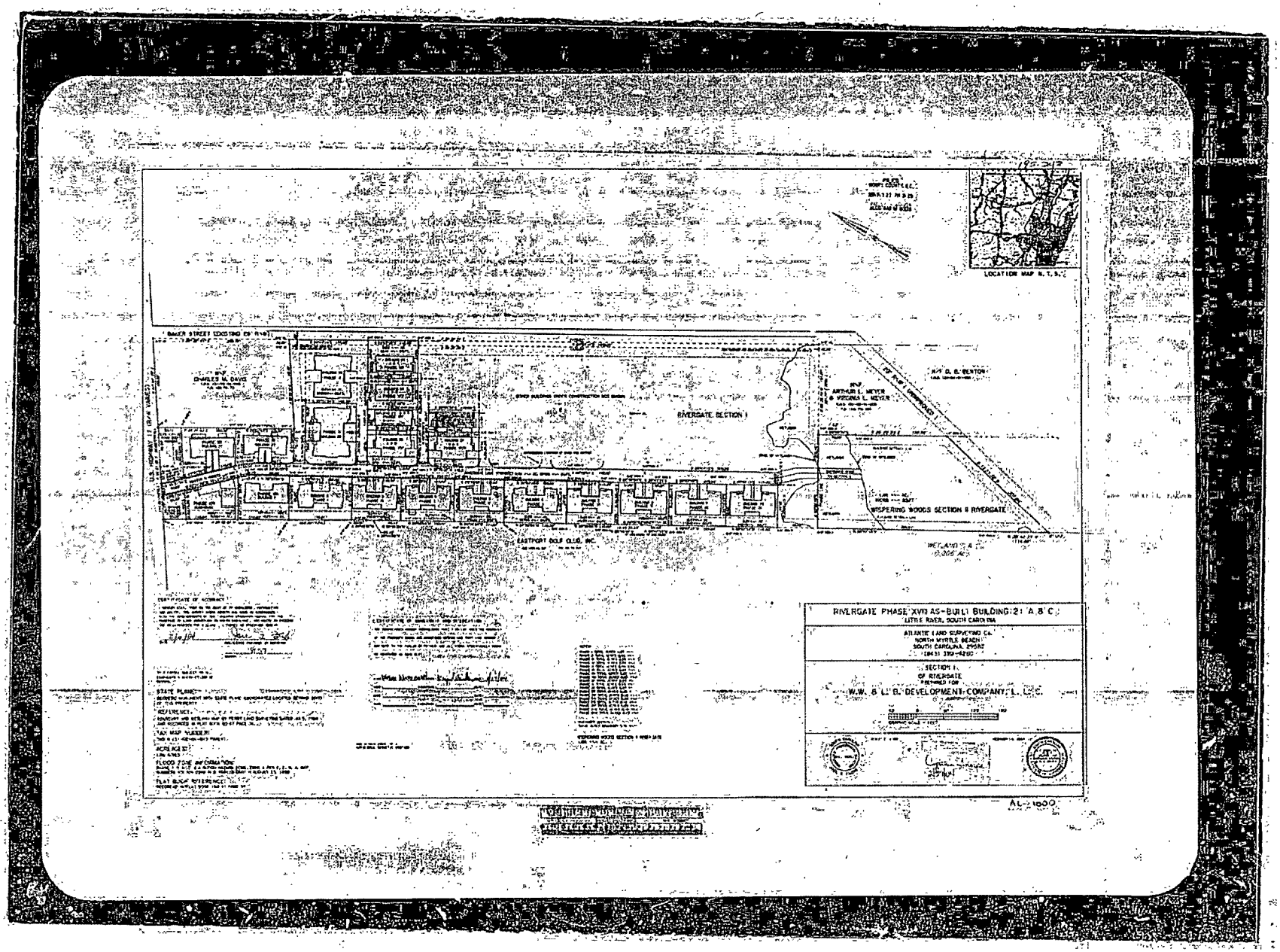
STEPHEN BUCK Stephen Buck
Inspector

February 25, 2004
Date

EXHIBIT "D"

116

10.31.11 Master Deed Documents from Plaintiff 000131


RIVERGATE PHASE XVIII AS-BUILT BUILDING 21 'A' & 'C'
LITTLE RIVER, SOUTH CAROLINA
ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.
RIVERGATE SECTION I
WHISPERING WOODS SECTION II RIVERGATE
EASTPORT GOLF CLUB, INC.
LOCATION MAP N.T.S.
1" = 100'

430399

FILED
N. H. S. C.

STATE OF SOUTH CAROLINA)	SEVENTEENTH AMENDMENT TO
2004 APR -7 PM 2:46)	MASTER DEED OF RIVERGATE
COUNTY OF HORRY)	HORIZONTAL PROPERTY REGIME
	(Building 22, Phase XX)

REGISTRAR OF DEEDS

This SEVENTEENTH Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 7th day of April 2004, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 22 Units A & C of The Development.

2. Building. Building 22, Units A & C, each having a square footage of 1353 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book E 196-E3 beginning at Page 133 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2719 0240

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1st Witness BY: Luther Bellamy, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before
me this 7th day of April 2004.

(SEAL)
Notary Public for South Carolina
My Commission Expires:

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SIGULAR, that certain property as shown as Phase XX, Building 22 containing Units A & C, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated March 31, 2004, and recorded on April 7, 2004, in the Office of the ROD for Horry County, South Carolina, in Plat Book 196 at page 173, containing 0.22 acres, more or less, and designated as, Phase XX pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 22-A; 131-02-01-259

New Parcel: Building 22-C; 131-02-01-260

Split From: 131-02-01-013

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-259 & 260
SPLIT FROM 131-02-01-013
Map Blk Parcel
4-8-04 JH

EXHIBIT "B"

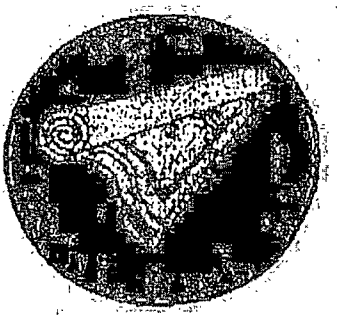
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 22 A & C

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.8283 %
3 Bedroom	$140	2.22576 %

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"



April 7, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 22, Units A and C do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.



H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 99585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE BLDG 22 A & C

Building Address 4263 RIVERGATE LANE / RIVER GATE, LITTLE RIVER

Units 0002 Use 102 Use classification SINGLE-FAMILY HOUSE, ATTACHED "R-3"

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000095055 Report # 0372958

Building Official

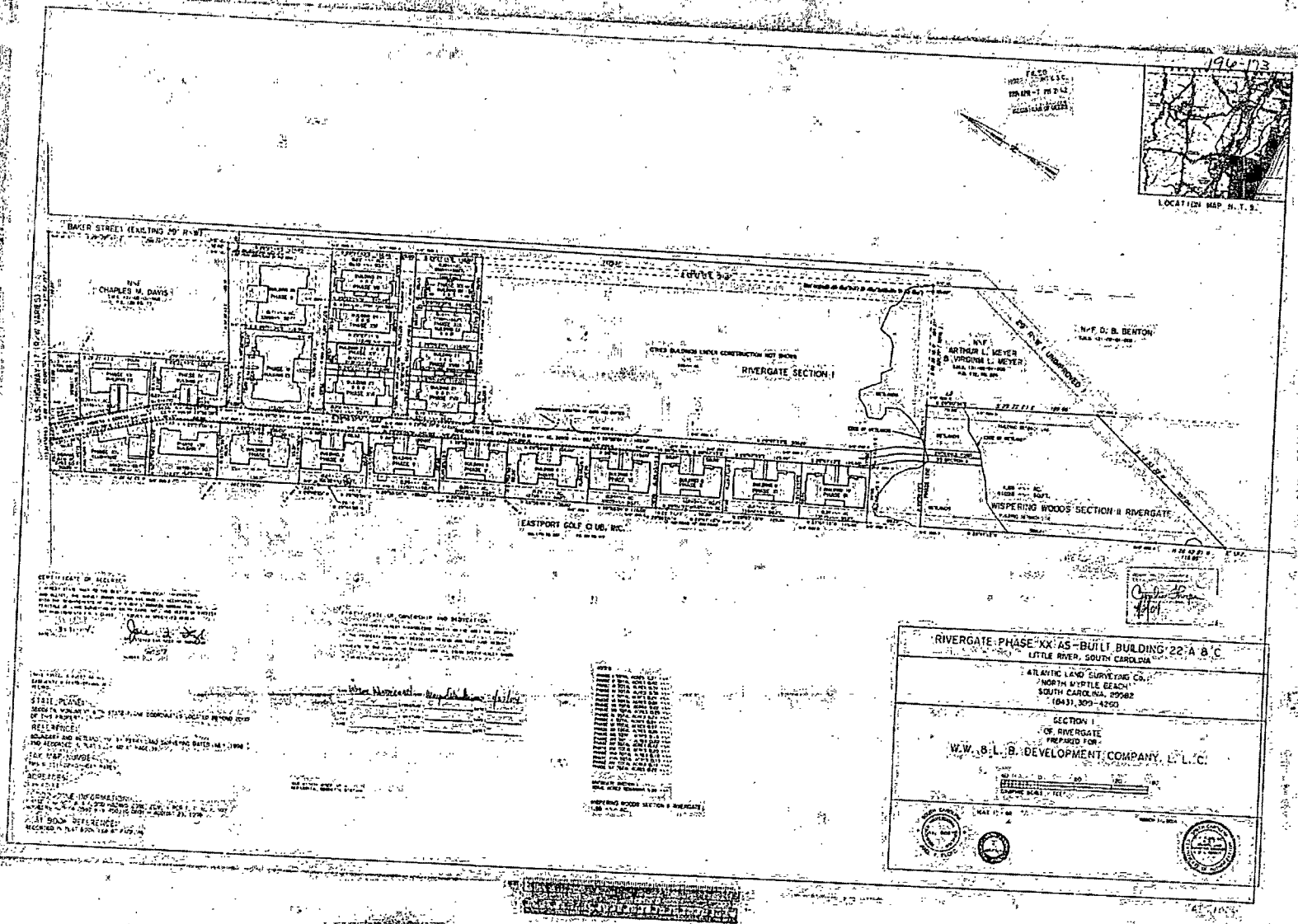
STEPHEN BUCK
Inspector

March 25, 2004
Date

EXHIBIT "D"

123

10.31.11 Master Deed Documents from Plaintiff 000137


196-193
LOCATION MAP N.T.S.
BAKER STREET (EXISTING 70' R/W)
RIVERGATE SECTION I
EASTPORT GOLF CLUB, INC.
WISPERING WOODS SECTION II RIVERGATE
RIVERGATE PHASE XX AS-BUILT BUILDING 22 A B C
LITTLE RIVER, SOUTH CAROLINA
ATLANTIC LAND SURVEYING CO.,
NORTH MYRTLE BEACH,
SOUTH CAROLINA, 29582
(843) 309-4260
SECTION I
OF RIVERGATE
PREPARED FOR -
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.

964953

FILED
HORRY COUNTY, S.C.
2004 APR 14 PM 1:05
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA	)	EIGHTEENTH AMENDMENT TO
	)	MASTER DEED OF RIVERGATE
COUNTY OF HORRY	)	HORIZONTAL PROPERTY REGIME
		(Building 22, Phase XIX)

This EIGHTEENTH Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 14th day of April 2004, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 22 Units B & D of The Development.

2. Building. Building 22, Units B & D, each having a square footage of 1568 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book E beginning at Page 3 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2721 0867

IV
867

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1st Witness BY: Luther Bellamy, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before
me this 19 day of April 2004.

(SEAL)
Notary Public for South Carolina
My Commission Expires

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SIGULAR, that certain property as shown as Phase XIX, Building 22 containing Units B & D, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated March 31, 2004, and recorded on April 14, 2004, in the Office of the ROD for Horry County, South Carolina, in Plat Book 196 at page 200, containing 0.18 acres, more or less, and designated as Phase XIX pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 22-B; 131-02-01-261

New Parcel: Building 22-D; 131-02-01-262

Split From: 131-02-01-013

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-261 & 262
SPLIT FROM 131-02-01-013
Map Blk Parcel
4-15-04 pa

EXHIBIT "B"

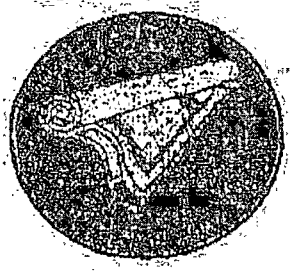
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 22 B & D

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.7504 %
3 Bedroom	$140	2.1309 %

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"



April 7, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 22, Units B and D do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.



H. Craig Daniel, No. 19639

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01COD3

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE/BLDG 22 B & D

Building Address 4265 RIVER GATE LANE / RIVER GATE, LITTLE RIVER

Units 0002 Use 102 Use classification SINGLE-FAMILY HOUSE, ATTACHED "R-3"

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000095054 Report # 0374715

Building Official

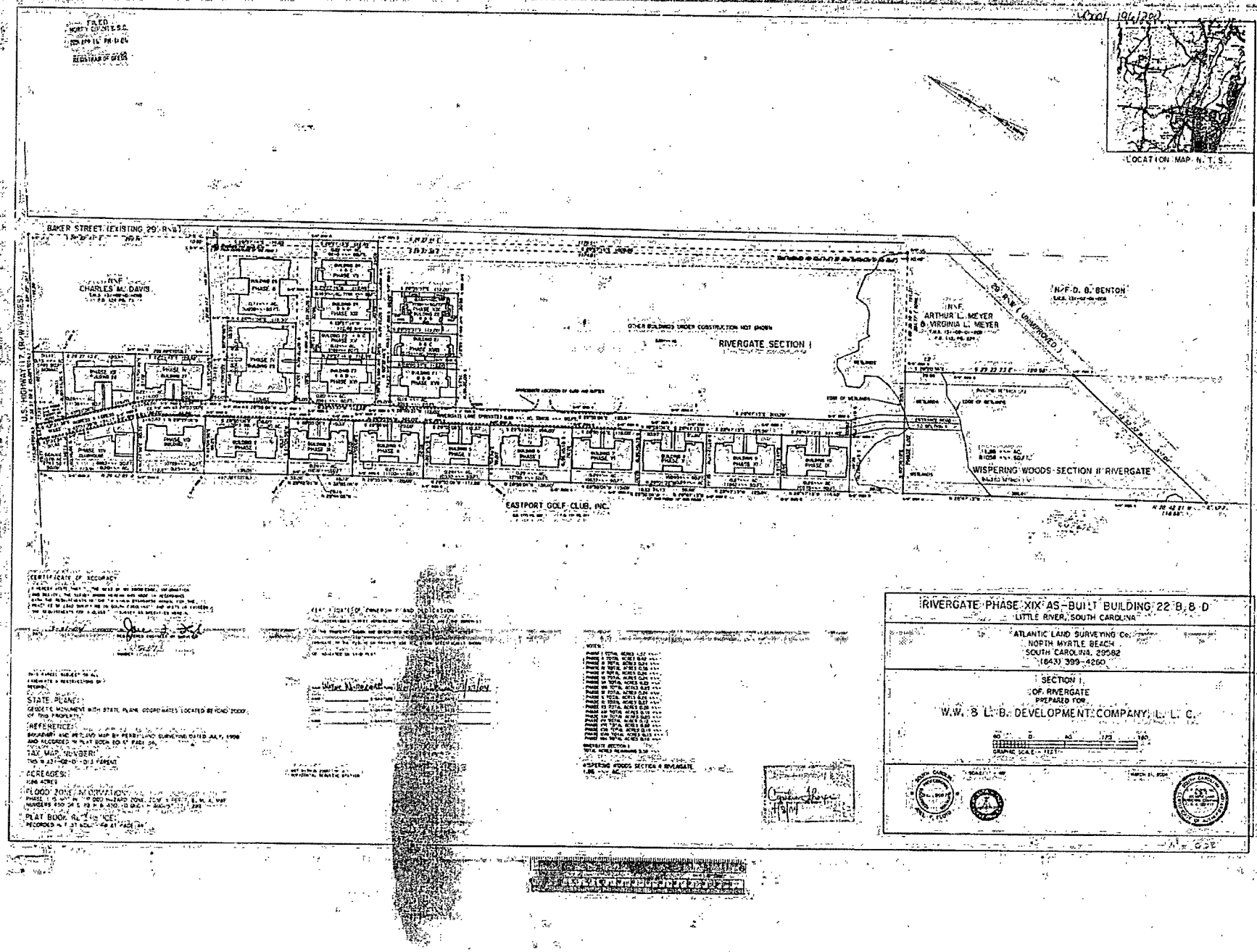
STEPHEN BUCK
Inspector

April 07, 2004
Date

EXHIBIT "D"

130

10.31.11 Master Deed Documents from Plaintiff 000143


LOCATION MAP N.T.S.
BAKER STREET (EXISTING 29' R/W)
U.S. HIGHWAY 17 (66' R/W VARIES)
N/F CHARLES M. DAVIS
RIVERGATE SECTION I
OTHER BUILDINGS UNDER CONSTRUCTION NOT SHOWN
N/F ARTHUR L. MEYER & VIRGINIA L. MEYER
N/F D. B. BENTON
WISPERING WOODS SECTION II RIVERGATE
EASTPORT GOLF CLUB, INC.
RIVERGATE PHASE XIX AS-BUILT BUILDING 22 B, & D
LITTLE RIVER, SOUTH CAROLINA
ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4260
SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L. L. C.
GRAPHIC SCALE - 1"=
STATE PLANE:
REFERENCES:
TAX MAP NUMBER:
ACREAGES:
FLOOD ZONE INFORMATION:
PLAT BOOK REFERENCE:

131

855881

FILED

STATE OF SOUTH CAROLINA)
) NINETEENTH AMENDMENT TO
COUNTY OF HORRY) MASTER DEED OF RIVERGATE
) HORIZONTAL PROPERTY REGIME
(Building 19, Phase XXI)

'04 JUN -3 PM 1:58
REGISTER OF DEEDS

This NINETEENTH Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 3rd day of June 2004, WW & LB Development, LLC, hereinafter referred to as "Declarant":

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 19 Units B & D of The Development.

2. Building. Building 19, Units B & D, each having a square footage of 1568 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book E beginning at Page 17 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2743 0112

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1st Witness BY: Luther Bellamy, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before me this 3rd day of June 2004.

(SEAL)
Notary Public for South Carolina
My Commission Expires: 7-29-13

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SIGULAR, that certain property as shown as Phase XXI, Building 19 containing Units B & D, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated May 27, 2004, and recorded on June 3, 2004, in the Office of the ROD for Horry County, South Carolina, in Plat Book 197 at page 218, containing 0.19 acres, more or less, and designated as Phase XXI pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 19-B; 131-02-01-263

New Parcel: Building 19-D; 131-02-01-264

Split From: 131-02-01-013

HORRY COUNTY [illegible]
PARCEL 131-02-01-263 + 264
FROM 131-02-01-013
Map Blk Parcel
6-4-04 pa

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 19 B & D

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.67883 %
3 Bedroom	$140	2.04380 %

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

April 7, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 19, Units B and D do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances as constructed.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 19639 H. CRAIG DANIEL

H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01C0D3

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE BLDG 19/ B/D

Building Address 4285 RIVERGATE LANE / RIVER GATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING "R-3"

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000095539 Report # 0381522

Building Official

STEPHEN BUCK
Inspector

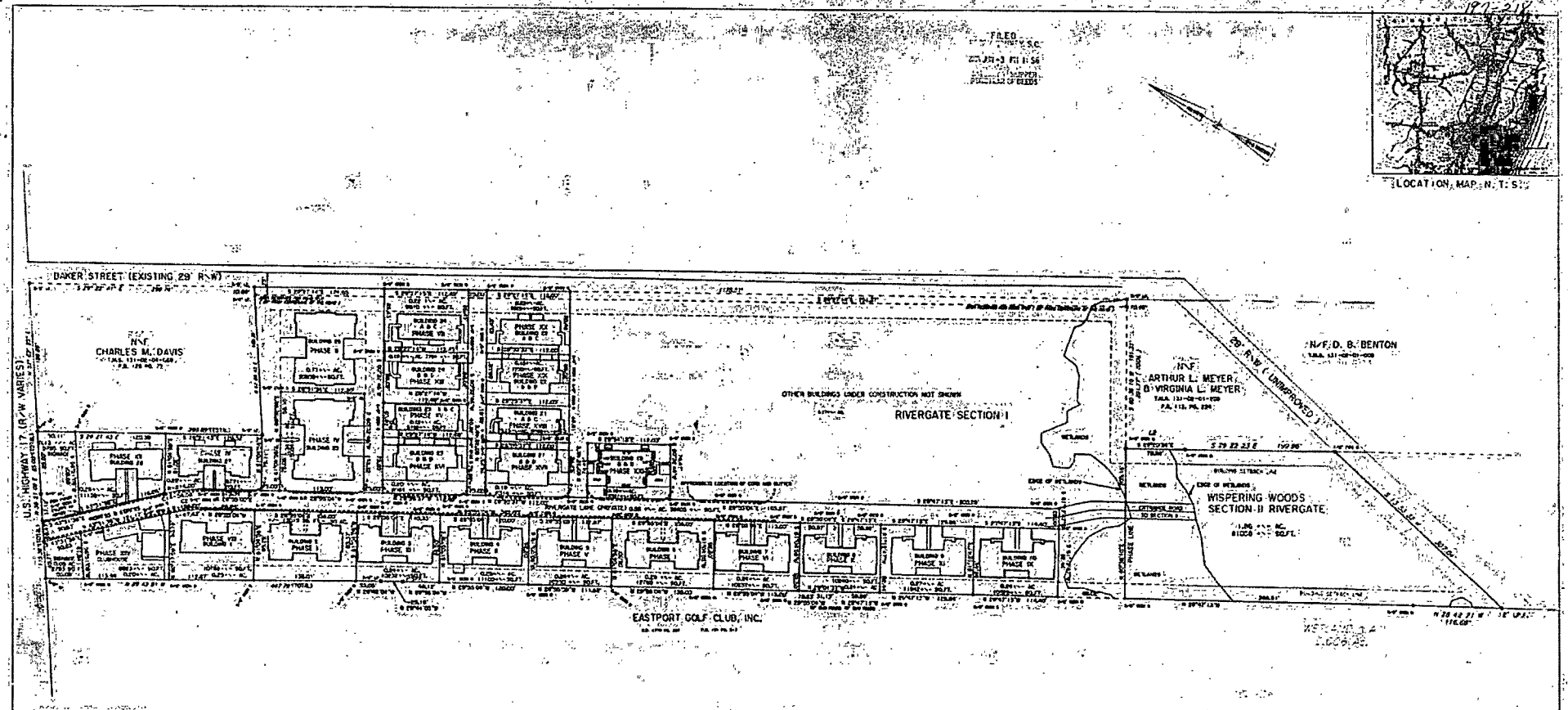
May 28, 2004
Date

EXHIBIT "D"

117

10.31.11 Master Deed Documents from Plaintiff 000149

13



CERTIFICATE OF ACCURACY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE PLANE:

REFERENCE:

TAX MAP NUMBER:

ACREAGES:

FLOOD ZONE INFORMATION:

PLAT BOOK REFERENCE:

RIVERGATE PHASE XXI AS-BUILT BUILDING 19 8 8 D

LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4260

SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.

GRAPHIC SCALE - FEET

138

AL-1909

857726

FILED

STATE OF SOUTH CAROLINA)
) TWENTIETH AMENDMENT TO
COUNTY OF HORRY) MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 17, Phase XXII)

PROBATE
REGISTER OF DEEDS

This **TWENTIETH** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 6th day of **July 2004**, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed "; in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 17 Units B & D of The Development.

2. Building. Building 17, Units B & D, each having a square footage of 1568 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book E beginning at Page 25 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2757 1305

1305

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1st Witness BY: Luther Bellamy, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment, and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before me this 8th day of **July 2004**

(SEAL)
Notary Public for South Carolina
My Commission Expires:

LORETTA RUSSELL NOTARY PUBLIC MY COMMISSION EXPIRES 7/25/13 SOUTH CAROLINA

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase XXII, Building 17 containing Units B & D, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated May 27, 2004, and recorded on July 8, 2004, in the Office of the ROD for Horry County, South Carolina, in Plat Book 198 at page 142, containing .20 acres, more or less, and designated as Phase XXII pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 17-B; 131-02-01-265

New Parcel: Building 17-D; 131-02-01-266

Split From: 131-02-01-013

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-265 +266
SPLIT FROM 131-02-01-013
Map Blk Parcel
7.9.04

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 17 B & D

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.61290%
3 Bedroom	$140	1.96353%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

June 29, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 17, Units B and D do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances as constructed.

H. Craig Daniel, PE

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

oicom

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE BLDG 17 B/D

Building Address 4301 RIVERGATE LANE / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000095538 Report # 0386455

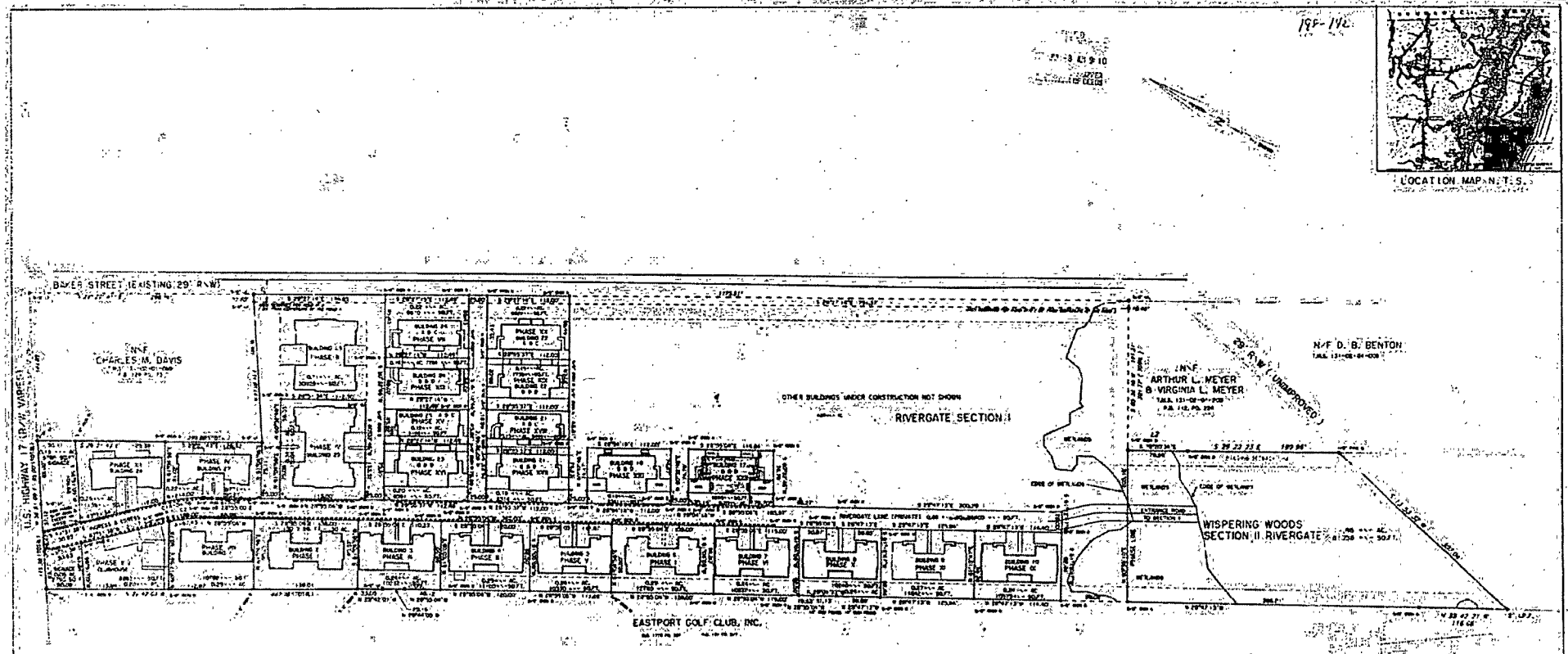
Building Official

STEPHEN BUCK Stephen Buck CE
Inspector

June 28, 2004
Date

EXHIBIT "D"

10-31-11 Master Deed Documents from Plaintiff 000155



RIVERGATE PHASE XXII AS-BUILT BUILDING 17 & 18
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260

SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.

45

859048

STATE OF SOUTH CAROLINA)
) TWENTY-FIRST AMENDMENT TO
MASTER DEED OF RIVERGATE
COUNTY OF HORRY) HORIZONTAL PROPERTY REGIME
(Building 20, Phase ~~XXIII~~ XXIV)

This **TWENTY-FIRST** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 29th day of **July 2004**, *WW & LB Development, LLC*, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 20 Units B & D of The Development.

2. Building. Building 20, Units B & D, each having a square footage of 1473 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book E beginning at Page 41 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2769 0379

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

Loretta Russell BY: Luther Bellamy
1st Witness Luther Bellamy, Member

Randall S. Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Loretta Russell
1st Witness

Sworn to and subscribed before
me this 29th day of **July 2004**

Randall S. Hartman (SEAL)
Notary Public for South Carolina
My Commission Expires:

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase ~~XXIII~~ XXIV, Building 20 containing Units B & D, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated July 23, 2004, and recorded on July 29, 2004, in the Office of the ROD for Horry County, South Carolina, in Plat Book 199 at page 15, containing .19 acres, more or less, and designated as Phase ~~XXIII~~ XXIV pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 20-B; 131-02-01-267

New Parcel: Building 20-D; 131-02-01-268

Split From: 131-02-01-013

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-267 + 268
SPLIT FROM 131-02-01-013
Map Blk Parcel
7-30-07

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 20 B & D

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.55196%
3 Bedroom	$140	1.88934%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

Exhibit "C"

July 23, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 20, Units B and D do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

384

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE/BLDG 20 B&D

Building Address 4281/4289 RIVERGATE / RIVER GATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000097940 Report # 0388981

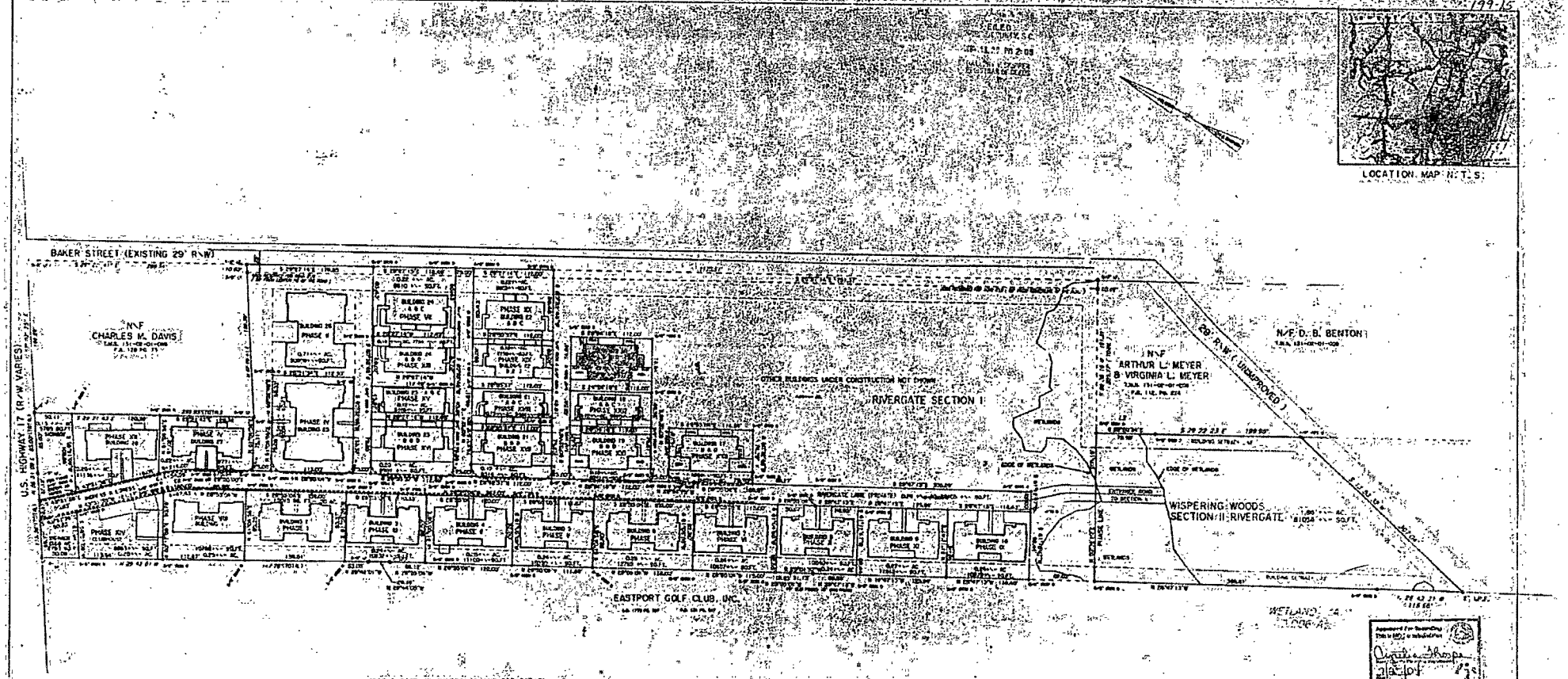
Building Official

STEPHEN BUCK
Inspector

July 21, 2004
Date

Exhibit "D"

10.31.11 Master Deed Documents from Plaintiff 000161



CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS _____ SURVEY AS SPECIFIED THEREIN.

11-03-04
DATE

REGISTERED SURVEYOR
9057
NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL ROADS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

4/21/04
DATE

STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND LIMITS OF THIS SURVEY.

REFERENCE:
BOUNDARY AND WETLAND MAP BY PERRY LAND SURVEYING, DATED JULY, 1998, AND RECORDED IN PLAT BOOK 50 AT PAGE 36.

TAX MAP NUMBER:
MB R 731-00-01-0013 PARENT

ACREAGE:
1.86 ACRES

FLOOD ZONE INFORMATION:
IS NOT IN A FLOOD HAZARD ZONE, ZONE X PER F. I. R. M. A. MAP NUMBER 4502100007 H & 4501101400 H DATED AUGUST 23, 1999.

DEED REFERENCE:
RECORDED IN PLAT BOOK 168 AT PAGE 94

PHASE I TOTAL ACRES 2.21 +/-	
PHASE II TOTAL ACRES 0.49 +/-	
PHASE III TOTAL ACRES 0.29 +/-	
PHASE IV TOTAL ACRES 0.29 +/-	
PHASE V TOTAL ACRES 0.29 +/-	
PHASE VI TOTAL ACRES 0.29 +/-	
PHASE VII TOTAL ACRES 0.29 +/-	
PHASE VIII TOTAL ACRES 0.29 +/-	
PHASE IX TOTAL ACRES 0.29 +/-	
PHASE X TOTAL ACRES 0.29 +/-	
PHASE XI TOTAL ACRES 0.29 +/-	
PHASE XII TOTAL ACRES 0.13 +/-	
PHASE XIII TOTAL ACRES 0.13 +/-	
PHASE XIV TOTAL ACRES 0.13 +/-	
PHASE XV TOTAL ACRES 0.13 +/-	
PHASE XVI TOTAL ACRES 0.13 +/-	
PHASE XVII TOTAL ACRES 0.13 +/-	
PHASE XVIII TOTAL ACRES 0.13 +/-	
PHASE XIX TOTAL ACRES 0.13 +/-	
PHASE XX TOTAL ACRES 0.13 +/-	
PHASE XXI TOTAL ACRES 0.13 +/-	
PHASE XXII TOTAL ACRES 0.13 +/-	
PHASE XXIII TOTAL ACRES 0.18 +/-	
PHASE XXIV TOTAL ACRES 0.18 +/-	

RIVERGATE SECTION I
TOTAL ACRES REMAINING 4.06 +/- AC.

WISPERING WOODS SECTION II RIVERGATE
1.86 +/- AC.

RIVERGATE PHASE XXIV AS-BUILT BUILDING 20 B & D
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260

SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L. B. DEVELOPMENT COMPANY, L.L.C.

60 0 60 120 180
GRAPHIC SCALE - FEET

SCALE 1" = 60'

JULY 23, 2004

SOUTH CAROLINA REG. 9057 REGISTERED LAND SURVEYOR J. C. FLOYD

SOUTH CAROLINA REGISTERED LAND SURVEYOR

§ 55673

FILED
HORRY COUNTY, S.C.
2004 AUG -6 PM 12:47
V. SKIPPER
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA	)	**TWENTY-SECOND AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME (Building 19, Phase XXIII)**
COUNTY OF HORRY	)	

This **TWENTY-SECOND** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 6th day of **August 2004**, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 19 Units A & C of The Development.

2. Building. Building 19, Units A & C, each having a square footage of 1353 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book E beginning at Page 43 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2773 0201

201

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

Loretta Russell BY: Luther Bellamy
1ST Witness Luther Bellamy, Member

Randall L. Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Loretta Russell
1st Witness

Sworn to and subscribed before me this 6th day of ~~July~~ August 2004

Randall L. Hartman (SEAL)
Notary Public for South Carolina
My Commission Expires:

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase XXIV, Building 19 containing Units A & C, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated July 23, 2004, and recorded on August 6, 2004, in the Office of the ROD for Horry County, South Carolina, in Plat Book 199 at page 150, containing .12 acres, more or less, and designated as Phase XXIII pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 19-A; 131-02-01-269

New Parcel: Building 19-C; 131-02-01-270

Split From: 131-02-01-013

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-269+270
SPLIT FROM 131-02-01-013
Map Blk Parcel

EXHIBIT "B"

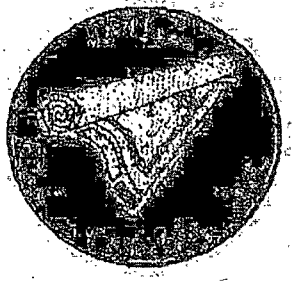
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 19 A & C

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.49545%
3 Bedroom	$140	1.82055%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

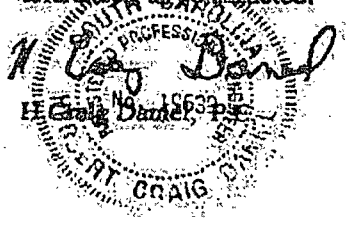
Exhibit "C"



July 23, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 19, Units A and C do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.



H. Craig Daniel, P.S.C.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01COD3

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE/BLDG 19 A&C

Building Address 4283/4291 RIVERGATE / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000097941 Report # 0392232

David L. Jacobs
Building Official

STEPHEN BUCK Stephen Buck (E)
Inspector

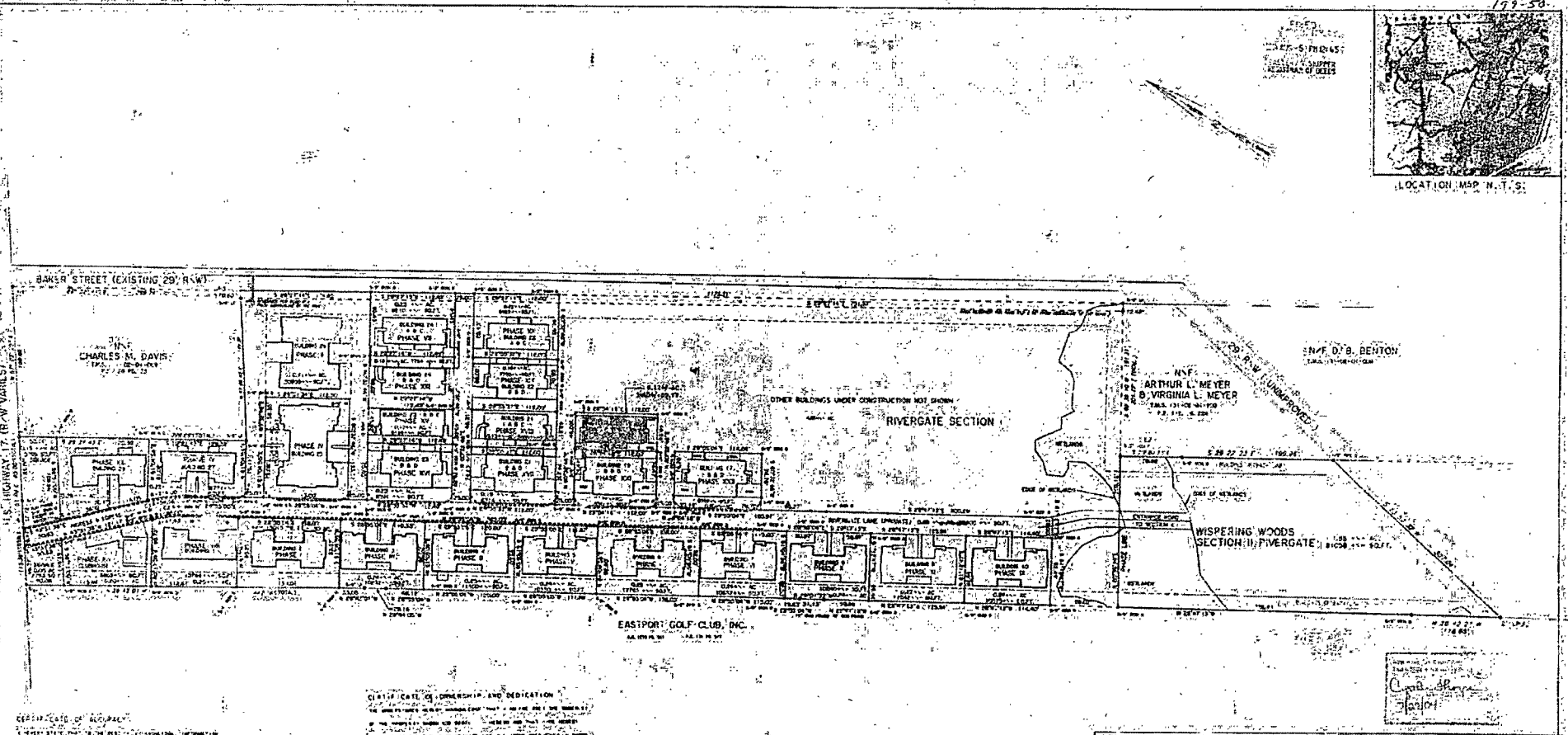
August 05, 2004
Date

Exhibit "D"

206

158

10.31.11 Master Deed Documents from Plaintiff 000167



RIVERGATE PHASE XXIII AS-BUILT BUILDING 19 A & C
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4280

SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.

GRAPHIC SCALE - FEET

STATE PLANE:

REFERENCE:

TAX MAP NUMBER:

ACREAGE:

FLOOD ZONE INFORMATION:

BEACH REFERENCE:

NOTES:

WISPERING WOODS SECTION II RIVERGATE

159

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-271 thru 272 & 608 79
SPLIT FROM 131-02-01-013
Map Blk Parcel
8/27/04 pa

FILED
HORRY S.C.
2004 AUG 26 AM 10:38
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

TWENTY-THIRD AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME (Building 15, Phase XXV)

This **TWENTY-THIRD** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 26th day of **August 2004**, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed "), in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as Building 15 Units B & D of The Development.

2. Building. Building 15, Units B & D, each having a square footage of 1568 and three (3) bedrooms. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book E beginning at Page 51 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2783 0189

18

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

Loretta Russell BY: Luther Bellamy
1st Witness Luther Bellamy, Member

Randall L Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

Loretta Russell
1st Witness

Sworn to and subscribed before
me this 28th day of August 2004

Randall L Hartman (SEAL)
Notary Public for South Carolina
My Commission Expires: 7-29-13

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase XXV, Building 15 containing Units B & D, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated August 19, 2004, and recorded on August 26th, 2004, in the Office of the ROD for Horry County, South Carolina, in Plat Book 199 at page 135, containing .19 acres, more or less, and designated as Phase XXV pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 15-B; 131-02-01-_____

New Parcel: Building 15-D; 131-02-01-_____

Split From: 131-02-01-013

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 15 B & D

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.44291%
3 Bedroom	$140	1.75659%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

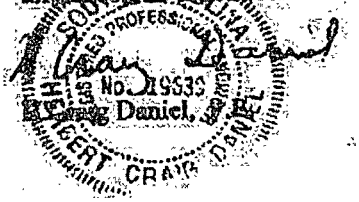
EXHIBIT "C"



August 19, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 15, Units B and D do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.



3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE/BLDG 15 B & D

Building Address 4317/4325 RIVERGATE / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

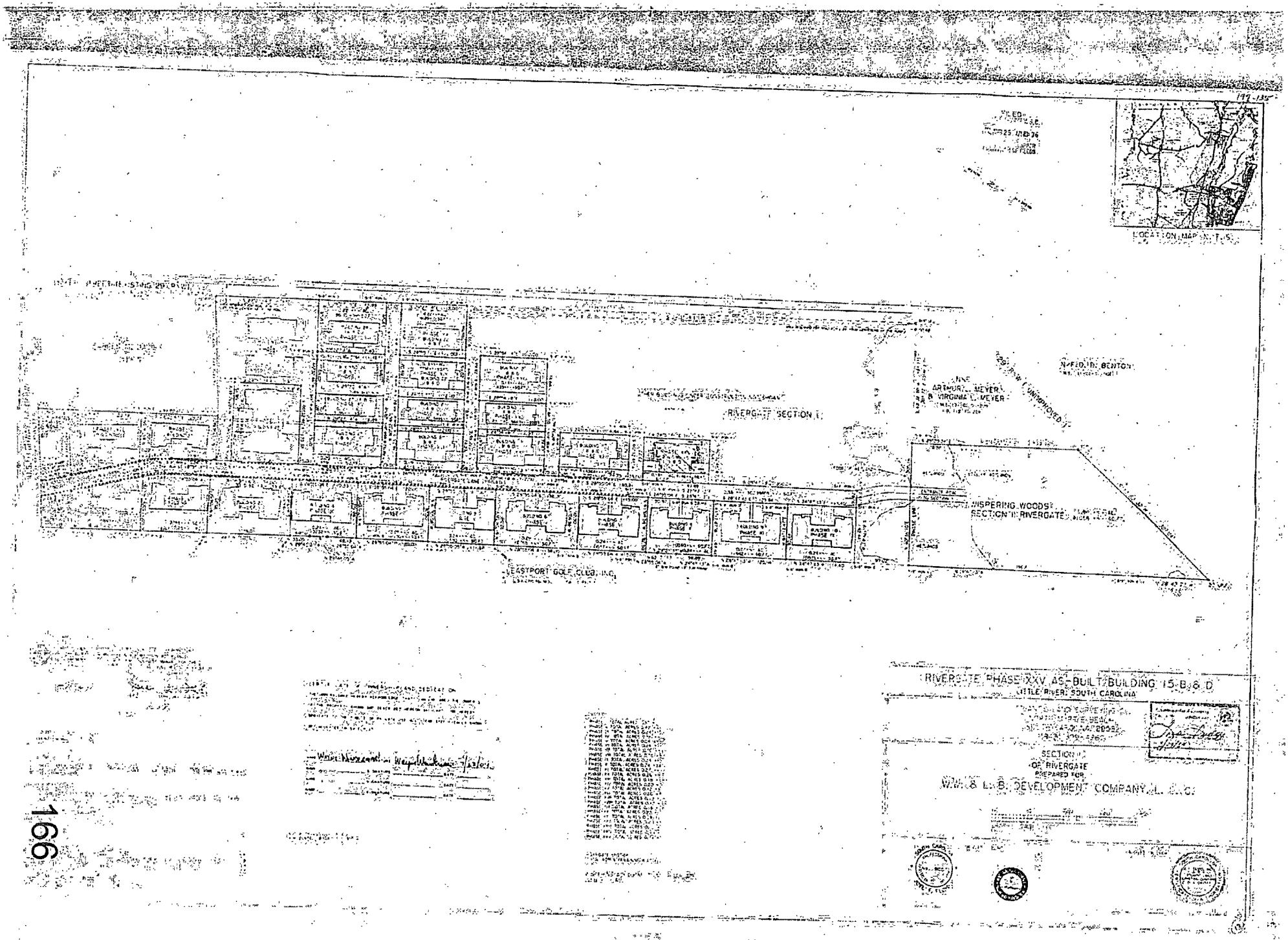
Applicable Code 2000 IRC Permit # 0000097942 Report # 0393527

Building Official

STEPHEN BUCK
Inspector

August 20, 2004
Date

10.31.11 Master Deed Documents from Plaintiff 000173


LOCATION MAP
RIVERGATE SECTION I
ARTHUR L. MEYER
& VIRGINIA L. MEYER
WHISPERING WOODS
SECTION II RIVERGATE
EASTPORT GOLF CLUB, INC.
RIVERGATE PHASE XXV AS-BUILT BUILDING 15-B & D
LITTLE RIVER, SOUTH CAROLINA
SECTION II
OF RIVERGATE
PREPARED FOR
W.M. & L.B. DEVELOPMENT COMPANY, L.L.C.

166

441985

FILED
2004 OCT 26 AM 9:15
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)	**TWENTY-FOURTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME (Building 17, Phase XXVI)**
COUNTY OF HORRY)	

This **TWENTY-FOURTH** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the **20th** day of **October 2004**, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime; and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as **Building 17, Units A & C**, of The Development.

2. Building. **Building 17, Units A & C**, each having a **Square Footage of 1353** and **three (3) bedrooms**. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book E beginning at Page 82 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2811 1424

1424

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1st Witness BY: Luther Bellamy, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before
me this 20 day of **October 2004**

(SEAL)
Notary Public for South Carolina
My Commission Expires: 7-29-13

RANDALL L. HARTMAN NOTARY PUBLIC SOUTH CAROLINA

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as **Phase XXVI, Building 17 containing Units A & C**, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated September 23, 2004, and recorded on **October** 26, 2004, in the Office of the ROD for Horry County, South Carolina, in Plat Book 200 at page 184, containing 0.14 acres, more or less, and designated as **Phase XXVI** pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 17-A; 131-02-01-273

New Parcel: Building 17-C; 131-02-01-274

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-273 & 274
SPL **Split From: 131-02-01-013**
Map Blk Parcel
10.22.04

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of **Building 17 A & C**

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.39394%
3 Bedroom	$140	1.69697%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

October 8, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 17, Units A and C do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER HERBERT CRAIG DANIEL

No. 19639

H. Craig Daniel, PE

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

10.31.11 Master Deed Documents from Plaintiff 000179

01com

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE/BLDG 17

Building Address 4299 RIVERGATE LANE / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000099729 Report # 0400072

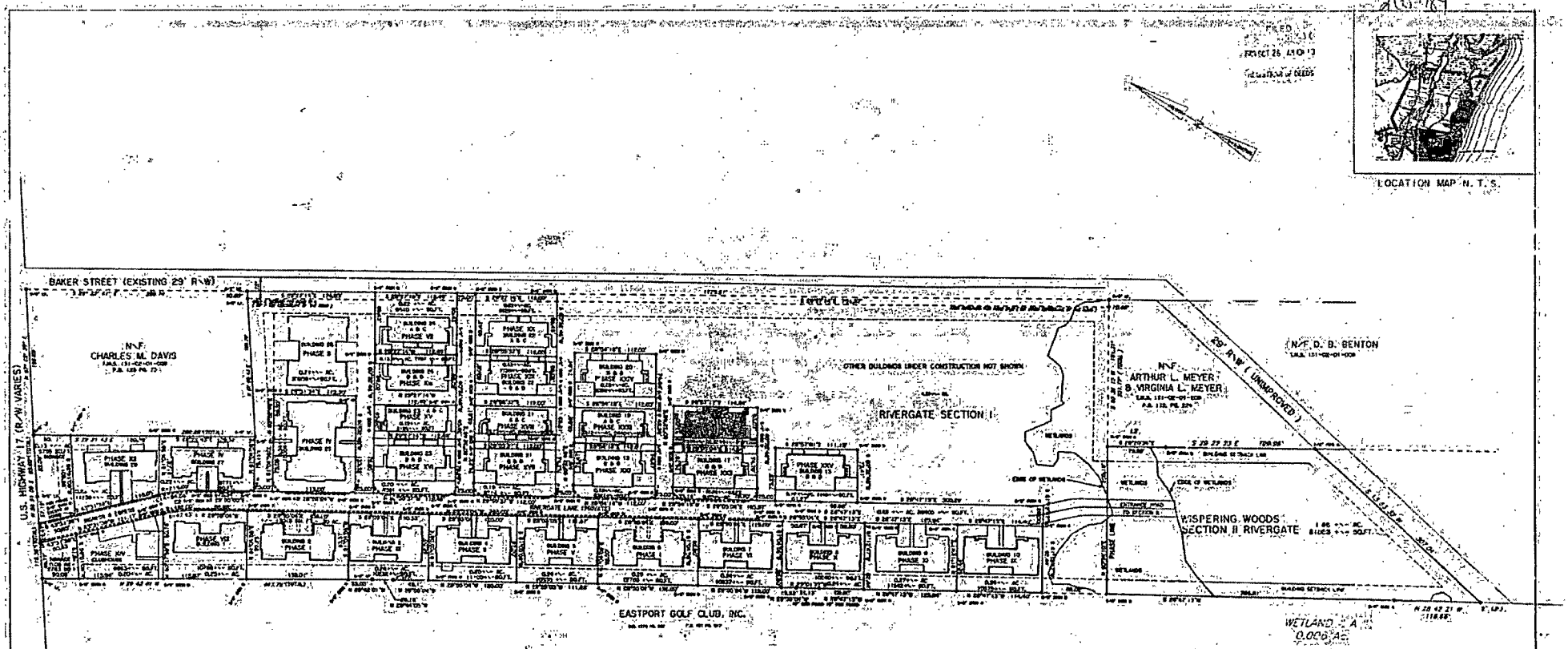
Daniel L. Jones Sr
Building Official

LON GALLI Lon Galli CB
Inspector

October 14, 2004
Date

Exhibit 3

1499
172



VERTICAL & HORIZONTAL ACCURACY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND 2000' OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND WETLAND MAP BY PERRY LAND SURVEYING DATED JULY, 1998 AND RECORDED IN PLAT BOOK 60 AT PAGE 35.

TAX MAP NUMBERS:
TMS # 131-07-01-013 PARENT

ACREAGES:
AS SHOWN

FLOOD ZONE INFORMATION:
PHASE I IS LOCATED IN A FLOOD HAZARD ZONE, ZONE X PER F.I.R.M. A MAP NUMBERED 450144 0082 H & 450110 0631 H AUGUST 23, 1999

PLAT LOOK REFERENCE:
RECORDED IN PLAT BOOK 168 AT PAGE 94

WHISPERING WOODS SECTION II RIVERGATE
1.85 +/- AC.

RIVERGATE PHASE XXVI AS-BUILT BUILDING 17 A B C

LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4260

SECTION I
OF RIVERGATE
PREPARED FOR:
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.

60 0 60 120 180
GRAPHIC SCALE - FEET

SCALE 1" = 60'

SEPTEMBER 23, 2000

86417

FILED
HORRY COUNTY, S.C.

STATE OF SOUTH CAROLINA) TWENTY-FIFTH AMENDMENT TO
2004 NOV 30 AM 10:12
COUNTY OF HORRY) MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
BALLOU V. SKIPPER (Building 18, Phase XXVII)
REGISTRAR OF DEEDS

This **TWENTY-FIFTH** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the **30th** day of **November 2004**, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed "; in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as **Building 18, Units B & D**, of The Development.

2. Building. **Building 18, Units B & D**, each having a **Square Footage of 1473** and **three (3) bedrooms**. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book E beginning at Page 91 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2827 1253

1253

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED:

WW & LB DEVELOPMENT, LLC

1st Witness

BY: Luther Bellamy
Luther Bellamy, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment, and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before
me this 30th day of **November 2004**

(SEAL)
Notary Public for South Carolina
My Commission Expires:

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as **Phase XXVII, Building 18 containing Units B & D** as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated October 25, 2004, and recorded on **November 30, 2004**, in the Office of the ROD for Horry County, South Carolina, in Plat Book 201 at page 116, containing .18 acres, more or less, and designated as **Phase XXVII** pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 18-B; 131-02-01-275

New Parcel: Building 18-D; 131-02-01-276

HORRY COUNTY ASSESSOR
New 131-02-01-275 & 276
Split From: 131-02-01-013
Map Blk Parcel
12-1-04 ps

EXHIBIT "B"

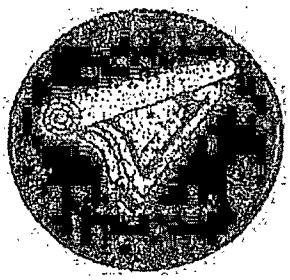
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of **Building 18 B & D**

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.34818%
3 Bedroom	$140	1.64127%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"



November 23, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 18, Units B and D do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances for constructed.



3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01C0D3

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE/BLDG 18 B & D

Building Address 4297 RIVERGATE LN / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 I.R.C. Permit # 0000098974 Report # 0407630

Building Official

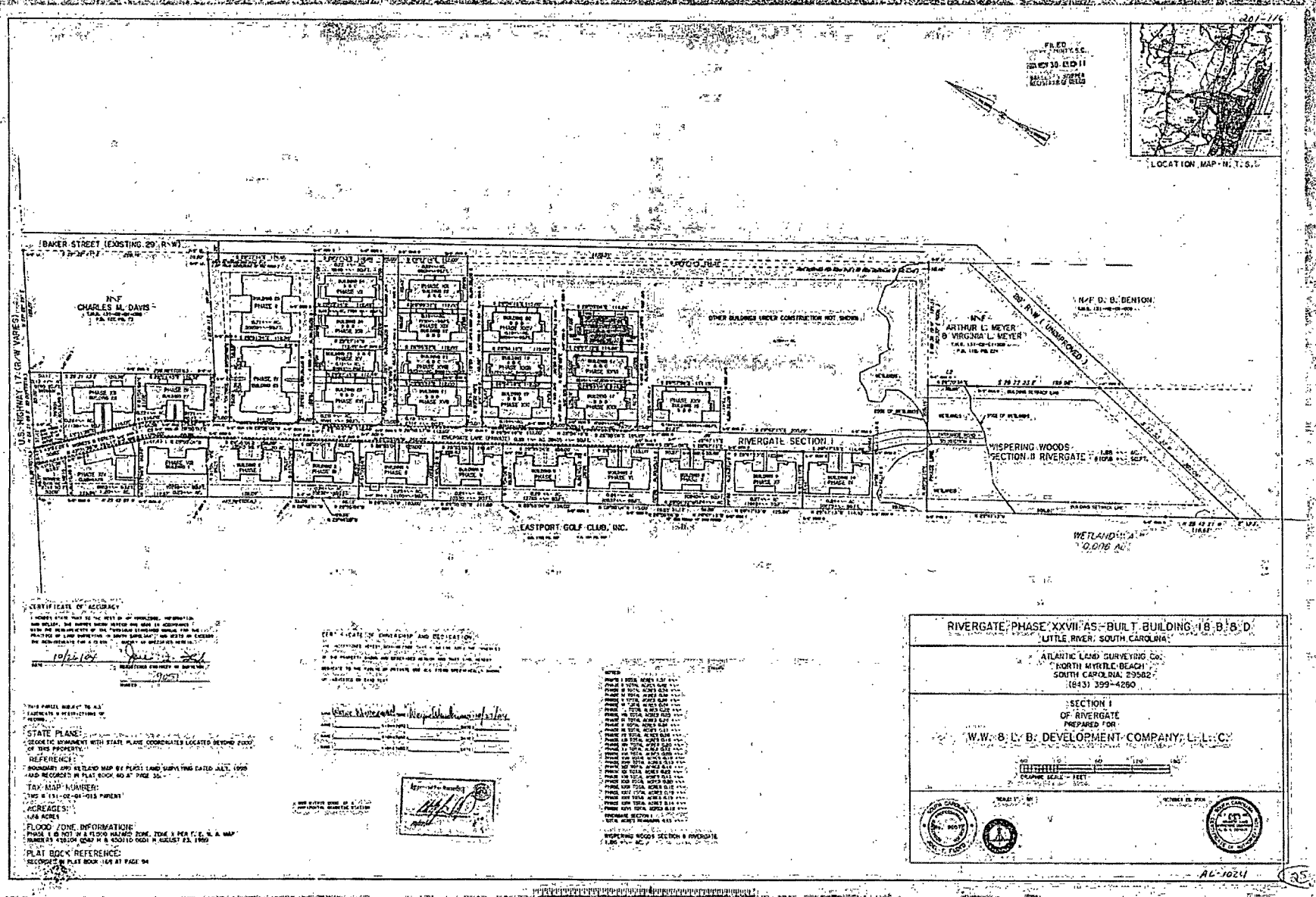
STEPHEN BUCK
Inspector

November 22, 2004
Date

EXHIBIT "D"

12-57

10.31.11 Master Deed Documents from Plaintiff 000185



CERTIFICATE OF ACCURACY

10/21/10

STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND 200' OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND RELOCATION MAP BY PLOTT LAND SURVEYING DATED AUG. 1998 AND RECORDED IN PLAT BOOK 80 A" PAGE 30.

TAX MAP NUMBER:
THIS IS 131-02-04-013 PARENT

ACREAGES:
14.8 ACRES

FLOOD ZONE INFORMATION:
PHASE 1 IS NOT IN A 0.2% ANNUAL CHANCE FLOOD ZONE, ZONE X PER F.I.R.M. MAP NUMBER 450109K 0040 H & 450110 0040 H DATED AUGUST 23, 1988

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 146 AT PAGE 94

WHISPERING WOODS SECTION B RIVERGATE

RIVERGATE PHASE XXVII AS-BUILT BUILDING 18 B & D

LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260

SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.

GRAPHIC SCALE - FEET

AL-10241

180

4/45578

HORRY FILED
2004 DEC 17 AM 10:27
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA)	**TWENTY-SIXTH AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME (Building 15, Phase XXVIII)**
)	
COUNTY OF HORRY)	

This **TWENTY-SIXTH** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the **14th** day of **December 2004**, WW & LB Development, LLC, hereinafter referred to as "Declarant";

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as **Building 15, Units A & C**, of The Development.

DEED 1039 2879

2. Building. **Building 15, Units A & C**, each having a **Square Footage of 1353** and **three (3) bedrooms**. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo Plat Book E beginning at Page 103 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

$ 1039

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1ST Witness BY: Luther Bellamy, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before
me this 14th day of **December 2004**

(SEAL)
Notary Public for South Carolina
My Commission Expires: 7-29-13

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as **Phase XXVII, Building 15 containing Units A & C**, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated October 26, 2004, and recorded on **December** 17 **,2004**, in the Office of the ROD for Horry County, South Carolina, in Plat Book 202 at page 23 , containing .14 acres, more or less, and designated as **Phase XXVIII** pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 15-A; 131-02-01- 277

New Parcel: Building 15-C; 131-02-01- 278

HORRY COUNTY ASSESSOR
131-02-01-277 & 278
Split From: 131-02-01-013
SPLIT FROM
Map Blk Parcel
12-20-04

EXHIBIT "B"

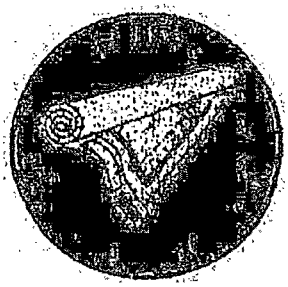
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of **Building 15 A & C**

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.30533%
3 Bedroom	$140	1.58910%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"



December 7, 2004

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 15, Units A and C, 00 depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

Reg. No. 16633

H. Craig Daniel, PE

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use; and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE BLDG 15 A/C

Building Address 4315 RIVER GATE LN / RIVER GATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

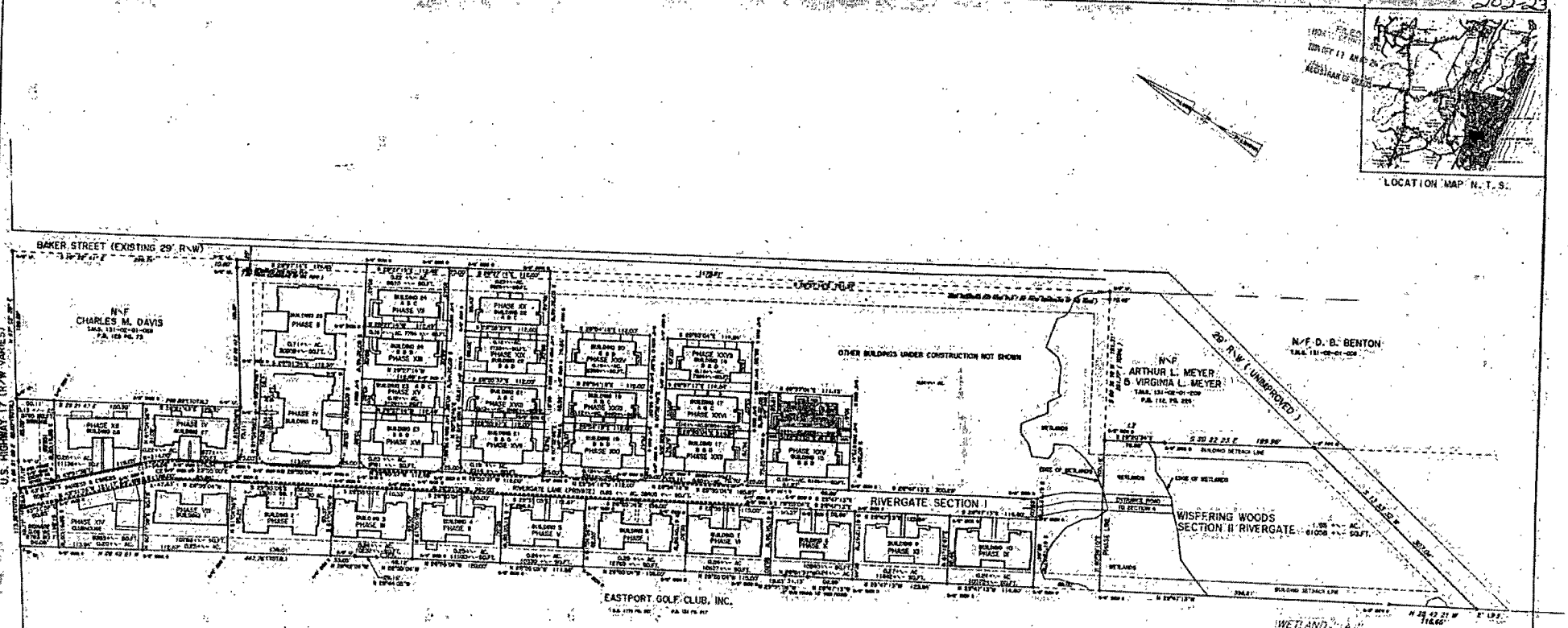
Applicable Code 2000 IRC Permit # 0000100567 Report # 0409992

Building Official

JARRETTE JACOBS
Inspector

December 16, 2004
Date

10.31.11 Master Deed Documents from Plaintiff 000191



LOCATION MAP N. T. S.

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED THEREIN.

DATE

REGISTERED ENGINEER OR SURVEYOR

SCALE

THIS PARCEL SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORD.

STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND ZOOC' OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND WETLAND MAP BY PERRY LAND SURVEYING DATED JULY, 1999 AND RECORDED IN PLAT BOOK 80 AT PAGE 26.

TAX MAP NUMBER:
THIS IS 131-02-01-013 PARENT

CHARGES:

FLOOD ZONE INFORMATION:
PROPERTY IS NOT IN A FLOOD HAZARD ZONE. ZONE X PER F. E. M. A. MAP NUMBER 4501040 0080 H & 4501310 0001 H AUGUST 23, 1999

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 80 AT PAGE 164.

CERTIFICATES OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT ALL OF THE ONE (1) SIX (6) SINGLE FAMILY LOTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS THAT TIME HEREBY DEDICATE TO THE PUBLIC OR PRIVATE USE AS ITEMS SPECIFICALLY SHOWN OR INDICATED OF SAID PLAT

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

NOTES:

PHASE I TOTAL ACRES 1.27 +/-
PHASE II TOTAL ACRES 0.42 +/-
PHASE III TOTAL ACRES 0.34 +/-
PHASE IV TOTAL ACRES 0.24 +/-
PHASE VI TOTAL ACRES 0.23 +/-
PHASE VII TOTAL ACRES 0.23 +/-
PHASE VIII TOTAL ACRES 0.23 +/-
PHASE IX TOTAL ACRES 0.24 +/-
PHASE X TOTAL ACRES 0.24 +/-
PHASE XI TOTAL ACRES 0.23 +/-
PHASE XII TOTAL ACRES 0.24 +/-
PHASE XIII TOTAL ACRES 0.24 +/-
PHASE XIV TOTAL ACRES 0.12 +/-
PHASE XV TOTAL ACRES 0.12 +/-
PHASE XVI TOTAL ACRES 0.05 +/-
PHASE XVII TOTAL ACRES 0.19 +/-
PHASE XVIII TOTAL ACRES 0.13 +/-
PHASE XIX TOTAL ACRES 0.13 +/-
PHASE XX TOTAL ACRES 0.16 +/-
PHASE XXI TOTAL ACRES 0.16 +/-
PHASE XXII TOTAL ACRES 0.20 +/-
PHASE XXIII TOTAL ACRES 0.19 +/-
PHASE XXIV TOTAL ACRES 0.19 +/-
PHASE XXV TOTAL ACRES 0.18 +/-
PHASE XXVI TOTAL ACRES 0.14 +/-
PHASE XXVII TOTAL ACRES 0.18 +/-
PHASE XXVIII TOTAL ACRES 0.14 +/-

RIVERGATE SECTION I
TOTAL ACRES REMAINING 6.05 +/- AC.

WISPERING WOODS SECTION II RIVERGATE
1.55 +/- AC.

RIVERGATE PHASE XXVIII AS-BUILT BUILDING 15 A & C

LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING, Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4260

SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L. B. DEVELOPMENT COMPANY, L. L. C.

60 0 60 120 180
GRAPHIC SCALE - FEET

SCALE 1" = 60'

OCTOBER 29, 2004

AL-1025

911790

FILED
HORRY COUNTY, S.C.

STATE OF SOUTH CAROLINA) TWENTY-SEVENTH AMENDMENT TO
2005 MAR 24 PM 4:08) MASTER DEED OF RIVERGATE
COUNTY OF HORRY) HORIZONTAL PROPERTY REGIME
BALLERY V. SKIPPER (Building 16, Phase XXIX)
REGISTRAR OF DEEDS

This **TWENTY-SEVENTH** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the **21st** day of **March 2005**, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as **Building 16, Units A, B, C & D,** of The Development.

2. Building. **Building 16, Units A, B, C & D,** each having a **Square Footage of 1568** and **three (3) bedrooms**. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo **Plat Book** E beginning at **Page** 151 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

U

DEED
2881 0667

667

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1st Witness By: Luther Bellamy
Luther Bellamy, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before
me this **21st** day of **March 2005**

(SEAL)
Notary Public for South Carolina
My Commission Expires: 7-29-13

RANDALL L. HARTMAN NOTARY PUBLIC SOUTH CAROLINA

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as **Phase XXIX, Building 16 containing Units A, B, C & D**, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated October 26, 2004, and recorded on **March 21st, 2005**, in the Office of the ROD for Horry County, South Carolina, in Plat Book 204 at Page 57, containing .14 acres, more or less, and designated as **Phase XXIX** pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 16-A; 131-02-01- 279

New Parcel: Building 16-B; 131-02-01- 280

New Parcel: Building 16-C; 131-02-01- 281

New Parcel: Building 16-D; 131-02-01- 282

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-279 thru 282
SPLIT FROM: **Split From:** 131-02-01-013
Map Blk Parcel
3/28/05 pc

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule I
Percentage of Ownership
After addition of **Building 16 A, B, C & D**

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.22732%
3 Bedroom	$140	1.49413%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"



March 21, 2005

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 16, Units A B,C, and D do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

H. Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE/BLDG 16/QUADRAPLEX

Building Address 4319 RIVER GATE LN / RIVER GATE, LITTLE RIVER

Units 0004 Use 104 Use classification THREE-AND FOUR-FAMILY BUILDING

Type of Construction FR Occupant Load 31 Sprinkler Provided NO Required NO

Applicable Code 2000 IBC Permit # 0000103052 Report # 0420556

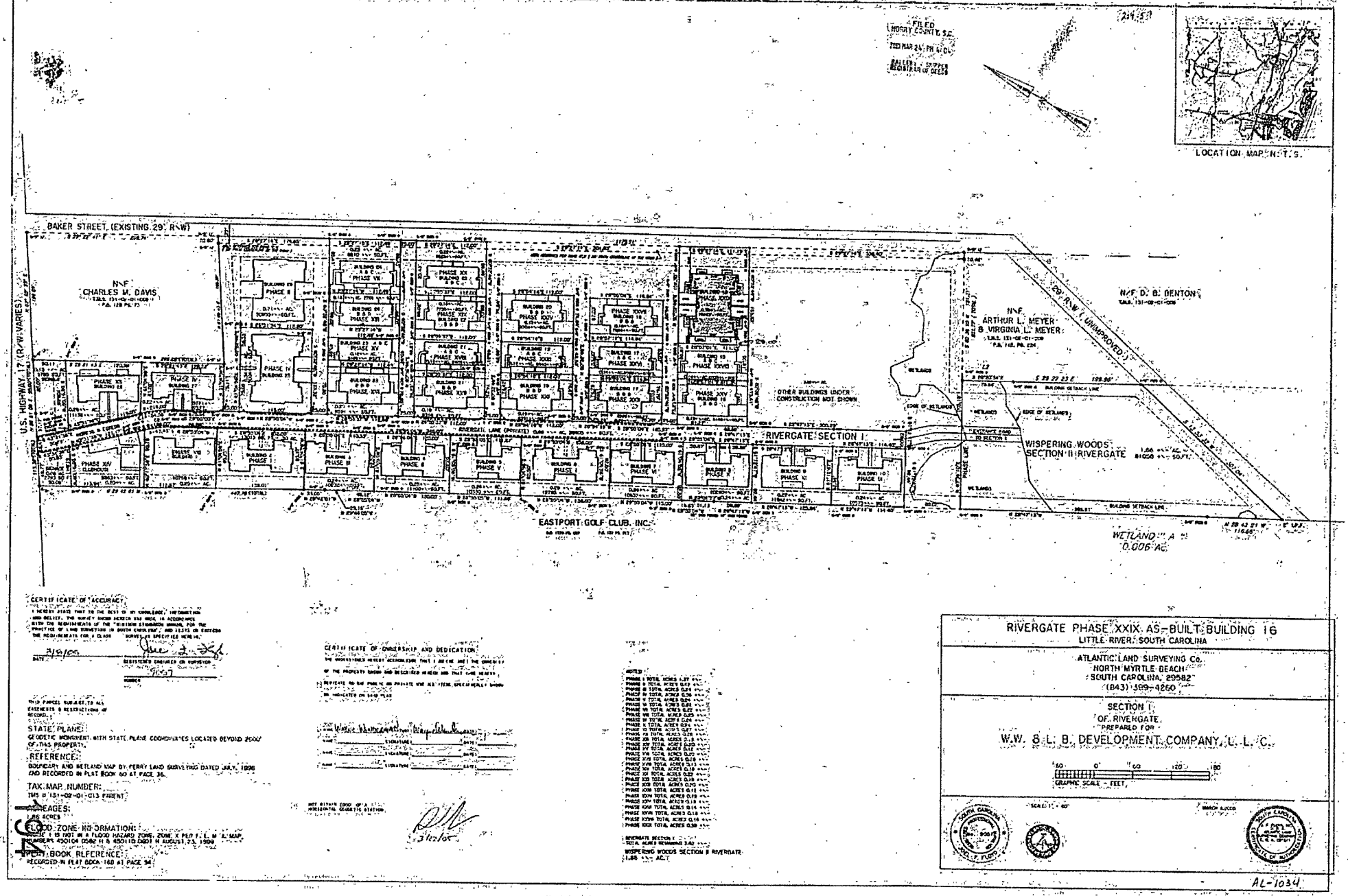
Building Official

DENNIS CAUSEY
Inspector

March 18, 2005
Date

EXHIBIT "D"

10.31.11 Master Deed Documents from Plaintiff 000197



CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", AND IS AN EXCESS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED HEREON.

3/9/06
DATE

REGISTERED ENGINEER OR SURVEYOR

NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE TO THE PUBLIC OR PRIVATE USE AS ITEM SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

NAME SIGNATURE DATE

NAME SIGNATURE DATE

THIS PARCEL SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORD.

STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND BOUNDARY OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND WETLAND MAP BY PERRY LAND SURVEYING DATED JULY, 1996 AND RECORDED IN PLAT BOOK 60 AT PAGE 36.

TAX MAP NUMBER:
TMS # 151-02-01-013 PARENT

ACREAGES:
85 ACRES

FLOOD ZONE INFORMATION:
PARCEL IS NOT IN A FLOOD HAZARD ZONE. ZONE X PER F. I. R. M. MAP NUMBERS 450104 0562 H & 450110 0601 H AUGUST 23, 1999

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 160 AT PAGE 34

NOTED
PHASE I TOTAL ACRES 1.37 +/-
PHASE II TOTAL ACRES 0.63 +/-
PHASE III TOTAL ACRES 0.24 +/-
PHASE IV TOTAL ACRES 0.36 +/-
PHASE V TOTAL ACRES 0.28 +/-
PHASE VI TOTAL ACRES 0.28 +/-
PHASE VII TOTAL ACRES 0.25 +/-
PHASE VIII TOTAL ACRES 0.25 +/-
PHASE IX TOTAL ACRES 0.24 +/-
PHASE X TOTAL ACRES 0.24 +/-
PHASE XI TOTAL ACRES 0.21 +/-
PHASE XII TOTAL ACRES 0.21 +/-
PHASE XIII TOTAL ACRES 0.28 +/-
PHASE XIV TOTAL ACRES 0.28 +/-
PHASE XV TOTAL ACRES 0.19 +/-
PHASE XVI TOTAL ACRES 0.19 +/-
PHASE XVII TOTAL ACRES 0.19 +/-
PHASE XVIII TOTAL ACRES 0.18 +/-
PHASE XIX TOTAL ACRES 0.19 +/-
PHASE XX TOTAL ACRES 0.20 +/-
PHASE XXI TOTAL ACRES 0.19 +/-
PHASE XXII TOTAL ACRES 0.19 +/-
PHASE XXIII TOTAL ACRES 0.19 +/-
PHASE XXIV TOTAL ACRES 0.19 +/-
PHASE XXV TOTAL ACRES 0.19 +/-
PHASE XXVI TOTAL ACRES 0.19 +/-
PHASE XXVII TOTAL ACRES 0.19 +/-
PHASE XXVIII TOTAL ACRES 0.19 +/-
PHASE XXIX TOTAL ACRES 0.30 +/-

RIVERGATE SECTION I
TOTAL ACRES REMAINING 3.42 +/-

WISPERING WOODS SECTION II RIVERGATE
1.66 +/- AC.

RIVERGATE PHASE XXIX AS-BUILT BUILDING 16

LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4260

SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.

50 0 50 100 150
GRAPHIC SCALE - FEET

SCALE 1" = 50'

MARCH 8,2006

AL-1034

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-283-286
SPLIT FROM 131-02-01-013
Map Blk Parcel

515970

FILED
HORRY COUNTY, S.C.
2005 APR -6 AM 11:00
RORY V. SKIPPER
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA)
) TWENTY-EIGHTH AMENDMENT TO
) MASTER DEED OF RIVERGATE
COUNTY OF HORRY) HORIZONTAL PROPERTY REGIME
(Building 14, Phase XXX)

This **TWENTY-EIGHTH** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the **4th** day of **April 2005**, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as **Building 14, Units A, B, C & D**, of The Development.

2. Building. **Building 14, Units A, B, C & D**, each having a **Square Footage of 1568** and **three (3) bedrooms**. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo **Plat Book** 224 E beginning at **Page** #9 154 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

DEED
2888 1146

A
1146

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1ST Witness By: Luther Bellamy
Luther Bellamy, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before
me this 4th day of **April 2005**

(SEAL)
Notary Public for South Carolina
My Commission Expires:

LORETTA RUSSELL NOTARY PUBLIC MY COMMISSION EXPIRES 7/25/13 SOUTH CAROLINA

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as **Phase XXX, Building 14 containing Units A, B, C & D**, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated October 26, 2004, and recorded on **April 4th, 2005**, in the Office of the ROD for Horry County, South Carolina, in Plat Book 204 at Page 119, containing .40 acres, more or less, and designated as **Phase XXX** pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 14-A; 131-02-01-_____

New Parcel: Building 14-B; 131-02-01-_____

New Parcel: Building 14-C; 131-02-01-_____

New Parcel: Building 14-D; 131-02-01-_____

Split From: 131-02-01-013

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of Building 14 A, B, C & D

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.15811%
3 Bedroom	$140	1.40987%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

EXHIBIT "C"

March 21, 2005

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 14, Units A, B, C, and D do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

H Craig Daniel

H Craig Daniel, P.E.

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

EXHIBIT "D"

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in f certifying that at the time of issuance the inspection and review process has been performed in accordance witt various ordinances of the County regulating building construction or use, and the the structure is approvec occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVERGATE/BLDG 14/QUADRAPLEX

Building Address 4327 RIVERGATE LANE / RIVERGATE, LITTLE RIVER

Units 0004 Use 104 Use classification THREE-AND FOUR-FAMILY BUILDING

Type of Construction FR Occupant Load 31 Sprinkler Provided NO Required NO

Applicable Code 2000 IBC Permit # 0000103051 Report # 0420588

Building Official

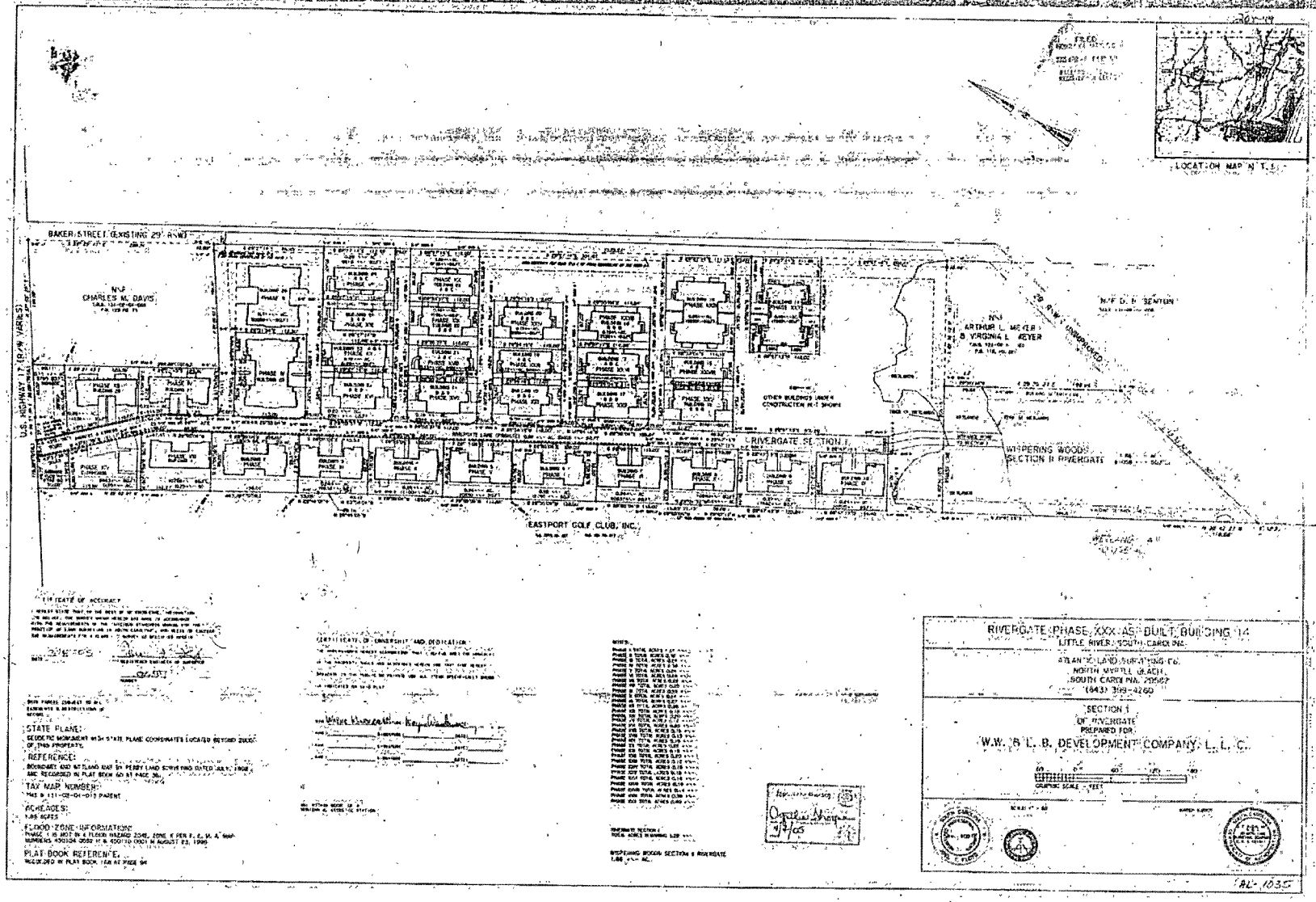
DENNIS CAUSEY
Inspector

March 31, 2005
Date

151

200

10.31.11 Master Deed Documents from Plaintiff 000203


BAKER STREET (EXISTING 29' R/W)
U.S. HIGHWAY 17 (R/W VARIES)
N/F
CHARLES M. DAVIS
RIVERGATE SECTION I
EASTPORT GOLF CLUB, INC.
N/F
ARTHUR L. MEYER
& VIRGINIA L. MEYER
WHISPERING WOODS
SECTION II RIVERGATE
LOCATION MAP N.T.S.
CERTIFICATE OF ACCURACY
CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE PLANE:
REFERENCE:
TAX MAP NUMBER:
ACREAGES:
FLOOD ZONE INFORMATION:
PLAT BOOK REFERENCE:
RIVERGATE PHASE XXX AS-BUILT BUILDING 14
LITTLE RIVER, SOUTH CAROLINA
PLANTE LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260
SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L. B. DEVELOPMENT COMPANY, L. L. C.
GRAPHIC SCALE - 1" = 60'
AL-1035

201

98118

FILED
HORRY COUNTY, S.C.
2005 MAY 16 P 12:
BALLERY V. SKIPPER
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA)
) TWENTY-NINTH AMENDMENT TO
COUNTY OF HORRY) MASTER DEED OF RIVERGATE
) HORIZONTAL PROPERTY REGIME
(Building 18, Phase XXXI)

This **TWENTY-NINTH** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the **12th** day of **May 2005**, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as **Building 18, Units A & C,** of The Development.

2. Building. **Building 18, Units A & C,** each having a **Square Footage of 1353** and **three (3) bedrooms**. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo **Plat Book** F beginning at **Page** 168 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

DEED
2910 0904

P
904

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: WW & LB DEVELOPMENT, LLC

1ST Witness By: Wayne Winderman
Wayne Winderman, Managing Member

Notary as Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named WW & LB DEVELOPMENT, LLC by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before
me this 12th day of **May 2005**

(SEAL)
Notary Public for South Carolina
My Commission Expires: 7-29-17

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as **Phase XXXI, Building 18 containing Units A & C**, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated April 28th, 2005 and recorded on **May 16th, 2005**, in the Office of the ROD for Horry County, South Carolina, in Plat Book 205 at Page 72, containing .40 acres, more or less, and designated as **Phase XXXI** pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 18-A; 131-02-01- 287

New Parcel: Building 18-C; 131-02-01- 288

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-287, 288
SPLIT FROM 131-02-01-013
Map Blk Parcel
5/17/05

Split From: 131-02-01-013

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule I
Percentage of Ownership
After addition of **Building 18 A & C**

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.12635%
3 Bedroom	$140	1.37120%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

282 - 8145

EXHIBIT "C"

May 6, 2005

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 18, Units A and C do depict the dimensions, area and locations of the Units and Common Elements, both limited and General of the Regime, as designed and within reasonable construction tolerances have been constructed.

SOUTH CAROLINA PROFESSIONAL ENGINEER 19839 HERBERT CRAIG DANIEL

H. Craig Daniel

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the Inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE/BLDG 18 A/C

Building Address 4295 RIVER GATE LANE / RIVER GATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000103048 Report # 0431558

Building Official

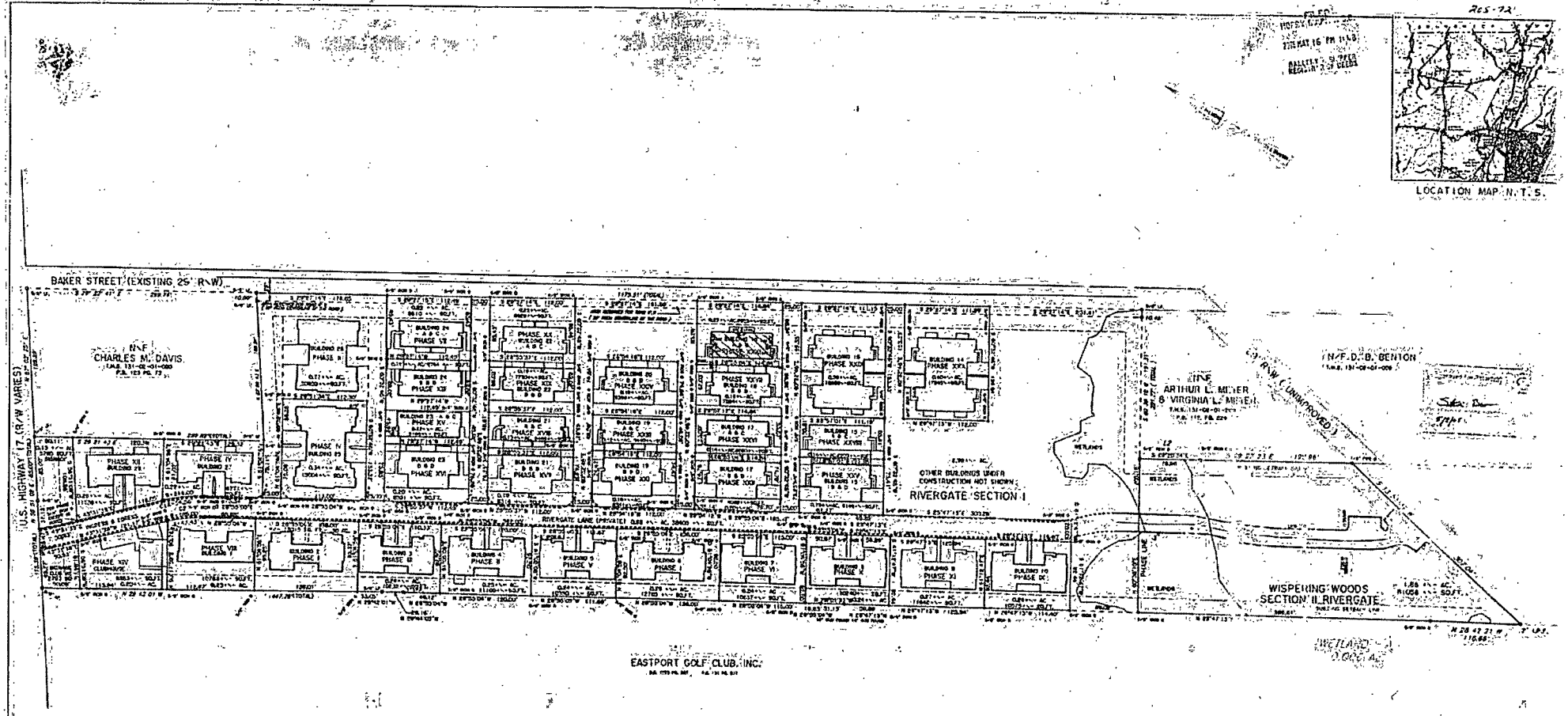
STEPHEN BUCK
Inspector

April 29, 2005
Date

EXHIBIT "D"

207

10:31:11 Master Deed Documents from Plaintiff 000209



CERTIFICATE OF ACCURACY

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS ____ SURVEY AS SPECIFIED HEREIN.

DATE _____ REGISTERED ENGINEER OR SURVEYOR

NUMBER _____

THIS PARCEL SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORD.

STATE PLANE:
GEODETIC MONUMENT WITH STATE PLANE COORDINATES LOCATED BEYOND 200' OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND WETLAND MAP BY PERRY LAND SURVEYING DATED JULY, 1998 AND RECORDED IN PLAT BOOK 60 AT PAGE 36.

TAX MAP NUMBER:
PIN # 31-02-01-003 PARENT

ACREAGE:
____ ACRES

FLOOD ZONE INFORMATION:
PHASE II IS NOT IN A FLOOD HAZARD ZONE, ZONE A PER F. I. R. M. A. MAP NUMBER 450109 0026 H & 450110 0601 H, AUGUST 23, 1999.

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 1658 AT PAGE 96

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I (OR WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (OR WE) HEREBY DEDICATE TO THE PUBLIC OR PRIVATE USE ALL ITEMS SPECIFICALLY SHOWN OR DESIGNED ON SAID PLAT.

OWNER _____ SIGNATURE _____ DATE _____

NOTE:
PHASE I TOTAL ACRES 1.37 +/-
PHASE II TOTAL ACRES 0.26 +/-
PHASE III TOTAL ACRES 0.26 +/-
PHASE IV TOTAL ACRES 0.67 +/-
PHASE V TOTAL ACRES 0.67 +/-
PHASE VI TOTAL ACRES 0.67 +/-
PHASE VII TOTAL ACRES 0.53 +/-
PHASE VIII TOTAL ACRES 0.23 +/-
PHASE IX TOTAL ACRES 0.67 +/-
PHASE X TOTAL ACRES 0.67 +/-
PHASE XI TOTAL ACRES 0.67 +/-
PHASE XII TOTAL ACRES 0.67 +/-
PHASE XIII TOTAL ACRES 0.67 +/-
PHASE XIV TOTAL ACRES 0.67 +/-
PHASE XV TOTAL ACRES 0.67 +/-
PHASE XVI TOTAL ACRES 0.67 +/-
PHASE XVII TOTAL ACRES 0.67 +/-
PHASE XVIII TOTAL ACRES 0.67 +/-
PHASE XIX TOTAL ACRES 0.67 +/-
PHASE XX TOTAL ACRES 0.67 +/-
PHASE XXI TOTAL ACRES 0.67 +/-
PHASE XXII TOTAL ACRES 0.67 +/-
PHASE XXIII TOTAL ACRES 0.67 +/-
PHASE XXIV TOTAL ACRES 0.67 +/-
PHASE XXV TOTAL ACRES 0.67 +/-
PHASE XXVI TOTAL ACRES 0.67 +/-
PHASE XXVII TOTAL ACRES 0.67 +/-
PHASE XXVIII TOTAL ACRES 0.67 +/-
PHASE XXIX TOTAL ACRES 0.67 +/-
PHASE XXX TOTAL ACRES 0.67 +/-
PHASE XXXI TOTAL ACRES 0.67 +/-

RIVERGATE SECTION I
TOTAL ACRES REMAINING 0.29 +/- AC.

WISPERING WOODS SECTION II RIVERGATE
1.85 +/- AC.

RIVERGATE PHASE XXXI AS-BUILT BUILDING 18 A B C

LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4260

SECTION I
OF RIVERGATE
PREPARED FOR
W.W.G.C.H. DEVELOPMENT COMPANY, L.L.C.

GRAPHIC SCALE 0 60 120 180 FEET

22 x 34 (D-size)

S22188

FILED
HORRY COUNTY, S.C.
2005 JUL 19 P 2:07
BALLEW
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA	**THIRTIETH AMENDMENT TO**
)	**MASTER DEED OF RIVERGATE**
COUNTY OF HORRY	**HORIZONTAL PROPERTY REGIME**
)	**(Building 20, Phase XXXII)**

This **THIRTIETH** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the **14th** day of **July 2005**, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as **Building 20, Units A & C**, of The Development.

2. Building. **Building 20, Units A & C**, each having a **Square Footage of 1353** and **three (3) bedrooms**. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo **Plat Book** F beginning at **Page** 203 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

DEED
2944 0439

439

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED: **WW & LB DEVELOPMENT, LLC**

1st Witness By: **Luther Bellamy, Member**

Notary as Witness

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named **WW & LB DEVELOPMENT, LLC** by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before
me this 14th day of **July 2005**

(SEAL)
Notary Public for South Carolina
My Commission Expires: 7-29-13

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SINGULAR; that certain property as shown as **Phase XXXII, Building 20 containing Units A & C**, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated June 6th, 2005 and recorded on **July 14th, 2005**, in the Office of the ROD for Horry County, South Carolina, in Plat Book 206 at Page 173, containing .21 acres, more or less, and designated as **Phase XXXII** pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 20-A; 131-02-01-289

New Parcel: Building 20-C; 131-02-01-290

Split From: 131-02-01-013

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-289+290
SPLIT FROM 131-02-01-013
Map Blk Parcel
1-20-05

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of **Building 20 A & C**

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.09628%
3 Bedroom	$140	1.33460%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

Exhibit "C" 282-8193

July 11, 2005

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 20, Units A and C do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances as constructed.

Reg. No. 19839
H. Craig Daniel, AIA

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE: 843-235-6340 • MOBILE: 843-222-4670 • FAX: 843-235-6341

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE/BLD 20 A/C

Building Address 4279 RIVER GATE LN / RIVER GATE, LITTLE RIVER, SC

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000103049 Report # 0445754

Building Official

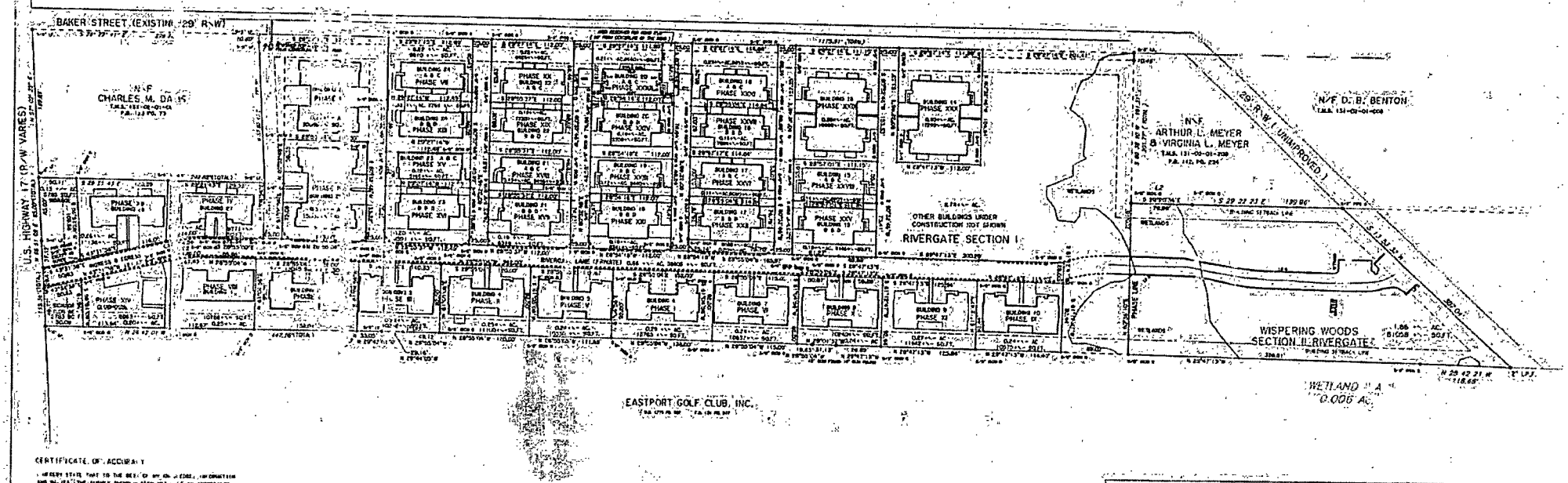
STEPHEN BUCK
Inspector

July 11, 2005
Date

206-173

FILED

LOCATION MAP N.T.S.



CERTIFICATE OF ACCURACY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE PLANE:

REFERENCE:

TAX MAP NUMBERS:

FLOOD ZONE INFORMATION:

FLAT BOOK REFERENCE:

RIVERGATE PHASE XXXII AS-BUILT BUILDING 20 A & C

LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260

SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.

60 0 60 120 180
GRAPHIC SCALE - FEET

SCALE: 1" = 60'

DATE: 6-27-05

AL-1040

508 724

52724

FILED
HORRY COUNTY, S.C.
2005 SEP 30 PM 4:30
BALLERY V. SKIPPER
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA	)	THIRTY-FIRST AMENDMENT TO
	)	MASTER DEED OF RIVERGATE
COUNTY OF HORRY	)	HORIZONTAL PROPERTY REGIME
		(Building 13A and 13C, Phase XXXIII)

This **THIRTY-FIRST** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the **30th** day of **September 2005**, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property")

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Dees and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as **Building 13, Units A & C**, of The Development.

2. Building. **Building 13, Units A & C**, each having a **Square Footage of 1568** and **three (3) bedrooms**. The floor plans of the Building which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo **Plat Book** F beginning at **Page** 001 in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

DEED
2986 1330

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED:

WW & LB DEVELOPMENT, LLC

1st Witness

By: Wayne Winderman
Wayne Winderman, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named **WW & LB DEVELOPMENT, LLC** by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before me
this **30th** day of **September 2005**

(SEAL)
Notary Public for South Carolina
My Commission Expires: 7-29-13

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as **Phase XXXIII, Building 13 containing Units A & C**, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated **September 20th, 2005** and recorded on **September 30th, 2005**, in the Office of the ROD for Horry County, South Carolina, in Plat Book 208 at Page 064, containing .15 acres, more or less, and designated as **Phase XXXIII** pertaining to the Master Deed only, and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 13-A; 131-02-01-291

New Parcel: Building 13-C; 131-02-01-292

HORRY COUNTY ASSESSOR
PARCEL 131-02-01-291+292
Split From: 131-02-01-013
DATE TAX Parcel
10/3/05 PA

EXHIBIT "B"

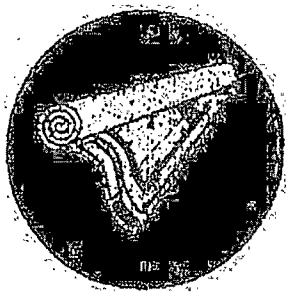
PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of **Building 13 A & C**

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.06778%
3 Bedroom	$140	1.29991%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

Exhibit "C"



September 15, 2005

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 13, Units A and C do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER HERBERT CRAIG DANIEL

S.C. Reg. No. 19639
H. Craig Daniel, PE

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE: 843-235-6340 • MOBILE: 843-222-4670 • FAX: 843-235-6341

EXHIBIT "D"

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE/BLDG 13 UNIT A&C

Building Address 4331/4339 RIVER GATE / RIVER GATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2000 IRC Permit # 0000105277 Report # 0464564

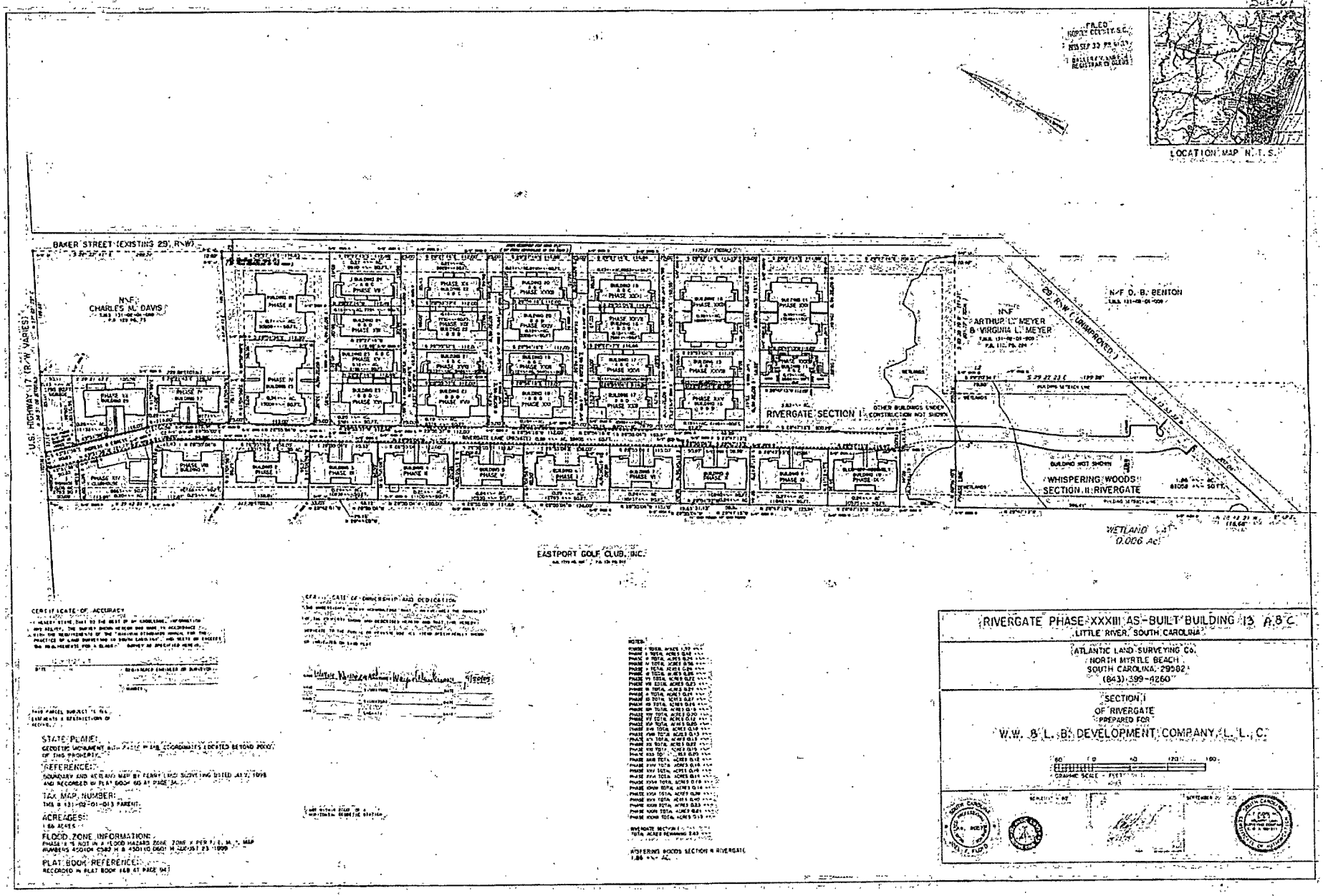
Building Official

JARRETTE JACOBS
Inspector

September 29, 2005
Date

127

10.31.11 Master Deed Documents from Plaintiff 000221


LOCATION MAP N.T.S.
BAKER STREET (EXISTING 29' R/W)
U.S. HIGHWAY 17 (R/W VARIES)
N/F CHARLES M. DAVIS
N/F D. B. BENTON
N/F ARTHUR L. MEYER & VIRGINIA L. MEYER
29' R/W (UNIMPROVED)
RIVERGATE SECTION I
OTHER BUILDINGS UNDER CONSTRUCTION NOT SHOWN
WHISPERING WOODS SECTION II RIVERGATE
BUILDING NOT SHOWN
WETLAND 0.006 Ac.
EASTPORT GOLF CLUB, INC.
CERTIFICATE OF ACCURACY
STATE PLANE:
REFERENCE:
TAX MAP NUMBER:
ACREAGES:
FLOOD ZONE INFORMATION:
PLAT BOOK REFERENCE:
RIVERGATE PHASE XXXIII AS-BUILT BUILDING 13 A,B,C
LITTLE RIVER, SOUTH CAROLINA
ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-4260
SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.
GRAPHIC SCALE - FEET
SEPTEMBER 7, 2005

222

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-293,294
SPLIT FROM 131-02-01-013
Map Blk Parcel
12-12-05

53406

FILED
2005 DEC -8 P 1 3:45
BAILEY
REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA)
) THIRTY-SECOND AMENDMENT TO
) MASTER DEED OF RIVERGATE
COUNTY OF HORRY) HORIZONTAL PROPERTY REGIME
(Building 12A and 12B, Phase XXXIV)

This **THIRTY-SECOND** Amendment of Master Deed, pursuant to the provisions of South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended (Horizontal Property Act "of Act") is made and executed in Horry County, South Carolina, this the 8th day of **December 2005**, WW & LB Development, LLC, hereinafter referred to as "Declarant".

WHEREAS, on March 14, 2001, Declarant did record a Master Deed of Rivergate Horizontal Property Regime (herein referred to as the "Master Deed ", in Deed Book 2351, at Page 1239, records of the office of the ROD for Horry County, South Carolina and

WHEREAS, pursuant to Article III, of the Master Deed, Declarant reserved the right to incorporate additional parcels of land and buildings into the Horizontal Property Regime, and

WHEREAS, Declarant wishes to incorporate that certain parcel of real estate together with improvements thereon located in Horry County, South Carolina and being more particularly described on exhibit "A" attached hereto (said property being hereinafter referred to as the "Property"),

NOW THEREFORE, Declarant hereby publishes and declares that:

1. Declaration. The Property is herewith submitted to the terms and provisions of the Master Deed and that hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the terms thereof. The property together with the buildings thereon shall be referred to as **Building 12, Units A & B,** of The Development.

2. Building. **Building 12, Units A & B**, each having a **Square Footage of 1461** and **three (3) bedrooms**. The floor plans of the Building, which shows graphically the dimensions, area and location of the Units therein, and a Plat which shows the location of the Buildings and other improvements on the land, are recorded in Condo **Plat Book** _____ beginning at **Page** _____ in the Office of Register of Deeds for Horry County, South Carolina.

3. Percentage of Ownership. The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.

4. Architect's Certificate. Attached hereto as Exhibit "C" is the Architect's Certificate required by Section 27-31-110 of the Code of Laws of South Carolina (1976).

5. Certificate of Occupancy. Attached hereto as Exhibit "D" is the Certificate of Occupancy issued by the Department of Code Enforcement, Horry County, South Carolina.

Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Master Deed on the date above written.

WITNESSED:

WW & LB DEVELOPMENT, LLC

1ST Witness

By: Wayne Winderman
Wayne Winderman, Member

Notary as Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named **WW & LB DEVELOPMENT, LLC** by its authorized officer, sign, seal and as its act and deed, deliver the within Amendment; and that s/he with the other subscribing witness witnessed the execution thereof.

1st Witness

Sworn to and subscribed before me
this 8th day of **December 2005**

(SEAL)
Notary Public for South Carolina
My Commission Expires: 7-29-13

RANDALL L. HARTMAN
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 29, 2013

EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as **Phase XXXIV, Building 12 containing Units A & B,** as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated _____, **2005** and recorded on **December 8th, 2005**, in the Office of the ROD for Horry County, South Carolina, in Plat Book _____ at Page _____, containing .15 acres, more or less, and designated as **Phase XXXIV** pertaining to the Master Deed only and Phase I as to the Rivergate Project, (said acreage includes parcels designated at "Signage" containing 0.13 acres, "Ingress and Egress" containing 0.58 acres, "Signage" containing 0.06 acres, all shown on the foregoing mentioned plat).

Said property being a portion of that property conveyed to Declarant herein by Deeds recorded in Deed Book 2210 at page 1239 and Deed Book 2243 at Page 85 in the Office of the ROD for Horry County, South Carolina.

Horry County Assessor

New Parcel: Building 12-A; 131-02-01-_____

New Parcel: Building 12-B; 131-02-01-_____

Split From: 131-02-01-013

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule 1
Percentage of Ownership
After addition of **Building 12 A & B**

Unit Type	Statutory Basic Value	Percentage of Ownership
2 Bedroom	$115	1.04072%
3 Bedroom	$140	1.26697%

NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

Exhibit "C"

December 5, 2005

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Building 12, Units A &B do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 19639 HERBERT CRAIG DANIEL

H. Craig Daniel, PE

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE: 843-235-6340 • MOBILE: 843-222-4670 • FAX: 843-235-6341

01C003

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursant to the requirements of the edition of the applicable Building Code currently in force, certifying that at the time of issuance the inspection and review process has been performed in accordance with the various ordinances of the County regulating building construction or use, and the the structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

Owner Address RIVER GATE BLDG 12A/B

Building Address 4343 RIVER GATE LN / RIVER GATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILLY BUILDING

Type of Construction FR Occupant Load _____ Sprinkler Provided NO Required NO

Applicable Code 2003 IRC Permit # 0000111544 Report # 0476844

Daniel L. Hucles
Building Official

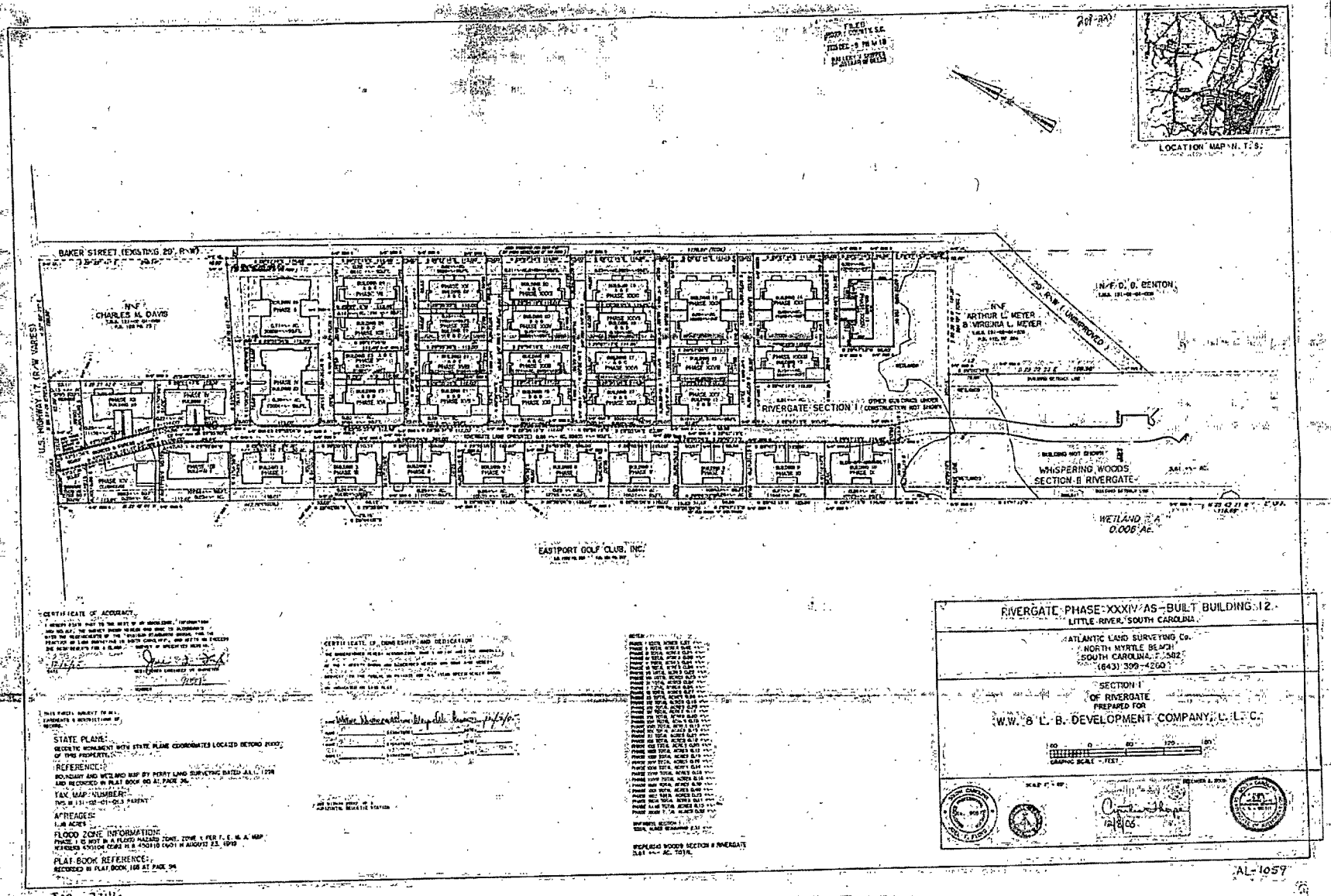
STEPHEN BUCK Stephen Buck EN
Inspector

December 05, 2005
Date

Exhibit "D"

228

10.31.11 Master Deed Documents from Plaintiff 000227


BAKER STREET (EXISTING 20' R/W)
U.S. HIGHWAY 17 (80' R/W VARIES)
N/F CHARLES M. DAVIS
N/F ARTHUR L. MEYER & VIRGINIA L. MEYER
N/F D. D. CENTON
20' R/W (UNIMPROVED)
RIVERGATE SECTION I
WHISPERING WOODS SECTION II RIVERGATE
EASTPORT GOLF CLUB, INC.
WETLAND "A" 0.006 AC.
LOCATION MAP N. T. S.
CERTIFICATE OF ACCURACY
STATE PLANE:
REFERENCES:
TAX MAP NUMBERS:
ACREAGES:
FLOOD ZONE INFORMATION:
PLAT BOOK REFERENCES:
RIVERGATE PHASE XXXIV AS-BUILT BUILDING 12
LITTLE RIVER, SOUTH CAROLINA
ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA, P.O. 582
(843) 399-4200
SECTION I
OF RIVERGATE
PREPARED FOR
W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.
GRAPHIC SCALE - FEET
SCALE 1" = 60'
DATE 2/8/06
AL-1059

508 7246

229

Instrument#: 2011000104208, DEED BK: 3546 PG: 2635 DOCTYPE: 069 10/14/2011 at 09:16:26 AM, 1 OF 6 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

New TMS Number 131020130028303
sp from 1310201013

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

THIRTY THIRD AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME

Units B and D, Building 13

This **Thirty-Third** Amendment of Master Deed pursuant to South Carolina Code Section 27-31-10, et seq., 1976 Code of Laws, as amended, is made and executed this the 6th day of September, 2011.

WHEREAS, WW&LB Development, LLC on or about March 14, 2001 did record a Master Deed for Rivergate Horizontal Property Regime (hereinafter referred to as the "Master Deed") in the Office of Register of Deeds for Horry County in Deed Book 2351 at Page 1239; and

WHEREAS, WW&LB Development, LLC was named Declarant in the Master Deed and pursuant to Article III thereof reserved the right to incorporate additional parcels of land and buildings into the said horizontal property regime; and

WHEREAS, on or about June 25, 2010, WW&LB Development, LLC filed a voluntary Petition for Chapter 7 Bankruptcy Relief in the United States Bankruptcy Court for the District of South Carolina, Case No. 10-04525-dd and Kevin Campbell was appointed as the Chapter 7 Trustee; and

WHEREAS, Kevin Campbell Trustee for WW&LB Development, LLC (hereinafter "Declarant") wishes to incorporate into the herein Horizontal Property Regime that certain parcel of real estate (hereinafter "Property"), which contains Units B and D, Building 13, and which said real estate is more fully described and identified on the attached Exhibit A, which exhibit is made a part hereof by reference; and now, therefore,

DECLARANT hereby publishes, declares, grants and conveys as follows:

1. The Property is herewith submitted to the terms and provisions of the Master Deed; and hereafter it shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved subject to the terms thereof. The Property together with the buildings thereon shall be referred to as Building 13, Units B and D, Rivergate Horizontal Property Regime.
2. Units B and D, Building 13, each having a heated square footage of 1353. The floor plans of this building which shows graphically the dimensions, area and location of the units therein and elevations thereof, are recorded in Condo Plat Book 253 at Page 20 in the Office of Register of Deeds for Horry County, and are made a part hereof by reference.

3. Percentage of ownership of the owners of each unit is shown on the attached Exhibit B which is made a part hereof by reference.
4. A plat of the building is recorded in Plat Book 253 at Page 24, which is made a part hereof by reference.
5. A certificate signed by a licensed engineer is attached hereto as Exhibit C which is made a part hereof by reference.
6. Except as specifically amended herein, the Master Deed and any amendments thereto remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this amendment to master deed on the day and date first written above.

WW&LB DEVELOPMENT, LLC

Witness #1

By: _____
Kevin Campbell, Chapter 7 Trustee

Witness #2

Instrument#: 2011000104208, DEED BK: 3546 PG: 2637 DOCTYPE: 069 10/14/2011 at 09:16:26 AM, 3 OF 6 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

STATUTORY SHORT FORM ACKNOWLEDGMENT
(SC. CODE ANN. 26-3-70, 1976 AS AMENDED)

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

The foregoing Instrument was acknowledged before me on the 6th day of September, 2011 by Declarant.

Meghan M. R (L.S.)
Notary Public South Carolina
My commission expires: 8/10/2019

MEGHAN M. RISER
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/10/2019
SOUTH CAROLINA

Instrument#: 2011000104208, DEED BK: 3546 PG: 2638 DOCTYPE: 069 10/14/2011 at 09:16:26 AM, 4 OF 6 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

EXHIBIT A

ALL AND SINGULAR, all that certain piece, parcel or tract of land located, lying, being and situate in the County of Horry, State of South Carolina, which is shown and designated as Building #13, Rivergate Development containing 0.18 acres, more or less, on that certain plat prepared by Atlantic Land Surveying Co. which is dated August 19, 2011 and which was prepared for Kevin Campbell, Bankruptcy Trustee, and which plat is recorded in the Office of Register of Deeds for Horry County, South Carolina in Plat Book 253 at Page 24. Said plat is made a part of this description by reference.

Derivation: Said property being a portion of that property conveyed to WW&LB Development, LLC by Deeds recorded in Deed Book 2210 at Page 1239 and in Deed Book 2243 at Page 85.

Parent TMS# 131-02-01-013

EXHIBIT B

Percentage of ownership

Unit Type	Statutory Value	Percentage Ownership
2 Bedroom	$115	1.04072
3 Bedroom	$140	1.26697

NOTE: All percentages are rounded. The actual fractional interest of each owner is the ratio of the statutory value of the owner's unit to the statutory value of all units in the project.

Instrument#: 2011000104208, DEED BK: 3546 PG: 2640 DOCTYPE: 069 10/14/2011 at 09:16:26 AM, 6 OF 6 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

Exhibit C

DANIEL ENGINEERING, INC.

January 6, 2005

To Whom It May Concern:

Pursuant to Code Section 27-31-110, South Carolina Code of Laws, 1976, as amended, I, H. Craig Daniel, hereby certify that, in my professional opinion, and to the best of my knowledge, the attached plans of Rivergate Horry Property Regime Building 13, Units B and D do depict the dimensions, area and locations of the Units and Common Elements, both Limited and General of the Regime, as designed and within reasonable construction tolerances, as constructed.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 19639 HERBERT CRAIG DANIEL

H. Craig Daniel, PE

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-222-4670

PLAT OF
"BUILDING #10 UNITS "B" AND "D"
WITHIN THE RIVERGATE DEVELOPMENT IN LITTLE RIVER
LITTLE RIVER TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA
FOR
KEVIN CAMPBELL, BENEFICIARY OF TRUSTEE

ATLANTIC LAND SURVEYING CO.

GRAPHIC SCALE

Instrument#: 2012000007381, DEED BK: 3563 PG: 1761 DOCTYPE: 069 01/23/2012 at 10:48:42 AM, 1 OF 4 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

TMS Number
1310201214-294

STATE OF SOUTH CAROLINA	)	AMENDMENT TO MASTER DEED
	)	OF RIVERGATE HORIZONTAL
COUNTY OF HORRY	)	PROPERTY REGIME

THIS AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME is made this 20th day of January, 2012 by Rivergate Homeowners' Association, Inc.

W I T N E S S E T H:

WHEREAS, the Rivergate Homeowners' Association, Inc., a South Carolina non-profit corporation (referred to herein as the "HOA") is the administrative and management body of Rivergate Horizontal Property Regime, located in Horry County, South Carolina; and

WHEREAS, the Master Deed of Rivergate Horizontal Property Regime (referred to herein as "the Master Deed") was adopted on March 14, 2001 and recorded on March 16, 2001 in Deed Book 2351 at Page 1239; and

WHEREAS, the HOA desires to amend the HOA's Master Deed, as is more particularly detailed herein; and

WHEREAS, pursuant to the HOA's Master Deed, said Master Deed may be amended only by the affirmative vote (in person or by proxy) or written consent of sixty-seven (67%) percent of the members of the HOA; and

WHEREAS, on December 8, 2011, the proposed amendment, as more particularly detailed below, of the HOA's Master Deed was duly circulated to all of the HOA's voting Members in order to be voted upon, and said proposed amendment was thereby approved by an affirmative vote of more than sixty-seven (67%) percent of the HOA's Members entitled to vote, as is evidenced in the HOA's official records; and

WHEREAS, pursuant to the aforesaid vote and the HOA's Master Deed, the Members of the HOA now direct the Board of Directors of the HOA to amend the Master Deed as is more particularly detailed below and to record such Amendment in the Office of the Register of Deeds for Horry County, South Carolina.

NOW, THEREFORE, THE HOA HEREBY PUBLISHES AND DECLARES that the Master Deed for the Rivergate Horizontal Property Regime is hereby amended as follows:

1. That Section XV of the Master Deed is hereby amended to read as follows:

Each UNIT is hereby restricted to residential use by the Owner or Owners thereof, their immediate families, guests, and invitees; provided further, that an Owner may not rent his or her UNIT for a period of time less than sixty (60) days. Further, provided, however,

that so long as GRANTOR shall retain any interest in any UNIT or have the right to add any additional phase(s) to the CONDOMINIUM, and for a period of five (5) years thereafter, it shall retain the right to utilize a UNIT or UNITS of its choice, from time to time, for sales offices, models, and/or other usages for the purpose of selling and marketing UNITS in the CONDOMINIUM or in other projects in which GRANTOR or its affiliates may have an interest. Further still, GRANTOR may assign this commercial usage right to such other persons or entities as it may choose; provided, however, that five (5) years after the later of all UNITS having been conveyed or the GRANTOR, its successors and assigns, no longer having the right to add any additional PHASE(S) to the CONDOMINIUM, this right of commercial usage shall immediately cease. Further, the GRANTOR shall have the right and easement to install and maintain signage on portions of the COMMON ELEMENTS to be used relative to GRANTOR'S marketing of UNITS within the CONDOMINIUM, as long as GRANTOR owns a UNIT(S) within the CONDOMINIUM or has the right to add an additional PHASE(S) to the CONDOMINIUM.

It is the intent of the CONDOMINIUM to operate as a 55 Years of Age or Older Community and to publish and adhere to policies and procedures that demonstrate its intent to be a 55 Years of Age or Older Community. In order to bring the CONDOMINIUM into compliance under federal statute as a Senior Housing Community, it is required that 80% of the occupied Units must be occupied by at least one person who is fifty-five (55) years of age or older.

No UNIT or any portion thereof may be submitted to a plan of interval ownership or any form of timesharing.

2. That other than as amended above in Paragraph 1, expressly or by implication, all of the other terms and provisions of the Master Deed not so amended by the above are hereby re-adopted, re-ratified, and re-affirmed and shall continue and remain in full force and effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Instrument#: 2012000007381, DEED BK: 3563 PG: 1763 DOCTYPE: 069 01/23/2012 at 10:48:42 AM, 3 OF 4 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first written above.

Rivergate Homeowners' Association, Inc.

Witnesses:

Jammy Burgess

S. Denise Harrelson

By: Michael P. Gardner

Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness, who being duly sworn, deposes and says that s/he saw the within-named Michael P. Gardner, as President of Rivergate Homeowners' Association, Inc., a South Carolina non-profit corporation, sign, seal and as his act and deed, deliver the within-written instrument for the uses and purposes therein mentioned, and that s/he with the other witness subscribing above witnessed the execution thereof.

Jammy Burgess
Witness

Sworn to before me this 17th day of January, 2012.

S. Denise Harrelson
Notary Public for South Carolina
My Commission Expires: 5/23/2017

Instrument#: 2012000007381, DEED BK: 3563 PG: 1764 DOCTYPE: 069 01/23/2012 at 10:48:42 AM, 4 OF 4 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first written above.

Rivergate Homeowners' Association, Inc.

Witnesses:

Tammy Burgess

V. Denise Hamilton

By: Joan Swallow

Its: Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness, who being duly sworn, deposes and says that s/he saw the within-named Joan Swallow, as Secretary of Rivergate Homeowners' Association, Inc., a South Carolina non-profit corporation, sign, seal and as his/her act and deed, deliver the within-written instrument for the uses and purposes therein mentioned, and that s/he with the other witness subscribing above witnessed the execution thereof.

Tammy Burgess
Witness

Sworn to before me this 20th day of January, 2012.

V. Denise Hamilton
Notary Public for South Carolina
My Commission Expires: 5/23/2017

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM HORRY COUNTY
Court of Common Pleas

Clifton B. Newman, Circuit Court Judge

Case No.: 2010-CP-26-03901
Appellate Case No.: 2015-000248

RECEIVED
DEC 29 2015
SC Court of Appeals

Rivergate Homeowners' Association, Appellant,

v.

WW & LB Development Company, LLC, RWG, Inc., Aiello Associates, Daniels Engineering, Inc., Rivergate Homeowners' Association, Rivergate Homeowners' Association Board of Directors, Wayne Winderman, individually, Salvatrice Foran, individually, Gerald Foran, individually, Marcos Soares Construction,William C. DeSouza, individually, James Eason individually and d/b/a James Eason & Company, D&D Cleaning and Construction, Inc., Joel's Framing, Joe Freza, Aroldo Garcia, Joaquin Geraldo Zeferinao, individually and d/b/a Zeferino Framing, Leo Trombley, Judy Schultz, J&D Interior Design, Jose Dasmerces d/b/a J.P. Construction, Scott Chandler d/b/a Coastal Custom Windows & Doors, R&D Construction, Nicasio Ramirez Zunigo, Walchir Morais, Marco Trebbi, Blankenship Roofing, Inc., DLJ Construction, LLC, Dewayne Bates, The Bates Group, LLC, Bridges Construction Co., Brewer Construction, Inc., Speedy Concrete, REB-FEL, Inc., Mark Mychajluk, Eric Jazwinski, Southern Framing Corporation, AB Consulting Engineers, Inc., WWI Development Company, LLC, Michael Dawson Construction, Inc., Asphalt Paving & Maintenance Co., Inc. and Chuck's Construction Co., Inc., Right Way Group, Inc., Stevens Construction Co., Inc., Geometries, Inc., Eric Yazwinski, Law

Engineering, Inc., D & M Builders, Inc., Hill Construction Company, Bonnie Stone a/k/a Bonny Stone, DJL Construction Company, L.L.P., Adrian Mondragon, individually and d/b/a Mondragon Construction, Inc., and Glen Causey,

Defendants,

Of Whom Speedee Concrete, Inc. and Chuck's Construction, Inc. are the

Respondents.

Chuck's Construction Co., Inc., Third-Party Plaintiff,

v.

Vereen Concrete Co., Inc. and Asphalt Pavement Maintenance of Myrtle Beach, Inc.,

Third-Party Defendants,

Rivergate Homeowners' Association, Appellant,

v.

WW & LB Development Company, LLC, Speedy Concrete, AB Consulting Engineers, Inc., and Chuck's Construction Co., Inc.,

Defendants.

Of Whom AB Consulting Engineers, Inc. is the

Respondent.

CERTIFICATE OF COUNSEL

The undersigned certifies that this Supplemental Record on Appeal contains all material proposed to be included by any of the parties and not any other material.

RECEIVED

DEC 29 2015

SC Court of Appeals

December 22, 2015

Stephanie H. Burton (#13089)
Gibbes Burton, LLC
308 East St. John Street
Spartanburg, South Carolina 29302
sburton@gibbesburton.com
Telephone: 864-327-5000
Facsimile: 864-327-5001
Attorneys for Respondent AB Consulting Engineers, Inc.

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM HORRY COUNTY
Court of Common Pleas

Clifton B. Newman, Circuit Court Judge

Case No.: 2010-CP-26-03901
Appellate Case No.: 2015-000248

RECEIVED
DEC 07 2015
SC Court of Appeals

Rivergate Homeowners' Association, Appellant,

v.

WW & LB Development Company, LLC, RWG, Inc., Aiello Associates, Daniels Engineering, Inc., Rivergate Homeowners' Association, Rivergate Homeowners' Association Board of Directors, Wayne Winderman, individually, Salvatrice Foran, individually, Gerald Foran, individually, Marcos Soares Construction,William C. DeSouza, individually, James Eason individually and d/b/a James Eason & Company, D&D Cleaning and Construction, Inc., Joel's Framing, Joe Freza, Aroldo Garcia, Joaquin Geraldo Zeferinao, individually and d/b/a Zeferino Framing, Leo Trombley, Judy Schultz, J&D Interior Design, Jose Dasmerces d/b/a J.P. Construction, Scott Chandler d/b/a Coastal Custom Windows & Doors, R&D Construction, Nicasio Ramirez Zunigo, Walchir Morais, Marco Trebbi, Blankenship Roofing, Inc., DLJ Construction, LLC, Dewayne Bates, The Bates Group, LLC, Bridges Construction Co., Brewer Construction, Inc., Speedy Concrete, REB-FEL, Inc., Mark Mychajluk, Eric Jazwinski, Southern Framing Corporation, AB Consulting Engineers, Inc., WWI Development Company, LLC, Michael Dawson Construction, Inc., Asphalt Paving & Maintenance Co., Inc. and Chuck's Construction Co., Inc., Right Way Group, Inc., Stevens Construction Co., Inc., Geometries, Inc., Eric Yazwinski, Law

Engineering, Inc., D & M Builders, Inc., Hill Construction Company, Bonnie Stone a/k/a Bonny Stone, DJL Construction Company, L.L.P., Adrian Mondragon, individually and d/b/a Mondragon Construction, Inc., and Glen Causey,

Defendants,

Of Whom Speedee Concrete, Inc. and Chuck's Construction, Inc. are the

Respondents.

Chuck's Construction Co., Inc., Third-Party Plaintiff,

v.

Vereen Concrete Co., Inc. and Asphalt Pavement Maintenance of Myrtle Beach, Inc.,

Third-Party Defendants,

Rivergate Homeowners' Association, Appellant,

v.

WW & LB Development Company, LLC, Speedy Concrete, AB Consulting Engineers, Inc., and Chuck's Construction Co., Inc.,

Defendants.

Of Whom AB Consulting Engineers, Inc. is the

Respondent.

PROOF OF SERVICE

The undersigned, Brian R. Edwards, certifies that he is an employee of Gibbes Burton, LLC and on the 2nd day of December 2015, he served copies of the following:

1. Final Brief of Respondent AB Consulting Engineers, Inc.;

2. AB Consulting Engineers, Inc.'s Motion to Supplement the Record on Appeal; and

3. Supplemental Record on Appeal

by depositing in the United States mail, with due and proper postage affixed thereto, a copy of the same addressed to:

Mr. Stacy L. Stanley
Ms. V. Denise Hamilton
Stanley Law Firm
3303 Highway 9 East
Little River, SC 29566

Mr. G. Michael Smith
Thompson & Henry, P.A.
P.O. Box 1740
Conway, SC 29528

Ms. Christina A. Bisset
Mr. J. Christopher Clark
McAngus Goudelock & Courie, LLC
P.O. Box 1349
Myrtle Beach, SC 29578

December 2, 2015

Brian R. Edwards