

**ENCROACHMENTS**

NONE OBSERVED

**FLOOD INFORMATION**

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X AND AE (EL. 12) DEFINED AS AREAS DETERMINED TO BE INSIDE 500-YEAR FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NO. 450109-0579-H, DATED AUGUST 23, 1999.

**ZONING INFORMATION**

AUTHORITY: CITY OF NORTH MYRTLE BEACH  
ADDRESS: 1018 2ND AVENUE SOUTH  
NORTH MYRTLE BEACH, S.C. 29582  
CONTACT: JAMES WOOD  
PHONE #: (843) 260-5566

ZONING: R41  
SETBACKS: SETBACKS CONTINGENT ON TYPE OF DEVELOPMENT PROPOSED

**REFERENCE MAPS:**

BOUNDARY/SUBDIVISION SURVEY OF SANIBEL HARBOUR, LLC AND A PORTION OF PERMETER BROTHERS FOR PERMETER BROTHERS HOLDINGS, BY THIS OFFICE, DATED AUGUST 19, 2015 AND RECORDED IN PLAT BOOK 267, PAGE 180 IN THE Horry COUNTY REGISTER OF DEEDS OFFICE.

**NOTES:**

1. NO STREET ADDRESS ASSIGNED TO SUBJECT PROPERTY AT THIS TIME.
2. THE TAX PARCEL IDENTIFICATION NUMBER FOR THIS PROPERTY IS 000-00-00-000.
3. NO TITLE SEARCH PERFORMED BY THIS OFFICE. THIS PROPERTY IS SUBJECT TO MATTERS SHOWN ON TITLE COMMITMENT NUMBER 20632-98691-11 AND THE EXCEPTIONS LISTED THEREIN.
4. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS IN REFERENCE TO DEED BOOK 3239, PAGE 1638 & PAGE 1643 Horry COUNTY REGISTER OF DEEDS.
6. THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM.
7. THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF NORTH MYRTLE BEACH, SOUTH CAROLINA. THIS IS A MUNICIPALITY.
8. PARKING SPACES- NONE OBSERVED.
9. NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, ETC., HAS BEEN OBSERVED AT THIS TIME.
10. NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES ARE KNOWN AT THIS TIME.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO WATERWAY GROVE, LLC, CHICAGO TITLE INSURANCE COMPANY, 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1 THRU 4, 6(a), 8, 13, 16, 17, 19, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST OF 2016.

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

Date

"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."

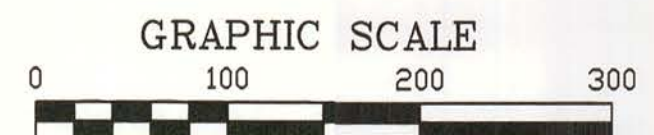
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WETLAND CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	185.39'	150.00'	70°48'43"	N 66°40'22" W	173.81'	106.62'
C2	588.61'	149.98'	224°51'28"	S 53°41'13" E	277.28'	363.37'
C3	68.03'	145.28'	26°49'54"	S 83°04'49" E	67.41'	34.65'
C4	100.65'	225.00'	25°37'53"	N 81°08'35" E	99.82'	51.18'
C5	78.29'	175.00'	25°37'53"	N 81°08'35" E	77.64'	39.81'

WETLAND LINE TABLE	
LINE BEARING	DISTANCE
L1 N 86°02'29" W	115.68'
L2 N 86°02'29" W	141.17'

ALTA / NSPS LAND TITLE SURVEY  
OF  
WATERWAY GROVE, LLC  
LOCATED AT  
NORTH MYRTLE BEACH  
HORRY COUNTY, SOUTH CAROLINA.  
NOVEMBER 16, 2016



( IN FEET )  
1 inch = 100 ft.

SURVEYED & MAPPED BY  
THE BRIGMAN COMPANY  
607 MAIN STREET, CONWAY, SC 29526  
MOBILE 843-340-0285 / FAX 843-248-9596

FWFV ARCADIAN QUAY- ALTA JOB # 1601-16073



SCHEDULE B – SECTION II EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NUMBER – 20632–98691–11  
EFFECTIVE DATE – AUGUST 10, 2016

Commitment Number: 20632–98691–11

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 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 IS 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.

NONE OBSERVED

4. Easements, or claims of easements, not shown by the Public Records.

NONE KNOWN

5. Any lien, or right to a lien, for services, labor or 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 year 2017, 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.

AREA AS SHOWN ON SURVEY

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) If 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 to the Federal Government to title of land below the mean high water mark of the Intracoastal Waterway.

AS SHOWN

14. 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

15. Easement Agreement by and between Permenter Brothers 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

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 October 25, 2016, and recorded October 27, 2016, in Deed Book 3959, at Page 898, records of Horry County, South Carolina.

AS SHOWN

LEGAL DESCRIPTION

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 IN PLAT BOOK 267, PAGE 284.

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 735,341.72 E 2,697,173.54

THENCE A LINE BOUNDED TO THE NORTH BY PARCEL NOW OR FORMERLY OWNED BY CAMELLIA STATION, LLC TO THE SOUTH BY SUBJECT TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 66°34'26" E 29.56'  
N 68°19'38" E 857.13' TO 5/8" IRON REBAR SET

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

S 23°32'26" E 1504.12' TO 5/8" IRON REBAR SET

THENCE A LINE BOUNDED TO THE SOUTH BY THE ATLANTIC INTRACOASTAL WATERWAY AND BOUNDED TO THE NORTH BY THE FOLLOWING BEARINGS AND DISTANCES:

S 69°29'18" W 448.09' TO 5/8" IRON REBAR SET  
S 69°29'11" W 439.39 TO 5/8" IRON REBAR SET

THENCE A LINE BOUNDED TO THE WEST BY ARCADIAN QUAY, LLC AND BOUNDED TO THE EAST BY THE SUBJECT PROPERTY THE FOLLOWING BEARING AND DISTANCE:

N 23°32'26" W 1485.24 TO 5/8" IRON REBAR SET

THENCE BACK TO SAID POINT OF BEGINNING. TRACT CONTAINS 30.41 ACRES.

SURVEYOR'S CERTIFICATE

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6(b), 8, 13, 16, 17, 19, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST OF 2016.

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South Carolina Professional Land Surveyor 27446

11/18/2016  
Date

"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  
11/18/2016  
Date

ALTA / NSPS LAND TITLE SURVEY  
OF  
WATERWAY GROVE, LLC  
LOCATED AT  
NORTH MYRTLE BEACH  
HORRY COUNTY, SOUTH CAROLINA.  
NOVEMBER 16, 2016

GRAPHIC SCALE  
0 100 200 300  
1 inch = 100 ft.

SURVEYED & MAPPED BY  
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