

22245

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

RECEIVED

DEC 07 2015

APPEAL FROM HORRY COUNTY
Court of Common Pleas

SC Court of Appeals

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.

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3303 Highway 9 East
Little River, SC 29466
Attorneys for Appellant

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Thompson & Henry, PA
PO Box 1740
Conway, SC 29528
Attorneys for Speedee Concrete

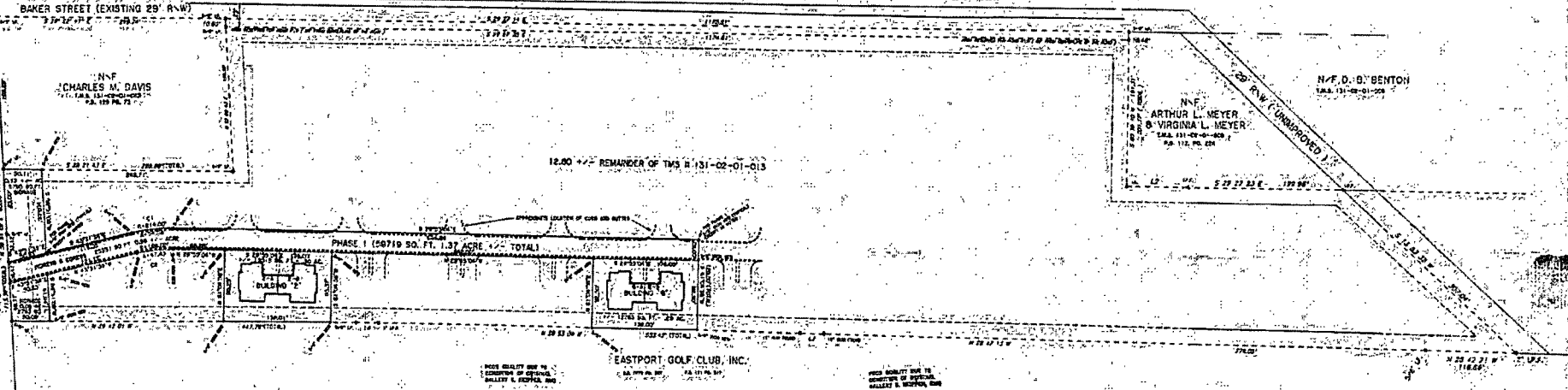
Ms. Christina Bisset
Mr. J. Christopher Clark
McAngus Goudelock & Courie, LLC
P.O. Box 1349
Myrtle Beach, SC 29578
Attorneys for Chuck's Construction, Inc.

INDEX

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

CERTIFICATE OF OWNERSHIP AND DEDICATION
 THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE PROPERTY SHOWN AND HEREBY DEDICATE TO THE PUBLIC OR PRIVATE USE SPECIFICALLY SHOWN FOR THE BENEFIT OF THE PUBLIC THE RIGHTS OF THE PROPERTY SHOWN TO THE PUBLIC OR PRIVATE USE SPECIFICALLY SHOWN FOR THE BENEFIT OF THE PUBLIC.
 W.W. B.L.B. DEVELOPMENT COMPANY, L.L.C.
 AMERICAN REALTY SURVEYING SERVICE, INC. 1-9-02
 NAME: _____ DATE: _____
 NAME: _____ DATE: _____
 NAME: _____ DATE: _____

PLAT
 HENRY COUNTY
 FEBRUARY 16, 2002
 R.H.C.



CERTIFICATE OF ACCURACY
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING STATUTES FOR THE PRACTICE OF LAND SURVEYING IN NORTH CAROLINA, AND THAT I HAVE THE NECESSARY PERMITS AND RECORDS TO SUPPORT THE SAME.
 JAMES J. BOYD
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 10257

THIS PLAN REFERS TO ALL EASEMENTS & RESTRICTIONS OF RECORD.

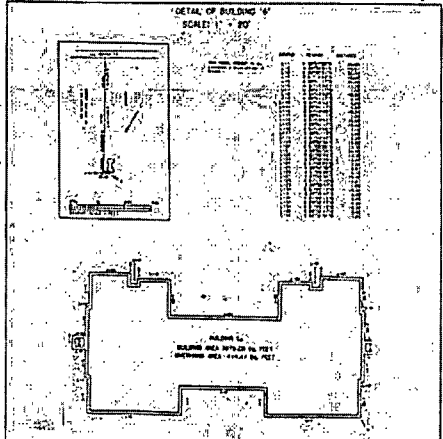
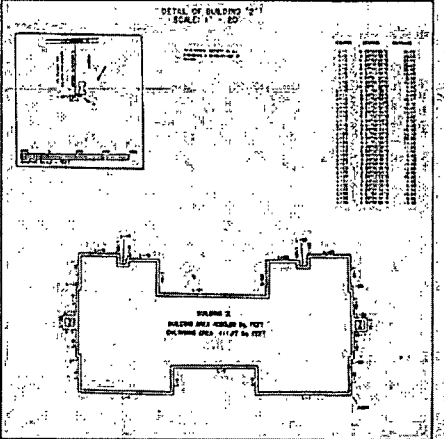
STATE PLANS
 GEODETIC MONUMENTS WITH STATE PLANE COORDINATES LOCATED BEYOND BOUNDARY OF THIS PROPERTY.

REFERENCE:
 BOUNDARY AND WETLAND MAP BY PERRY LAND SURVEYING DATED JULY, 1999, AND RECORDED IN PLAT BOOK 60 AT PAGE 30.

TAX MAP NUMBER:
 TAX MAP PARCEL # 131-02-01-013

ACREAGES:
 TOTAL SITE AREA: 1.37 ACRES
FLOOD ZONE INFORMATION:
 PHASE I IS NOT IN A FLOOD HAZARD ZONE, ZONE X PER F. E. M. A. MAP, WAREHOUSES 45204 0242 W & 45210 0201 N AUGUST 23, 1999.

PLAT-BOOK REFERENCE:
 RECORDED IN PLAT BOOK 158 AT PAGE 94



RIVER-GATE PHASE I
 LITTLE RIVER, SOUTH CAROLINA

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

ASBULTS OF PHASE I
 PREPARED FOR:
 W.W. B.L.B. DEVELOPMENT COMPANY, L.L.C.

GRAPHIC SCALE - FEET: 0 20 40 60 80 100

MADE BY: [Signature]
 APPROVED FOR RECORDING: [Signature]
 FEBRUARY 23, 2002
 Henry County Planning Department

FILED
HORRY COUNTY, S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

FIRST AMENDMENT TO
MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME DEEDS
(Building 4 and 26, Phase II)

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" or "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.

DEED
2377 0949

949
2

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:

Joe Berham
Marcia Williams

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.

Joe Berham

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

Marcia 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 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 Area 224
SPLIT FROM 131-02-01-013
Map Blk Parcel
6-5-01 pa

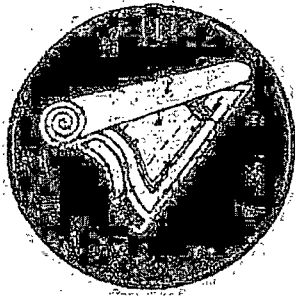
EXHIBIT "B"
PERCENTAGE OF OWNERSHIP

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

<u>Unit Type</u>	<u>Statutory Basic Value</u>	<u>Percentage of Ownership</u>
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's unit to the value of all units in the project.

EXHIBIT "C"

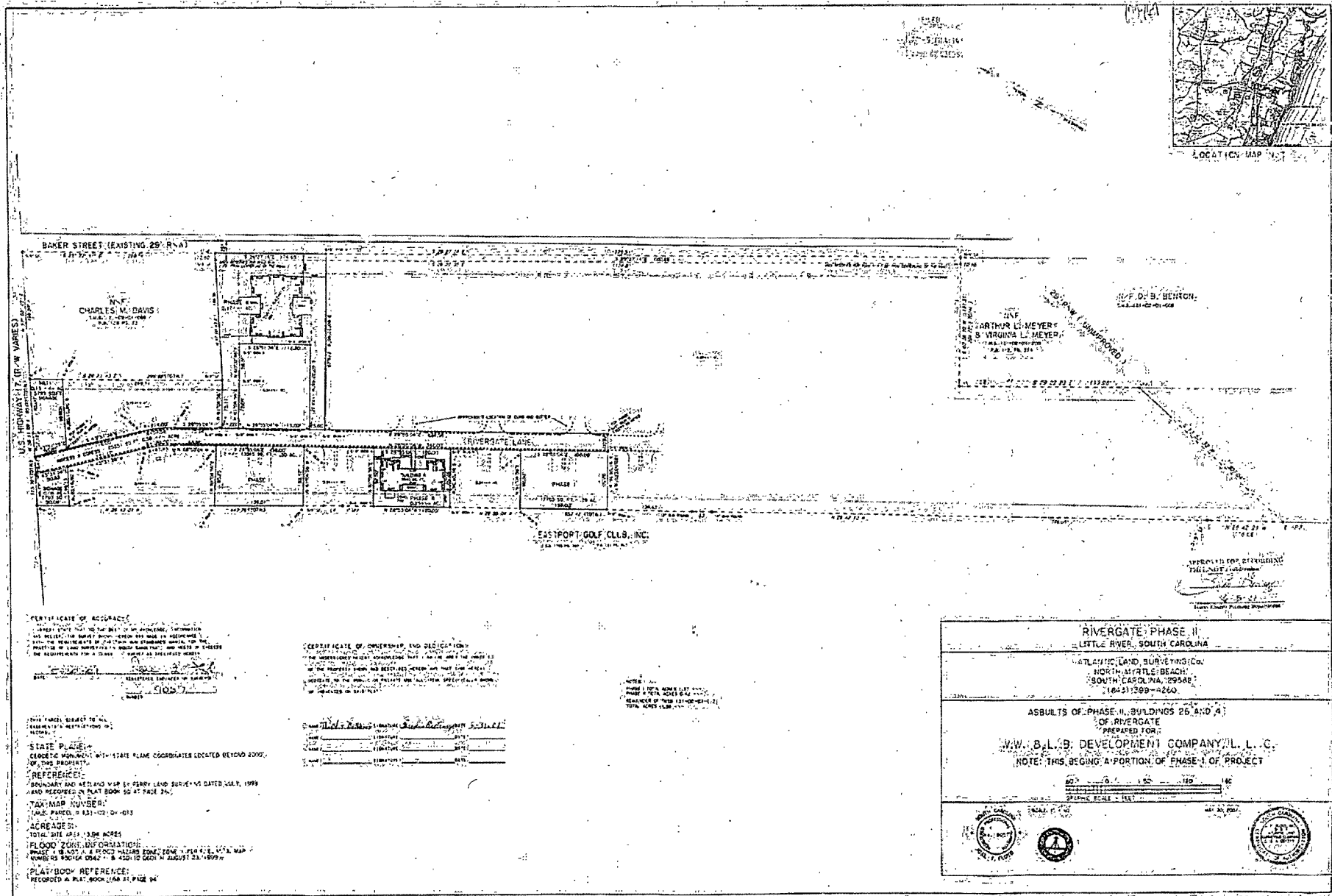


June 4, 2001

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
H. Craig Daniel, P.E.



CERTIFICATE OF ACCURACY
 I, the undersigned, being a duly licensed Professional Engineer in the State of South Carolina, do hereby certify that the above described plat is a true and correct copy of the original as shown to me by the owner or his authorized agent, and that the same conforms to the requirements of the laws of this State in that behalf made. Witness my hand and seal this 15th day of August, 1999.

CERTIFICATE OF OWNERSHIP AND DESIGNATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of South Carolina, do hereby certify that the above described plat is a true and correct copy of the original as shown to me by the owner or his authorized agent, and that the same conforms to the requirements of the laws of this State in that behalf made. Witness my hand and seal this 15th day of August, 1999.

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

REFERENCE:
 BOUNDARY AND SETBACK MAP BY GEO. LAND SURVEYING DATED JULY, 1999 AND RECORDED IN PLAT BOOK 50 AT PAGE 26.

TAX MAP NUMBER:
 T.M. MAP NO. 1331-02-01-013

ACREAGE:
 TOTAL SITE AREA: 1.04 ACRES

FLOOD ZONE INFORMATION:
 PLAT 1, BLANK A & FLOOD HAZARD ZONE MAP, FIVE (5) FEET ELEVATION, FIVE (5) FEET DEPTH, AUGUST 23, 1999.

PLAT/BOOK REFERENCE:
 RECORDED IN PLAT BOOK 50 AT PAGE 26

NO.	DESCRIPTION	DATE
1
2
3
4
5

NOTES:
 1. THIS IS A PRELIMINARY PLAT.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
 3. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED.

RIVERGATE PHASE II
 LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
 NORTH MYRTLE BEACH,
 SOUTH CAROLINA, 29588
 764-3139B-4260

ASBUILTS OF PHASE II, BUILDINGS 26 AND 4
 OF RIVERGATE
 PREPARED FOR:
W.W. B.L.B. DEVELOPMENT COMPANY, L.L.C.
 NOTE: THIS BEING A PORTION OF PHASE I OF PROJECT

GRAPHIC SCALE - FEET
 0 50 100 150 200

SCALE: 1" = 50'

308-7274



741223

REL/RIVERGATE HPR/ZP

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

**SECOND AMENDMENT TO
MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME**
(Building 3, Phase III)

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

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" or "Act") is made and executed in Horry County, South Carolina, this 21st day of November, 2001, by W.W. & L.B. 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
2427 0894

Mc
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:

● Mary Shaw
WITNESS
● [Signature]
NOTARY

WW & LB 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 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
WITNESS MARY SHAW

Sworn to and subscribed
Before me this 22 day
of November, 2001.

● [Signature] (Seal)
NOTARY PUBLIC FOR PENNSYLVANIA
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

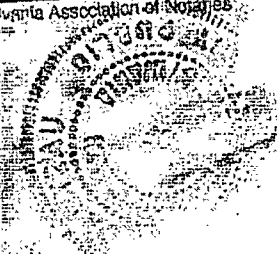


EXHIBIT "A"

ALL AND SINGULAR, that certain property as shown as Phase 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 ^{sq ft} 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
M.D. 11-29-01 Parcel

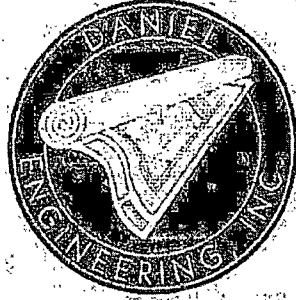
EXHIBIT B
PERCENTAGE OF OWNERSHIP

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"

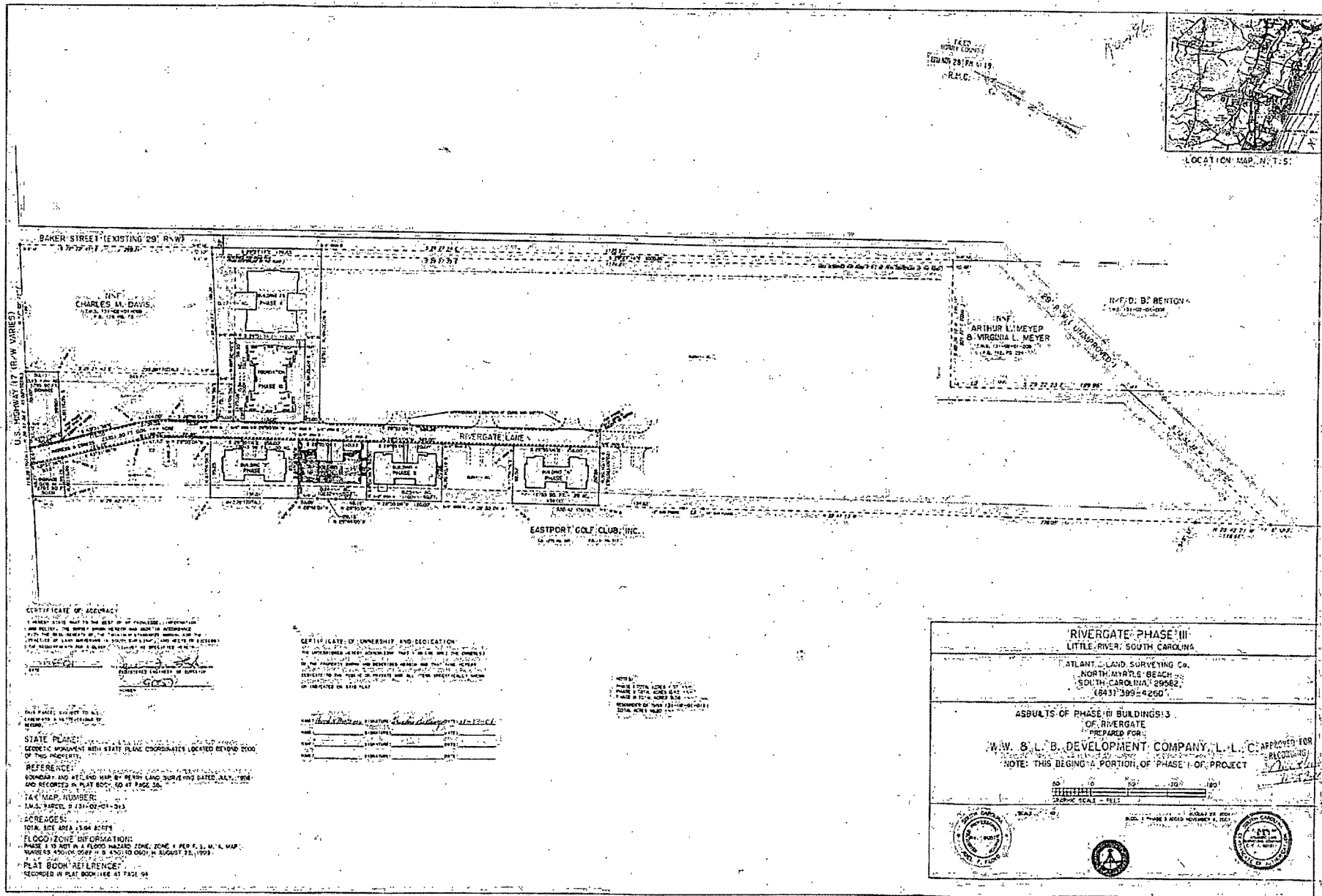


Nov. 14, 2001

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.



FILED
 1987 JUN 19
 2:41 PM
 R.M.C.



LOCATION MAP, N.T.S.

CERTIFICATE OF ACCURACY
 I, the undersigned, being a duly licensed Professional Engineer in the State of South Carolina, do hereby certify that this is a true and correct copy of the original as shown to me by the owner, and that the same conforms to the original as shown to me by the owner, and that the same conforms to the original as shown to me by the owner, and that the same conforms to the original as shown to me by the owner.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of South Carolina, do hereby certify that this is a true and correct copy of the original as shown to me by the owner, and that the same conforms to the original as shown to me by the owner, and that the same conforms to the original as shown to me by the owner, and that the same conforms to the original as shown to me by the owner.

NOTES
 1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY SHOWN THEREON.
 2. THE TOTAL AREA OF THIS PHASE IS 1.00 ACRES.
 3. THE TOTAL AREA OF THIS PHASE IS 1.00 ACRES.
 4. THE TOTAL AREA OF THIS PHASE IS 1.00 ACRES.

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

REFERENCE
 BOUNDARY AND AREA MAP BY WERNER LANG SURVEYING DATED JULY, 1986 AND RECORDED IN PLAT BOOK NO. 41 PAGE 26.

TAX MAP NUMBER
 J.M.A. PARCEL 2 (31-01-01-213)

ACREAGES
 TOTAL SITE AREA 1.00 ACRES

FLOOD ZONE INFORMATION
 PHASE III IS NOT IN A FLOOD HAZARD ZONE, ZONE 1 PER F.S. 171.14, MAP NUMBER 4500004, DATE 11/8/80 TO 0001, 11 AUGUST 21, 1983.

PLAT BOOK REFERENCE
 RECORDED IN PLAT BOOK #41 PAGE 26

RIVERGATE PHASE III
 LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
 NORTH MYRTLE BEACH
 SOUTH CAROLINA 29582
 (843) 399-4200

ASBUILTS OF PHASE (II) BUILDINGS
 OF RIVERGATE
 PREPARED FOR:
W.W. S.L.B. DEVELOPMENT COMPANY, L.L.C. APPROVED FOR RECORDING

NOTE: THIS BEGINS A PORTION OF PHASE I OF PROJECT

GRAPHIC SCALE - FEET

0 10 20 30 40

SCALE: 1" = 40'

ATLANTIC LAND SURVEYING Co. (Seal)
 W.W. S.L.B. DEVELOPMENT COMPANY, L.L.C. (Seal)
 SOUTH CAROLINA (Seal)

751305

FILED
HORRY COUNTY, S.C.

STATE OF SOUTH CAROLINA) PH. 3: **THIRD AMENDMENT TO**
COUNTY OF HORRY R.M.C. **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" or "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 4-19-02

DEED
2472 0711

7/11 &

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:

WW & LB DEVELOPMENT, LLC

Mary W. Beck
Margie A. Williams

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.

Mary W. Beck

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

Margie A. 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.

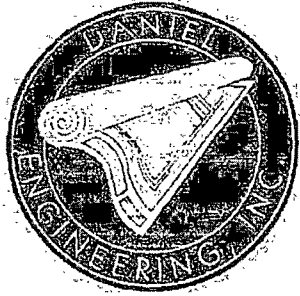
ALL AND SINGULAR, that certain property as shown as Phase IV, Building 27 contains Units A & B, as Rivergate Horizontal Property Regime, as designated on that certain plat of Atlantic Land Surveying Company dated April 5, 2002, and recorded on the day of 4-18, 2002, in the Office of the ROD for Horry 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.

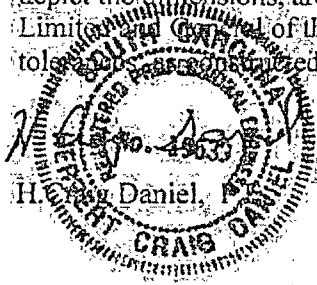


April 4, 2001

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

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



715

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 75 4366
HORRY COUNTY ASSESSOR
131-02-01-227+228
Map Blk Parcel 7-18-02pa

FILED
HORRY COUNTY, S.C.
STATE OF SOUTH CAROLINA) CORRECTION TO THIRD AMENDMENT
2002 JUL 17 AM 5: TO MASTER DEED OF RIVERGATE
COUNTY OF HORRY) HORIZONTAL PROPERTY REGIME
R.M.C. (Buildings 25 and 27, Phase IV)

THIS CORRECTION TO THIRD AMENDMENT TO MASTER DEED OF RIVERGATE HORIZONTAL PROPERTY REGIME, made this 17th day of July, 2002, by WW & LB Development Company, LLC, hereinafter referred to as "Declarant".

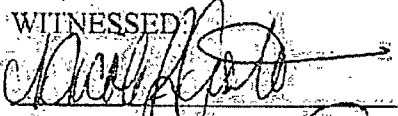
WHEREAS, Declarant recorded Third Amendment to Master Deed of Rivergate Horizontal Property Regime on April 18, 2002, in Deed Book 2472, at Page 0711 in the ROD's Office for Horry County, South Carolina, wherein said Amendment was recorded to bring in to the Regime Buildings 25 and 27; and

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.

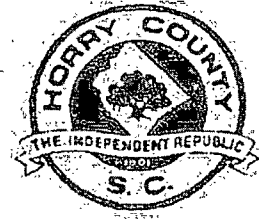
WITNESSED

Notary Public

WW & LB DEVELOPMENT, LLC
By: Wayne Winderman

DEED
2500 0195

155

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: *De 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

Pennsylvania
STATE OF SOUTH CAROLINA)
COUNTY OF Horry)
BUCKE)

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.

Wayne Winder

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 BB
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%

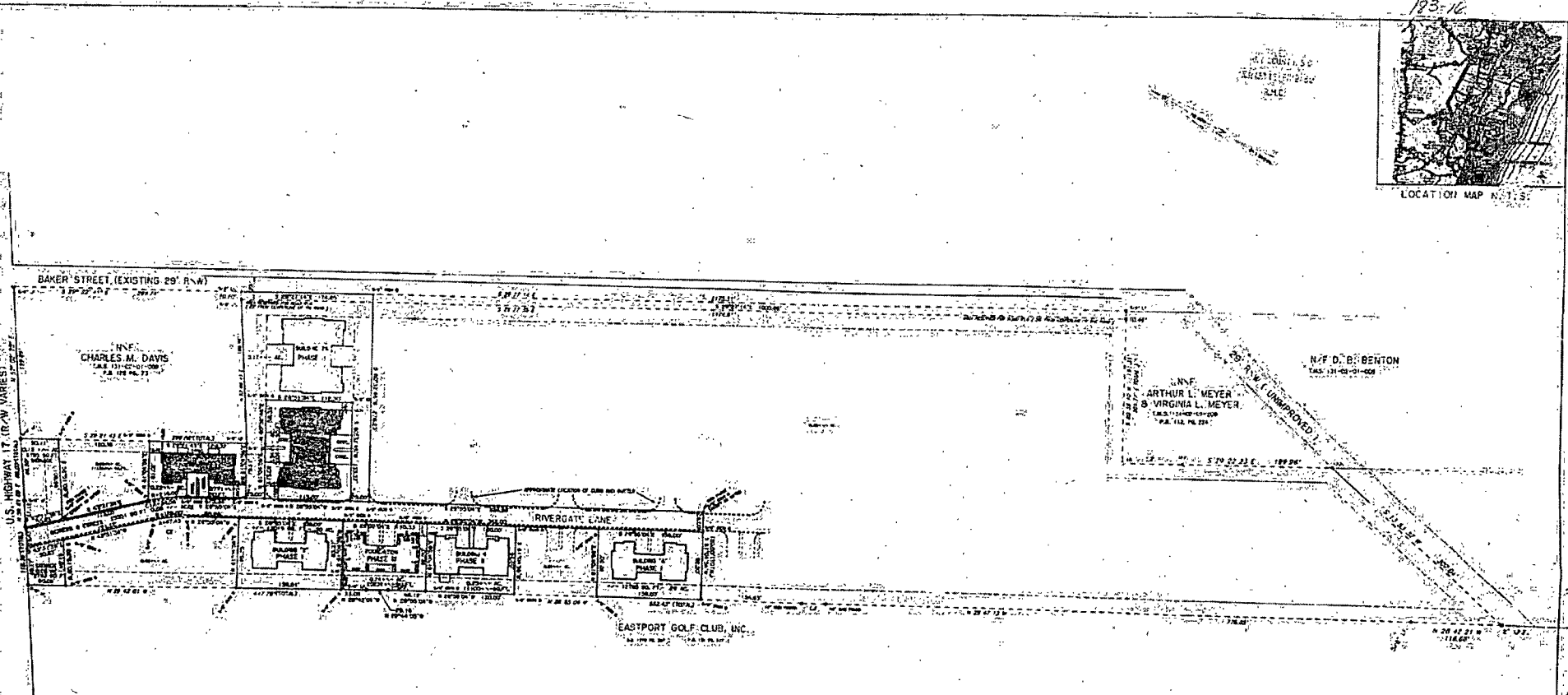
NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

197

193-10



LOCATION MAP



CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SURVEYING ACT" AND THE "PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", AND THAT I AM A LICENSED SURVEYOR FOR A CLASS _____ BY THE STATE OF SOUTH CAROLINA.

DATE: 4/26/02
 SURVEYOR: [Signature]
 4057

CERTIFICATE OF OWNERSHIP AND DEDICATION
 THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THE PROPERTY SHOWN AND RECEIVED HEREON AND THAT THE STREET SHOWN ON THE PLAN IS OR PRIVATE USE AND THAT THE STREET IS DEDICATED TO THE PUBLIC IN PRIVATE USE AND THAT THE STREET IS INTENDED TO BE A PUBLIC STREET.

DATE: 4/26/02
 SURVEYOR: [Signature]

NOTES
 PHASE IV TOTAL ACRES 1.27 ACRES
 PHASE I TOTAL ACRES 1.00 ACRES
 PHASE II TOTAL ACRES 0.84 ACRES
 PHASE III TOTAL ACRES 0.84 ACRES
 REMAINDER OF 1993-01-01-0111
 TOTAL ACRES 1.00 ACRES

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

REFERENCE:
 RECORDS AND METEASUREMENT MAP BY PERRY LAND SURVEYING DATED 04.11.1998 AND RECORDED IN PLAT BOOK 60 AT PAGE 25.

TAX MAP NUMBER:
 T.A.S. PARCEL # 131-02-01-013

ACREAGES:
 TOTAL SITE AREA 13.94 ACRES

FLOOD ZONE INFORMATION:
 PHASE IV IS WITH IN A FLOOD HAZARD ZONE, ZONE X PER F. E. M. A. MAP NUMBER 430104 D02E IN S 4301 (D 020) 14 AUGUST 1994

PLAT BOOK REFERENCE:
 RECORDED IN PLAT BOOK 100 AT PAGE 04

RIVERGATE PHASE IV
 LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
 NORTH MYRTLE BEACH,
 SOUTH CAROLINA 29502
 (843) 399-4250

ASBUILTS OF PHASE IV BUILDINGS 25 AND 27
 OF RIVERGATE
 PREPARED FOR
W.W. BILB. DEVELOPMENT COMPANY, L.L.C.
 NOTE: THIS BEING A PORTION OF PHASE I OF PROJECT

GRAPHIC SCALE - FEET
 0 50 100 150

APPROVED FOR RECORDING
 APR 26 2002
 [Signature]

SEAL OF SOUTH CAROLINA
 SEAL OF COUNTY

756074

FILED
 STATE OF SOUTH CAROLINA, S.C.)
 COUNTY OF HORRY)
 R.M.C.)
 FOURTH AMENDMENT TO
 MASTER DEED OF RIVERGATE
 HORIZONTAL PROPERTY REGIME
 (Building 5, Phase V)

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 D 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

D
 1459

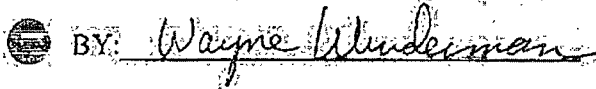
Except as specifically amended hereby, the Master Deed, and any Amendments thereto remain exactly as originally recorded.

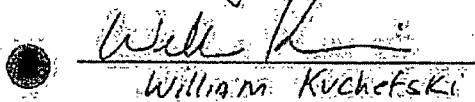
IN WITNESS WHEREOF, the Declarant has executed this Fourth Amendment to Master Deed on the date above written.

WITNESSED:

WW & LB DEVELOPMENT, LLC


Nicole J. Croteau

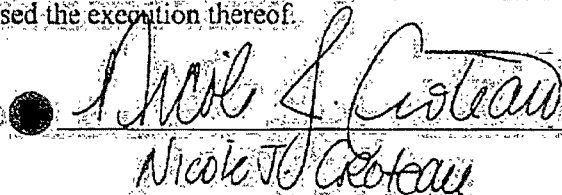
BY: 


William Kuchefski

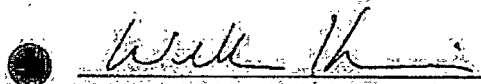
Pennsylvania
STATE OF SOUTH CAROLINA)
COUNTY OF Horry)
Bucks

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. Croteau

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, 2006
Member, Pennsylvania Association Of Notaries

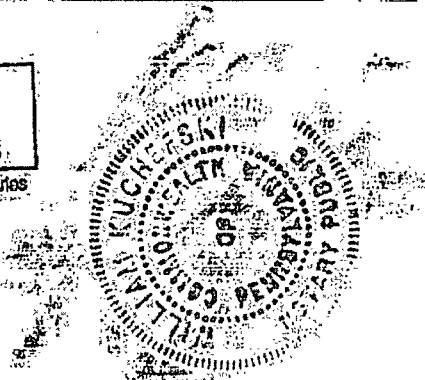


EXHIBIT "A"

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%

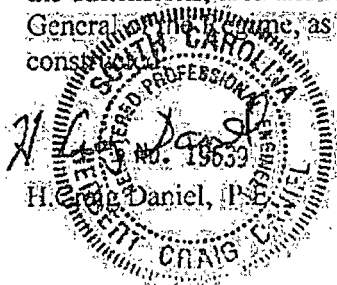
NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.



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, in the Regime, as designed and within reasonable construction tolerances, as constructed.



copy

CERTIFICATE OF OCCUPANCY COPY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

[Signature]
Building Official

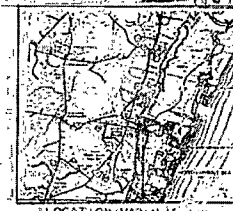
STEPHEN BUCK *[Signature]*
Inspector

August 06, 2002
Date

EXHIBIT 'D'

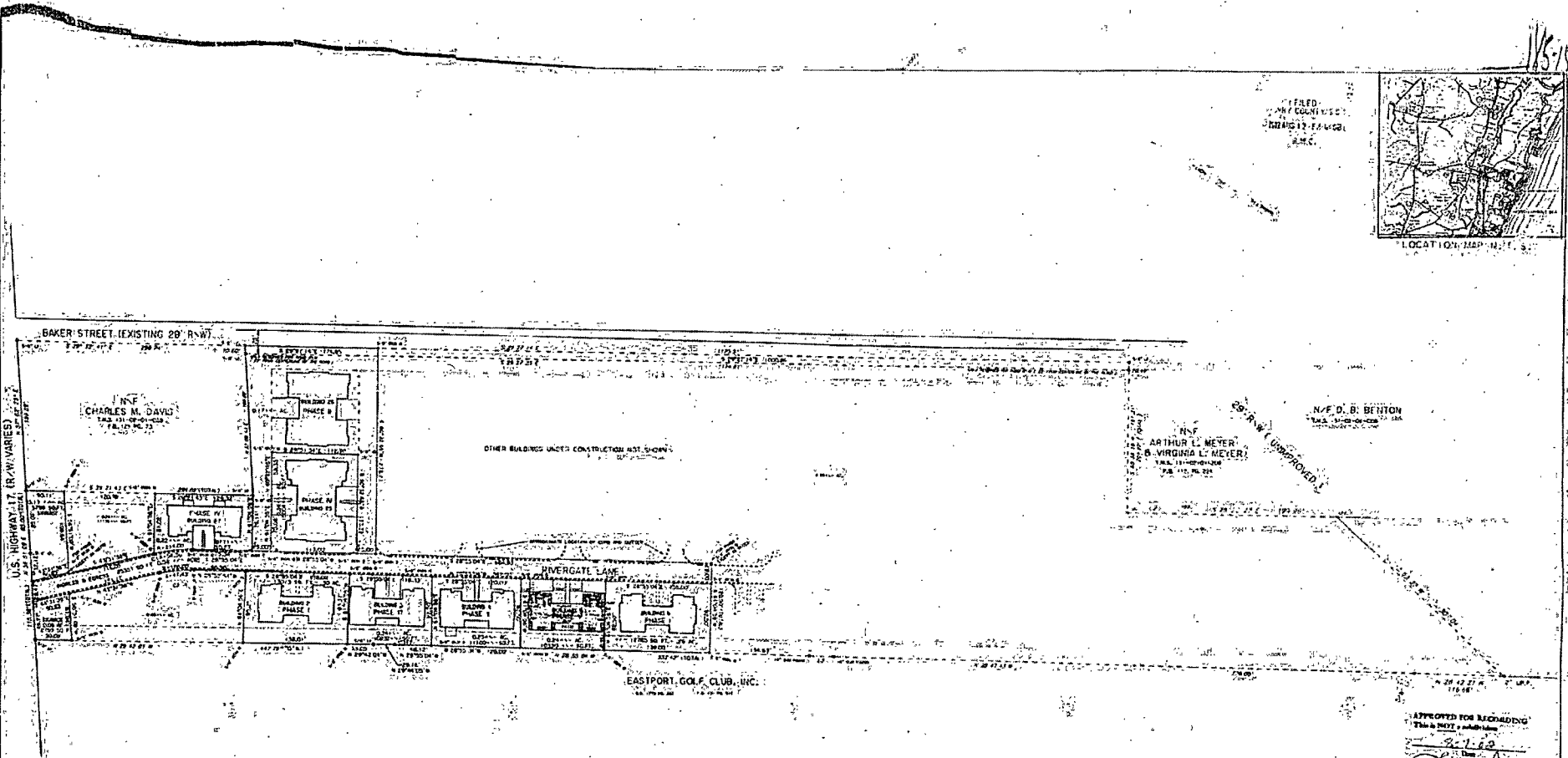
29

10.31.11 Master Deed Documents from Plaintiff 000247



LOCATION MAP

FILED
BY ENGINEER
RECORDS DEPARTMENT
S.C.



CERTIFICATE OF ACCURACY
I, the undersigned, being a duly licensed and sworn Surveyor of the State of South Carolina, do hereby certify that the foregoing plat, map or plan, as shown to me, is a true and correct copy of the original as filed in my office, and that the same has been compared with the original and found to be a true and correct copy of the original as filed in my office.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, the undersigned, being a duly licensed and sworn Surveyor of the State of South Carolina, do hereby certify that the foregoing plat, map or plan, as shown to me, is a true and correct copy of the original as filed in my office, and that the same has been compared with the original and found to be a true and correct copy of the original as filed in my office.

STATE PLANS
GEODETIC MONUMENTS WITH STATE PLANE COORDINATES LOCATED BY 2000:
OF THIS PROJECT:
REFERENCE:
BOUNDARY AND REFERENCE MAP BY PERRY LANG SURVEYING DATED MAY, 1998;
AND RECORDED IN PLAT BOOK 80 AT PAGE 26.
TAX MAP NUMBER:
TAX MAP PARCEL # 1731-02-01-00-3
ACREAGES:
TOTAL SITE AREA 1.304 ACRES
FLOOD ZONE INFORMATION
PHASE I IS NOT IN A FLOOD HAZARD ZONE, ZONE V PER F. C. M. A. MAP
NUMBERED 830108 008 W B. DATED 1989 V. AUGUST 23, 1989.
PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 118 AT PAGE 84.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, the undersigned, being a duly licensed and sworn Surveyor of the State of South Carolina, do hereby certify that the foregoing plat, map or plan, as shown to me, is a true and correct copy of the original as filed in my office, and that the same has been compared with the original and found to be a true and correct copy of the original as filed in my office.

STATE PLANS
GEODETIC MONUMENTS WITH STATE PLANE COORDINATES LOCATED BY 2000:
OF THIS PROJECT:
REFERENCE:
BOUNDARY AND REFERENCE MAP BY PERRY LANG SURVEYING DATED MAY, 1998;
AND RECORDED IN PLAT BOOK 80 AT PAGE 26.
TAX MAP NUMBER:
TAX MAP PARCEL # 1731-02-01-00-3
ACREAGES:
TOTAL SITE AREA 1.304 ACRES
FLOOD ZONE INFORMATION
PHASE I IS NOT IN A FLOOD HAZARD ZONE, ZONE V PER F. C. M. A. MAP
NUMBERED 830108 008 W B. DATED 1989 V. AUGUST 23, 1989.
PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 118 AT PAGE 84.

NOTES
PHASE I TOTAL ACRES 1.304
PHASE II TOTAL ACRES 0.144
PHASE III TOTAL ACRES 0.144
PHASE IV TOTAL ACRES 0.144
PHASE V TOTAL ACRES 0.144
TOTAL ACRES 1.860

APPROVED FOR RECORDING
This is NOT a valid plan
[Signature]

RIVERGATE PHASE V
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING Co.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 359-4260

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

0 100 200 300
FEET
SCALE

30

819797

FILED
STATE OF SOUTH CAROLINA
SEP 23 PM 3:56
COUNTY OF HORRY
REGISTER OF DEEDS

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:

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

3247

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:

WW & LB DEVELOPMENT, LLC

Nicole J. Grottau
Witness #1 Nicole J. Grottau

BY: *Wayne Winderman*
Wayne Winderman, Manager

William Kuchefski
Notary as Witness #2 William Kuchefski

STATE OF PENNSYLVANIA
~~XXXXXXXXXXXX~~)
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.

Nicole J. Grottau
Witness #1 Nicole J. Grottau

Sworn to and subscribed
Before me this 23 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

William Kuchefski (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/PA

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%

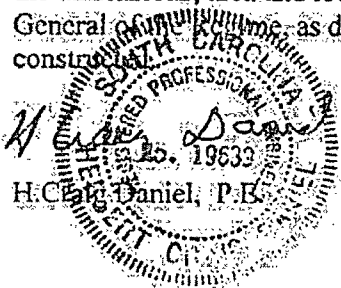
NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.



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 Common Elements, as designed and within reasonable construction tolerances, as constructed.



H. Craig Daniel, P.E.

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 structure is approved for occupancy at this time. For the following:

Owner of the Building WW & LB DEVELOPMENT CO LLC

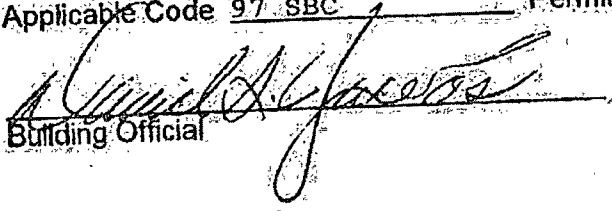
Owner Address RIVERGATE BLDG #7

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
Inspector 

September 17, 2002
Date

EXHIBIT "D"

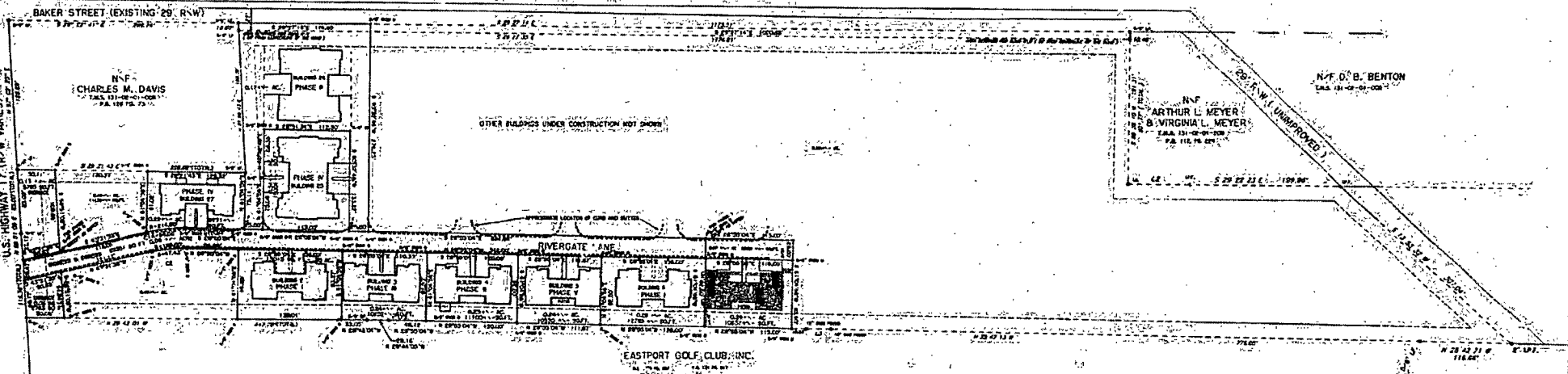
10.31.11 Master Deed Documents from Plaintiff 000253

36
10/29



LOCATION MAP, N. T.

185-189



CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY FROM WHICH THIS MAP IS ACCURATELY WITH THE REQUIREMENTS OF THE STATUTE... DATE: 9-12-05

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ADVISES THAT THIS IS THE ONLY COPY OF THIS INSTRUMENT WHICH HAS BEEN RECORDED... NAME: [Signature]

NOTE: PHASE I TOTAL ACRES 8.11 PHASE II TOTAL ACRES 6.12 PHASE III TOTAL ACRES 6.08 PHASE IV TOTAL ACRES 6.08 PHASE V TOTAL ACRES 6.12 PHASE VI TOTAL ACRES 6.12

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 JULY, 1998 AND RECORDED IN PLAT BOOK 60 AT PAGE 34.

TAX MAP NUMBER: TAX MAP PARCEL # 131-02-01-013

ACREAGES: TOTAL SITE AREA 12.54 ACRES

FLOOD ZONE INFORMATION: PHASE I IS NOT IN A FLOOD HAZARD ZONE, ZONE X PER F. L. M. A. MAP NUMBER 430104 CDSE H B 4501 TO CDSE H AUGUST 23, 1999

PLAT BOOK REFERENCE: RECORDED IN PLAT BOOK 109 AT PAGE 94

NO STATE COPY OF A HORIZONTAL GEODETIC STATION

APPROVED FOR RECORDING [Signature]

RIVERGATE PHASE VI, LITTLE RIVER, SOUTH CAROLINA

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

ASBLTTS OF PHASE VI BUILDING 7 OF RIVERGATE PREPARED FOR W.W. B-L-B. DEVELOPMENT COMPANY, L.L.C. NOTE: THIS BEING A PORTION OF PHASE I OF PROJECT

GRAPHIC SCALE - FEET

SEPTEMBER 14, 2008



42-961

820809 REL/Rivergate/MSW
FILED

OCT 17 AM 9:04

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 1D 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

X
38 1397

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:

WW & LB DEVELOPMENT, LLC

Mary Shaw
MARY SHAW
Matthew D. Disanto

BY: Wayne Anderson

Pennsylvania
STATE OF SOUTH CAROLINA)
Bucks
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.

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 02 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 and 9610 sq. ft. 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. more or less

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

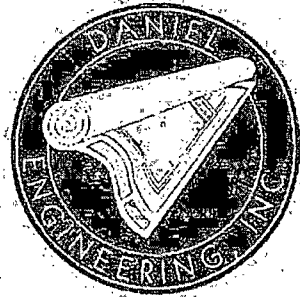
EXHIBIT "B"
PERCENTAGE OF OWNERSHIP

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.

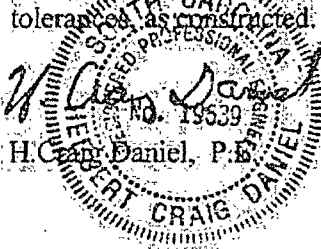
EXHIBIT "C"



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.



H02

010001

Monday, October 14, 2002 1:13 PM

CERTIFICATE OF OCCUPANCY

COUNTY OF Horry

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 structure is approved for occupancy at this time. For the following:

Owner of the Building WY & 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

Stephen Buck
 Building Official

STEPHEN BUCK
 Inspector *Stephen Buck*
 (CS)

October 09, 2002
 Date

EXHIBIT "D"

43

10.31.11 Master Deed Documents from Plaintiff 000062

FILED

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
OCT 28 AM 8:28
CORRECTION TO SIXTH AMENDMENT
TO MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 24, Phase VII)

R.M.C.

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:
[Signature]
[Signature]

WW & LB DEVELOPMENT, LLC
By: *[Signature]*

HORRY COUNTY ASSESSOR
131-02-d-237 & 238

Map Blk Parcel
10-29-02

DEED
2533 0258

STATE OF PENNSYLVANIA)
)
COUNTY OF BUCKS)

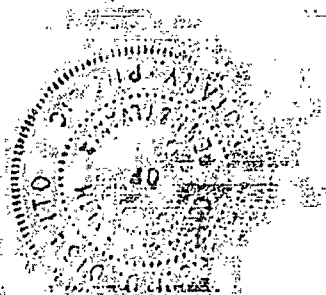
PROBATE

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.

Matthew D. Disanto

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

Matthew D. Disanto (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA ~~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%

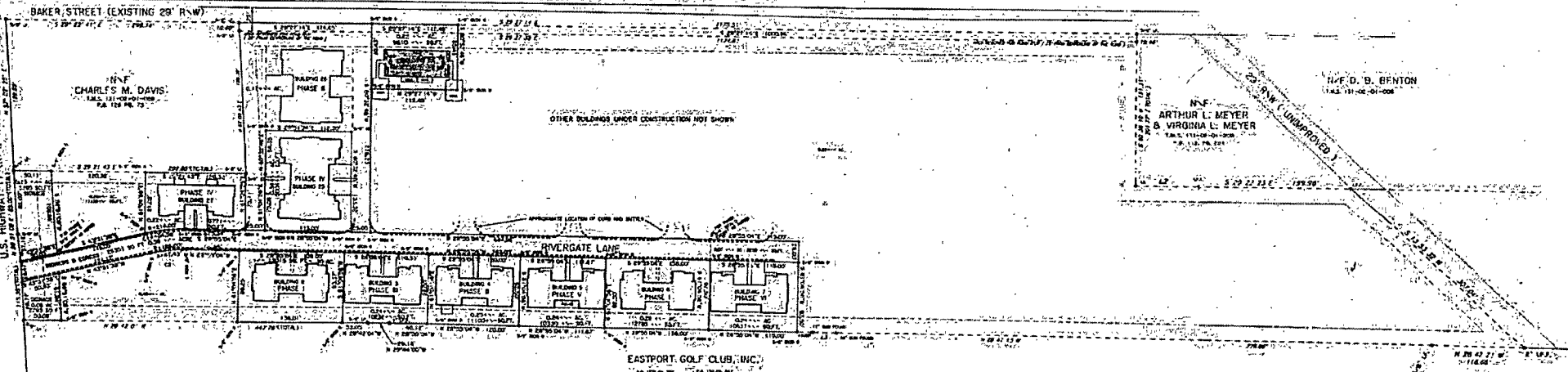
NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.

186-39

186-19



LOCATION MAP - N.T.S.



CERTIFICATE OF ACCURACY
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, THE MAPS, PLANS AND RECORDS HEREON SHOWN HAVE BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING STANDARDS ACT, FOR THE PURPOSES OF LAND SURVEYING IN NORTH CAROLINA, AND MEET OR EXCEED THE REQUIREMENTS FOR A CLASS 1 SURVEY AS SPECIFIED HEREIN.

DATE: 10/19/02
 SURVEYED BY: [Signature]
 9057

CERTIFICATE OF OWNERSHIP AND DEDICATION
 THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM ONE OF THE CO-OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE HEREBY DEDICATED TO THE PUBLIC OR PRIVATE USE, AS I HAVE SPECIFICALLY INDICATED ON THE PLANS, ALL RIGHTS OF EASEMENT, INTERESTS OR CLAIMS OF WHICH I AM SEVERELY OR OTHERWISE AFFECTED.

NAME: [Signature]
 TITLE: [Signature]
 NAME: [Signature]
 TITLE: [Signature]
 NAME: [Signature]
 TITLE: [Signature]

NOTES:
 PHASE I TOTAL ACRES 0.27
 PHASE II TOTAL ACRES 0.26
 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 0.24

STATISTICS OF THIS 131-02-013
 TOTAL ACRES 0.40

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 SETBACK MAP BY PERRY LAND SURVEYING DATED JULY, 1958 AND RECORDED IN PLAT BOOK 60 AT PAGE 36.

TAX MAP NUMBER:
 TALS, PARCEL ID 131-02-01-013

ACREAGES:
 TOTAL SITE AREA 13.04 ACRES

FLOOD ZONE INFORMATION:
 PHASE VII IS NOT IN A FLOOD HAZARD ZONE, ZONE X PER F. L. M. A. MAP 100-273 (SECTION 1002) IN S. 4201 (10/00) IN AUGUST 25, 1992

PLAT BOOK REFERENCE:
 RECORDED IN PLAT BOOK 158 AT PAGE 94.

APPROVED FOR RECORDING
 BY [Signature]
 10/15/2002
 Perry County Planning Department

RIVERGATE PHASE VII
 LITTLE RIVER, SOUTH CAROLINA

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

ASBULTS 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

0 50 100 150
 GRAPHIC SCALE - FEET

SCALE: 1" = 60'
 OCTOBER 8, 2002

FILED
Horry County, S.C.
STATE OF SOUTH CAROLINA
2002 DEC -9 PM 4:25
COUNTY OF HORRY
REGISTER OF DEEDS

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 hereof. 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

A
276

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 Winkler

[Signature]
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

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

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

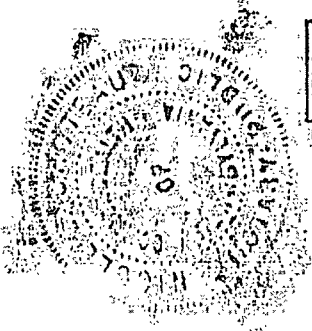


EXHIBIT "A"

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 Decds 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 131-02-01-239 & 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.

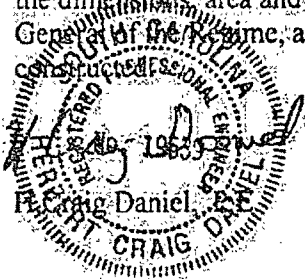
EXHIBIT "C"



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 I, 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.



181
75

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

William J. Jacobs
Building Official

STEPHEN BUCK *Stephen Buck* (Signature)
Inspector

December 03, 2002
Date

EXHIBIT "D"

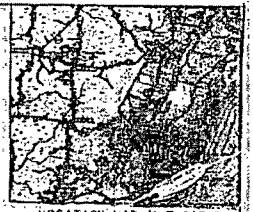
53

10.31.11 Master Deed Documents from Plaintiff 000077

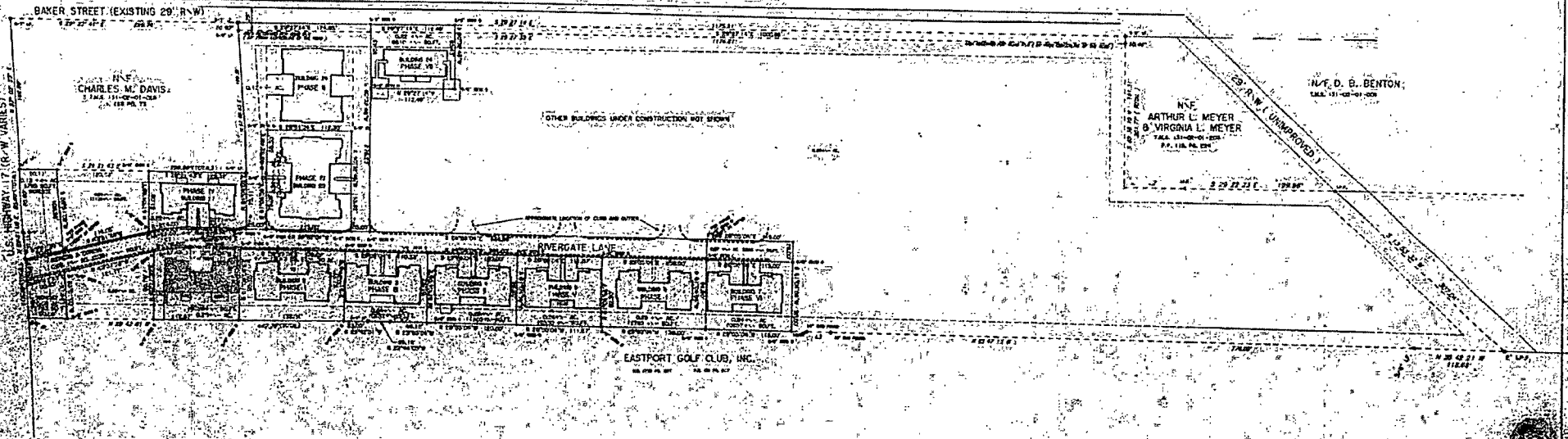
187-31

FILED
MAR 27 1964
PLAT 187-31
REGISTERED

187-31



LOCATION MAP N.T.S.



CERTIFICATE OF ACCURACY
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREON MADE IS ACCURATE AND CORRECT AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA AND THAT I AM THE REGISTERED ENGINEER IN CHARGE OF THE SURVEY AND THAT I AM NOT PROVIDING ANY SERVICE TO ANY PARTY OTHER THAN THE STATE OF SOUTH CAROLINA.
W. B. L. B.
REGISTERED ENGINEER IN CHARGE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT THE SURVEY HEREON MADE IS ACCURATE AND CORRECT AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA AND THAT I AM THE REGISTERED ENGINEER IN CHARGE OF THE SURVEY AND THAT I AM NOT PROVIDING ANY SERVICE TO ANY PARTY OTHER THAN THE STATE OF SOUTH CAROLINA.
W. B. L. B.
REGISTERED ENGINEER IN CHARGE

NOTES
PHASE I TOTAL ACRES 1.00
PHASE II TOTAL ACRES 1.00
PHASE III TOTAL ACRES 1.00
PHASE IV TOTAL ACRES 1.00
PHASE V TOTAL ACRES 1.00
PHASE VI TOTAL ACRES 1.00
PHASE VII TOTAL ACRES 1.00
PHASE VIII TOTAL ACRES 1.00
TOTAL ACRES 8.00

STATE PLANS:
CORRELATION WITH STATE PLANS LOCATED BEYOND SCOPES OF THIS PROPERTY.
REFERENCE:
CORRELATION AND DETAIL MAP BY HENRY LAND SURVEYING DATED JULY, 1960
THIS CORRELATION IS IN BOOK 80 AT PAGE 20.
FILE MAP NUMBER:
187-31-01-01-01-01
ACRES:
TOTAL ACRES 8.00
TOTAL AREA 13.00 ACRES
PLANNING INFORMATION:
THIS PLAN IS NOT A PLANNING ZONE, ZONE X PER F. L. M. A. MAP
RECORDING ACTING UNDER THE PLANNING ACT OF AUGUST 13, 1960
PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 187 AT PAGE 31

Approved for Recording
W. B. L. B.
Date _____
Registering Department

RIVERGATE PHASE VIII
LITTLE RIVER, SOUTH CAROLINA

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

ASBUILTS OF PHASE VIII BUILDING I
OF RIVERGATE
PREPARED FOR
W. W. B. L. B. DEVELOPMENT COMPANY, L. L. C.
NOTE: THIS BEING A PORTION OF PHASE I OF PROJECT

GRAPHIC SCALE - FEET
0 50 100 150
DRAWN BY BOB

AL 941

767071

REL/Marcia/Rivergate

STATE OF SOUTH CAROLINA, S.C.
COUNTY OF HORRY)
2003 JAN 24 PM 3:00

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

REGISTER OF DEEDS

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

Dana R. West

BY: *Wayne W. Wenderman*

Calvin [unclear]

STATE OF PENNSYLVANIA)
)
COUNTY OF BUCKS)

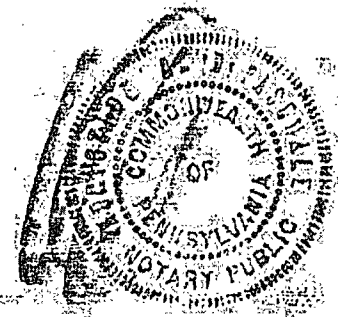
PROBATE

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.

Dana R. West
(Same First Witness as above)

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

Christine A. DiPasquale (Seal)
NOTARY PUBLIC FOR _____
My Commission Expires _____



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

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
NEW PARCEL 13-02-01-241-242
SPLIT FROM 13-02-01-013
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.

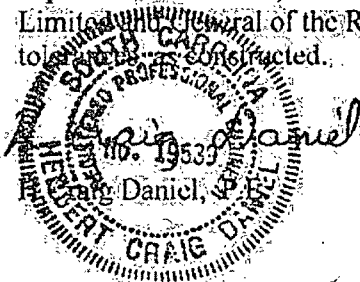
EXHIBIT "C"



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 Unlimited, of the Regime, as designed and within reasonable construction to be constructed.



219

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

[Signature]
Building Official

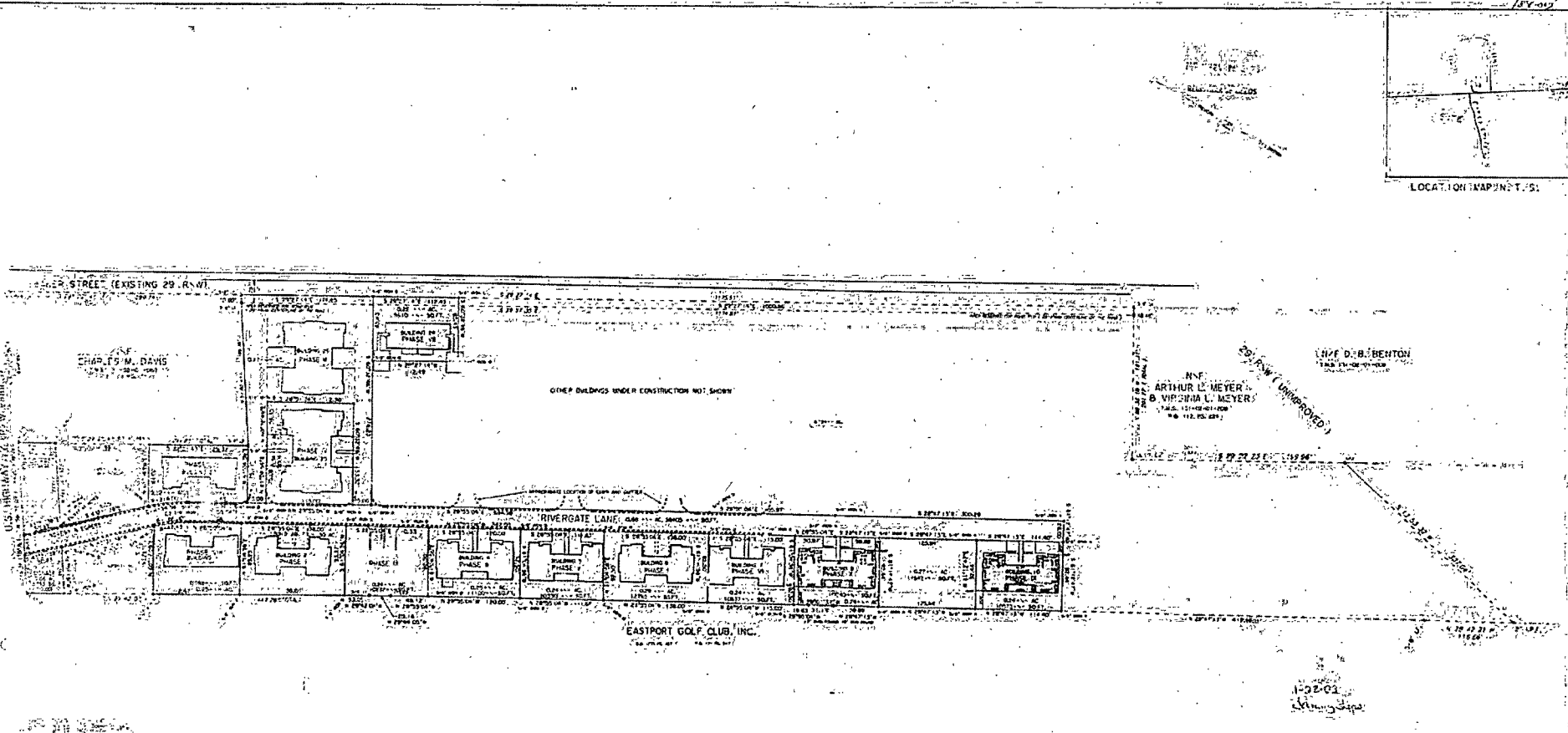
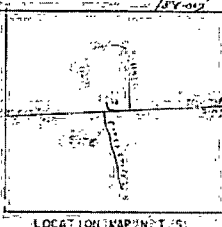
STEPHEN BUCK *[Signature]*
Inspector

January 21, 2003
Date

EXHIBIT "D"

09

10.31.11 Master Deed Documents from Plaintiff 000083



11/2/03
 [Handwritten notes and signatures]

CERTIFY STATE OF TENNESHIP AND DEDICATION

THE UNDERSIGNED HEREBY CERTIFICATE THAT AS OF THE DATE OF THE COMPLETION OF THIS SURVEY AND THE PREPARATION OF THIS PLAN, THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC SURVEY AND DEDICATION ACT, AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

DATE	11/2/03
BY	[Signature]
FOR	[Signature]

- NOTES:
- PHASE I TOTAL AREA 1.24 AC.
 - PHASE II TOTAL AREA 1.24 AC.
 - PHASE III TOTAL AREA 1.24 AC.
 - PHASE IV TOTAL AREA 1.24 AC.
 - PHASE V TOTAL AREA 1.24 AC.
 - PHASE VI TOTAL AREA 1.24 AC.
 - PHASE VII TOTAL AREA 1.24 AC.
 - PHASE VIII TOTAL AREA 1.24 AC.
 - PHASE IX TOTAL AREA 1.24 AC.
 - TOTAL AREA 12.48 AC.

RIVERGATE PHASE IX
 LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
 1801 W. MYRTLE BEACH
 SOUTH CAROLINA 29582
 (843) 399-4260

ASBUILTS OF PHASE IX, BUILDING 10
 OF RIVERGATE
 PREPARED FOR
W.W. & L.L.B. DEVELOPMENT COMPANY, L.L.C.

SCALE: 1" = 100'
 GRAPHIC SCALE - FEET

100 0 50 100 150

SEAL: [Professional Engineer Seal]

FILED
STATE OF SOUTH CAROLINA) S.C.
COUNTY OF HORRY) 2003 FEB - 7 PM 3:28
DALLAN V. SNIPPER
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 W.W. & L.B. 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


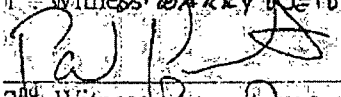
49
62


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

2nd Witness Paul Perreault

BY: 

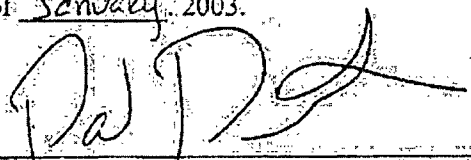
STATE OF PENNSYLVANIA)
COUNTY OF BUCKS)

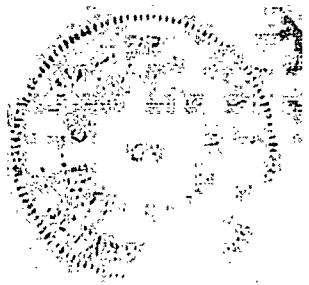
PROBATE

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.


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 & 244

SPLIT FROM 131-02-01-013

Map Blk Parcel

2/10/03 pa

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



104

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

[Signature]
Building Official

STEPHEN BUCK
Inspector *[Signature]*

February 04, 2003
Date

EXHIBIT "D"

67

10.31.11 Master Deed Documents from Plaintiff 000089

833100

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

FILED
COUNTY, S.C.
MASTER DEED OF RIVERGATE L: 02
HORIZONTAL PROPERTY REGIME
(Building 9, Phase XI)
UPPER
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 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 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
h

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

Randall Stata
1st Witness

BY: Luther Bellamy
Luther Bellamy, Member

Michelle J. Hartman
2nd 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.

Randall Stata
1st Witness

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



Michelle J. Hartman (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 as "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: 131-02-01-2454246
SPLIT FROM: 131-02-01-013
Map Blk Parcel
6-5-03 PA

EXHIBIT "B"

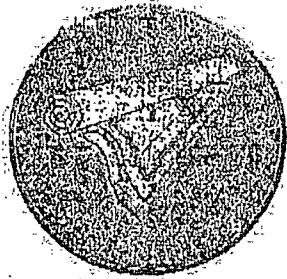
PERCENTAGE OF OWNERSHIP

Schedule 1
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.

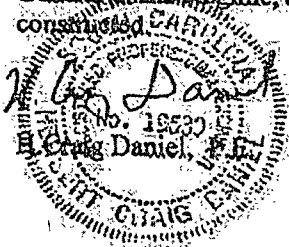
EXHIBIT "C"



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.



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 pursuant 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 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

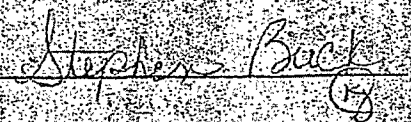
Building Address 4332/4342 RIVER GATE / RIVER GATE, LITTLE RIVER

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

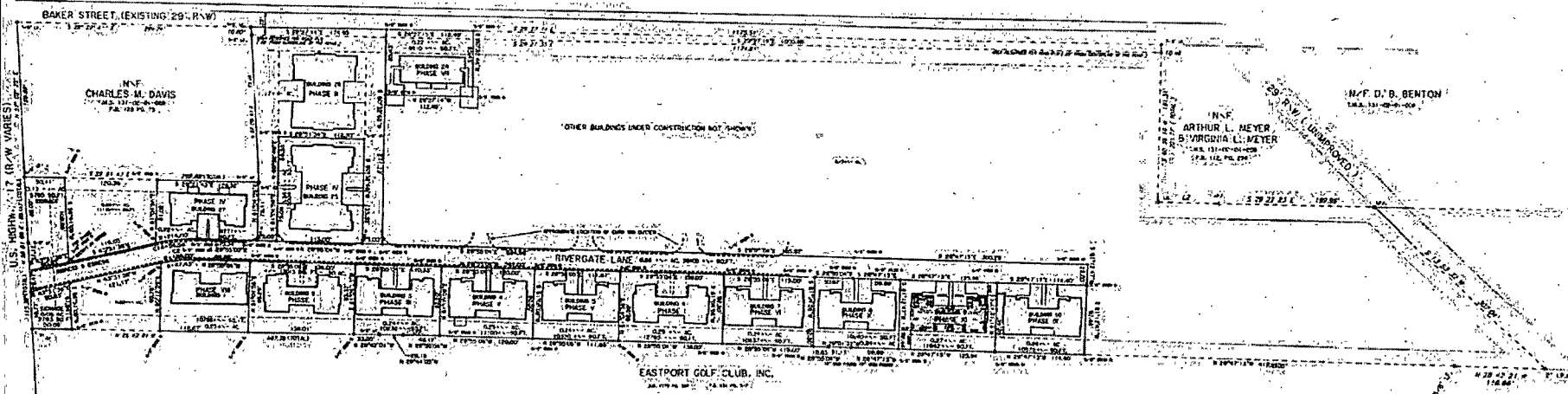
STEPHEN BUCK 
Inspector

June 02, 2003
Date

10-31111 Master Deck Documents EQN 04/01/03

EXHIBIT "D"

544



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT THE UNDERSIGNED HAS BEEN THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT THE HEREIN IS THE RESULT OF THE PUBLIC USE OF SAID PROPERTY AS SHOWN ON THE PLAT OF THIS PROPERTY.

W. W. B. L. B. DEVELOPMENT COMPANY, L. L. C.
 DATE: 5/10/08
 SIGNATURE: [Signature]
 TITLE: [Title]

NOTES
 PHASE I TOTAL ACRES 1.17
 PHASE II TOTAL ACRES 0.84
 PHASE III TOTAL ACRES 0.84
 PHASE IV TOTAL ACRES 0.84
 PHASE V TOTAL ACRES 0.84
 PHASE VI TOTAL ACRES 0.84
 PHASE VII TOTAL ACRES 0.84
 PHASE VIII TOTAL ACRES 0.84
 PHASE IX TOTAL ACRES 0.84
 PHASE X TOTAL ACRES 0.84
 PHASE XI TOTAL ACRES 0.84
 TOTAL ACRES 8.84

APPROVED FOR RECORDING
 [Signature]
 6-3-08

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND OPINION, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "FEDERAL STANDARD SYSTEM FOR THE SURVEYING OF LAND SURVEYS OF NORTH CAROLINA" AND THAT I AM EXERCISING THE BEST SKILL AND CARE IN THE PERFORMANCE OF MY DUTY.

DATE: 5/10/08
 SIGNATURE: [Signature]
 TITLE: [Title]

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

REFERENCE:
 BOUNDARY AND AREA MAP OF FERRY LAND SURVEYING DATED JULY, 1996 AND RECORDED IN PLAT BOOK 60 AT PAGE 36.

TAX MAP NUMBER:
 11-10-0-000

ACREAGES:
 TOTAL SITE AREA 1.174 ACRES

FLOOD ZONE INFORMATION:
 PHASE XI IS NOT IN A FLOOD HAZARD ZONE ZONE 1 PER F. E. M. A. MAP. HAZARDOUS WASTES CODE IS 4-00010 D001 IN AUGUST 23, 1997.

PLAT BOOK REFERENCE:
 RECORDED IN PLAT BOOK 158 AT PAGE 104.

RIVERGATE PHASE XI
 LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
 NORTH MYRTLE BEACH
 SOUTH CAROLINA 29582
 (843) 399-4200

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

SCALE: GRAPHIC SCALE 1" = 100'

DATE: MAY 17, 2008

REVISION: REVISION 1 - SEE PLAT AREA



75

AL-979

835159

FILED
Horry County, S.C.
2003 JUL -3 PM 2:28
BALLERY V. SHIPLEY
REGISTRAR OF DEEDS

**ELEVENTH AMENDMENT TO
MASTER DEED OF RIVERGATE
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

✓
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 Hart
1st Witness

BY: Luther Bellamy
Luther Bellamy, Member

Michelle 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 Hart
1st Witness

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

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

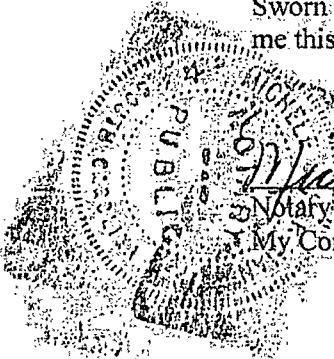


EXHIBIT "A"

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.

H. Craig Daniel, P.E.

905

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

Michael A. Jacobs
Building Official

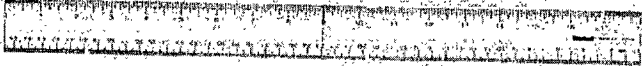
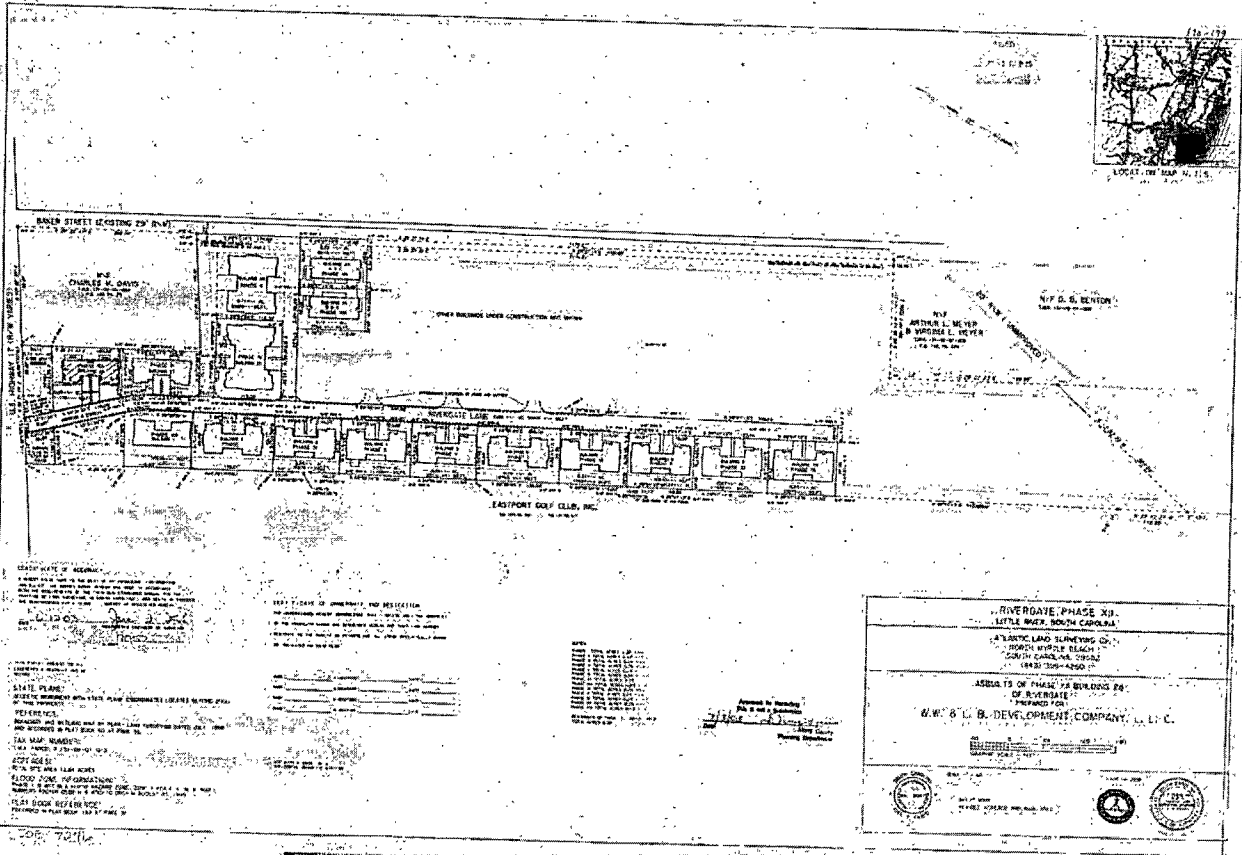
STEPHEN BUCK
Inspector *Stephen Buck*

July 02, 2003
Date

11/17/03

81

10.31.11 Master Deed Documents from Plaintiff 000101



786007

FILED
 2003 OCT 15 PM 3:35
 Horry County, South Carolina
 REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA) S.C. TWELFTH AMENDMENT TO
) MASTER DEED OF RIVERGATE
 COUNTY OF HORRY) 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

467

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

Michelle J. Hartman
1st Witness

BY:

Luther Bellamy
Luther Bellamy, Member

Randall L. Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)

PROBATE

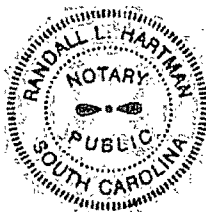
COUNTY OF HORRY)

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.

Michelle J. Hartman
1st Witness

Sworn to and subscribed before
me this 15th day of October, 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 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 as "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
NEW PARCEL

10/16/03 go

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.

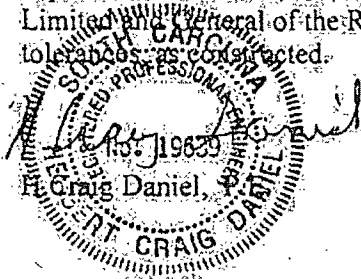
EXHIBIT "C"



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.



CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

Michael A. Jacobs
Building Official

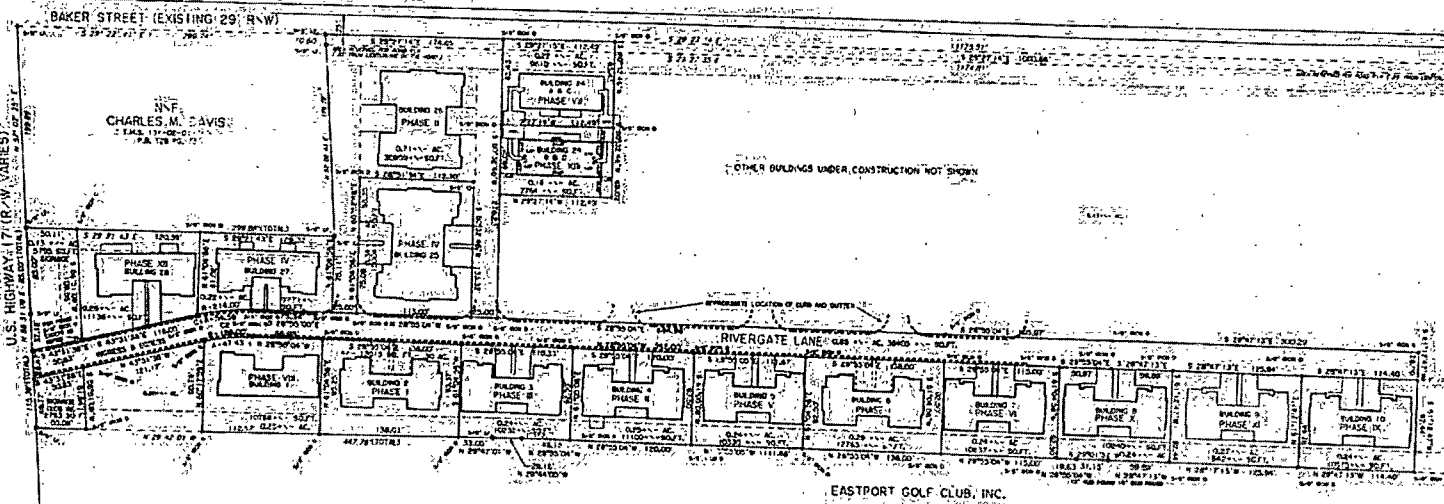
STEPHEN BUCK
Inspector *Stephen Buck*

August 04, 2003
Date

EXHIBIT "D"

10.31.11 Master Deed Documents from Plaintiff 000107

Dr



H.F. D. B. BENTON
ARTHUR L. MEYER
VIRGINIA L. MEYER
S 28 22 22 E 199 00'

EASTPORT GOLF CLUB, INC.

Approved for Recording
This is not a Subdivision
8/12/03
Date
County Planning Department

CERTIFICATE OF ACCURACY:

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREON SET FORTH IS ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY STATUTES APPLICABLE FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND BELIEVE TO BE CORRECT AND ACCURATE IN ACCORDANCE WITH THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
DATE: 6-10-03
SIGNATURE: [Signature]
TITLE: [Title]

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT, IN THE NAME OF THE UNDERSIGNED, THEY HAVE RECEIVED FROM THE PROPERTY OWNER AND DESIGNATED HEREON THAT THE LINE HEREBY DEDICATED TO THE PUBLIC USE OF THE STATE OF SOUTH CAROLINA IS INDICATED ON SAID PLAN.

NAME	ADDRESS	DATE

- NOTES:
- PHASE I TOTAL ACRES 0.24
 - PHASE II TOTAL ACRES 0.24
 - 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 0.24
 - PHASE VIII TOTAL ACRES 0.24
 - PHASE IX TOTAL ACRES 0.24
 - PHASE X TOTAL ACRES 0.24
 - PHASE XI TOTAL ACRES 0.24
 - PHASE XII TOTAL ACRES 0.24
 - PHASE XIII TOTAL ACRES 0.24
 - REMAINDER OF TRACT 114.00 ACRES

STATE PLANE:
GEODEIC MONUMENT WITH STATE PLANE COORDINATE LOCATED BEYOND 2000 FEET FROM PROPERTY.
REFERENCE:
BOUNDARY AND ACRES MAP BY FERRY, LAND SURVEYING DATED 1/21/1908 AND RECORDED IN PLAT BOOK 60 AT PAGE 16.
TAX MAP NUMBER:
T.M.S. PARCEL ID: 131-02-01-013
ACREAGES:
TOTAL SITE AREA: 1.54 ACRES
FLOOD ZONE INFORMATION:
PHASE I IS NOT IN A FLOOD HAZARD ZONE PER F.L.W. AT MAP NUMBER 450104 D024 N 8 400' (0 000) IN AUGUST 23, 1992.
PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 188 AT PAGE 94

RIVERGATE PHASE XIII
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 398-4260

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

SCALE: 1" = 60'
GRAPHIC SCALE - FEET

SEAL: [Professional Seal]



789310

FILED
 Horry County, S.C.
 STATE OF SOUTH CAROLINA)
 2003 DEC 10 PM 3:35)
 COUNTY OF HORRY)
 BALL...)
 REGISTRAR OF DEEDS)

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:

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).

HORRY COUNTY ASSESSOR
 NEW PARCEL 131-02-01-2514-252-
 SPLIT FROM 131-02-01-013
 Map, Div. Parcel
 12-11-03

DEED
 2674 0942

[Handwritten Signature]
 942

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
1st Witness

BY: Luther Bellamy
Luther Bellamy, Member

Randall L. Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

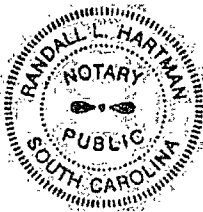
PROBATE

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.

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 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 I
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.



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 pursuant 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 structure is approved for occupancy at this time. For the following:

EXHIBIT "D"

Owner of the Building WW & LB DEVELOPMENT CO. LLC

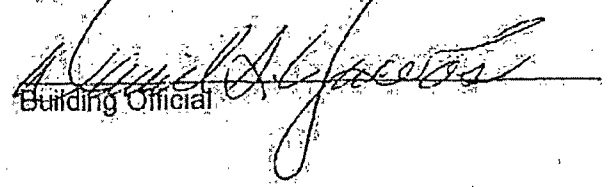
Owner Address RIVER GATE/BLDG 23 A & C

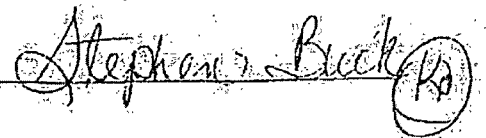
Building Address 4251/4255 RIVER GATE / RIVER GATE, LITTLE RIVER

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

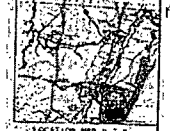
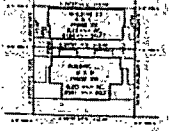
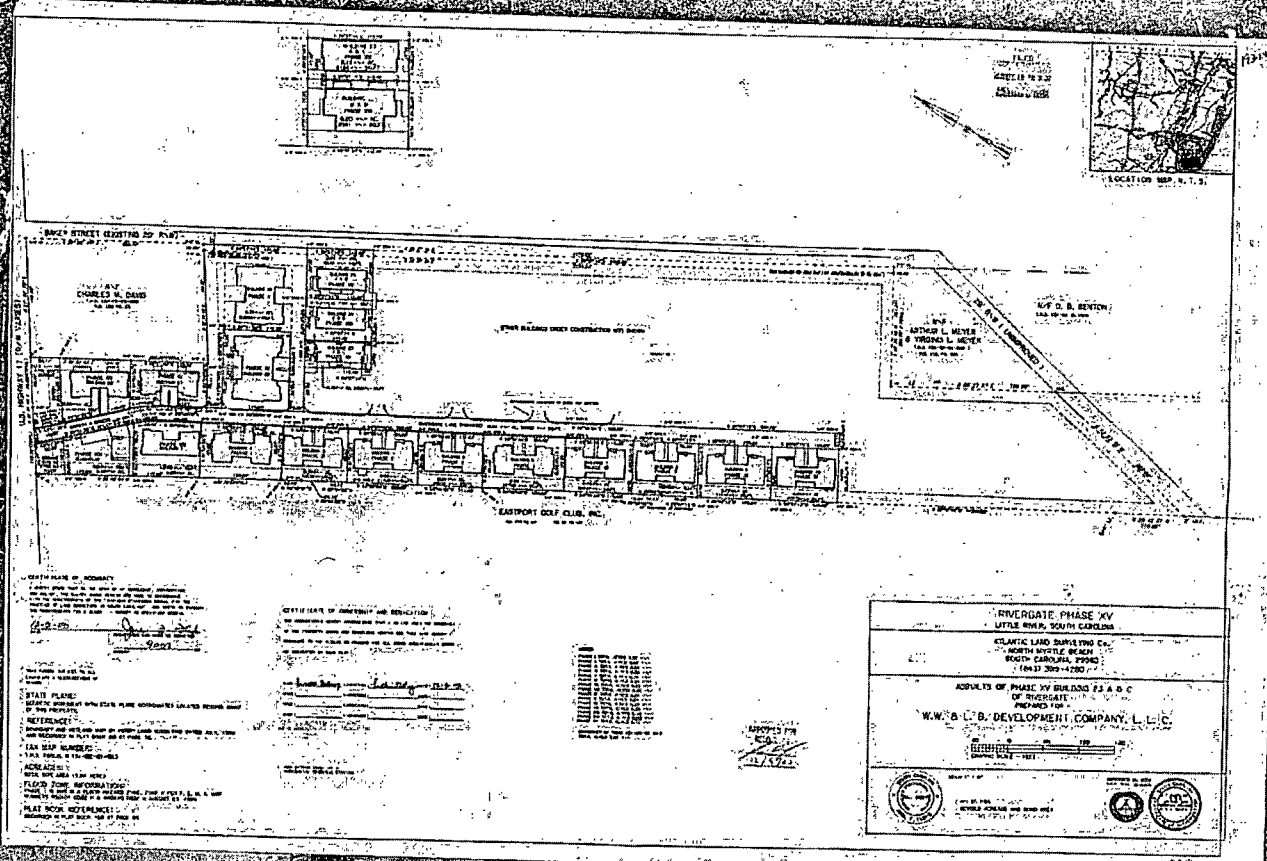

Building Official

STEPHEN BUCK 
Inspector

December 05, 2003
Date

56

10.31.11 Master Deed Documents from Plaintiff 000113



NOTICE TO CONTRACTOR
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES.
 4. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND PLANTS TO REMAIN.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES.
 9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.

CITY OF CHARLOTTE
 OFFICE OF THE CITY ENGINEER
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES.
 4. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND PLANTS TO REMAIN.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES.
 9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.

1	100	100	100
2	100	100	100
3	100	100	100
4	100	100	100
5	100	100	100
6	100	100	100
7	100	100	100
8	100	100	100
9	100	100	100
10	100	100	100

RIVERGATE PHASE XV
 LITTLE ROCK, SOUTH CAROLINA
 ATLANTIC LAND SURVEYING CO.
 NORTH CHARLOTTE, NORTH CAROLINA 28203
 SOUTH CAROLINA 29502
 1983 200-1000

ASSETS OF PHASE XV BUILDINGS A, B & C
 OF RIVERGATE
 PREPARED FOR
W.W. & C.B. DEVELOPMENT COMPANY, L.L.C.
 1000 W. 10TH STREET, SUITE 100
 LITTLE ROCK, AR 72202
 501-782-1000

DATE: MAY 1981

SCALE: 1" = 100'

APPROVED FOR
 [Signature]

APPROVED FOR
 [Signature]

789311

STATE OF SOUTH CAROLINA)
Horry County, S.C.)
COUNTY OF HORRY)
2003 DEC 10 PM 3:41

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

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 31-02-01-253 & 254
SPLIT F 31-02-01-013
Map Blk Parcel 12-11-03

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
1st Witness

BY: Luther Bellamy
Luther Bellamy, Member

Randall L. Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

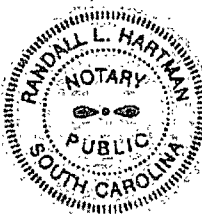
PROBATE

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.

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.

H. Craig Daniel
No. 19639
H. Craig Daniel, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF SOUTH CAROLINA
H. CRAIG DANIEL

CS

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 structure is approved for occupancy at this time. For the following:

EXHIBIT "D"

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

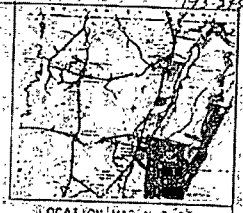
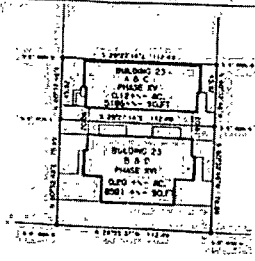
Building Official *[Signature]*

STEPHEN BUCK
Inspector *[Signature]*

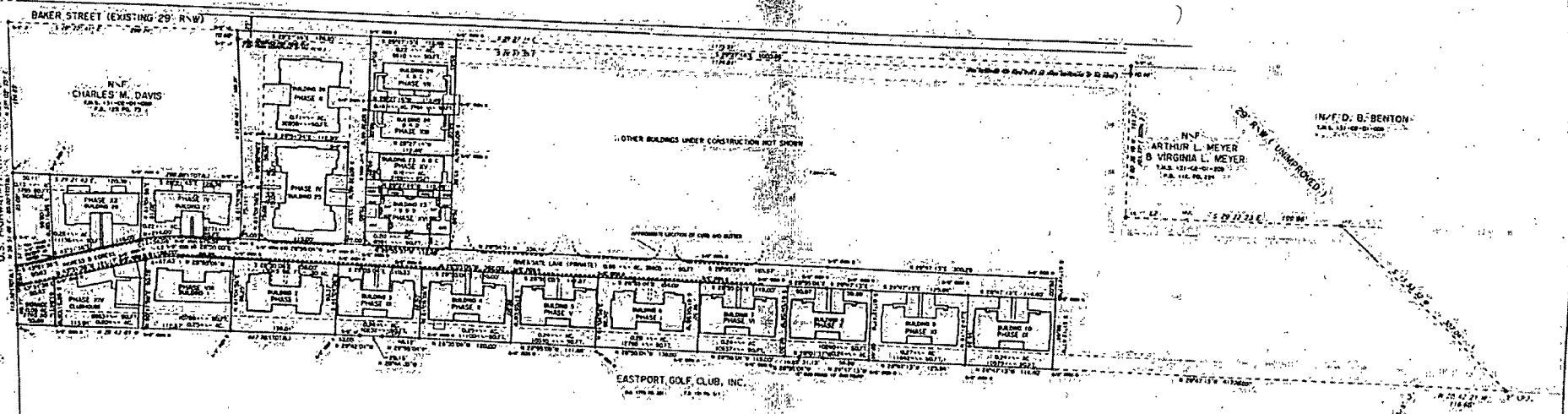
December 02, 2003
Date

702

10.31.11 Master Deed Documents from Plaintiff 000119



LOCATION MAP N. T. S.



CERTIFICATE OF ACCURACY
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the South Carolina Department of Transportation, and that the same is a true and correct copy of the original as the same appears in the files of the South Carolina Department of Transportation, and that the same is a true and correct copy of the original as the same appears in the files of the South Carolina Department of Transportation.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the South Carolina Department of Transportation, and that the same is a true and correct copy of the original as the same appears in the files of the South Carolina Department of Transportation, and that the same is a true and correct copy of the original as the same appears in the files of the South Carolina Department of Transportation.

NOTE
 PHASE I TOTAL ACRES 0.00
 PHASE II TOTAL ACRES 0.00
 PHASE III TOTAL ACRES 0.00
 PHASE IV TOTAL ACRES 0.00
 PHASE V TOTAL ACRES 0.00
 PHASE VI TOTAL ACRES 0.00
 PHASE VII TOTAL ACRES 0.00
 PHASE VIII TOTAL ACRES 0.00
 PHASE IX TOTAL ACRES 0.00
 PHASE X TOTAL ACRES 0.00
 PHASE XI TOTAL ACRES 0.00
 PHASE XII TOTAL ACRES 0.00
 PHASE XIII TOTAL ACRES 0.00
 PHASE XIV TOTAL ACRES 0.00
 PHASE XV TOTAL ACRES 0.00
 PHASE XVI TOTAL ACRES 0.00
 TOTAL ACRES 0.00

APPROVED FOR
 RECORDING
 [Signature]

RIVERGATE PHASE XVI
 LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
 NORTH MYRTLE BEACH,
 SOUTH CAROLINA 29582
 (843) 359-4260

ASBULTS OF PHASE XVI BUILDING 23 B & D
 OF RIVERGATE
 PREPARED FOR

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

SCALE - FEET

0 20 40 60 80

NOVEMBER 24, 2003

REVERED JUSTICE AND ROAD DEPT.

STATE PLANE:
 (GENERIC INSTRUMENT) WITH STATE PLANE COORDINATES LOCATED BEYOND 7000
 OF THIS PROJECT.

REFERENCE:
 PLAT BOOK AND A LAND MAP BY PERRY LAND SURVEYING ORDER 0001 1998
 AND RECORDED IN PLAT BOOK 50 AT PAGE 10.

TAX MAP NUMBER:
 PARCEL ID: 131-000-010-013

PLAT BOOKS:
 BY AREA 1304 0000

FLOOD ZONE INFORMATION:
 PHASE XVI IS NOT IN A FLOOD HAZARD ZONE (ZONE X PER F.E.M. 4-108
 NUMBER 4000R LOW IN 8-4000R DEED) IN SUBJECT PARCELS.

PLAT BOOK REFERENCE:
 RECORDED IN PLAT BOOK 100 AT PAGE 54

963636

FILED
HORRY COUNTY, S.C.
STATE OF SOUTH CAROLINA)
2004 FEB 27 PM 3:15)
COUNTY OF HORRY)
REGISTRAR OF DEEDS

FIFTEENTH AMENDMENT TO
MASTER DEED OF RIVERGATE
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 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 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

276
23

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. Schiff
1st Witness

BY: Luther Bellamy
Luther Bellamy, Member

Randall L. Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

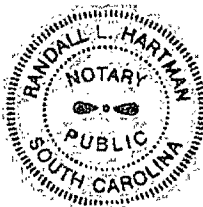
PROBATE

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.

Wayne B. Schiff
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
NEW PARCEL 131-02-01-255+256
SPLIT FROM 131-02-01-013
Map Blk Parcel
3/10/04 pa

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, as constructed.



182

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 structure is approved for occupancy at this time. For the following:

EXHIBIT "D"

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. Jacobs
Building Official

STEPHEN BUCK Stephen Buck
Inspector (CS)

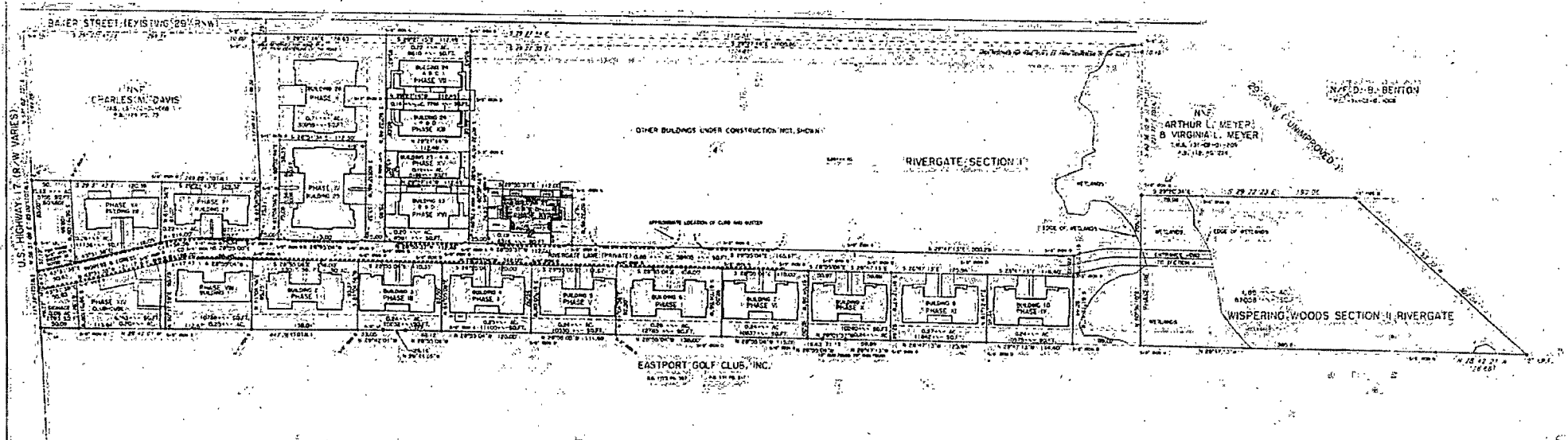
February 23, 2004
Date

195-249



LOCATION MAP - RIVERGATE, S.C.

FILED
MAY 10 1956
SOUTH CAROLINA
COUNTY OF BEaufort



CERTIFICATE OF RECORD
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE ABOVE SHOWN RECORD HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RECORDS ACT AND THE RECORDS ACT OF 1967 AND THAT THE RECORDS ACT OF 1967 HAS BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

CERTIFICATE OF CORRECTNESS AND DEDICATION
I HEREBY CERTIFY THAT THE ABOVE SHOWN RECORD IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS SUBMITTED TO ME BY THE RECORDS ACT OF 1967 AND THAT THE RECORDS ACT OF 1967 HAS BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

PHASE I	TOTAL ACRES 0.10
PHASE II	TOTAL ACRES 0.10
PHASE III	TOTAL ACRES 0.10
PHASE IV	TOTAL ACRES 0.10
PHASE V	TOTAL ACRES 0.10
PHASE VI	TOTAL ACRES 0.10
PHASE VII	TOTAL ACRES 0.10
PHASE VIII	TOTAL ACRES 0.10
PHASE IX	TOTAL ACRES 0.10
PHASE X	TOTAL ACRES 0.10
PHASE XI	TOTAL ACRES 0.10
PHASE XII	TOTAL ACRES 0.10
PHASE XIII	TOTAL ACRES 0.10
PHASE XIV	TOTAL ACRES 0.10
PHASE XV	TOTAL ACRES 0.10
PHASE XVI	TOTAL ACRES 0.10
PHASE XVII	TOTAL ACRES 0.10
TOTAL	TOTAL ACRES 1.40

RIVERGATE PHASE XVII AS-BUILT BUILDING 21, B & D
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
9431 309-4200

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

DATE: 5-10-56
BY: [Signature]

140
RECORDED IN THE OFFICE OF THE CLERK OF COURTS, BEaufORT COUNTY, SOUTH CAROLINA, ON MAY 10, 1956, AT 10:00 A.M.

963637

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

STATE OF SOUTH CAROLINA, S.C. 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. Schiff
1st Witness

BY: Luther B. Bellamy
Luther Bellamy, Member

Randall L. Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

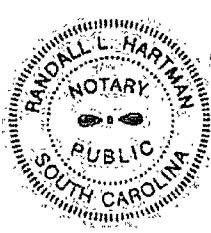
PROBATE

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.

Wayne B. Schiff
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 as "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
21-01

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.

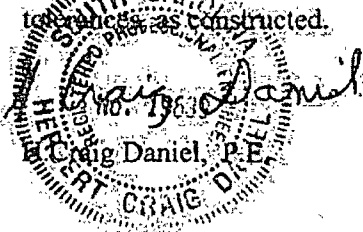
EXHIBIT "C"



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 Units and General of the Regime, as designed and within reasonable construction tolerances, as constructed.



103

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 structure is approved for occupancy at this time. For the following:

EXHIBIT "D"

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"

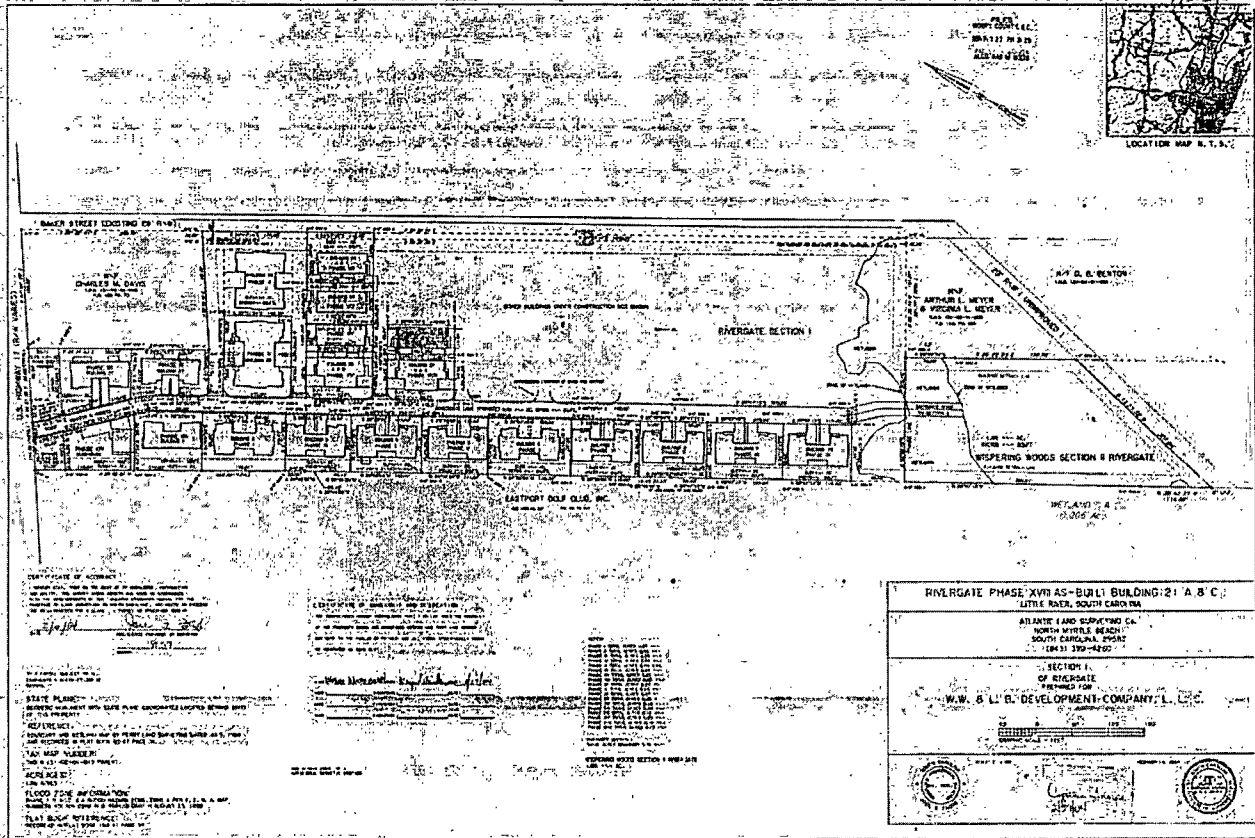
Type of Construction: FR Occupant Load: _____ Sprinkler Provided: NO Required: NO

Applicable Code: 2000 IRC Permit #: 0000094411 Report #: 0369843

David L. Jacobs
Building Official

STEPHEN BUCK
Inspector Stephen Buck

February 25, 2004
Date



CERTIFICATE OF ACCURACY
 I, the undersigned, being a duly licensed Professional Surveyor in the State of South Carolina, do hereby certify that the foregoing is a true and correct copy of the original survey records as the same appear in my files and office, and that the same are a true and correct copy of the original survey records as the same appear in my files and office, and that the same are a true and correct copy of the original survey records as the same appear in my files and office.

LEGEND
 1. ALL DIMENSIONS IN FEET AND DECIMALS THEREOF
 2. ALL DIMENSIONS IN METERS AND DECIMALS THEREOF
 3. ALL DIMENSIONS IN FEET AND METERS AND DECIMALS THEREOF
 4. ALL DIMENSIONS IN METERS AND FEET AND DECIMALS THEREOF
 5. ALL DIMENSIONS IN FEET AND METERS AND DECIMALS THEREOF
 6. ALL DIMENSIONS IN METERS AND FEET AND DECIMALS THEREOF
 7. ALL DIMENSIONS IN FEET AND METERS AND DECIMALS THEREOF
 8. ALL DIMENSIONS IN METERS AND FEET AND DECIMALS THEREOF
 9. ALL DIMENSIONS IN FEET AND METERS AND DECIMALS THEREOF
 10. ALL DIMENSIONS IN METERS AND FEET AND DECIMALS THEREOF

NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8
9
10

RIVERGATE PHASE XVII AS-BUILT BUILDING: 21' A, 8' C
 LITTLE RIVER, SOUTH CAROLINA
 ATLANTIC LAND SURVEYING CO.
 NORTH WITALE BEACH
 SOUTH CAROLINA SHEET
 1:2500
 W.W. & L.E. DEVELOPMENT COMPANY, L.L.C.
 SECTION I
 OF RIVERGATE
 PREPARED FOR
 W.W. & L.E. DEVELOPMENT COMPANY, L.L.C.
 1981

430399

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

2004 APR -7 PM 2:46

SEVENTEENTH AMENDMENT TO
MASTER DEED OF RIVERGATE
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 Deeds 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 ~~196-63~~ 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

240

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 as "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
24

EXHIBIT "B"

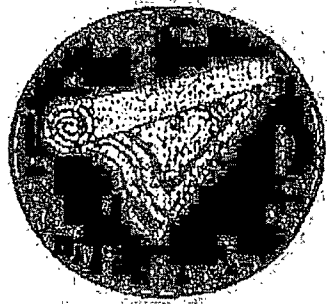
PERCENTAGE OF OWNERSHIP

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.

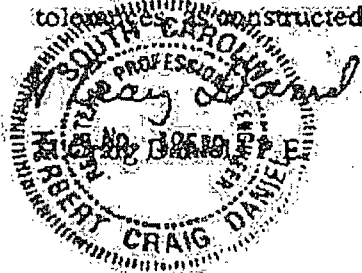
EXHIBIT "C"



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 to be constructed.



2/5

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 structure is approved for occupancy at this time. For the following:

EXHIBIT "D"

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

Daniel L. Jacobs
Building Official

STEPHEN BUCK *Stephen Buck* (Seal)
Inspector

March 25, 2004
Date

123

10.31.11 Master Deed Documents from Plaintiff 000137

964953

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

FILED
HORRY COUNTY, S.C.
EIGHTEENTH AMENDMENT TO
MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 22, Phase XIX)
APR 1 2004 PM 1:05
REGISTRAR OF DEEDS

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

11
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

Michael J. Hartman
1st Witness

BY: Luther Bellamy
Luther Bellamy, Member

Randall L. Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

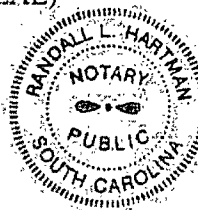
PROBATE

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.

Michael J. Hartman
1st Witness

Sworn to and subscribed before me this 14th day of April 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 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 as "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 Ex Parcel
4.15.04

EXHIBIT "B"

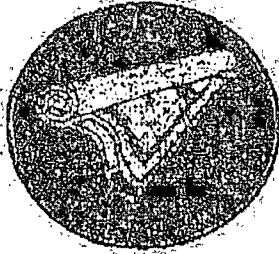
PERCENTAGE OF OWNERSHIP

Schedule I
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.

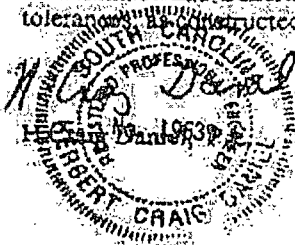
EXHIBIT "C"



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.



3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-292-4670

lvb

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

David L. Jacobs
Building Official

STEPHEN BUCK *Stephen Buck*
Inspector

April 07, 2004
Date

EXHIBIT D

130

10.31.11 Master Deed Documents from Plaintiff 000143

855881

FILED

STATE OF SOUTH CAROLINA)
JUN 3 PM 1:58)
COUNTY OF HORRY)
DEEDS)

NINETEENTH AMENDMENT TO
MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 19, Phase XXI)

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, W.W. & L.B. 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

Michelle J. Hartman
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.

Michelle J. Hartman
1st Witness

Sworn to and subscribed before me this 3rd day of June 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 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 as "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 Assessor
PARCEL 131-02-01-263 + 264
FROM 131-02-01-013
Map Elk Parcel
6-4-04 pa

EXHIBIT "B"

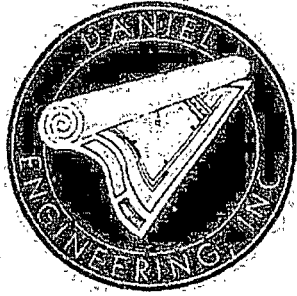
PERCENTAGE OF OWNERSHIP

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 tolerance and as constructed.

H. Craig Daniel
REGISTERED PROFESSIONAL ENGINEER
No. 19630
H. Craig Daniel, P.E.
HERBERT CRAIG DANIEL

117

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

David L. Jones
Building Official

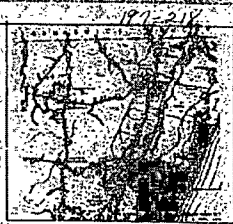
Stephen Buck
STEPHEN BUCK
Inspector

May 28, 2004
Date

EXHIBIT "D"

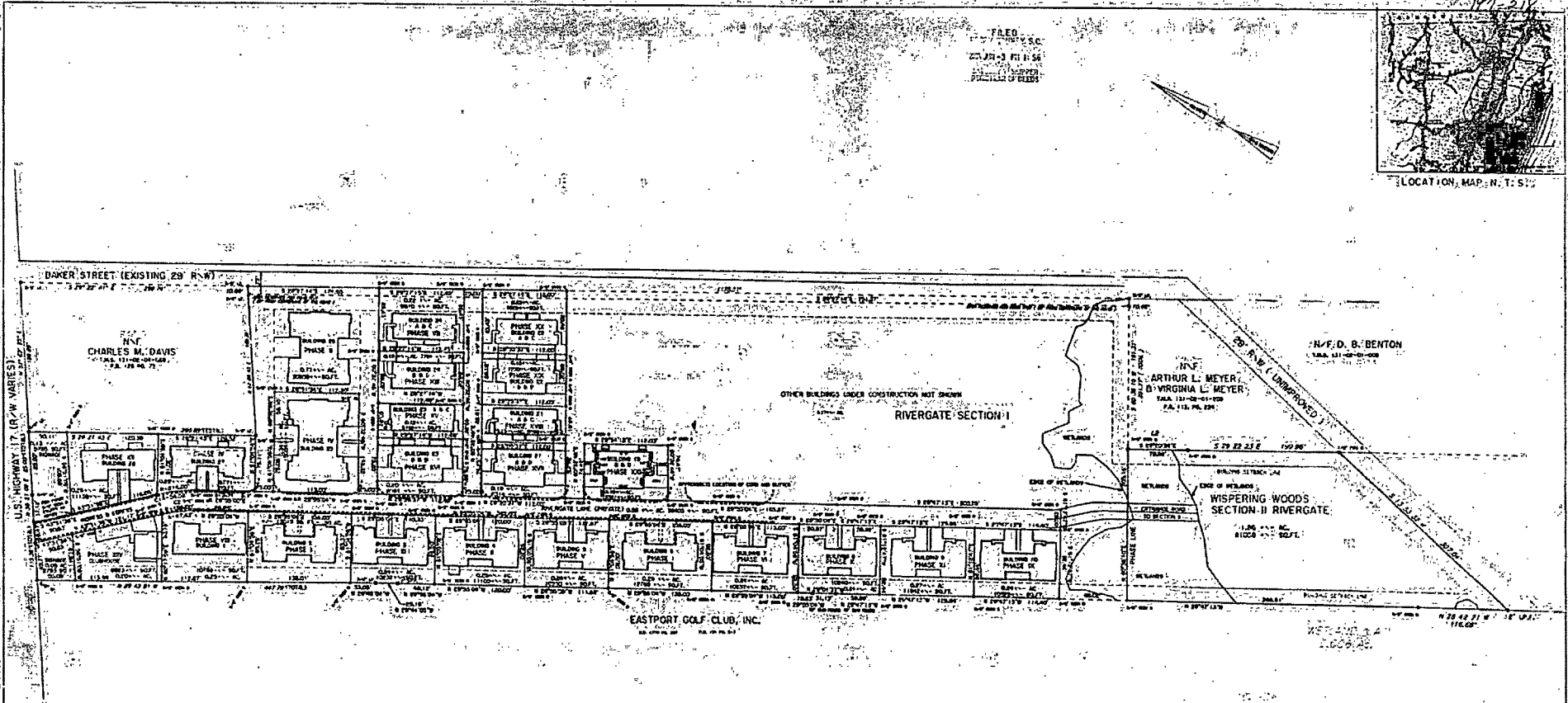
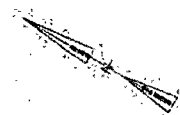
131

10.31.11 Master Deed Documents from Plaintiff 000149



LOCATION MAP, N. T. S.

TRACED
BY
JUN-3 11 56
PLAT 103
PARTIAL OF FIELD



CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOREGOING INSTRUMENT ACCURATELY REPRESENTS THE REQUIREMENTS OF THE 'GENERAL STATUTES' APPLICABLE TO THE PREPARED BY LAND SURVEYOR IN SOUTH CAROLINA, AND THAT I EXERCISE THE REQUIREMENTS FOR A LICENSED SURVEYOR AS SPECIFIED HEREIN.

John J. ...
June 3, 1988

CERTIFICATE OF OWNERSHIP AND SUCCESSION
I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS THE PROPERTY OF THE PUBLIC OR PRIVATE AND ALL PERSONS LEGALLY BOUND TO THE INSTRUMENT ON THIS DATE.

Walter ...

STATE PLANNET
CHECK TO MONUMENT WITH STATE PLANNET COORDINATES LOCATED BY MAP 2002 OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND SETBACK MAP BY PERCY LEAD SURVEYOR DATED JULY, 1978 AND RECORDED IN PLAT BOOK 80 AT PAGE 36.

TRACED NUMBER:
BOOK 131-103-103 PARTIAL

ACREAGES:
1.68 ACRES

FLOOD ZONE INFORMATION:
PHASE I IS NOT IN A FLOOD HAZARD ZONE, ZONE X PER F. C. M. A. MAP NUMBERED SECTION 0022 IN B. 50110 CSD - 14 AUGUST 23, 1982.

PLAT BOOK REFERENCE:
PLAT 103 AT BOOK 168 AT PAGE 34.

NOTED:

PHASE I TOTAL ACRES 0.57	PHASE I TOTAL ACRES 0.57
PHASE II TOTAL ACRES 0.57	PHASE II TOTAL ACRES 0.57
PHASE III TOTAL ACRES 0.57	PHASE III TOTAL ACRES 0.57
PHASE IV TOTAL ACRES 0.57	PHASE IV TOTAL ACRES 0.57
PHASE V TOTAL ACRES 0.57	PHASE V TOTAL ACRES 0.57
PHASE VI TOTAL ACRES 0.57	PHASE VI TOTAL ACRES 0.57
PHASE VII TOTAL ACRES 0.57	PHASE VII TOTAL ACRES 0.57
PHASE VIII TOTAL ACRES 0.57	PHASE VIII TOTAL ACRES 0.57
PHASE IX TOTAL ACRES 0.57	PHASE IX TOTAL ACRES 0.57
PHASE X TOTAL ACRES 0.57	PHASE X TOTAL ACRES 0.57
PHASE XI TOTAL ACRES 0.57	PHASE XI TOTAL ACRES 0.57
PHASE XII TOTAL ACRES 0.57	PHASE XII TOTAL ACRES 0.57
PHASE XIII TOTAL ACRES 0.57	PHASE XIII TOTAL ACRES 0.57
PHASE XIV TOTAL ACRES 0.57	PHASE XIV TOTAL ACRES 0.57
PHASE XV TOTAL ACRES 0.57	PHASE XV TOTAL ACRES 0.57
PHASE XVI TOTAL ACRES 0.57	PHASE XVI TOTAL ACRES 0.57
PHASE XVII TOTAL ACRES 0.57	PHASE XVII TOTAL ACRES 0.57
PHASE XVIII TOTAL ACRES 0.57	PHASE XVIII TOTAL ACRES 0.57
PHASE XIX TOTAL ACRES 0.57	PHASE XIX TOTAL ACRES 0.57
PHASE XX TOTAL ACRES 0.57	PHASE XX TOTAL ACRES 0.57
PHASE XXI TOTAL ACRES 0.57	PHASE XXI TOTAL ACRES 0.57
PHASE XXII TOTAL ACRES 0.57	PHASE XXII TOTAL ACRES 0.57
WISPERING WOODS SECTION II RIVERGATE 1.68 AC.	

RIVERGATE PHASE XXI AS-BUILT BUILDING 19' 8" D
LITTLE RIVER, SOUTH CAROLINA

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

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

SCALE: 1" = 60'
GRAPHIC SCALE - FEET

DATE: MAY 27, 1988

138

66-1009

857726

FILED
STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
REGISTER OF DEEDS

TWENTIETH AMENDMENT TO
MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 17, Phase XXII)

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 21 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

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.

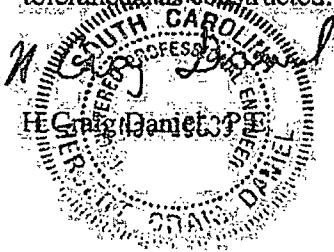
EXHIBIT "C"



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.



CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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

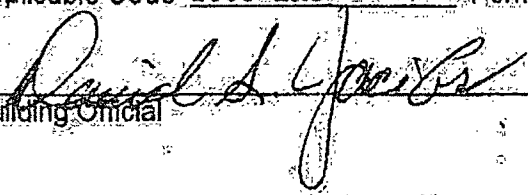
Owner Address RIVERGATE BLDG 17 B/D

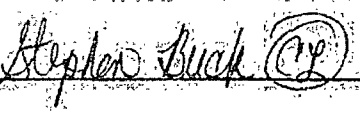
Building Address 4301 RIVERGATE LANE / RIVERGATE, LITTLE RIVER

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 
Inspector

June 28, 2004
Date

EXHIBIT "D"

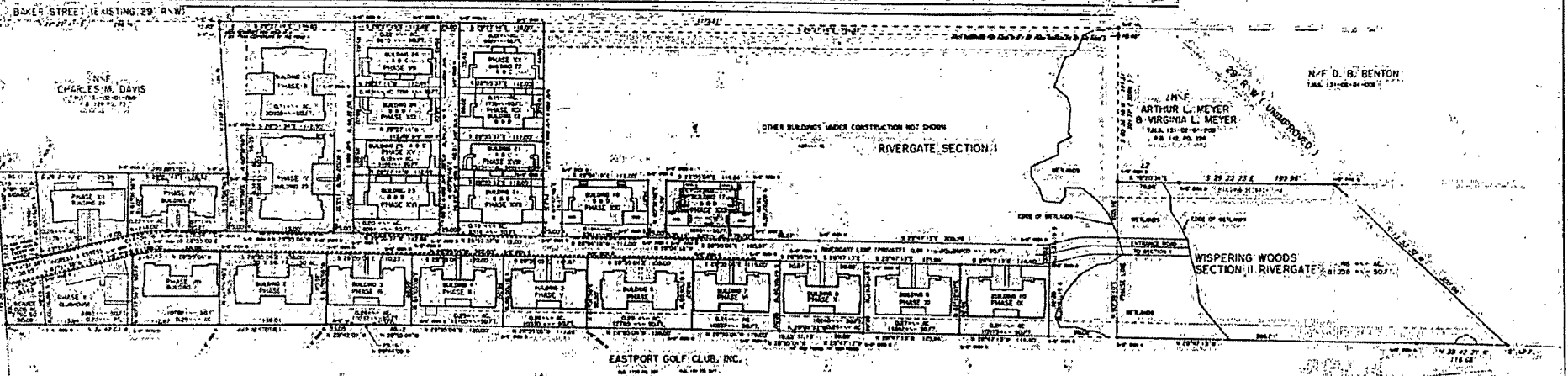
10-31-11 Master Deed Documents from Plaintiff 000155

144
1316

195-196



LOCATION MAP-N.T.S.



CERTIFICATE OF ASSURANCE
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I AM A duly Licensed Professional Engineer in the State of South Carolina.

(CERTIFICATE OF OWNERSHIP AND FIDELITY)
I, the undersigned, being duly sworn, depose and say that the above described property is the property of the undersigned and that the same is being offered for sale by the undersigned.

- NOTES:
1. THIS PLAN IS A REVISION OF THE PLAN DATED 10/15/54.
2. THE TOTAL AREA OF THIS SECTION IS 100.00 ACRES.
3. THE TOTAL AREA OF THIS PHASE IS 100.00 ACRES.
4. THE TOTAL AREA OF THIS PHASE IS 100.00 ACRES.
5. THE TOTAL AREA OF THIS PHASE IS 100.00 ACRES.
6. THE TOTAL AREA OF THIS PHASE IS 100.00 ACRES.
7. THE TOTAL AREA OF THIS PHASE IS 100.00 ACRES.
8. THE TOTAL AREA OF THIS PHASE IS 100.00 ACRES.
9. THE TOTAL AREA OF THIS PHASE IS 100.00 ACRES.
10. THE TOTAL AREA OF THIS PHASE IS 100.00 ACRES.

RIVERGATE PHASE XXII AS-BUILT BUILDING 17 B 8 D
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 399-2260

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

SCALE: 1" = 100'

145



8-59048

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY) TWENTY-FIRST AMENDMENT TO
) MASTER DEED OF RIVERGATE
) 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

379

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 Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

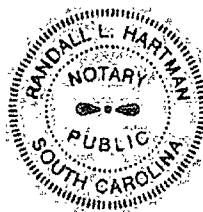
PROBATE

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.

Loretta Russell
1st Witness

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

Randall 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
M.P. Bk Parcel
7-30-07

EXHIBIT "B"

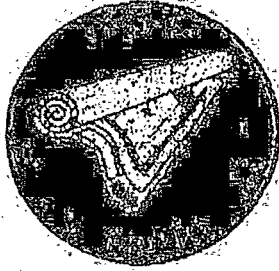
PERCENTAGE OF OWNERSHIP

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.

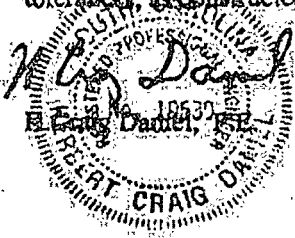
Exhibit "C"



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.



3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-922-4670

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 structure is approved for occupancy at this time. For the following:

Exhibit "D"

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

David A. Jacobs
 Building Official

Stephen Buck
 STEPHEN BUCK
 Inspector

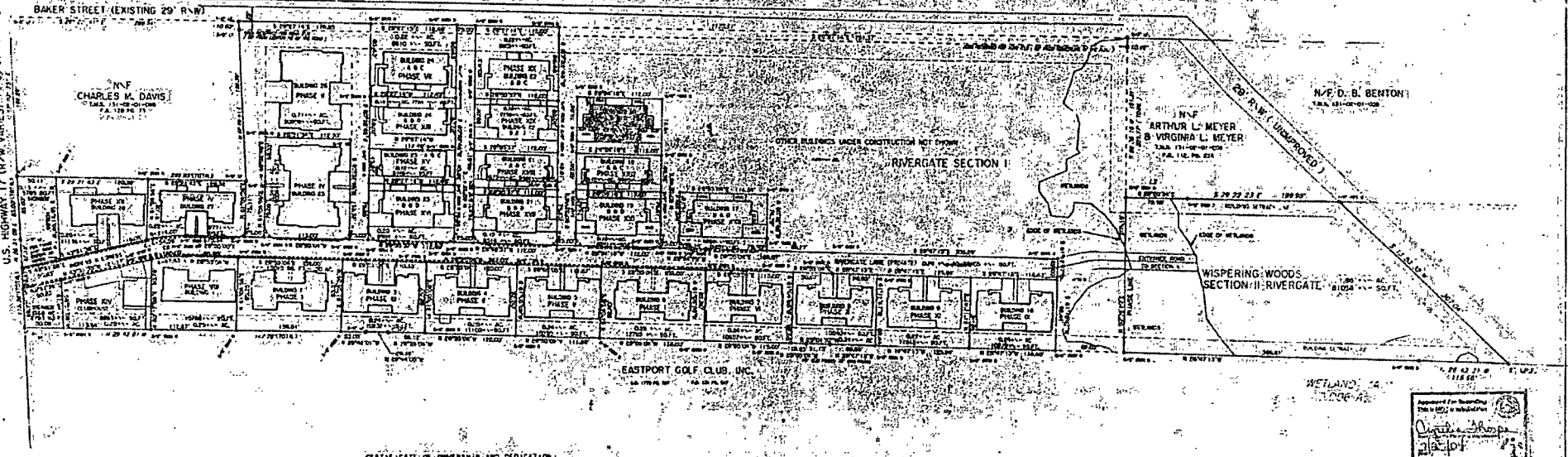
July 21, 2004
 Date

LCI

10.31.11 Master Deed Documents from Plaintiff 000161



LOCATION MAP N.T.S.



CERTIFICATE OF ACCURACY
 I, the undersigned, being duly sworn, depose and say that the foregoing plat, as shown to me by the undersigned, is a true and correct copy of the original plat on file in the office of the Register of Deeds for the County of Horry, South Carolina, and that the same is a true and correct copy of the original plat on file in the office of the Register of Deeds for the County of Horry, South Carolina, and that the same is a true and correct copy of the original plat on file in the office of the Register of Deeds for the County of Horry, South Carolina.

7-23-04
 9057

STATE PLANS
 SPECIFIC REQUIREMENTS WITH STATE PLANS, CORRECTIONS, REJECTED BEYOND 2000 OF THIS PROJECT

REFERENCES:
 BOUNDARY AND METERS MAP BY PERRY LAND SURVEYING, DATED MAY 1, 1999, AND RECORDS IN PLAT BOOK 60 AT PAGE 36.

TAX MAP NUMBER:
 95 2 731-02-01-013 A-101

PREPARED BY:
 W.W.B.L. DEVELOPMENT COMPANY, L.L.C.

DATE:
 7-23-04

SCALE:
 1" = 60'

RECORDING INFORMATION:
 RECORDED IN PLAT BOOK 60 AT PAGE 36

RECORDED IN PLAT BOOK 168 AT PAGE 94

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, the undersigned, being duly sworn, depose and say that the foregoing plat, as shown to me by the undersigned, is a true and correct copy of the original plat on file in the office of the Register of Deeds for the County of Horry, South Carolina, and that the same is a true and correct copy of the original plat on file in the office of the Register of Deeds for the County of Horry, South Carolina, and that the same is a true and correct copy of the original plat on file in the office of the Register of Deeds for the County of Horry, South Carolina.

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

NOTES:

- PHASE I TOTAL ACRES 1.01
- PHASE II TOTAL ACRES 1.01
- PHASE III TOTAL ACRES 1.01
- PHASE IV TOTAL ACRES 1.01
- PHASE V TOTAL ACRES 1.01
- PHASE VI TOTAL ACRES 1.01
- PHASE VII TOTAL ACRES 1.01
- PHASE VIII TOTAL ACRES 1.01
- PHASE IX TOTAL ACRES 1.01
- PHASE X TOTAL ACRES 1.01
- PHASE XI TOTAL ACRES 1.01
- PHASE XII TOTAL ACRES 1.01
- PHASE XIII TOTAL ACRES 1.01
- PHASE XIV TOTAL ACRES 1.01
- PHASE XV TOTAL ACRES 1.01
- PHASE XVI TOTAL ACRES 1.01
- PHASE XVII TOTAL ACRES 1.01
- PHASE XVIII TOTAL ACRES 1.01
- PHASE XIX TOTAL ACRES 1.01
- PHASE XX TOTAL ACRES 1.01
- PHASE XXI TOTAL ACRES 1.01
- PHASE XXII TOTAL ACRES 1.01
- PHASE XXIII TOTAL ACRES 1.01
- PHASE XXIV TOTAL ACRES 1.01

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.B.L. DEVELOPMENT COMPANY, L.L.C.

60' 0" 60' 0" 60' 0" 60' 0" 60' 0"
 GRAPHIC SCALE - FEET

7-23-04

RECORDED IN PLAT BOOK 168 AT PAGE 94

859673

FILED
COUNTY: S.C.
STATE OF SOUTH CAROLINA)
AUG -6 PM 12:47)
COUNTY OF HORRY)
W. SKIPPER)
REGISTRAR OF DEEDS

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

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 Quasee BY: Luther Bellamy
1st Witness Luther Bellamy, Member
Randall Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

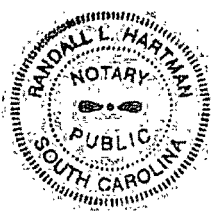
PROBATE

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.

Loretta Quasee
1st Witness

Sworn to and subscribed before me this 6th day of July, 2004 24
August,

Randall 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
8-4-04

EXHIBIT "B"

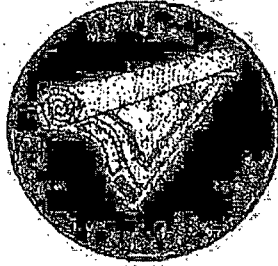
PERCENTAGE OF OWNERSHIP

**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 projected.

H. Craig Daniel
H. Craig Daniel, P.E.
18633
PROFESSIONAL ENGINEER
SOUTH CAROLINA
CRAIG DANIEL

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

206

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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 (S)
Inspector

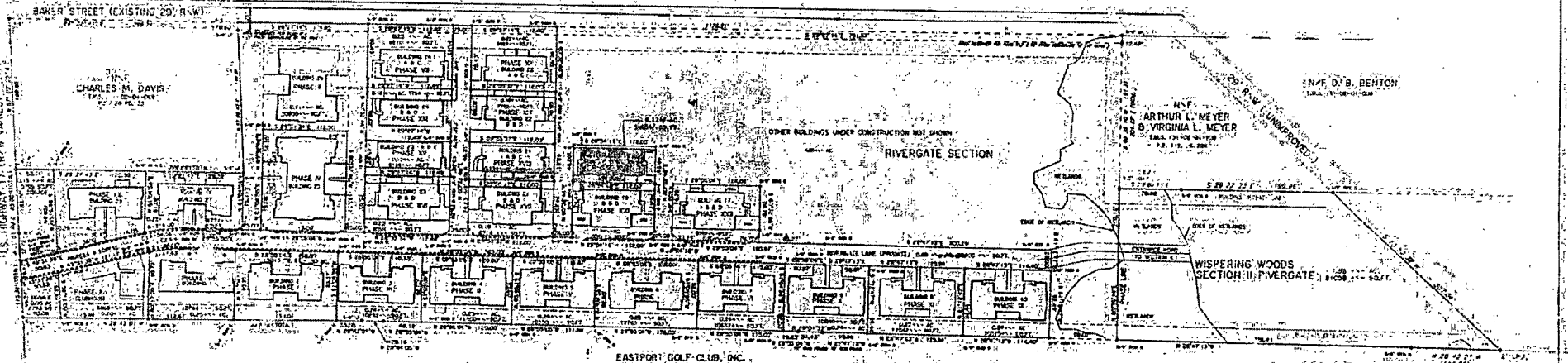
August 05, 2004
Date:

Exhibit "D"

PLANS
AS SHOWN
SUPPORT
RECORDS OF DEEDS



LOCATION MAP N.T.S.



U.S. HIGHWAY 17 (R-W MAINS)

CHARLES M. DAVIS
1922-04-14-1988

SMF. D. B. BENTON
1914-01-01-1988

ARTHUR L. MEYER
B. VIRGINIA L. MEYER
1914-01-01-1988

RIVERGATE SECTION

WISPERING WOODS
SECTION II, RIVERGATE

EASTPORT GOLF CLUB, INC.

STATE PLANS
SECTIONAL MAP
REFERENCE
TAX MAP NUMBER
FLOOD ZONE INFORMATION

PHASE	TOTAL ACRES	TOTAL SQUARE FEET
PHASE I	1.00	100,000
PHASE II	1.00	100,000
PHASE III	1.00	100,000
PHASE IV	1.00	100,000
PHASE V	1.00	100,000
PHASE VI	1.00	100,000
PHASE VII	1.00	100,000
PHASE VIII	1.00	100,000
PHASE IX	1.00	100,000
PHASE X	1.00	100,000
PHASE XI	1.00	100,000
PHASE XII	1.00	100,000
PHASE XIII	1.00	100,000
PHASE XIV	1.00	100,000
PHASE XV	1.00	100,000
PHASE XVI	1.00	100,000
PHASE XVII	1.00	100,000
PHASE XVIII	1.00	100,000
PHASE XIX	1.00	100,000
PHASE XX	1.00	100,000
PHASE XXI	1.00	100,000
PHASE XXII	1.00	100,000
PHASE XXIII	1.00	100,000
PHASE XXIV	1.00	100,000
PHASE XXV	1.00	100,000
PHASE XXVI	1.00	100,000
PHASE XXVII	1.00	100,000
PHASE XXVIII	1.00	100,000
PHASE XXIX	1.00	100,000
PHASE XXX	1.00	100,000
PHASE XXXI	1.00	100,000
PHASE XXXII	1.00	100,000
PHASE XXXIII	1.00	100,000
PHASE XXXIV	1.00	100,000
PHASE XXXV	1.00	100,000
PHASE XXXVI	1.00	100,000
PHASE XXXVII	1.00	100,000
PHASE XXXVIII	1.00	100,000
PHASE XXXIX	1.00	100,000
PHASE XL	1.00	100,000
PHASE XL I	1.00	100,000
PHASE XL II	1.00	100,000
PHASE XL III	1.00	100,000
PHASE XL IV	1.00	100,000
PHASE XL V	1.00	100,000
PHASE XL VI	1.00	100,000
PHASE XL VII	1.00	100,000
PHASE XL VIII	1.00	100,000
PHASE XL IX	1.00	100,000
PHASE XL X	1.00	100,000
PHASE XL XI	1.00	100,000
PHASE XL XII	1.00	100,000
PHASE XL XIII	1.00	100,000
PHASE XL XIV	1.00	100,000
PHASE XL XV	1.00	100,000
PHASE XL XVI	1.00	100,000
PHASE XL XVII	1.00	100,000
PHASE XL XVIII	1.00	100,000
PHASE XL XIX	1.00	100,000
PHASE XL XX	1.00	100,000
PHASE XL XXI	1.00	100,000
PHASE XL XXII	1.00	100,000
PHASE XL XXIII	1.00	100,000
PHASE XL XXIV	1.00	100,000
PHASE XL XXV	1.00	100,000
PHASE XL XXVI	1.00	100,000
PHASE XL XXVII	1.00	100,000
PHASE XL XXVIII	1.00	100,000
PHASE XL XXIX	1.00	100,000
PHASE XL XXX	1.00	100,000
PHASE XL XXX I	1.00	100,000
PHASE XL XXX II	1.00	100,000
PHASE XL XXX III	1.00	100,000
PHASE XL XXX IV	1.00	100,000
PHASE XL XXX V	1.00	100,000
PHASE XL XXX VI	1.00	100,000
PHASE XL XXX VII	1.00	100,000
PHASE XL XXX VIII	1.00	100,000
PHASE XL XXX IX	1.00	100,000
PHASE XL XXX X	1.00	100,000
PHASE XL XXX XI	1.00	100,000
PHASE XL XXX XII	1.00	100,000
PHASE XL XXX XIII	1.00	100,000
PHASE XL XXX XIV	1.00	100,000
PHASE XL XXX XV	1.00	100,000
PHASE XL XXX XVI	1.00	100,000
PHASE XL XXX XVII	1.00	100,000
PHASE XL XXX XVIII	1.00	100,000
PHASE XL XXX XIX	1.00	100,000
PHASE XL XXX XX	1.00	100,000
PHASE XL XXX XXI	1.00	100,000
PHASE XL XXX XXII	1.00	100,000
PHASE XL XXX XXIII	1.00	100,000
PHASE XL XXX XXIV	1.00	100,000
PHASE XL XXX XXV	1.00	100,000
PHASE XL XXX XXVI	1.00	100,000
PHASE XL XXX XXVII	1.00	100,000
PHASE XL XXX XXVIII	1.00	100,000
PHASE XL XXX XXIX	1.00	100,000
PHASE XL XXX XXX	1.00	100,000
PHASE XL XXX XXX I	1.00	100,000
PHASE XL XXX XXX II	1.00	100,000
PHASE XL XXX XXX III	1.00	100,000
PHASE XL XXX XXX IV	1.00	100,000
PHASE XL XXX XXX V	1.00	100,000
PHASE XL XXX XXX VI	1.00	100,000
PHASE XL XXX XXX VII	1.00	100,000
PHASE XL XXX XXX VIII	1.00	100,000
PHASE XL XXX XXX IX	1.00	100,000
PHASE XL XXX XXX X	1.00	100,000
PHASE XL XXX XXX XI	1.00	100,000
PHASE XL XXX XXX XII	1.00	100,000
PHASE XL XXX XXX XIII	1.00	100,000
PHASE XL XXX XXX XIV	1.00	100,000
PHASE XL XXX XXX XV	1.00	100,000
PHASE XL XXX XXX XVI	1.00	100,000
PHASE XL XXX XXX XVII	1.00	100,000
PHASE XL XXX XXX XVIII	1.00	100,000
PHASE XL XXX XXX XIX	1.00	100,000
PHASE XL XXX XXX XX	1.00	100,000
PHASE XL XXX XXX XXI	1.00	100,000
PHASE XL XXX XXX XXII	1.00	100,000
PHASE XL XXX XXX XXIII	1.00	100,000
PHASE XL XXX XXX XXIV	1.00	100,000
PHASE XL XXX XXX XXV	1.00	100,000
PHASE XL XXX XXX XXVI	1.00	100,000
PHASE XL XXX XXX XXVII	1.00	100,000
PHASE XL XXX XXX XXVIII	1.00	100,000
PHASE XL XXX XXX XXIX	1.00	100,000
PHASE XL XXX XXX XXX	1.00	100,000

RIVERGATE PHASE XXIII AS-BUILT BUILDING I.D.A. 870
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA 29582
(843) 359-4260

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

NO. 199-50
DATE: 11-15-88
GRAPHIC SCALE - FEET

HORRY COUNTY ASSESSOR
NEW PARCEL: 131-02-01-211A-272 860879
SPLIT FROM: 131-02-01-013
Map Blk Parcel
3/27/04 pa

FILED
HORRY COUNTY, S.C.
STATE OF SOUTH CAROLINA)
AUG 26 AM 10:38)
COUNTY OF HORRY)
SKIPPER
REGISTER OF DEEDS

**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 ~~26~~ ^{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:

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

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 Hartman
Notary as Witness

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

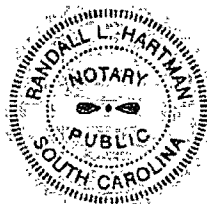
PROBATE

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.

Loretta Russell
1st Witness

Sworn to and subscribed before me this 26th day of August 2004

Randall 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

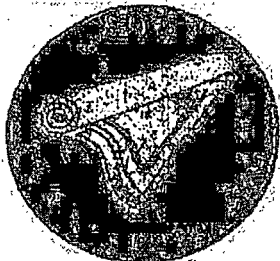
Percentage of Ownership

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.

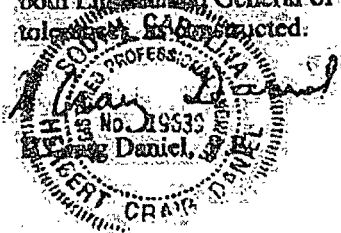
EXHIBIT "C"



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. So Constructed:



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

194

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 structure is approved for occupancy at this time. For the following:

"D. H. 9/23/04"

Owner of the Building WW & LB DEVELOPMENT CO LLC

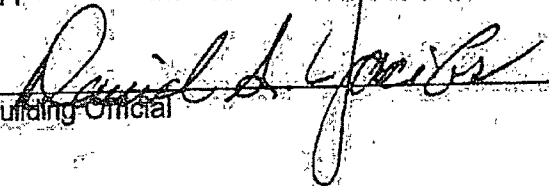
Owner Address RIVERGATE/BLDG 15 B & D

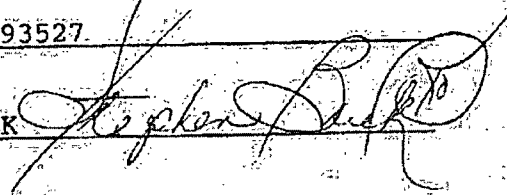
Building Address 4317/4325 RIVERGATE / RIVERGATE, LITTLE RIVER

Units 0002 Use 103 Use classification TWO- FAMILY BUILDING

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

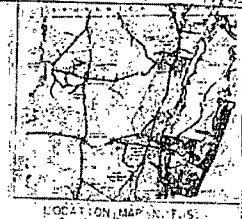
Applicable Code 2000 IRC Permit # 0000097942 Report # 0393527


Building Official

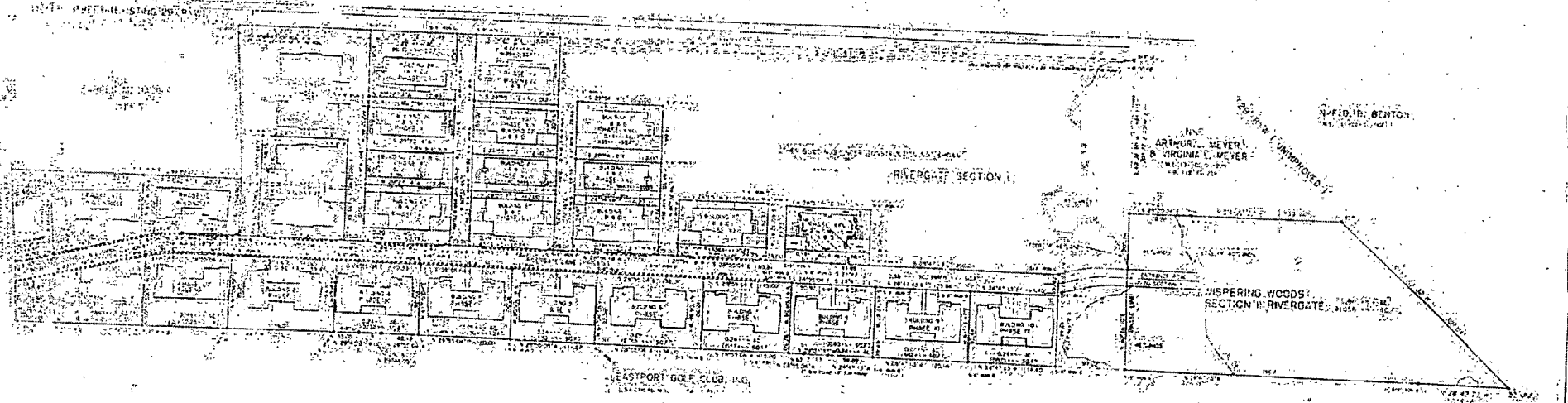

STEPHEN BUCK
Inspector

August 20, 2004
Date

FILED
JUN 25 1966
RECORDS
SOUTH CAROLINA



LOCATION MAP N.T.S.



Wm. Maxwell
Wm. Maxwell
Wm. Maxwell

PHASE XXV AC - BUILT BUILDING 15-B, 6-D
TITLE RIVER, SOUTH CAROLINA

RIVERGATE PHASE XXV AC - BUILT BUILDING 15-B, 6-D
TITLE RIVER, SOUTH CAROLINA

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

44/985

STATE OF SOUTH CAROLINA) FILED
COUNTY OF HORRY) 2004 OCT 20 11 16 AM
REGIS. CLERK OF DEEDS
**TWENTY-FOURTH AMENDMENT TO
MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 17, Phase XXVI)**

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

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

10-29-04

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.



CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

David L. Jacobs
Building Official

LON GALLI Lon Galli
Inspector

October 14, 2004
Date

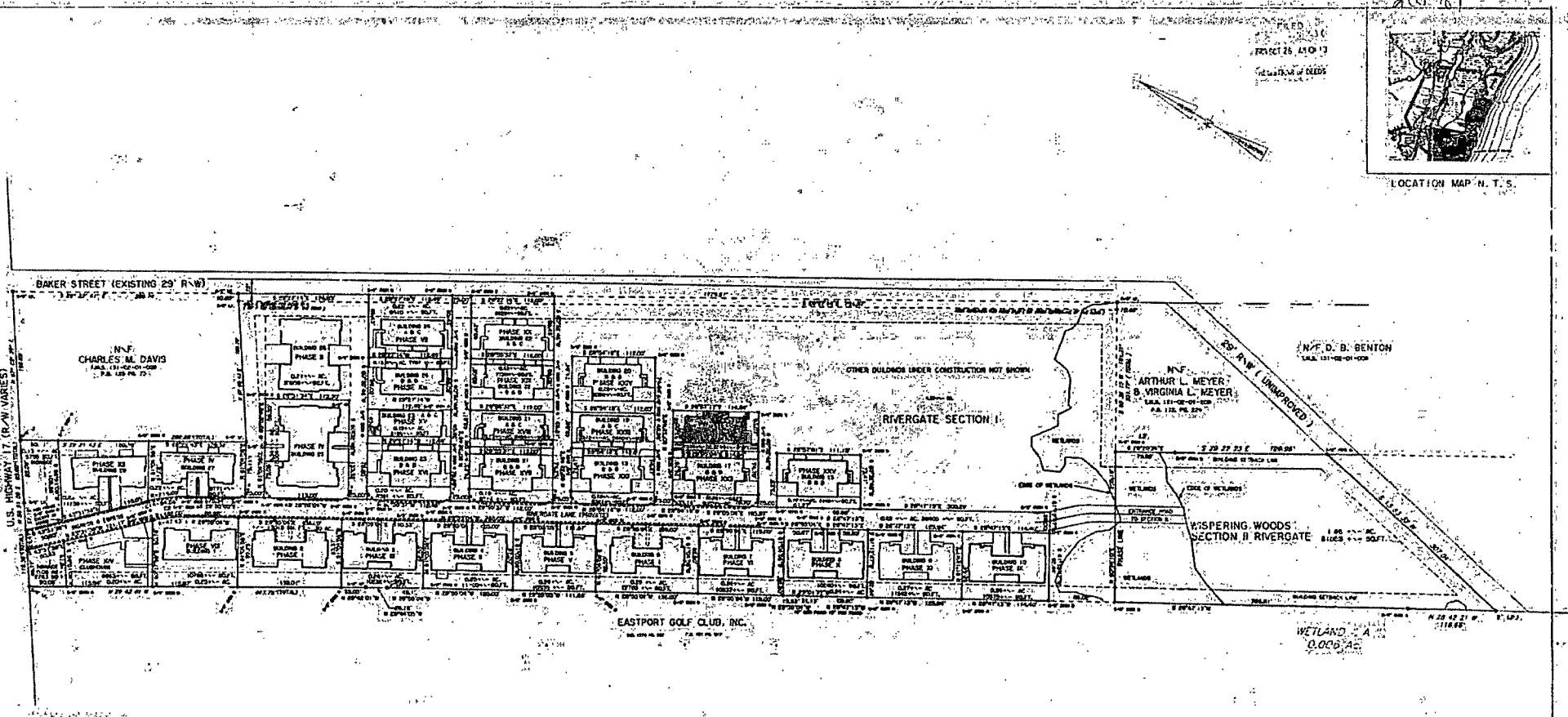
Filed 10/14/04

10-31-11 Master Deed Documents from Plaintiff 000179

1439
1772



LOCATION MAP N. T. S.



CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE ABOVE SHOWN MAP AND DATA ACCURATELY REPRESENT THE INFORMATION ON WHICH THE MAP WAS PREPARED AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CERTIFY THAT THE SAME IS BEING OFFERED TO THE PUBLIC FOR USE AS A PUBLIC HIGHWAY AND I HEREBY DEDICATE THE SAME TO THE PUBLIC.

STATE PLANE

BOUNDARY AND WETLAND MAP WITH STATE PLANE COORDINATES LOCATED BEYOND BOUNDARY OF THIS PROPERTY.

REFERENCE

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

PLAT MAP NUMBER

100-131-02-01-013 PART 1

ACRES

1.0000

ADDITIONAL INFORMATION

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

PLAT BOOK REFERENCE

RECORDED IN PLAT BOOK 108 AT PAGE 54

NOTICE

PHASE I TOTAL ACRES 0.18
PHASE II TOTAL ACRES 0.18
PHASE III TOTAL ACRES 0.18
PHASE IV TOTAL ACRES 0.18
PHASE V TOTAL ACRES 0.18
PHASE VI TOTAL ACRES 0.18
PHASE VII TOTAL ACRES 0.18
PHASE VIII TOTAL ACRES 0.18
PHASE IX TOTAL ACRES 0.18
PHASE X TOTAL ACRES 0.18
PHASE XI TOTAL ACRES 0.18
PHASE XII TOTAL ACRES 0.18
PHASE XIII TOTAL ACRES 0.18
PHASE XIV TOTAL ACRES 0.18
PHASE XV TOTAL ACRES 0.18
PHASE XVI TOTAL ACRES 0.18
PHASE XVII TOTAL ACRES 0.18
PHASE XVIII TOTAL ACRES 0.18
PHASE XIX TOTAL ACRES 0.18
PHASE XX TOTAL ACRES 0.18
PHASE XXI TOTAL ACRES 0.18
PHASE XXII TOTAL ACRES 0.18
PHASE XXIII TOTAL ACRES 0.18
PHASE XXIV TOTAL ACRES 0.18
PHASE XXV TOTAL ACRES 0.18
PHASE XXVI TOTAL ACRES 0.18

RIVERGATE PHASE XXVI AS-BUILT BUILDING 17 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. BENTON DEVELOPMENT COMPANY, L.L.C.

SCALE: 1" = 60'
GRAPHIC SCALE: 1" = 60'

REVISIONS:
1. 08/11/00

APPROVED BY:
[Signature]

DATE: 8/11/00

REVISIONS:
1. 08/11/00

AL-1001

866417

FILED
Horry County, S.C.
STATE OF SOUTH CAROLINA
2004 NOV 30 AM 10:12
COUNTY OF HORRY
TWENTY-FIFTH AMENDMENT TO
MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
BALLEW 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

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 20A 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.

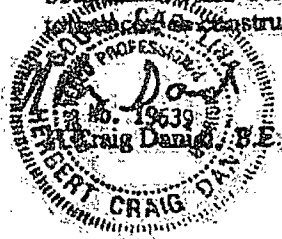
EXHIBIT "C"



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 to be constructed.



3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-292-4670

1258

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

David S. Jacobs
Building Official

STEPHEN BUCK *Stephen Buck* CS
Inspector

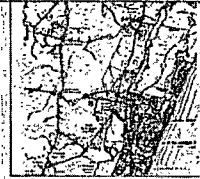
November 22, 2004
Date

EXHIBIT "D"

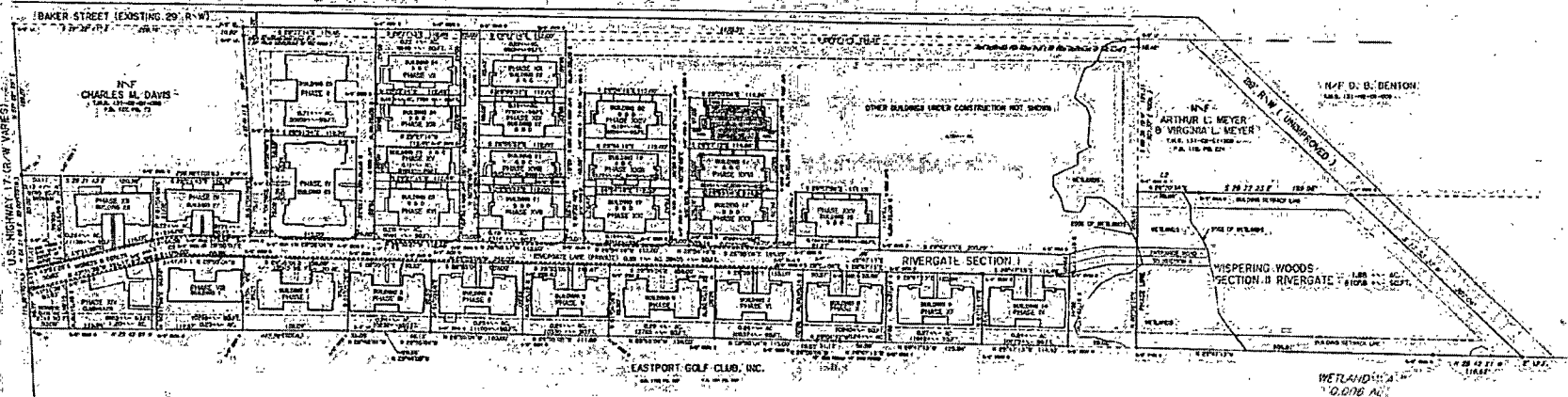
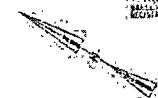
179

10.31.11 Master Deed Documents from Plaintiff 000185

FILED
PLAT 30, 1954
SOUTH CAROLINA



LOCATION MAP - N.T.S.



CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE DATA ON WHICH THIS MAP IS BASED WAS OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.
DATE: 10/22/54
SIGNATURE: [Signature]

CERTIFICATE OF OWNERSHIP AND DECLARATION
I, THE UNDERSIGNED, CHARLES M. DAVIS, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS MAP AND THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THE SAME AND THAT I HAVE CONSENTED TO THE PREPARATION OF THE SAME AND TO THE RECORDING OF THE SAME.
DATE: 10/22/54
SIGNATURE: [Signature]

- PHASE I TOTAL AREA 100.00 ACRES
- PHASE II TOTAL AREA 100.00 ACRES
- PHASE III TOTAL AREA 100.00 ACRES
- PHASE IV TOTAL AREA 100.00 ACRES
- PHASE V TOTAL AREA 100.00 ACRES
- PHASE VI TOTAL AREA 100.00 ACRES
- PHASE VII TOTAL AREA 100.00 ACRES
- PHASE VIII TOTAL AREA 100.00 ACRES
- PHASE IX TOTAL AREA 100.00 ACRES
- PHASE X TOTAL AREA 100.00 ACRES
- PHASE XI TOTAL AREA 100.00 ACRES
- PHASE XII TOTAL AREA 100.00 ACRES
- PHASE XIII TOTAL AREA 100.00 ACRES
- PHASE XIV TOTAL AREA 100.00 ACRES
- PHASE XV TOTAL AREA 100.00 ACRES
- PHASE XVI TOTAL AREA 100.00 ACRES
- PHASE XVII TOTAL AREA 100.00 ACRES
- PHASE XVIII TOTAL AREA 100.00 ACRES
- PHASE XIX TOTAL AREA 100.00 ACRES
- PHASE XX TOTAL AREA 100.00 ACRES
- PHASE XXI TOTAL AREA 100.00 ACRES
- PHASE XXII TOTAL AREA 100.00 ACRES
- PHASE XXIII TOTAL AREA 100.00 ACRES
- PHASE XXIV TOTAL AREA 100.00 ACRES
- PHASE XXV TOTAL AREA 100.00 ACRES
- PHASE XXVI TOTAL AREA 100.00 ACRES
- PHASE XXVII TOTAL AREA 100.00 ACRES
- PHASE XXVIII TOTAL AREA 100.00 ACRES
- PHASE XXIX TOTAL AREA 100.00 ACRES
- PHASE XXX TOTAL AREA 100.00 ACRES



RIVERGATE PHASE XXVII AS-BUILT BUILDING 18-B-B-D
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.

SCALE: 1" = 100' FEET
GRAPHIC SCALE: 1" = 100' FEET

AL-1024

35

180

445270

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
REGISTRAR OF DEEDS)
17 AM 10:27

**TWENTY-SIXTH AMENDMENT TO
MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 15, Phase XXVIII)**

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 Deeds 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.
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).

DEED 1036
2836

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.

Suzette Russell
Witness

BY: Luther Bellamy
Luther Bellamy, Member

Randall L Hart
Notary as Witness

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

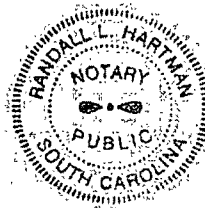
PROBATE

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.

Suzette Russell
Witness

Sworn to and subscribed before
me this 14th day of December 2004

Randall L Hart (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 as "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
M&P Bk. Parcel
12-20-04

EXHIBIT "B"

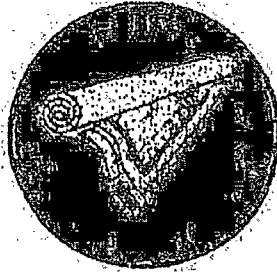
PERCENTAGE OF OWNERSHIP

**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 "G"



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, 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. 8653
H. Craig Daniel
CRAIG DANIEL

3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE/FAX: 843-235-6340 • MOBILE: 843-292-4670

010003
10/16/04

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

David S. Jacobs
Building Official

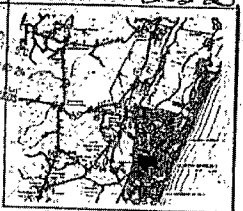
JARRETTE JACOBS *Jarrette Jacobs*
Inspector

December 16, 2004
Date

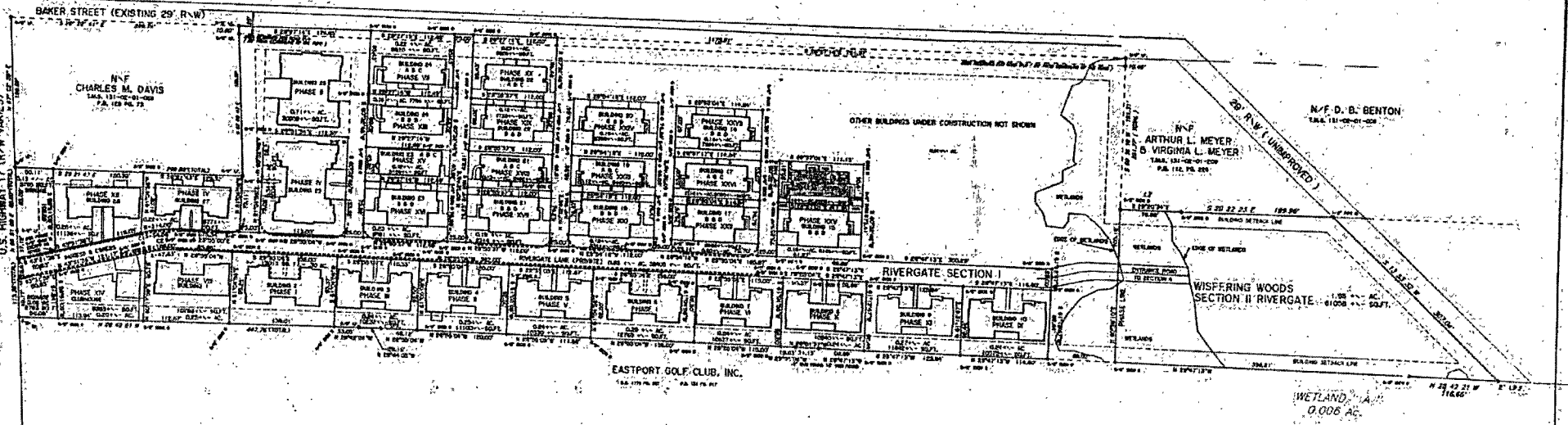
Exhibit "D"
10/16/04

20223

FILED
1984 OCT 23 AM
SURVEY 13
REGISTERED OFFICE



LOCATION MAP N.T.S.



CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE ABOVE SHOWN SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "UNIFORM STANDARDS PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA," AND WITH OR WITHOUT THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED HEREIN.

DATE: 10/20/84
SURVEYOR: [Signature]
REGISTERED SURVEYOR IN SOUTH CAROLINA

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE ABOVE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT I AM HEREBY DEDICATING TO THE PUBLIC USE OF THE STATE OF SOUTH CAROLINA THE RIGHTS AND INTERESTS SHOWN AND DESCRIBED ON THIS PLAN.

W.W. & L.B. DEVELOPMENT COMPANY, L.L.C.
[Signature]
DATE: 10/20/84

NOTES:

- PHASE I TOTAL ACRES 1.67
- PHASE II TOTAL ACRES 0.87
- PHASE III TOTAL ACRES 0.84
- PHASE IV TOTAL ACRES 0.84
- PHASE V TOTAL ACRES 0.84
- PHASE VI TOTAL ACRES 0.84
- PHASE VII TOTAL ACRES 0.84
- PHASE VIII TOTAL ACRES 0.84
- PHASE IX TOTAL ACRES 0.84
- PHASE X TOTAL ACRES 0.84
- PHASE XI TOTAL ACRES 0.84
- PHASE XII TOTAL ACRES 0.84
- PHASE XIII TOTAL ACRES 0.84
- PHASE XIV TOTAL ACRES 0.84
- PHASE XV TOTAL ACRES 0.84
- PHASE XVI TOTAL ACRES 0.84
- PHASE XVII TOTAL ACRES 0.84
- PHASE XVIII TOTAL ACRES 0.84
- PHASE XIX TOTAL ACRES 0.84
- PHASE XX TOTAL ACRES 0.84
- PHASE XXI TOTAL ACRES 0.84
- PHASE XXII TOTAL ACRES 0.84
- PHASE XXIII TOTAL ACRES 0.84
- PHASE XXIV TOTAL ACRES 0.84
- PHASE XXV TOTAL ACRES 0.84
- PHASE XXVI TOTAL ACRES 0.84
- PHASE XXVII TOTAL ACRES 0.84
- PHASE XXVIII TOTAL ACRES 0.84

THIS PLOTTING SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORD.

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

REFERENCE:
BOUNDARY AND RETIRED MAP BY PERRY LAND SURVEYING DATED JULY, 1983, AND RECORDED IN PLAT BOOK 60 AT PAGE 50.

TAX MAP NUMBER:
TUS 8 131-02-01-013 PART 1

FLOOD ZONE INFORMATION:
THIS MAP IS A FLOOD HAZARD ZONE ZONE X PER F. L. A. MAP NUMBER 450104 DATED 10-15-83 AS AMENDED 11-11-83, AUGUST 28, 1980.

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 60 AT PAGE 50.

RIVERGATE PHASE XXVIII AS-BUILT BUILDING 15 A & C
LITTLE RIVER, SOUTH CAROLINA

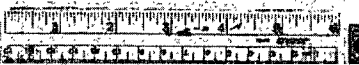
ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4260

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

SCALE: 1" = 80'
GRAPHIC SCALE - FEET

OCTOBER 26, 1984

AL-1025



97779.0

FILED
HORRY COUNTY, S.C.

STATE OF SOUTH CAROLINA) TWENTY-SEVENTH AMENDMENT TO
2005 MAR 24 PM 1:06) MASTER DEED OF RIVERGATE
COUNTY OF HORRY) HORIZONTAL PROPERTY REGIME
BALLERY V. SKIDDER (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).

DEED
2881 0667

U
667

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 as "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: 131-02-01-013
Map Blk Par 21
3/28/05 po

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
H. Craig Daniel, P.E.

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

179

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 structure is approved for occupancy at this time. For the following:

EXHIBIT "D"

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

David L. Jones
Building Official

DENNIS CAUSEY
Inspector Dennis Causey

March 18, 2005
Date

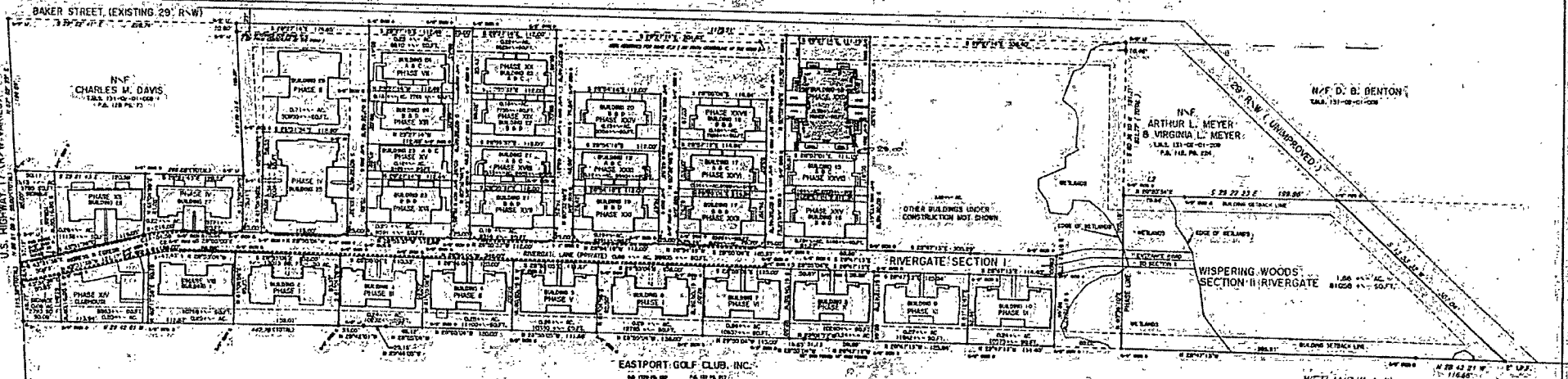
193

10.31.11 Master Deed Documents from Plaintiff 000197

FILED
 Horry County, S.C.
 222 MAR 24 PM 4:00
 BULLOCK & SHUPPERT
 REGISTERED SURVEYORS



LOCATION MAP N.T.S.



CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE DATA ON WHICH THIS MAP IS BASED IS CORRECT AND BELIEVE THE MAP TO SHOW ACCURATE AND TRULY IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SURVEYING ENGINEERING ACT" FOR THE PRACTICE OF SURVEYING IN SOUTH CAROLINA, AND I STATE ON OATH THAT THE MEASUREMENTS FOR A CLAIM HAVE BEEN MADE HEREIN.

DATE: 3/21/05
 SURVEYOR: [Signature]
 REGISTERED ENGINEER OR SUPERVISOR: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF THE PROPERTY OWNER AND DESCRIBED HEREIN AND THAT THE HEAVENLY BODIES TO BE PUBLIC OR PRIVATE AND ALL ITEMS SPECIFICALLY SHOWN ARE INDICATED ON THIS PLAN.

OWNER: [Signature]
 SURVEYOR: [Signature]

NOTES

- PHASE I TOTAL ACRES 0.14
- PHASE II TOTAL ACRES 0.14
- PHASE III TOTAL ACRES 0.14
- PHASE IV TOTAL ACRES 0.14
- PHASE V TOTAL ACRES 0.14
- PHASE VI TOTAL ACRES 0.14
- PHASE VII TOTAL ACRES 0.14
- PHASE VIII TOTAL ACRES 0.14
- PHASE IX TOTAL ACRES 0.14
- PHASE X TOTAL ACRES 0.14
- PHASE XI TOTAL ACRES 0.14
- PHASE XII TOTAL ACRES 0.14
- PHASE XIII TOTAL ACRES 0.14
- PHASE XIV TOTAL ACRES 0.14
- PHASE XV TOTAL ACRES 0.14
- PHASE XVI TOTAL ACRES 0.14
- PHASE XVII TOTAL ACRES 0.14
- PHASE XVIII TOTAL ACRES 0.14
- PHASE XIX TOTAL ACRES 0.14
- PHASE XX TOTAL ACRES 0.14
- PHASE XXI TOTAL ACRES 0.14
- PHASE XXII TOTAL ACRES 0.14
- PHASE XXIII TOTAL ACRES 0.14
- PHASE XXIV TOTAL ACRES 0.14
- PHASE XXV TOTAL ACRES 0.14
- PHASE XXVI TOTAL ACRES 0.14
- PHASE XXVII TOTAL ACRES 0.14
- PHASE XXVIII TOTAL ACRES 0.14
- PHASE XXIX TOTAL ACRES 0.14

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

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

REFERENCE: SURVEY AND WETLAND MAP BY FERRY LAND SURVEYING DATED JAN., 1996 AND RECORDED IN PLAT BOOK 60 AT PAGE 36.

TAX MAP NUMBER: 143 B 181-02-01-013 PART 1

REMARKS: [Signature]

RIVERGATE PHASE XXIX, AS-BUILT, BUILDING 16
 LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
 NORTH MYRTLE BEACH, SOUTH CAROLINA, 29582
 (843) 589-4260

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

GRAPHIC SCALE - FEET
 0 50 100 150

SCALE: 1" = 40'

MARCH 2005

AL-1034

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-283-286
SPLIT FROM 131-02-01-013
Map Blk Parcel
47-088

515970

FILED
HORRY COUNTY, S.C.

STATE OF SOUTH CAROLINA) TWENTY-EIGHTH AMENDMENT TO
COUNTY OF HORRY) MASTER DEED OF RIVERGATE
REGISTRAR OF DEEDS (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 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 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 ~~#9154~~ in the Office of Register of Deeds for Horry County, South Carolina. mh

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

Randall Stuten
1st Witness

By: Luther Bellamy
Luther Bellamy, Member

Loretta Russell
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.

Randall Stuten
1st Witness

Sworn to and subscribed before
me this 4th day of April 2005.

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

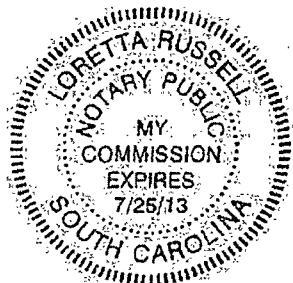


EXHIBIT "A"

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: 843-992-4670

1151

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

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

EXHIBIT "D"

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

David L. Jones
Building Official

DENNIS CAUSEY
Inspector

March 31, 2005
Date

200

10-31-11 Master Deed Documents from Plaintiff 000203

981118

FILED
HORRY COUNTY, S.C.

STATE OF SOUTH CAROLINA) TWENTY-NINTH AMENDMENT TO
COUNTY OF HORRY) MASTER DEED OF RIVERGATE
HORIZONTAL PROPERTY REGIME
(Building 18, Phase XXXI)

2005 MAY 16 PM 5:05
BALLERY V. SHUBER
REGISTRAR OF DEEDS

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

904 A

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 805 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
P

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.



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 of which are General of the Regime, as designed and within reasonable construction to be constructed.



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

10/20/05

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 structure is approved for occupancy at this time. For the following:

EXHIBIT "D"

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

David S. Jacobs
Building Official

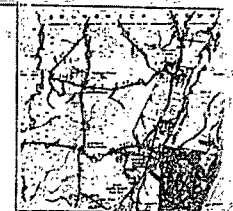
STEPHEN BUCK
Inspector *Stephen Buck*

April 29, 2005
Date

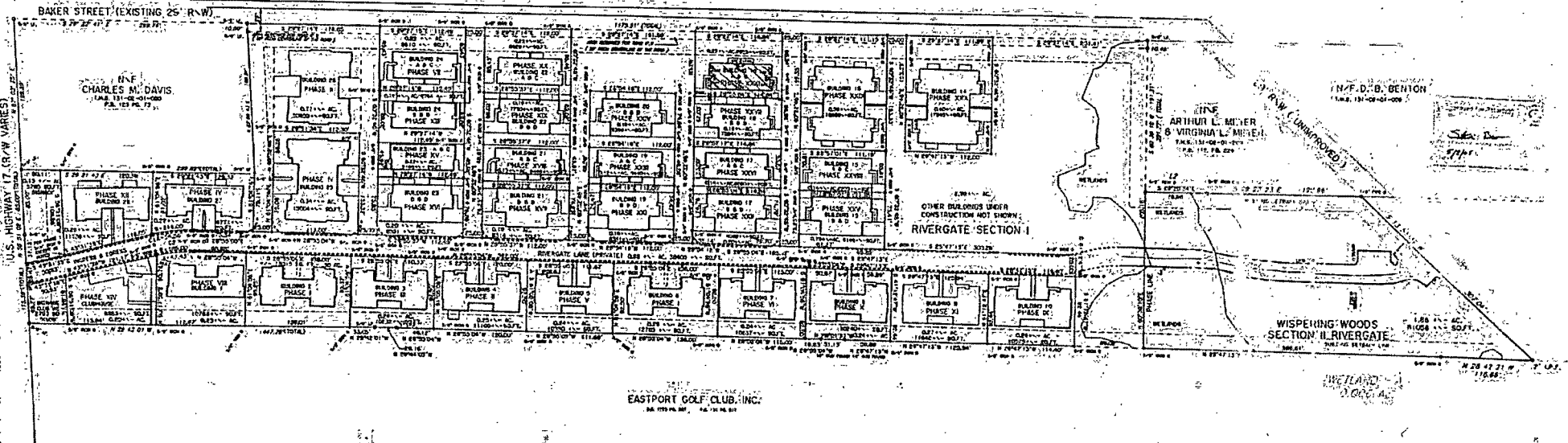
207

10.31.11 Master Deed Documents from Plaintiff 000209

PROPOSED
FOR PART 16 OF 11-8-68
QUALITY CONTROL
REVISION 2-3-69



LOCATION MAP - N.T.S.



CERTIFICATE OF ACCURACY
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE ABOVE SHOWN RECORD HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "UNIFORM STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN SOUTH CAROLINA", AND WITH NO CONCEALED DEFICIENCIES OR OMISSIONS, AND AS SUCH IS BEING SUBMITTED TO THE RECORDS FOR A CLASS, I HEREBY ASSESS MYSELF AS BEING RESPONSIBLE.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFICATE THAT I AM THE OWNER OF THE ABOVE SHOWN PROPERTY AND THAT I HAVE HEREBY DEDICATED TO THE PUBLIC OR PRIVATE USE AND USE SPECIFICALLY SHOWN THEREON, THE PORTION OF SAID PROPERTY AS SHOWN ON SAID PLAN.

STATE PLANS:
GEODEMIC MONUMENT WITH STATE PLAIN COORDINATES LOCATED BEYOND 2000' OF THIS PROPERTY.

REFERENCE:
UNIFORM AND WETLAND MAP BY PENN. LAND SURVEYING DATED JULY, 1958 RECORDED IN PLAT BOOK 40 AT PAGE 36.

MAP NUMBER:
11-02-01-013 PARENT

COPIES:
10

FLOOD ZONE INFORMATION:
PHASE I IS NOT IN A FLOOD HAZARD ZONE, FOR A PLAN FILE IN A MAP NUMBER 400106 DATED 8-4-50 (ID 0601) AUGUST 23, 1959.

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 158 AT PAGE 96

ACRES

PHASE I TOTAL ACRES 1.00	PHASE I TOTAL ACRES 1.00
PHASE II TOTAL ACRES 1.00	PHASE II TOTAL ACRES 1.00
PHASE III TOTAL ACRES 1.00	PHASE III TOTAL ACRES 1.00
PHASE IV TOTAL ACRES 1.00	PHASE IV TOTAL ACRES 1.00
PHASE V TOTAL ACRES 1.00	PHASE V TOTAL ACRES 1.00
PHASE VI TOTAL ACRES 1.00	PHASE VI TOTAL ACRES 1.00
PHASE VII TOTAL ACRES 1.00	PHASE VII TOTAL ACRES 1.00
PHASE VIII TOTAL ACRES 1.00	PHASE VIII TOTAL ACRES 1.00
PHASE IX TOTAL ACRES 1.00	PHASE IX TOTAL ACRES 1.00
PHASE X TOTAL ACRES 1.00	PHASE X TOTAL ACRES 1.00
PHASE XI TOTAL ACRES 1.00	PHASE XI TOTAL ACRES 1.00
PHASE XII TOTAL ACRES 1.00	PHASE XII TOTAL ACRES 1.00
PHASE XIII TOTAL ACRES 1.00	PHASE XIII TOTAL ACRES 1.00
PHASE XIV TOTAL ACRES 1.00	PHASE XIV TOTAL ACRES 1.00
PHASE XV TOTAL ACRES 1.00	PHASE XV TOTAL ACRES 1.00
PHASE XVI TOTAL ACRES 1.00	PHASE XVI TOTAL ACRES 1.00
PHASE XVII TOTAL ACRES 1.00	PHASE XVII TOTAL ACRES 1.00
PHASE XVIII TOTAL ACRES 1.00	PHASE XVIII TOTAL ACRES 1.00
PHASE XIX TOTAL ACRES 1.00	PHASE XIX TOTAL ACRES 1.00
PHASE XX TOTAL ACRES 1.00	PHASE XX TOTAL ACRES 1.00
PHASE XXI TOTAL ACRES 1.00	PHASE XXI TOTAL ACRES 1.00
PHASE XXII TOTAL ACRES 1.00	PHASE XXII TOTAL ACRES 1.00
PHASE XXIII TOTAL ACRES 1.00	PHASE XXIII TOTAL ACRES 1.00
PHASE XXIV TOTAL ACRES 1.00	PHASE XXIV TOTAL ACRES 1.00
PHASE XXV TOTAL ACRES 1.00	PHASE XXV TOTAL ACRES 1.00
PHASE XXVI TOTAL ACRES 1.00	PHASE XXVI TOTAL ACRES 1.00
PHASE XXVII TOTAL ACRES 1.00	PHASE XXVII TOTAL ACRES 1.00
PHASE XXVIII TOTAL ACRES 1.00	PHASE XXVIII TOTAL ACRES 1.00
PHASE XXIX TOTAL ACRES 1.00	PHASE XXIX TOTAL ACRES 1.00
PHASE XXX TOTAL ACRES 1.00	PHASE XXX TOTAL ACRES 1.00
PHASE XXXI TOTAL ACRES 1.00	PHASE XXXI TOTAL ACRES 1.00

WETLAND SECTION I
TOTAL ACRES 1.00

WETLAND SECTION II
TOTAL ACRES 1.00

RIVERGATE PHASE XXXI AS-BUILT BUILDING 18 A-B-C
LITTLE RIVER, SOUTH CAROLINA

ATLANTIC LAND SURVEYING CO.
1414 MYRTLE BEACH
SOUTH CAROLINA, 29582
(843) 399-4260

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

1" = 60' SCALE

522188

FILED
HORRY COUNTY, S.C.
STATE OF SOUTH CAROLINA) THIRTIETH AMENDMENT TO
2005 JUL 19 PM 2:37) MASTER DEED OF RIVERGATE
COUNTY OF HORRY) HORIZONTAL PROPERTY REGIME
BALLET) (Building 20, Phase XXXII)
REGISTRAR OF DEEDS

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, W.W. & L.B. 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 Deeds 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
2914 0409

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

Jenea Ruscov
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.

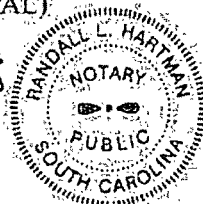
Jenea Ruscov
1st Witness

Sworn to and subscribed before me this 14th day of July 2005.

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 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 as "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, Bk Parcel
1-20-05

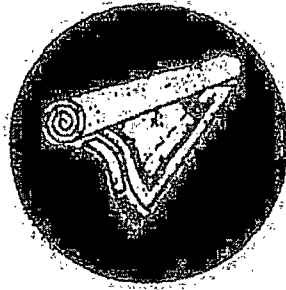
EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

Schedule I
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%

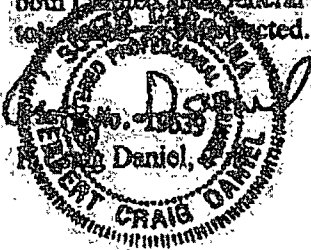
NOTE: All percentages indicated above have been rounded. The actual fractional interest of each owner is the ratio of the value of the owner's unit to the value of all units in the project.



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 in accordance with the General of the Regime, as designed and within reasonable construction tolerances.



CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

David A. Jacobs
Building Official

Stephen Buck
STEPHEN BUCK
Inspector

July 11, 2005
Date

10-31-11 Master Deed Documents from Plaintiff 000215

214

LLC

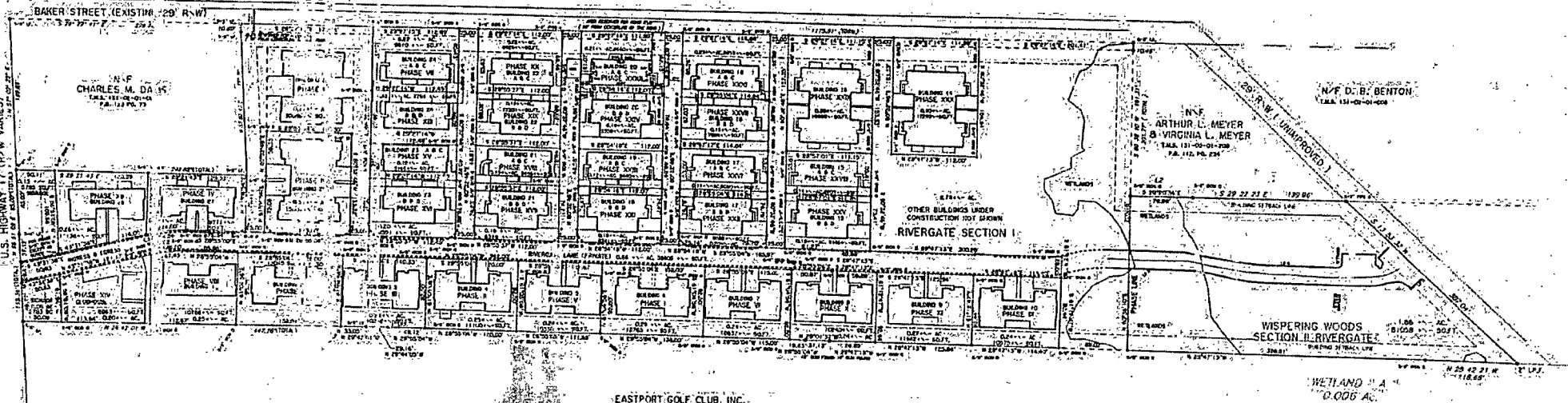
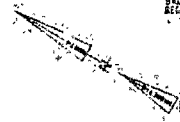
Exhibit "D"

206-173

FILED
BOBBY F. MEYER
203 AL 19, 20, 21
BULL
RECORDING



LOCATION MAP 'N.T.S.'



CERTIFICATE OF ACCURACY
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE MAP HEREIN SHOWN IS ACCURATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 'UNIFORM STANDARDS FOR THE PRACTICE OF SURVEYING' AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF SOUTH CAROLINA.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS OWNED BY THE EASTPORT GOLF CLUB, INC. AND IS BEING DEDICATED TO THE PUBLIC USE AS A GOLF COURSE.

MOSS

PHASE I TOTAL ACRES	1.37
PHASE II TOTAL ACRES	0.84
PHASE III TOTAL ACRES	0.84
PHASE IV TOTAL ACRES	0.84
PHASE V TOTAL ACRES	0.84
PHASE VI TOTAL ACRES	0.84
PHASE VII TOTAL ACRES	0.84
PHASE VIII TOTAL ACRES	0.84
PHASE IX TOTAL ACRES	0.84
PHASE X TOTAL ACRES	0.84
PHASE XI TOTAL ACRES	0.84
PHASE XII TOTAL ACRES	0.84
PHASE XIII TOTAL ACRES	0.84
PHASE XIV TOTAL ACRES	0.84
PHASE XV TOTAL ACRES	0.84
PHASE XVI TOTAL ACRES	0.84
PHASE XVII TOTAL ACRES	0.84
PHASE XVIII TOTAL ACRES	0.84
PHASE XIX TOTAL ACRES	0.84
PHASE XX TOTAL ACRES	0.84
PHASE XXI TOTAL ACRES	0.84
PHASE XXII TOTAL ACRES	0.84
PHASE XXIII TOTAL ACRES	0.84
PHASE XXIV TOTAL ACRES	0.84
PHASE XXV TOTAL ACRES	0.84
PHASE XXVI TOTAL ACRES	0.84
PHASE XXVII TOTAL ACRES	0.84
PHASE XXVIII TOTAL ACRES	0.84
PHASE XXIX TOTAL ACRES	0.84
PHASE XXX TOTAL ACRES	0.84
PHASE XXXI TOTAL ACRES	0.84
PHASE XXXII TOTAL ACRES	0.84

STATE PLANS
REFERENCE
TAX MAP NUMBER
BARBERS
PROPOSED ZONE INFORMATION
FLAT BOOK REFERENCE

RIVERGATE PHASE XXXII AS-BUILT BUILDING 20, 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.

SCALE: 1" = 60'
GRAPHIC SCALE - FEET

308 73V

AL-1040

527248

FILED
HORRY COUNTY, S.C.
2005 SEP 30 PM 4:36
BALLELY V. SHIMPLE
REGISTRAR OF DEEDS

) THIRTY-FIRST AMENDMENT TO
) MASTER DEED OF RIVERGATE
) 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

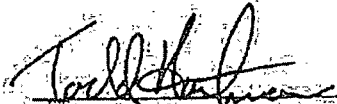
216 1330
m

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, Member

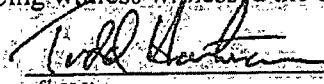


Notary as Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

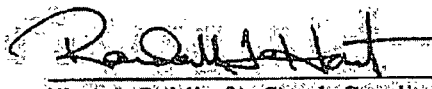
PROBATE

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.

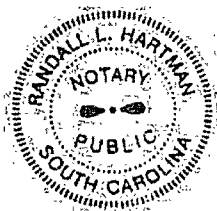


1st Witness

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 067, 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 as "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
NEW PARCEL 131-02-01-291+292
Split From: 131-02-01-013
DATE THE PARCEL
10/3/05

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP

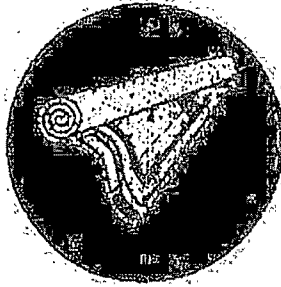
Schedule 1

**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.

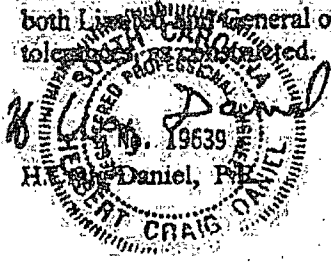
Exhibit "C"



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.



3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE: 843-235-6340 • MOBILE: 843-992-4670 • FAX: 843-235-6341

EXHIBIT "D"

OIC003

1335

CERTIFICATE OF OCCUPANCY
COUNTY OF HORRY
DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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

David S. Jacobs
Building Official

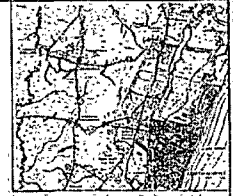
JARRETTE JACOBS
Inspector *Jarrette Jacobs*

September 29, 2005
Date

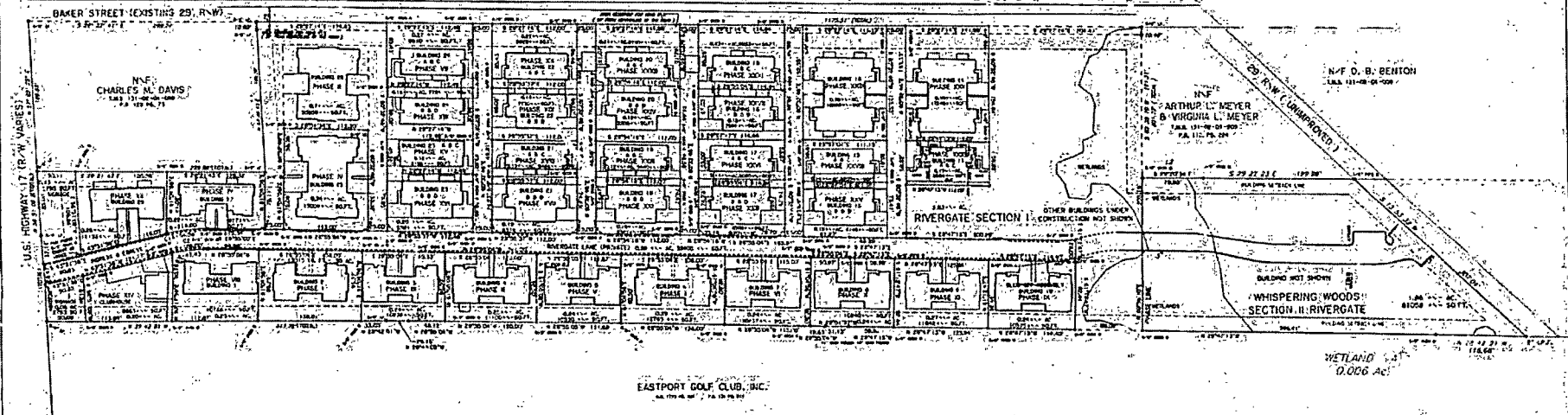
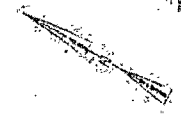
221

10.31.11 Master Deed Documents from Plaintiff 000221

FILED
NORTH CAROLINA
REGISTERED
PLAT BOOK 13
PAGE 13



LOCATION MAP N.T.S.



CERTIFICATE OF ACCURACY
I, the undersigned, being a duly qualified and licensed Professional Surveyor in the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original survey and plat as the same appears in the files of the State of North Carolina, and that the same is a true and correct copy of the original survey and plat as the same appears in the files of the State of North Carolina, and that the same is a true and correct copy of the original survey and plat as the same appears in the files of the State of North Carolina.

STATE OF NORTH CAROLINA
I, the undersigned, being a duly qualified and licensed Professional Surveyor in the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original survey and plat as the same appears in the files of the State of North Carolina, and that the same is a true and correct copy of the original survey and plat as the same appears in the files of the State of North Carolina, and that the same is a true and correct copy of the original survey and plat as the same appears in the files of the State of North Carolina.

STATE PLANT
GENETIC IMPROVEMENT AND PLANTING IN THE COMMUNITIES LOCATED BEYOND BOUNDARY OF THIS PROPERTY.

REFERENCE:
BOUNDARY AND AREA MAP BY HENRY BOO SCHEVING DATED AS AT 2008 AND RECORDED IN PLAT BOOK 60 AT PAGE 34.

TAX MAP NUMBER:
13-131-02-01-013 PART.

ACREAGES:
1.88 ACRES
FLOOD ZONE INFORMATION:
PHASES 14-16 NOT IN A FLOOD HAZARD ZONE AS PER F.L.M. 1. MAP NUMBERS 450104 C242 H & 450110 D241 H 2/28/01 P. 1999

PLAT BOOK REFERENCE:
RECORDED IN PLAT BOOK 13B AT PAGE 13

EASTPORT GOLF CLUB, INC.
131-131-02-01-013 PART

NOTES:

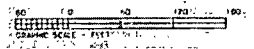
- PHASE I TOTAL AREA 1.88 ACRES
- PHASE II TOTAL AREA 1.88 ACRES
- PHASE III TOTAL AREA 1.88 ACRES
- PHASE IV TOTAL AREA 1.88 ACRES
- PHASE V TOTAL AREA 1.88 ACRES
- PHASE VI TOTAL AREA 1.88 ACRES
- PHASE VII TOTAL AREA 1.88 ACRES
- PHASE VIII TOTAL AREA 1.88 ACRES
- PHASE IX TOTAL AREA 1.88 ACRES
- PHASE X TOTAL AREA 1.88 ACRES
- PHASE XI TOTAL AREA 1.88 ACRES
- PHASE XII TOTAL AREA 1.88 ACRES
- PHASE XIII TOTAL AREA 1.88 ACRES
- PHASE XIV TOTAL AREA 1.88 ACRES
- PHASE XV TOTAL AREA 1.88 ACRES
- PHASE XVI TOTAL AREA 1.88 ACRES
- PHASE XVII TOTAL AREA 1.88 ACRES
- PHASE XVIII TOTAL AREA 1.88 ACRES
- PHASE XIX TOTAL AREA 1.88 ACRES
- PHASE XX TOTAL AREA 1.88 ACRES
- PHASE XXI TOTAL AREA 1.88 ACRES
- PHASE XXII TOTAL AREA 1.88 ACRES
- PHASE XXIII TOTAL AREA 1.88 ACRES

RIVERGATE SECTION I
1.88 ACRES

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.S.B. DEVELOPMENT COMPANY, L.L.C.



222

HORRY COUNTY ASSESSOR
NEW PARCEL 131-02-01-213, 294
SPLIT FROM 131-02-01-013
Map Blk Parcel
12-12-05

531406

FILED
STATE OF SOUTH CAROLINA) THIRTY-SECOND AMENDMENT TO
COUNTY OF HORRY) MASTER DEED OF RIVERGATE
(Building 12A and 12B, Phase XXXIV)

REGISTRAR OF DEEDS
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:

- 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.
- 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.
- Percentage of Ownership:** The percentage of ownership of the owners of each unit is shown on Exhibit "B" attached hereto.
- 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).
- 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
3020 0786

786 X
223

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

Specta Russell
1st Witness

By: *Wayne Winderman*
Wayne Winderman, Member

Randall 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.

Specta Russell
1st Witness

Sworn to and subscribed before me
this 8th day of December 2005

Randall 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 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 1.5 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 as "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"

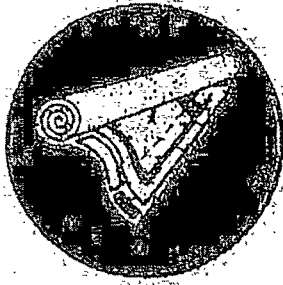
PERCENTAGE OF OWNERSHIP

**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, in the Regime, as designed and within reasonable construction tolerances, as constructed.



3338 KINGS RIVER ROAD, PAWLEYS ISLAND, SC 29585 • PHONE: 843-235-6340 • MOBILE: 843-992-4670 • FAX: 843-235-6341

W

CERTIFICATE OF OCCUPANCY

COUNTY OF HORRY

DEPARTMENT OF CODE ENFORCEMENT

This Certificate is issued pursuant 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 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- FAMILY BUILDING

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

Applicable Code 2003 IRC Permit # 0000111544 Report # 0476844

David A. Gabel
Building Official

STEPHEN BUCK
Inspector *Stephen Buck*

December 05, 2005
Date

Exhibit "D"

228

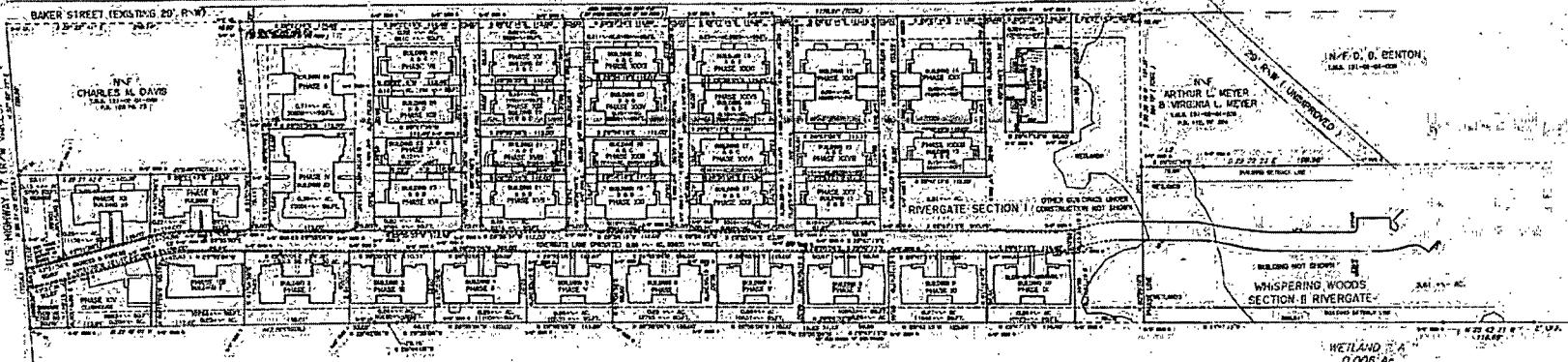
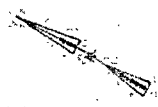
10.31.11 Master Deed Documents from Plaintiff 00027

PLAT BOOK REFERENCE
RECORDED IN PLAT BOOK 104 AT PAGE 24

207-201



LOCATION MAP N. 129



CHARLES M. DAVIS
S.A. 111-11-11-11
S.A. 111-11-11

J. P. D. BENTON
S.A. 111-11-11-11

ARTHUR L. MEYER
W. VIRGINIA L. MEYER
S.A. 111-11-11-11
S.A. 111-11-11

EASTPORT GOLF CLUB, INC.
S.A. 111-11-11-11

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE DATA ON WHICH THIS MAP IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.

CERTIFICATE OF CORRECTNESS AND DEDICATION
I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS MAP IS THE PROPERTY OF THE DEVELOPER AND THAT THE SAME IS BEING OFFERED TO THE PUBLIC AS A PUBLIC USE.

Table with 2 columns: Parcel Number and Area. Lists individual lots and their respective areas.

RIVERGATE PHASE XXXIV AS-BUILT BUILDING 12 - LITTLE RIVER, SOUTH CAROLINA.
ATLANTIC LAND SURVEYING CO.
NORTH MYRTLE BEACH, SOUTH CAROLINA 29582
(843) 399-4200
SECTION I OF RIVERGATE PREPARED FOR W.W. B. L. B. DEVELOPMENT COMPANY, L.L.C.
GRAPHIC SCALE - FEET
MAP 129
1986

STATE PLANS
GEOLOGIC INFORMATION
FLOOD ZONE INFORMATION
PLAT BOOK REFERENCE

AL-1059

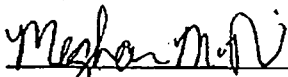
229

306 7246




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.

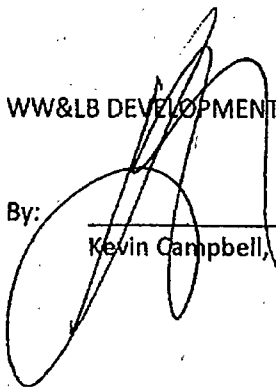


Witness #1



Witness #2

WW&LB DEVELOPMENT, LLC

By: 

Kevin Campbell, Chapter 7 Trustee

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

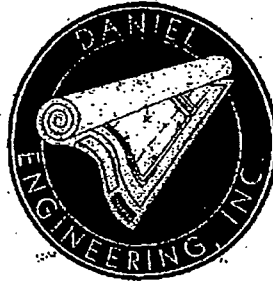
EXHIBIT B

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.

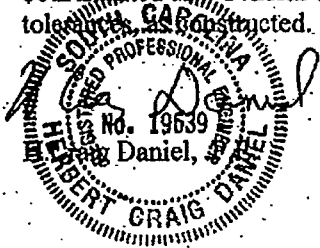
Exhibit C



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.



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 30th 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

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first written above.

Rivergate Homeowners' Association, Inc.

Witnesses:

Jammy Burgess
S. Dennis Harrison

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. Dennis Harrison
Notary Public for South Carolina
My Commission Expires: 5/23/2017

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first written above.

Rivergate Homeowners' Association, Inc.

Witnesses:
Jimmy Burgess
V. Dennis 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.

Jimmy Burgess
Witness

Sworn to before me this 20th day of January, 2012.

V. Dennis 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

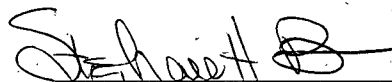
The undersigned certifies that this Supplemental Record on Appeal contains all material proposed to be included by any of the parties and not any other material.

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

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

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SC Court of Appeals

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

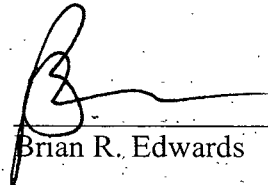
by depositing in the United States mail, with due and proper postage affixed thereto, a copy of the same addressed to:

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