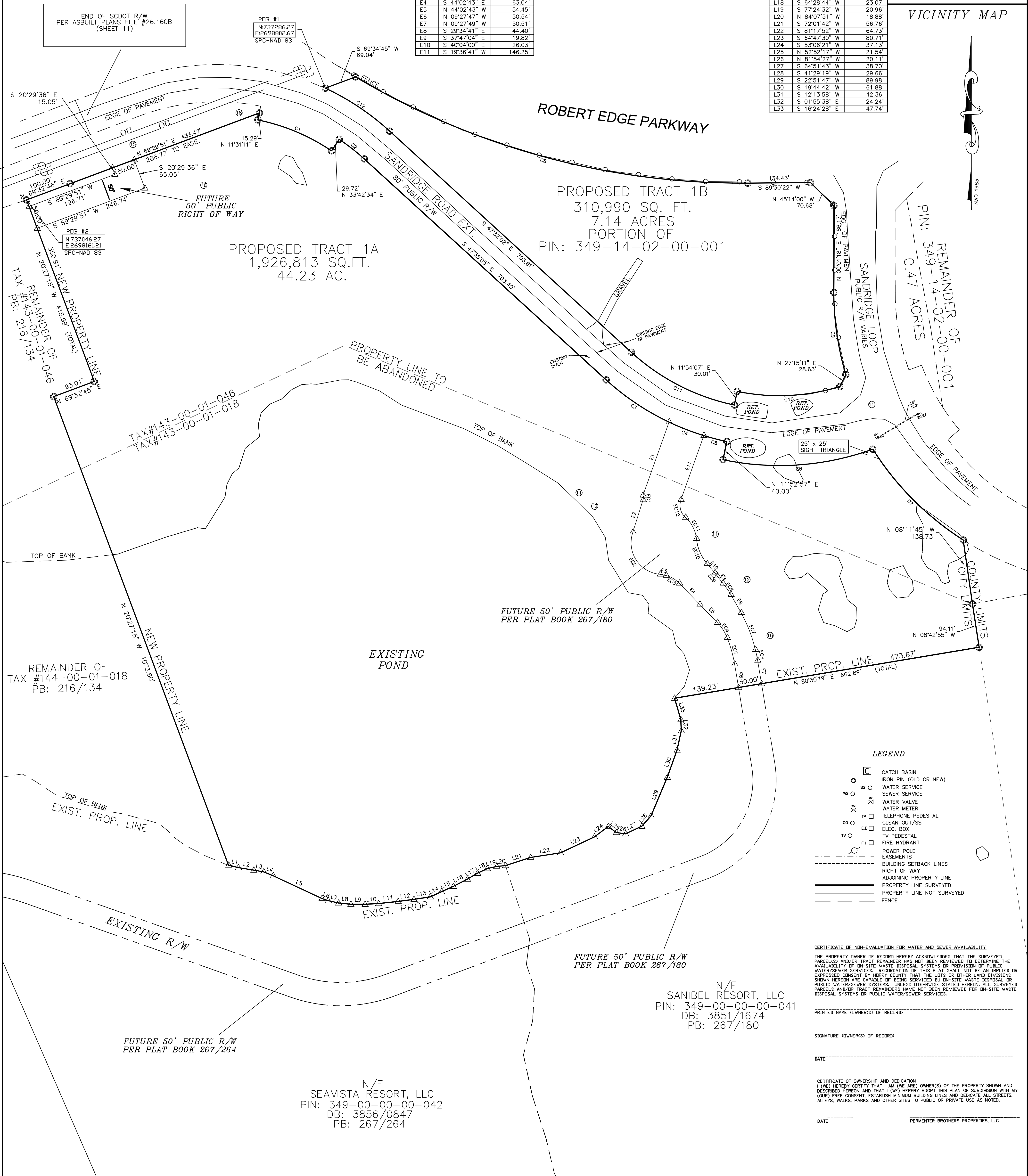


EASEMENT CURVE TABLE						
CURVE	RADIUS	ARCLTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
EC1	15.00	1.01	9.83	S 01°35'02" E	38°15'10"	5.20
EC2	68.14	124.50	107.89	S 32°52'02" E	104°41'17"	78.15
EC3	62.50	33.47	33.07	S 59°23'13" E	30°41'00"	17.30
EC4	100.00	36.79	35.74	S 32°56'00" E	23°12'25"	19.64
EC5	27.50	59.31	59.20	N 15°38'53" W	12°21'29"	29.77
EC6	325.00	23.72	23.51	N 11°33'15" E	4°10'52"	11.86
EC7	325.00	85.24	84.99	S 21°09'30" E	15°01'37"	42.86
EC8	164.50	29.89	29.87	S 34°51'31" E	10°28'30"	14.99
EC9	114.00	8.36	8.36	N 37°57'58" E	4°12'03"	4.18
EC10	100.00	59.50	58.62	S 23°01'20" E	34°05'20"	30.66
EC11	70.00	52.15	50.95	S 27°19'06" E	4°42'53"	27.35
EC12	35	41.70	39.28	S 14°31'26" E	68°16'14"	23.73

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 19°36'41" W	76.94
E2	N 17°32'30" E	12.49
E3	N 79°00'09" W	13.04
E4	S 44°02'43" E	63.04
E5	S 44°02'43" W	54.45
E6	N 09°27'47" W	50.54
E7	N 09°27'49" W	50.51
E8	S 29°34'41" E	44.40
E9	S 37°47'04" E	19.82
E10	S 40°04'00" E	28.03
E11	S 19°36'41" W	146.25

LINE	BEARING	LENGTH	DISTANCE
L1	N 75°18' W	21.49'	
L2	N 80°47'31" W	33.50'	
L3	N 80°48'21" W	21.69'	
L4	N 67°52'43" W	22.03'	
L5	N 68°48'19" W	11.55'	
L6	N 70°00'00" W	17.00'	
L7	N 73°10'01" W	22.73'	
L8	N 84°10'45" W	26.92'	
L9	N 89°46'26" W	30.41'	
L10	N 86°55'49" W	29.13'	
L11	N 86°00'00" W	42.13'	
L12	S 82°29'22" W	34.27'	
L13	S 81°19'57" W	35.43'	
L14	S 65°24'33" W	26.48'	
L15	S 64°53'56" W	28.00'	
L16	S 64°00'00" W	33.50'	
L17	S 59°46'09" W	25.19'	
L18	S 64°28'44" W	23.07'	
L19	S 74°04'32" W	20.96'	
L20	N 88°45'51" W	18.08'	
L21	S 75°00'00" W	52.00'	
L22	S 81°17'52" W	64.73'	
L23	S 64°47'30" W	80.71'	
L24	S 53°06'21" W	71.13'	
L25	N 52°52'17" W	21.34'	
L26	S 72°00'00" W	29.66'	
L27	S 64°51'43" W	38.70'	
L28	S 41°29'19" W	26.67'	
L29	S 22°54'47" W	89.98'	
L30	S 19°44'42" W	61.88'	
L31	S 19°00'00" W	41.00'	
L32	S 01°55'38" E	24.24'	
L33	S 16°28'28" E	47.74'	

NAD 1983



1. DATE OF FIELD WORK: JUNE 2016.
2. SUBJECT TO ANY RESTRICTIONS OF RECORD.
3. LOT APPEARS TO BE LOCATED IN FLOOD ZONE "X" FIRM
4. PARCEL IS ZONED BY THE CITY OF NORTH MYRTLE BEACH.
5. SUBJECT TO ANY TITLE REPORT DISCLOSURE—NOT SUPPLIED
6. NO BUILDINGS OBSERVED

MAP 45051C-0535-H DATED AUGUST 23, 1999 AND SHOULD BE
~~REMOVED BY OR SOCIALLY REACTIVE.~~
 I HEREBY CERTIFY TO SANIBEL RESORT, 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 2011 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, 10(a), 11(a), 13, 14, 16 THRU 20(a) & 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED IN AUGUST OF 2015.

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

"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 _____

Date _____

PAGE 1 OF 2

ALTA / NSPS LAND TITLE SURVEY

*OF
LAKESHORE RESORT
TRACTS 1A & 1B*

LOCATED AT
NORTH MYRTLE BEACH
HORRY COUNTY, SOUTH CAROLINA.

AUGUST1, 2016

GRAPHIC SCALE

0 100 200 300

(IN FEET)
1 inch = 100 ft.

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

FWFV LAKESHORE - ALTA JOB # ****-***

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 RECORDED SEPTEMBER 17, 2015 IN THE HORRY COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK 267, PAGE 264.

TRACT 1 B BEGINNING AT A POINT (POB#2) ON THE NORTH WESTERN CORNER OF SAID PARCEL, POINT BEING MARKED BY A SC DOT MON AND HAVING SC STATE PLANE COORDINATES OF N 737°28'27" AND E 2,698.88267', THENCE A CURVE BOUNDED TO THE SOUTH BY SANDRIDGE ROAD EXTENSION AND TO THE NORTH THE SUBJECT PROPERTY, THE FOLLOWING CHORD BEARING S 55°14'40"E CHORD LENGTH 165.87' RADIUS 550.00' ARC LENGTH 166.51' DELTA ANGLE 17°02'45" TANGENT 85.99' TO SC DOT MONUMENT, (C12)

THENCE A LINE WITH THE FOLLOWING BEARINGS AND DISTANCES: S47°32'02"E 703.61' TO 5/8" IRON REBAR SET.

THENCE A CURVE WITH A CHORD BEARING S42°52'00"E CHORD LENGTH 248.39' RADIUS 470.00' ARC LENGTH 251.38' DELTA ANGLE 30°38'40" TANGENT 128.77' TO 5/8" IRON REBAR SET, (C13)

THENCE A LINE WITH THE FOLLOWING BEARINGS AND DISTANCES: N15°41'07"E 30.01' TO 5/8" IRON REBAR SET.

THENCE A CURVE WITH A CHORD BEARING S87°17'06"E CHORD LENGTH 220.32' RADIUS 440.00' ARC LENGTH 222.69' DELTA ANGLE 28°59'52" TANGENT 113.78' TO 5/8" IRON REBAR SET, (C10)

THENCE A LINE WITH THE FOLLOWING BEARINGS AND DISTANCES: N27°15'11"E 28.65' TO SC DOT MON.

THENCE A CURVE BOUNDED TO THE EAST BY SANDRIDGE LOOP AND TO THE WEST BY THE REMAINDER OF THE SUBJECT PROPERTY THE FOLLOWING CHORD BEARING N°08'19'40" CHORD LENGTH 178.45' RADIUS 616.00' ARC LENGTH 179.95' DELTA ANGLE 16°59'15" TANGENT 90.16' TO SC DOT MON, (C9)

THENCE A LINE BOUNDED TO THE NORTH BY ROBERT EDGE PARKWAY AND BY THE SOUTH OF THE SUBJECT PROPERTY THE FOLLOWING BEARINGS AND DISTANCES: N 45°14'01" W 70.66' TO 5/8" IRON REBAR SET.

THENCE A CURVE WITH A CHORD BEARING OF S 74° 51'10" E A CHORD LENGTH 872.60' RADIUS 162.00' ARC LENGTH 883.50' DELTA ANGLE 31°14'52" TANGENT 453.04' TO 5/8" IRON REBAR SET, (C8)

THENCE A LINE WITH THE FOLLOWING BEARINGS AND DISTANCES: S 89°34'45" W A DISTANCE OF 89.04' TO 5/8" IRON REBAR SET.

THENCE BACK TO POINT OF BEGINNING. TRACT CONTAINS 7.14 ACRES.

TRACT 1A BEGINNING AT A POINT (POB#2) 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 737°28'27" AND E 2,698.88267' THENCE A LINE BOUNDED TO THE EAST BY SANDRIDGE ROAD EXTENSION THE FOLLOWING BEARINGS AND DISTANCES: N 69° 32' 46" E 100' TO 5/8" IRON REBAR SET N 69° 29' 51" E 433.47' TO 5/8" IRON REBAR FOUND N 11° 31' 11" E 15.29' TO 5/8" IRON REBAR SET.

THENCE A CURVE WITH A CHORD BEARING OF N 67°13'26" W CHORD LENGTH 171.47' RADIUS 440.00' ARC LENGTH 172.57' DELTA ANGLE 22°28'19" TANGENT 87.41' TO 5/8" IRON REBAR SET, (C3)

THENCE A LINE WITH THE FOLLOWING BEARINGS AND DISTANCES: N 33° 42' 34" E A DISTANCE OF 29.72' TO 5/8" IRON REBAR SET S 47°35'05" E A DISTANCE OF 79.44' TO 5/8" IRON REBAR SET.

THENCE A CURVE WITH A CHORD BEARING OF N 51° 32'59" W A CHORD LENGTH 68.19' RADIUS 454.94' ARC LENGTH 68.26' DELTA ANGLE 9°25'47" TANGENT 34.19' TO 5/8" IRON REBAR SET, (C2)

THENCE A CURVE WITH A CHORD BEARING OF N 56°06'45" W A CHORD LENGTH 162.69' RADIUS OF 345.97' ARC LENGTH 163.29' DELTA ANGLE 17°00'41" TANGENT 82.25' TO 5/8" IRON REBAR SET, (C1)

THENCE A CURVE WITH A CHORD BEARING OF N68°47'38" CHORD LENGTH OF 80.03' RADIUS 548.75' ARC LENGTH 80.01' DELTA ANGLE 8°55'51" TANGENT 40.18' (C4)

THENCE A CURVE WITH A CHORD BEARING OF N75°36'56" W A CHORD LENGTH OF 51.06' RADIUS 545.78' ARC LENGTH 51.08' DELTA ANGLE 5°10'09" TANGENT 25.56' (C5)

THENCE A LINE WITH THE FOLLOWING BEARINGS AND DISTANCES: N 28°27' E 40.00' TO 5/8" IRON REBAR SET.

THENCE A CURVE WITH A CHORD BEARING OF S 85°58'01" W A CHORD LENGTH 382.39' RADIUS 590.00' ARC LENGTH 385.54' DELTA ANGLE 31°42'40" TANGENT 167.57' (C6) TO SC DOT R/W MON.

BOUNDED TO EAST BY SANDRIDGE WEST BY SUBJECT PROPERTY.

THENCE A CURVE WITH A CHORD BEARING OF N 44°52'30" A CHORD LENGTH OF 275.15' RADIUS 630.00' ARC LENGTH 277.39' DELTA ANGLE 25°13'38" TANGENT 140.98' (C7) TO 5/8" IRON REBAR SET.

THENCE A LINE WITH THE FOLLOWING BEARINGS AND DISTANCES: N 08°11'45" W A DISTANCE OF 138.73' TO 1/2" IRON REBAR FOUND N 08°42'55" W A DISTANCE OF 94.11' TO 5/8" IRON REBAR SET.

THENCE A LINE BOUNDED TO THE SOUTH BY THE LANDS NOW OR FORMERLY OWNED BY SANIBEL RESORT, LLC AND BOUNDED TO THE NORTH BY THE SUBJECT TRACT THE FOLLOWING BEARINGS AND DISTANCES: S 80°58'19" W A DISTANCE OF 646.89' S 16°24'58" E A DISTANCE OF 47.74' (L33) S 10°05'08" E A DISTANCE OF 24.24' (L32) S 12°13'58" W A DISTANCE OF 42.36' (L31) S 14°44'42" W A DISTANCE OF 61.88' (L30) S 22°31'47" W A DISTANCE OF 89.98' (L29) S 12°59'19" W A DISTANCE OF 59.66' (L28) S 44°51'43" W A DISTANCE OF 38.70' (L27) S 81°04'27" E A DISTANCE OF 28.11' (L26) N 32°12'17" W A DISTANCE OF 21.54' (L25) S 27°06'21" W A DISTANCE OF 31.73' (L24) S 44°47'30" W A DISTANCE OF 80.71' (L23) S 51°17'32" W A DISTANCE OF 64.73' (L22) S 72°01'42" W A DISTANCE OF 56.76' (L21)

LINE BOUNDED TO SOUTH BY N/4' SEA VISTA AND TO NORTH BY SUBJECT TRACT.

N 84°07'51" W A DISTANCE OF 18.88' (L20) S 77°24'32" W A DISTANCE OF 20.36' (L19) S 64°28'44" W A DISTANCE OF 23.07' (L18) S 54°46'09" W A DISTANCE OF 25.19' (L17) S 62°38'00" W A DISTANCE OF 33.87' (L16) S 65°43'56" W A DISTANCE OF 28.00' (L15) S 65°24'33" W A DISTANCE OF 26.48' (L14) S 81°04'57" W A DISTANCE OF 28.43' (L13) S 82°29'22" W A DISTANCE OF 34.27' (L12) S 83°31'61" W A DISTANCE OF 42.17' (L11) S 86°32'49" W A DISTANCE OF 29.13' (L10) N 89°45'08" W A DISTANCE OF 30.41' (L9) N 84°10'45" W A DISTANCE OF 26.30' (L8) N 77°13'01" W A DISTANCE OF 22.73' (L7) N 70°25'25" W A DISTANCE OF 14.19' (L6) N 64°58'49" W A DISTANCE OF 115.54' (L5) N 67°55'15" W A DISTANCE OF 22.03' (L4) N 80°58'21" W A DISTANCE OF 21.69' (L3) N 88°47'37" W A DISTANCE OF 33.50' (L2) N 75°16'18" W A DISTANCE OF 21.49' (L1)

THENCE A LINE NORTH BOUNDED TO WEST BY N/4' OWNED BY SEAVISTA RESORT, LLC THE FOLLOWING BEARINGS AND DISTANCES: N 20°27'15" W A DISTANCE OF 1073.60' N 69°28'49" E A DISTANCE OF 20.01' N 20°27'15" W A DISTANCE OF 415.99' THENCE BACK TO POINT OF BEGINNING. TRACT CONTAINS 44.23 ACRES

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. 450108-0579-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) 280-5566

ZONING: R4
SETBACKS: SETBACKS CONTINGENT ON TYPE OF DEVELOPMENT PROPOSED

ZONING: R2A
SETBACKS: SETBACKS CONTINGENT ON TYPE OF DEVELOPMENT PROPOSED

ZONING INFORMATION DERIVED FROM LETTER BY DDC ENGINEERS, DATED JULY 29, 2015 AND AUTHORED BY JAMES M. WOOLEN, P.E.

NOTES:

1. NO STREET ADDRESS ASSIGNED TO SUBJECT PROPERTY AT THIS TIME.
2. THE TAX PARCEL IDENTIFICATION NUMBER FOR THIS PROPERTY IS ***-**-**-****
3. NO TITLE SEARCH PERFORMED BY THIS OFFICE. THIS PROPERTY IS SUBJECT TO MATTERS SHOWN ON TITLE COMMITMENT NUMBER 20632-98690-11 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 ----, PAGE ----, 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.

REFERENCE MAPS:

BOUNDARY/SUBDIVISION SURVEY OF SANIBEL HARBOUR, LLC AND A PORTION OF PERMENTER BROTHERS FOR PERMENTER 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.

ENCROACHMENTS

NONE OBSERVED

SCHEDULE B – SECTION II EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER – 20632-95327-11
EFFECTIVE DATE – JULY 1, 2015

Commitment Number: 20632-98690-11

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 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 OBSERVED.
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 2016, 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 inarea 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
- 11.Easement Agreement by and between Permenter Brothers Holdings, LLC Sanibel Resort, LLC, and Seavist 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 ON SURVEY
- 12.Easement Agreement by and between Permenter Brothers Holdings, LLC, Sanibel Resort, LLC, and Seavista Resort, LLC dated October 9, 2015, and recorded December 2, 2045, in Deed Book 3875, at Page 1603, records of Horry County, South Carolina. AS SHOWN ON SURVEY
- 13.Water Line Easement by and between Karla James, Christopher Permenter and Charles Permenter, as Personal Representatives of the Estate of Louise Permenter, and Charles L. Permenter, individually, and Grand Strand Water and Sewer Authority, dated May 13, 2005, and recorded May 16, 2005, in Deed Book 2910, at Page 763, records of Horry County, South Carolina. UNDER REVIEW BY TBC
- 14.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 68, records of Horry County, South Carolina. AS SHOWN ON SURVEY
- 15.That certain plat prepared by Coastal Land Surveyors, Inc., entitled "Map of 52.12 Acres of Land in Little River Township, Horry C0unty, S.C. Surveyed for C.H. Permenter, Jr. & Louise L. Permenter", dated July 24, 1989, 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.
AS SHOWN ON SURVEY
- 16.That certainplat prepared by The Brigman Company, entitled "Boundary/Subdivision Survey of Lakeshore Resort Tracts 1A & 1B Located at North Myrtle Beach, Horry County, South Carolina", dated July 13, 2016, and recorded July 22, 2016, in Plat Book 271, at Page 104, records of Horry County, South Carolina, discloses the existence of the following: Future 50' Public Right of Way.
AS SHOWN ON SURVEY

ALTA / NSPS LAND TITLE SURVEY

OF
LAKESHORE RESORT
TRACTS 1A & 1B

LOCATED AT
NORTH MYRTLE BEACH
HORRY COUNTY, SOUTH CAROLINA.

AUGUST1, 2016

GRAPHIC SCALE
0 100 200 300

(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 LAKESHORE – ALTA JOB # ****-****

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

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