

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.
JUL 1 2 12 PM '88

THIRD AMENDMENT TO DECLARATION
(MASTER DEED) OF PROFESSIONAL
CENTER ON MILLS FORMERLY PHYSICIANS
CENTER HORIZONTAL PROPERTY REGIME

WHEREAS, by Declaration (Master Deed) dated September 25, 1984, and recorded in the R.M.C. Office for Greenville County on October 2, 1984 in deed Book 1223, Pages 164 through 227 inclusive, the Declarant, AMERICAN SERVICE CORPORATION OF S.C., retained and reserved the right to subdivide the units in the regime; and

WHEREAS, by First Amendment to said Declaration (Master Deed) recorded in the R.M.C. Office for Greenville County on February 19, 1986 in Deed Book 1260, Pages 108 through 115, the name was changed from Physicians Center Horizontal Property Regime to Professional Center on Mills Horizontal Property Regime and Unit 3 was subdivided into two (2) units known as Unit 3 and Unit 3-A; and

WHEREAS, by Second Amendment to said Declaration (Master Deed) recorded in the RMC Office for Greenville County on June 13, 1986 in Deed Book 1268, Pages 559 through 566, Unit 2 was subdivided into three (3) units known as Units 2, 2-A and 2-B and the percentage of undivided interests in the General Common Elements and Limited Common Elements was changed as shown in Exhibits A and B thereof; and

WHEREAS, Declarant has subdivided Unit 3 as shown in said First and Second Amendment into two (2) units known as Unit 3 and Unit 3-B, having the square footage and percentage interest in the Common Elements shown on Exhibit "A" and as more fully shown on the floor plan drawing and plot plan as Exhibit "B".

NOW, THEREFORE, the Declarant declares the Declaration (Master Deed) of Professional Center on Mills, formerly Physicians Center Horizontal Property Regime, to be amended to provide for the subdivision of Unit 3 into Unit 3 and Unit 3-B and that the percentage of undivided interests in the General Common Elements and Limited Common Elements of all units are

hereby changed to the percentage of undivided interests as shown on Exhibit "A" and to have the square footage and dimensions shown on Exhibit "B"; and

Except as heretofore amended and herein amended, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this document under seal this 6th day of May, 1988.

IN THE PRESENCE OF:

AMERICAN SERVICE CORPORATION OF S.C.

Maura Sloan
Nancy D. Jones

By: Samuel S. Kelly, V.P.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named American Service Corporation of S.C., by its duly authorized officer, sign, seal and as its act and deed, deliver the foregoing written instrument, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 6th day of May, 1988.

Maura Sloan (L.S.)
Notary Public for South Carolina

Nancy D. Jones

My Commission Expires: 12-3-96

(CONTINUED ON NEXT PAGE)

EXHIBIT "A"

CHART SHOWING PERCENTAGE INTEREST
IN THE COMMON ELEMENTS
FOR UNITS 1, 2, 2-A, 2-B, 3, 3-A and 3-B AND
THE BASIC VALUES OF UNITS AND
THE METHOD OF CALCULATING THE
PERCENTAGE INTEREST OF EACH UNIT AT
EACH STAGE OF DEVELOPMENT

<u>UNIT NUMBER</u>	<u>SQUARE FOOTAGE</u>	<u>BASIC VALUE</u>	<u>PERCENTAGE INTEREST</u>
1	1,494.6	\$ 119,568	.0976562
2	2,835.5	226,840	.1852698
2A	1,168.0	93,440	.0763164
2B	2,163.9	173,112	.1413879
3	5,986.0	478,880	.3911216
3A	1,158.7	92,696	.0757087
3B	<u>498.0</u>	<u>39,840</u>	<u>.032539</u>
TOTAL	15,304.7	\$1,224,376	100%

The Basic Value of all units is based on \$80.00 per square foot of space calculated to the exterior walls of the building and to the center line of adjoining units. The unit is more fully defined in the Declaration (Master Deed) and said definition shall control as to ownership.

The "Basic Value" is used to establish the percentage of the co-owners in the common elements, and the expenses of, and rights in, the elements held in common, in compliance with the Horizontal Property Act of South Carolina.

The Basic Value is fixed solely for the purpose of said Act and the actual value may differ from the Basic Value.

The Declarant has reserved the right to build in stages on property shown on Exhibit "B" of the Declaration (Master Deed). The Declarant proposes to construct no more than five more buildings having a total of no more than 60,000 square feet.

The percentage of ownership in the common elements for each unit in the stages of development shall be calculated by dividing the Basic Value of said unit by the total of the Basic Values of all units at each stage of development.

All units in future stages shall have a comparable architectural style, quality of construction and quality of building materials equal or better than those in the original units.

1926-1967

EXHIBIT "B"
TO
MASTER DEED
FOR
PROFESSIONAL CENTER ON MILLS
FORMERLY PHYSICIANS CENTER
HORIZONTAL PROPERTY REGIME

SURVEYOR'S CERTIFICATE

The undersigned, John A. Simmons, of Tri-State Surveyors, an authorized and licensed surveyor, hereby certifies that the Plat of Professional Center on Mills, formerly Physicians Center Horizontal Property Regime described in Exhibit "B" to the Master Deed and the attached Exhibit showing Units, 1, 2, 2-A, 2-B, 3, 3-A and 3-B fully and accurately, within reasonable construction tolerances, depicts the dimensions, area and location of each Unit contained within the buildings and the dimensions, area and location of Common Elements affording access to each Unit.

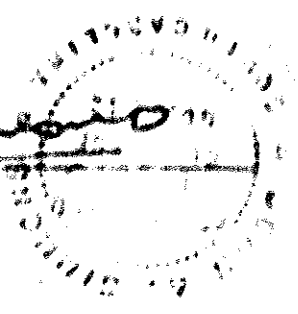
Signed this 27th day of January, 1989.

IN THE PRESENCE OF:

TRI-STATE SURVEYORS

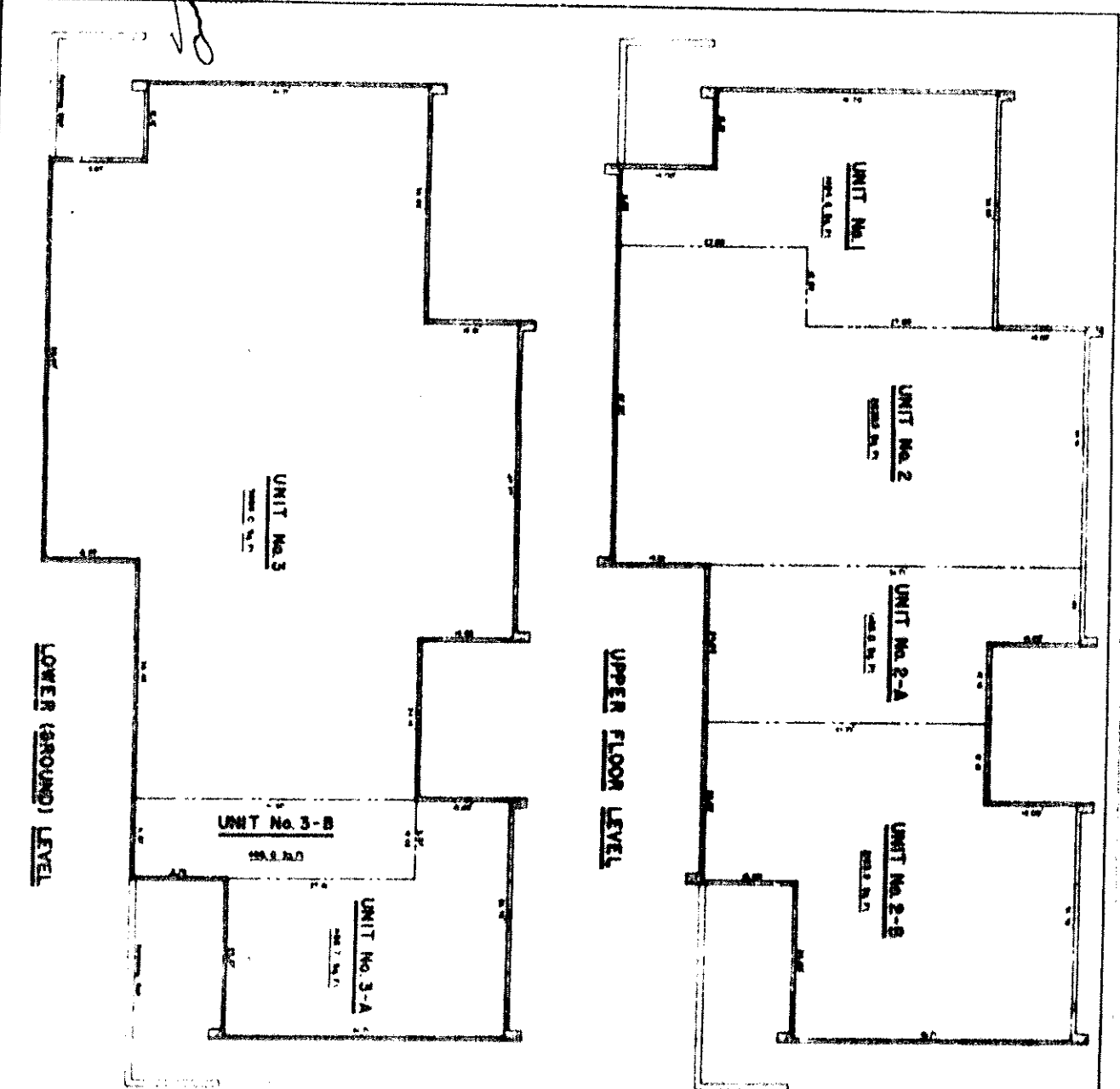
Patricia W. Gray
Annmaria A. Hill

By: John A. Simmons
John A. Simmons



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UPPER FLOOR LEVEL

LOWER (GROUND) LEVEL

LEGEND
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As shown on the
PROFESSIONAL CENTER
ON MILLS
 CONCEPTUAL PROPERTY RECORD

Edward R.

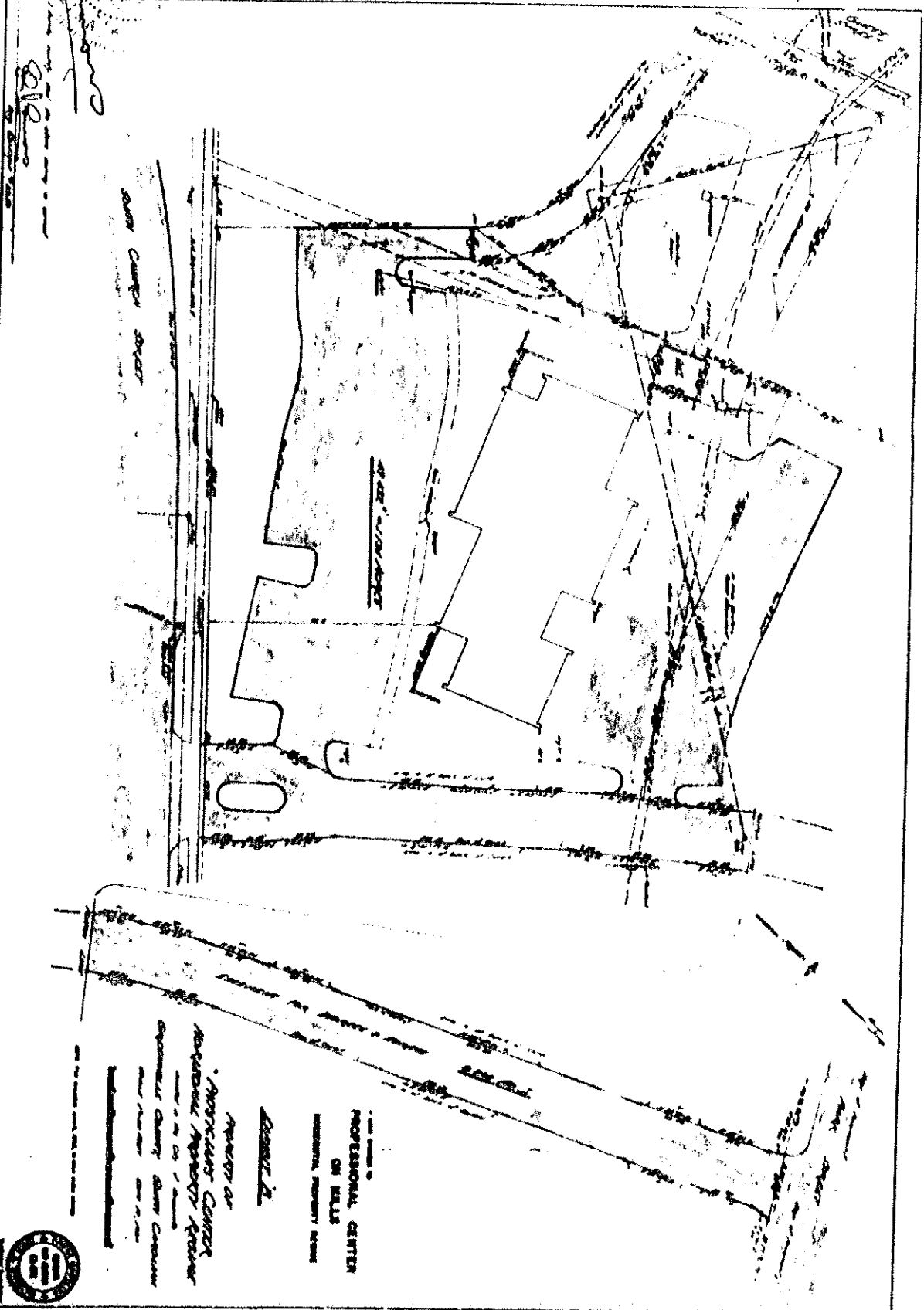
*Proposed by
 PROFESSIONAL CENTER
 HAZARDOUS WASTE REMEDIATION
 OPERATIONS UNIT, SAN JOAQUIN
 COUNTY, CALIFORNIA*

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B.L.



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MAIN CAMPUS STREET

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SOUTH CAMPUS STREET

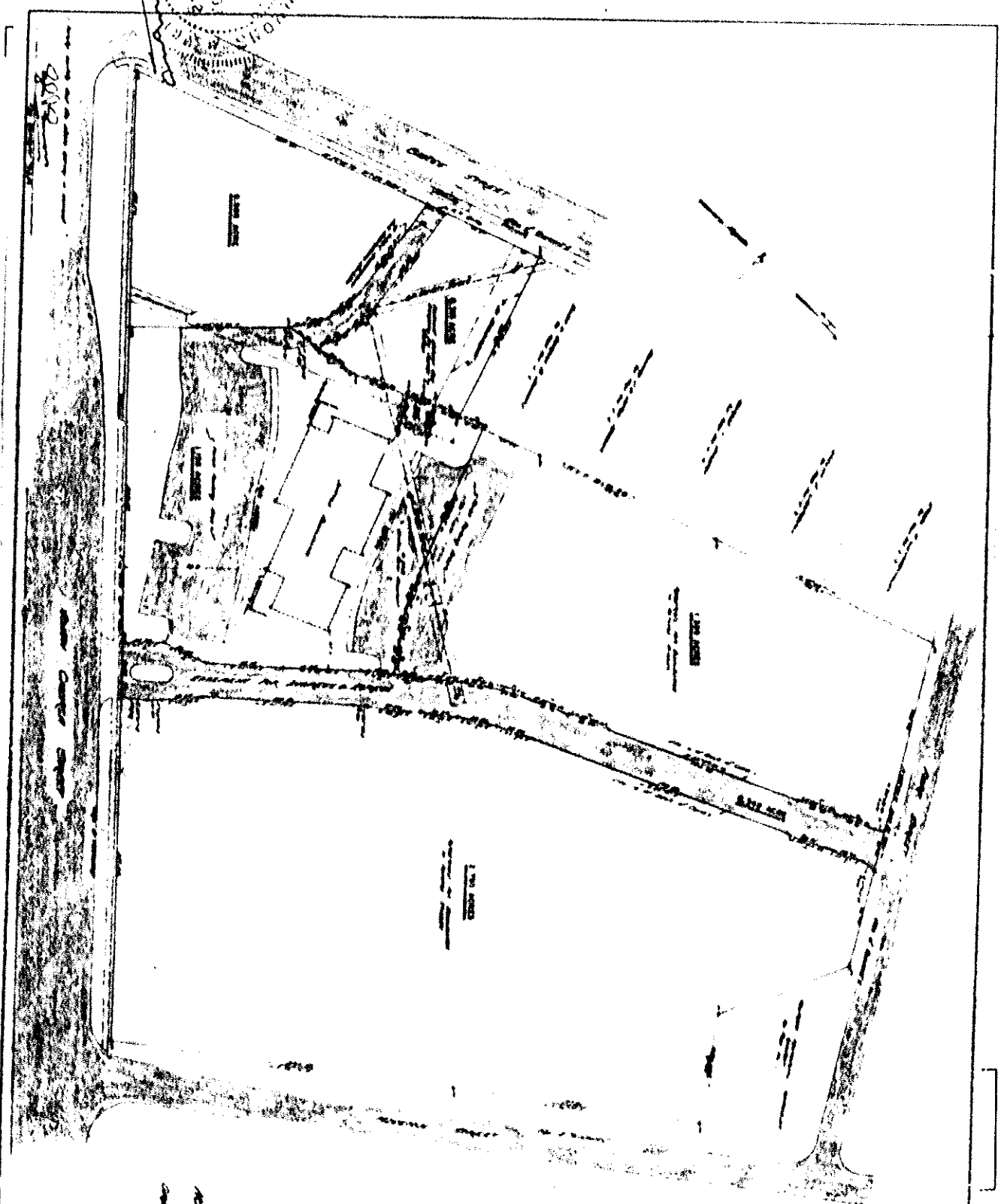
PROFESSIONAL CENTER
OR HALLS
GENERAL PROPERTY RECORD

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B.L.

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PROPERTY OF
PROFESSIONAL CENTER
OR HALLS
GENERAL PROPERTY RECORD



John S. ...
SECTION
SURVEY
SIN...



2000

*APPROXIMATE CONTOUR
ELEVATIONS FROM SEA LEVEL
BASED ON SURVEY DATA
OBTAINED FROM THE
SURVEY OF THE
AREA*

**PROFESSIONAL CENTER
ON HILLS**
COMMERCIAL PROPERTY DESIGN

2000