

STATE OF SOUTH CAROLINA) SECOND AMENDMENT TO MASTER DEED
) OF RENAISSANCE ON CHARLESTON
COUNTY OF CHARLESTON) HARBOR HORIZONTAL PROPERTY REGIME
(ANNEXATION OF PHASE 3)

KNOW ALL MEN BY THESE PRESENTS that this Second Amendment to Master Deed of Renaissance on Charleston Harbor Horizontal Property Regime ("Second Amendment") is made this 12th day of August 12, 2002, by Renaissance on Charleston Harbor, LLC ("Developer").

WHEREAS, by Master Deed of Renaissance on Charleston Harbor Horizontal Property Regime dated April 24, 2002 ("Master Deed"), Developer submitted certain properties and improvements to the Renaissance on Charleston Harbor Horizontal Property Regime ("Regime"), as more fully described in said Master Deed, recorded in the Office of the Register of Mesne Conveyances for Charleston County, in Deed Book B404 at Page 201, and identified therein as Phase 1 of the Regime; and

WHEREAS, by First Amendment to Master Deed of Renaissance on Charleston Harbor Horizontal Property Regime dated April 24, 2002 ("First Amendment"), Developer submitted additional properties and improvements to the Regime, as more fully described in said First Amendment, recorded in the Office of the Register of Mesne Conveyances for Charleston County, in Deed Book B404 at Page 390, and identified therein as Phase 2 of the Regime; and

WHEREAS, Article XIII of the Master Deed reserves the right of the Developer to annex additional property and improvements into the Regime, including that portion of the Expansion Land identified therein as Phase 3 of the Regime; and

WHEREAS, Developer wishes to submit Phase 3 to the Regime, as described in Exhibit "A" to this Second Amendment, including without limitation Building "B" as shown on the plat attached as Exhibit "B" to this Second Amendment and as depicted in the floor and unit plans attached as Exhibit "C" to this Second Amendment.

NOW THEREFORE, Developer does hereby submit that portion of the Expansion Land and all improvements thereon identified as Phase 3 on Exhibit "A-1" to the Master Deed and Exhibit "A" to this Second Amendment, including without limitation Building "B" as shown on the plat attached hereto as Exhibit "B" to this Second Amendment and also depicted in the floor and unit plans attached hereto as Exhibit "C" to this Second Amendment.

Description of Units in Phase 3.

1. The dimensions, area and location of the Units are as set forth on Exhibit "C" attached hereto and are generally intended to include the following:
 - a. Each Unit contains all space within the area bounded by the unfinished interior surface of the perimeter walls, windows, window frames, doors and door frames and trim, and the lowest floor and the uppermost ceiling of such Unit. Bearing walls located within the interior of a Unit are Common Areas, not part of the Unit, except the finished surfaces thereof. Each

Unit includes the appliances and cabinetry located therein, and the carpeting and paint on such unfinished floors, ceilings and wall surfaces.

b. Each Unit will include the heating, hot water and air conditioning apparatus exclusively serving the Unit, excluding the central air conditioning on the roof.

2. Phase 3 of the Regime consists of forty-nine (49) residential Units separately designated in Exhibit "C" to this Second Amendment, not including any Units added in previous Phases to the Regime in accordance with the provisions of the Master Deed. The Building, sometimes referred to as "Building 'B'", contains: four (4) residential Units on the terrace level; six (6) residential Units on the first floor; seven (7) residential Units per floor on the second, third, fourth, and fifth floors; six (6) residential Units on the sixth floor; and five (5) residential Units on the seventh floor. The Units are generally described as follows:

a. **Units T5 and T8.** Each of these Units contains approximately 2164 square feet in heated space and 0 square feet in storage. Each of these Units has three bedrooms, three baths, kitchen, living and dining rooms, and foyer area. Each of these Units has a Limited Common Area balcony and terrace totaling approximately 513 square feet. These Units are identified as a "DT" unit type on the Unit plans, attached as Exhibit "C". **Unit T5.** This Unit has the kitchen on the right side and master bedroom on the left side as one enters the Unit through the foyer area. **Unit T8.** This Unit has the kitchen on the left side and master bedroom on the right side as one enters the Unit through the foyer area.

b. **Units T6 and T7.** Each of these Units contains approximately 1869 square feet in heated space and 16 square feet in storage. Each of these Units has two bedrooms, two baths, kitchen, living/dining room, and foyer area. Each of these Units has Limited Common Area balconies totaling approximately 317 square feet. These Units are identified as an "AT" unit type on the Unit plans, attached as Exhibit "C". **Unit T6.** This Unit has the kitchen on the right side and master bedroom on the left side as one enters the Unit through the foyer area. **Unit T7.** This Unit has the kitchen on the left side and master bedroom on the right side as one enters the Unit through the foyer area.

c. **Units 107 and 112.** Each of these Units contains approximately 2040 square feet in heated space and 0 square feet in storage. Each of these Units has two bedrooms, two baths, kitchen, living and dining rooms, and foyer area. Each of these Units has Limited Common Area balconies totaling approximately 404 square feet. These Units are identified as an "E1" unit type on the Unit plans, attached as Exhibit "C". **Unit 107.** This Unit has the second bedroom on the right side and living and dining rooms on the left side as one enters the Unit through the foyer area. **Unit 112.** This Unit has the second bedroom on the left side and living and dining rooms on the right side as one enters the Unit through the foyer area.

d. **Units 108 and 111.** Each of these Units contains approximately 1890 square feet in heated space and 0 square feet in storage. Each of these Units has three bedrooms, two baths, kitchen, living and dining rooms, and foyer area. Each of these Units has a Limited Common Area balcony totaling approximately 383 square feet. These Units are identified as a "D1" unit type on the Unit plans, attached as Exhibit "C". **Unit 108.** This Unit has the kitchen on the right side and master bedroom on the left side as one enters the Unit through the foyer area. **Unit 111.**

This Unit has the kitchen on the left side and master bedroom on the right side as one enters the Unit through the foyer area.

e. **Units 109 and 110.** Each of these Units contains approximately 1867 square feet in heated space and 35 square feet in storage. Each of these Units has two bedrooms, two baths, kitchen, living/dining room, and foyer area. Each of these Units has Limited Common Area balconies totaling approximately 346 square feet. These Units are identified as an "A1" unit type on the Unit plans, attached as Exhibit "C". **Unit 109.** This Unit has the kitchen on the right side and master bedroom on the left side as one enters the Unit through the foyer area. **Unit 110.** This Unit has the kitchen on the left side and master bedroom on the right side as one enters the Unit through the foyer area.

f. **Units 208, 214, 308, 314, 408, 414, 508, 514, and 608.** Each of these Units contains approximately 2106 square feet in heated space and 0 square feet in storage. Each of these Units has two bedrooms, two baths, kitchen, living and dining rooms, and foyer area. Each of these Units has Limited Common Area balconies totaling approximately 428 square feet. These Units are identified as an "E" unit type on the Unit plans, attached as Exhibit "C". **Units 208, 308, 408, 508, and 608.** These Units have the second bedroom on the right side and living and dining rooms on the left side as one enters the Unit through the foyer area. **Units 214, 314, 414, and 514.** These Units have the second bedroom on the left side and living and dining rooms on the right side as one enters the Unit through the foyer area.

g. **Units 209, 213, 309, 313, 409, 413, 509, 513, and 609.** Each of these Units contains approximately 1956 square feet in heated space and 0 square feet in storage. Each of these Units has three bedrooms, two baths, kitchen, living and dining rooms, and foyer area. Each of these Units has a Limited Common Area balcony totaling approximately 382 square feet. These Units are identified as a "D" unit type on the Unit plans, attached as Exhibit "C". **Units 209, 309, 409, 509, and 609.** These Units have the kitchen on the right side and master bedroom on the left side as one enters the Unit through the foyer area. **Units 213, 313, 413, and 513.** These Units have the kitchen on the left side and master bedroom on the right side as one enters the Unit through the foyer area.

h. **Units 210, 212, 310, 312, 410, 412, 510, 512, 610, 612, PH7, and PH9.** Each of these Units contains approximately 2332 square feet in heated space and 21 square feet in storage. Each of these Units has three bedrooms, two baths, kitchen, living and dining rooms, sunroom, and foyer area. Each of these Units has a Limited Common Area balcony totaling approximately 97 square feet. These Units are identified as a "B" unit type on the Unit plans, attached as Exhibit "C". **Units 210, 310, 410, 510, 610, and PH7.** These Units have the second and third bedrooms on the right side and master bedroom on the left side as one enters the Unit through the foyer area. **Units 212, 312, 412, 512, 612, and PH9.** These Units have the second and third bedrooms on the left side and master bedroom on the right side as one enters the Unit through the foyer area.

i. **Units 211, 311, 411, 511, and 611.** Each of these Units contains approximately 2425 square feet in heated space and 0 square feet in storage. Each of these Units has three bedrooms, two baths, kitchen, living and dining rooms, and foyer area. Each of these Units has a Limited Common Area balcony totaling approximately 538 square feet. These Units are

identified as a "C" unit type on the Unit plans, attached as Exhibit "C". These Units have the second and third bedrooms on the right side and master bedroom on the left side as one enters the Unit through the foyer area.

j. **Units PH6 and PH10.** Each of these Units contains approximately 3952 square feet in heated space and 0 square feet in storage. Each of these Units has three bedrooms, three baths, kitchen, living and dining rooms, and foyer area. Each of these Units has Limited Common Area balconies totaling approximately 755 square feet. These Units are identified as a "F2" unit type on the Unit plans, attached as Exhibit "C". **Unit PH6.** This Unit has the second and third bedrooms on the right side and living and dining rooms on the left side as one is standing in the bedroom foyer facing the master bedroom. **Unit PH10.** This Unit has the second and third bedrooms on the left side and living and dining rooms on the right side as one is standing in the bedroom foyer facing the master bedroom.

k. **Unit 613.** This Unit contains approximately 4062 square feet in heated space and 0 square feet in storage. This Unit has four bedrooms, three baths, kitchen, living and dining rooms, sitting rooms, and foyer area. This Unit has Limited Common Area balconies totaling approximately 810 square feet. This Unit is identified as a "D2" unit type on the Unit plans, attached as Exhibit "C".

i. **Unit PH8.** This Unit contains approximately 2425 square feet in heated space and 0 square feet in storage. This Unit has three bedrooms, two baths, kitchen, living and dining rooms, and foyer area. This Unit has a Limited Common Area balcony totaling approximately 538 square feet. This Unit is identified as a "C2" unit type on the Unit plans, attached as Exhibit "C".

3. The Units are shown generally on the Plans attached as Exhibit "C", however the Owners may have made interior alterations to the Plans of a Unit which are not shown in Exhibit "C".

Modification of Units. The Developer, on behalf of itself, its successors and assigns, hereby reserves the right to modify or reconstitute, at any time and from time to time, one or more Units owned by Developer or its affiliates without the consent of the Association or any Owner other than those who may be directly affected; provided, however, that the aggregate Percentage Interest assigned to the Units so affected will not change even though the same may be reallocated among such Units. If Developer makes any changes in Units pursuant to this Section, such changes will be reflected by an amendment of the Master Deed which will be duly recorded in the Charleston County RMC. Such amendment will not require the consent of Owners other than the Developer.

Description of Common Area and Limited Common Area in Phase 3.

1. Description of Common Area. The Common Area is depicted and graphically described in Exhibit "C", and includes, but is not necessarily limited to the following:

(1) The Land on which the Building is constructed, together with all of the other real property described in Exhibit "A";

(2) The foundations, main walls, roofs, utility rooms, property management rooms, halls, vestibules, corridors, railings in the corridors, breezeways, lobbies, stairways, and communication ways of the Building;

(3) The sprinkler system, yards, gardens, patio, shrubs, planter boxes, exterior lights, fire alarms, fire hoses, signs, maintenance equipment, and storm drainage system, except as otherwise provided or stipulated;

(4) The compartments or installations of central services such as power, light, telephone, television, cold and hot water, surveillance cameras and screens, refrigeration, generator, fuel tank and water pump, and the like;

(5) The driveways, roundabouts, and parking areas shown and depicted on the attached Site Plan in Exhibit "C";

(6) The garage parking area located on the terrace level as shown and depicted on the attached Basement Plan in Exhibit "C";

(7) The plaza lobby area located on the first floor as shown and depicted on the attached First Floor Plan – Plaza Level in Exhibit "C", including but not necessarily limited to: entry area, vestibule, lobby, concierge area, fire control room, package area, library, guest suite, bathrooms, utility rooms, corridors, nooks, and social room;

(8) The air conditioning compressors and equipment serving the Common Area. The air conditioning compressors and equipment on the roof serving the Units shall be Limited Common Area, limited to the use of the Units they serve;

(9) All other elements of the property rationally of common use or necessary to its existence, upkeep, and safety; and

(10) In general, all devices or installations existing for common use.

2. Description of Limited Common Area. The Limited Common Area is depicted and graphically described in Exhibit "C", and includes, but is not necessarily limited to the following:

(1) Any mailboxes, porches, balconies, floor, ceiling, railings and walls, entrance or exit ways, and all exterior doors and windows or other fixtures designed to serve one or more but less than all Units are Limited Common Area allocated exclusively to such Unit or Units;

(2) If any flue, duct, wire, conduit, load bearing wall, load bearing column, or any other fixture lies partially within and partially outside the designated boundaries

of a Unit, any portion serving only that Unit is a Limited Common Area allocated solely to that Unit;

(3) The air conditioning compressors and equipment on the roof of the Building are Limited Common Area, limited to the use of the Unit the air conditioning compressor serves;

(4) The storage, trash, and maintenance rooms designated as Limited Common Area on the attached floor plans in Exhibit "C"; and

(5) The six (6) elevators serving the Building are all Limited Common Area, limited to the use of the Units each elevator provides access to.

(i) **Elevator #1** provides access, either directly or via a Common Area corridor, to the following Units: T5, T6, T7, T8, 107, 108, 109, 110, 111, 112, 213, 214, 313, 314, 413, 414, 513, 514, 613, and PH10.

(ii) **Elevator #2** provides access, either directly or via a Common Area corridor, to the following Units: T5, T6, T7, T8, 107, 108, 109, 110, 111, 112, 212, 213, 214, 312, 313, 314, 412, 413, 414, 512, 513, 514, 612, 613, PH9, and PH10.

(iii) **Elevator #3** provides access, either directly or via a Common Area corridor, to the following Units: T5, T6, T7, T8, 107, 108, 109, 110, 111, 112, 211, 212, 311, 312, 411, 412, 511, 512, 611, 612, PH8, and PH9.

(iv) **Elevator #4** provides access, either directly or via a Common Area corridor, to the following Units: T5, T6, T7, T8, 107, 108, 109, 110, 111, 112, 210, 211, 310, 311, 410, 411, 510, 511, 610, 611, PH7, and PH8.

(v) **Elevator #5** provides access, either directly or via a Common Area corridor, to the following Units: T5, T6, T7, T8, 107, 108, 109, 110, 111, 112, 208, 209, 210, 308, 309, 310, 408, 409, 410, 508, 509, 510, 608, 609, 610, PH6, and PH7.

(vi) **Elevator #6** provides access, either directly or via a Common Area corridor, to the following Units: T5, T6, T7, T8, 107, 108, 109, 110, 111, 112, 208, 209, 308, 309, 408, 409, 508, 509, 608, 609, and PH6.

Percentage Interest of Units in all Phases of Regime.

The Owners will own the Common Area as tenants-in-common, with each Unit having, appurtenant thereto, the Percentage Interest in the Common Areas set forth in Exhibit "D" attached hereto; provided, however, that the use of the Limited Common Area will be restricted as set forth in Section 3.4(g) of the Master Deed. The Percentage Interest appurtenant to each Unit has been determined by dividing the Assigned Value of the respective Unit as shown on Exhibit "D" by the aggregate Assigned Value of all Units as shown on Exhibit "D." The value assigned to any Unit in Exhibit "D" does not represent the sales price or market value of the Unit

and will only be utilized for purposes of computing the Percentage Interest appurtenant to the respective Unit.

All definitions contained in the Master Deed and First Amendment shall be deemed amended to the extent necessary to cause the additional real property and improvements contained in Phase 3 to be treated as fully integrated into the Regime, and all said definitions as amended shall apply to this Second Amendment.


[SIGNATURE PAGE(S) TO IMMEDIATELY FOLLOW]

IN WITNESS WHEREOF, Developer has caused this Second Amendment to Master Deed to be executed to be effective as of this 12th day of August, 2002.

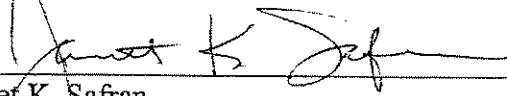
WITNESS:

RENAISSANCE ON CHARLESTON HARBOR, LLC

By: RCH Management, Inc.
Its: Manager



Kimberly S. Bauer



By: Janet K. Safran
Its: Secretary

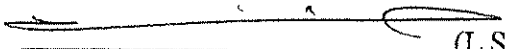
STATE OF SOUTH CAROLINA)
)
COUNTY OF Richland)

PROBATE

(B)
(D)
Second PERSONALLY appeared before me the undersigned witness who being duly sworn, says that s/he saw the within-named Renaissance on Charleston Harbor, LLC., by RCH Management, Inc., by Janet K. Safran, its Secretary, sign, seal and as its act and deed deliver the within-written First Amendment to Master Deed and that s/he with the other witness whose signature appears above witnessed the execution thereof.

Kimberly S. Bauer
WITNESS

SWORN TO before me this
12th day of August, 2002



(L.S.)
Notary Public for South Carolina
My Commission expires: 3-08-2009

EXHIBIT "A"

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the Town of Mount Pleasant, County of Charleston, State of South Carolina, the same being shown and designated as Tract IV-A Phase 3, containing 1.44 acres, on a plat entitled "Plat of The Renaissance on Charleston Harbor (Tract IV-A, Phase 1, 2 and 3) Patriots Point dated February 26, 2002, revised April 10, 2002, and recorded in the office of the Register of Mesne Conveyances for Charleston County in Plat Book EF at Page 529, said plat being incorporated herein by reference. According to said plat having the following metes and bounds: Beginning at a point in the existing 15' water easement and running along Tract IV-G S43°17'21"W for a distance of 230.51 feet to a point; thence turning and running along the Old 30' Cooper River Ferry Commission Causeway S83°44'30"W for a distance of 135.90 feet to a point and thence S73°20'40"W for a distance of 82.15 feet; thence turning and running along Tract IV-F N41°20'00"W for a total distance of 114.95 feet to a point; thence turning and running N52°54'31"E for a distance of 30.44 feet to a point; thence N 52°54'31"E for a distance of 7.61 feet to a point; thence N16° 39'41"W for a distance of 24.05 feet to a point; thence N01°42'39"W for a distance of 6.25 feet to a point; thence turning and running along Tract IV-D N48°01'60"E for a total distance of 86.44 feet to a point; thence turning and running along Tract IV-A Phase 2 S46°42'39"E for a distance of 27.97 feet to a point; thence turning and continuing along Tract IV-A Phase 2 N43°17'46"E for a distance of 97.89 feet to a point; thence turning and continuing along Tract IV-A Phase 2 S46°42'14"E for a distance of 50.81 feet to a point; thence turning and continuing along Tract IV-A Phase 2 N43°17'46"E for a distance of 19.75 feet to a point; thence turning and continuing along Tract IV-A Phase 2 S46°42'14"E for a distance of 56.12 feet to a point; thence turning and continuing along Tract IV-A Phase 2 N43°16'22" E for a distance of 85.29 feet to a point; thence turning and continuing along Tract IV-A Phase 1 N83°59'42"W for a distance of 32.25 feet to a point; thence turning and running N06°00'17"E for a distance of 34.00 feet to a point; thence turning and running N85°47'57"W for a distance of 95.98 feet to the point of beginning.

TMS: 517-00-00-120

ALL EASEMENTS CONTAINED IN PHASE 1 OF THE REGIME, AS DESCRIBED IN EXHIBIT "A" TO THE MASTER DEED, SHALL ALSO APPLY TO THIS LEGAL DESCRIPTION FOR PHASE 3 OF THE REGIME.

Exhibit "B"

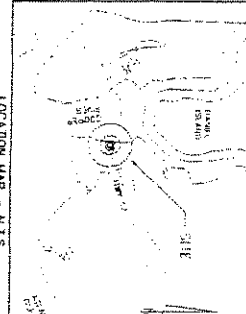
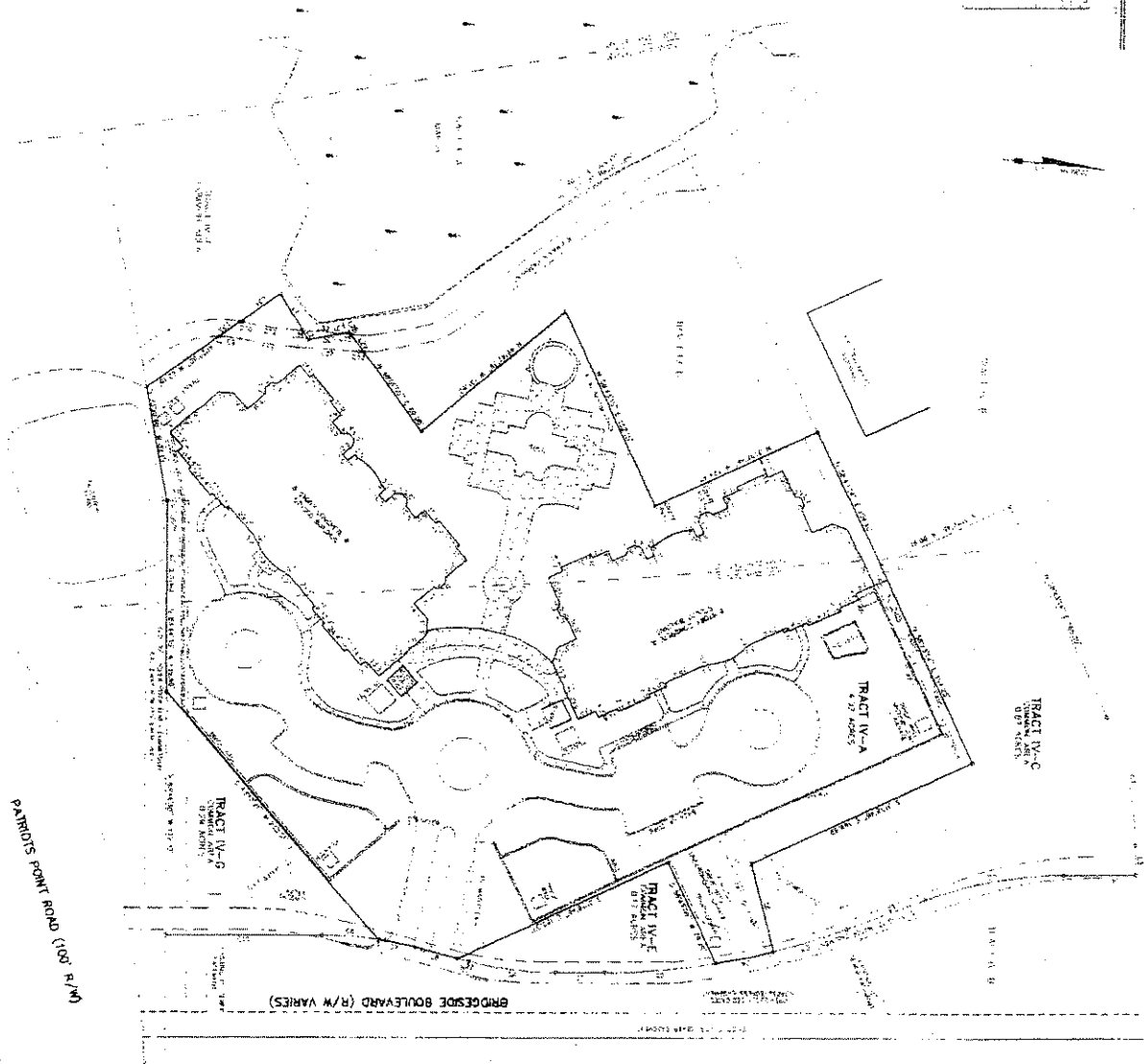
As-Built Survey of Phase 3 and Recombination Plat of entire Regime
&
Elevation Certificate for Phase 3

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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THE OFFICE OF THE SURVEYOR GENERAL AND THE SURVEYOR GENERAL'S OFFICE
 OF THE STATE OF SOUTH CAROLINA
 1100 MARKET STREET, COLUMBIA, SOUTH CAROLINA 29201
 PHONE: 803/792-1100 FAX: 803/792-1101
 INTERNET: www.sos.sc.gov



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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- LEGEND:
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 - 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

THE RENAISSANCE ON CHARLESTON HARBOR
 TRACT IV-A PATRIOTS POINT
 1100 MARKET STREET, COLUMBIA, SOUTH CAROLINA 29201
 PHONE: 803/792-1100 FAX: 803/792-1101
 INTERNET: www.sos.sc.gov

ELEVATION CERTIFICATE

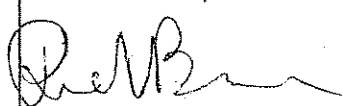
Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION			For Insurance Company Use:
BUILDING OWNER'S NAME		Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. BRIDGESIDE BOULEVARD		Company NAIC Number	
CITY MT PLEASANT	STATE SC	ZIP CODE 29464	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TMS: 517-00-00-120 TRACT IV-A			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) RESIDENTIAL - CONDOMINIUMS (BUILDING CLOSEST TO MAIN ROAD)			
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ###" or #####")	HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): _____ <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other: _____	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER MT PLEASANT 455417		B2. COUNTY NAME CHARLESTON COUNTY		B3. STATE SC	
B4. MAP AND PANEL NUMBER 455417 0003	B5. SUFFIX E	B6. FIRM INDEX DATE 10-17-86	B7. FIRM PANEL EFFECTIVE/REVISED DATE 10-17-86	B8. FLOOD ZONE(S) A7	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 13
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe): _____					
B11. Indicate the elevation datum used for the BFE in B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe): _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction	
*A new Elevation Certificate will be required when construction of the building is complete.	
C2. Building Diagram Number <u>1</u> (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)	
C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO	
Complete items C3.-a-i below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.	
Datum <u>NGVD 29</u> Conversion/Comments _____	
Elevation reference mark used <u>B.M.</u> Does the elevation reference mark used appear on the FIRM? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
o a) Top of bottom floor (including basement or enclosure)	<u>17.0</u> ft.(m)
o b) Top of next higher floor	<u>27.0</u> ft.(m)
o c) Bottom of lowest horizontal structural member (V zones only)	<u>NA</u> ft.(m)
o d) Attached garage (top of slab)	<u>NA</u> ft.(m)
o e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area)	<u>17.0</u> ft.(m)
o f) Lowest adjacent (finished) grade (LAG)	<u>16.6</u> ft.(m)
o g) Highest adjacent (finished) grade (HAG)	<u>26.7</u> ft.(m)
o h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade <u>NA</u>	
o i) Total area of all permanent openings (flood vents) in C3.h <u>NA</u> sq. in. (sq. cm)	

License Number, Embossed Seal, Signature, and Date



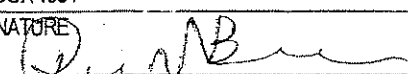
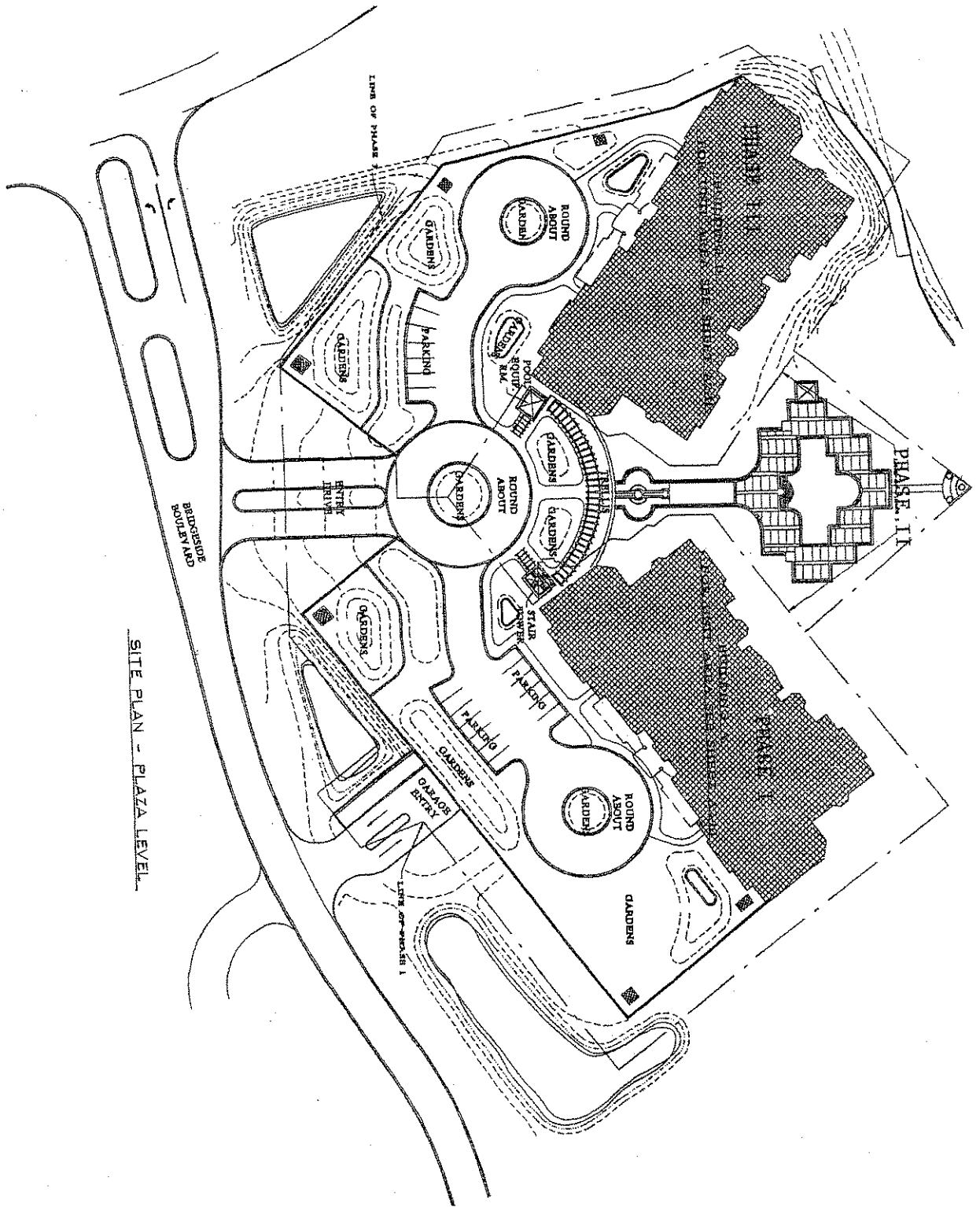
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.			
CERTIFIER'S NAME PENOLIA A VANBUREN		LICENSE NUMBER 11075	
TITLE LAND SURVEYOR	COMPANY NAME VANBUREN SURVEYING	STATE SC	ZIP CODE 29465
ADDRESS PO BOX 1054	CITY MT PLEASANT	STATE SC	ZIP CODE 29465
SIGNATURE 	DATE 8-8-02	TELEPHONE 843-881-4913	


Exhibit "C"

Site Plan, Floor Plans & Unit Plans for Phase 3 of the Regime

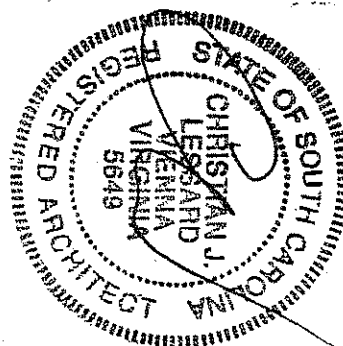
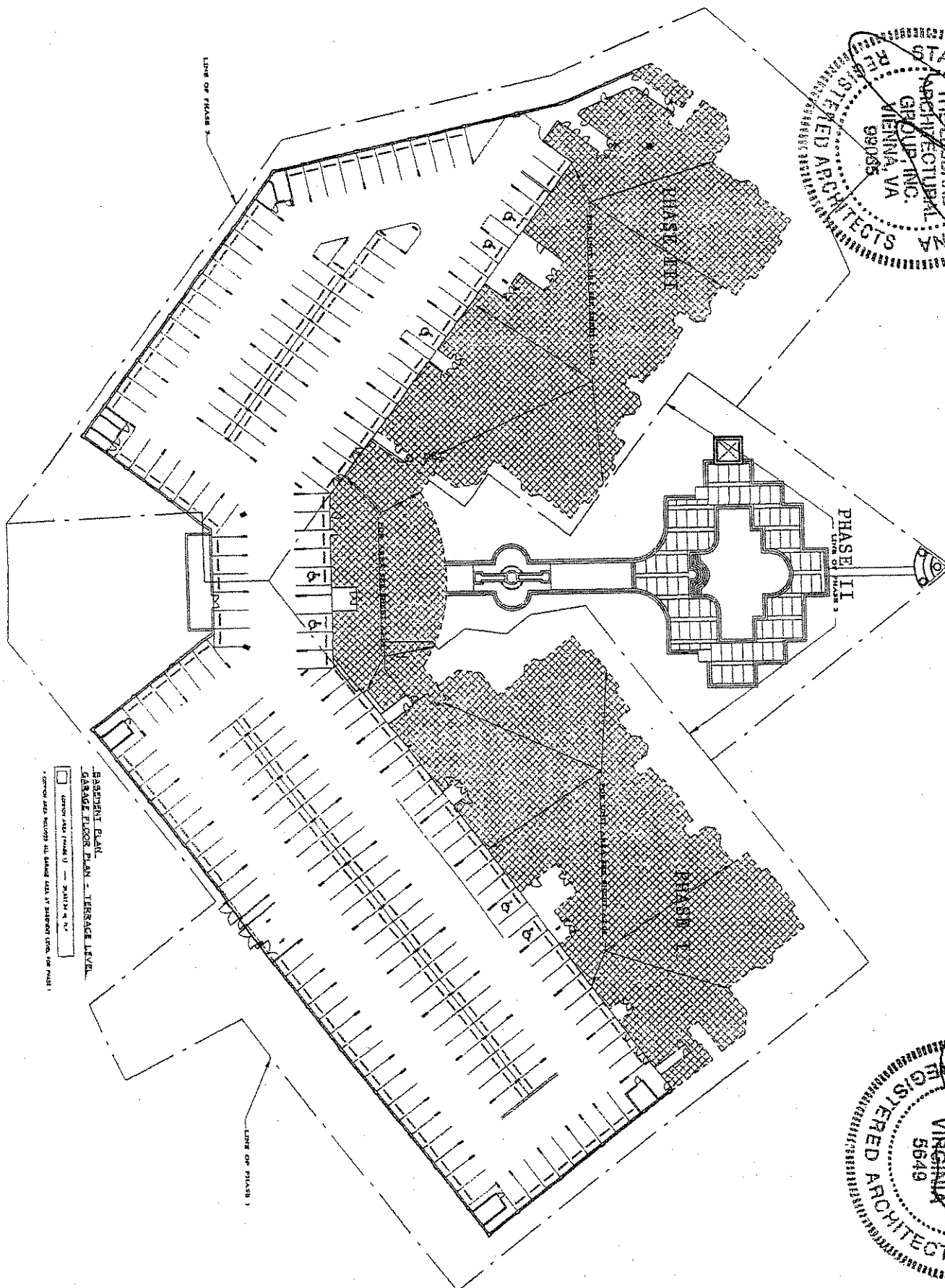
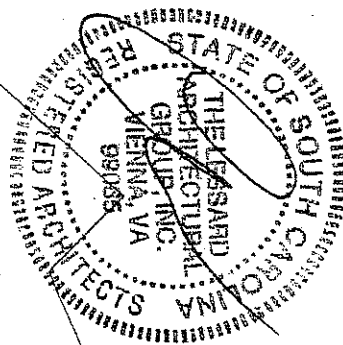
[NOTE: THESE PLANS LIST SOME UNITS THAT ARE IN PHASE 1 OF THE REGIME. THESE UNITS HAVE ALREADY BEEN SUBJECTED TO THE REGIME BY THE RECORDING OF THE MASTER DEED. THIS SECOND AMENDMENT IDENTIFIES ALL PHASE 3 UNITS BEING SUBMITTED TO THE REGIME.



SITE PLAN - PLAZA LEVEL

A2-02	FIRST FLOOR PLAN - PLAZA LEVEL	NO.	REVISION	DATE		THE LESSARD ARCHITECTURAL GROUP INC. 8903 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-4344 • FAX 703/760-9328 • www.lessardgroup.com <small>ARCHITECTURE • LAND PLANNING • URBAN DESIGN • ARCHITECTURAL CONSULTING</small>															
	<small> PROJECT NO. _____ DRAWING NO. _____ DATE _____ SCALE _____ SHEET NO. _____ OF _____ </small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">REVISION</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>					NO.	REVISION	DATE												
NO.	REVISION	DATE																			

THE LESSARD ARCHITECTURAL GROUP INC. EXPRESSLY DISCLAIMS ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THIS PLAN IS NOT TO BE REPRODUCED, COPIED OR USED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.



BASEMENT PLAN - TERRACE LEVEL
 GARAGE FLOOR PLAN - TERRACE LEVEL

CONTOUR AREA INCLUDES ALL GARAGE DATA BY BASEMENT LEVEL (SEE PLAN 1)

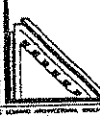
A2-01

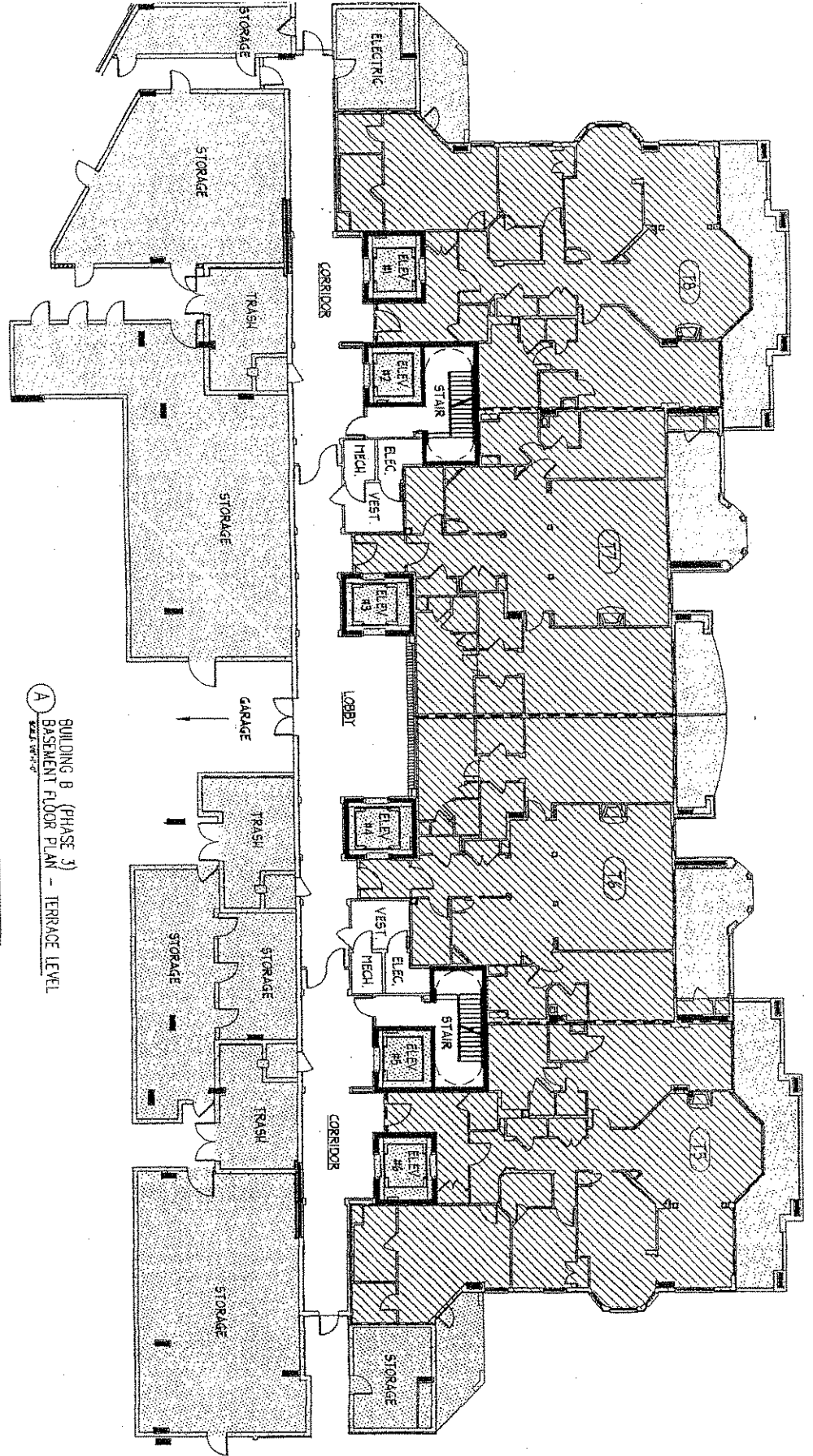
BASEMENT PLAN - TERRACE LEVEL
 THE RENAISSANCE ON CHARLESTON HARBOR
 MOUNT PLEASANT, SOUTH CAROLINA
 RENAISSANCE ON CHARLESTON HARBOR LLC

NO.	REVISION	DATE



THE LESSARD ARCHITECTURAL GROUP INC.
 5603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182
 703/760-8344 • FAX 703/760-8328 • email@lessardgroup.com
 ARCHITECTURE • LAND PLANNING • URBAN DESIGN • INTERIOR ARCHITECTURE





**BUILDING B (PHASE 3)
BASEMENT FLOOR PLAN - TERRACE LEVEL**

	COMMON AREA	2,398 sq. ft.
	UNIT COMMON AREA	7,868 sq. ft.
	UNIT AREA	6,577 sq. ft.

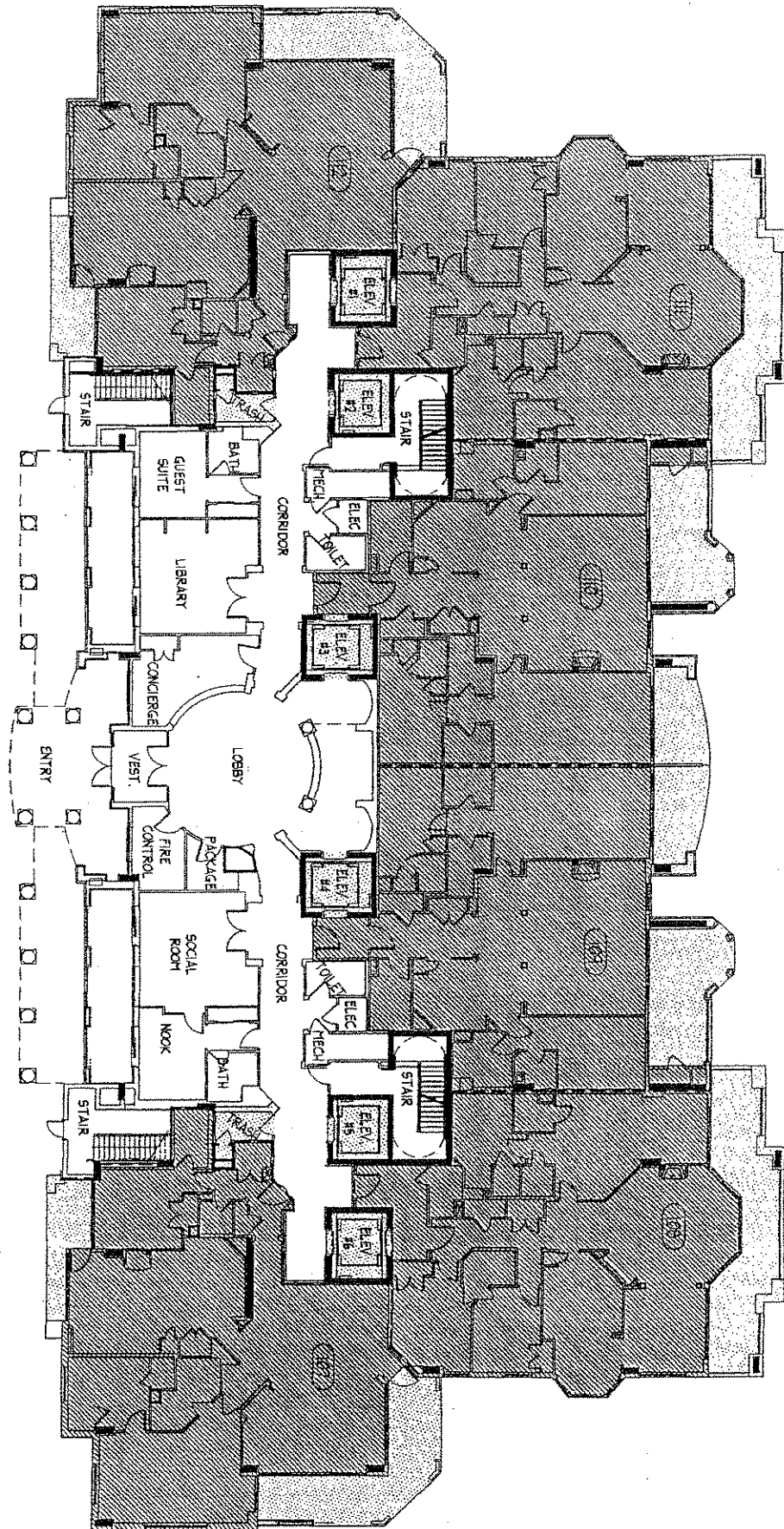
GENERAL NOTE:
SEE MECHANICAL UNIT PLAN
FOR TRASH UNIT PLANS

A2-01

BLDG. B BASEMENT FL (TERRACE)
THE RENAISSANCE ON CHARLESTON HARBOR
MOUNT PLEASANT, SOUTH CAROLINA

NO.	REVISION	DATE

THE LESSARD ARCHITECTURAL GROUP INC.
8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182
703/760-9344 • FAX 703/760-9328 • email@lessardgroup.com



A BUILDING B (PHASE 3)
 FIRST FLOOR PLAN - PLAZA LEVEL
 SCALE: 1/8" = 1'-0"

[Hatched Box]	COMMON AREA	4,548.45 sq. ft.
[Dotted Box]	UNITED COMMON AREA	2,980.70 sq. ft.
[White Box]	UNIT AREA	12,417.75 sq. ft.

GENERAL NOTE:
 SEE MECHANICAL UNIT PLAN
 FOR UNIT MECH. EQUIP.

A2-11

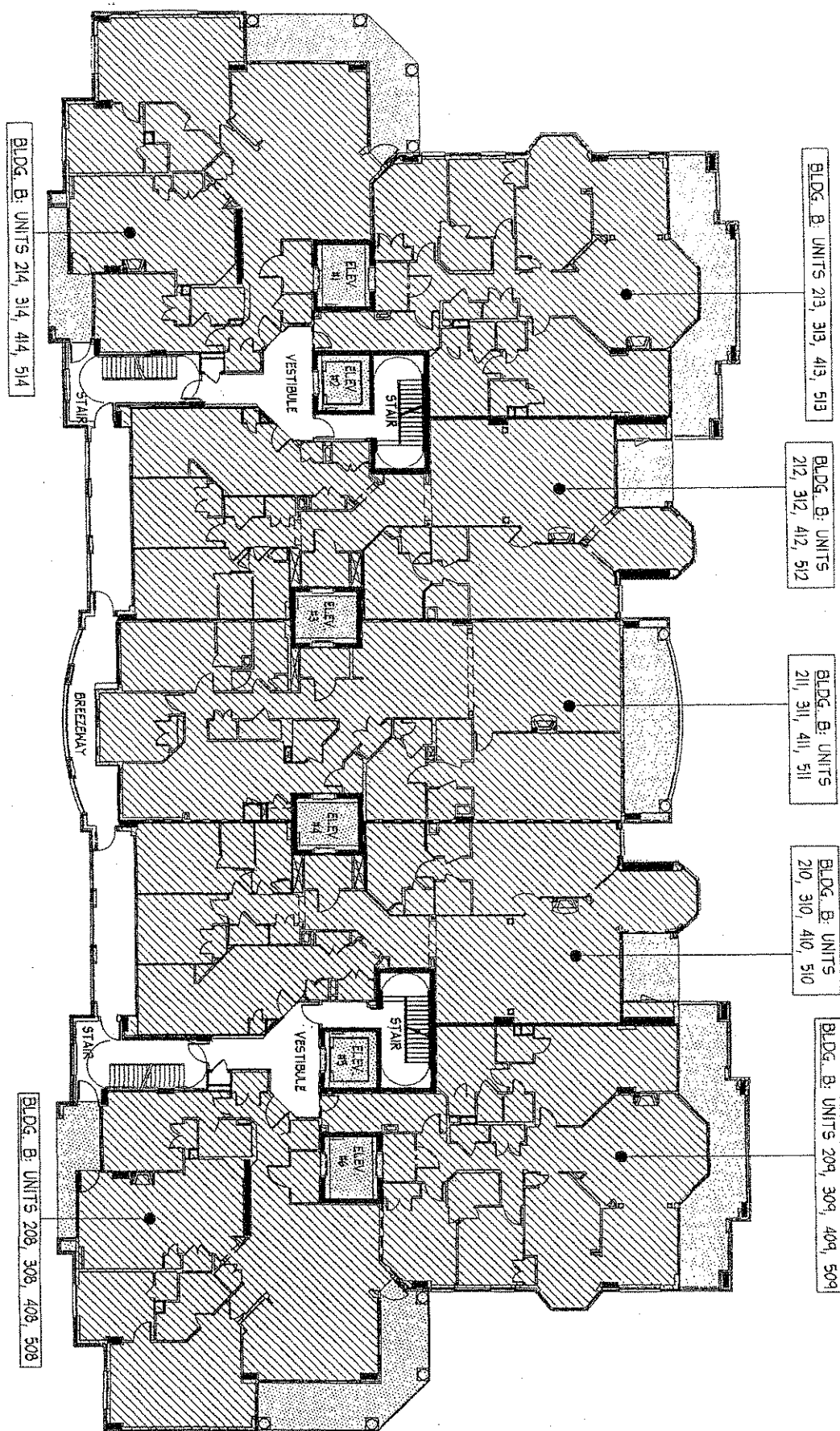
FIRST FLOOR PLAN - BUILDING B
 THE RENAISSANCE ON CHARLESTON HARBOR
 MOUNT PLEASANT, SOUTH CAROLINA
 RENAISSANCE ON CHARLESTON HARBOR LLC

NO.	REVISION	DATE



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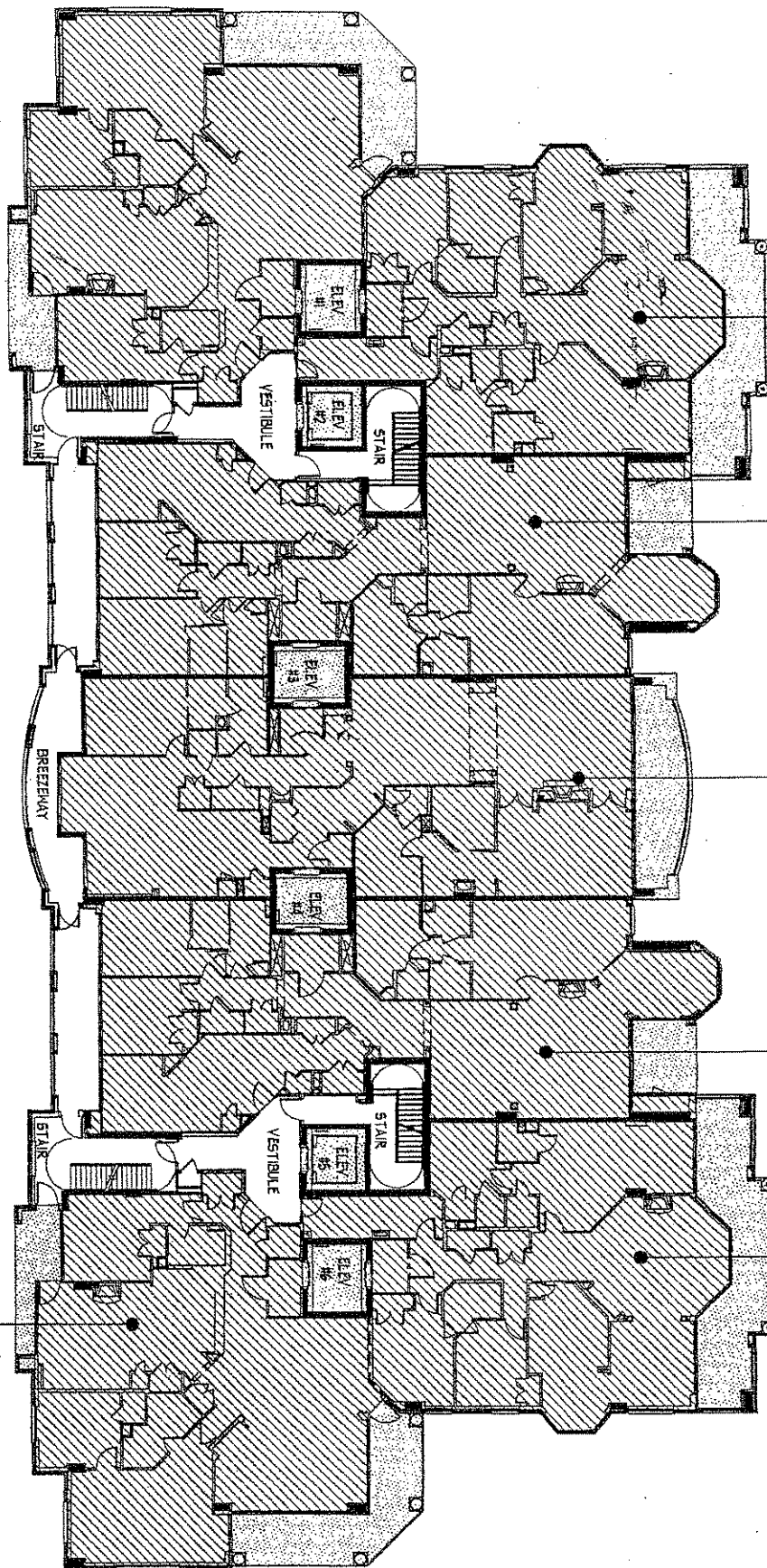


A
 BUILDING B (PHASE 3)
 FLOORS 2 TO 5 - TYPICAL FLOOR PLAN
 SCALE 1/8" = 1'-0"

	COMMON AREA	2,379 sq. ft.
	UNITED COMMON AREA	2,748 sq. ft.
	UNIT AREA	16,094 sq. ft.

GENERAL NOTE
 SEE INDIVIDUAL UNIT PLANS
 FOR TYPICAL UNIT PLANS

A2-12A	BLDG. B - FLR. PLAN - FLRS. 2 TO 5	NO.	REVISION	DATE		THE LESSARD ARCHITECTURAL GROUP INC. 8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-8344 • FAX 703/760-8328 • email@lessardgroup.com ARCHITECTURE • LAND PLANNING • URBAN DESIGN • ARCHITECTURAL ILLUSTRATIONS
	THE RENAISSANCE ON CHARLESTON HARBOR MOUNT PLEASANT, SOUTH CAROLINA RENAISSANCE ON CHARLESTON HARBOR LLC					
	DRAWN BY: LJC CHECKED BY: JES DATE: 07-17-12 SCALE: 1/8" = 1'-0"					



	CORRIDOR AREA	2,870 sq. ft.
	UNITED CORRIDOR AREA	2,720 sq. ft.
	UNIT AREA	16,004 sq. ft.

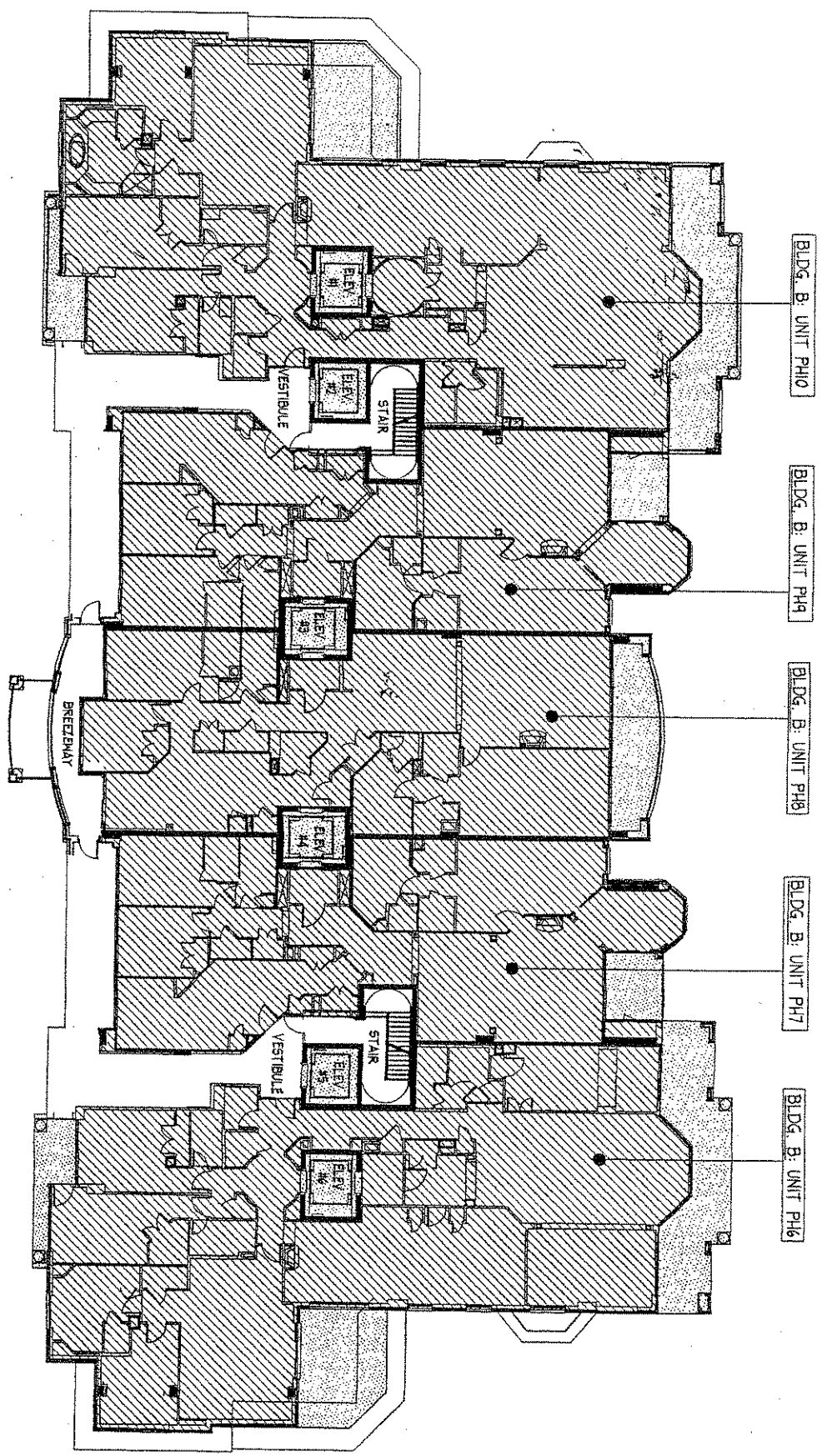
GENERAL NOTES:
 1. SEE PHASE 3 UNIT PLAN FOR UNIT LAYOUT

A2-13

6TH FLOOR PLAN
 THE RENAISSANCE ON CHARLESTON HARBOR
 MOUNT PLEASANT, SOUTH CAROLINA

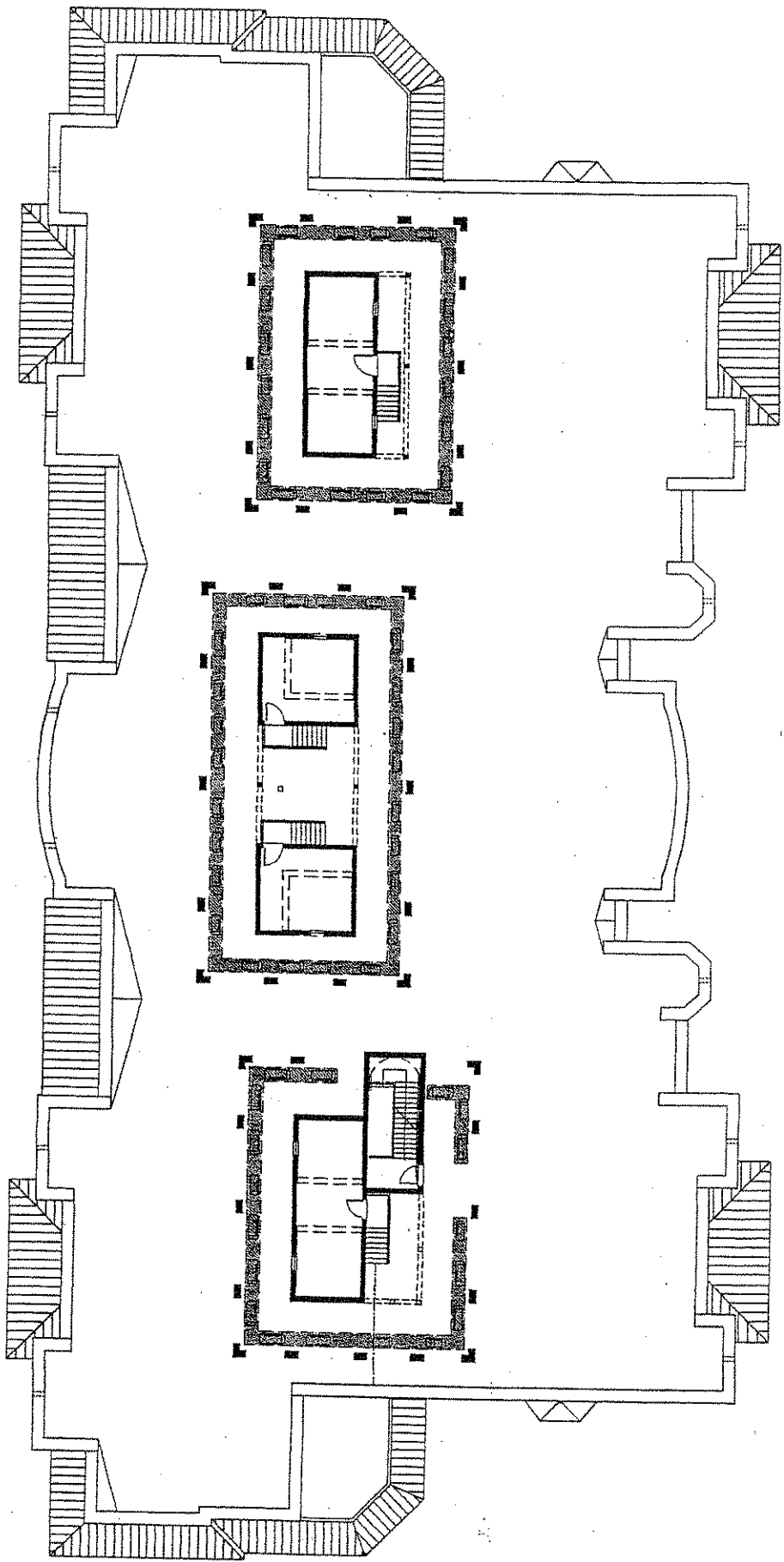
NO.	REVISION	DATE

THE LESSARD ARCHITECTURAL GROUP INC.
 8605 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182
 703/760-9344 • FAX 703/760-9328 • enr@lessardgroup.com



	COMMON AREA	2,171 sq. ft.
	UNITED COMMON AREA	2,344 sq. ft.
	UNIT AREA	9,794 sq. ft.

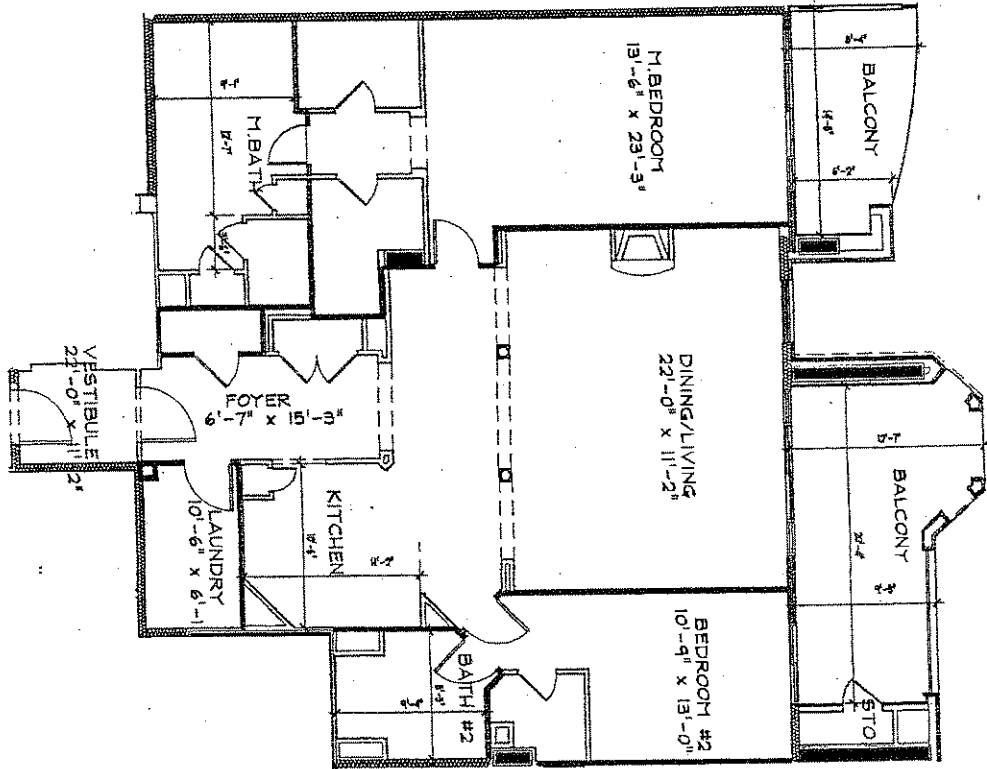
BUILDING B (PHASE 3)
7TH FLOOR -- PENTHOUSE FLOOR PLAN
 SCALE: 1/8" = 1'-0"



(A) ROOF PLAN (PHASES 1 & 3)

	CURTAIN AREA	17, 2nd, 3rd, 4th
	LIMITED CURTAIN AREA	5th, 6th, 7th

GENERAL NOTE:
SEE INDIVIDUAL UNIT PLANS
FOR TRUE UNIT PLANS



A UNIT AT FLOOR PLAN
SCALE: 1/8" = 1'-0"

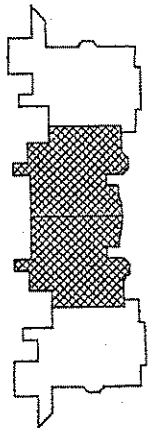
APARTMENT NUMBERS
12
13
14
17

UNIT AT FLOOR PLAN:

AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING TECHNIQUE (FROM CENTER OF INTERIOR CATION WALL TO OUTSIDE OF EXTERIOR WALL).
 SQUARE FOOTAGE:
 HEATED: 1969 S.F.
 BALCONY: 317 S.F.
 STORAGE: 288 S.F.
 TOTAL: 2574 S.F.

AREA SHOWN CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.
 SQUARE FOOTAGE:
 HEATED: 1649 S.F.
 BALCONY: 317 S.F.
 STORAGE: 11 S.F.
 TOTAL: 2077 S.F.

ROOM SIZES SHOWN ON PLAN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.



RENAISSANCE ON CHARLESTON HARBOR KEYPLAN

APARTMENT NUMBERS	
104	110
106	112
108	114

UNIT A1 FLOOR PLAN:

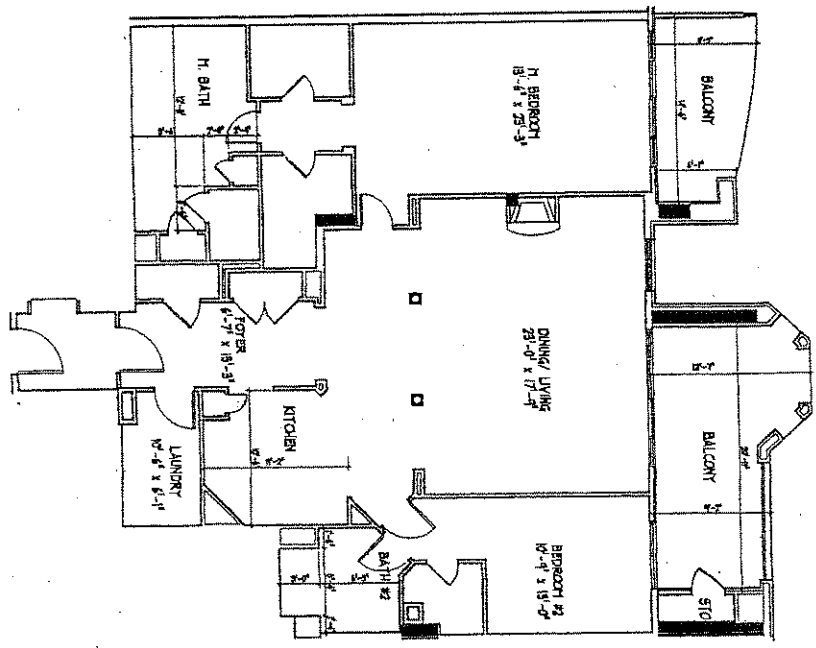
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING TECHNIQUE (FRONT CENTER OF INTERIOR CATION HALL TO OUTSIDE OF EXTERIOR WALL)

HEATED, FOOTINGS	1942 S.F.
BALCONY	144 S.F.
STORAGE	25 S.F.
TOTAL	2248 S.F.

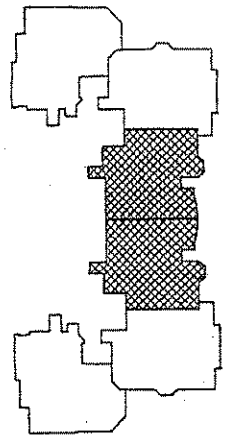
AREA SHOWN CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS

HEATED, FOOTINGS	1947 S.F.
BALCONY	84 S.F.
STORAGE	25 S.F.
TOTAL	2248 S.F.

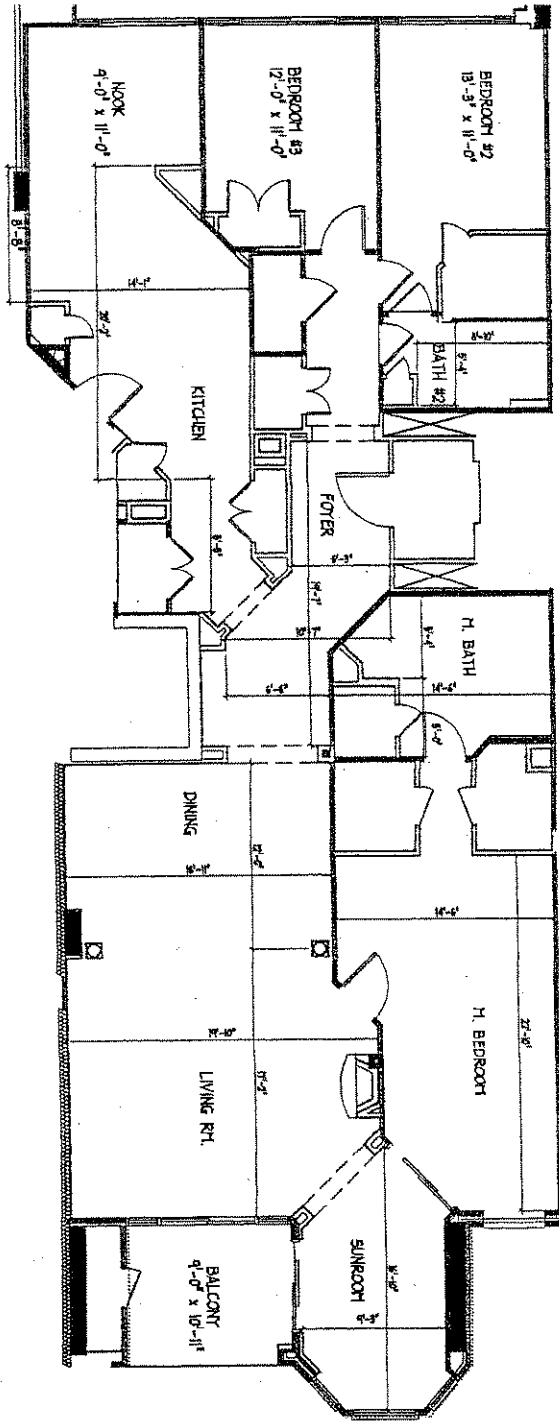
ROOM SIZES SHOWN ON PLAN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS



A UNIT A1 FLOOR PLAN
DATE: 08/03/98



RENAISSANCE ON CHARLESTON HARBOR KEYPLAN



UNIT B FLOOR PLAN

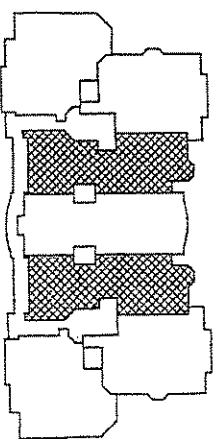
NUMBERS	
203	210
205	212
303	310
305	312
403	410
405	412
503	510
505	512
603	610
605	612
PH2	PH7
PH4	PH4

UNIT B FLOOR PLAN

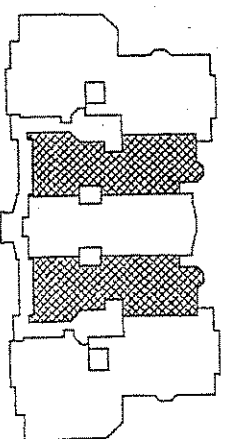
AREA BEHIND CALCULATING FRONT INCORPORATED ON UNFINISHED INTERIOR OF PERIMETER WALLS. FEATURES (FROM CENTER OF INTERIOR CORNER WALL TO CENTER OF EXTERIOR WALL):
 EXTERIOR WALLS 280 S.F.
 BALCONY 41 S.F.
 STORAGE 21 S.F.
 TOTAL 342 S.F.

AREA BEHIND CALCULATING FRONT INCORPORATED ON UNFINISHED INTERIOR OF PERIMETER WALLS.
 SCALE FOOTING:
 HEATED 230 S.F.
 BALCONY 41 S.F.
 STORAGE 21 S.F.
 TOTAL 292 S.F.

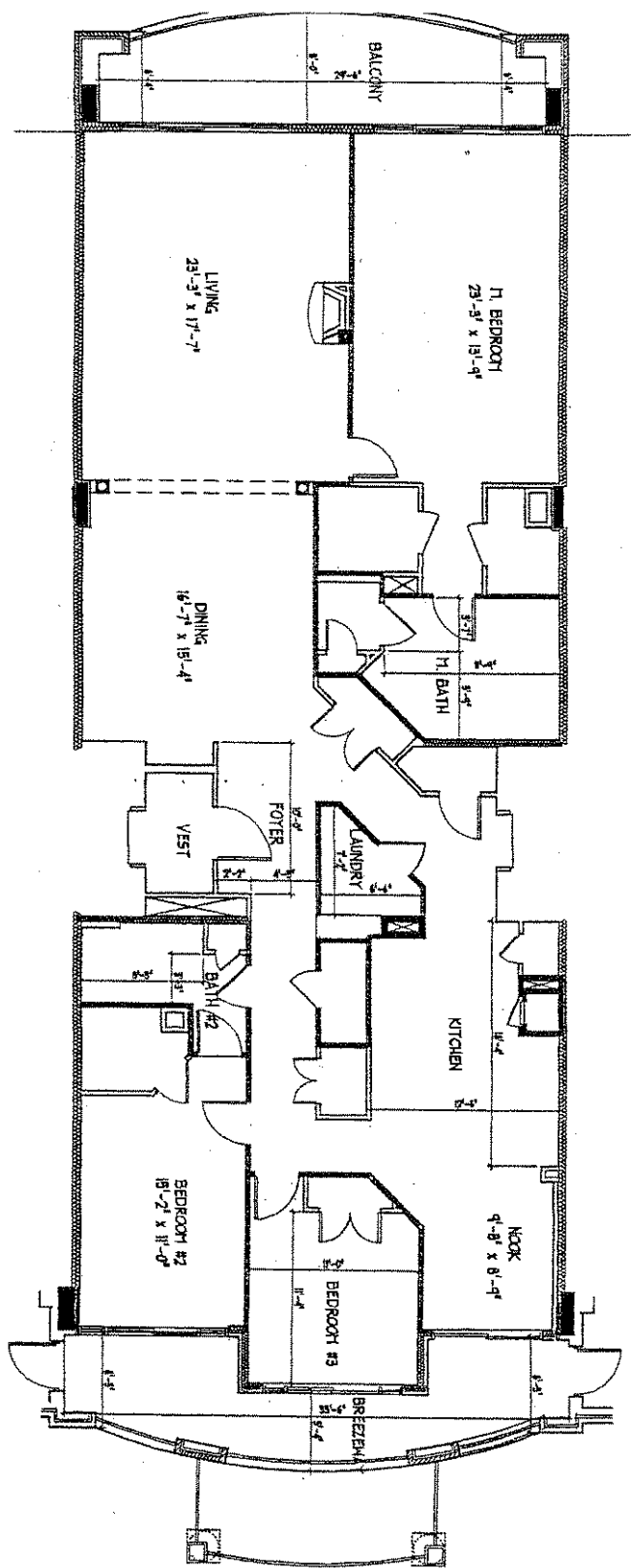
PORT SIZES SHOWN ON PLAN BY CALCULATING FRONT INCORPORATED ON UNFINISHED INTERIOR OF PERIMETER WALLS.



**RENAISSANCE ON CHARLESTON HARBOR KEYPLAN 1
 BLDGS. A & B - FLOORS 2,5**



**RENAISSANCE ON CHARLESTON HARBOR KEYPLAN 2
 BLDGS. A & B - PENTHOUSE**



UNIT C FLOOR PLAN

APARTMENT NUMBERS

204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
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222
223
224

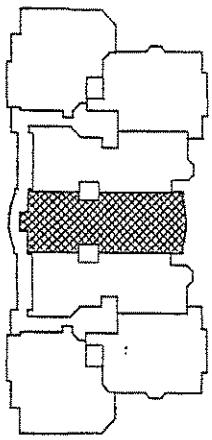
AREA SHOWN USING STANDARD ARCHITECTURAL FINISHING FINISHES (GREAT CENTER OF INTRUSION CENTER HALL TO OUTSIDE OF EXTERIOR WALL) SQUARE FOOTAGE:

HEATED	2977 S.F.
BALCONY	558 S.F.
STORAGE	22 S.F.
TOTAL	3557 S.F.

AREA SHOWN CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OR PERIMETER WALLS. SQUARE FOOTAGE:

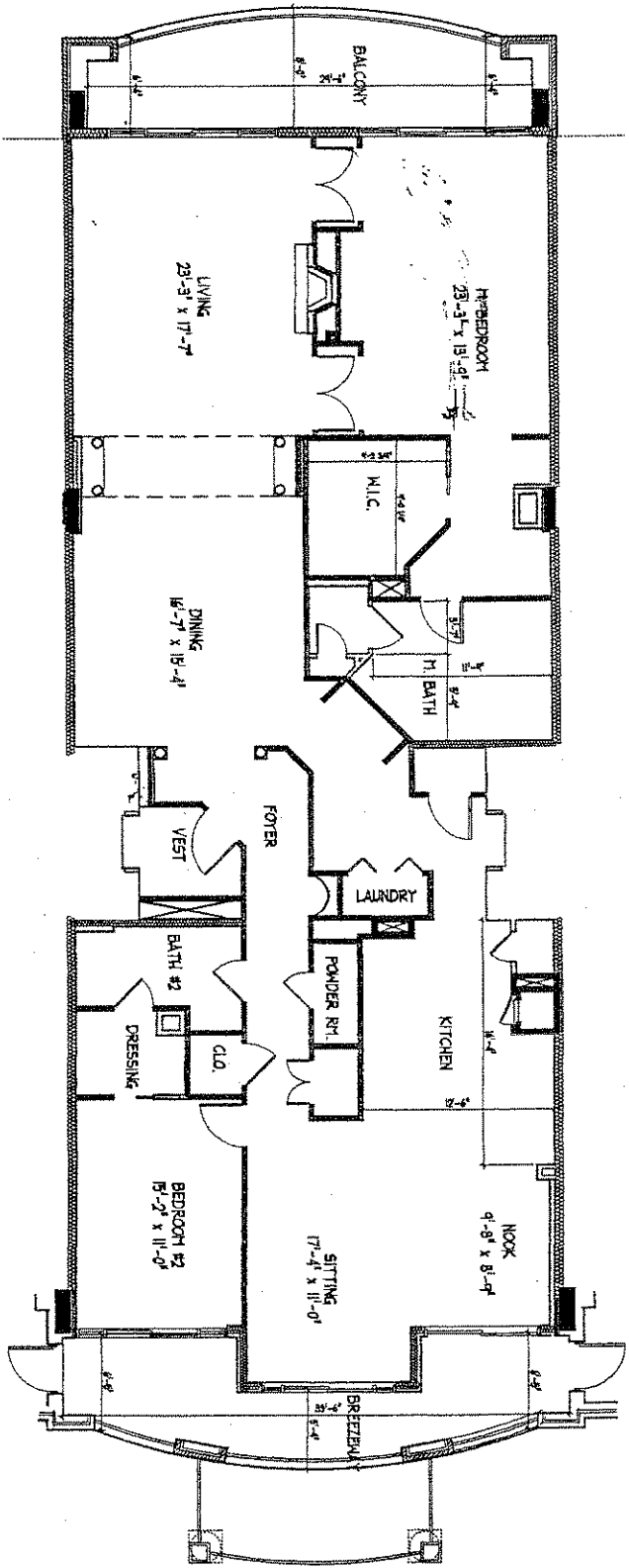
HEATED	2728 S.F.
BALCONY	558 S.F.
STORAGE	22 S.F.
TOTAL	3308 S.F.

ROOM SIZES SHOWN ON PLAN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OR PERIMETER WALLS



RENAISSANCE ON CHARLESTON HARBOR KEYPLAN 1
BLDG. A & B - FLOORS 2-6

<p>A3-04</p>	<p>UNIT C FLOOR PLAN</p> <p>THE RENAISSANCE ON CHARLESTON HARBOR MOUNT PLEASANT, NORTH CAROLINA RENAISSANCE ON CHARLESTON HARBOR LLC.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE																<p>THE LESSARD ARCHITECTURAL GROUP INC.</p> <p>8803 WESTWOOD CENTER DRIVE SUITE 400, VENNA, VA 22182 703/780-9344 • FAX 703/780-9320 • email@lessardgroup.com</p> <p>ARCHITECTURE • LAND PLANNING • URBAN DESIGN • INTERIOR ILLUSTRATIONS</p>
	NO.	REVISION	DATE																		
<p>DATE: 11/11/11 DRAWN BY: JLD CHECKED BY: JLD SCALE: AS SHOWN</p>	<p>20 THE LESSARD ARCHITECTURAL GROUP INC. COPIABLES PROHIBITED FOR OTHER USE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR CREDITED TO ANY OTHER SOURCE. THESE ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURAL GROUP INC.</p>																				



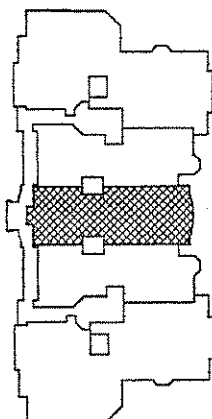
UNIT C2 FLOOR PLAN

UNIT C2 FLOOR PLAN

AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING PRACTICES (ARCH. CENTER OF INTERIOR CENTER HALL TO CENTER OF EXTERIOR WALL) SQUARE FOOTAGE:
 HEATED 2817 S.F.
 BALCONY 534 S.F.
 STORAGE 218 S.F.
 TOTAL 3569 S.F.

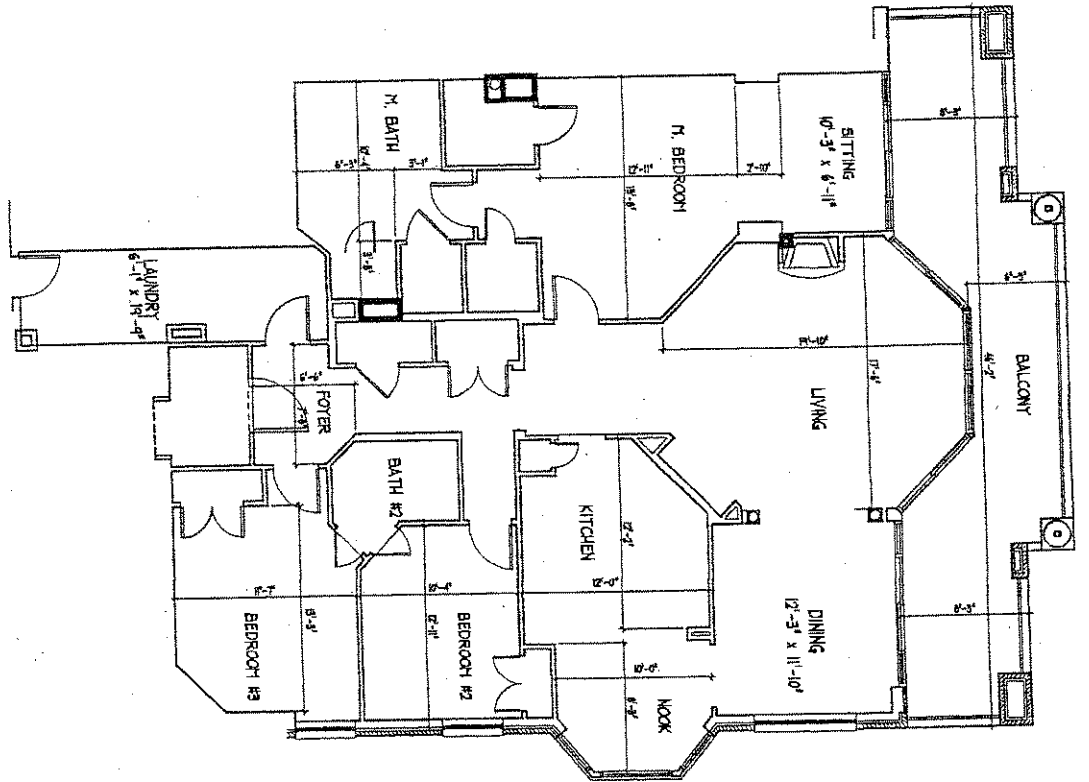
AREA SHOWN CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OR PERIMETER WALLS SQUARE FOOTAGE:
 HEATED 2428 S.F.
 BALCONY 534 S.F.
 STORAGE 218 S.F.
 TOTAL 3180 S.F.

ROOM SIZES SHOWN ON PLAN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OR PERIMETER WALLS



RENAISSANCE ON CHARLESTON HARBOR KEYPLAN 2
 BLDG. B - PENTHOUSE

<p>A3-048</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE																															<p>UNIT C2 FLOOR PLAN</p> <p>THE RENAISSANCE ON CHARLESTON HARBOR MOUNT PLEASANT, SOUTH CAROLINA RENAISSANCE ON CHARLESTON HARBOR LLC</p>	<p>THE LESSARD ARCHITECTURAL GROUP INC.</p> <p>8803 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-2344 • FAX 703/760-2328 • email@lessardgroup.com</p> <p>ARCHITECTURE • LAND PLANNING • INTERIOR DESIGN • ARCHITECTURAL RESTORATION</p>
NO.	REVISION	DATE																																	



UNIT D
SCALE: 1/8" = 1'-0"

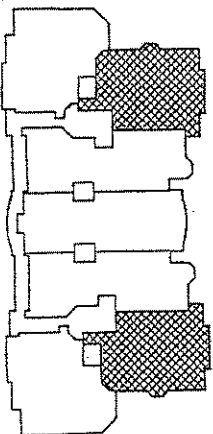
APARTMENT NUMBERS
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1002
1006

UNIT D FLOOR PLAN

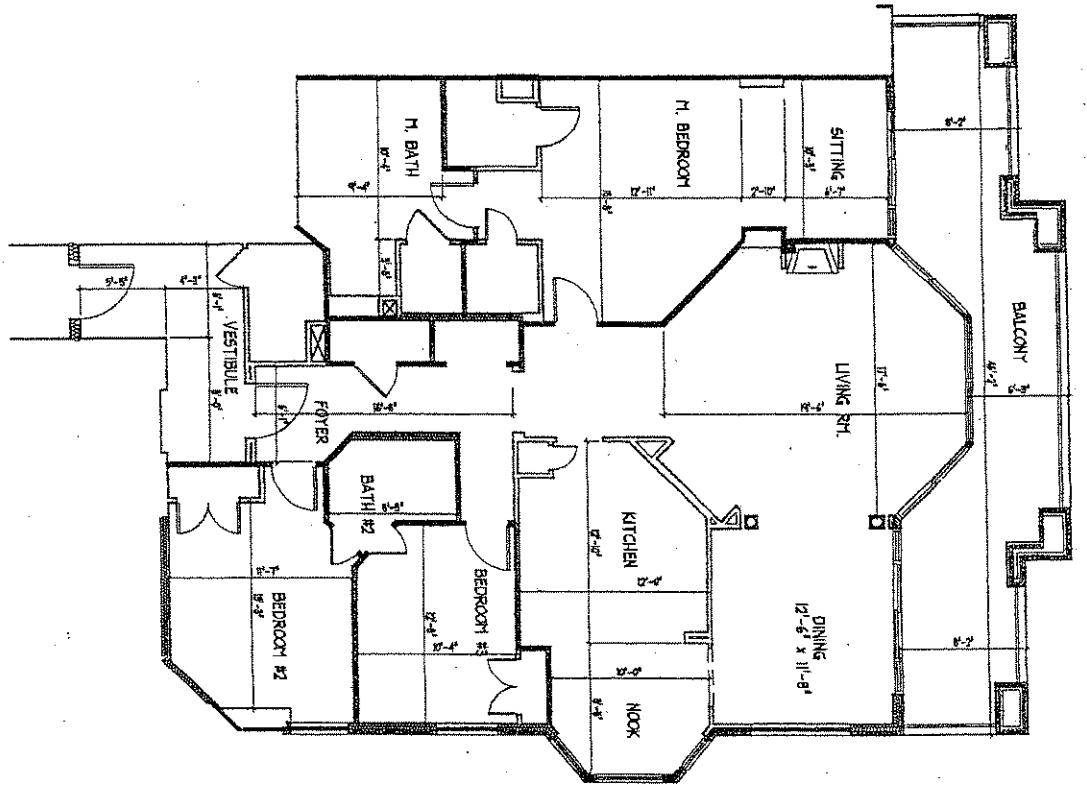
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING PRACTICES (FROM CENTER OF INTERIOR DOOR TO CENTER OF INTERIOR WALL).
 UNFINISHED INTERIOR OF PERIMETER WALLS.
 FINISHED EXTERIOR.
 HEATED 2224 S.F.
 BALCONY 161 S.F.
 STORAGE -- S.F.
 TOTAL 2405 S.F.

AREA SHOWN CALCULATING FROM UNINCORPORATED UNFINISHED INTERIOR OF PERIMETER WALLS.
 FINISHED EXTERIOR.
 HEATED 2224 S.F.
 BALCONY 161 S.F.
 STORAGE -- S.F.
 TOTAL 2389 S.F.

ROOM SIZES SHOWN ON PLAN BY CALCULATING FROM UNINCORPORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.



RENAISSANCE ON CHARLESTON HARBOR KEYPLAN
 BLDGS. A & B - FLOORS 2-5



A UNIT D1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

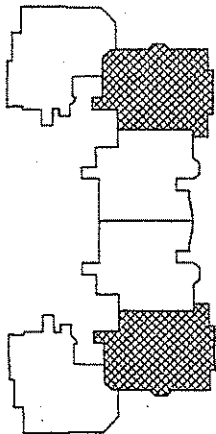
APARTMENT NUMBERS	
102	103
104	105
106	107

UNIT D1 FLOOR PLAN:

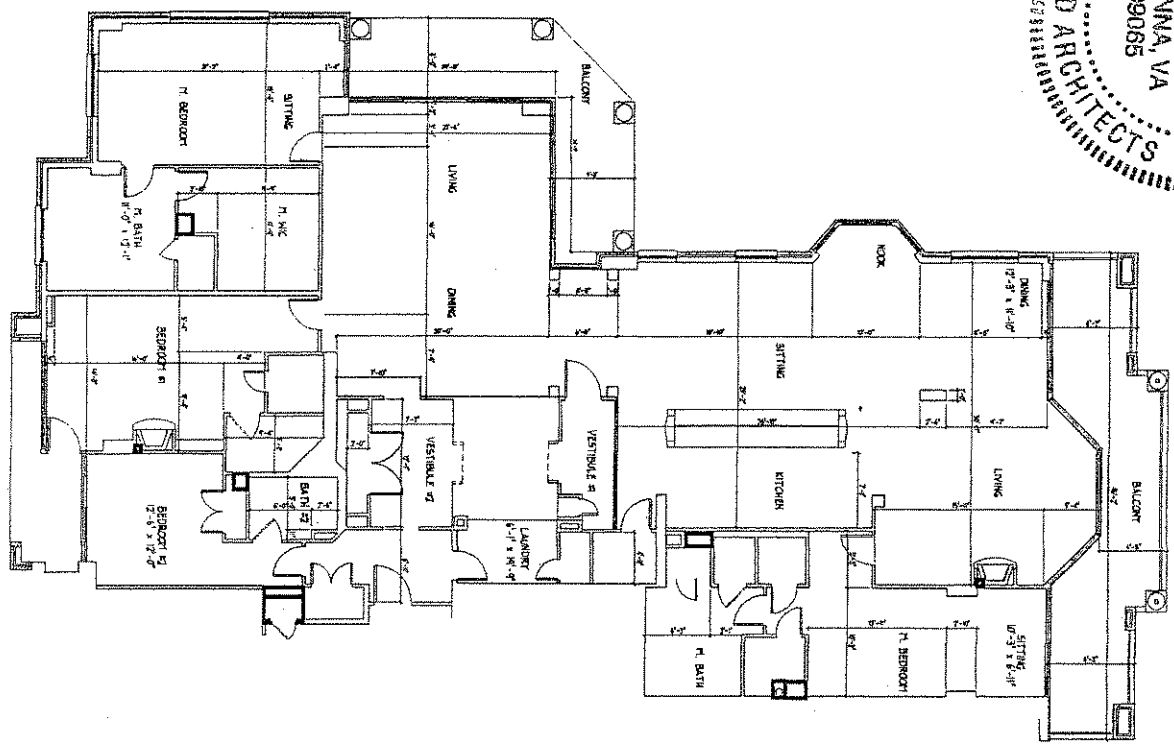
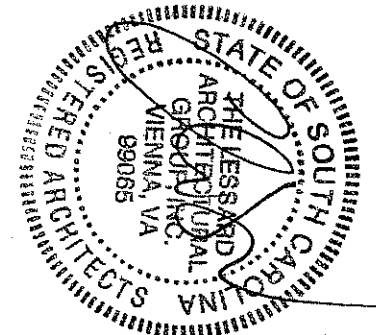
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING PRACTICES (FROM CENTER OF INTERIOR CORNER WALL TO OUTSIDE OF EXTERIOR WALL)
 BASELINE FOOTINGS
 EXTERIOR WALLS
 EXTERIOR DOORS
 EXTERIOR WINDOWS
 TOTAL 2346 S.F.

AREA SHOWN CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS
 BASELINE FOOTINGS
 EXTERIOR WALLS
 EXTERIOR DOORS
 EXTERIOR WINDOWS
 TOTAL 2778 S.F.

ROOM SIZES SHOWN ON PLAN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS



RENAISSANCE ON CHARLESTON HARBOR KEY PLAN



UNIT D2
4000 S.F.

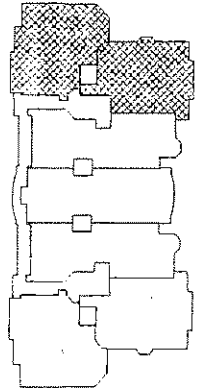
APARTMENT NUMBER
49

UNIT D2 FLOOR PLAN

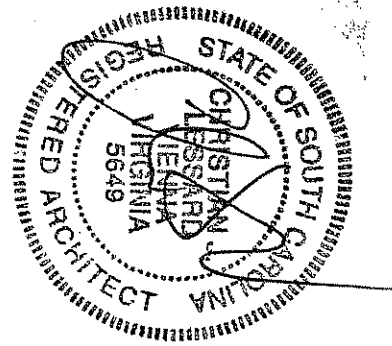
AREA SHOWN USING STANDARD ARCHITECTURAL FINISHING TYPED ROOM (FROM CENTER OF INTERIOR WALLS) EXCEPT FOR BALCONY (FROM CENTER OF EXTERIOR WALL).
 HEATED 4012 S.F.
 BALCONY 80 S.F.
 STORAGE 77 S.F.
 TOTAL 5072 S.F.

AREA SHOWN CALCULATING FROM UNDEGRADED OR UNFINISHED INTERIOR OF PERIMETER WALLS.
 HEATED 4262 S.F.
 BALCONY 80 S.F.
 STORAGE 77 S.F.
 TOTAL 5212 S.F.

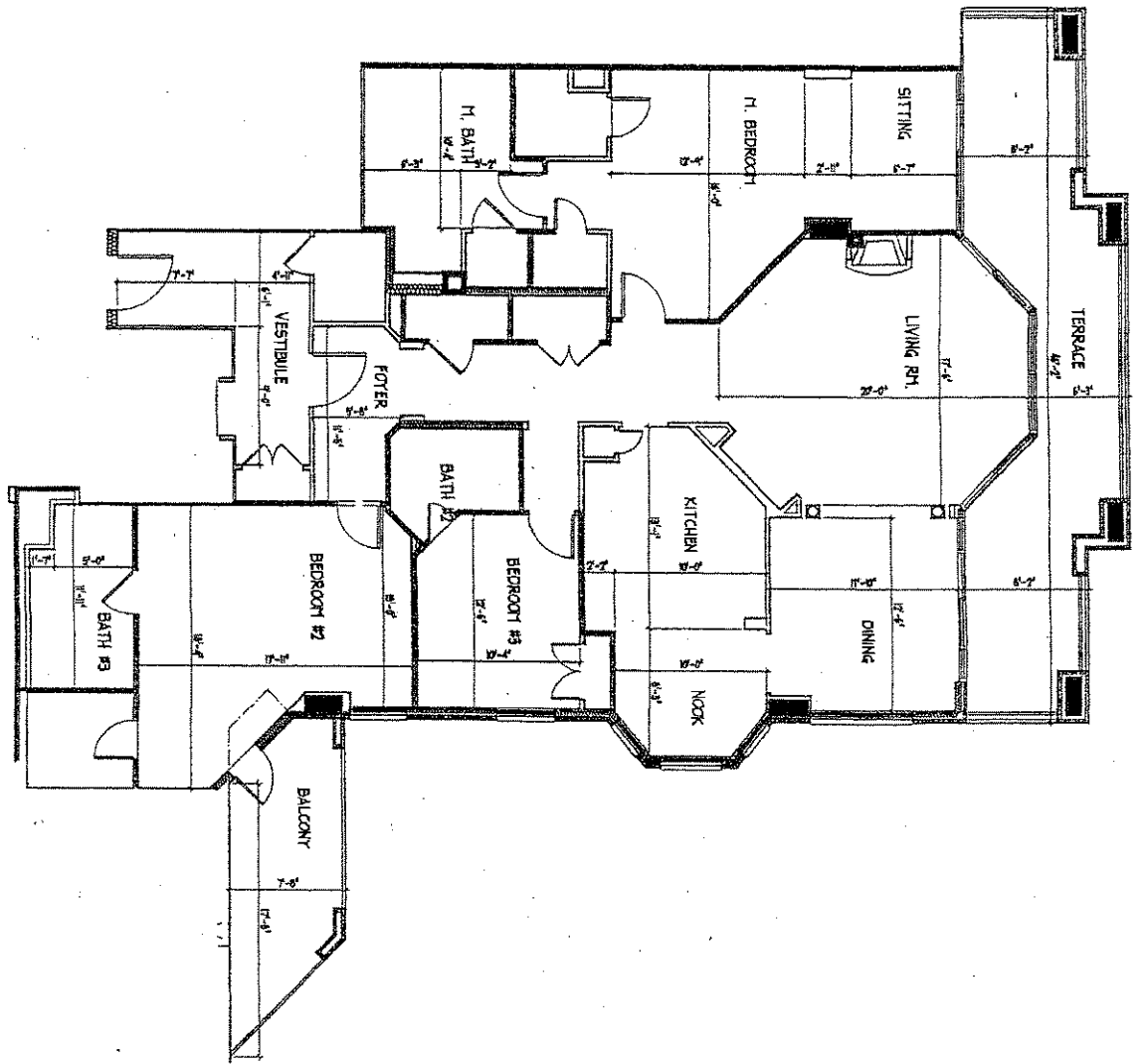
ROOM SIZES SHOWN ON PLAN BY CALCULATING FROM UNDEGRADED OR UNFINISHED INTERIOR OF PERIMETER WALLS.



RENAISSANCE ON CHARLESTON HARBOR KEY PLAN
 BLDG. B - FLOOR 6



A3-05A	UNIT D2 FLOOR PLAN	NO.	REVISION	DATE	THE LESSARD ARCHITECTURAL GROUP INC. 8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-4344 • FAX 703/760-0326 • www.thelessardgroup.com <small>ARCHITECTURE • LAND PLANNING • URBAN DESIGN • ARCHITECTURAL ILLUSTRATIONS</small>
	THE RENAISSANCE ON CHARLESTON HARBOR MOUNT PLEASANT, SOUTH CAROLINA RENAISSANCE ON CHARLESTON HARBOR LLC				



A UNIT DT FLOOR PLAN
SCALE: 1/8" = 1'-0"

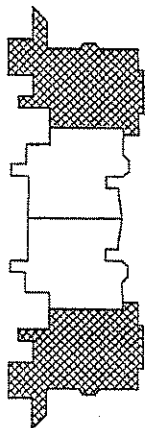
APARTMENT NUMBERS
71
74
76
78

UNIT DT FLOOR PLAN:

AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING PRACTICES (FROM CENTER OF INTERIOR CROWN MOULD TO OUTSIDE OF INTERIOR WALL)
 HEATED (EXCLUDING BALCONY)
 UNHEATED (EXCLUDING BALCONY)
 BALCONY
 TERRACE
 TOTAL

AREA SHOWN CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS
 HEATED (EXCLUDING BALCONY)
 UNHEATED (EXCLUDING BALCONY)
 BALCONY
 TERRACE
 TOTAL

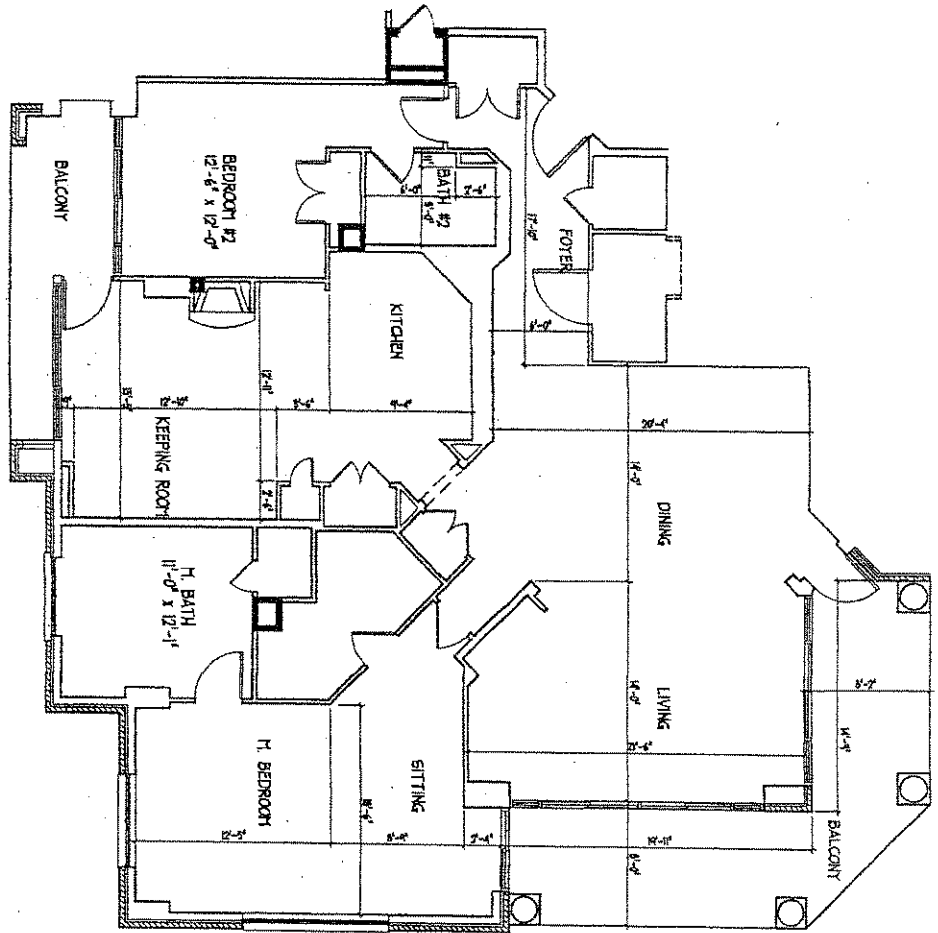
ROOMS SHOWN ON PLAN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS



RENAISSANCE ON CHARLESTON HARBOR KEYPLAN

<p>A3-07</p>	<p>UNIT DT FLOOR PLAN THE RENAISSANCE ON CHARLESTON HARBOR MOUNT PLEASANT, SOUTH CAROLINA RENAISSANCE ON CHARLESTON HARBOR LLC.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE													<p>THE LESSARD ARCHITECTURAL GROUP INC. 8503 WESTWOOD CENTER DRIVE, SUITE 400, YESHVA, VA 22182 703/760-8344 • FAX 703/760-8328 • www.leslardgroup.com ARCHITECTURE • LAND PLANNING • DESIGN • ARCHITECTURAL ILLUSTRATION</p>
NO.	REVISION	DATE																

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UNIT E
 2844 S.F.

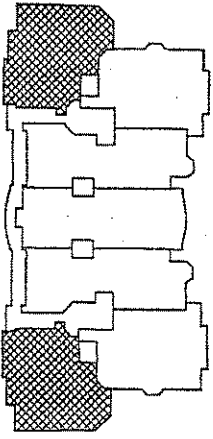
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75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

UNIT E FLOOR PLAN

AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING TECHNIQUES (RIGHT CENTER OF INTERIOR COMMON HALL TO CENTER OF EXTERIOR HALL).
 SCHEMATICALLY
 HEATED 428 S.F.
 BALCONY 428 S.F.
 STORAGE 428 S.F.
 TOTAL 2844 S.F.

AREA SHOWN CALCULATING FROM UNDERGRATED OR UNNUMBERED INTERIOR OR PERIMETER WALLS.
 HEATED FOOTCAGE 515
 BALCONY 428 S.F.
 STORAGE 428 S.F.
 TOTAL 2844 S.F.

ROOM AREA SHOWN ON PLAN BY CALCULATING FROM UNDERGRATED OR UNNUMBERED INTERIOR OR PERIMETER WALLS



RENAISSANCE ON CHARLESTON HARBOR KEYPLAN

A3-08

REVISIONS
 NO. REVISION DATE

UNIT E FLOOR PLAN

THE RENAISSANCE ON CHARLESTON HARBOR
 MOUNT PLEASANT, SOUTH CAROLINA
 RENAISSANCE ON CHARLESTON HARBOR LLC

NO. REVISION DATE

THE LESSARD ARCHITECTURAL GROUP INC.

8013 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182
 703/780-8344 • FAX 703/780-8328 • enr@lessardgroup.com

ARCHITECTURE • LAND PLANNING • GRADE DESIGN • ARCHITECTURAL RENDERINGS

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**APARTMENT
NUMBERS**

101
106
107
112

UNIT E1 FLOOR PLAN:

AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR CORNER WALL TO OUTSIDE OF EXTERIOR WALL)

SQUARE FOOTAGE:

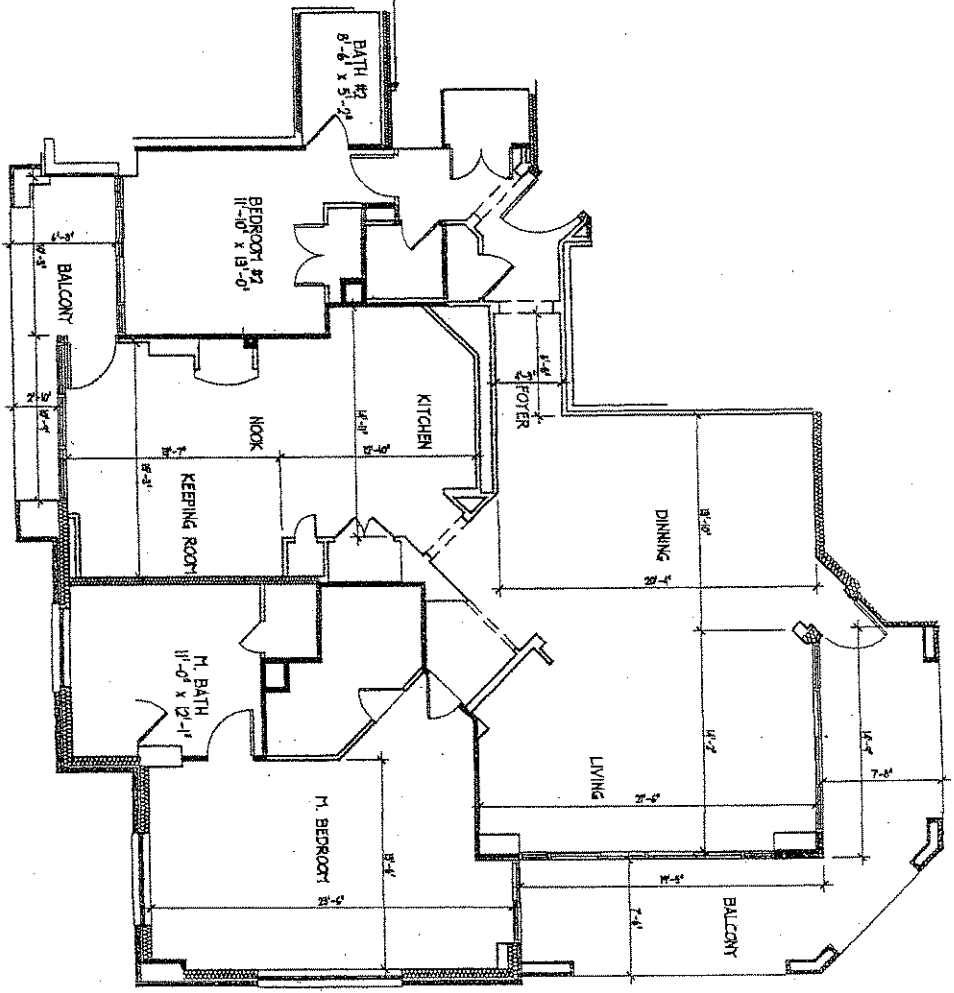
HEATED	2157 S.F.
BALCONY	404 S.F.
STORAGE	S.F.
TOTAL	2561 S.F.

AREA SHOWN CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

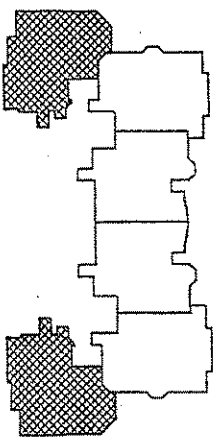
SQUARE FOOTAGE:

HEATED	2049 S.F.
BALCONY	404 S.F.
STORAGE	S.F.
TOTAL	2444 S.F.

ROOM SIZES SHOWN ON PLAN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS

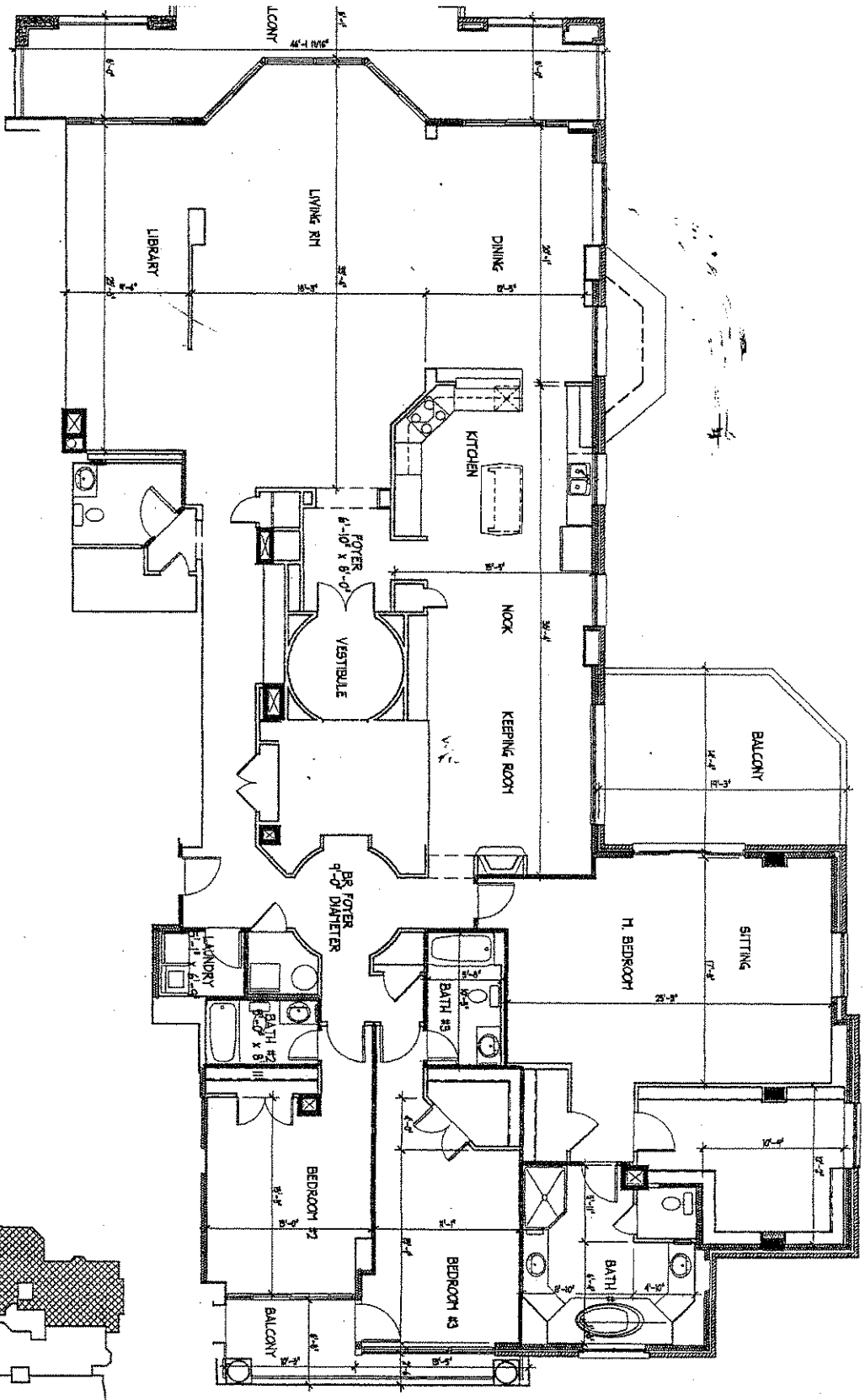


UNIT E1 FLOOR PLAN



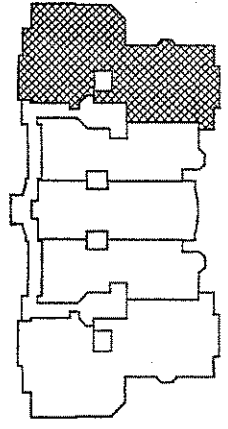
RENAISSANCE ON CHARLESTON HARBOR KEYPLAN

2000 THE LESSARD ARCHITECTURAL GROUP INC. 2000 THE LESSARD ARCHITECTURAL GROUP INC. 2000 THE LESSARD ARCHITECTURAL GROUP INC.



(A) UNIT F2 FLOOR PLAN
 02.15.2007

RENAISSANCE ON CHARLESTON HARBOR KEYPLAN



APARTMENT	
NUMBERS	
P#1	P#2
P#3	P#4
P#5	P#6
P#7	P#8
P#9	P#10

UNIT F2 FLOOR PLAN:

AREA SHOWN USING STANDARD
 ARCHITECTURAL MEASURING
 PRACTICES (FROM CENTER OF
 INTERIOR CORNER WALL TO
 OUTSIDE OF EXTERIOR WALL)
 SQUARE FOOTAGE:
 HEATED: 481 S.F.
 BALCONY: 78 S.F.
 TOTAL: 559 S.F.
 TOTAL: 481 S.F.

AREA SHOWN CALCULATING FROM
 UNDERSTANDING OR UNHEATED
 INTERIOR OF EXTERIOR WALLS,
 SQUARE FOOTAGE:
 HEATED: 529 S.F.
 BALCONY: 78 S.F.
 TOTAL: 607 S.F.
 TOTAL: 481 S.F.

ROOM SIZES SHOWN ON PLAN BY
 CALCULATING FROM UNDERSTANDING
 OR UNHEATED INTERIOR OF
 EXTERIOR WALLS

A3-10

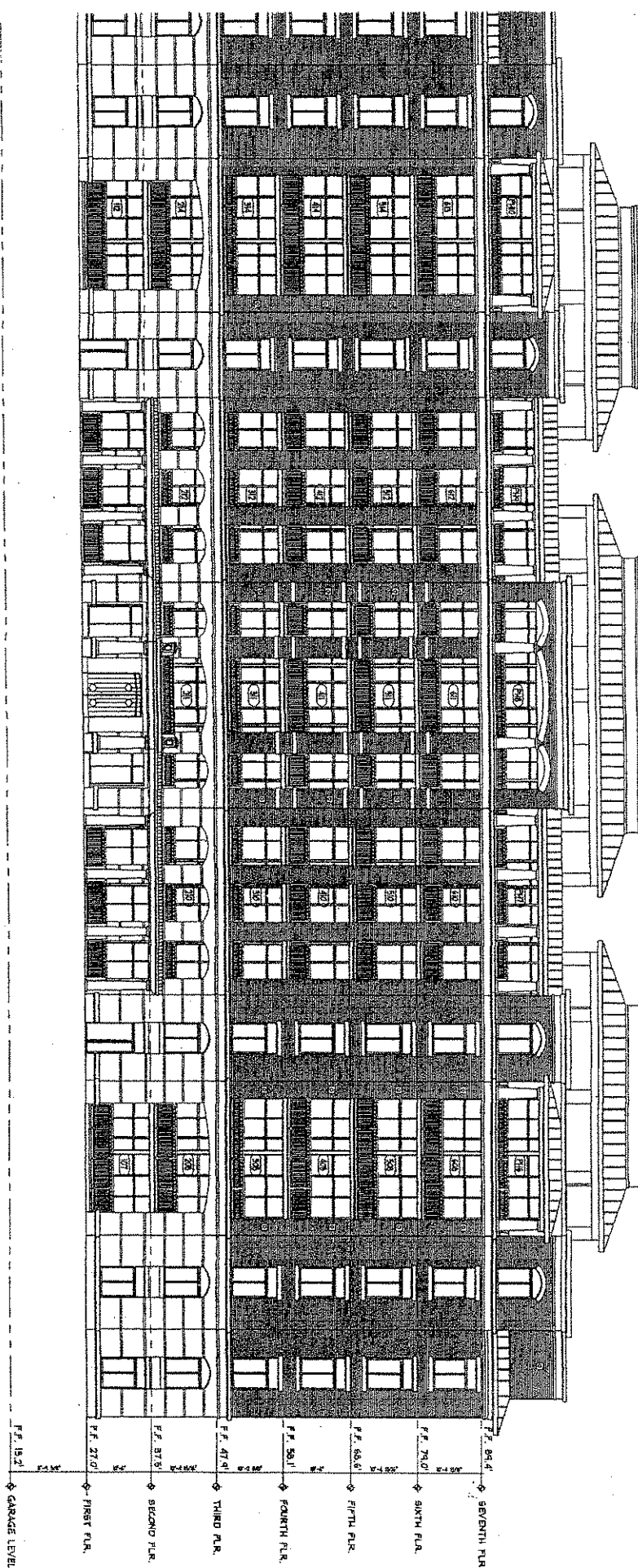
UNIT F2 FLOOR PLAN
 THE RENAISSANCE ON CHARLESTON HARBOR
 MOUNT PLEASANT, SOUTH CAROLINA

NO.	REVISION	DATE

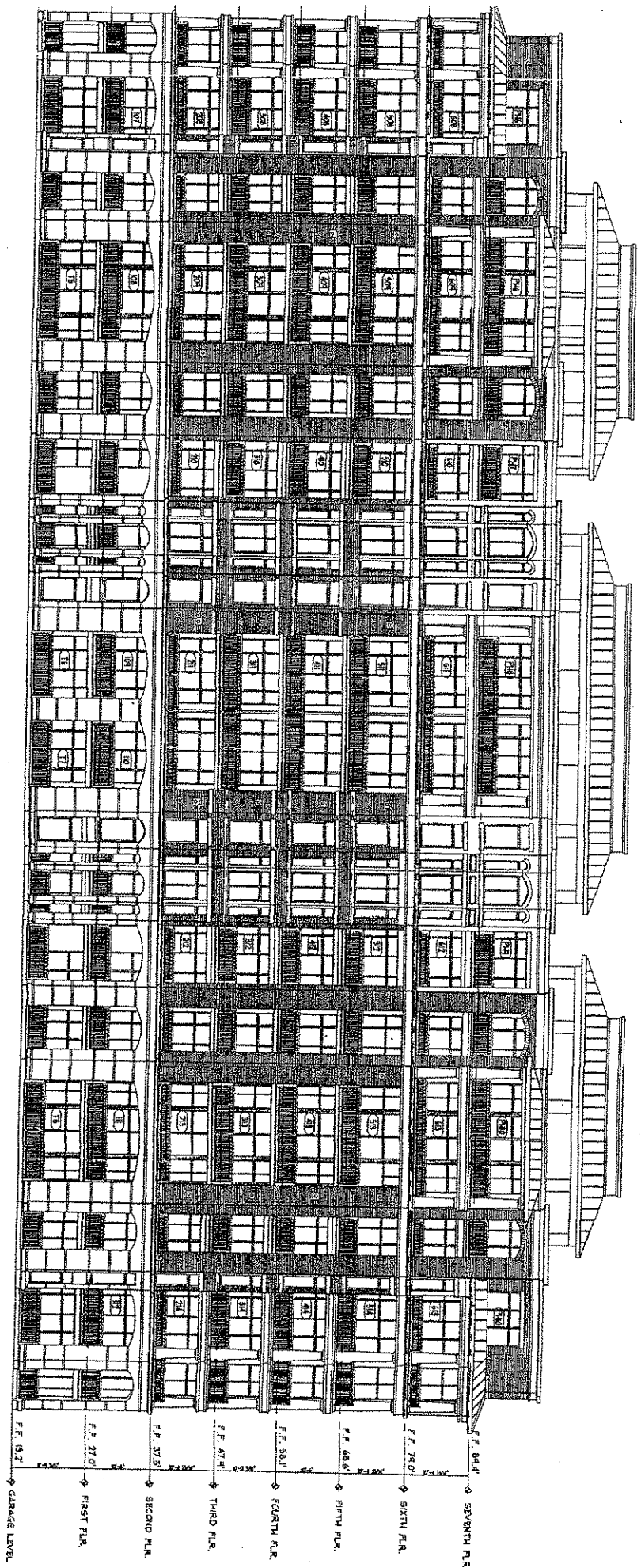


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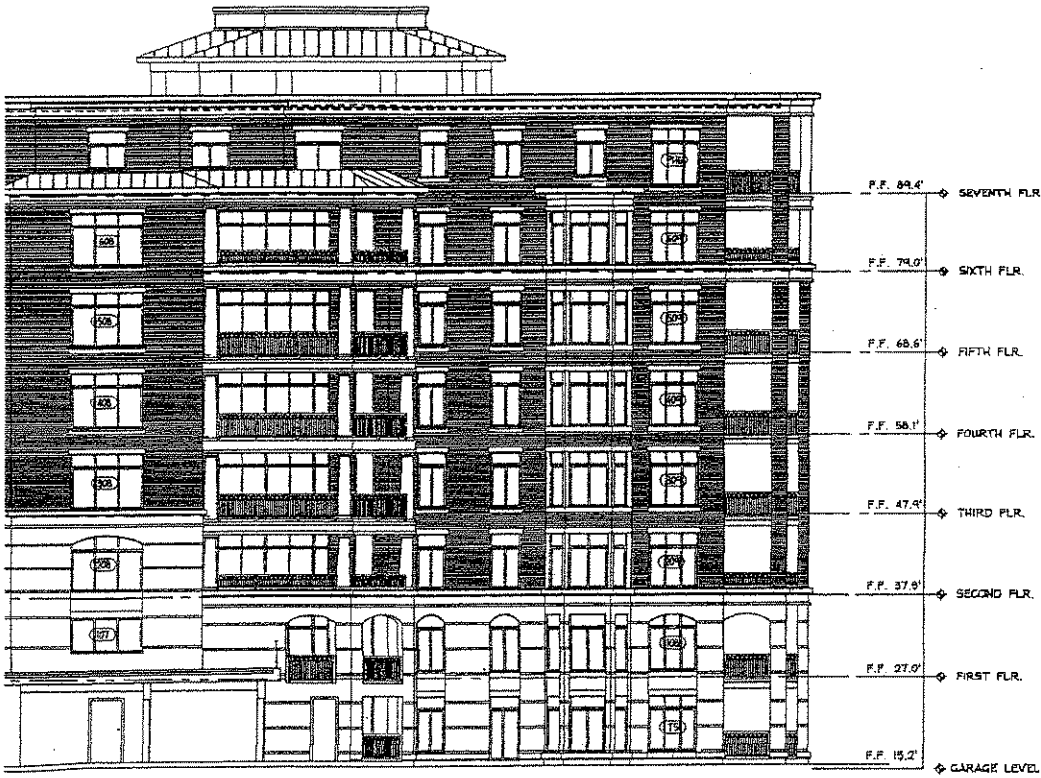
(A) FRONT ELEVATION (BUILDING B) (PHASE 3)



AS-0	<p>FRONT ELEVATION</p> <p>THE RENAISSANCE ON CHARLESTON HARBOR</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: small;">NO.</th> <th style="font-size: small;">REVISION</th> <th style="font-size: small;">DATE</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE							<p>THE LESSARD ARCHITECTURAL GROUP INC.</p> <p style="font-size: x-small;">8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182</p>
NO.	REVISION	DATE										



REAR ELEVATION (BUILDING B) (PHASE 3)



A NORTH ELEVATION (BUILDING B) (PHASE 3)

THE LESSARD ARCHITECTURAL GROUP INC.
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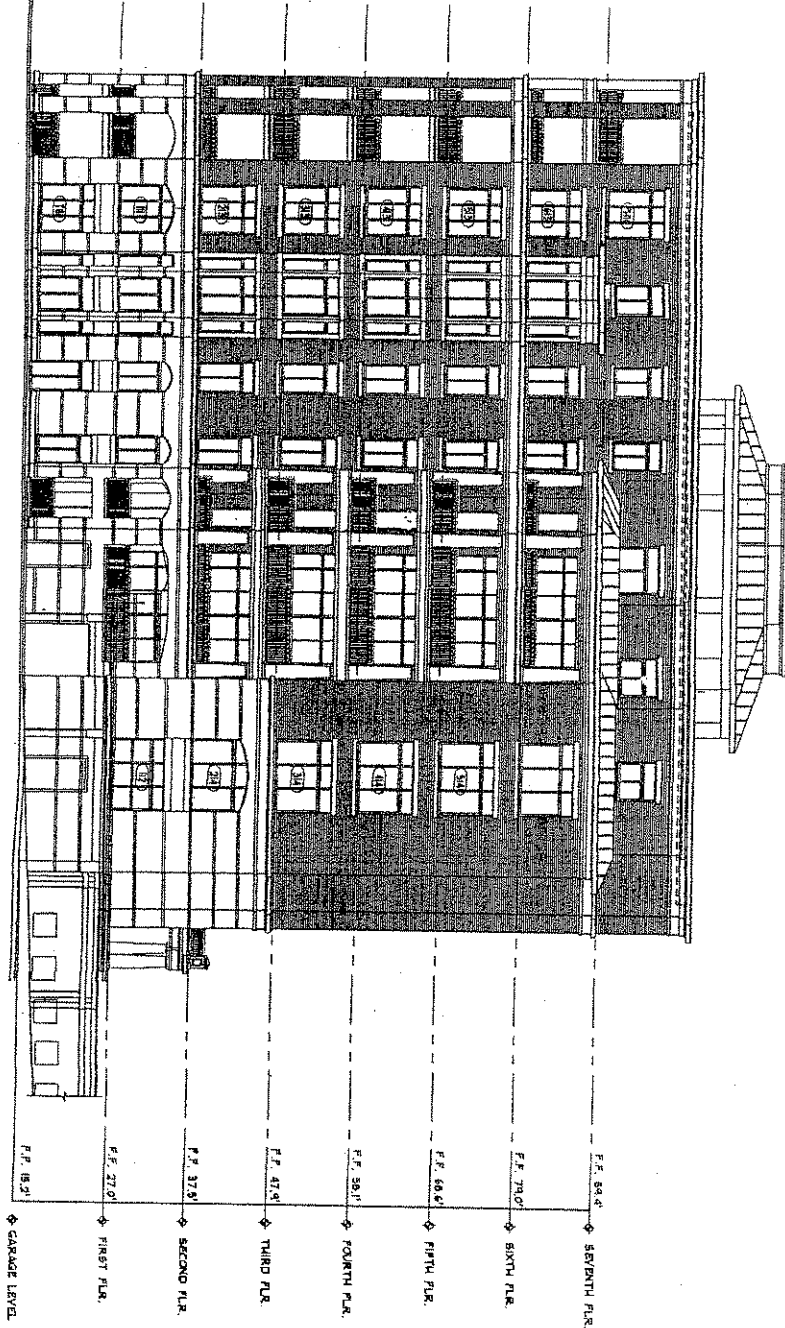
NO.	REVISION	DATE

BUILDING 'B' NORTH ELEVATION
 THE RENAISSANCE ON CHARLESTON HARBOR
 MOUNT KENNAMONT, SOUTH CAROLINA
 1001 W. BENTLEY BLVD., CHARLOTTE, NC 28203

DRAWN BY:	
PROJECT NO.:	
DATE:	
SCALE:	

A5-04A

A SOUTH ELEVATION (BUILDING B) (PHASE 3)

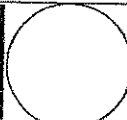


AS-05

DATE	BY
NO.	REV.
NO.	REV.
NO.	REV.
NO.	REV.

BUILDING 'B' SOUTH ELEVATION
 THE RENAISSANCE ON CHARLESTON HARBOR
 MOUNT PLEASANT, SOUTH CAROLINA
 RENAISSANCE ON CHARLESTON HARBOR LLC.

NO.	REVISION	DATE



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EXHIBIT "D"
TABLE OF VALUES

UNIT	PERCENTAGE OF OWNERSHIP
T1	0.01010101
T2	0.01010101
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T4	0.01010101
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T7	0.01010101
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UNIT	PERCENTAGE OF OWNERSHIP
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613	0.01010101
PH1	0.01010101
PH2	0.01010101
PH3	0.01010101
PH4	0.01010101
PH5	0.01010101
PH6	0.01010101
PH7	0.01010101

UNIT	PERCENTAGE OF OWNERSHIP
PH8	0.01010101
PH9	0.01010101
PH10	0.01010101
TOTAL	1.00000000

EXHIBIT "E"
TO MASTER DEED OF
RENAISSANCE ON CHARLESTON HARBOR HORIZONTAL PROPERTY
REGIME, PHASE III

ARCHITECT'S CERTIFICATE

Pursuant to S.C. Code Ann. § 27-31-110 (1976), as amended, I certify that the Regime plans described in the attached Exhibit "C" fully depict the layout, dimensions, location, area and number identification of the Units and the General and Limited Common Elements of Phase III of the Regime.

The Lessard Architectural Group, Inc.

By: Stephen W. Phillips

Its: Construction Administration

By: [Signature]

Its: President

Architect's S.C. License No. 5649

Columbia, South Carolina
This 30 day of July, 2002

