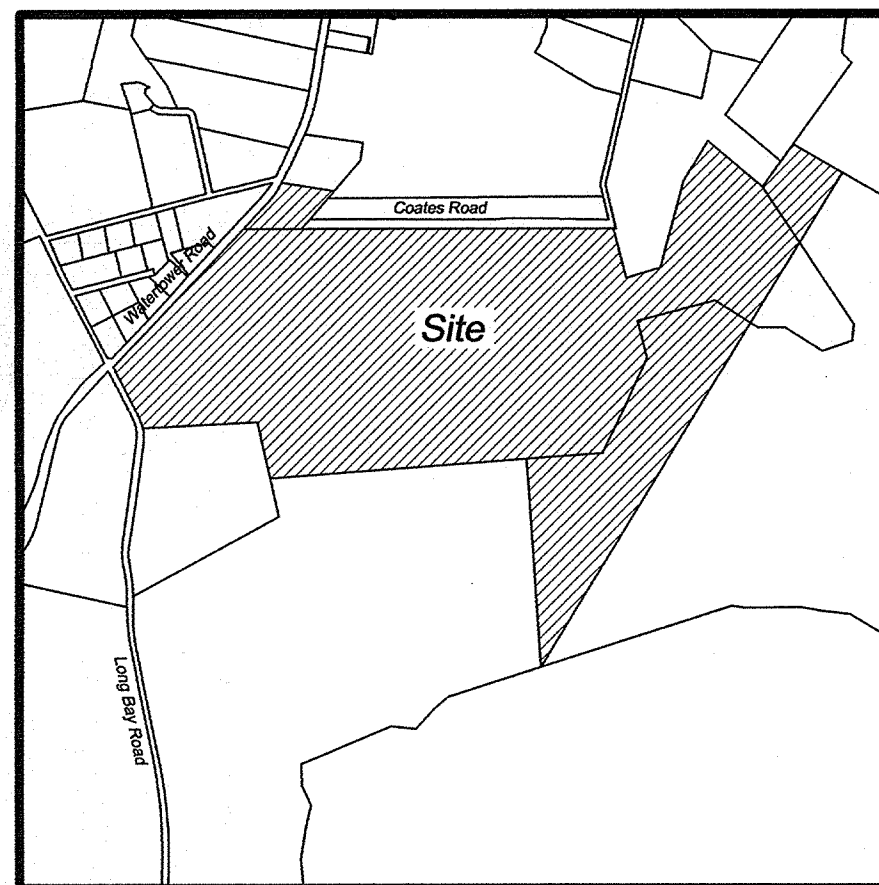




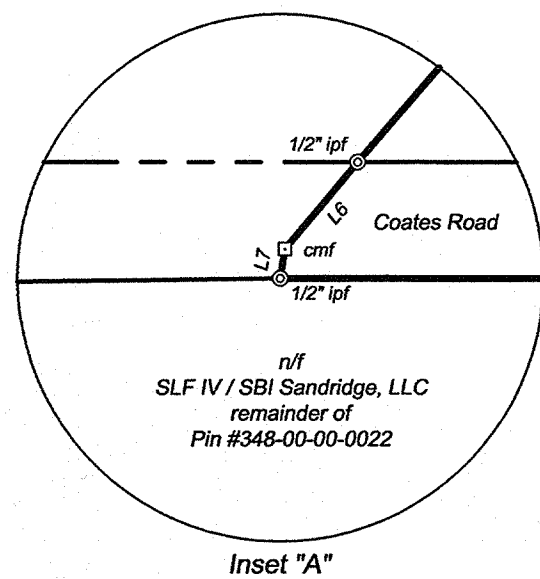
Vicinity Map - Not to Scale

Curve	Radius	Length	Tangent	Bearing	Chord	Delta
C1	918.45'	223.80'	112.46'	N 24°20'41" E	223.25'	13°57'41"
C2	350.00'	97.51'	49.07'	N 31°22'44" W	97.19'	15°57'45"

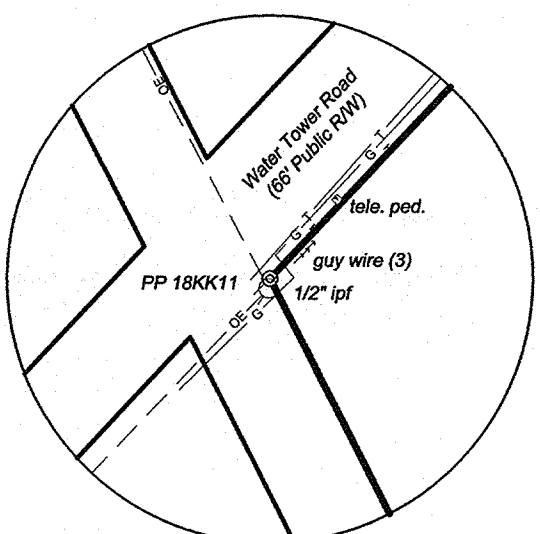
Line Table		
Line	Bearing	Distance
L1	N 30°52'31" E	168.88'
L2	S 77°46'32" W	453.81'
L3	N 77°05'47" E	475.23'
L4	N 60°58'59" E	278.55'
L5	N 30°56'17" E	90.39'
L6	S 27°52'52" W	58.96'
L7	S 03°00'16" E	15.40'
L8	S 41°17'53" E	61.54'

Legend

irf - iron rebar found
 irs - iron rebar set
 ipf - iron pipe found
 cmf - concrete monument found
 _____ G _____ ug gas line
 _____ T _____ ug telephone
 _____ OE _____ overhead electric



Inset "A"



Inset "B"

Surveyor's Certification

To: Ocean Grove Resort, LLC, a Delaware Limited Liability Company, SLF IV /
SBI Sandridge, LLC and Stewart Title Guaranty Company:

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 / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6(b), 8, 9, 11, 13, 14, and 18 of Table "A" thereof. The field work was completed May 9, 2016.

It is hereby certified that this plat is true and correct to the accuracy required in Division 4, Section 20-3(C), "Degree of Accuracy"

I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the "Standards of Practice Manual for Surveying in South Carolina" and meets or exceeds the requirements for a Class "C" survey as specified therein.

Christian Anderson SCPLS No. 26205 6-8-71

Legal Description - Ocean Grove Resort

All and singular that certain piece, parcel or tract of land lying and situate in the City of North Myrtle Beach, Horry County, South Carolina and being referenced on a plat entitled "Map of 225.50 ± Total Acres - Boundary, Subdivision & Combination Plat" prepared for Ocean Grove Resort, LLC by DDC Engineers, Inc. dated May 6, 2016 and being more particularly described as follows:

Beginning at a 1/2" iron pipe being the southeast intersection of Water Tower Road and Long Bay; thence with the eastern right-of-way of Water Tower Road the following metes and bounds: N 30°59'46", E 173.80 m to a 1/2" iron pipe; thence N 30°56'17", E 12.12 m to a 1/2" iron pipe; thence S 71°47'57", W 243.10 m to a 1/2" iron pipe; thence along a curve to the left having an arc length of 222.80 m, a radius of 91.845° and a chord of N 24°23'51", E 223.25 m to a 1/2" iron pipe being the common corner between SLF IV / SBI Sandridge, LLC and SLF IV / SBI Sandridge, LLC; thence S 88°23'55", E 118.15 m to a concrete monument found by the common corner between SLF IV / SBI Sandridge, LLC, Shirley B. Quirk, et al and R. L. Bell, Inc., thence with the common line between SLF IV / SBI Sandridge, LLC, R. L. Bell, Inc. and Kenneth Jells & Co., LLC, S 31°23'51", E 31.30 m to a 1/2" iron pipe being the common corner between SLF IV / SBI Sandridge, LLC and Kenneth Jells & Co., LLC, thence running across Coates Road, S 27°52'56", W 58.96 m to a concrete monument found; thence S 27°52'56", W 58.96 m to a 1/2" iron pipe; thence S 71°47'57", W 243.10 m to Coates Road; thence with the southern right-of-way of Coates Road, S 71°47'57", E 243.10 m to a 1/2" rebar being the common corner between SLF IV / SBI Sandridge, LLC and John Emory Colates; thence said parcel parties common line the following metes and bounds: S 71°47'57", E 243.10 m to a 1/2" iron pipe; thence S 71°47'57", E 243.10 m to a 1/2" iron pipe; thence N 02°31'52", E 70.11 m to a 1/2" iron pipe; thence N 10°15'55", E 381.23 m to a 1/2" iron pipe; thence S 52°28'44", E 558.26 m to a 1/2" rebar; thence N 23°29'05", E 243.38 m to a 1/2" iron pipe; thence S 71°47'57", W 243.10 m to a 1/2" iron pipe being the common corner between SLF IV / SBI Sandridge, LLC and Joseph L. Coates; thence with the common line between SLF IV / SBI Sandridge, LLC and Joseph L. Coates, N 23°29'05", E 165.23 m to a 1/2" rebar being the common corner between SLF IV / SBI Sandridge, LLC, Joseph L. Coates, Richard E. Bell and Margaret Thompson; thence S 71°43'58", E 562.92 m to a 1/2" iron pipe; thence with the common line of SLF IV / SBI Sandridge, LLC, S 23°12'17", W 4518.14 m to a 1/2" iron pipe; thence S 23°12'17", W 4518.14 m to a 1/2" iron pipe being the common corner between Water & Sewer Authority and Azalea Bay Resort, LLC; thence with the common line between SLF IV / SBI Sandridge, LLC and Azalea Bay Resort, LLC, the following metes and bounds: N 16°23'55", W 1626.10 m to a 1/2" iron pipe; thence S 73°13'49", W 1626.10 m to a 1/2" iron pipe; thence S 25°07'11", E 449.97 m to a 1/2" iron pipe; thence S 74°45'50", W 900.15 m to a rebar located on the eastern right-of-way of Long Bay; thence with the right-of-way of Long Bay Road along a curve to the left, having an arc length of 571.91 m of a radius of 350.00 m; thence S 74°45'50", W 900.15 m to a 1/2" iron pipe; thence S 25°07'11", E 449.97 m to the Point of Beginning and having an area of 225.50 acres, more or less.

This property is bounded on the north by Shirley B. Quick, Coates Road, John Emory Coates, Richard E. Bell and Margaret Thompson, on the east by SLF IV / SBI Sandridge, LLC, Kenneth Jellis and Coates Road, on the south by Grand Strand Water & Sewer Authority and Azalea Bay Resort, LLC and on the west by Long Bay Road, Water Tower Road, John Emory Coates and Joseph L. Coates.

References

1. **Boundary Survey & Recombination Plat of McDuffy Tract, Canal Holdings LLC Tract, Gibson-Wall Tract, H. F. Bell Tract & R. E. Bell Tract** prepared for Long Bay Associates, Canal Development Corporation & Gibson-Wall Company by Thomas & Hutton Engineering Co. dated 3/25/05 and recorded in Plat Book 205, Page 156 - 156D, Horry County ROD.
2. **Map of 269.41 ± Acres of Land - Combination Plat** prepared for Azalea Bay Resort, LLC by this office dated 2/19/15 and recorded in Plat Book 265, Page 188, Horry County ROD.

Building Setbacks

Front - 25

Side - 15'

Rear - 20'

Certificate of Ownership and Dedication

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines and dedicate all streets, alleys, walks, parks and other sites to public or private uses as noted.

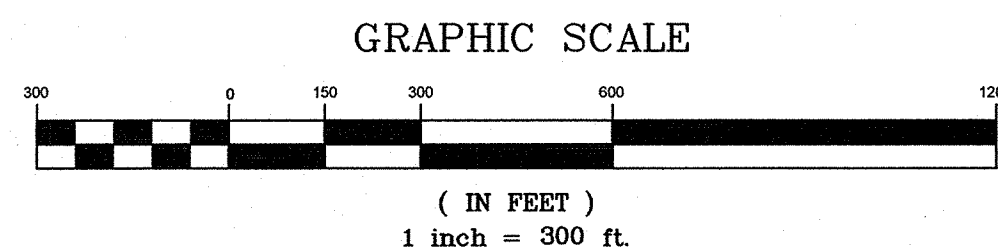
SLF IV / SBI Sandridge, LLC

By: SLF IV / SBI Properties, LLC, its Managing Member

By: SB Investments, LLC, its Managing Member

Signature

Date _____



Stewart Title Guaranty Company
Schedule B - Section II

Commitment Number: 25739-98153(11)
Effective Date of April 12, 2016 at 9:00 am

Plottable Title Exceptions Thus:

Schedule B - Section 2 Exceptions

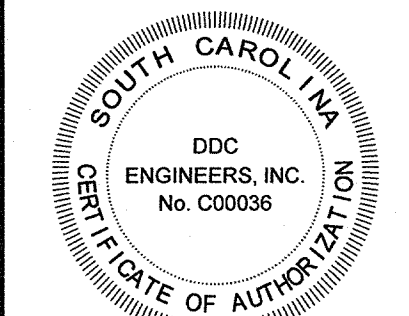
1. not a survey matter
- 2a. not a survey matter
- 2b. non-plottable
- 2c. not a survey matter
- 2d. not a survey matter
- 2e. not a survey matter
3. not a survey matter
4. not a survey matter
5. as shown on existing survey
6. does not apply to existing survey
7. does not apply to existing survey
8. does not apply to existing survey
9. does not apply to existing survey
10. non-plottable
11. does not apply to existing survey
12. as shown on existing survey
13. does not apply to existing survey
14. superceded by current survey
15. non-plottable (affects subject property)

Notes

1. This property is subject to all easements and restrictions of record.
2. This document represents an ALTA / NPS Land Title Survey of existing parcels of record.
3. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45051-02-578H dated 8/23/99 and all flood zones shown on the face of this plat are scaled and scaled and approximate only (if applicable).
4. Bearings shown are based on NAD 83 South Carolina State Plane coordinate system and all distances are horizontal ground distances, not grid distances.
5. To the surface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
6. Existing property identification numbers, tax map numbers and references for the adjoining properties are as shown (if applicable) on the face of this plat.
7. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
8. Property Identification No: 348-00-00-0019, 348-00-00-0022 & 348-07-02-0002
9. Iron pins (1/2" rebar) set at all corners unless otherwise noted.
10. This property is listed R2-N4 per Chapter 23, Article II, Sec. 23-20-3, Code of North Carolina.
11. Based on a physical ground survey, there are no visible encroachments other than shown (if applicable).

DDC

ENGINEERS®
 Consulting Engineers, Surveyors, Planners
 Landscape Architects & Environmentalists
 1298 Professional Dr., Myrtle Beach, SC 29578
 Phone: (843) 692-3200 Fax: (843) 692-3201



No.	Date	Revision	Description	By
Proj. No. 16029S	Date: 5/13/16	Scale: 1" = 300'		
Designt:	Draft: Clancy	Check: CA		
Field Book:	Pages:			

Map of 225.50 ± Total Acres
City of North Myrtle Beach, Horry County, South Carolina
ALTA / NSPS Land Title Survey

Prepared For:	Ocean Grove Resort LLC
---------------	------------------------

FILE NO.: ALTA

SHEET NO.: 1 of