

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

James C. ("Chris") McNeil and
Meaghan Poyer,

Plaintiffs,

v.

SAC 181, LLC,
Meridian Residential Group, LLC,
Adam W. Bayles, individually,
Tara Bayles, individually, and MRG
MRG Investing Company LLC

Defendants.

)
) IN THE COURT OF COMMON
) PLEAS
) NINTH JUDICIAL CIRCUIT
)
) Civil Action No. 2025-CP-10-05095
)
) SUPPLEMENTAL
) MEMORANDUM
) IN SUPPORT OF
) PLAINTIFFS' OPPOSITION
) TO DEFENDANTS' MOTIONS
) AND IN FURTHER SUPPORT
) OF SYSTEMIC VALUATION
) ANOMALIES

2025 DEC 11 PM 5:00
CLERK OF COURT
LIE J. ARMSTRONG

FILED
①

INTRODUCTION: REGARDING CHARLES REALTY COMPANY STOCK VALUATION AND 181 GORDON STREET "FLASH TRANSFER"

Plaintiffs submit this Supplemental Memorandum to place into the immediate Court record newly discovered evidence of a second, systemic valuation discrepancy involving the Altman family's real estate holdings—a pattern made all the more egregious by the revelation that the beneficiary of these schemes, **Jonathan S. Altman**, serves as a Commissioner on the **City of Charleston Homeownership Initiative Commission**, a public body sworn to alleviate the very housing insecurity his private enterprise exploits.

This evidence reinforces the pattern identified in Plaintiffs' December 3, 2025 Memorandum: a systematic practice of undervaluing assets in sworn probate filings to avoid taxes, while concealing beneficial ownership to shield against liability—only to assert contradictory high valuations when commercially advantageous.

Specifically, Plaintiffs have uncovered public records demonstrating:

1. **Public Hypocrisy:** While Commissioner Jonathan S. Altman advises the City on affordable housing, his family enterprise systematically devalues assets to minimize tax contributions while using "Flash Transfer" schemes to shield liability for evictions.
2. **Valuation Fraud:** A ~95% **unexplained collapse** in the reported valuation of "Charles Realty Company, Inc." stock between the 2006 Estate of Edith Altman and the 2020

Estate of Samuel Altman, despite the company acquiring significant assets during that period.

3. A **"Flash Transfer"** of the subject property (181 Gordon Street) on February 21, 2007, where the property was transferred from the heirs to "SAC 181, LLC" for **\$5.00** on the *same day* it was distributed from the estate, confirming the LLC serves as a mere alter ego and liability shield.

I. THE CHARLES REALTY COMPANY VALUATION COLLAPSE

A. Historical Context: Charles Realty Company, Inc. (Formed 1939)

Charles Realty Company, Inc. is a **C Corporation** organized in 1939, serving as a primary holding entity for the Altman family's real estate interests. While the company has operated for 86 years, the currently available online public deed records from the Charleston County Register begin significantly later (c. 1980s). This temporal gap obscures the full acquisition history of the portfolio, but the available record is sufficient to demonstrate a massive, unexplained devaluation of its stock. [Exhibit E: Charles Realty Company Property List]

B. The Valuation Anomaly (2006 vs. 2020)

1. **2006 Valuation (Estate of Edith Altman):** In the Inventory and Appraisement for the Estate of Edith Tesler Altman (Case No. 2006-ES-10-000711), sworn to by Co-Personal Representatives **Samuel H. Altman** and **Charles S. Altman**, the stock was valued at **\$30,000.00 per share**. [Exhibit A - Estate of Edith Tesler Altman - Inventory and Appraisement (2006)]
2. **2020 Valuation (Estate of Samuel Altman):** In the Inventory and Appraisement for the Estate of Samuel H. Altman (Case No. 2020-ES-10-01918), sworn to by Personal Representative **Jonathan S. Altman**, the *same stock* was valued at approximately **\$1,392.00 per share**. [Exhibit B - Estate of Samuel H. Altman - Inventory and Appraisement (2020)]
3. **The Implication:** This represents a **~95% devaluation** despite asset acquisitions during Charleston's historic real estate boom (2006-2020). This collapse defies economic reality absent deliberate undervaluation for tax avoidance. It suggests a systemic practice of **valuation arbitrage**: suppressing values in sworn court filings to minimize tax liability, while leveraging the actual market value of the assets (like 181 Gordon St) for commercial rent generation.

II. THE "FLASH TRANSFER" AND SHAM SUBSIDIARY STRUCTURE

A. The Mechanism of Concealment

Public records reveal precisely how 181 Gordon Street was moved into its current liability-shielding structure:

1. **Step 1:** On **February 21, 2007**, the Estate of Edith Altman distributed the property to heirs Samuel, Charles, and Arlene Altman. [**Exhibit C** - Deed of Distribution (Edith Altman Estate to Heirs)]
2. **Step 2:** On **that same day**, the heirs transferred the property to **SAC 181, LLC**. [**Exhibit D** - Title to Real Estate (Heirs to SAC 181, LLC - "Flash Transfer")]
3. **Consideration:** The transfer price was **"\$5.00 and membership interests."**

B. Legal Significance

This "Flash Transfer" confirms SAC 181, LLC is not a legitimate, distinct business enterprise. It was created instantly upon inheritance to serve as a **mere instrumentality** of the Altman family. The nominal \$5.00 consideration demonstrates the entity was capitalized as a sham to shield the beneficial owners (the Altmans) from personal liability while maintaining their control.

III. EVIDENCE OF SYSTEMIC COMMINGLING AND SCALE

A. The "SAC 181 OP" Checks: Operational Commingling

New evidence reveals that **SAC 181, LLC** (an Altman entity) and **Meridian Residential Group** (a Bayles entity) are operationally indistinguishable, piercing the "arm's length" defense.

- **The Evidence:** Checks issued to Plaintiffs from "**SAC 181 OP**" (Operating Account) bear the address **8310 Rivers Ave, North Charleston**. [**Exhibit F** - Checks Received from SAC 181 OP (showing Meridian address)]
- **The Connection:** This is the commercial address associated with **Meridian Residential Group** (operating location) and **MRG Investing Company, LLC** (property owner).
- **The Conclusion:** An Altman-owned asset (SAC 181) is running its treasury operations directly through the Bayles-owned management company's infrastructure. This **commingling of funds and identity** meets the *Sturkie* standard for disregarding the corporate form. SAC 181 is not a passive client; it is integrated into the Meridian operational machine.

B. The Bee's Ferry Shopping Center: High-Net-Worth Scale

Contrary to any implication of modest holdings, the Altman enterprise operates at an institutional scale.

- **The Evidence:** **Charles S. Altman** (Registered Agent for SAC 181) is also the Registered Agent for **Bees Ferry Shopping Center, LLC**.

- **The Asset:** Public deeds show this entity acquired the Bees Ferry Shopping Center for **\$9,000,000.00** in 2006. [Exhibit G -Bees Ferry Shopping Center Documents (Deed, RA info)]
- **Relevance:** This proves the "Single Enterprise" controlled by the Altman family (led operationally by Charles S. Altman) manages multi-million dollar commercial portfolios. The sophisticated nature of these holdings makes the **failure to manage 181 Gordon Street legally** (e.g., the retaliatory eviction, the falsified service) all the more inexcusable. he sophisticated nature of this enterprise makes the alleged violations—including the falsified service and retaliatory eviction—particularly egregious..

IV. THE HYPOCRISY FACTOR: PUBLIC TRUST VS. PRIVATE PROFIT

The "fraud and injustice" prong of the veil-piercing analysis is magnified when the beneficial owners hold positions of public trust regarding the very housing issues they exploit privately.

Jonathan S. Altman, who signed the undervalued probate inventory and benefits from the SAC 181 revenue stream, currently serves as a Commissioner on the **City of Charleston Homeownership Initiative Commission**.

- **Public Role:** He is appointed to advise the City on creating affordable housing and homeownership opportunities for Charleston families. [Exhibit L - Homeownership Initiative Committee Documents]
- **Private Conduct:** Simultaneously, his family enterprise systematically devalues assets to avoid taxes (depriving the public fisc) and uses "Flash Transfer" schemes to shield liability while extracting rents that displace long-term residents.

This stark contradiction between public service and private exploitation creates a compelling public interest in piercing the veil. The Court should not allow the corporate form to shield a public official who profits from the very housing insecurity his Commission is sworn to alleviate. [Exhibit H: Homeownership Initiative Committee Documents (Documents Jonathan Altman's Ongoing Involvement in an Affordable Housing Initiative)]

V. ARGUMENT: PIERCING THE VEIL UNDER *STURKIE*

A. The *Sturkie* Factors are Met

Under *Sturkie v. Sifly*, 280 S.C. 453 (1984), the Court may pierce the LLC veil when there is (1) inadequate capitalization, (2) failure to observe formalities, (3) commingling of funds, and (4) fundamental injustice.

1. **Inadequate Capitalization:** SAC 181 was capitalized with **\$5.00** [Exhibit D - Title to Real Estate (Heirs to SAC 181, LLC - "Flash Transfer")].

2. **Commingling:** SAC 181 OP checks use Meridian's address/infrastructure [Exhibit F - Checks Received from SAC 181 OP (showing Meridian address)].
3. **Injustice:** The entity is used to perpetrate **valuation fraud** (claiming ~\$83k value for probate vs. ~\$1M value for rent) and to shield the beneficial owners from tort liability for their agents' misconduct.

B. The Proper Targets

- **Charles S. Altman:** As Registered Agent and apparent operational lead for the family enterprise (including SAC 181 and Bees Ferry), he is the nexus of control.
- **The Altman Family Enterprise:** While **Jonathan S. Altman** (as beneficiary) may not make day-to-day eviction decisions, he is the **beneficiary of the valuation arbitrage** and a necessary party to reach the assets of the enterprise. The "Single Enterprise Theory" allows the Court to look past the specific LLC (SAC 181) to the broader family business that directs it.

VI. JUDICIAL ESTOPPEL

Defendants cannot have it both ways. They cannot stand before the Probate Court and swear their assets are worth pennies (to avoid taxes) and then stand before this Court and claim those same assets justify high-end commercial rents and aggressive litigation tactics. **Judicial Estoppel** bars them from asserting a position in this lawsuit (that 181 Gordon is a valuable commercial asset) that is inconsistent with their prior sworn position (that it is a devalued estate remnant). The Court should hold them to their sworn 2020 valuation.

WHEREFORE, Plaintiffs respectfully request the Court:

1. Estop Defendants from asserting any valuation of 181 Gordon Street above \$251,000 (the sworn 2020 probate value);
2. Apply the doctrine of unclean hands to bar equitable defenses;
3. Grant such other relief as the Court deems just.

EXHIBITS ATTACHED:

Exhibit A: Estate of Edith Tesler Altman - Inventory and Appraisalment (2006)
[New]

Exhibit B: Estate of Samuel H. Altman - Inventory and Appraisalment (2020)
[Previously filed Dec 3, included here for comparison]

Exhibit C: Deed of Distribution (Edith Altman Estate to Heirs)
[New]

Exhibit D: Title to Real Estate (Heirs to SAC 181, LLC - "Flash Transfer")
[New]

Exhibit E: Charles Realty Company Property List
[New]

Exhibit F: Checks Received from SAC 181 OP (showing Meridian address)
[Previously filed Nov 18, included here for comparison]

Exhibit G: Bees Ferry Shopping Center Documents (Deed, RA info)
[New]

Exhibit H: Homeownership Initiative Committee Documents (Documents Jonathan Altman's
Ongoing Involvement in an Affordable Housing Initiative)
[Previously filed Dec 3, included here for comparison]

Exhibit I: Application for Settlement, Estate of Samuel H. Altman, dated December 30, 2022
(showing Jonathan S. Altman's signature and capacity) [Previously filed Dec 3,
included here for comparison]

Respectfully submitted,

Respectfully submitted this 11th day of December, 2025.

A handwritten signature in black ink, appearing to read "James C. McNeil", written over a horizontal line.

James C. ("Chris") McNeil, Pro Se
P.O. Box 30386, Charleston, SC 29417
chris@thaut.io

A handwritten signature in blue ink, appearing to read "Meghan Poyer", written over a horizontal line.

Meghan Poyer, Pro Se
P.O. Box 30386, Charleston, SC 29417
mcneilandpoyer@gmail.com

EXHIBIT LIST

Exhibit A: Estate of Edith Tesler Altman - Inventory and Appraisement (2006)
[New]

Exhibit B: Estate of Samuel H. Altman - Inventory and Appraisement (2020)
[Previously filed Dec 3, included here for comparison]

Exhibit C: Deed of Distribution (Edith Altman Estate to Heirs)
[New]

Exhibit D: Title to Real Estate (Heirs to SAC 181, LLC - "Flash Transfer")
[New]

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[Previously filed Dec 3, included here for comparison]

EXHIBIT A: ESTATE OF EDITH TESLER ALTMAN - INVENTORY AND APPRAISEMENT (2007)

(Case No. 2006-ES10-000711, Charleston County Probate Court.)

STATE OF SOUTH CAROLINA

COUNTY OF: CHARLESTON

IN THE MATTER OF: ESTATE OF EDITH
TESLER ALTMAN

2009 AUG 29 PM 02:01

FILED PROBATE CT CHAS CO

IN THE PROBATE COURT

INVENTORY AND APPRAISEMENT

CASE NUMBER: 2006-es10-000711

☒ ORIGINAL☐ SUPPLEMENTAL #

Personal Representative (s): Samuel H. Altman

Charles S. Altman

Decedent's Social Security Number: 253-03-7854

Decedent's Date of Death: April 13, 2006

Was there a will? ☒ YES ☐ NO

Charleston

SC

(county)

(state)

The undersigned, being sworn, states: That the following schedules contain a complete and accurate inventory and appraisal of all real and personal property of this estate so far as the undersigned is informed: that he/she has estimated and/or appraised all listed property at its fair market value, according to the best of his/her knowledge and ability.

SWORN to me this 23rd day of
August, 20 06*Peterson C. Strubbs*

Notary Public for South Carolina

My Commission Expires: 05-02-2016

Signature: *Samuel H. Altman*

Name: Samuel H. Altman

Address: PO Box 600

Charleston, SC 29402-0600

E-Mail: saltman@dawlegal.com

Telephone (O): 843-723-9804

(H):

Attorney:

Address:

E-Mail:

Telephone:

Signature: *Charles S. Altman*

Name: Charles S. Altman

Address: PO Box 265

Charleston, SC 29402-0265

E-Mail: saltman@altmancoker.com

Telephone (O): 843-853-9907

(H):

For estates of decedents, the gross fair market valuation of all assets, regardless of situs, should be given as of the date of death. List all out-of-state assets on appropriate schedules. A Supplemental Inventory should be utilized for correcting, adjusting or adding to an original inventory. A qualified and disinterested appraiser may be employed to ascertain the value of any asset, the value of which may be subject to reasonable doubt. If an appraiser is employed, his/her name and address should be indicated with the item or items he/she appraised.

Within ninety (90) days following appointment, a copy of the inventory and appraisal shall be sent to each interested person who requests it, and the original inventory filed with the Probate Court.

RECAPITULATION

	Non-Probate	Probate
Schedule A - Real Estate	\$	\$ 350,000.00
Schedule B - Stocks and Bonds		461,301.92
Schedule C - Notes Due Decedent and Cash		42,394.11
Schedule D - Insurance on Person's Life: Part 1 - Payable to Estate		-0-
Part 2 - Payable to Beneficiary		-0-
Schedule E - Jointly Owned Property		-0-
Schedule F - Other Miscellaneous		10,000.00
Other Assets Payable to Estate		
Schedule G - Transfers during Decedent's life		-0-
Schedule H - Powers of Appointment		-0-
Schedule I - Annuities and Retirement Accounts		-0-
TOTAL GROSS VALUE	\$	863,696.03
ENCUMBRANCES	(	-0-)
TOTAL NET WORTH	\$	863,696.03

9

NOTE: WHEN COMPLETING THE FOLLOWING SCHEDULES, PLEASE REMEMBER TO LIST ALL ASSETS, REGARDLESS OF SITUS. ALL OUT-OF-STATE ASSETS MUST BE DISCLOSED.

SCHEDULE A - Real Estate (All interest in real property except those held with right of survivorship) (If none, so state.) (For jointly owned property with right of survivorship, see schedule E)

Item No.	Description (include county and state)	Tax Assessor's Fair Market Value for year of Decedent's Death	Appraised Value	Appraised Value of Decedent's Interest
1	Home at 181 Gordon St, Chas., SC	283,100.00	350,000.00	350,000.00

TOTAL SCHEDULE A

(also enter under recapitulation, page 1)

\$ _____

SCHEDULE B - Stocks and Bonds (If none, so state.) (For jointly owned property with right of survivorship, see schedule E)

Item No.	Description	Face Value	Appraised Value
1	First Financial Holdings (400 shares)	12,681.00	12,680.00
2	SCE&G (23 shares)	902.50	902.50
3	Washington Mutual (5766 shares)	172,319.42	172,319.42
4	Charles Realty Co. (9.18 shares)	275,400.00	275,400.00

TOTAL SCHEDULE B

(also enter under recapitulation, page 1)

\$ 461,301.92

SCHEDULE C - Notes due to Decedent, and Money on hand and in banks (If none, so state.) (For jointly owned property with right of survivorship, see schedule E)

Item No.	Description	Value
1	First Federal Money Market Account	42,394.11

TOTAL SCHEDULE C

(also enter under recapitulation, page 1)

\$ 42,394.11

(If more space is required, insert tax schedules or additional sheets of same size.)

SCHEDULE D - Insurance (If none, so state.)**Part 1 - Life Insurance Payable to the Estate**

Item No.	Description	Value

TOTAL PART 1

(also enter under recapitulation, page 1)

\$ -0-

Part 2 - Life Insurance Payable to Beneficiaries

Item No.	Description	Beneficiary	Value

TOTAL PART 2

(also enter under recapitulation, page 1)

\$ -0-

SCHEDULE E - Jointly owned Property (with right of survivorship) (If none, so state.)

NOTE: You must complete Schedule E if the Decedent owned any property jointly with right of survivorship at the time of death, whether or not the decedent's interest is included in the gross estate.

Percentage includible:

1 - Joint interest held by decedent and spouse - the amount included is one-half (50%) of the value in all cases.

2 - Other joint interest - Generally you must include the full value of the jointly owned property in the gross estate. However, the full value should not be included if you can show that a part of the property originally belonged to the other tenant(s). The amount included is the amount of the decedent's contribution to the joint account(s).

Item No.	Description	Joint Owner(s)	Percentage Includible	Appraised Value of Decedent's Interest

TOTAL SCHEDULE E

(also enter under recapitulation, page 1)

\$ -0-

(If more space is required, insert tax schedules or additional sheets of same size.)

[illegible]

\$ 10,000.00

SCHEDULE G - Transfers During Decedent's Life - Transfers intended to take effect at death. United States Government Bonds "Payable on Death", Trust created by Decedent in which income for life was retained, power to revoke or other incidents of ownership retained, life insurance transfers. Lifetime transfers of real property in which decedent retains a life estate or other incidents of ownership.

If "yes" please give date and type of transfer and list total amount payable to estate:
(If more space is required, insert additional sheet of same size.)

\$ " -0-

Page 4 of 6

Page 5 of 6

[illegible]

\$ -0-

.....

(To be executed by the Probate Court Judge in those cases where it appears that the estate is NOT REPORTABLE to the South Carolina Tax Commission under the provisions of the Estate Tax Laws of the State of South Carolina, i.e., the total gross value is indicated to be less than prescribed limits.)

Executed this day of , 20

, Probate Judge

Page 6 of 6

EXHIBIT B: ESTATE OF SAMUEL H. ALTMAN - INVENTORY AND APPRAISEMENT (2021)

(Case No. 2020-ES-10-01918),, Charleston County Probate Court.)

EZ FILING

STATE OF SOUTH CAROLINA

PROBATE COURT

IN THE PROBATE COURT

CHARLESTON COUNTY, SOUTH CAROLINA

COUNTY OF: CHARLESTON

2020ES1001918

INVENTORY AND APPRAISEMENT

11/10/2021 9:08AM

☒ ORIGINAL☐ AMENDED #

(must restate the unchanged information from the original Inventory)

IN THE MATTER OF:
SAMUEL H. ALTMAN
(Decedent)

CASE NUMBER: 2020-ES-10-01918

File the original Inventory and Appraisement with the Probate Court within ninety (90) days following the fiduciary appointment. A copy shall be sent to each interested person who has demanded it. A Proof of Delivery must be filed with the Court. The gross fair market value of all probate assets, regardless of location (whether in this state or elsewhere), should be listed as of the date of death. Continue on additional sheets if necessary. An Amended Inventory should be utilized for correcting, adjusting or adding to an original inventory, and *must restate the unchanged information from the original Inventory*. A qualified and disinterested appraiser may be employed to ascertain the value of any asset. If an appraiser is employed, his/her name and address must be indicated with the item or items he/she appraised.

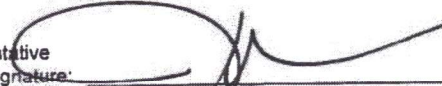
RECAPITULATION

	Non-Probate (OPTIONAL)	Probate
Schedule A - Real Estate		\$0.00
Schedule B - Stocks and Bonds		\$0.00
Schedule C - Notes Due Decedent and Cash		\$38,231.66
Schedule D - Insurance on Decedent's Life - Part 1 - Payable to Estate		\$0.00
Part 2 - Payable to Beneficiary	\$ 332,371.87	
Schedule E - Jointly Owned Property	\$ 818,426.73	
Schedule F - Other Miscellaneous Assets Payable to Estate		\$1,841,785.00
Schedule G - Transfers During Decedent's Life	\$ 0.00	\$0.00
Schedule H - Powers of Appointment	\$ 0.00	\$0.00
Schedule I - Annuities and Retirement Accounts	\$ 1,236,569.92	\$0.00
GROSS VALUE OF PROBATE ESTATE.....		\$1,880,016.66

The undersigned, being sworn, states: That the following schedules contain a complete and accurate inventory and appraisement of all probate real and personal property of this estate so far as the undersigned is informed; that he/she has estimated and/or appraised all listed property at its fair market value, according to the best of his/her knowledge and ability.

SWORN to before me this 9 day of November
20 21
Samuel R. Sumner
Notary Public for South Carolina
My Commission Expires: 02/00/2029

Personal Representative

Signature: 

Print Name: Jonathan S. Altman

Address: 575 King Street, Suite B

Charleston, SC 29403

Telephone (Work): (843) 723-9804

(Home): (843) 810-4108

(Cell):

(Email): jaltman@derfneraltman.com

Co-Personal Representative

Signature (if applicable)

Name:

Address:

Telephone (Work):

Telephone (Home):

(Cell):

(Email):

Attorney:

Address:

Telephone:

Email:

25 DEC - 1 AM 11:09

WHEN COMPLETING THE FOLLOWING SCHEDULES LIST ALL PROBATE ASSETS, REGARDLESS OF LOCATION. ALL OUT-OF-STATE PROBATE ASSETS MUST BE DISCLOSED. NON-PROBATE PROPERTY NEED NOT BE DISCLOSED.

SCHEDULE A – REAL ESTATE. List below any real estate in Decedent's name alone or tenants in common (not as joint with right of survivorship or tenants in the entirety). Describe each property by listing its full address, tax map number, deed book and page, and description consistently (for example: house, lot, buildings, acreage). Also list oil/mineral rights and time shares if it is real property. If none, so state. If the property is encumbered, list the full fair market value of the property here and the encumbrance on the Encumbrance Schedule below. (For jointly owned property with right of survivorship, you may list in Schedule E.)

Item No.	Description	% owned by Decedent	Fair Market Value	Value of Decedent's interest
1. None				
Tax Map Number:				
2.				
Tax Map Number:				
3.				
Tax Map Number:				

TOTAL SCHEDULE A \$ 0.00

(also enter under recapitulation, page 1)

SCHEDULE B – STOCKS AND BONDS. List below all stocks and bonds in the Decedent's name alone or tenants in common (not as joint with right of survivorship). Identify each type of security and the number of shares. If none, so state. (For jointly owned property with right of survivorship, you may list in Schedule E.)

Item No.	Description	Face Value	Appraised Value
1. None.			
2.			
3.			

TOTAL SCHEDULE B \$ 0.00

(also enter under recapitulation, page 1)

SCHEDULE C – CASH, BANK ACCOUNTS, NOTES RECEIVABLES. List all bank accounts owned by Decedent alone or as tenants in common (checking, savings, CDs, money market, brokerage, employment bonus, cash award, final paycheck, etc.), cash on hand, notes payable to Decedent, and survival action proceeds. If none, so state. List each separate account type and institution and last two digits of the account. (For jointly owned property with right of survivorship, you may list in Schedule E.)

Item No.	Description	Value
1.	Pinnacle Bank Account ending in #5576	\$38,231.66
2.		
3.		

TOTAL SCHEDULE C \$ 38,231.66

(also enter under recapitulation, page 1)

SCHEDULE D - LIFE INSURANCE (If none, so state.)

Part 1 - Life Insurance – List the insurance on the life of the Decedent which is payable to the Estate.

Item No.	Description	Value
1. None.		
2.		
3.		

TOTAL PART 1 \$ 0.00

(also enter under recapitulation, page 1)

(If more space is required, insert additional sheets of same size.)

Part 2 (OPTIONAL) - You may list here the insurance on the life of the Decedent which is payable to beneficiaries.

Item No.	Description	Beneficiary	Value
1.	Brighthouse Financial, New England Life Policy 00Y107246-0	Susan Altman	\$326,121.87
2.	Guardian Life Insurance	Susan Altman	\$6,250.00
3.			

TOTAL PART 2 \$ 332,371.87
(also enter under recapitulation, page 1)

SCHEDULE E - (OPTIONAL) JOINT WITH RIGHT OF SURVIVORSHIP- You may list below any non-probate property jointly owned by the Decedent with another with right of survivorship. List each separate account type and institution and the last two digits of each account.

Item No.	Description	Joint Owner(s)	Percentage Includible	Value of Decedent's Interest
1.	1632 Marsh Harbor Lane, Mt. Pleasant Tax Map Number: 530-00-00-237	Susan Altman	50%	\$737.50
2.	Harbor Financial Group Joint Account ending in 4021	Susan Altman	50%	\$817,689.23
3.				

TOTAL SCHEDULE E \$ 818,426.73
(also enter under recapitulation, page 1)

SCHEDULE F - OTHER MISCELLANEOUS ASSETS PAYABLE TO ESTATE. List below any tangible personal property, including household goods & furnishings, vehicles, boats/motors/trailers, mobile homes that are not de-titled (Include year/make/model/VIN, if applicable), airplanes, equipment, interest in a partnership or unincorporated business, articles or collections having either artistic or intrinsic value, including coins, guns, artwork, jewelry, etc., and any other miscellaneous probate items not listed elsewhere, including any digital assets. If none, so state. (For jointly owned tangible personal property with right of survivorship, you may list in Schedule E.)

Item No.	Description	Value
1.	10% Membership Interest in BST 2009, LLC	\$82,900.00
2.	10% Membership Interest in TBBS 2009, LLC	\$70,000.00
3.	5% Membership Interest in Knightsville Four, LLC	\$39,800.00
4.	33% Membership Interest in 98-100 Market Street, LLC	\$168,000.00
5.	33% Membership Interest in SAC 181, LLC	\$83,000.00
6.	906 Shares in Charles Realty Company, Inc.	\$1,261,300.00
7.	Derfner & Altman, LLC	\$136,785.00

TOTAL SCHEDULE F \$ 1,841,785.00
(also enter under recapitulation, page 1)

NOTE: FOR SCHEDULES G, H, AND I. LIST VALUES ONLY IF PAYABLE TO ESTATE.

SCHEDULE G - TRANSFERS DURING DECEDENT'S LIFE. List any transfers intended to take effect at death if such property is payable to the Estate. You may list in the "Optional" section below any non-probate transfers intended to take effect at death not payable to the Estate, including United States Government Bonds "Payable on Death," accounts which are "Transfer on Death," a trust created by Decedent in which income for life was retained by the Decedent, power to revoke or other incidents of ownership retained by the Decedent, lifetime transfers of real property in which Decedent retained life estate, etc. If none, so state.

List date and type of transfer and list total amount payable to estate:

1.	None.	
2.		

(OPTIONAL) describe and list amounts not payable to estate:

1.		
2.		

TOTAL SCHEDULE G \$ 0.00
(also enter under recapitulation, page 1)

(If more space is required, insert additional sheets of same size.)

SCHEDULE H – POWERS OF APPOINTMENT. List property, both real and personal, over which Decedent possessed a Power of Appointment whether testamentary or otherwise, if such property is payable to the Estate. You may list property subject to such power if it was not payable to the Estate in the "Optional" section below. If none, so state.

Describe and list total amount payable to estate:

1.	None.	
2.		

(OPTIONAL) describe and list amounts not payable to estate:

1.		
2.		

TOTAL SCHEDULE H

(also enter under recapitulation, page 1)

\$ 0.00

SCHEDULE I – ANNUITIES AND RETIREMENT ACCOUNTS (IRA's, 401(K), etc.). List any annuities or retirement accounts owned by the Decedent and payable to the Estate. You may list in the "Optional" section below any accounts payable to a beneficiary which is not payable to the Estate.

Describe and list total amount payable to estate:

1.		
2.		
3.		

(OPTIONAL) describe and list amounts not payable to estate:

1.	American Funds 401k Plan ID ending in 4871, Beneficiary Susan Altman	\$296,525.17
2.	Harbor Financial Account IRA Account ending in 6292, Beneficiary Susan Altman	\$940,044.75
3.		

TOTAL SCHEDULE I

(also enter under recapitulation, page 1)

\$ 1,236,569.92

ENCUMBRANCES (e.g., mortgages, liens, judgments, etc., but not general debts of the estate). List debts of the Decedent secured by assets on the above Schedules and describe the debt and the specific asset encumbered.

Item No.	Schedule & Item Number Encumbered Thereby	Description & Amount
1.	None.	
2.		
3.		

TOTAL ENCUMBRANCES

\$ 0.00

(If more space is required, insert additional sheets of same size.)

**EXHIBIT C: DEED OF DISTRIBUTION (EDITH
ALTMAN ESTATE TO HEIRS)**

2007 JUNE 14 10:40 AM
FILED
CLERK OF COURT
SOUTH CAROLINA

OK

X618PG559

STATE OF SOUTH CAROLINA

07 JUN 14 AM 8:57

IN THE PROBATE COURT

COUNTY OF CHARLESTON

PROBATE COURT
CHARLESTON COUNTY

DEED OF DISTRIBUTION

IN THE MATTER OF THE ESTATE OF)
EDITH TESLER ALTMAN *

CASE NUMBER: 2006-ES10-000711

WHEREAS, the decedent died on April 13, 2006; and

WHEREAS, the estate of the decedent is being administered in the Probate Court for Charleston County, South Carolina in Case No. 2006-ES10-000711; and

WHEREAS, the grantees herein are either beneficiaries or heirs at law, as appropriate, of the decedent; and

WHEREAS, the undersigned Co-Personal Representatives are the duly appointed and qualified fiduciaries in this matter; and

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Co-Personal Representatives have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release to:

Samuel H. Altman, Charles S. Altman, and Arlene F. Altman
c/o Samuel H. Altman, Post Office Box 600, Charleston, SC 29402

the following described property:

ALL that lot, piece or parcel of land with the buildings thereon, situate, lying and being in the Southeast corner of Gordon Street and Eighth Avenue, in the City of Charleston, County of Charleston, State aforesaid, and known in the present numbering of Gordon Street as No. 181 Gordon.

MEASURING AND CONTAINING in front on Gordon Street Fifty-Two (52) feet six (6) inches and the same on the rear or South line, and One Hundred Five (105) feet in depth on the East and West lines, be the said dimensions more or less.

BUTTING AND BOUNDING to the North on Gordon Street, formerly known as Second Avenue; to the East on other lands of Charles Realty Company, Inc.; to the South on Lots 6 and 7 in Block "M", as delineated on a plat of Wagener Terrace made by Benson and Barbot, Surveyors, dated March 4, 1919, and recorded in Plat Book C, Page 148; to the West on Eighth Avenue.

15

EXHIBIT D: TITLE TO REAL ESTATE

(Heirs to SAC 181, LLC - "Flash Transfer")

ALL that lot, piece or parcel of land wit the buildings thereon, situate, lying and being in the Southeast corner of Gordon street and Eighth Avenue, in the City of Charleston, County of Charleston, State aforesaid, and known in the present numbering of Gordon Street as No. 181 Gordon.

BUTTING AND BOUNDING to the North on Gordon Street, formerly known as Second Avenue; to the East on other lands of Charles Realty Company, Inc.; to the South on Lots 6 and 7, Block "M", as delineated on a plat of Wagener Terrace made by Benson and Barbot, Surveyors, dated March 4, 1919, and recorded in Plat book C, Page 148; to the West on Eighth Avenue.

BEING the same property conveyed to the Grantors by Deed of Distribution from the Estate of Edith T. Altman dated February 21, 2007 and recorded March 9, 2007 in Book X618 at Page 559.

Grantee's address: c/o Charles S. Altman
18 Lavington Road
Charleston, SC 29407

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee herein above named and its successors and assigns forever.

AND THE GRANTORS do hereby bind the Grantors and the Grantors' heirs, successors, executors and administrators to warrant and forever defend all and singular the said premises unto the Grantee herein above named, and the Grantee's heirs, successors and assigns against the Grantors and the Grantors' heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part hereof.

WITNESS my hand and seal this 21 day of February, 2007.

Signed, Sealed and Delivered
in the Presence of:

Boyd McQuaden Hays
WITNESS
Carol Beards
WITNESS

Samuel H. Altman
SAMUEL H. ALTMAN
Charles S. Altman
CHARLES S. ALTMAN

Debra D. Chin
WITNESS
Maui J.
WITNESS

Arleen F. Altman
ARLENE F. ALTMAN

BK Z619PG241

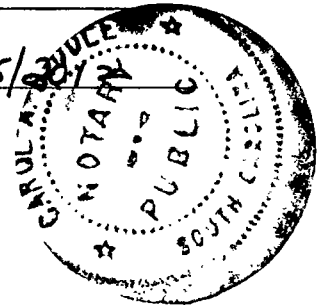
STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) ACKNOWLEDGMENT

BEFORE ME personally appeared, Samuel H. Altman and Charles S. Altman, to me well known to be the persons described in and who executed the within instrument, and they acknowledged to and before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, that they executed said instrument for the purposes therein expressed therein.

WITNESS my hand and official seal this 21 day of February, 2007.



Notary Public for South Carolina
My Commission expires: 8/15/2011
(NOTARIAL SEAL)



STATE OF GEORGIA)
)
COUNTY OF DeKalb) ACKNOWLEDGMENT

BEFORE ME personally appeared, Arlene F. Altman, to me well known to be the persons described in and who executed the within instrument, and they acknowledged to and before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, that they executed said instrument for the purposes therein expressed therein.

WITNESS my hand and official seal this 21st day of February, 2007.

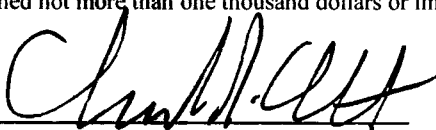


Notary Public for Georgia
My Commission expires: Aug 2, 2009
(NOTARIAL SEAL)



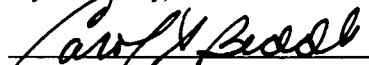
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Samuel H. Altman, Charles S. Altman and Arlene F. Altman, to SAC 181, LLC ON February 21, 2007.
3. Check one of the following: **The DEED is (check one)**
 - (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 distribution to a trust beneficiary.
 - (c) X EXEMPT from the deed recording fee because (exemption# 8). (Explanation if required) _____
(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (check one)
 - (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 X 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) _____ the amount listed in item 4 above
 - (b) _____ the amount listed in item 5 above (no amount place zero)
 - (c) _____ Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative for Grantor.
8. I understand that a person required to furnish this affidavit who wilfully 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.



Grantor, Grantee, or Legal Representative
connected with this transaction

Sworn to before me this 21
day of February, 2007.



Notary Public for SOUTH CAROLINA
My Commission Expires: 8/15/2012

8K Z619PG243

RECORDER'S PAGE

NOTE: This page MUST remain
with the original document



FILED
March 28, 2007
11:19:23 AM
8K Z619PG239

Charlie Lybrand, Register
Charleston County, SC

Filed By:

Altman & Coker LLC

PO Box 265

Charleston

SC 29402

Number of Pages:

5

AMOUNT

DESCRIPTION

Recording Fee	\$ 10.00
State Fee	<Exempt>
County Fee	<Exempt>
Postage	

TOTAL

\$ 10.00

\$ Amount (in thousands):

DRAWER:

B - ECP

AUDITOR STAMP HERE

RECEIVED FROM RMC

MAR 30 2007

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

PID VERIFIED BY ASSESSOR

REP

DATE MAR 30 2007

DO NOT STAMP BELOW THIS LINE

**EXHIBIT E: CHARLES REALTY COMPANY
PROPERTY LIST**



Search Criteria

DM-Name_MIK Search Results

Click on a Column Header to sort Ascending and click again for Descending

Show 100 entries

Search:

Descript ion 1 (Area, Sub, Phs, Sec, Lot, Blk, Tct)	Bo ok Nu mb er	Pa ge Nu mb er	Sat Bo ok- Pa ge	Last Nam e / Firm Nam e	First Nam e / Firm Nam e	D & M	Re co rd Da te	Ins tru me nt 1	NAVIGATION
BUCKFIELD LTS 15 & 67	R270	215		CHARLES REALTY COMPANY INC		D	06/20/1 996	CON	View Keywords Related Docs
BUCKFIELD LTS 15 & 67	R270	492	0654-866	CHARLES REALTY COMPANY INC		M	06/20/1 996	MTG	View Keywords Related Docs
BUCKFIELD LT 13	Z255	234		CHARLES REALTY COMPANY INC		D	06/02/1 995	CON	View Keywords Related Docs
BUCKFIELD LT 13	Z255	657		CHARLES REALTY COMPANY INC		M	06/02/1 995	MTG	View Keywords Related Docs
BUCKFIELD LT 14	P254	404		CHARLES REALTY COMPANY INC		D	04/21/1 995	CON	View Keywords Related Docs
BUCKFIELD LT 14	P254	609	W492- 718	CHARLES REALTY COMPANY INC		M	04/21/1 995	MTG	View Keywords Related Docs
CANNON ST NS NO 50	X237	497		CHARLES REALTY COMPANY	-	D	01/21/1 994	CORR/CO N	View Keywords Related Docs
CANNON ST NS NO 50	O232	047		CHARLES REALTY COMPANY	-	D	09/29/1 993	CON	View Keywords Related Docs



(Area, Sub, Phs, Sec, Lot, Blk, Tct)	ok Number	ge Number	Book-Page	Name / Firm Name	Name / Firm Name	D & M	cord Date	trument 1	NAVIGATION
LYNWOOD LT 3 BLK J	A118	151		CHARLES REALTY A PARTNER	SHIP	D	01/12/1979	CON	View Keywords Related Docs
LYNWOOD LT 2 BLK J	K118	125		CHARLES REALTY A PARTNER	SHIP	D	02/26/1979	CON	View Keywords Related Docs
WAKENDAW LAKES LT 2 BLKE	O114	070	F116-409	CHARLES REALTY	-	M	01/03/1978	MTG/AS GT	View Keywords Related Docs
WAKENDAW LAKES LT 2 BLKE	O114	124		CHARLES REALTY	-	D	01/03/1978	CON&LIE N	View Keywords Related Docs
LYNWOOD LT 3 BLK J	V114	010	V115-245	CHARLES REALTY A PARTNER	SHIP	M	01/27/1978	MTG	View Keywords Related Docs
LYNWOOD LT 2 BLK J	V114	011	P116-061	CHARLES REALTY A PARTNER	SHIP	M	01/27/1978	MTG	View Keywords Related Docs
LYNWOOD LT 2 BLK J	V114	012	K118-232	CHARLES REALTY A PARTNER	SHIP	M	01/27/1978	MTG	View Keywords Related Docs
LYNWOOD LT 3 BLK J	V114	013	A118-234	CHARLES REALTY A PARTNER	SHIP	M	01/27/1978	MTG	View Keywords Related Docs
LYNWOOD LTS 2 & 3 BLK J	V114	101		CHARLES REALTY A PARTNER	SHIP	D	01/27/1978	CON	View Keywords Related Docs
WAKENDAW LAKES LT 3 BLK E	W114	326		CHARLES REALTY	-	D	02/07/1978	CON&LIE N	View Keywords Related Docs
CENTERVILLE SEC D LT 46	Y116	004		CHARLES REALTY A PARTNER	SHIP	D	09/08/1978	CON	View Keywords Related Docs
KING ST WS NOS 577,577 1/2,579,CANNON ST #10 ETC	G137	012		CHARLES REALTY COMPANY I	NC	D	05/18/1984	CON	View Keywords Related Docs
HAYNE ST NO 37 & MARKETST NO 100	G137	024		CHARLES REALTY COMPANY I	NC	D	05/18/1984	CON	View Keywords Related Docs
WAGENER TERR LT B BLK M	G127	064		CHARLES REALTY COMPANY I	NC	D	12/09/1981	CON	View Keywords Related Docs



(Area, Sub, Phs, Sec, Lot, Blk, Tct)	ok Number	ge Number	Book-Page	Name / Firm Name	Name / Firm Name	D & M	cord Date	trument 1	NAVIGATION
ST PHILIP ST ES NOS 174& 176	F294	614		CHARLES REALTY COMPANY I	NC	D	12/10/1997	CON	View Keywords Related Docs
ST PHILIP ST 15' STRIP ETC	G294	720		CHARLES REALTY COMPANY I	NC	D	12/10/1997	ESMT/A GMT	View Keywords Related Docs
ST PHILIP ST 15' STRIP ETC	G294	720		CHARLES REALTY COMPANY I	NC	D	12/10/1997	ESMT/A GMT	View Keywords Related Docs
ST PHILIP ST 15' STRIP ETC	G294	720		CHARLES REALTY COMPANY I	NC	D	12/10/1997	ESMT/A GMT	View Keywords Related Docs
ST PHILIP ST 15' STRIP ETC	G294	720		CHARLES REALTY COMPANY I	NC	D	12/10/1997	ESMT/A GMT	View Keywords Related Docs
SCANLONVILLE TCT B-2	L297	519		CHARLES REALTY COMPANY I	NC	D	02/18/1998	CON	View Keywords Related Docs
SCANLONVILLE TCT B-2 P/B BP PG 140 ETC & PP	M297	353	0240-048	CHARLES REALTY COMPANY I	NC	M	02/18/1998	SEC/AG MT	View Keywords Related Docs
SCANLONVILLE TCT B-2 P/B BP PG 140	N297	800		CHARLES REALTY COMPANY I	NC	D	02/18/1998	ASGT/ET C	View Keywords Related Docs
SCANLONVILLE TCT B-2 P/B BP PG 140	N297	905		CHARLES REALTY COMPANY I	NC	D	02/18/1998	SUB NON-	View Keywords Related Docs
SCANLONVILLE TCT B-2 P/B BP PG 140	N297	905		CHARLES REALTY COMPANY I	NC	D	02/18/1998	SUB NON-	View Keywords Related Docs
SCANLONVILLE TCT B-2 P/B BP PG 140	N297	905		CHARLES REALTY COMPANY I	NC	D	02/18/1998	SUB NON-	View Keywords Related Docs
SCANLONVILLE TCT B-2 P/B BP PG 140	N297	905		CHARLES REALTY COMPANY I	NC	D	02/18/1998	SUB NON-	View Keywords Related Docs
WOLFE ST #39	J303	828		CHARLES REALTY COMPANY I	NC	D	05/26/1998	CON	View Keywords Related Docs
WAGENER TERR LTS A & C BLK M	J344	657	0615-816	CHARLES REALTY CO INC	-	M	03/22/2000	MTG	View Keywords Related Docs



(Area, Sub, Phs, Sec, Lot, Blk, Tct)	ok Number	ge Number	Book-Page	Name / Firm Name	Name / Firm Name	D & M	cord Date	trument 1	NAVIGATION
AMERICA ST #74	T351	698		CHARLES REALTY COMPANY I	NC	D	07/24/2000	CON	View Keywords Related Docs
CHICORA PL LT 61 BLK L	L365	562		CHARLES REALTY COMPANY I	NC	D	03/06/2001	CON	View Keywords Related Docs
ROMNEY ST SS LT 1	B422	595		CHARLES REALTY COMPANY I	NC	D	10/16/2002	CON	View Keywords Related Docs
ROMNEY ST SS LT 1	D422	740	Z601-101	CHARLES REALTY COMPANY I	NC	M	10/16/2002	MTG	View Keywords Related Docs
CANNON ST NS #10 & KINGST WS #S 573-575	H651	658	0725-871	CHARLES REALTY COMPANY I	NC	M	02/15/2008	MTG	View Keywords Related Docs
CANNON ST NO 10 & KING ST NOS 573-575	J651	645	0725-876	CHARLES REALTY COMPANY I	NC	D	02/15/2008	ASGT/ETC	View Keywords Related Docs
KING ST 557-559 ETC	L655	420		CHARLES REALTY COMPANY I	NC	D	04/01/2008	WARRANTY	View Keywords Related Docs
SCANLONVILLE TCT B-2 OFTCT B P/B BP-140	0106	405		CHARLES REALTY COMPANY I	NC	D	02/09/2010	MEMO/LEAS	View Keywords Related Docs
SCANLONVILLE TCT B-2 OFTCT B P/B BP-140	0136	884		CHARLES REALTY COMPANY I	NC	D	08/04/2010	AMEN	View Keywords Related Docs
RD/RT JOHNNIE DODDS BLVD	0165	921		CHARLES REALTY COMPANY I	NC	D	01/12/2011	CON/EXH	View Keywords Related Docs
KING ST NOS 573-575	0214	263	0313-532	CHARLES REALTY COMPANY I	NC	D	10/27/2011	MECH/LIEN	View Keywords Related Docs
KING & CANNON STS NW COR NO 573-575	0223	009		CHARLES REALTY COMPANY I	NC A SOUTH CARO	D	12/15/2011	LEAS	View Keywords Related Docs
AMHERST ST NS NOS 22-24(REAR)	0258	465		CHARLES REALTY COMPANY I	NC	D	06/15/2012	WARRANTY	View Keywords Related Docs
KING ST NOS 579,577 & 577 1/2	0552	252		CHARLES REALTY COMPANY INC		D	05/09/2016	PROJ/COMM	View Keywords Related Docs

(Area, Sub, Phs, Sec, Lot, Blk, Tct)	ok Number	ge Number	Book-Page	Name / Firm Name	Name / Firm Name	D & M	cord Date	tru ment 1	NAVIGATION
KING & CANNON STS SUNDRY PCLS	0599	722		CHARLES REALTY COMPANY INC		D	11/28/2016	ASGT/ETC	View Keywords Related Docs
KING & CANNON STS SUNDRY PCLS ETC & PP	0599	719		CHARLES REALTY COMPANY INC		M	11/28/2016	MTG	View Keywords Related Docs
KING ST 0.26 ACS	0710	949		CHARLES REALTY COMPANY INC		D	04/12/2018	R/W GRANT	View Keywords Related Docs

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- Police Info

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Site Info

Surplus Auctions Info

Tax Exemptions Info

Tax Info

Transparency

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EMPLOYEE RESOURCES

EXHIBIT F: CHECKS RECEIVED FROM SAC 181 OP

(showing Meridian address)

SAC 181_OP
4310 Rivers Ave
Suite B
North Charleston, SC 29405

SAC 181_OP
Synovus
1148 Broadway
Columbus, GA 31901

1028
Date: 06/26/2025

Pay to the order of: JAMES MCNEIL
This amount: ONE THOUSAND, ONE HUNDRED FORTY-TWO AND 50/100 DOLLARS \$1,142.50

James McNeil
181 Gordon St
Charleston, SC 29403

JEMO

1028

Date: 06/26/2025 Check #1028 Account: SAC 181_OP
Pay to: James McNeil

Priority	Unit	Reference	Description	Amount
181 Gordon - 181 Gordon St Charleston			James McNeil, 181 Gordon St.	1,142.50
				1,142.50

SAC 181_OP
4310 Rivers Ave
Suite B
North Charleston, SC 29405

SAC 181_OP
Synovus
1148 Broadway
Columbus, GA 31901

1027
Date: 06/26/2025

Pay to the order of: MEAGHAN POYER
This amount: ONE THOUSAND, ONE HUNDRED FORTY-TWO AND 50/100 DOLLARS \$1,142.50

Meaghan Poyer
181 Gordon St
Charleston, SC 29403

JEMO

1027

Date: 06/26/2025 Check #1027 Account: SAC 181_OP
Pay to: Meaghan Poyer

Priority	Unit	Reference	Description	Amount
181 Gordon - 181 Gordon St Charleston			Deposit Refund	1,142.50
				1,142.50

EXHIBIT G: BEES FERRY SHOPPING CENTER DOCUMENTS

(Deed, RA info)



South Carolina Secretary of State *Mark Hammond*

Business Entities Online

File, Search, and Retrieve Documents Electronically

In partnership
with SC.GOV



Log In

BEES FERRY SHOPPING CENTER, LLC

Corporate Information

Entity Id 00819908

Entity Type Limited Liability Company

Status Good Standing

Domestic/Foreign Domestic

Incorporated State South Carolina

Important Dates

Effective Date 10/13/2006

Expiration Date N/A

Term End Date N/A

Dissolved Date N/A

Registered Agent

Agent CHARLES S. ALTMAN

Address 575 KING STREET STE A
CHARLESTON, South Carolina 29403



Request Documents



Add Filing

Official Documents On File

Filing Type	Filing Date
Change of Agent or Office	10/10/2008
Organization	10/13/2006

Back

For filing questions please contact us at 803-734-2158
[Download Adobe Reader](#)

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[South Carolina Secretary of State](#)

Prepared By: Womble Carlyle Sandridge & Rice, PLLC, 550 S. Main Street, Suite 400, Greenville, SC 29601

Grantee's Mailing Address: P O Box 518 Cedar Grove NJ 07009

STATE OF SOUTH CAROLINA)

)

LIMITED WARRANTY DEED

COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS that **H & H PROPERTIES I, LLC, a/k/a H & H PROPERTIES I, L.L.C.**, a South Carolina limited liability company, as Grantor, in consideration of **Nine Million and 00/100 Dollars ((S9,000,000.00))**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents grants, bargains, sells, and releases unto **BEES FERRY SHOPPING CENTER, LLC, a South Carolina limited liability company**, as Grantee, its successors and assigns forever, the following parcel of real property:

ALL THAT CERTAIN piece, parcel or tract of land, with improvements, buildings, and structures thereon, situate, lying, and being in the City of Charleston, County of Charleston, State of South Carolina near the intersection of Bees Ferry Road and Ashley River Road, South Carolina Highway 61, being shown as 7.971 acre tract of land identified as "Tract 3" on plat entitled "Plat of the Subdivision and Adjustment of Property Lines to Create Tracts 1 Through 5 Prepared for H & H Properties I, LLC" prepared by Thomas and Hutton Engineering Co. dated December 21, 1999, and recorded in the RMC Office for Charleston County on February 4, 2000 in Plat Book ED at page 782, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the above described premises belonging and in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises beforementioned unto the said Grantee, its successors and assigns forever.

AND THE GRANTOR does hereby bind the Grantor and the Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against the Grantor and the Grantor's successors and assigns, but not otherwise.

TMS# 356-00-00-012

IN WITNESS WHEREOF the Grantor has hereto set its hand and seal this 16th day of October, 2006.

Signed, Sealed And Delivered
In the Presence of:

**H & H PROPERTIES I, LLC, a/k/a
H & H PROPERTIES I, L.L.C., a
South Carolina limited liability company**

W. Lindsay Smith
Don Bastinelli
Carol A. Briddle
me

By: Thomas A. Hamilton (SEAL)
Thomas A. Hamilton, Member

By: David F. Haygood (SEAL)
David F. Haygood, Member

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, W. Lindsay Smith, a Notary Public in and for the County and State aforesaid, certify that Thomas A. Hamilton, member of H & H Properties I, LLC a/k/a H & H Properties I, L.L.C., the Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of the Grantor.

WITNESS my hand and official stamp or seal this 16th day of October, 2006.

W. Lindsay Smith
Notary Public for South Carolina
My Commission Expires: 8-15-07

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, Carol A. Briddle, a Notary Public in and for the County and State aforesaid, certify that David F. Haygood, member of H & H Properties I, LLC a/k/a H & H Properties I, L.L.C., the Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of the Grantor.

WITNESS my hand and official stamp or seal this 18th day of October, 2006.

Carol A. Briddle
Notary Public for South Carolina
My Commission Expires: 8/15/2012

EXHIBIT A**Legal Description Tract 3**

ALL THAT CERTAIN piece, parcel, or tract of land, with improvements, buildings, and structures thereon, situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, being shown as 7.971 acre tract of land identified as "Tract 3" on plat entitled "Plat of the Subdivision and Adjustment of Property Lines to Create Tracts 1 Through 5 Prepared for H & H Properties I, LLC" prepared by Thomas and Hutton Engineering Co. dated December 21, 1999, and recorded in the RMC Office for Charleston County on February 4, 2000 in Plat Book ED at page 782, and having the following metes and bounds to wit:

Commencing at a #5 iron rebar at the southeastern intersection of the rights-of-way of Ashley River Road (SC Highway 61) and Bees Ferry Road,, thence westerly along the southern right-of-way of Bees Ferry Road a distance of 291.79 feet to a new iron pin being the True Point of Beginning; thence easterly along the common line with Tract 1, S 44-45-31 W a distance of 265.74 feet to a new iron pin; thence easterly along the common line with Tract 1, N. 45-14-29 E a distance of 152.61 feet to a new iron pin; thence northerly along the common line with Tract 1, N 20-25-09 E a distance of 14.40 feet to a new iron pin; thence easterly along the common line with Tract 1, N 44-46-34 E a distance of 69.65 feet to a new iron pin; thence northerly along the common line with Tract 1, N 45-13-26 W a distance of 22.00 feet to a new iron pin; thence easterly along the common line with Tract 1, N 44-46-34 E a distance of 31.56 feet to a new iron pin; thence southerly along the right-of-way of Ashley River Road, S 41-22-20 E a distance of 46.50 feet to a new iron pin; thence southerly along the right-of-way of Ashley River Road, S 36-26-16 E a distance of 20.68 feet to a new iron pin; thence westerly along the common line with Tract 2, S 45-22-32 W a distance of 282.62 feet to a new iron pin; thence southerly along the common line with Tract 2, S 44-30-16 E a distance of 465.07 feet to a new iron pin; thence westerly along the common line with Tract 2, S 48-06-17 W a distance of 384.05 feet to a new iron pin; thence northerly along the common line of Tract 4, N 35-46-07 W a distance of 78.62 feet to a new iron pin; thence westerly along the common line with Tract 4, N 68-43-28 W a distance of 194.39 feet to a new iron pin; thence N 45-13-26 W a distance of 489.81 feet to a new iron pin; thence northerly along the right-of-way of Bees Ferry Road, N 44-46-34 E a distance of 477.95 feet to a Point of Beginning.

This being a portion of the same property conveyed to the Mortgagor herein by deed of Greenville Bees Ferry Limited Partnership dated January 26, 2000 and recorded in Book R-342, Page 117; by deed of Trustees of St. Phillips A.M.E. Church, a/k/a Trustees of St. Phillips A.M.E. Church dated January 31, 2000 and recorded in Book R-342, Page 238; by deed of Sandra Pittman, Frank Pittman, Carroll Pittman Tabler and Kenny Pittman dated February 2, 2000 and recorded in Book R-342, Page 274; by deed of Corine Pettiford dated January 30, 2000 and recorded in Book R-342, Page 270; by deed of Oscar C. Leach, Jr., dated February 2, 2000 and recorded in Book R-342, Page 220; by deed of Jay F. Leach, dated February 1, 2000 and recorded in Book R-342, Page 216; by deed of Maggie Gibson Jenkins, Benjamin Gibson, Albertha Gibson Patrick, Marie Idella Gibson, Arthur Lee Gibson, Anna Lee Gibson, Lillie Mae Gibson Wilson, Willie Gibson, Craig Gibson, Charles E. Gibson, Valerie Gibson, Abraham

McKinnon, Melazina Jones, Patrina McKinnon and Nathan McKinnon dated February 8, 2000 and recorded in Book R-342, Page 166; by deed of Ernestine W. Gibson dated February 15, 2000 and recorded in Book R-342, Page 102; by deed of Jessie Mae Robinson dated February 11, 2000 and recorded in Book R-342, Page 303; and by deed of Tonya T. Pittman, a/k/a Tonya Pittman dated February 11, 2000 and recorded in Book R-342, Page 284 in the RMC Office for Charleston County, South Carolina.

Charleston County Tax Map No. 356-00-00-012.

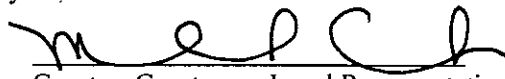
STATE OF SOUTH CAROLINA

AFFIDAVIT

COUNTY OF CHARLESTON

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 property is being transferred by H & H Properties I, LLC to Bees Ferry Shopping Center, LLC on October 19, 2006.
3. Check one of the following: **The DEED is check one**
 - (a) X 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 distribution to a trust beneficiary.
 - (c) _____ EXEMPT from the deed recording fee because (exemption# _____). (Explanation if required) _____
(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$9,000,000.00
 - (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 X 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) \$9,000,000.00 the amount listed in item 4 above
 - (b) 0.00 the amount listed in item 5 above (no amount place zero)
 - (c) \$9,000,000.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative for Grantor.
8. I understand that a person required to furnish this affidavit who wilfully 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.

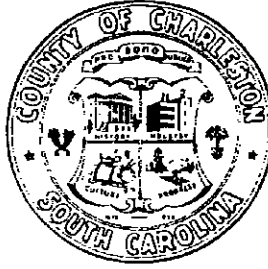

Grantor, Grantee, or Legal Representative
connected with this transaction

Sworn to before me this 16th
day of October, 2006.


Notary Public for South Carolina
My Commission Expires: 08/15/2012

RECORDER'S PAGE

NOTE: This page **MUST** remain
with the original document



Filed By:

ALTMAN & COKER LLC

PO BOX 265

CHAS SC 29402

RECORDER'S STAMP HERE

30 2006

CHARLESTON COUNTY, SC

PID VERIFIED BY ASSESSOR

REP *[Signature]*

DATE OCT 27 2006

FILED

October 25, 2006

8:52:05 AM

BKG 603PG139

Charlie Lybrand, Register
Charleston County, SC

DESCRIPTION	AMOUNT
Recording Fee	\$ 11.00
State Fee	\$ 23,400.00
County Fee	\$ 9,900.00
Postage	
TOTAL	\$ 33,311.00
\$ Amount (in thousands):	9000
DRAWER:	B - BJA

DO NOT STAMP BELOW THIS LINE

EXHIBIT H: HOMEOWNERSHIP INITIATIVE COMMITTEE DOCUMENTS

Purpose: Documents Jonathan Altman's Ongoing Involvement in an Affordable Housing Initiative

Key Contents:

- **(H1) Page 10 from Charleston, SC City Council minutes October 22, 2024**
- **(H2) Jonathan Altman's appointment history with the Affordable Housing Initiative**

Purpose: Shows Jonathan S. Altman's ongoing off-and-on appointment to the Home Ownership Initiative Committee.

(H1) Page 10 from Charleston, SC City Council minutes October 22, 2024

Mayor Cogswell said, "We have a motion and properly seconded. Any further discussion?"

No one asked to speak.

On a motion of Councilmember Bowden, seconded by Councilmember Brady, City Council voted unanimously to approve the appointments and reappointments to the Home Ownership Initiative Commission:

a. Homeownership Initiative Commission:

- i. Michelle Pulk – New Appointment
- ii. Peter Klatka – New Appointment
- iii. Jonathan Altman -- Reappointment
- iv. Stacey Bailey -- Reappointment
- v. John Rhoden, Jr. -- Contractor
- vi. Ruthie Smythe – Reappointment
- vii. Mike Tecosky -- Reappointment

Mayor Cogswell said, "Any of those folks here in the audience today? Please raise your hand. If not, we'll move on to the next one [Board of Architectural Review-Large](#). We have Eddie Bello who is well known, I think, to this body and James Meadors who would be a reappointment. Do I have a motion?"

Councilmember Mitchell said, "So moved."

Councilmember Brady said, "Second."

Mayor Cogswell said, "We have a motion and properly seconded. Any further discussion?"

No one asked to speak.

On a motion of Councilmember Mitchell, seconded by Councilmember Brady, City Council voted unanimously to approve the appointment and reappointment to the Board of Architectural Review-Large:

b. Board of Architectural Review-Large:

- i. Eddie Bello – New Appointment
- ii. James Meadors – Reappointment

**(H2) Jonathan Altman's appointment history with the
Affordable Housing Initiative**

Members

Joel Adrian

Kristin Alexander

Corrie A Altenburg

Laura Altman

Jonathan Altman

Devon Andrews

Dean Porter Andrews

Ross Appel

Jimmy Bailey

Stacey Bailey

Stacey Bailey

Adam Bailey

Capers G Barr III

Brian Bates

Quentin Baxter

Daniel Beck

Eddie Bello

Keith Benjamin

John Bennett

Meredith Berlinsky

Christopher Betros

Cynthia (Cindy) E. Bolt

Stephen Bowden

Stephen Bowden

Lucas Boyd

Jonathan Altman

Current Appointments

[Homeownership Initiative Commission](#)

Current Term: Oct 22, 2024 to Oct 22, 2025

Appointment History

Homeownership Initiative Commission

5th Term: Jan 11, 2022 to Oct 22, 2024

Homeownership Initiative Commission

1st Term: Jun 19, 2007 to Jun 18, 2008

Homeownership Initiative Commission

2nd Term: Jan 01, 2015 to Dec 31, 2015

Homeownership Initiative Commission

3rd Term: Jan 01, 2016 to Feb 28, 2017

Homeownership Initiative Commission

4th Term: Mar 01, 2017 to Feb 28, 2018

EXHIBIT I: APPLICATION FOR SETTLEMENT, ESTATE OF SAMUEL H. ALTMAN

Dated December 30, 2022 (showing Jonathan S. Altman's signature and capacity)

Purpose: Shows Jonathan S. Altman's signature and capacity.

STATE OF SOUTH CAROLINA

IN THE PROBATE COURT

COUNTY OF CHARLESTON

EZ FILING
PROBATE COURT

APPLICATION FOR SETTLEMENT

IN THE MATTER OF: CHARLESTON COUNTY, SOUTH CAROLINA
SAMUEL H. ALTMAN
(Decedent)

2020ES1001918
12/30/2022 1:12PM

CASE NUMBER: 2020-ES-10-01918

1. The undersigned as the Personal Representative(s) has/have collected and managed the assets of the Estate; has/have paid all lawful claims against the Estate; either has/have distributed assets or propose(s) to distribute as designated on the Proposal for Distribution; and has/have performed all other required acts pertaining to Estate of Decedent.
2. The Personal Representative(s) has/have filed:
☒ Proof of Publication ☐ No Publication required
☒ Inventory and Appraisalment(s)
☐ Proposal for Distribution for assets not yet distributed
☐ Final Accounting ☒ Accounting waived by all required parties
☒ Proof of Delivery that all required documents have been sent to interested persons as required by law
☒ All required tax returns (including final income tax return, fiduciary income tax return, Estate tax return) and any taxes due have been paid. If not, please explain:
☒ Documents with IRS electing portability
3. The time period for submission of claims has expired.
4. I request that the Court issue Orders as appropriate together with such other Orders as the law may require and as the Court may deem applicable and proper.
5. I request that the Court (check all that apply)
☐ A. Consider or approve the Personal Representative's Accounting and, if applicable, the Proposal for Distribution for assets not yet distributed.
☐ B. Approve the distributions previously made and authorize the Personal Representative(s) to transfer title to the assets and distribute them to the distributees in the amount and manner set forth in the Proposal for Distribution (FORM 410ES).
☒ C. Discharge, or set forth the conditions of the termination of the appointment of the Personal Representative, and the release of the Personal Representative's bond, if any.
☐ D. (Other :) _____

Executed this 8th day of Dec, 2022

SWORN to before me this 8 day of Dec, 2022

[Signature]
Notary Public for South Carolina
My Commission Expires: 02/06/29

Personal Representative
Signature: [Signature]
Print Name: Jonathan S. Altman
Address: 575 King Street, Suite B
Charleston, SC 29403
Telephone (Work): (843) 723-9804
(Home): (843) 810-4108
(Cell): _____
Email: jaltman@derfneraltman.com

SWORN to before me this _____ day of _____, 20____

Notary Public for South Carolina
My commission expires: _____

Co-Personal Representative
Signature: _____
Print Name: _____
Address: _____
Telephone (Work): _____
(Home): _____
(Cell): _____
Email: _____