



SCHEDULE B – SECTION II EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER - 20632-98689-11
EFFECTIVE DATE - AUGUST 10, 2016

COMMITMENT NUMBER - 20632-98689-11

1. EFFECTS; LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TOT HE EFFECTIVE DATE HEREOF, NOT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES PUR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A MATTER OF SURVEY
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A MATTER OF SURVEY
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. NOT A MATTER OF SURVEY
4. EASEMENTS OR PLANS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. NOT A MATTER OF SURVEY
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREFTER FURNISHED IMPOSED BY LAW AND NOT SHOWN IN PUBLIC RECORDS. NOT A MATTER OF SURVEY
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A MATTER OF SURVEY
7. TAXES AND ASSESSMENTS FOR THE YEAR 2016, AND SUBSEQUENT YEARS, WHICH ARE LIEN BUT ARE NOT YET DUE AND PAYABLE. NOT A MATTER OF SURVEY
8. THE POLICY DOES NOT INSURE AGAINST ANY LOSS OR DAMAGE WHICH MIGHT ARISE OUT OF ROLL-BACK TAXES AS CONTEMPLATED UNDER TITLE 12, ARTICLE 3 OF THE SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED SECTION 12-43-220. NOT A MATTER OF SURVEY
9. SUCH STATE OF FACTS AS MIGHT BE REVEALED BY AN ACCURATE, UP-TO-DATE SURVEY AND PLAT OF THE PREMISES IN QUESTIONS, INCLUDING, BUT NOT LIMITED TO ANY QUESTIONS ON BOUNDARIES, PARTIES IN POSSESSION OR DISCREPANCIES IN AREA WHICH MIGHT BE REVEALED BY SUCH A SURVEY. NOT A MATTER OF SURVEY
10. THIS POLICY AFFORDS ASSURANCE AS TO THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY, BUT DOES NOT INSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE EXACT AMOUNT OF ADOAGE CONTAINED THEREIN. NOT A MATTER OF SURVEY
11. EASEMENT AGREEMENT BY AND BETWEEN PERMENTER BROTHERS HOLDINGS, LLC, SANIBEL RESORT, LLC, AND SEAVISTA RESORT, LLC, DATED OCTOBER 9, 2015, AND RECORDED DECEMBER 2, 2015, IN DEED BOOK 3875, AT PAGE 1589, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. AS SHOWN
12. EASEMENT AGREEMENT BY AND BETWEEN PERMENTER PROTHERS HOLDINGS, LLC, AND SANIBEL RESORT, LLC, DATED OCTOBER 9, 2015, AND RECORDED DECEMBER 2, 2015, IN DEED BOOK 3875, AT PAGE 1603, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. AS SHOWN
13. RIGHT-OF-WAY FROM LONG BAY ASSOCIATES TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY, DATED MAY 21, 1990, AND RECORDED JUNE 12, 1990, IN DEED BOOK 1399, AT PAGE 60, RECORDS OF HORRY COUNTY SOUTH CAROLINA.
14. THAT CERTAIN PLAT PREPARED BY COASTAL LAND SURVEYORS, INC., ENTITLED "MAP OF 50.12 ACRES OF LAND IN LITTLE RIVER TOWNSHIP, HORRY COUNTY, SC, SURVEYED FOR C.H. PERMENTER, JR. & LOUISE L. PERMENTER, DATED JUNE 20, 1990, AND RECORDED JUNE 27, 1990, IN PLAT BOOK 110 AT PAGE 45, RECORDS OF HORRY COUNTY, SOUTH CAROLINA, DISCLOSES THE EXISTENCE OF THE FOLLOWING:
A. 100' S.C.P.S.A. R/W;
B. 50' ROAD; AND
C. 50' COUNTY ROAD
15. RIGHT-OF-WAY GRANTED BY V.E. GORE, JR. TO THE SOUTH CAROLINA PUBLIC SERVICE AUTHORITY, DATED SEPTEMBER 24, 1971, AND RECORDED FEBRUARY 7, 1972, IN DEED BOOK 463, AT PAGE 908, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. AS SHOWN
16. THAT CERTAIN PLAT PREPARED BY THE BRIGMAN COMPANY, ENTITLED "BOUNDARY/SUBDIVISION SURVEY OF TRACTS 5.6 & 7, LOCATED AT NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA, DATED JULY 27, 2016, AND RECORDED AUGUST 5, 2016, IN PLAT BOOK 271, AT PAGE 207, RECORDS OF HORRY COUNTY, SOUTH CAROLINA, DISCLOSES THE EXISTENCE OF THE FOLLOWING: FUTURE PUBLIC RIGHT OF WAY. AS SHOWN
17. EASEMENT FOR INGRESS, EGRESS, AND THE INSTALLATION, REPAIR AND MAINTENANCE OF UTILITIES AS CONTAINED IN THAT CERTAIN DEED FROM PERMENTER BROTHERS HOLDINGS LLC AND WAMPEE PLANTATION LIMITED PARTNERSHIP, LP, TO CAMELLIA STATIONS, LLC, DATED AUGUST 8, 2016, AND RECORDED AUGUST 10, 2016, IN DEED BOOK 3938, AT PAGE 3213, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. AS SHOWN
18. ALL THAT CERTAIN PARCEL AS SHOWN ON PLAT ENTITLED BOUNDARY/ SUBDIVISION SURVEY OF A PORTION OF PERMENTER BROTHERS HOLDINGS, LLC FOR PERMENTER BROTHERS HOLDINGS, LLC, DATED AUGUST 28, 2015, BY THE BRIGMAN COMPANY AND RECORDED SEPTEMBER 17, 2015 IN THE HORRY COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK 267, PAGE 284.

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTH WESTERN CORNER OF SAID PARCEL AND POINT BEING MARKED BY HAVING 5/8" IRON REBAR SET AND HAVING SC STATE PLANE COORDINATES OF N 736.357.86 AND E 2.696.589.79 THENCE A LINE BOUNDED TO THE EAST BY SANDBRIDGE ROAD EXTENSION THE FOLLOWING BEARINGS AND DISTANCES:
N 78° 58' 09" E 555.10' TO 1" IRON PIPE FOUND
N 69° 26' 02" E 1095.41' TO 5/8" IRON REBAR SET

THENCE A LINE BOUNDED TO THE WEST BY PARCEL 3, A, AND BOUNDED TO THE EAST BY THE SUBJECT TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 20° 27' 15" W 418.79' TO 5/8" IRON REBAR SET
N 69° 39' 45" W 350.01' TO 5/8" IRON REBAR SET
N 20° 27' 15" W 418.79' TO 5/8" IRON REBAR SET
N 75° 15' 46" W 45.7' TO CALC. POINT (L28)
N 69° 39' 45" W 350.01' TO CALC. POINT (L29)
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N 69° 39' 45" W 350.01' TO CALC. POINT (L288)
N 69° 39' 45" W 350.01' TO CALC. POINT (L289)
N 69° 39' 45" W 350.01' TO CALC. POINT (L290)
N 69° 39' 45" W 350.01' TO CALC. POINT (L291)
N 69° 39' 45" W 350.01' TO CALC. POINT (L292)
N 69° 39' 45" W 350.01' TO CALC. POINT (L293)
N 69° 39' 45" W 350.01' TO CALC. POINT (L294)
N 69° 39' 45" W 350.01' TO CALC. POINT (L295)
N 69° 39' 45" W 350.01' TO CALC. POINT (L296)
N 69° 39' 45" W 350.01' TO CALC. POINT (L297)
N 69° 39' 45" W 350.01' TO CALC. POINT (L298)
N 69° 39' 45" W 350.01' TO CALC. POINT (L299)
N 69° 39' 45" W 350.01' TO CALC. POINT (L300)
N 69° 39' 45" W 350.01' TO CALC. POINT (L301)
N 69° 39' 45" W 350.01' TO CALC. POINT (L302)
N 69° 39' 45" W 350.01' TO CALC. POINT (L303)
N 69° 39' 45" W 350.01' TO CALC. POINT (L304)
N 69° 39' 45" W 350.01' TO CALC. POINT (L305)
N 69° 39' 45" W 350.01' TO CALC. POINT (L306)
N 69° 39' 45" W 350.01' TO CALC. POINT (L307)
N 69° 39' 45" W 350.01' TO CALC. POINT (L308)
N 69° 39' 45" W 350.01' TO CALC. POINT (L309)
N 69° 39' 45" W 350.01' TO CALC. POINT (L310)
N 69° 39' 45" W 350.01' TO CALC. POINT (L311)
N 69° 39' 45" W 350.01' TO CALC. POINT (L312)
N 69° 39' 45" W 350.01' TO CALC. POINT (L313)
N 69° 39' 45" W 350.01' TO CALC. POINT (L314)
N 69° 39' 45" W 350.01' TO CALC. POINT (L315)
N 69° 39' 45" W 350.01' TO CALC. POINT (L316)
N 69° 39' 45" W 350.01' TO CALC. POINT (L317)
N 69° 39' 45" W 350.01' TO CALC. POINT (L318)
N 69° 39' 45" W 350.01' TO CALC. POINT (L319)
N 69° 39' 45" W 350.01' TO CALC. POINT (L320)
N 69° 39' 45" W 350.01' TO CALC. POINT (L321)
N 69° 39' 45" W 350.01' TO CALC. POINT (L322)
N 69° 39' 45" W 350.01' TO CALC. POINT (L323)
N 69° 39' 45" W 350.01' TO CALC. POINT (L324)
N 69° 39' 45" W 350.01' TO CALC. POINT (L325)
N 69° 39' 45" W 350.01' TO CALC. POINT (L326)
N 69° 39' 45" W 350.01' TO CALC