

EXHIBIT "A"

DESCRIPTION OF INLAND HARBOUR VILLAS
HORIZONTAL PROPERTY REGIME LXXIV

ALL that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Sea Pines Plantation, Hilton Head Island, Beaufort County, South Carolina, being more particularly shown and described as 11.90 Acres of Sea Pines Plantation, as shown on a plat of a Section of Sea Pines Plantation, designated 13.38 acres, dated February 24, 1971, and prepared by Thomas & Hutton Engineering Company, Savannah, Georgia, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 21 at Page 95. For a more detailed description as to the courses, metes and bounds of the said 11.90 acres upon which Inland Harbour Villas Horizontal Property Regime LXXIV is or will be constructed, reference may be had to the above referred to plat of record.

Said property is conveyed and dedicated to the Regime subject to all covenants and easements of record.

The said property is further shown as dedicated or to be dedicated to phases of Inland Harbour Villas Horizontal Property Regime LXXIV by reference to three (3) plats of record prepared by Coastal Surveying Co., Inc., the first dated June 27, 1979, and entitled "A Plat of Inland Harbour, Phase I through V", said plat being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat _____ at Page _____, and a second plat entitled "A Plat of Inland Harbour, Phase VI through XI", dated September 17, 1979, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book _____ at Page _____, and a third plat entitled "A Plat of Inland Harbour, Phase XII through XVIII", dated September 17, 1979, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book _____ at Page _____. For a more detailed description as to established phases and future phases to be established, reference to said three (3) plats of record is craved, all of said plats prepared by Coastal Surveying Co., Inc.

The within property is further conveyed and described with Phase I as shown on the above referred to plats consisting of 0.5118 acres and condominium units 2431, 2432, 2433, and 2434, hereby dedicated to the plan of the Regime. Future phases will be dedicated to the plan of the Regime in accordance with the Master Deed to which this Exhibit is attached by mandatory declarations.

The within property is conveyed subject to all easements for ingress and egress and easements for water, sewer and drainage of record, which may be shown on the within referred plats or other plats of record.

This being the same property conveyed to Welton Corporation by Deed from Fairway Twelve Joint Venture, dated August 24, 1978 and recorded in Beaufort County Deed Book 269 at Page 512, with a Corrective Deed thereof dated January 12, 1979 and recorded in Beaufort County Deed Book 275 at Page 2060, a portion of which was subsequently conveyed to Twelfth Fairway Joint Venture by Welton Corporation by Deed dated June 28, 1979 and recorded on July 2, 1979 in Beaufort County Deed Book 284 at Page 107, which Deed was for a 3.92 acre parcel of the above described 11.90 acres.

EXHIBIT "B"

Twelfth Fairway Joint Venture and Welton Corporation
INLAND HARBOUR VILLAS HORIZONTAL PROPERTY REGIME LXXIV
Statement of Percentage of Ownership

PHASE	UNIT	BUILDING	VALUE	PHASE I	PHASE II	PHASE III	PHASE IV
12/15 I	x 2431 ✓	3	\$156,000				
I	x 2432 ✓	3	130,000	26.27	11.98	9.20	7.04
I	x 2433 ✓	3	149,900	21.89	9.98	7.67	5.86
I	x 2434 ✓	3	158,000	25.24	11.51	8.85	6.76
			<u>593,900</u>	<u>26.60</u>	<u>12.13</u>	<u>9.33</u>	<u>7.13</u>
			\$593,900	100.00%			
10/15 II	x 2426 ✓	2	\$155,900				
II	x 2427 ✓	2	139,900		11.97	9.21	7.03
II	x 2728 ✓	2	130,000		10.74	8.26	6.31
II	x 2429 ✓	2	126,900		9.98	7.67	5.86
II	x 2430 ✓	2	155,900		9.74	7.49	5.72
			<u>708,600</u>		<u>11.97</u>	<u>9.21</u>	<u>7.03</u>
			\$708,600		100.00%		
11/15 III	x 2435 ✓	4	\$136,495				
III	x 2436 ✓	4	125,900			8.06	6.16
III	x 2437 ✓	4	129,000			7.43	5.68
			<u>391,395</u>			<u>7.62</u>	<u>5.82</u>
			\$391,395			100.00%	
12/1 IV	x 2422 ✓	1	\$138,000				
IV	x 2423 ✓	1	120,500				
IV	x 2424 ✓	1	124,900				6.23
IV	x 2425 ✓	1	139,500				5.44
			<u>522,900</u>				<u>5.63</u>
			\$522,900				100.00%
12/1 V	x 2438 ✓	5	\$127,500				
V	x 2439 ✓	5	123,500				
V	x 2440 ✓	5	129,500				
			<u>380,500</u>				
			\$380,500				
VI	x 2452 ✓	6	\$160,000				
VI	x 2453 ✓	6	141,500				
VI	x 2454 ✓	6	139,000				
VI	x 2455 ✓	6	141,500				
VI	x 2456 ✓	6	162,500				
			<u>744,500</u>				
			\$744,500				
VII	x 2457 ✓	7	\$163,500				
VII	x 2458 ✓	7	145,000				
VII	x 2459 ✓	7	149,900				
VII	x 2460 ✓	7	145,000				
VII	x 2461 ✓	7	165,000				
			<u>768,400</u>				
			\$768,400				
VIII	2462	8	\$165,500				
VIII	2463	8	133,000				
VIII	2464	8	137,500				
VIII	2465	8	133,000				
VIII	2466	8	165,000				
			<u>734,000</u>				
			\$734,000				
IX	x 2447 ✓	18	\$153,000				
IX	x 2448 ✓	18	135,000				
IX	x 2449 ✓	18	139,000				
IX	x 2450 ✓	18	135,000				
IX	x 2451 ✓	18	153,000				
			<u>715,000</u>				
			\$715,000				

EXHIBIT "B", Page 2
Statement of Percentage of Ownership

<u>PHASE</u>	<u>UNIT</u>	<u>BUILDING</u>	<u>VALUE</u>	<u>PHASE I</u>	<u>PHASE II</u>	<u>PHASE III</u>	<u>PHASE IV</u>
X	2443	17	\$156,000				
X	2444	17	133,000				
X	2445	17	156,000				
X	2446	17	<u>159,000</u>				
			\$604,000				
XI	2441	16	\$134,000				
XI	2442	16	<u>133,000</u>				
			\$267,000				
XII	2489	14	\$134,000				
XII	2490	14	136,000				
XII	2491	14	<u>156,000</u>				
			\$426,000				
XIII	2484	13	\$165,000				
XIII	2485	13	137,000				
XIII	2486	13	139,000				
XIII	2487	13	147,000				
XIII	2488	13	<u>165,000</u>				
			\$753,000				
XIV	2481	12	\$137,000				
XIV	2482	12	139,000				
XIV	2483	12	<u>162,000</u>				
			\$438,000				
XV	2476	11	\$165,000				
XV	2477	11	137,000				
XV	2478	11	139,000				
XV	2479	11	147,000				
XV	2480	11	<u>165,000</u>				
			\$753,000				
XVI	2470	10	\$162,000				
XVI	2471	10	139,000				
XVI	2472	10	139,000				
XVI	2473	10	<u>162,000</u>				
			\$602,000				
XVII	2467	9	\$134,000				
XVII	2468	9	136,000				
XVII	2469	9	<u>156,000</u>				
			\$426,000				
XVIII	2474	15	\$133,000				
XVIII	2475	15	<u>134,000</u>				
			\$267,000				

EXHIBIT "B", Page 3

Statement of Percentage of Ownership

PHASE V	PHASE VI	PHASE VII	PHASE VIII	PHASE IX	PHASE X	PHASE XI	PHASE XII
6.01	4.66	3.80	3.22	2.81	2.53	2.43	2.28
5.01	3.89	3.16	2.68	2.34	2.11	2.02	1.90
5.77	4.49	3.65	3.09	2.70	2.43	2.33	2.19
6.08	4.72	3.84	3.26	2.84	2.56	2.46	2.30
6.00	4.67	3.79	3.22	2.80	2.53	2.42	2.27
5.39	4.18	3.40	2.89	2.52	2.27	2.18	2.04
5.01	3.88	3.16	2.68	2.34	2.11	2.02	1.90
4.89	3.80	3.09	2.62	2.28	2.06	1.97	1.85
6.00	4.66	3.79	3.22	2.80	2.53	2.42	2.27
5.26	4.07	3.32	2.82	2.46	2.21	2.12	1.99
4.85	3.76	3.06	2.60	2.26	2.04	1.96	1.84
4.97	3.86	3.14	2.66	2.32	2.09	2.01	1.88
5.31	4.13	3.36	2.85	2.48	2.24	2.15	2.01
4.64	3.60	2.93	2.49	2.17	1.96	1.87	1.76
4.80	3.74	3.04	2.58	2.25	2.03	1.94	1.82
5.37	4.17	3.35	2.88	2.51	2.26	2.17	2.03
4.90	3.82	3.10	2.63	2.29	2.07	1.98	1.86
4.75	3.70	3.01	2.55	2.22	2.00	1.92	1.80
4.99	3.88	3.15	2.67	2.33	2.10	2.01	1.89
100.00%							
4.80	3.90	3.30	2.88	2.88	2.60	2.49	2.33
4.24	3.44	2.92	2.55	2.30	2.30	2.20	2.06
4.17	3.38	2.87	2.50	2.26	2.16	2.16	2.03
4.23	3.44	2.92	2.55	2.30	2.20	2.20	2.06
4.88	3.95	3.35	2.92	2.64	2.53	2.53	2.37
100.00%							
3.98	3.38	2.94	2.65	2.65	2.54	2.38	2.38
3.53	2.99	2.61	2.35	2.35	2.25	2.11	2.11
3.66	3.09	2.70	2.43	2.43	2.33	2.19	2.19
3.53	2.99	2.61	2.35	2.35	2.25	2.11	2.11
4.01	3.41	2.97	2.68	2.68	2.57	2.41	2.41
100.00%							
3.42	2.98	2.69	2.57	2.57	2.41	2.41	2.41
2.75	2.39	2.16	2.07	2.07	1.94	1.94	1.94
2.84	2.47	2.23	2.14	2.14	2.01	2.01	2.01
2.75	2.39	2.16	2.07	2.07	1.94	1.94	1.94
3.41	2.97	2.68	2.57	2.57	2.41	2.41	2.41
100.00%							
2.75	2.48	2.38	2.38	2.38	2.23	2.23	2.23
2.43	2.19	2.10	2.10	2.10	1.97	1.97	1.97
2.51	2.26	2.16	2.16	2.16	2.03	2.03	2.03
2.43	2.19	2.10	2.10	2.10	1.97	1.97	1.97
2.75	2.48	2.38	2.38	2.38	2.23	2.23	2.23
100.00%							

Statement of Percentage of Ownership

<u>PHASE XIII</u>	<u>PHASE XIV</u>	<u>PHASE XV</u>	<u>PHASE XVI</u>	<u>PHASE XVII</u>	<u>PHASE XVIII</u>
2.05	1.94	1.77	1.66	1.59	1.55
1.71	1.62	1.48	1.38	1.32	1.29
1.97	1.86	1.70	1.59	1.53	1.48
2.08	1.96	1.80	1.68	1.61	1.57
2.05	1.94	1.77	1.66	1.59	1.54
1.84	1.74	1.59	1.49	1.42	1.39
1.71	1.62	1.48	1.38	1.32	1.29
1.67	1.58	1.44	1.35	1.29	1.26
2.05	1.94	1.77	1.66	1.59	1.54
1.79	1.70	1.55	1.45	1.39	1.35
1.65	1.56	1.43	1.34	1.28	1.25
1.70	1.60	1.47	1.37	1.31	1.28
1.81	1.71	1.57	1.47	1.40	1.37
1.58	1.50	1.37	1.28	1.23	1.19
1.64	1.55	1.42	1.33	1.27	1.24
1.83	1.73	1.59	1.48	1.42	1.38
1.68	1.58	1.45	1.36	1.30	1.26
1.62	1.53	1.40	1.31	1.26	1.22
1.70	1.61	1.47	1.38	1.32	1.28
2.10	1.99	1.82	1.70	1.63	1.58
1.86	1.76	1.61	1.50	1.44	1.40
1.83	1.73	1.58	1.48	1.41	1.38
1.86	1.76	1.61	1.50	1.44	1.40
2.14	2.02	1.85	1.73	1.65	1.61
2.15	2.03	1.86	1.74	1.66	1.62
1.91	1.80	1.65	1.54	1.48	1.44
1.97	1.86	1.70	1.59	1.53	1.48
1.91	1.80	1.65	1.54	1.48	1.44
2.17	2.05	1.87	1.75	1.68	1.63
2.18	2.06	1.88	1.76	1.68	1.64
1.75	1.65	1.51	1.41	1.35	1.32
1.81	1.71	1.56	1.46	1.40	1.36
1.75	1.65	1.51	1.41	1.35	1.32
2.17	2.05	1.87	1.75	1.68	1.63
2.01	1.90	1.74	1.63	1.56	1.52
1.77	1.68	1.53	1.44	1.37	1.34
1.83	1.73	1.58	1.48	1.41	1.38
1.77	1.68	1.53	1.44	1.37	1.34
2.01	1.90	1.74	1.63	1.56	1.52

Statement of Percentage of Ownership

<u>PHASE XIII</u>	<u>PHASE XIV</u>	<u>PHASE XV</u>	<u>PHASE XVI</u>	<u>PHASE XVII</u>	<u>PHASE XVIII</u>
2.05	1.94	1.77	1.75	1.59	1.55
1.75	1.65	1.51	1.41	1.35	1.32
2.05	1.94	1.77	1.66	1.59	1.55
2.09	1.98	1.81	1.69	1.62	1.58
1.76	1.67	1.52	1.43	1.36	1.33
1.75	1.65	1.51	1.41	1.35	1.32
1.76	1.67	1.52	1.43	1.36	1.33
1.79	1.69	1.55	1.45	1.38	1.35
2.05	1.94	1.77	1.66	1.59	1.55
2.17	2.05	1.87	1.75	1.68	1.55
1.80	1.70	1.56	1.46	1.39	1.36
1.83	1.73	1.58	1.48	1.41	1.38
1.90	1.82	1.67	1.53	1.50	1.46
2.17	2.05	1.87	1.75	1.68	1.63
100.00%					
	1.70	1.56	1.46	1.39	1.36
	1.73	1.58	1.48	1.41	1.38
	<u>2.01</u>	1.86	1.70	1.65	1.60
	100.00%				
		1.87	1.75	1.68	1.63
		1.56	1.46	1.39	1.36
		1.58	1.48	1.41	1.38
		1.67	1.56	1.50	1.48
		<u>1.87</u>	1.75	1.68	1.63
		100.00%			
			1.72	1.65	1.60
			1.48	1.42	1.38
			1.48	1.42	1.38
			<u>1.72</u>	1.65	1.60
			100.00%		
				1.36	1.33
				1.38	1.35
				<u>1.59</u>	1.55
				100.00%	
					1.32
					<u>1.33</u>
					100.00%