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 BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	008	000	0600	0000	00

ADD DMP Record 8/29/2005 02:14:21 PM  
 BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	008	000	0602	0000	00

BEAUFORT COUNTY SC - ROD  
 BK 02196 PGS 2275-2283  
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 RECORDING FEES 15.00

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF BEAUFORT )

RECORDED  
 2005 Aug -30 08:53 AM  
*Sharon O. Bunie*  
 BEAUFORT COUNTY AUDITOR

HCC, LLC )  
 )  
 )  
 TO )  
 )  
 HOSPITAL CENTER COMMON )  
 HORIZONTAL PROPERTY REGIME )

SECOND AMENDMENT  
 TO  
 MASTER DEED OF  
 HOSPITAL CENTER COMMON  
 HORIZONTAL PROPERTY REGIME  
 (Technical Corrections)

WHEREAS, on the 23rd day of December, 2004, HCC, LLC, a South Carolina limited liability company, hereinafter referred to as "Declarant", executed a certain Master Deed establishing the Hospital Center Common Horizontal Property Regime, which Master Deed was recorded on the 27<sup>th</sup> day of January, 2005, in Deed Book 2090 at Page 1237 and in Plat Book 104 at Page 63 in the Land Records for Beaufort County, South Carolina; and

WHEREAS, on the 2<sup>nd</sup> day of June, 2005, Declarant executed a First Amendment to Master Deed, which First Amendment was recorded on June 8, 2005 in Book 2163, Pages 2278, et seq., and Plat Book 106, at Page 192, the effect of such First Amendment to add Phase 2-A to the Regime; and

WHEREAS, subsequent to recording, the Declarant has discovered a scrivener's error in Exhibit "E" to the Master Deed which is the exhibit establishing the statutory percentage of interest of Suites, said scrivener's error also repeated in Exhibit "E" to the First Amendment; and

WHEREAS, Declarant wishes to file this Second Amendment to Master Deed to correct the previous scrivener's errors.

NOW, THEREFORE, the premises considered, HCC, LLC, a South Carolina limited liability company, with its principal offices at Hilton Head, South Carolina hereinafter referred to as "Declarant" does hereby declare:

ARTICLE I: Percentage Interest.

The percentage of title and interest appurtenant to each Suite and the Suite Owner's title and interest in the common elements (both General and Limited) of the Property (Phases 1 and 2-A) of the Regime and

*Second Amendment to Master Deed - Hospital Center Common, LLC*

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BETHEA, JORDAN  
 & GRIFFIN, P.A.  
 ATTORNEYS AND  
 COUNSELORS AT LAW

{358592.2} 117966-00006

their share in the profits and Common Expenses, as well as proportionate representation for voting purposes in the meetings of Hospital Center Common Owners' Association, Inc. (hereinafter usually referred to as "Association") of the Regime, is based upon the proportionate statutory value of each Suite to the statutory value of the total Regime (Phases 1 and 2-A). Exhibit "E" to the Master Deed and Exhibit "E" to the First Amendment both contain a typographical error wherein the statutory valuation and corresponding statute of percentage interest were transposed between two of the Suites, to wit, Suite B and Suite C of Building 2.

Accordingly, Declarant has prepared a Restated and Corrected Exhibit "E" and attached the same to this Second Amendment for the purpose of restating and correcting the statutory percentage. It is noted by Declarant that Suite B and Suite C are both owned by Declarant at this point in time and while other Suites have been conveyed, there is no impact on the statutory valuation or resulting statutory percentage interest of any other Suite Owner. Accordingly, Declarant, both as Declarant and as the owner of Suites B and C of Building 2, does hereby declare that the attached Restated and Corrected Exhibit "E" represents the correct listing of the proportionate representation for voting purposes, and the percentage of undivided interest in the Common Elements (both General and Limited) provided in the Master Deed, and in the First Amendment, nunc pro tunc, and said statutory percentage shall not be altered without the acquiescence of the Co-Owners (and mortgagees of mortgages encumbering the Suites) representing all of the Suites expressed in a duly recorded Amendment to the Master Deed or by an Amendment filed by the Declarant in accordance with the reservations set forth in the Master Deed.

Declarant also notes for the record that the Plat attached to the Master Deed and the Plat attached to the First Amendment to Master Deed also contained the same transposition of the approximate square footage of each of Suites B and C in Building 2. Declarant does not intend to re-record the plat with this Second Amendment but simply makes note of this reference, the initial plat having been recorded in Plat Book 104, Page 63, and the second Plat recorded with the First Amendment having been recorded in Plat Book 106, Page 192. The Declarant contemplates the final phase being added to the Regime (Phase 2-B) and at such time, the corrections to the overall condominium plat will be made so as to restate the correct estimated square footage of the Suites.

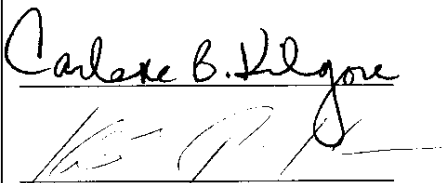
ARTICLE II: Miscellaneous.

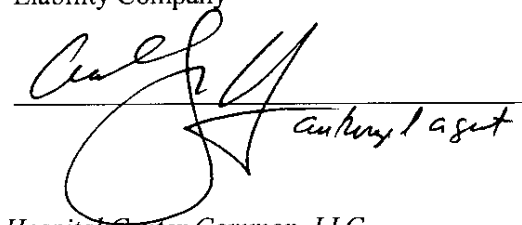
The sole purpose of this Amendment is to make the technical corrections referenced above in ARTICLE I. All other provisions of the Master Deed and the First Amendment which are not modified herein are expressly incorporated and reaffirmed by this Amendment in the same manner as if the same were expressly set forth in this Amendment.

IN WITNESS WHEREOF, HCC, LLC, a South Carolina Limited Liability Company, has caused these presents to be executed this 27 day of July, 2005.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

HCC, LLC, a South Carolina Limited  
Liability Company





*Second Amendment to Master Deed - Hospital Center Common, LLC*  
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BETHEA, JORDAN  
& GRIFFIN, P.A.  
ATTORNEYS AND  
COUNSELORS AT LAW

{358592.2} 117966-00006

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BEAUFORT )

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Cary S. Griffin, as Authorized Agent of HCC, LLC, a South Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27 day of July, 2005.

Carlene B. Kilgore (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 3-28-07

TABLE OF CONTENTS FOR EXHIBITS TO  
SECOND AMENDMENT TO MASTER DEED

<u>Exhibit</u>	<u>Description</u>
"E"	Restated and Corrected Exhibit E

{358592.2}

BETHEA, JORDAN  
& GRIFFIN, P.A.  
ATTORNEYS AND  
COUNSELORS AT LAW

*Second Amendment to Master Deed - Hospital Center Common, LLC*  
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**RESTATED AND CORRECTED EXHIBIT E**  
**HOSPITAL CENTER COMMON HORIZONTAL PROPERTY REGIME**

**PHASE 1 and 2-A**

**PERCENTAGE OF INTEREST OF UNIT**

**STATUTORY PERCENTAGE INTEREST.** The percentage of title and interest appurtenant to the Phase 1 and Phase 2-A Suites and the Suite owners title and interest in the Common Elements (both General and Limited) of the Property and the proportionate share in the profits and common monthly expenses as well as the proportionate representation for voting purposes in the meeting of the Association is based on the proportionate value of the Suite to the value of the total Property as set forth below.

For purposes of the Act and pursuant to the terms of the Master Deed, the percentage interest appurtenant to each Suite of the Regime shall be established in accordance with the following formula:

$$\frac{V}{A} = P$$

- "P" - Percentage Interest of each Suite.
- "V" - Valuation of the respective Suites as set forth in this Corrected and Restated Exhibit "E"
- "A" - Aggregate Valuation of all Suites existing in the Regime and added to the Regime as provided in Sections 8 and 9 of the Master Deed.

**STATUTORY VALUE.** The Phase 1 and Phase 2-A Suites which were made part of the Regime through the Master Deed and First Amendment to Master Deed have a statutory value for purposes of the Act as depicted on Chart A below.

**FUTURE PHASE/STATUTORY VALUE.** The Future Phase Property will have a total statutory value of \$2,079,000.00.

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*Restated and Corrected Exhibit "E"*  
*Hospital Center Common Horizontal Property Regime*

**STATUTORY PERCENTAGE INTEREST.** Based upon the above values, the percentage of undivided interest in the common elements appurtenant to each Suite in Phase 1 and 2-A of the Regime is set forth below in Chart A.

**Chart A**

<u>Suite</u>	<u>Statutory Valuation</u>	<u>Phases 1 &amp; 2-A %</u>
<b>Phase 1</b>		
Building 1		
Suite A	\$1,000,000.00	8.01
Suite B	\$ 300,000.00	2.40
Suite C	\$ 800,000.00	6.41
Suite D	\$ 500,000.00	4.00
Building 2		
Suite A	\$ 783,000.00	6.27
Suite B	\$ 532,000.00	4.26
Suite C	\$ 402,000.00	3.22
Building 3		
Suite A	\$1,753,000.00	14.05
Building 4		
Suite A	\$ 650,000.00	5.21
Suite B	\$ 650,000.00	5.21
<b>Phase 2-A</b>		
Building 5		
Suite A	\$ 425,000.00	3.40
Suite B	\$ 425,000.00	3.40
Suite C	\$ 850,000.00	6.81
Building 7		
Suite A	\$1,700,000.00	13.63
Building 8		
Suite A	\$ 850,000.00	6.81
Suite B	\$ 850,000.00	6.81
<b>Total:</b>	\$12,470,000.00	100%

[remainder of page left blank intentionally]

BETHEA, JORDAN  
& GRIFFIN, P.A.  
ATTORNEYS AND  
COUNSELORS AT LAW

*Restated and Corrected Exhibit "E"*  
*Hospital Center Common Horizontal Property Regime*

**FUTURE PHASES - STATUTORY PERCENTAGE INTEREST.** In the event Declarant elects to expand the Regime as provided for in the Master Deed, the Future Phase Suites added to the Regime shall have the total statutory valuation as set forth in Chart B.

**Chart B**

**Assigned Percentage Interests Assuming Phase 2-B is Added to the Regime**

<u>Suite</u>	<u>Statutory Valuation</u>	<u>Phases 1 &amp; 2-A</u> <u>%</u>	<u>Projected Phases</u> <u>1, 2-A &amp; 2-B</u> <u>%</u>
<b>Phase 1</b>			
Building 1			
Suite A	\$1,000,000.00	8.01	6.87
Suite B	\$ 300,000.00	2.40	2.06
Suite C	\$ 800,000.00	6.41	5.50
Suite D	\$ 500,000.00	4.00	3.44
Building 2			
Suite A	\$ 783,000.00	6.27	5.38
Suite B	\$ 532,000.00	4.26	2.76
Suite C	\$ 402,000.00	3.22	3.66
Building 3			
Suite A	\$1,753,000.00	14.05	12.05
Building 4			
Suite A	\$ 650,000.00	5.21	4.47
Suite B	\$ 650,000.00	5.21	4.47
<b>Phase 2-A</b>			
Building 5			
Suite A	\$ 425,000.00	3.40	2.92
Suite B	\$ 425,000.00	3.40	2.92
Suite C	\$ 850,000.00	6.81	5.84
Building 7			
Suite A	\$1,700,000.00	13.63	11.68
Building 8			
Suite A	\$ 850,000.00	6.81	5.84
Suite B	\$ 850,000.00	6.81	5.84
<b>Total:</b>	\$12,470,000.00	100.00	
<b>Phase 2-B</b>			
Building 6 (No. of Suites may vary)	\$2,079,000.00		14.28
<b>Total:</b>	\$14,549,000.00		100.00

In the event that addition of Suites to the Regime results in a calculation of percentage interest in accordance with the above formula which does not total one hundred (100%) percent, the amount necessary to bring such total to one hundred (100%) percent shall be allocated by the Board of Directors or its designated Management Agent.

In the event an existing Suite is subdivided into 2 or more Suites, the statutory valuation and resulting statutory percentage will be allocated among the subdivided Suites.

BETHEA, JORDAN  
& GRIFFIN, P.A.  
ATTORNEYS AND  
COUNSELORS AT LAW

*Restated and Corrected Exhibit "E"*  
*Hospital Center Common Horizontal Property Regime*

**TOTAL VALUE.** The total statutory value of the Property in Phase 1 is \$7,370,000.00. The total statutory value projected for Phase 1 and 2-A combined is \$12,470,000; for Phase 1, 2-A and 2-B combined is \$14,549,000.

**NOTE: THESE VALUATIONS ARE FOR PURPOSES OF THE SOUTH CAROLINA HORIZONTAL PROPERTY ACT.**

BETHEA, JORDAN  
& GRIFFIN, P.A.  
ATTORNEYS AND  
COUNSELORS AT LAW

*Restated and Corrected Exhibit "E"*  
*Hospital Center Common Horizontal Property Regime*

**COMPANY RESOLUTION  
OF  
HCC, LLC**

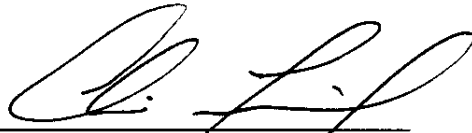
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HCC, LLC, a South Carolina limited liability company ("Company"), hereby adopts and certifies the following resolution.

**RESOLVED**, that Cary S. Griffin in his capacity as authorized agent of the Company for the period of July 15, 2005 through September 7, 2005, is hereby authorized to execute any and all documents on behalf of the Company in accordance with the Operating Agreement governing the business and affairs of the Company. Such authorization includes, but is not limited to, executing all contracts, condominium documents such as Master Deeds and/or warranty deeds, assignments, or any other documents relating to sales of condominium units in the Hospital Center Common Horizontal Property Regime.

The above resolution was adopted effective as of July 12, 2005 and the undersigned certifies to their accuracy.

**HCC, LLC:**

By:   
\_\_\_\_\_  
J. Chris Lindgren, Manager