

This Amendment is to correct a typo in Master Deed recorded on March 28, 2007, Book 0619, at Page 001

STATE OF SOUTH CAROLINA ) FIRST AMENDMENT TO  
  ) MASTER DEED OF 106 SPRING STREET  
COUNTY OF CHARLESTON     ) HORIZONTAL PROPERTY REGIME

**First Amendment to Master Deed of 106 Spring Street Horizontal Property Regime**, is executed this 30<sup>th</sup> day of May, 2008, by Nemawashi Capital Holdings, LLC and CAM Holdings, LLC (hereinafter collectively referred to as the "Developer").

**WHEREAS**, Developer established a horizontal property regimes in the name of " 106 Spring Street Horizontal Property Regime" by MASTER DEED, dated March 22, 2007 and recorded in the RMC Office for Charleston County in Book O619 at Pages 001 thru 078 (the "Master Deed").

**WHEREAS**, Exhibit "D" attached to the Master Deed contains a typographical error, in which the Developer listed Unit 106B Spring Street twice.

**WHEREAS**, pursuant to Article XII of the Master Deed, the Developer reserved the unilateral right to amend the Master Deed and Exhibits thereto to correct any typographical errors.


**NOW THEREFORE**, the Developer hereby amends Exhibit "D" of the Master Deed by attaching hereto the following revised Exhibit "D".

**EXCEPT** as modified herein the Developer reaffirms the terms and conditions of the aforesaid Master Deed.


Signature Page to Follow.

IN WITNESS WHEREOF, the Developer, Nemawashi Capital Holdings, LLC, by Marco A. Romano, its sole Member, and CAM Holdings, LLC, by Carl D. McGartlin, its authorized Member, have hereunto set their respective Hand and Seal this 30<sup>th</sup> day of May, 2008.


Witness:


  
\_\_\_\_\_

NEMAWASHI CAPITAL HOLDINGS, LLC

By:   
\_\_\_\_\_  
Marco A. Romano  
Its: Sole Member

CAM HOLDINGS, LLC

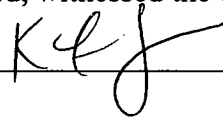
  
\_\_\_\_\_

By:   
\_\_\_\_\_  
Carl D. McGartlin  
Its: Authorized Member

STATE OF SOUTH CAROLINA  
COUNTY OF CHARLESTON

)  
)  
)  
PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness who made oath that (s)he saw the within named Nemawashi Capital Holdings, LLC, by Marco A. Romano, its sole Member, and CAM Holdings, LLC, by Carl D. McGartlin, its authorized Member, sign, seal and as their respective act and deed, deliver the within written First Amendment to Master Deed and that (s)he with the other witness above subscribed, witnessed the execution thereof.

  
\_\_\_\_\_

SWORN to before me this 30<sup>th</sup>  
day of May, 2008.

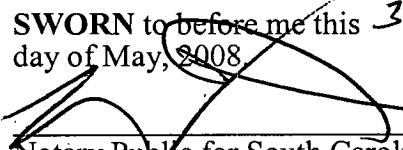
  
\_\_\_\_\_  
(L.S.)  
Notary Public for South Carolina  
My Commission Expires: 4-9-11

EXHIBIT "D"

BK C 661 PG803

106 SPRING STREET HORIZONTAL PROPERTY REGIME

Each Unit Owner owns, in addition to his/her or its Apartment, an interest in the Common Elements and the Limited Common Elements of the Property, which percentage ownership interest has been determined and computed by taking as a basis the value of each individual Unit in relation to the value of the property as a whole. Such percentage interest in the Common Elements of each Unit Owner shall vary. The basis for determining value is for the sole purpose of complying with the Act, specifically Section 27-31-60 of the South Carolina Code of Laws, 1976 as amended, and does not necessarily reflect market value of the Units or the property of the Regime and shall in no way inhibit or restrict the fixing of a different value or sales price by a Unit Owner to his/her or its Unit in all other types of acts and contracts.

<u>UNITS</u>	<u>VALUE</u>	<u>INTEREST IN THE COMMON ELEMENTS</u>
106A Spring Street	\$304,000.00	9%
106B Spring Street	\$304,000.00	9%
108A Spring Street	\$304,000.00	9%
108B Spring Street	\$304,000.00	9%
2A Ipswitch Court	\$304,000.00	9%
2B Ipswitch Court	\$304,000.00	9%
8A Ipswitch Court	\$304,000.00	9%
8B Ipswitch Court	\$304,000.00	9%
I Ipswitch Court	\$217,600.00	7%
4 Ipswitch Court	\$217,600.00	7%
6 Ipswitch Court	\$217,600.00	7%
7 Ipswitch Court	\$217,600.00	7%
<b>TOTALS</b>	<b>\$3,302,000.00</b>	<b>100.00%</b>

**REC 661PG804**  
**RECORDER'S PAGE**

**NOTE: This page MUST remain with the original document**



**FILED**  
 June 3, 2008  
 3:27:23 PM  
 REC 661PG801  
 Charlie Lybrand, Register  
 Charleston County, SC

Filed By:

Dallis Law Firm

1721 Ashley River Road  
 Charleston SC 29407

Number of Pages:

4

DESCRIPTION	AMOUNT	
		Mas/Con
Recording Fee	\$	10.00
State Fee	\$	-
County Fee	\$	-
AMEND		
Postage		

<b>TOTAL</b>	\$	10.00
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\$ Amount (in thousands):

DRAWER:

B - ECP

AUDITOR STAMP HERE

RECEIVED FROM RMC

JUN 9 2008

PEGGY A. MOSELEY  
 CHARLESTON COUNTY AUDITOR

PID VERIFIED BY ASSESSOR

REP

DATE

JUN -9 2008

DO NOT STAMP BELOW THIS LINE