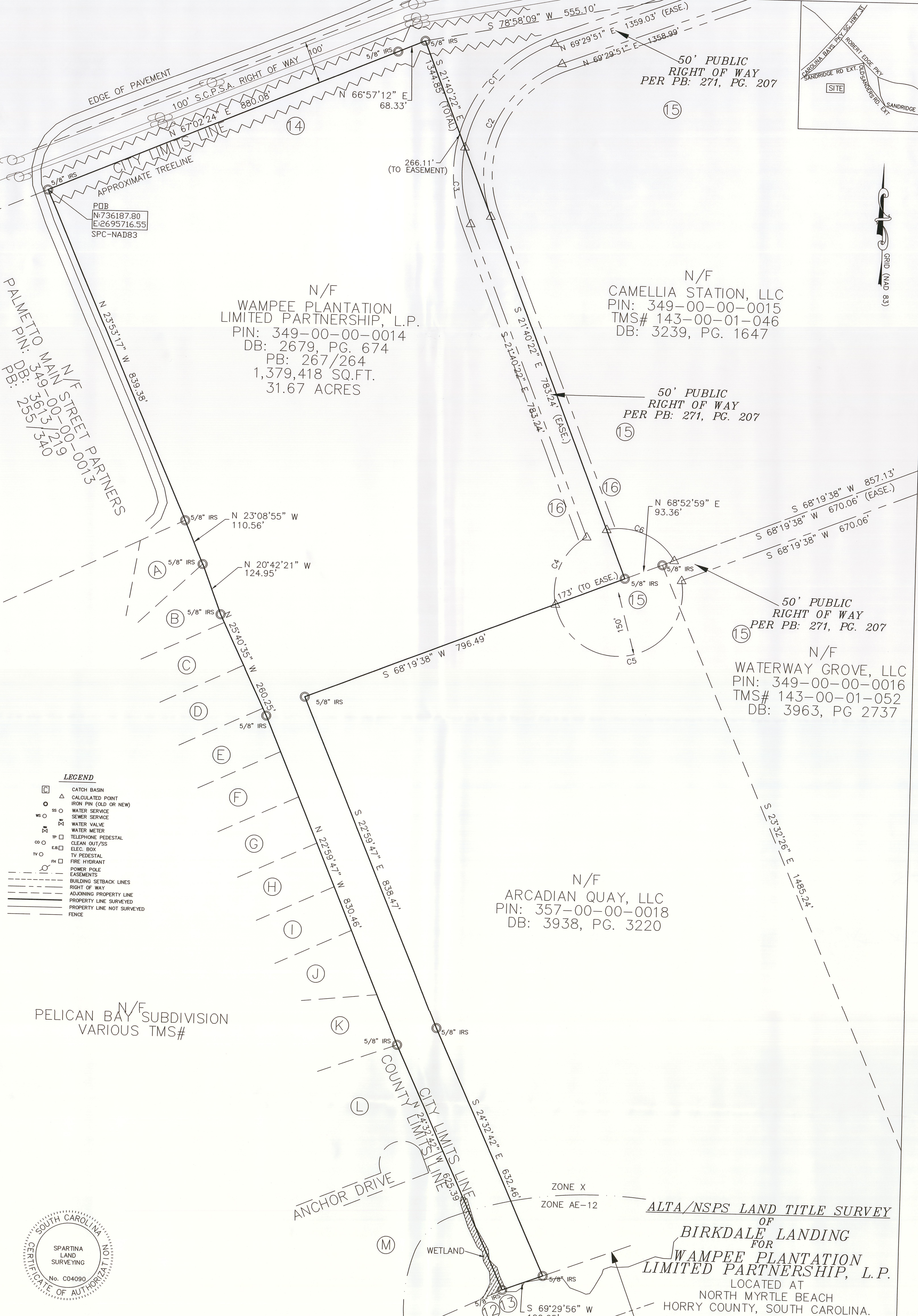


GRID (NAD 83)



- LEGEND**
- CATCH BASIN
 - △ CALCULATED POINT
 - IRON PIN (OLD OR NEW)
 - WS ○ WATER SERVICE
 - SS ○ SEWER SERVICE
 - WV ○ WATER VALVE
 - WM ○ WATER METER
 - TP ○ TELEPHONE PEDESTAL
 - CO ○ CLEAN OUT/SS
 - E.B. ○ ELEC. BOX
 - TV ○ TV PEDESTAL
 - FH ○ FIRE HYDRANT
 - POWER POLE
 - EASEMENTS
 - BUILDING SETBACK LINES
 - RIGHT OF WAY
 - ADJOINING PROPERTY LINE
 - PROPERTY LINE SURVEYED
 - PROPERTY LINE NOT SURVEYED
 - FENCE

N/F
PELICAN BAY SUBDIVISION
VARIOUS TMS#

N/F
WAMPEE PLANTATION
LIMITED PARTNERSHIP, L.P.
PIN: 349-00-00-0014
DB: 2679, PG. 674
PB: 267/264
1,379,418 SQ.FT.
31.67 ACRES

N/F
CAMELLIA STATION, LLC
PIN: 349-00-00-0015
TMS# 143-00-01-046
DB: 3239, PG. 1647

50' PUBLIC
RIGHT OF WAY
PER PB: 271, PG. 207

50' PUBLIC
RIGHT OF WAY
PER PB: 271, PG. 207

N/F
WATERWAY GROVE, LLC
PIN: 349-00-00-0016
TMS# 143-00-01-052
DB: 3963, PG. 2737

N/F
ARCADIAN QUAY, LLC
PIN: 357-00-00-0018
DB: 3938, PG. 3220



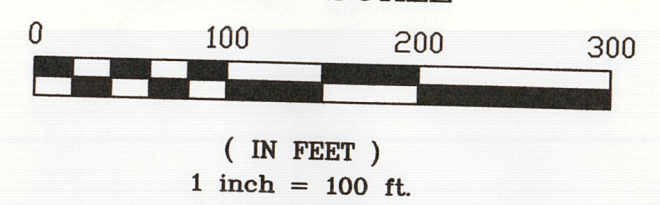
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO BIRKDALE LANDING, LLC, WAMPEE PLANTATION LIMITED PARTNERSHIP, L.P., CHICAGO TITLE INSURANCE COMPANY, AND COASTAL TITLE SERVICES, INC. TOGETHER WITH ITS SUCCESSORS AND ASSIGNS.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1 THRU 4, 6(b), 8, 9, 11, 13, 14, 16 THRU 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED IN AUGUST 2017.

"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

F. WILLIAM FAHEY, IV
South Carolina Professional Land Surveyor 27446
Date: 7/14/2017

ALTA/NSPS LAND TITLE SURVEY
OF
BIRKDALE LANDING
FOR
WAMPEE PLANTATION
LIMITED PARTNERSHIP, L.P.
LOCATED AT
NORTH MYRTLE BEACH
HORRY COUNTY, SOUTH CAROLINA.

SEPTEMBER 13, 2017
GRAPHIC SCALE



SURVEYED & MAPPED BY
SPARTINA LAND SURVEYING
602 MAIN STREET/CONWAY, SC 29526
MOBILE 843-340-0285 / OFFICE 843-488-1040

FWFV BIRKDALE-ALTA JOB # 2007-17516

SCHEDULE B – SECTION I EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER – 20632–98687–11
EFFECTIVE DATE – JULY 17, 2017

COMMITMENT NUMBER – 20632–98687–11

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST R 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 CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

NONE KNOWN

5. ANY LIEN,OR RIGHT TO A LIEN, FOR SERVICES, LABOROR MATERIALS,HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE 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 YEAR2016, AND SUBSEQUENT YEARS, WHICH ARE A 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.

AS SHOWN

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 ACREAGE CONTAINED THEREIN.

AS SHOWN

11. RIGHTS OF THE STATE OF SOUTH CAROLINA AS TO ACCRETIONS OCCURRING AFTER SEPTEMBER 28, 1978, AS PROVIDED IN TITLE 48, CHAPTER 39 (COASTAL TIDELANDS AND WETLANDS ACT) OF THE SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED

AS SHOWN

12. RIGHTS AND EASEMENTS NOW VESTED OR OWNED BY THE UNITED STATES OF AMERICA IN CONNECTION WITH THE ATLANTIC INTRACOASTAL WATERWAY.

AS SHOWN

13. ANY RIGHTS OR TITLE TO THE FEDERAL GOVERNMENT TO TITLE OF LAND BELOW THE MEAN HIGH WATER MARK OF THE INTRACOASTAL WATERWAY.

AS SHOWN

14. RIGHT– OF – WAY GRANTED BY W.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 902, RECORDS OF HORRY COUNTY, SOUTH CAROLINA

RIGHT OF WAY ONLY GRANTS TIMBER RIGHTS OF "DANGER TREES" TO S.C.P.S.A. NO PROPERTY IS ENCUMBERED OTHER THAN SAID TIMBER RIGHTS PLOTTED.

15. THAT CERTAIN PLAT PREPARED BY THE BRIGMAN COMPANY, ENTITLED "BOUDARY/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: 50' FUTURE PUBLIC RIGHT OF WAY.

AS SHOWN, PLOTTED

16. DECLARATION OF EASEMENTS AND COVENANTS BY AND BETWEEN LAKESHORE RESORT, LLC, CAMELLIA STATION, LLC, ARCADIAN QUAY, LLC, PERMENTER BROTHERS HOLDINGS LLC, WAMPEE PLANTATION LIMITED PARTNERSHIP, L.P., SEAVISTA RESORT, LLC, AND SANIBEL RESORT,LLC, DATED OCTOBER25,2016, AND RECORDED OCTOBER 27, 2016 IN DEED BOOK 3959, AT PAGE 898, RECORDS OF HORRY COUNTY, SOUTH CAROLINA.

RIGHT OF WAY SHALL BE EXPANDED TO 90' DURING PERIODS OF CONSTRUCTION, INSTALLATION, AND MAINTENCE PLOTTED.

LEGAL DESCRIPTION

ALL AND SINGULAR THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, LYING AND BEING IN THE CITY OF NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA, DESIGNATED AS PARCEL 5, 1,379,418 SQ. FT., 31.67 ACRES AS SHOWN ON THAT CERTAIN PLAT ENTITLED "BOUNDARY/SUBDIVISION SURVEY OF TRACTS 5, 6, & 7, LOCATED AT NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA" DATED JULY 27, 2016 PREPARED BY THE BRIGMAN COMPANY AND RECORDED AUGUST 5, 2016 IN PLAT BOOK 271 AT PAGE 207, IN THE PUBLIC RECORDS OF HORRY COUNTY, SOUTH CAROLINA. SAID PARCELS HAVING SUCH METES, BOUNDS, COURSES, SHAPES AND DISTANCES AS WILL APPEAR BY REFERENCE TO THE AFORESAID PLAT WHICH IS INCORPORATED HEREIN AND MADE A PART OF AND PARCEL HEREOF WHICH PLAT IS CRAVED AS FORMING A PART OF THIS DESCRIPTION.

TOGETHER WITH A NON–EXCLUSIVE EASEMENT APPURTENANT TO THE ABOVE DESCRIBED PROPERTY, FOR INGRESS, EGRESS, AND THE INSTALLATION, REPAIR AND MAINTENANCE OF UTILITIES, OVER AND UPON THAT PROPERTY SHOWN AS "50' FUTURE PUBLIC RIGHT OF WAY", "FUTURE 50' PUBLIC RIGHT OF WAY", "FUTURE 50' PUBLIC RIGHT OF WAY (HATCHED AREA)" , "FUTURE 50' PUBLIC R/W PER PLAT BOOK 267/264, AND "FUTURE 50' PUBLIC R/W PER PLAT BOOK 267/180" ON EACH OF THOSE PLATS RECORDED IN PLAT BOOK 267 AT 180, PLAT BOOK 267 AT 264, PLAT BOOK 271 AT 207 (COLLECTIVELY THE "EASEMENT PLATS"), TO THE EXTENT ANY PORTION THEREOF IS NOT LOCATED ON THE PROPERTY ABOVE DESCRIBED.

BEGINNING AT A POINT ON THE NORTH WESTERN CORNER OF SAID PARCEL & POINT BEING MARKED BY HAVING 5/8" IRON REBAR FOUND AND HAVING S.C.STATE PLANE COORDINATES OF N 736,187.80, E 2,695,716.55 THENCE A LINE BOUNDED TO THE NORTH BY S.C.P.S.A 100' RIGHT OF WAY AND BOUNDED TO THE SOUTH BY THE SUBJECT TRACT THE FOLLOWING BEARINGS & DISTANCES:

N 67° 02' 24" E 880.08' TO 5/8" IRON REBAR FOUND
N 66° 57' 12" E 68.33' TO 5/8" IRON REBAR FOUND

THENCE A LINE BOUNDED TO THE EAST BY LANDS NOW OR FORMERLY OWNED BY CAMELLIA STATION, LLC AND BOUNDED TO THE WEST BY THE SUBJECT TRACT THE FOLLOWING BEARING AND DISTANCE:

S 21° 40' 22" E 1344.85' TO 5/8" IRON REBAR FOUND

THENCE A LINE BOUNDED TO THE SOUTH BY LANDS NOW OR FORMERLY OWNED BY ARCADIAN QUAY, LLC AND BOUNDED TO THE NORTH BY THE SUBJECT TRACT THE FOLLOWING BEARING AND DISTANCE:

S 68° 19' 38" W 796.49' TO 5/8" IRON REBAR FOUND

THENCE A LINE BOUNDED TO THE EAST BY LANDS NOW OR FORMERLY OWNED BY ARCADIAN QUAY, LLC BOUNDED TO THE WEST BY THE SUBJECT TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 22° 59' 47" E 838.47' TO 5/8" IRON REBAR FOUND
S 24° 32' 42" E 632.46' TO 5/8" IRON REBAR FOUND

THENCE A LINE BOUNDED TO THE SOUTH BY INTRACOASTAL WATERWAYAND BOUNDED TO THE NORTH BY THE SUBJECT PROPERTY THE FOLLOWING BEARING AND DISTANCE:

S 69° 29' 56" W 100.25' TO 5/8" IRON REBAR FOUND

THENCE A LINE BOUNDED TO THE WEST BY PELICAN BAY SUBDIVISION AND BOUNDED TO THE EAST BY THE SUBJECT TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 24° 32' 42" W 625.39' TO 5/8" IRON REBAR FOUND
N 22° 59' 47" W 830.46 TO 5/8" IRON REBAR FOUND
N 25° 40' 35" W 260.25' TO 5/8" IRON REBAR FOUND
N 20° 42' 21" W 124.95' TO 5/8" IRON REBAR FOUND
N23° 08' 55" W 110.56' TO 5/8" IRON REBAR FOUND

THENCE A LINE BOUNDED TO THE WEST BY PALMETTO MAIN STREET PARTNERS AND BOUNDED TO THE EAST BY THE SUBJECT PARCEL THE FOLLOWING BEARING & DISTANCE:

N 23° 53' 17" W 839.38 TO 5/8" IRON REBAR FOUND

THENCE BACK TO SAID POINT OF BEGINNING. TRACT CONTAINS 1,379,418 SQ. FT. / 31.67 ACRES

ENCROACHMENTS

NONE OBSERVED

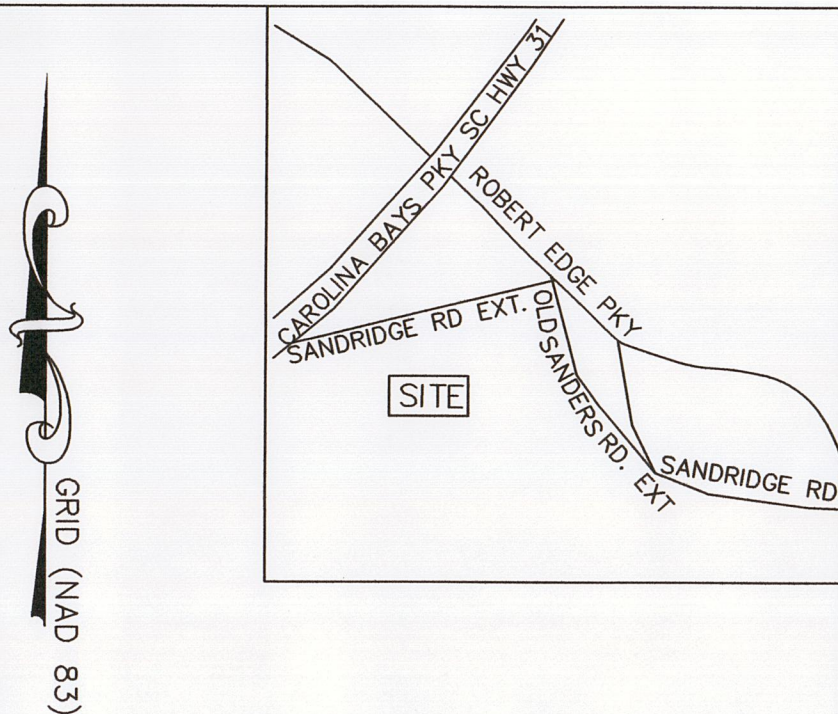
FLOOD INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" & "AE–12" DEFINED AS AREAS DETERMINED TO BE INSIDE 500–YEAR FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NO. 45051–C–0579–H , DATED SEPTEMBER 17, 2003

ZONING INFORMATION

AUTHORITY: HORRY COUNTY PLANNING AND ZONING
ADDRESS: 1301 SECOND AVE STE 1D09
CONWAY, S.C. 29526
CONTACT: JANET CARTER
PHONE #: (843) 915–5340

ZONING: CFA
SETBACKS: SETBACKS ARE CONTINGENT ON PROPOSED DEVELOPMENT



CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT	
C1	335.93'	329.71'	58°22'39"	S 39°29'07" W	321.59'	184.18'	
C2	438.37'	279.72'	89°47'31"	S 23°37'44" W	394.86'	278.71'	
C3	182.67'	325.00'	32°12'16"	S 05°34'14" E	180.28'	93.82'	
C4	185.37'	150.00'	70°48'28"	S 23°19'45" W	173.80'	106.61'	
C5	470.63'	150.00'	179°46'09"	N 77°48'21" E	300.00'	74462.39'	
C6	185.39'	150.00'	70°48'43"	N 66°40'22" W	173.81'	106.62'	

NO.	N/F	TMS#	PIN#
A	H & H CONSTRUCTORS INC	143–17–01–099	349–15–04–0020
B	H & H CONSTRUCTORS INC	143–17–01–085	349–15–04–0015
C	H & H CONSTRUCTORS INC	143–17–01–086	349–15–04–0014
D	JAMES WEAVER	143–17–01–087	349–15–04–0013
E	STEVE CHARLES	143–17–01–088	349–15–04–0012
F	ANTHONY TRENT	143–17–01–089	349–15–04–0011
G	RICHARD BEMENT	143–17–01–100	349–15–04–0021
H	DANIEL D'ELIA	143–17–01–101	349–15–04–0022
I	H & H CONSTRUCTORS INC	143–17–01–102	357–02–01–0029
J	JANICE MARCELLAS	143–17–01–103	357–02–01–0030
K	MICHAEL HUDSON	143–17–01–104	357–02–01–0031
L	MICHAEL CARACCI	143–17–01–020	357–02–01–0015

NOTES:

- SUBJECT PROPERTY ADDRESS IS NOT YET ASSIGNED
- THE PARCEL IDENTIFICATION NUMBERS FOR THIS PROPERTY IS TMS# 143–00–01–018 & PIN# 349–00–00–0014
- THIS PROPERTY IS SUBJECT TO MATTERS SHOWN ON TITLE COMMITMENT NUMBER 20632–98687–11 AND THE EXCEPTIONS LISTED THEREIN.
- THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY IS IN REFERENCE TO DEED BOOK 2679, PAGE 674 HORRY COUNTY REGISTER OF DEEDS.
- THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM.
- NO EARTH MOVING WORK OBSERVED AT THE TIME OF SURVEY.
- NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES ARE KNOWN AT THIS TIME
- APPROXIMATE WETLAND AREA PER ASSESSMENT BY THE BRIGMAN COMPANY, NO JURISDICTION DETERMINED AT THIS TIME.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO BIRKDALE LANDING, LLC, WAMPEE PLANTATION LIMITED PARTNERSHIP, L.P. CHICAGO TITLE INSURANCE COMPANY, AND COASTAL TITLE SERVICES, INC. TOGETHER WITH ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THRU 4, 6(b), 8, 9, 11, 13, 14, 16 THRU 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED IN AUGUST 2017.

South Carolina Professional Land Surveyor 27446

DATE: 3/14/2017

"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

F. WILLIAM FAIREY, IV
South Carolina Professional Land Surveyor 27446

DATE: 3/14/2017

ALTA/NSPS LAND TITLE SURVEY
OF
BIRKDALE LANDING
FOR
WAMPEE PLANTATION
LIMITED PARTNERSHIP, L.P.

LOCATED AT
NORTH MYRTLE BEACH
HORRY COUNTY, SOUTH CAROLINA.

SEPTEMBER 13, 2017

GRAPHIC SCALE

0 100 200 300

(IN FEET)
1 inch = 100 ft.

SURVEYED & MAPPED BY
SPARTINA LAND SURVEYING
602 MAIN STREET/CONWAY, SC 29526
MOBILE 843–340–0285 / OFFICE 843–488–1040

FWFV BIRKDALE–ALTA JOB # 2007–17516