

WHEREAS, in Article III, Paragraph 3(a) of the Master Deed, there is a requirement that a foyer be built out within 180 days after the individual Unit owner takes title to the Unit and in Article V, Section E(3), there is a requirement that the build out of the interior construction be finished within 180 days, but in no event more than 18 months after the Unit owner takes title to the Unit and the Association and all of the Unit owners have consented to extend the date for completion of the foyers and Units; and

WHEREAS, Bluewater has caused plans to be prepared showing New Unit Number Unit C301 to be attached to the within amendment;

NOW, THEREFORE, in consideration of the premises contained herein, the undersigned being all of the Unit owners at The Peoples Building Horizontal Property Regime, with the consent of their first mortgagees, hereby agree that the Master Deed is hereby amended as follows:

1. Article III, Paragraph 3(a) is amended in the next to the last sentence to change "60 months" to "90 months";
2. Article V, Section B, Commercial Units, as to the description of "Unit C301A" "Unit C301B", "Unit 301C" and "Unit C301D", are hereby deleted and the description of the combined Unit C301 is attached hereto as Schedule 1 and made a part hereof by this reference;
3. The Third Level Floor Plan, as attached as part of Exhibit "C" to the Master Deed is hereby deleted and the Third Level Area Calculation, Third Level Floor Plan is attached hereto as Schedule 2 and made a part hereof by this reference. The Certification of the architect as to these plans is attached as Schedule 3 and made a part hereof by this reference.

4. As a result of the work to combine the Third Floor, Units C301 A, B, C, and D, the commercial area has been increased from 5335 square feet to 5916 square feet as shown on Schedule 2. However, the limited common area has been reduced from 1079 square feet to 236 square feet which will decrease the area to be maintained by the Association; therefore, the Co-Owners have agreed there will be no change in the percentage interest which shall remain the same notwithstanding the provisions of Article V, Section E (2).
5. Schedule 4 is attached hereto and made a part hereof by this reference and shows the new square footage of Unit C301 with no change in the percentage interest.
6. Article V, Section E, Paragraph 2, Third Floor, is hereby deleted and amended to read as set forth in Schedule 4.
7. Except as provided herein, all other terms and conditions of the Master Deed, as amended, shall remain and be the same.

As to
Units A201, B201 AND C201

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and
seals this 14 day of July, 2005.

WITNESSES:

Karen C. Morfils
Christy J. Stephens

ESP, LLC

By: East Bay Investments Co., Inc.
(Member)

By: W. Brian Moody
W. Brian Moody

Its: President

As to Units A201, B201 AND C201

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that ESP, LLC by East Bay Investment Co., Inc. (Member) by W. Brian Moody, its President, as to Units A201, B201, and C201, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 14th day of July, 2005.

Nancy F. LaBette
Notary Public, State of South Carolina

My commission expires: ~~my commission expires~~ February 10, 2014

As to
Units M101, C103, C201D,
C301A, C301B, C301C, C301D,
C401A, C401B, C401C AND C401D

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and
seals this 25th day of July, 2005.

WITNESSES:

[Signature]
[Signature]

BLUE WATER INVESTMENTS
OF SOUTH CAROLINA, LLC

BY: [Signature]
Terrell M. Rhye
Its: Manager
As to Units M101, C103, C201D,
C301A, C301B, C301C, C301D,
C401A, C401B, C401C AND
C401D

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Blue Water Investments of South Carolina, LLC, by Terrell M. Rhye, its Manager, as to Units M101, C103, C201D, C301A, C301B, C301C, C301D, C401A, C401B, C401C AND C401D, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 24th day of July, 2005.

[Signature]
Notary Public, State of South Carolina

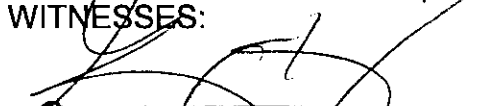
My commission expires: 12/31/2014

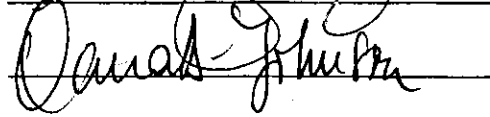
As to
Unit C101


IN WITNESS WHEREOF, the undersigned have hereunto set their hands and

seals this 22 day of July, 2005.

WITNESSES:







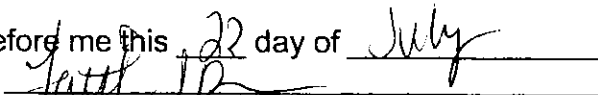
Candace G. Martin
As to Unit C101

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Candace G. Martin, as to Unit C101, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 22 day of July, 2005.



Notary Public, State of South Carolina

My commission expires: 8/7/2010

As to
Unit C102

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and
seals this 19 day of July, 2005.

WITNESSES:

EAST BAY LAND CO., LLC

By: East Bay Investment Co., Inc. (Member)

By: W. Brian Moody

Its: President
As to Unit C102

Karen C. Monfils
Christy J. Stephens

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that East Bay Land Co., LLC by East Bay Investment Co., Inc., by W. Brian Moody, its President, as to Unit C102, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 14th day of July, 2005.

Nancy S. Ledbetter
Notary Public, State of South Carolina

My commission expires: ~~My Commission Expires February 10, 2014~~



BK P 549 PG 134

As to
Unit R502

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 15th day of July, 2005.

WITNESSES:

[Signature]
[Signature]

[Signature] by
Clifford G. Benson, Jr.
As to Unit R502
[Signature] his (POA)

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Clifford G. Benson, Jr., as to Unit R502, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 15 day of July, 2005.

[Signature]
Notary Public, State of South Carolina

My commission expires: _____
2/4/2015

As to
Unit R601

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 21 day of July, 2005.

WITNESSES:

Martha Scott
J. F. [unclear]

Neil A. Macpherson by TERRI HENNING
Neil A. Macpherson by PROXY
As to Unit R601
Bridget M. Macpherson by TERRI HENNING
Bridget M. Macpherson by [unclear]
As to Unit R601

^{North}
STATE OF ~~SOUTH~~ CAROLINA

COUNTY OF ~~CHARLESTON~~
^{Transylvania}

I, the undersigned Notary Public for the State of ~~South~~^{North} Carolina, do hereby certify that ~~Neil A. Macpherson~~ and ~~Bridget M. Macpherson~~, as to Unit R601, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Terri Henning

Subscribed to and sworn before me this 21 day of July, 2005.

[Signature]
Notary Public, State of ~~South Carolina~~
^{North Carolina}

My commission expires: _____
My Commission Expires 9-13-2009

BK P 549PG137

As to
Unit R701A

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and
seals this 13 day of July, 2005.

WITNESSES:

MAGNOLIA ESTATES, LLC

[Signature]

By: [Signature]

Billy D. Prim

[Signature]

Its: Manager
As to Unit R701A

^{NORTH}
STATE OF SOUTH CAROLINA

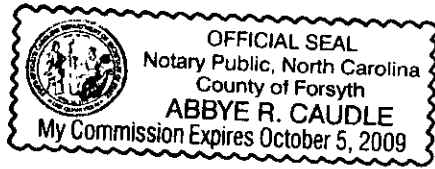
COUNTY OF CHARLESTON ^{FORSYTH}

I, the undersigned Notary Public for the State of ^{North} ~~South~~ Carolina, do hereby certify that Magnolia Estates, LLC, by Billy D. Prim, its Manager, as to Unit R701A, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 13th day of July, 2005.

[Signature]
Notary Public, State of South Carolina

My commission expires: 10/5/09



As to
Unit R701B

H. Christine Yates
April A Day

CMF

Andrea J. Dougherty

PEOPLES BUILDING SEVENTH FLOOR, LLC

By: Neal I. Baker

Neal I. Baker

Its: Member

As to Unit R701B

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Neal I. Baker, as to Unit R701B, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 20th day of July, 2005.

David Allen

Notary Public, State of South Carolina

My commission expires: Oct 21, 2007

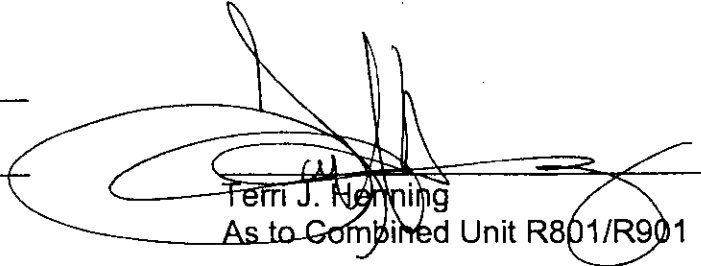
As to
Combined Unit R801/R901

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 12th day of July, 2005.

WITNESSES:

Andrea S. Dougherty

EM


Terri J. Henning
As to Combined Unit R801/R901

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, as to Units R801 and R901, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 12th day of July, 2005.

Janet
Notary Public, State of South Carolina

My commission expires: October 21, 2007

As to
Units A201, B201 and C201,
a/k/a C201A, C201B & C201C

CONSENT

The Undersigned, being the first mortgagee of the Units listed above, owned by ESP, LLC by East Bay Investment Co. (Member), Inc. hereby consents to the within Amendment. The mortgage was recorded in Book E-512 at Page 758 on October 8, 2004.

WITNESSES:

Brennan Wright

H. Brunson

WACHOVIA BANK, NATIONAL
ASSOCIATION

By: *V. A. White*

Its: AVP

As to
Units M101, C103, C201D,
C301A, C301B, C301C, C301D,
C401A, C401B, C401C AND
C401D

CONSENT

The Undersigned, being the first mortgagee of the Units listed below, owned by Blue Water Investments of South Carolina, LLC, hereby consents to the within Amendment. The mortgage was recorded in Book T-458 at Page 140 on July 22, 2003.

WITNESSES:

Branch Banking and Trust Company,
a North Carolina Corporation

Luthe L. Hiltner

By: *[Signature]* *Kevin D. Dala*

[Signature]

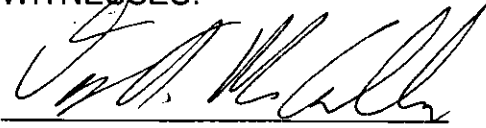
Its: *Vice President*

As to
Units C101 and C102

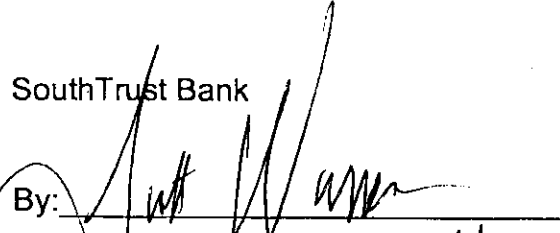
CONSENT

The Undersigned, being the first mortgagee of the Units listed below, owned by Candace G. Martin (C101) and East Bay Land Co., LLC (C102), hereby consent to the within Amendment. The mortgage was recorded in Book J-488 at Page 529 March 29, 2004.

WITNESSES:



SouthTrust Bank

By: 

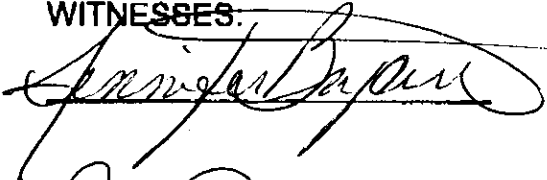

Its: AVP Relationship Manager

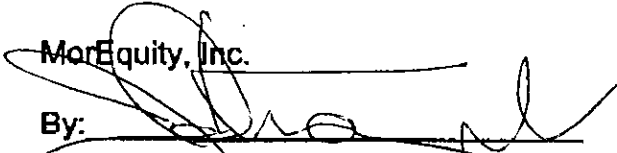
As to
Unit R501

CONSENT

The Undersigned, being the first mortgagee of the Unit listed below, owned by R501 PB LLC, hereby consents to the within Amendment. The mortgage was recorded in Book N-412 at Page 269 on July 18, 2002.

WITNESSES:

MorEquity, Inc.
By: 
Its: ASSISTANT VICE PRESIDENT

As to
Unit R502

CONSENT

The Undersigned, being the first mortgagee of the Unit listed below, owned by Clifford Benson, hereby consents to the within Amendment. The mortgage was recorded in Book O-403 at Page 396 on April 18, 2002 and an Assignment of Mortgage was recorded in Book Z513, Page 817 on October 26, 2004.

WITNESSES:

National City Mortgage Co., Inc.

Jennifer Neary
Jennifer Neary

By: Phil H. Pitt

Its: Assistant Vice President

Farida Chaudhry
Farida Chaudhry

8th

BK P 549PG145

As to
Unit R602

CONSENT

The Undersigned, being the first mortgagee of the Unit listed below, owned by George Rodney Derrick and Barbara S. Derrick, hereby consents to the within Amendment. The mortgage was recorded in Book T-458 at Page 465 on July 23, 2003.

WITNESSES:

[Signature]
[Signature]

American Home Mortgage, Inc.

By: [Signature]

Its: VICE - PRESIDENT

8th

Notary Acknowledgment

BK P 549PG146

State of Texas
County of Dallas

I HEREBY CERTIFY that on this 25 day of July, 2005, before the undersigned officer, a notary public in and for the state and county aforesaid, personally appeared Steven G. Dickman, known to me to be the person whose name is subscribed to the within instrument as Vice President of American Home Mortgage and did acknowledge that he/she executed the same for the purposes therein contained, and signed the same in my presence.

IN WITNESS whereof, I hereunto set my hand and official seal.

Shaniquia N. Clark
Notary Public

My Commission Expires: 9/9/06



BK P 549PG147

As to
Unit R701A

CONSENT

The Undersigned, being the first mortgagee of Unit R701A listed below, owned by Magnolia Estates, LLC hereby consents to the within Amendment. The mortgage was recorded at Book N-498 at page 528 on June 15, 2004 in the RMC Office for Charleston County, South Carolina.

WITNESSES:

WACHOVIA BANK, NATIONAL
ASSOCIATION

Joy Lefter

By: [Signature]

Patricia H. Becker

Its: [Signature]

As to
Unit R701B

CONSENT

The Undersigned, holding the Mortgages listed below on Unit 701B at the Peoples Building Horizontal Property Regime owned by the Peoples Building Seventh Floor, LLC consents to the within Amendment. The Mortgages are the Mortgage from Peoples Building Seventh Floor, LLC, dated April 30, 2002 and recorded in Book B405, Page 284, as modified by Modification of Mortgage, dated October 16, 2003 and recorded in Book H480, Page 767 and Second Mortgage dated April 16, 2004, and recorded in Book Z490, Page 467 in the RMC Office for Charleston County, South Carolina.

WITNESSES:

[Signature]

H. Christine Yates

Wachovia Bank, National Association

By: [Signature] ERIC BURN

Its: SVP

SCHEDULE 1


Unit C301. Former Units 301A, 301B, 301C, and 301D had access to 302 square feet in Limited Common Element restroom space and were accessed through 770 square feet in corridor/lobby space located outside the elevators and stairs, collectively "the Foyer Area". Unit 301A contained approximately 1556 square feet, Unit 301B contained approximately 1410 square feet, Unit 301C contained approximately 973 square feet, and Unit 301D contained approximately 1396 square feet. This combined commercial Unit now contains approximately 5,916 square feet of net area and fronts on Broad and State Streets. As shown on Schedule 2, Page 1, on the third floor there are approximately 6,574 square feet of total net area. The unit has been upfitted for commercial occupancy, as shown on Schedule 2 attached hereto and made a part hereof by this reference. On the third floor this unit is accessed through the general common element elevators and stairs as shown on the attached floor plans, Schedule 2, pages 2 and 4. This unit is served by approximately 236 square feet of limited common element space for electrical and mechanical equipment as shown on the attached floor plans, Schedule 2. Within the unit on the third floor there is a hallway, kitchen/work room, board room, conference room, women's restroom, men's restroom, vestibule, 4 offices, a file room, 4 work rooms, all as more fully shown on Schedule 2, attached hereto and made a part hereof by this reference. All plural references such as "These" and "Units" shall be singular to refer to Unit C301.


SCHEDULE 2

BK P 549PG150

Third Level Area Calculation
Third Level Floor Plan

See Attached

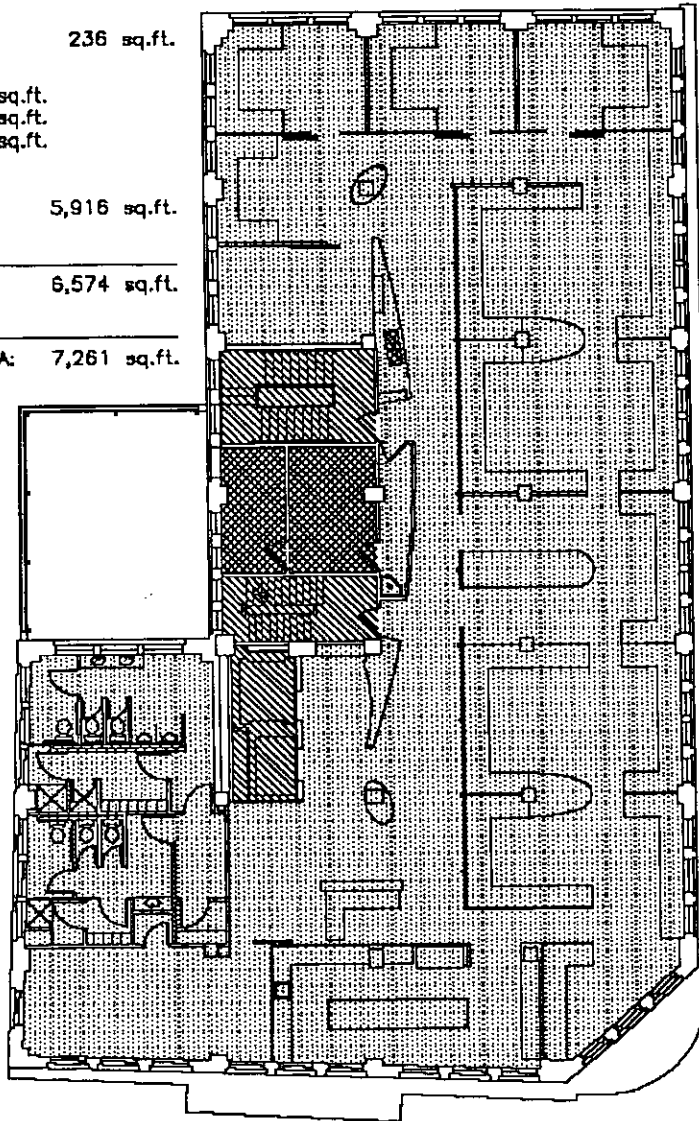
 NET COMMON AREA: 422 sq.ft.
 (C.A.) includes:
 VERTICAL PENETRATIONS

 NET LIMITED COMMON AREA: 236 sq.ft.
 (L.C.A.) includes:
 MECHANICAL ROOM 133 sq.ft.
 ELECTRICAL ROOM 97 sq.ft.
 EXHAUST CHASE 6 sq.ft.

 NET UNIT AREA: 5,916 sq.ft.

TOTAL NET AREA: 6,574 sq.ft.

TOTAL GROSS BUILDING AREA: 7,261 sq.ft.



GREYSTAR OFFICE
 3RD FLOOR PEOPLES BUILDING
 1/16"=1'-0"

SCHEDULE 3

**SUPPLEMENT TO EXHIBIT E
TO MASTER DEED OF
THE PEOPLES BUILDING HORIZONTAL PROPERTY REGIME**

ARCHITECT'S CERTIFICATE

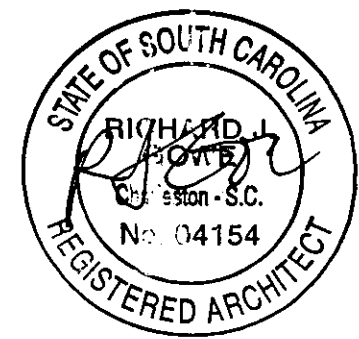
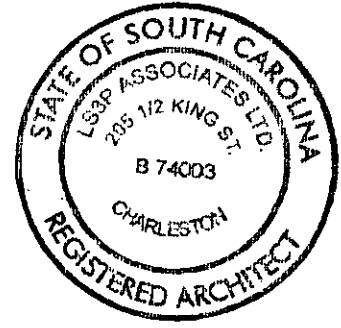
Pursuant to S.C. Code Ann. §27-31-110 (1976), as amended, it is to the best of my belief and knowledge that the Regime plans described in the attached Schedule 2, pages 1 through ___ and the written description of the combined Unit C301 in the Peoples Building Horizontal Property Regime, situate upon the real estate described in Exhibit A to the Master Deed recorded in Book D389, page 250, as amended, fully depicts the layout, dimensions, location, area, number and identification of the Unit C301 and the general limited common elements of the Regime appurtenant thereto.

LS3P

By: Richard J. Gove

Architect's License No. 04154

January 20, 2005



SCHEDULE 4

AMENDMENT TO ARTICLE 5 – SECTION E-2

Limited Common Elements Third Floor:


Third Floor


As shown in Schedule 2, the Limited Common Element (a.k.a Limited Common Area) for the Third Floor is now 236 square feet, consisting of a mechanical room, electrical room, and exhaust chase.

SCHEDULE 5**AMENDED EXHIBIT D**

Type of Unit	Square Footage	Unit Value	Percentage of Ownership
R501	3,023	1,032,267.65	0.06303925
R502	2,869	980,922.74	0.05990368
R601	3,023	1,032,267.65	0.06303925
R602	2,869	980,922.74	0.05990368
R701A	3,055	1,043,766.142	0.06374144
R701B	2,860	977,142.758	0.05967284
R801/901	7515	2,579,662.37	0.15753664
C101	1,959	657,416.23	0.04014756
C102	2,123	712,452.61	0.04350856
C103	887	297,666.26	0.01817809
M101	2,167	727,218.47	0.04441029
C201(A)	1,505	505,059.43	0.03084332
C201(B)	1,404	471,165.08	0.02877344
C201(C)	969	325,184.45	0.01985859
C201(D)	1,404	471,165.08	0.02877344
C301	5916	1,790,360.18	0.1033497
C401(A)	1,556	522,174.40	0.03188851
C401(B)	1,410	473,178.60	0.02889640
C401(C)	973	326,526.80	0.01994057
C401(D)	1,396	468,480.38	0.02860949
TOTAL		16,375,000.00	100.000.00

BK P 549PG155

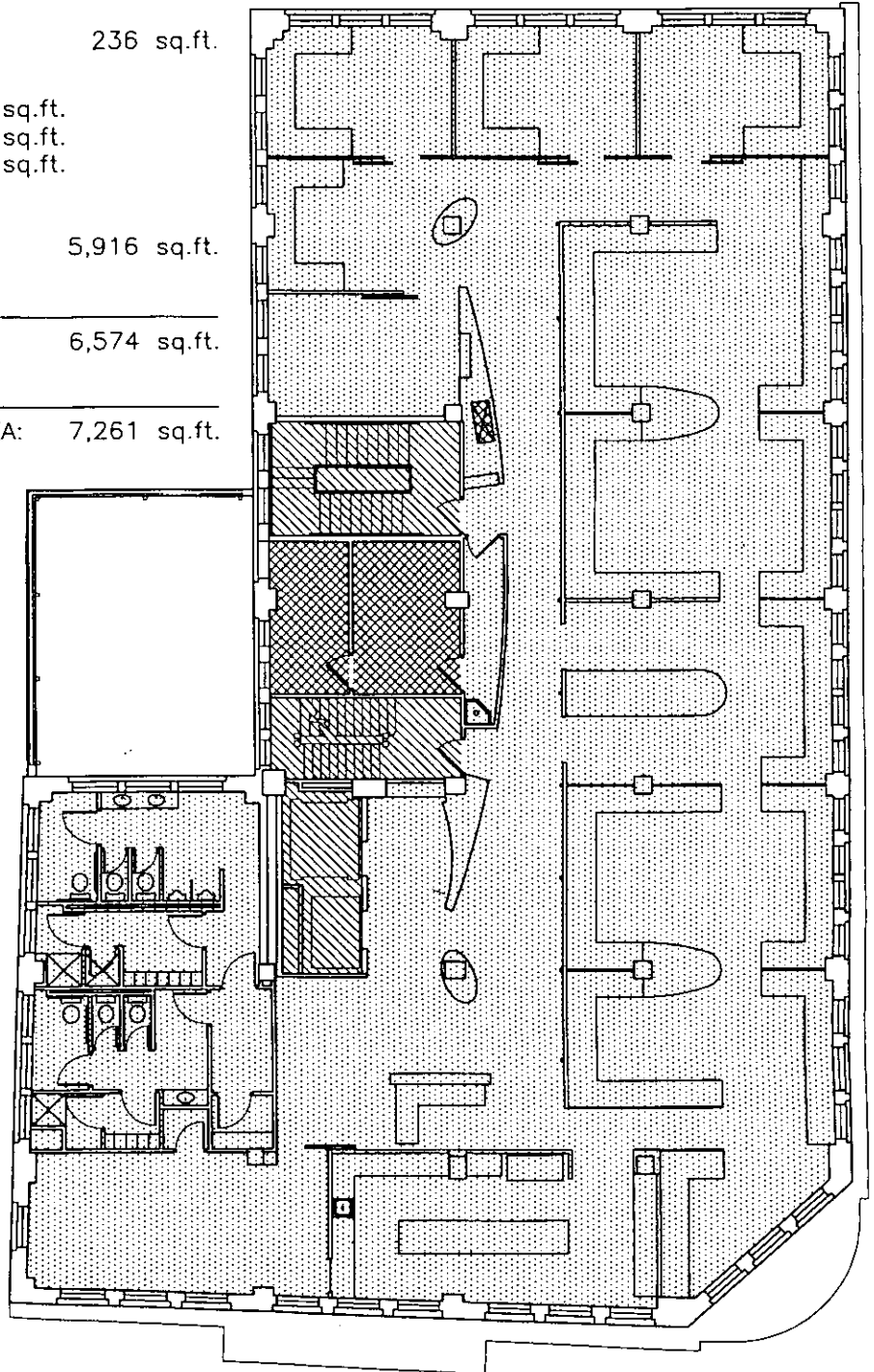
 NET COMMON AREA: 422 sq.ft.
(C.A.) includes:
VERTICAL PENETRATIONS

 NET LIMITED COMMON AREA: 236 sq.ft.
(L.C.A.) includes:
MECHANICAL ROOM 133 sq.ft.
ELECTRICAL ROOM 97 sq.ft.
EXHAUST CHASE 6 sq.ft.

 NET UNIT AREA: 5,916 sq.ft.

TOTAL NET AREA: 6,574 sq.ft.

TOTAL GROSS BUILDING AREA: 7,261 sq.ft.



GREYSTAR OFFICE
3RD FLOOR PEOPLES BUILDING
1/16"=1'-0"

BK P 549PG156

RECORDER'S PAGE

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



FILED

August 16, 2005
4:37:44 PM

P549-126

Charlie Lybrand, Register
Charleston County, SC

Filed By:

McNair Law Firm, P.A.

P.O. Box 1431
140 East Bay Street
Charleston
SC 29402

DESCRIPTION	AMOUNT
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Recording Fee	\$ 36.00
State Fee	
County Fee	
MASTER/DEED/AMEND	
Postage	

TOTAL	\$ 36.00
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\$ Amount (in thousands):

DRAWER:

AUDITOR STAMP HERE

RECEIVED FROM RMC

SEP 14 2005

LEGAL SOCIETY
CHARLESTON, SOUTH CAROLINA

PID VERIFIED BY ASSESSOR

REP TRR

DATE 9-13-05

DO NOT STAMP BELOW THIS LINE