

COUNTY OF CHARLESTON) SECOND AMENDMENT TO MASTER
) DEED OF THE PEOPLES BUILDING
 STATE OF SOUTH CAROLINA) HORIZONTAL PROPERTY REGIME
 (RECORDED IN BOOK D-389 AT PAGE 250)

THIS SECOND AMENDMENT TO THE MASTER DEED OF THE PEOPLES BUILDING HORIZONTAL PROPERTY REGIME ("SECOND AMENDMENT") IS HEREBY SUBMITTED AND EXECUTED BY THE PEOPLES BUILDING SALES, LLC ("DEVELOPER"); BEALER INVESTMENTS, LLC ("BEALER") AS THE OWNER OF UNIT 601; NEAL I. BAKER ("BAKER") AS THE OWNER OF UNIT 701 AND TERRI J. HENNING ("HENNING") AS THE OWNER OF UNIT 801; and

WHEREAS, Bealer submitted and executed the Master Deed of the Peoples Building Horizontal Property Regime, including all attached exhibits, on November 29, 2001, recorded on November 29, 2001, in the Office of the RMC for Charleston County in Book D-389 at Page 250 ("Master Deed"), thereby creating The Peoples Building Horizontal Property Regime ("Regime"); as amended by First Amendment dated April 2, 2002 and recorded April 2, 2002 in Book A402 at Page 360 in the RMC Office for Charleston County. Which First Amendment evidence the Assignment by Bealer as the original Grantor of all of Grantor's development right as set forth in that certain Assignment of Grantor's Rights dated December 11, 2001, and recorded December 14, 2001, in Book F-391 at Page 876 in the RMC Office for Charleston County; and

WHEREAS, in Article IV (D)(4), certain parking spaces were designated as Limited Common Elements for certain units as shown on the Site Plan attached as a part of Exhibit "C" to the Master Deed; and

WHEREAS, Bealer, Baker and Henning have agreed to exchange parking spaces as hereinafter provided with the consent of Developer.

NOW, THEREFORE, in consideration of the premises contained herein, the parties hereby agree to as follows:

1. Exhibit "C" Site Plan is hereby amended to show that the on ground parking spaces on the northern boundary shall be amended as follows to show that space at R-601 shall be for the benefit of R-801; space R-701 shall be for the benefit for R-601; and space R-801 shall be for the benefit of R-701 as more fully shown on the revised Site Plan attached hereto as Exhibit "C-1" and made a part hereof by this reference.
2. Former Exhibit "C" Proposed Site Plan is hereby deleted.

If any term or condition of this Second Amendment conflicts with the terms or conditions of the Master Deed, the terms and conditions of this Second Amendment shall control.

Signed, sealed and delivered in the presence of the Developer, Bealer, and Henning have executed this Second Amendment to Master Deed this 31 day of May, 2002.

Charles H. Conway
[Signature]

THE PEOPLES BUILDING SALES, LLC
BY: DRAKE DEVELOPMENT PB LLC,
ITS: MANAGER

BY: *[Signature]*
W. Russell Drake
Its: Manager

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that W. Russell Drake, the Manger of Drake Development PB LC, the Manager of The Peoples Building Sales, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 31 day of May, 2002.

My commission expires: 02-03-2007
[Signature]
Notary Public, State of South Carolina

Charles H. Conway
[Signature]

BEALER INVESTMENTS, LLC
BY: *[Signature]*
Edwin L. Bealer
Its: Sole Member

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Bealer Investments, LLC by Edwin L. Bealer its Sole Member, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 31 day of May, 2002.

My commission expires: 02-03-2003
[Signature]
Notary Public, State of South Carolina

Charles H. Conway
[Signature]

Terri J. Henning by
Charles Z. Bebler
her attorney-in-fact
Terri J. Henning
Owner, Unit R-801

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Terri J. Henning personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 3 day of ~~May~~^{June}, 2002.

my commission expires: _____
Charles C. Curran
[Signature]

Notary Public, State of South Carolina
** Peoples Building Seventh Floor, LLC*
Neal I. Baker (member)
Neal I. Baker
Owner, Unit R-701

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

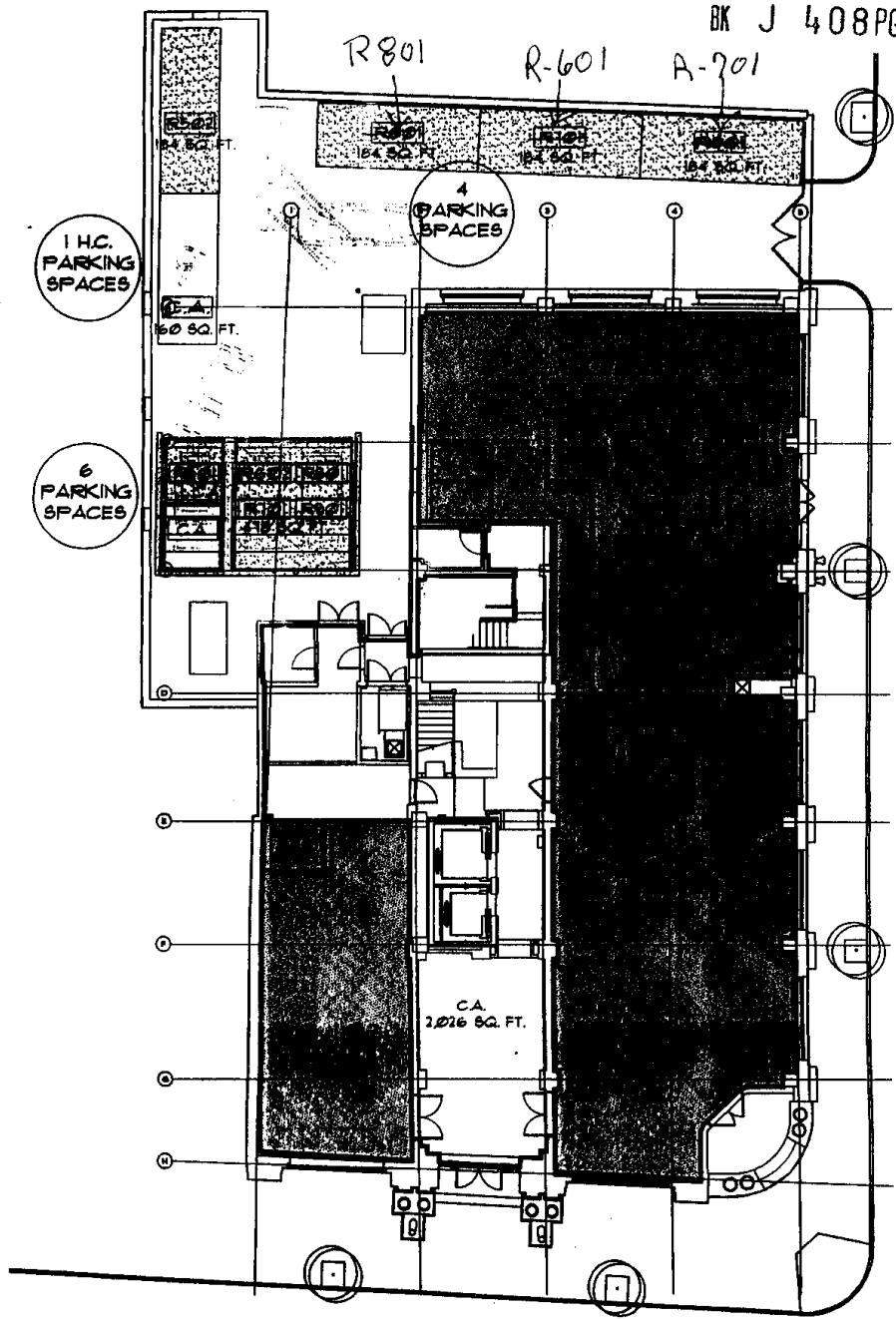
I, the undersigned Notary Public for the State of South Carolina, do hereby certify that ~~my client~~^{Peoples Building Seventh Floor LLC} personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 31 day of May, 2002.

My commission expires: 02-03-2003

Notary Public, State of South Carolina

R801 R-601 A-701

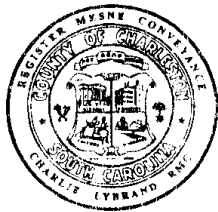


Revised
 PROPOSED SITE PLAN
 SCALE: 1/20" = 1'-0"

	COMMON AREA - (C.A.) (VERTICAL PENETRATIONS, LOBBY, MECHANICAL AND PARKING SPACES)	2,576 SQ.FT.
	LIMITED COMMON AREA - (L.C.A.) (PRIVATE PARKING)	1,030 SQ.FT.
	TOTAL COMMON AREA LIMITED CORPORAAL AREA	3,406 SQ.FT.
	TOTAL AREA	5,369 SQ.FT.

C-1

BK J 408 PG 111



RECORDER'S PAGE

This page Must remain with the original document.

Recording

Fee 10.00

State

Fee

County

Fee

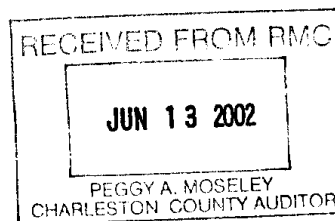
Postage

TOTAL 10.00

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McNAIR LAW FIRM, P.A.
P.O. BOX 1431
140 EAST BAY STREET
CHARLESTON, SC 29402

*PRINT
VMB*



FILED

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2002 JUN -5 PM 2:47

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

