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 RECORDED 04/27/2007 03:39:56PM
 Bk:09032 Pg:00006 Pages:8
 Fee:14.00 State:0.00
 County:0.00 Exempt:-----
 David Hamilton, Clerk of Court
 York County, SC

STATE OF SOUTH CAROLINA) FIRST AMENDMENT TO MASTER DEED
) FOR OMNI MEDICAL CENTER
) HORIZONTAL PROPERTY REGIME
 COUNTY OF YORK)

THIS FIRST AMENDMENT TO MASTER DEED FOR OMNI MEDICAL CENTER HORIZONTAL PROPERTY REGIME (the "Amendment") is made, published, and declared on this 24th day of April, 2007, by HERLONG ASSOCIATES LLC fka HERLONG ASSOCIATES, a North Carolina General Partnership ("Declarant").

WITNESSETH:

WHEREAS, the Declarant previously established the OMNI MEDICAL CENTER HORIZONTAL PROPERTY REGIME (the "Regime") by and through that certain MASTER DEED OF OMNI MEDICAL CENTER HORIZONTAL PROPERTY REGIME dated September 13, 2004 and recorded on September 23, 2004, in Record Book 6571, at page 46; and,

WHEREAS, the Grantor is the owner in fee simple of all that certain piece, parcel and lot of land lying and being situate in the Town of Rock Hill, York County, South Carolina, being shown and described on Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Declarant expressly reserved within the Master Deed the right to amend the Master Deed for the purpose of incorporating buildings and other improvements within the Regime as an additional Phase II of development; and,

WHEREAS, the Declarant now desires to amend the Master Deed to incorporate the building pad and the improvements to be constructed thereon into Phase II of the Regime in accordance with the terms specified hereinbelow.

NOW, THEREFORE, the Declarant hereby does hereby make, publish and declare the following amendments to the Master Deed as follows:

- Article III, Section 1 shall be amended by adding a new paragraph to the end of Section 1 as follows:

Development Plan of Phase II. The Grantor hereby submits Phase II to the provisions of the Master Deed and the By-Laws of Omni Medical Center Horizontal Property Regime, together with all improvements hereafter constructed. Phase II of the Property subject to the Master Deed is more particularly shown and delineated on the Survey entitled "A Horizontal Property Regime Survey of Omni Medical Center for Herlong Associates," dated April 25, 2007, attached as Exhibit A-1 and recorded

593-8-1-98, 101,
 104, 100, 102,
 103, 105, 106, 107
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RECORDED
 YORK COUNTY
 TAX ASSESSOR'S OFFICE
 DATE 4-30-07
 (out of)
 TAX MAP NO. 593-8-1-97
 INITIALS TS / HA

plan entitled OMNI MEDICAL CENTER Proposed Building #3 attached as Exhibit B, said Exhibits being incorporated herein by reference. The improvements in Phase II shall consist of a building containing three (3) separate parcels of property: three (3) office Units designated as Units 301, 302 (which may be subdivided into Units 302 and 304), and 303 as shown in Exhibit B; together with the shares of the Limited Common Elements and General Common Elements appurtenant to each Unit as shown in Exhibit C, also attached hereto and incorporated herein by reference; and a non-exclusive easement for parking which will be a Common Element for all Unit Owners in Phases I and II.

3. Exhibits A, A-1, B and C in the Master Deed are being supplemented, amended and updated by exhibits also designated as Exhibits A, A-1, B, and C as attached to and made a part of this Amendment.


5. Except as otherwise modified hereby, all of the terms, provisions, and the Exhibits of the Master Deed shall remain in full force and effect.

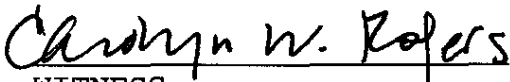
IN WITNESS WHEREOF, the Declarant has executed this First Amendment to Master Deed as of this 24th day of April, 2007.


WITNESS

HERLONG ASSOCIATES LLC

By: EVERETTE B. CURLEE FAMILY LLC
Its Member

By: 
Everette B. Curlee
Manager of Everette B. Curlee
Family LLC


WITNESS

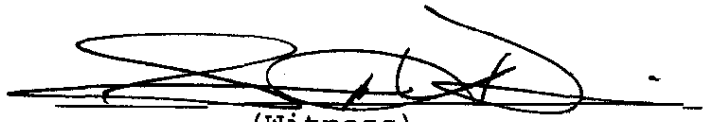
STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

PROBATE

PERSONALLY appeared before me the undersigned witness who, after first being duly sworn, deposes and says that he saw the within-named HERLONG ASSOCIATES LLC by EVERETTE B. CURLEE FAMILY LLC, its Member, acting by and through Everette B. Curlee, Manager of Everette B. Curlee Family LLC, sign, seal and, as its act and deed, deliver the within-written First Amendment to Master Deed for

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the uses and purposes therein mentioned and that he together with the other witness whose signature appears above, witnessed the execution thereof.


(Witness)

SWORN to before me this 24th
day of April, 2007.

Carolyn W. Rogers (L.S.)
Notary Public for South Carolina

My Commission Expires: 3-12-14

EXHIBIT 'A'

Page 1

All that certain piece, parcel or tract of land lying, being and situate in the City of Rock Hill, York County, South Carolina, and being more particularly described according to plat of property entitled "OMNI MEDICAL CENTER FOR HERLONG ASSOCIATES", by Hugh E. White, PLS #9325, dated January 8, 2003, as follows: BEGINNING at a point on the northwestern edge of right-of-way for Herlong Avenue and running thence N. 82-33-01 W. 107.81 feet to a #4 rebar; thence N. 41-57-55 W. 53.15 feet to a #4 rebar; thence N. 51-23-22 W. 60.23 feet to a #4 rebar; thence in a clockwise curving direction N. 37-58-12 W. (R=270.58, LC=38.08) 38.11 feet to a #4 rebar; thence N. 56-06-02 E. 108.45 feet to a new rebar; thence N. 41-55-47 W. 45.68 feet to an old iron; thence N. 16-28-32 E. 179.54 feet to a #4 rebar; thence N. 16-24-20 E. 129.79 feet to a #5 rebar; thence N. 39-06-59 E. 184.33 feet to a rebar; thence S. 51-33-32 E. 464.83 feet to a #7 rebar; thence S. 48-04-43 W. 428.10 feet to a #5 rebar; thence S. 48-09-14 W. 29.89 feet to a rebar, the point of beginning.

LESS AND EXCEPT those parcels granted to County of York for construction and widening of Herlong Avenue being designated as Tract Number 52 and Tract Number 53 as more particularly described in instruments dated July 30, 2001, and recorded September 5, 2001 in Book 3838 at Page 309 and Page 315, in the aforesaid public records.

LESS AND EXCEPT All that certain office condominium unit together with an undivided interest in the Common Elements as described in the Master Deed (hereinafter referred to as the Master Deed) dated September 13, 2004, recorded September 23, 2004 in Book 6571 at Page 46, Office of the Clerk of Court for York County, said property lying and being situate in the State of South Carolina, County of York, City of Rock Hill, and more particularly designated as Unit #106 of Omni Medical Center Horizontal Property Regime, which Unit #106 together with the Common Elements was submitted by the Master Deed to the horizontal property regime established pursuant to the South Carolina Horizontal Property Act, Title 27, Chapter 31, Code of Laws of South Carolina, 1976; and as further defined and described in the By-Laws for Omni Medical Center Owner's Association, Inc., recorded in Book 6571 at Page 81, in the aforesaid public records, and By-Laws, which Master Deed and By-Laws are incorporated herein and made a part hereof by this reference, together with all the appurtenances thereto according to the Master Deed and By-Laws.

LESS AND EXCEPT All that certain piece, parcel or condominium unit lying, being and situate in the City of Rock Hill, York County, South Carolina, being a certain condominium unit designated as Unit 103, OMNI MEDICAL CENTER HORIZONTAL PROPERTY REGIME, established pursuant to the Horizontal Property Act of the State of south Carolina by Master Deed dated September 13, 2004 and filed of record by Herlong Associates, on September 23, 2004, in Book 6571 at Page 46, Office of the Clerk of Court for York County, SC, as more particularly shown on that certain plat entitled "A HORIZONTAL PROPERTY REGIME SURVEY OF OMNI MEDICAL CENTER FOR HERLONG ASSOCIATES", prepared by Hugh E. White, PLS #9325, dated September 21, 2004, and recorded in Plat Book C-320 at Page 4, in said Clerk's office. Also a nonexclusive easement for ingress and egress from said property to the public roads designated as Steeple Chase Drive and Herlong Avenue as shown on the recorded plat. Subject to all of the provisions of the Master Deed, dated September 13, 2004, and recorded in Book 6571 at Pages 46-92, in the Office of the Clerk of Court for York County. Together with all of the appurtenances thereto according to said Master Deed and the Grantee(s) assume and agree to observe and perform their obligations under said Master Deed including, but not limited to, the payment of assessments for the maintenance and operation of the Common Areas, unit and condominium. And subject to the provisions of the By-Laws of Omni Medical Center Owners' Association, Inc., and to all other reservations and restrictions of record, easements,

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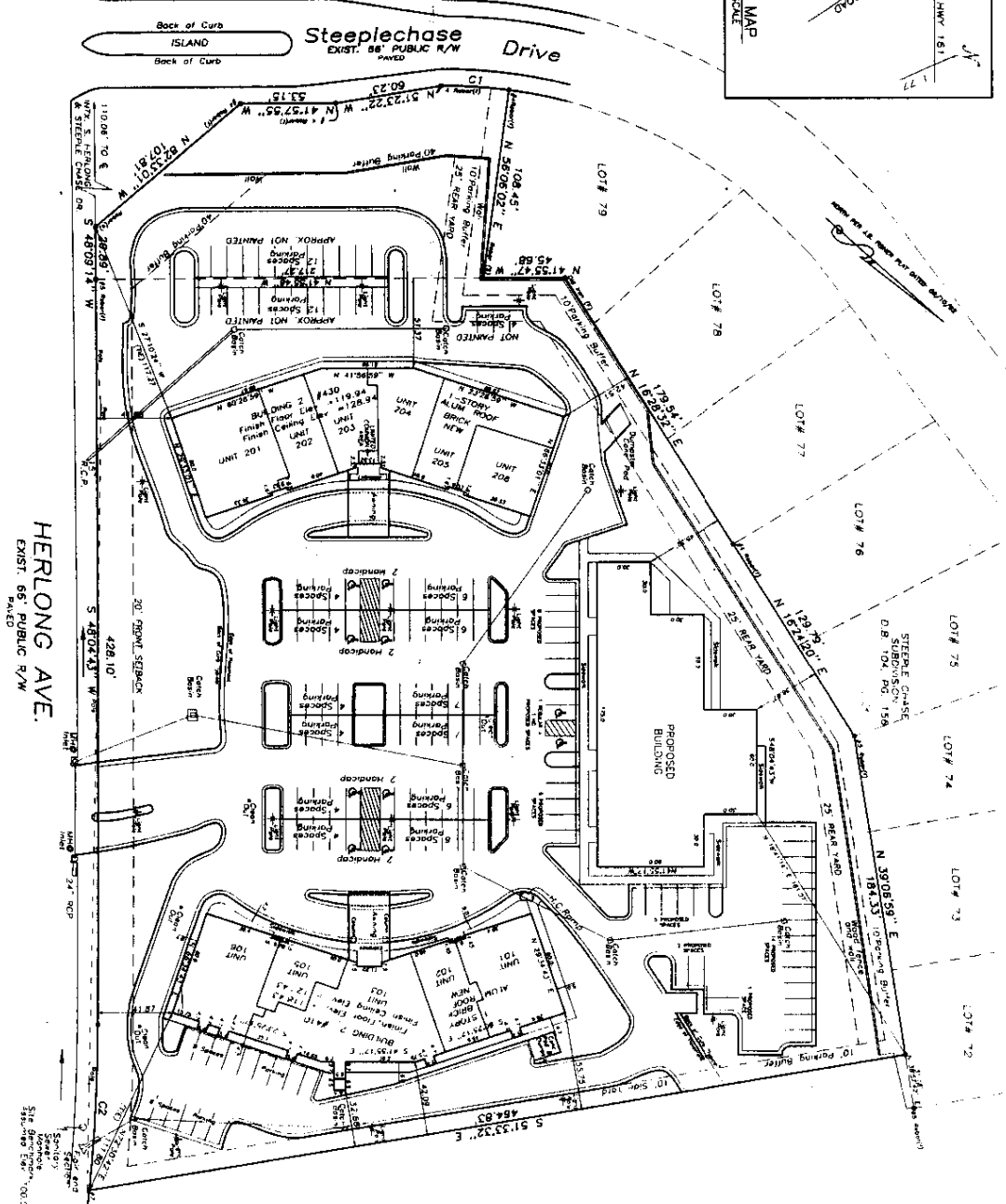
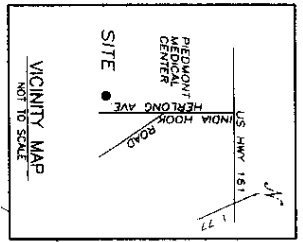
EXHIBIT A

Page 2

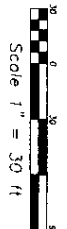
zoning ordinances, rights of way of record, including those as set out on the aforesaid plat, and taxes for the current year. Being the property conveyed to NODA Properties, LLC by deed of McCammon Properties Concord IV, LLC, dated August 30, 2006, and recorded August 30, 2006, in Book 8357 at Page 31 in the Office of the Clerk of Court for York County SC.

DERIVATION: Being the same property held by Herlong Associates, a General Partnership n/k/a HERLONG ASSOCIATES LLC by virtue of Conversion of Partnership or Limited Partnership to Limited Liability Company Articles of Organization recorded September 1, 2006, in Book 8370 at Page 117 in the Office of the Clerk of Court for York County SC. Herlong Associates acquired the property by deed from OmniMed, Inc., recorded in the Clerk of Court's Office for York County SC, on March 2, 1994 in Book 946 at Page 176, and by deed from Carolina South Corporation recorded October 14, 1994 in Book 1115 at Page 318, aforesaid records.

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NUMBER	DESCRIPTION	DATE
1	PREPARED	11/11/2003
2	REVISION	11/11/2003
3	REVISION	11/11/2003
4	REVISION	11/11/2003
5	REVISION	11/11/2003



LEGEND
 (O) = FOUND/EXISTING
 (S) = SET/NEW
 THIS PROPERTY DOES NOT LIE WITHIN ANY FLOOD-PRONE HAZARD AREA.

CAROL STATE REGISTERED SURVEYOR
 CAROL STATE REGISTERED SURVEYOR
 No. 11111

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTITUTION AND LAWS OF THE STATE OF SOUTH CAROLINA, AND THAT I AM A REGISTERED SURVEYOR IN THE STATE OF SOUTH CAROLINA. I HAVE ALSO HEREON SET FORTH ANY AND ALL CORRECTIONS OR AMENDMENTS OTHER THAN SHOWN.



A HORIZONTAL PROPERTY REGIME SURVEY OF
OMNI MEDICAL CENTER
 FOR
HERLONG ASSOCIATES
 ROCK HILL, YORK COUNTY, S.C.

CAROLINA SURVEYORS, INC.
 810 BAY ST. FENWICK, N.E. 29505
 HUNTER WHITE, J. SURVEYOR

DATE	REVISION	SCALE
		1" = 30'

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EXHIBIT A-1

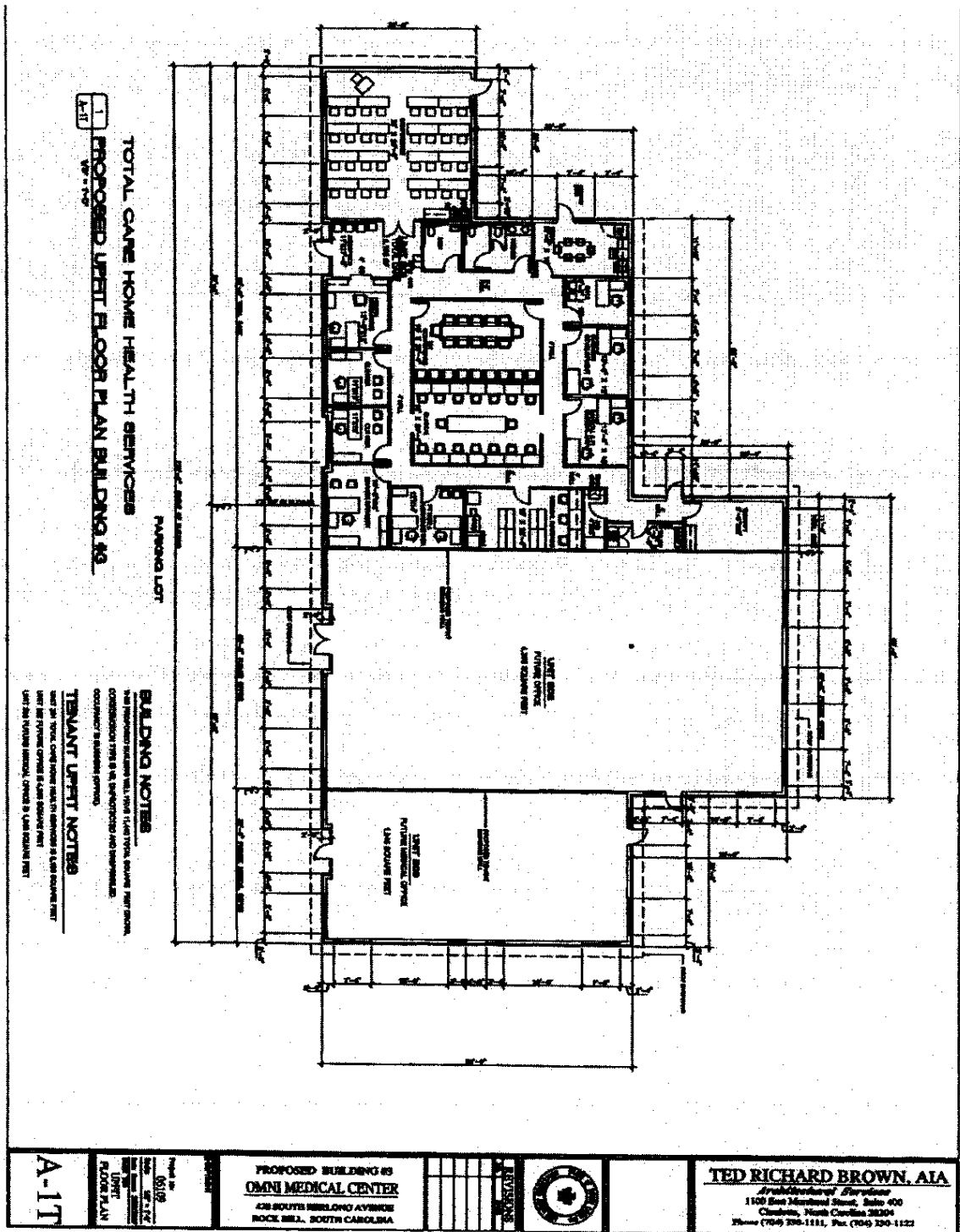


EXHIBIT B

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**EXHIBIT C
TO MASTER DEED
FOR
OMNI MEDICAL CENTER HORIZONTAL PROPERTY REGIME**

Percentage Interests in General and Limited Common Elements

The percentage of undivided interests appurtenant to each unit in Phases I and II in the General Common Elements and Limited Common Elements has been determined by the ratio of the value of the individual unit as the same bears to the value of the whole property (which values have been assigned in accordance with the statutory requirements) all of which are as follows:

<u>Unit</u>	<u>Statutory Value</u>	<u>Phase I</u>	<u>Phase II¹</u>
101	\$325,000.00	10.47%	6.97%
102	\$195,000.00	6.30%	4.21%
103	\$555,750.00	17.90%	11.92%
105	\$149,250.00	4.80%	3.22%
106	\$333,125.00	10.30%	7.14%
201	\$380,875.00	12.27%	8.17%
202	\$200,250.00	6.45%	4.32%
203	\$221,250.00	7.13%	4.76%
204	\$224,375.00	7.23%	4.82%
205	\$292,625.00	9.43%	6.28%
206	\$226,250.00	7.29%	4.86%
301	\$907,725.00	N/A	15.15%
302	\$764,085.00	N/A	12.77%
303	\$323,190.00	N/A	5.41%

¹The percentages reflected in Phase II become effective upon the issuance of certificates of occupancy for all units in Building 3; the percentage of undivided interests in the General Common Elements and Limited Common Elements appurtenant to each unit in Phases I and II will be adjusted periodically as certificates of occupancy are issued for each unit in Building 3 based on the ratio of completed square footage in the three buildings to the total square footage of all buildings in the Horizontal Property Regime.