

# ALFORD & THORESON, LLC

*Attorneys at Law*

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MITCHELL J. THORESON

EMAIL: [MITCH@ALFORDLAWSC.COM](mailto:MITCH@ALFORDLAWSC.COM)

*(NOT FOR CONFIDENTIAL COMMUNICATIONS)*

GREGORY M. ALFORD\*

MITCHELL J. THORESON

THOMAS E. WILLIAMS†

\*Also member Georgia Bar

† Of Counsel

June 25, 2015

**Via U.S. Mail**

IMC Resort Services, Inc.

ATTN: Dave Lewellen

2 Corpus Christi, Suite 302

Hilton Head Island, SC 29928

RE: Calhoun Street

Dear Dave:

Enclosed for your records, please find the following recorded documents:

1. Addendum to Master Deed for Calhoun Street Horizontal Property Regime;
2. Assignment of Declarant Rights (State of Mind Partners, LLC to Calhoun Street Promenade Owners' Association, Inc.); and
3. Assignment of Declarant Rights (Calhoun Street Development, LLC to Calhoun Street HPR Owners' Association, Inc.)

Should you have any questions or concerns, please feel free to contact the office. I am,

Sincerely Yours,  
**ALFORD & THORESON, LLC**



Mitchell J. Thoreson

MJT/nmw  
Enclosures

4  
to the  
officer



BEAUFORT COUNTY SC - ROD  
BK 3408 Pgs 3322-3325  
FILE NUM 2015031975  
06/23/2015 01:50:51 PM  
REC'D BY rwebb RCPT# 779380  
RECORDING FEES \$10.00

STATE OF SOUTH CAROLINA )  
 ) ADDENDUM TO MASTER DEED  
 ) FOR CALHOUN STREET HORIZONTAL  
COUNTY OF BEAUFORT )  
 ) PROPERTY REGIME  
 )

THIS ADDENDUM TO MASTER DEED FOR CALHOUN STREET HORIZONTAL  
PROPERTY REGIME ("Addendum") is made effective this 24 day of  
March, 2015, by Calhoun Street Development, LLC ("CSD").

W I T N E S S E T H:

WHEREAS, CSD previously submitted certain property located in  
Bluffton Township, Beaufort County, South Carolina, to a Master Deed  
for Calhoun Street Horizontal Property Regime, dated September 10,  
2007 and recorded in the Office of the Register of Deeds for Beaufort  
County, South Carolina on September 21, 2007 in Book 2629 at Page 755  
(the "Master Deed"); and

WHEREAS, attached to the Master Deed as Exhibit G was a  
"Percentage of Undivided Interest in the Common Elements and Value for  
South Carolina Statutory Purposes" ("Exhibit G"), which document lists  
the building and unit numbers located in the Calhoun Street Horizontal  
Property Regime, along with their corresponding prices/values; and

WHEREAS, the building and unit number designations as set forth  
in Exhibit G are used throughout the Master Deed; and

WHEREAS, since the recording of the Master Deed, the building and  
unit number designations have changed for practical purposes, such  
that referencing Exhibit G or the Master Deed generally for the  
building/unit numbers may result in confusion to owners or other  
parties; and

WHEREAS, CSD hereby executes and submits for recording this  
Addendum to clarify the building and unit number designations used in  
the Master Deed and the Calhoun Street Horizontal Property Regime.

NOW, THEREFORE, CSD does hereby submit this Addendum, providing  
as follows:

1. The recitals are incorporated herein, as if repeated  
verbatim.

2. Attached hereto is Exhibit G to the Master Deed, which has been supplemented to include building and unit number designations as commonly used since the recording of the Master Deed. The original building and unit number designations are located alongside the current, commonly used building and unit number designations, which are denoted by parentheses. For further clarification and convenience purposes, also included within the document is the percent total value for each HPR unit with regard to the Calhoun Street Promenade Owners' Association.

3. This Addendum is for informational purposes only and is in no way intended to serve as a formal amendment or modification of the Master Deed.

IN WITNESS WHEREOF, the undersigned have executed this document as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

CALHOUN STREET DEVELOPMENT, LLC

*to* William G. Herbkersman  
Chris E. Jones

William G. Herbkersman  
Its: Managing Member

STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

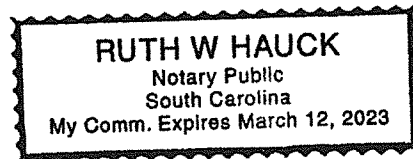
ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that CALHOUN STREET DEVELOPMENT, LLC, by and through William G. Herbkersman, appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 29 day of March, 2015.

William G. Herbkersman  
Notary Public for South Carolina  
My Commission expires: \_\_\_\_\_

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**EXHIBIT "G" TO MASTER DEED**

**CALHOUN STREET HORIZONTAL PROPERTY REGIME**

**PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS  
AND VALUE FOR SOUTH CAROLINA STATUTORY PURPOSES**

The percentage of undivided interest in the common elements appurtenant to each Unit in  
Calhoun Street Horizontal Property Regime is set forth below:

Building #	Unit	Total Price	% Total Value (HPR)	% Total Value (OA)
3 (14)	Residential 1 (321)	\$500,000.00	2.9762%	1.18%
3 (14)	Residential 2 (322)	\$500,000.00	2.9762%	1.18%
3 (14)	Residential 3 (323)	\$500,000.00	2.9762%	1.18%
3 (14)	Residential 4 (324)	\$500,000.00	2.9762%	1.18%
3 (14)	Residential 5 (325)	\$500,000.00	2.9762%	1.18%
3 (14)	Residential 6 (326)	\$500,000.00	2.9762%	1.18%
3 (14)	Residential 7 (327)	\$500,000.00	2.9762%	1.18%
3 (14)	Residential 8 (328)	\$500,000.00	2.9762%	1.18%
3 (14)	Commercial A (301)	\$200,000.00	1.1905%	1.18%
3 (14)	Commercial B (302)	\$200,000.00	1.1905%	1.18%
3 (14)	Commercial C (303)	\$200,000.00	1.1905%	1.18%
3 (14)	Commercial D (304)	\$200,000.00	1.1905%	1.18%
3 (14)	Commercial E (305)	\$200,000.00	1.1905%	1.18%
3 (14)	Commercial F (306)	\$200,000.00	1.1905%	1.18%
3 (14)	Commercial G (307)	\$200,000.00	1.1905%	1.18%
3 (14)	Commercial H (308)	\$200,000.00	1.1905%	1.18%
10 (6)	Residential 1 (1021)	\$500,000.00	2.9762%	1.18%
10 (6)	Residential 2 (1022)	\$500,000.00	2.9762%	1.18%
10 (6)	Residential 3 (1023)	\$500,000.00	2.9762%	1.18%
10 (6)	Residential 4 (1024)	\$500,000.00	2.9762%	1.18%
10 (6)	Residential 5 (1025)	\$500,000.00	2.9762%	1.18%
10 (6)	Residential 6 (1026)	\$500,000.00	2.9762%	1.18%
10 (6)	Residential 7 (1027)	\$500,000.00	2.9762%	1.18%
10 (6)	Residential 8 (1028)	\$500,000.00	2.9762%	1.18%
10 (6)	Commercial A (1001)	\$200,000.00	1.1905%	1.18%
10 (6)	Commercial B (1002)	\$200,000.00	1.1905%	1.18%
10 (6)	Commercial C (1003)	\$200,000.00	1.1905%	1.18%
10 (6)	Commercial D (1004)	\$200,000.00	1.1905%	1.18%
10 (6)	Commercial E (1005)	\$200,000.00	1.1905%	1.18%
10 (6)	Commercial F (1006)	\$200,000.00	1.1905%	1.18%
10 (6)	Commercial G (1007)	\$200,000.00	1.1905%	1.18%
10 (6)	Commercial H (1008)	\$200,000.00	1.1905%	1.18%
12 (9)	Residential 1 (1221)	\$500,000.00	2.9762%	1.18%
12 (9)	Residential 2 (1222)	\$500,000.00	2.9762%	1.18%
12 (9)	Residential 3 (1223)	\$500,000.00	2.9762%	1.18%
12 (9)	Residential 4 (1224)	\$500,000.00	2.9762%	1.18%
12 (9)	Commercial A (1201)	\$200,000.00	1.1905%	1.18%
12 (9)	Commercial B (1202)	\$200,000.00	1.1905%	1.18%

12 (9)	Commercial C (1203)	\$200,000.00	1.1905%	1.18%
12 (9)	Commercial D (1204)	\$200,000.00	1.1905%	1.18%
13 (5)	Residential 1 (1321)	\$500,000.00	2.9762%	1.18%
13 (5)	Residential 2 (1322)	\$500,000.00	2.9762%	1.18%
13 (5)	Residential 3 (1323)	\$500,000.00	2.9762%	1.18%
13 (5)	Residential 4 (1324)	\$500,000.00	2.9762%	1.18%
13 (5)	Commercial A (1301)	\$200,000.00	1.1905%	1.18%
13 (5)	Commercial B (1302)	\$200,000.00	1.1905%	1.18%
13 (5)	Commercial C (1303)	\$200,000.00	1.1905%	1.18%
13 (5)	Commercial D (1304)	\$200,000.00	1.1905%	1.18%
	Total Residential:	\$12,000,000.00	71.4286%	28.32%
	Total Commercial	\$4,800,000.00	28.5714%	28.32%
	Total:	\$16,800,000.00	100.00%	56.64%

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alford



BEAUFORT COUNTY SC - ROD  
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REC'D BY rwebb RCPT# 779380  
RECORDING FEES \$10.00

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BEAUFORT ) ASSIGNMENT OF DECLARANT RIGHTS

THIS ASSIGNMENT OF DECLARANT RIGHTS is made effective this 1st day of January, 2015, from State of Mind Street Partners, LLC, a South Carolina limited liability company ("Assignor"), to Calhoun Street Promenade Owner's Association, Inc. ("Assignee").

W I T N E S S E T H:

WHEREAS, Calhoun Street Development, LLC was the Declarant as set forth in the Declaration of Covenants, Conditions and Restrictions for Calhoun Street Promenade recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2629 at Page 723, as amended (the "Declaration"); and,

WHEREAS, Calhoun Street Development, LLC assigned its declarant rights as set forth in the Declaration to State of Mind Street Partners, LLC, a South Carolina limited liability company, by Assignment dated September 15, 2012 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on November 26, 2012 in Book 3193 at Page 1146; and

WHEREAS, Assignee is the owners' association established and acting pursuant to, among other provisions, Article 2 of the Declaration; and

WHEREAS, Assignor hereby desires to assign, and Assignee has agreed to accept, all of Assignor's right and interest as set forth in and provided by the Declaration pursuant to, among other provisions, Articles 2 and 13.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), paid in hand to Assignor by Assignee at and before the execution and delivery of these presents, the receipt and sufficiency of which is acknowledged, the Assignor covenants and agrees as follows:

1. The recitals are incorporated herein, as if repeated verbatim.

2. Assignor hereby absolutely and irrevocably grants, bargains, sells, sets over, conveys and assigns to Assignee any and all of Assignor's rights and interest as provided for in the Declaration.

3. Assignee hereby accepts such assignment and assumes such duties as conveyed herein.

4. This Assignment is absolute, unconditional and irrevocable and shall be binding upon and inure to the respective successors and assigns of the parties hereto.

(SIGNATURE PAGES FOLLOW)

Signed, sealed and delivered  
in the presence of:

STATE OF MIND STREET PARTNERS, LLC,  
a South Carolina limited liability  
company

*Chad E. Jones*  
*RW Hauck*

*[Signature]*  
William G. Herbkersman  
Its: Managing Member

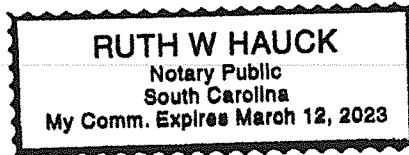
STATE OF SOUTH CAROLINA        )  
  )  
COUNTY OF BEAUFORT             )

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that STATE OF MIND  
STREET PARTNERS, LLC, by and through William G. Herbkersman, appeared  
before me this day and acknowledged the due execution of the foregoing  
instrument.

SWORN to before me this 1 day of May, 2015.

*RW Hauck*  
Notary Public for South Carolina  
My Commission expires: \_\_\_\_\_





Signed, sealed and delivered  
in the presence of:

*[Handwritten signature]*  
\_\_\_\_\_

CALHOUN STREET PROMENADE OWNER'S  
ASSOCIATION, INC.

*[Handwritten signature]*  
\_\_\_\_\_  
By: Michael Hughes, President

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF BEAUFORT        )

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that Michael Hughes  
appeared before me this day and acknowledged the due execution of the  
foregoing instrument.

SWORN to before me this 26 May, 2015.

*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission expires \_\_\_\_\_



Signed, sealed and delivered  
in the presence of.

[Signature]  
[Signature]

CALHOUN STREET PROMENADE OWNER'S  
ASSOCIATION, INC.

[Signature]  
By: Josh Cook Vice President

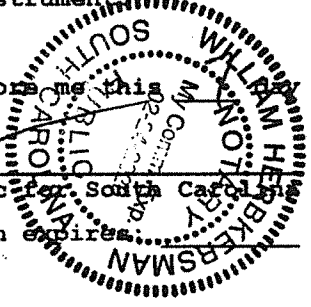
STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF BEAUFORT         )

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that Josh Cook  
appeared before me this day and acknowledged the due execution of the  
foregoing instrument.

SWORN to before me this May of 2015.

[Signature]  
Notary Public for South Carolina  
My Commission expires \_\_\_\_\_



*4/9/15  
Beaufort*



BEAUFORT COUNTY SC - ROD  
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FILE NUM 2015031976  
06/23/2015 01:50:51 PM  
REC'D BY rwebb RCPT# 779380  
RECORDING FEES \$9.00

STATE OF SOUTH CAROLINA )  
 )  
 ) ASSIGNMENT OF DECLARANT RIGHTS  
COUNTY OF BEAUFORT )

THIS ASSIGNMENT OF DECLARANT RIGHTS is made effective this  
24 day of March, 2015, from Calhoun Street  
Development, LLC ("Assignor"), to Calhoun Street HPR Owners'  
Association, Inc. ("Assignee").

W I T N E S S E T H:

WHEREAS, Calhoun Street Development, LLC is the Declarant as set forth in the Master Deed for Calhoun Street Horizontal Property Regime, recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2629 at Page 755 (the "Master Deed"); and,

WHEREAS, Assignee is the owners' association established and acting pursuant to, among other provisions, Article II of the Master Deed; and

WHEREAS, Assignor hereby desires to assign, and Assignee has agreed to accept, all of Assignor's right and interest as set forth in and provided by the Master Deed pursuant to, among other provisions, Article XI.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), paid in hand to Assignor by Assignee at and before the execution and delivery of these presents, the receipt and sufficiency of which is acknowledged, the Assignor covenants and agrees as follows:

1. The recitals are incorporated herein, as if repeated verbatim.
2. Assignor hereby absolutely and irrevocably grants, bargains, sells, sets over, conveys and assigns to Assignee any and all of Assignor's rights and interest as provided for in the Master Deed.

3. Assignee hereby accepts such assignment and assumes such duties as conveyed herein.

4. This Assignment is absolute, unconditional and irrevocable and shall be binding upon and inure to the respective successors and assigns of the parties hereto.

(SIGNATURE PAGES FOLLOW)

Signed, sealed and delivered  
in the presence of:

CALHOUN STREET DEVELOPMENT, LLC

to RW Hauck  
CHRISTOPHER J. JAMES

William G. Herbkersman  
Its: Managing Member

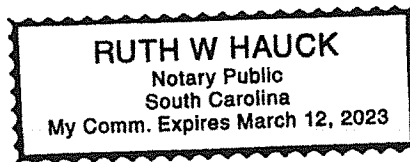
STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that CALHOUN STREET DEVELOPMENT, by and through William G. Herbkersman, appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 24 day of March, 2015.

RW Hauck  
Notary Public for South Carolina  
My Commission expires: \_\_\_\_\_



Signed, sealed and delivered  
in the presence of:

CALHOUN STREET HPR OWNERS'  
ASSOCIATION, INC.

[Signature]  
[Signature]

[Signature]  
By: Richard L. Stafford  
(print name)  
Its: President

STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that  
Rob Simpson appeared before me this day and  
acknowledged the due execution of the foregoing instrument.

SWORN to before me this 17th day of June, 2015.

[Signature]

Notary Public for South Carolina  
My Commission expires:

