

[SIGNATURE PAGE TO QUITCLAIM DEED]

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed, under seal, this 21th day of March, 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Signature of Witness #1 Above

Print Name of Witness #1: L. MATTHEW RICE

[Signature]
Signature of Witness #2 Above

Print Name of Witness #2: Theresa Brown

PRESERVATION ROW DEVELOPERS, LLC,
a Georgia limited liability company

By: [Signature]

Name: Robert Pickard

Title: Agent

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

ACKNOWLEDGMENT

The within instrument was acknowledged before me this 21th day of March, 2017, by Preservation Row Developers, LLC, by Robert Pickard as its Agent.

[Signature] (SEAL)
Notary Public Signature Above

Print Name of Notary Public: Theresa Brown

Notary Public for South Carolina

My Commission Expires: July 10, 2017

[AFFIX NOTARY SEAL]

EXHIBIT "A"

Property Description

All that certain piece, parcel or lot of land, situate, lying and being in Charleston County, South Carolina, more particularly shown and designated as

"BATHAM LANE PRIVATE ALLEY (WIDTH VARIES)"

on a plat entitled, in part, "FINAL SUBDIVISION PLAT OF A PORTION OF TRACT 4 RIVERTOWNE TO CREATE LOTS 1 THROUGH 4 TRIBUTARY PHASE 1 (FORMERLY PRESERVATION ROW) TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Thomas & Hutton Engineering Co., dated July 12, 2012, revised August 30, 2012, and recorded September 18, 2012 in Plat Book L12 at Page 0260, Office of the Register of Mesne Conveyances for Charleston County.

TMS NUMBER(S) FOR:	BATHAM LANE PRIVATE ALLEY (WIDTH VARIES)	583-05-00-423
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- Also -

All those certain pieces, parcels or lots of land, situate, lying and being in Charleston County, South Carolina, more particularly shown and designated as

- "MINRAN LANE 30' ALLEY & PUBLIC D.E.",
"BROCKET LANE 12' ALLEY & PUBLIC DRAINAGE EASEMENT",
"H.O.A. / BUFFER AREA 5,961 SQ. FT.",
"H.O.A. / OPEN SPACE 2,521 SQ. FT." and
"WATLING LANE 30' ALLEY & PUBLIC D.E."**

on a plat entitled, in part, "FINAL SUBDIVISION PLAT OF A PORTION OF TRACT 3 RIVERTOWNE TO CREATE LOTS 5 THROUGH 17 TRIBUTARY PHASE 1 (FORMERLY PRESERVATION ROW) TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Thomas & Hutton Engineering Co., dated January 21, 2013, and recorded February 19, 2013 in Plat Book L13 at Page 0082, Office of the Register of Mesne Conveyances for Charleston County.

TMS NUMBER(S) FOR:	MINRAN LANE 30' ALLEY & PUBLIC D.E.	583-05-00-438
	BROCKET LANE 12' ALLEY & PUBLIC DRAINAGE EASEMENT	583-05-00-438
	H.O.A. / BUFFER AREA 5,961 SQ. FT.	583-05-00-438
	H.O.A. / OPEN SPACE 2,521 SQ. FT.	583-05-00-438
	WATLING LANE 30' ALLEY & PUBLIC D.E.	583-05-00-438

- Also -

All that certain piece, parcel or lot of land, situate, lying and being in Charleston County, South Carolina, more particularly shown and designated as

“HERESFORD WAY ALLEY (WIDTH VARIES)”

on a plat entitled, in part, “FINAL SUBDIVISION PLAT OF A PORTION OF TRACT 4 RIVERTOWNE TO CREATE LOTS 32 THROUGH 38 TRIBUTARY PHASE 2A (FORMERLY PRESERVATION ROW) TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA,” prepared by Thomas & Hutton Engineering Co., dated July 17, 2013, and recorded October 8, 2013 in Plat Book L13 at Page 0339, Office of the Register of Mesne Conveyances for Charleston County.

TMS NUMBER(S) FOR:	HERESFORD WAY ALLEY (WIDTH VARIES)	583-05-00-446
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- Also -

All those certain pieces, parcels or lots of land, situate, lying and being in Charleston County, South Carolina, more particularly shown and designated as

- “BRADLEY LANE ALLEY (WIDTH VARIES)”**
- “H.O.A. / OPEN SPACE / EASEMENT 2,505 SQ. FT.”**
- “FORGE WAY 12' ALLEY”,**
- “H.O.A. / OPEN SPACE, 3,033 SQ. FT.”** and
- “H.O.A. / BUFFER AREA 5,635 SQ. FT.”**

on a plat entitled, in part, “FINAL SUBDIVISION PLAT OF A PORTION OF TRACT 3 & TRACT 4 RIVERTOWNE TO CREATE LOTS 25 THROUGH 31 & LOTS 54 THROUGH 62 TRIBUTARY PHASE 2B (FORMERLY PRESERVATION ROW) TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA,” prepared by Thomas & Hutton Engineering Co., dated November 25, 2013, and recorded February 10, 2014 in Plat Book L14 at Pages 0027, 0028 and 0029, Office of the Register of Mesne Conveyances for Charleston County.

TMS NUMBER(S) FOR:	BRADLEY LANE ALLEY (WIDTH VARIES)	To become part of 583-05-00-463 (See Exhibit “B” attached hereto and incorporated herein by reference).
	H.O.A. / OPEN SPACE / EASEMENT 2,505 SQ. FT.	583-05-00-463
	FORGE WAY 12' ALLEY	To become part of 583-05-00-463 (See Exhibit “C” attached hereto and incorporated herein by reference).
	H.O.A. / OPEN SPACE, 3,033 SQ. FT.	583-05-00-463
	H.O.A. / BUFFER AREA 5,635 SQ. FT.	583-05-00-463

- Also -

All those certain pieces, parcels or lots of land, situate, lying and being in Charleston County, South Carolina, more particularly shown and designated as

“H.O.A. / OPEN SPACE 17,408 SQ. FT.”,
“BROCKET LANE ALLEY (WIDTH VARIES)”,
“H.O.A. / BUFFER AREA 2,982 SQ. FT.”,
“BENTIC WAY ALLEY (WIDTH VARIES)” and
“H.O.A. / OPEN SPACE 5,834 SQ. FT.”

on a plat entitled, in part, “FINAL SUBDIVISION PLAT OF A PORTION OF TRACT 3 & TRACT 4 RIVERTOWNE TO CREATE LOTS 18 THROUGH 24 & LOTS 51 THROUGH 53 TRIBUTARY PHASE 3A (FORMERLY PRESERVATION ROW) TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA,” prepared by Thomas & Hutton Engineering Co., dated December 29, 2014, and recorded April 10, 2015 in Plat Book L15 at Page 0153, Office of the Register of Mesne Conveyances for Charleston County.

TMS NUMBER(S) FOR:	H.O.A. / OPEN SPACE 17,408 SQ. FT.	583-05-00-111
	BROCKET LANE ALLEY (WIDTH VARIES)	583-05-00-475
	H.O.A. / BUFFER AREA 2,982 SQ. FT.	583-05-00-475
	BENTIC WAY ALLEY (WIDTH VARIES)	583-05-00-475
	H.O.A. / OPEN SPACE 5,834 SQ. FT.	583-05-00-474

- Also -

All those certain pieces, parcels or lots of land, situate, lying and being in Charleston County, South Carolina, more particularly shown and designated as

“BIRCHES WAY ALLEY (WIDTH VARIES)”

on a plat entitled, in part, “FINAL SUBDIVISION PLAT OF A PORTION OF TRACT 4 RIVERTOWNE TO CREATE LOTS 39 THROUGH 50 TRIBUTARY PHASE 3B (FORMERLY PRESERVATION ROW) TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA,” prepared by Thomas & Hutton Engineering Co., dated December 30, 2014, and recorded July 6, 2015 in Plat Book L15 at Page 0286, Office of the Register of Mesne Conveyances for Charleston County.

TMS NUMBER(S) FOR:	BIRCHES WAY ALLEY (WIDTH VARIES)	583-05-00-488
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- Also -

ALL that piece, parcel or tract of land, situate, lying and being in the Town of Mt. Pleasant, County of Charleston, State of South Carolina, shown and designated as **“TRACT 5, 4.10 acres”** on a plat entitled “PLAT OF TRACTS 1-5 CONTAINING 138.08 ACRES OWNED BY: RIVERTOWNE LIMITED PARTNERSHIP TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA” prepared by Thomas & Hutton Engineering Co., dated December 28, 1999, and recorded December 30, 1999, in Plat Book ED, Page 697 in the RMC Office for Charleston County, reference to said plat being craved for a more complete description. SAVING AND EXCEPTING FROM TRACT 5 the following: All that piece, parcel and tract of land, situate, lying and being in the Town of Mt. Pleasant, County of Charleston,

State of South Carolina, located between the Northeastern terminus of Indigo Chase Boulevard 60' R/W and the southern right-of-way line of Rivertowne Parkway (R/W carries) being shown within the lines, L1, L2, Curve 7, Curve 1, Curve 21, and L7 as more fully shown on a plat entitled "A FINAL SUBDIVISION PLAT OF INDIGO CHASE BOULEVARD AND A 4.720 ACRE H.O.A. PARCELL [sic] PLANTER'S POINTE OWNED BY LIBERTY LIFE INSURANCE COMPANY LOCATED IN THE TOWN OF MOUNT PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA" by Southeastern Surveying, Inc., dated April 24, 1999, and last revised August 26, 1999, and recorded October 26, 1999, in Plat Book ED, at Page 555 in the RMC Office for Charleston County.

TMS NUMBER(S) FOR:	TRACT 5	583-05-00-107
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- Also -

All that certain piece, parcel or lot of land, situate, lying and being in Charleston County, South Carolina, more particularly shown and designated as

"TRACT 4 TMS # 583-05-00-107 PRESERVATION ROW, LLC 19.36 ACRES (INITIAL AREA) 2.48 ACRES (TO PHASE 3B) 16.88 ACRES (NEW TOTAL)"

on a plat entitled, in part, "FINAL SUBDIVISION PLAT OF A PORTION OF TRACT 4 RIVERTOWNE TO CREATE LOTS 39 THROUGH 50 TRIBUTARY PHASE 3B (FORMERLY PRESERVATION ROW) TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Thomas & Hutton Engineering Co., dated December 30, 2014, and recorded July 6, 2015 in Plat Book L15 at Page 0286, Office of the Register of Mesne Conveyances for Charleston County.

TMS NUMBER(S) FOR:	TRACT 4	583-05-00-107
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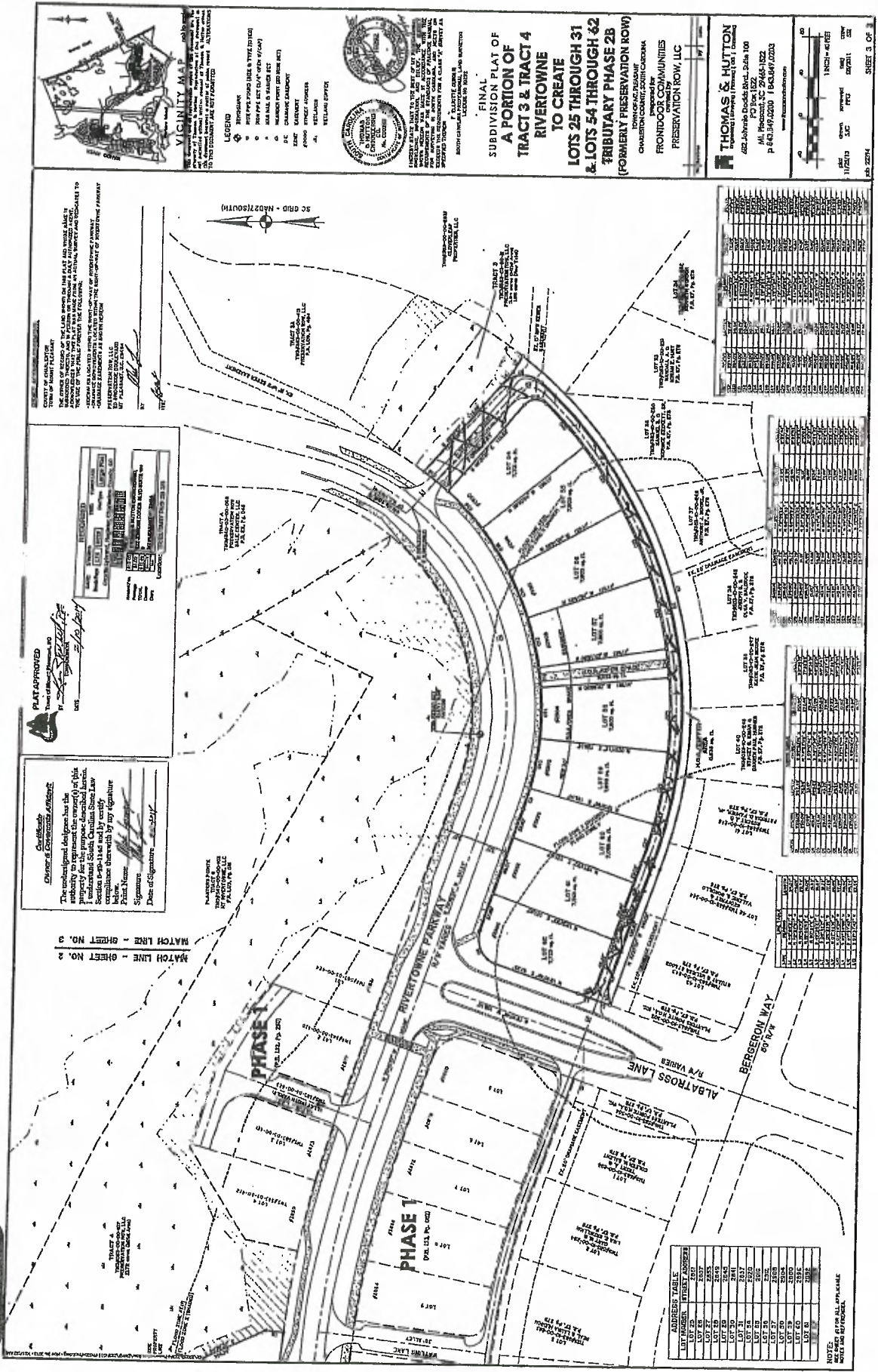
EXHIBIT "B"

See attached.

EXHIBIT "C"

See attached.

EXHIBIT
C



Conditions
 The undersigned declares her the validity to represent the owner(s) of this property for the purpose described herein. This declaration is made in accordance with the provisions of the South Carolina Code of Laws, Title 26, Chapter 13-134, as amended, and the compliance therewith by my signature.
 Date of Signature: 11/27/13

PLAT APPROVED
 By: [Signature]
 Title: [Title]

NOTICE TO THE PUBLIC
 The owner of records of the land shown on this plat has made a plat of the land shown on this plat for the purpose of creating a subdivision of the land shown on this plat. The plat is subject to the provisions of the South Carolina Code of Laws, Title 26, Chapter 13-134, as amended, and the compliance therewith by my signature.

ADDRESS TABLE

LOT NUMBER	STREET ADDRESS
LOT 25	1015 RIVERTOWNE PARKWAY
LOT 26	1016 RIVERTOWNE PARKWAY
LOT 27	1017 RIVERTOWNE PARKWAY
LOT 28	1018 RIVERTOWNE PARKWAY
LOT 29	1019 RIVERTOWNE PARKWAY
LOT 30	1020 RIVERTOWNE PARKWAY
LOT 31	1021 RIVERTOWNE PARKWAY
LOT 32	1022 RIVERTOWNE PARKWAY
LOT 33	1023 RIVERTOWNE PARKWAY
LOT 34	1024 RIVERTOWNE PARKWAY
LOT 35	1025 RIVERTOWNE PARKWAY
LOT 36	1026 RIVERTOWNE PARKWAY
LOT 37	1027 RIVERTOWNE PARKWAY
LOT 38	1028 RIVERTOWNE PARKWAY
LOT 39	1029 RIVERTOWNE PARKWAY
LOT 40	1030 RIVERTOWNE PARKWAY
LOT 41	1031 RIVERTOWNE PARKWAY
LOT 42	1032 RIVERTOWNE PARKWAY
LOT 43	1033 RIVERTOWNE PARKWAY
LOT 44	1034 RIVERTOWNE PARKWAY
LOT 45	1035 RIVERTOWNE PARKWAY
LOT 46	1036 RIVERTOWNE PARKWAY
LOT 47	1037 RIVERTOWNE PARKWAY
LOT 48	1038 RIVERTOWNE PARKWAY
LOT 49	1039 RIVERTOWNE PARKWAY
LOT 50	1040 RIVERTOWNE PARKWAY
LOT 51	1041 RIVERTOWNE PARKWAY
LOT 52	1042 RIVERTOWNE PARKWAY
LOT 53	1043 RIVERTOWNE PARKWAY
LOT 54	1044 RIVERTOWNE PARKWAY
LOT 55	1045 RIVERTOWNE PARKWAY
LOT 56	1046 RIVERTOWNE PARKWAY
LOT 57	1047 RIVERTOWNE PARKWAY
LOT 58	1048 RIVERTOWNE PARKWAY
LOT 59	1049 RIVERTOWNE PARKWAY
LOT 60	1050 RIVERTOWNE PARKWAY
LOT 61	1051 RIVERTOWNE PARKWAY
LOT 62	1052 RIVERTOWNE PARKWAY

NOTED FOR ALL APPLICABLE
 NOTES ON THIS PLAT.

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The properties being transferred are common areas located in the RiverTowne subdivision, and were transferred by Preservation Row Developers, LLC to River Towne Property Owners Association on March 27, 2017
~~2016~~
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) XXX exempt from the deed recording fee because (See Information section of affidavit); Exemption Numbers 1 and 12. Consideration less than \$100.00/Quit Claim Deed. (If exempt, please skip items 4 – 7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
 - (b) _____ The fee is computed on the fair market value of the realty which is _____
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line6(c) above and the deed recording fee due is: _____
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Preservation Row Developers, LLC, a
Georgia limited liability company

By: [Signature]

Name: Robert Pinkard

Its: [Signature]

SWORN to before me this 27th
day of March, 2017.

[Signature]
Notary Public for South Carolina

My Commission Expires: July 19, 2017