

OceanWatch Villas

EXHIBIT "A"
TO MASTER DEED OF
OCEANWATCH VILLAS HORIZONTAL PROPERTY REGIME

DESCRIPTION OF LAND

PHASE 1

ALL that certain piece, parcel or tract of land situate, lying and being in the City of Myrtle Beach, Horry County, South Carolina, shown and described as Phase 1, having and containing 1.27 acres, more or less, on the plat entitled "Exhibit Plat of Phase 1, OceanWatch Villas Horizontal Property Regime", which plat was prepared by Associated Land Surveyors, and certified to by Michel D. Oliver, R.L.S. (S.C.) #13520, which said plat is dated March 25, 2003, as revised May 19, 2003, and is recorded in the Register of Deeds for Horry County, South Carolina, in Plat Book 170, at Page 111. The property (Phase 1) is described by courses and distances, metes and bounds, as follows, to-wit:

The Point of Commencement is a monument marked by State Plane Coordinates N703,403.73 and E2,665,985.89, said monument being at the centerline of a right of way known as 82nd Avenue North, near where 82nd Avenue North intersects with a right of way known as Beach Drive. Proceeding from said Point of Commencement N39°38'19"E for a distance of 474.28 feet to a point which marks the Point of Beginning. The Point of Beginning is marked by State Plane Coordinates N703,768.89 and E2,666,288.39. Proceeding from said Point of Beginning N43°49'48"E for a distance of 22.14 feet to a point; thence proceeding N01°01'54"W for a distance of 51.27 feet to a point; thence proceeding N46°18'30"W for a distance of 23.71 feet to a point; thence proceeding N43°36'09"E for a distance of 31.00 feet to a point; thence proceeding S46°23'51"E for a distance of 43 feet to a point; thence proceeding N43°36'09"E for a distance of 6.00 feet to a point; thence proceeding S46°23'51"E for a distance of 9.62 feet to a point; thence proceeding N43°36'09"E for a distance of 18.00 feet to a point; thence proceeding S46°23'51"E for a distance of 65.00 feet to a point; thence proceeding N43°36'09"E for a distance of 148.00 feet to a point; thence proceeding S46°23'51"E for a distance of 191.42 feet to a point; thence proceeding S50°30'06"W for a distance of 264.44 feet to a point; thence proceeding N46°10'12"W for a distance of 217.64 feet to a point which marks the Point of Beginning.

If there be any discrepancy between the aforementioned metes and bounds, courses and distances description and the aforementioned plat of record, said plat shall be controlling.

TOGETHER WITH an easement across the future Phase Property for ingress and egress to the Phase 1 property.

BETHEA, BURDAN
& GRIFFIN, P.A.
ATTORNEYS AT LAW
1000 OCEANVIEW DRIVE
MYRTLE BEACH, SOUTH CAROLINA 29577

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EXHIBIT "C"
TO THIRD AMENDMENT TO MASTER DEED OF
OCEANWATCH VILLAS HORIZONTAL PROPERTY REGIME

DESCRIPTION OF LAND

PHASE 2

ALL that certain piece, parcel or tract of land situate, lying and being in the City of Myrtle Beach, Horry County, South Carolina, shown and described as Phase 2, having and containing 0.69 acres, more or less, on the plat entitled "Plat of Building No. 2, Phase 2, OceanWatch Villas Horizontal Property Regime", which plat was prepared by Associated Land Surveyors, and certified to by Michael D. Oliver, P.L.S. (S.C.) #13520, which said plat is dated May 23, 2005, as last revised May 24, 2005, and is recorded on Sheet 3-4, 2005, in the Register of Deeds for Horry County, South Carolina, in Plat Book 205 at Page 119. The property (Phase 2) is described by courses and distances, metes and bounds, as follows, to-wit:

The Point of Commencement is a monument marked by State Plane Coordinates N703,403.73 and E2,665,985.89, said monument being at the centerline of a right of way known as 82nd Avenue North, near where 82nd Avenue North intersects with a right of way known as Beach Drive. Proceeding from said Point of Commencement along a survey tie line N39°55'44"E for a distance of 761.76 feet to a point which marks the Point of Beginning ("P.O.B."). The Point of Beginning is marked by State Plane Coordinates N703,987.76 and E2,666,474.71. Proceeding from said Point of Beginning N43°36'09"E for a distance of 33.61 feet to a point; thence proceeding N46°11'53"W for a distance of 40.50 feet to a point; thence proceeding N43°48'07"E for a distance of 27.00 feet to a point; thence proceeding N46°10'51"W for a distance of 9.00 feet to a point; thence proceeding N43°35'14"E for a distance of 25.34 feet to a point; thence proceeding S46°24'46"E for a distance of 318.26 feet to a point; thence proceeding S50°30'06"W for a distance of 112.41 feet to a point; thence proceeding N46°23'51"W for a distance of 181.35 feet to a point; thence proceeding N43°36'09"E for a distance of 15.75 feet to a point; thence proceeding N46°23'05"W for a distance of 57.25 feet to a point; thence proceeding N43°36'09"E for a distance of 9.62 feet to a point; thence proceeding N46°23'51"W for a distance of 16.75 feet to a point which marks the Point of Beginning.

If there be any discrepancy between the aforementioned metes and bounds, courses and distances description and the aforementioned plat of record, said plat shall be controlling.

TOGETHER WITH an easement across the future Phase Property for ingress and egress to the Phase 2 property.

BEYHEA JORDAN
& GRIFFIN, P.A.
ATTORNEYS AND
COUNSELORS AT LAW

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EXHIBIT "A"
TO FOURTH AMENDMENT TO MASTER DEED OF
OCEANWATCH VILLAS HORIZONTAL PROPERTY REGIME

DESCRIPTION OF PHASE 3 LAND

PHASE 3

ALL that certain piece, parcel or tract of land situate, lying and being in the City of Myrtle Beach, Horry County, South Carolina, shown and described as Phase 3, having and containing 1.58 acres, more or less, on the plat entitled "Plat of Phase 3, OceanWatch Villas Horizontal Property Regime", which plat was prepared by Associated Land Surveyors, and certified to by Michael D. Oliver, P.L.S. (S.C.) #13520, which said plat is dated April 25, 2005, last revised May 24, 2005, and is recorded in the Register of Deeds for Horry County, South Carolina, in Plat Book 2005 at Page 180. The property (Phase 3) is described by courses and distances, metes and bounds, as follows, to-wit:

The Point of Commencement is a monument marked by State Plane Coordinates N703,403.73 and E2,665,985.89, said monument being at the centerline of a right of way known as 82nd Avenue North, near where 82nd Avenue North intersects with a right of way known as Beach Drive. Proceeding from said Point of Commencement along a survey tie line N24°42'42"E for a distance of 562.22 feet to a point which marks the Point of Beginning ("P.O.B.") for the Phase 3 Property. The Point of Beginning is marked by State Plane Coordinates N703914.47 and E26662220.93. Proceeding from said Point of Beginning N33°51'25"W for a distance of 38.51 feet to a point; thence proceeding N22°47'52"E for a distance of 36.02 feet to a point; thence proceeding N54°40'28"E for a distance of 45.54 feet to a point; thence proceeding N24°06'43"E for a distance of 88.17 feet to a point; thence proceeding N38°19'38"E for a distance of 37.78 feet to a point; thence proceeding N56°41'32"E for a distance of 53.81 feet to a point; thence proceeding N36°34'26"E for a distance of 54.85 feet to a point; thence proceeding S46°24'46"E for a distance of 152.86 feet to a point; thence proceeding S43°35'14"W for a distance of 25.34 feet to a point; thence proceeding S46°10'51"E for a distance of 9.00 feet to a point; thence proceeding S43°48'07"W for a distance of 27.00 feet to a point; thence proceeding S46°11'53"E for a distance of 40.50 feet to a point; thence proceeding S43°36'09"W for a distance of 33.61 feet to a point; thence proceeding S46°23'51"E for a distance of 16.75 feet to a point; thence proceeding S43°36'09"W for a distance of 9.64; thence proceeding S46°23'51"E for a distance of 57.25 feet to a point; thence proceeding S43°36'09"W for a distance of 163.75 feet to a point; thence proceeding N46°23'51"W for a distance of 65.00 feet; thence proceeding S43°36'09"W for a distance of 18.00 feet to a point; thence proceeding N46°23'51"W for a distance of 9.62 feet to a point; thence proceeding S43°36'09"W for a distance of 6.00 feet to a point; thence

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ATTORNEYS AND
COUNSELORS AT LAW

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proceeding N46°23'51"W for a distance of 43.00 feet to a point; thence proceeding S43°36'09"W for a distance of 31.00 feet to a point; thence proceeding N46°18'30"W for a distance of 89.61 feet to the point which marks the Point of Beginning.

If there be any discrepancy between the aforementioned metes and bounds, courses and distances description and the aforementioned plat of record, said plat shall be controlling.

TOGETHER WITH an easement across the future Phase Property for ingress and egress to the Phase 3 Property.

SUBJECT TO the right of ingress and egress reserved unto the Declarant herein, its successors and assigns and Grantees.

FURTHER SUBJECT TO the reserved right of ingress and egress over and across all roads and walkways, shown on the above described plat of OceanWatch Villas Property, said reservation being unto the Declarant herein, its successors and assigns and Grantees, said reserved easement expressly for, but not limited to, the purpose of construction and all construction related activities of the Future Phase Property.

FURTHER, SAVE AND EXCEPT from the above described property, title to and ownership of all water and sewer lines located on said Parcels or hereafter installed thereon, together with all pipes, pumps, pumping stations, or other equipment or facilities located thereon, together with an easement to such lines, equipment or facilities to allow for the maintenance, repair or replacement of such lines, facilities or equipment or for the purpose of installing additional lines, equipment or facilities thereon from time to time.

FURTHER, the Declarant expressly reserves the right to improve the aforementioned property by clearing, tree pruning, constructing additional parking and common facilities, including, but not necessarily limited to the Building 3, the Units therein, recreational facilities, drainage facilities, lagoons, and the like, pertaining to OceanWatch Villas Horizontal Property Regime.

FURTHER, Declarant expressly reserves the right to install lines, equipment and facilities for utility and drainage purposes and to grant easements over the property for the installation of additional lines, equipment or facilities for utility and drainage purposes from time to time.

FURTHER, Declarant expressly reserves the right to grant to others, including, any condominium regime or non-condominium project created on a portion or all of the Future Phase Property an easement appurtenant for the use, ingress and egress of the recreational facilities presently located or to be located on the Phase 1, Phase 2 and/or Phase 3 Property, in the Future Phase Property, including the CFC described in the Master Deed, said reservation more particularly described as set forth in Article XIII of the Master Deed.

BETHEA, JORDAN
& GRIFFIN, P.A.
ATTORNEYS AND
COUNSELORS AT LAW

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EXHIBIT "A"
TO FIFTH AMENDMENT TO MASTER DEED OF
OCEANWATCH VILLAS HORIZONTAL PROPERTY REGIME

DESCRIPTION OF PHASE 4 LAND

PHASE 4

ALL that certain piece, parcel or tract of land situate, lying and being in the City of Myrtle Beach, Horry County, South Carolina, shown and described as Phase 4, having and containing 0.66 acres, more or less, on the plat entitled "Plat of Phase 4, OceanWatch Villas Horizontal Property Regime", which plat was prepared by Associated Land Surveyors, and certified to by Michael D. Oliver, P.L.S. (S.C.) #13520, which said plat is dated July 11, 2006, and is recorded in the Register of Deeds for Horry County, South Carolina, in Plat Book 216 at Page 46. The property (Phase 4) is described by courses and distances, metes and bounds, as follows, to-wit:

The Point of Commencement is a monument marked by State Plane Coordinates N703,403.73 and E2,665,985.89, said monument being at the centerline of a right of way known as 82nd Avenue North, near where 82nd Avenue North intersects with a right of way known as Beach Drive. Proceeding from said Point of Commencement along a survey tie line N11°45'03"W for a distance of 692.44 feet to a point which marks the Point of Beginning ("P.O.B.") for the Phase 4 Property. Proceeding from said Point of Beginning N80°42'43"W for a distance of 15.80 feet to a point; thence proceeding N53°54'23"W for a distance of 52.01 feet to a point; thence proceeding N46°10'12"W for a distance of 55.32 feet to a point; thence proceeding N57°10'11"E for a distance of 270.52 feet to a point; thence proceeding S32°49'49"E for a distance of 112.95 feet to a point; thence proceeding S57°10'11"W for a distance of 227.33 to the point which marks the Point of Beginning.

If there be any discrepancy between the aforementioned metes and bounds, courses and distances description and the aforementioned plat of record, said plat shall be controlling.

TOGETHER WITH an easement across the Future Phase Property for ingress and egress to the Phase 4 Property at locations to be determined by Declarant.

SUBJECT TO the right of ingress and egress reserved unto the Declarant herein, its successors and assigns and Grantees.

FURTHER SUBJECT TO the reserved right of ingress and egress over and across all roads and walkways, shown on the above described plat of OceanWatch Villas Property, said reservation being unto the Declarant herein, its successors and assigns and Grantees, said reserved easement expressly for, but not limited to, the purpose of construction and all construction related activities of the Future Phase Property.

AIR LAW FIRM, PA
ATT. BUREAU
1000 W. STATE ST.

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REC'D BEACH 06/25/06
11:11 AM

EXHIBIT "A"
TO SIXTH AMENDMENT TO MASTER DEED OF
OCEANWATCH VILLAS HORIZONTAL PROPERTY REGIME

DESCRIPTION OF PHASE 5 LAND

PHASE 5

ALL that certain piece, parcel or tract of land situate, lying and being in the City of Myrtle Beach, Horry County, South Carolina, shown and described as Phase 5, having and containing 0.54 acres, more or less, on the plat entitled "Plat of Phase 5 OceanWatch Villas Horizontal Property Regime", which plat was prepared by Associated Land Surveyors, and certified to by Michael D. Oliver, P.L.S. (S.C.) #13520, which said plat is dated April 12, 2008, and is recorded in the Register of Deeds for Horry County, South Carolina, in Plat Book 251 at Page 222. The property (Phase 5) is described by courses and distances, metes and bounds, as follows, to-wit:

The Point of Commencement is a monument marked by State Plane Coordinates N703,403.73 and E2,665,985.89, said monument being at the centerline of a right of way known as 82nd Avenue North, near where 82nd Avenue North intersects with a right of way known as Beach Drive. Proceeding from said Point of Commencement along a survey tie line N11°46'42"E for a distance of 945.07 feet to a point which marks the Point of Beginning for the Phase 5 Property, which Point is marked by State Plane Coordinate N704328.90 and E2666178.81. (Note: The Plat incorrectly refers to this as "P.O.B Phase 4"; however, all other references are correct.) Proceeding from said Point of Beginning N60°12'16"W for a distance of 96.75 feet to a point; thence proceeding N29°47'44"E for a distance of 250.73 feet to a point; thence proceeding S46°15'07"E for a distance of 62.55 feet to a point; thence proceeding S66°20'52"E for a distance of 36.26 feet to a point; thence proceeding S29°47'44"W for a distance of 239.53 feet to the point which marks the Point of Beginning.

If there be any discrepancy between the aforementioned metes and bounds, courses and distances description and the aforementioned plat of record, said plat shall be controlling.

TOGETHER WITH an easement across the Future Phase Property for ingress and egress to the Phase 5 Property at locations to be determined by Declarant.

SUBJECT TO the right of ingress and egress reserved unto the Declarant herein, its successors and assigns and Grantees.

FURTHER SUBJECT TO the reserved right of ingress and egress over and across all roads and walkways, shown on the above described plat of OceanWatch Villas Property, said reservation being unto the Declarant herein, its successors and assigns and Grantees, said reserved easement expressly for, but not limited to, the purpose of construction and all construction related activities of the Future Phase Property.